



THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JULY 8, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

Acting City Manager Lupe Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance

INVOCATION

Mayor Wright gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Stanley Montgomery, Angleton resident, addressed Council and stated there were city employees and contractors digging a sewer hole without protective gear. Mr. Montgomery requested that the city provide the employees with the correct equipment and protective gear to do their job.

PRESENTATIONS

1. The presentation of service awards.

Colleen Martin, Director of Human Resources presented service awards to Lieutenant Arthur Moore and Lieutenant Cameron Parsons for 15 years of service and to Sergeant

Saul Centeno and Corporal Mackenzie Shanks for five (5) years of service with the Angleton Police Department.

2. Presentation of a Proclamation for Parks and Recreation Month.

Mayor Wrigth presented the proclamation for Parks and Recreation Month. The Parks and Recreation department was in attendance to accept the proclamation.

3. Ceremonial presentation of July 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Cheryl Scarborough with Keep Angleton Beautiful presented Yard of the Month to Mike and Cynthia Fernandez and Business of the Month to NeuAG Community Store.

CONSENT AGENDA

4. Discussion and possible action to approve the City Council minutes for May 27, June 10 and June 20, 2025.
5. Discussion and possible action to approve the budget schedule for Fiscal Year 2025-2026.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to remove consent item No. 5 for discussion and approve item No. 4. Discussion and possible action to approve the City Council minutes for May 27, June 10 and June 20, 2025. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Discussion and possible action to approve the budget schedule for Fiscal Year 2025-2026.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved the budget schedule for Fiscal Year 2025-2026 with presented changes to add the meeting time of 8AM-1PM for July 26, change August 21 to August 18 to post notice, and remove August 26 - hold a council meeting. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

6. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-005 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). (Tabled 6/10/25)

Otis Spriggs, Director of Development Services, introduced the agenda item and stated that this item was tabled at the June 10, 2025, Council Meeting. This is a request from Manuel Gonzalez to rezone 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District. The applicant's primary purpose is to provide 6 additional spaces to the existing Blackmon Manufactured Home Community.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council opened the public hearing at 6:21 P.M. The motion passed on a 6-0 vote.

Sabino Gonzalez, the applicants representative, spoke in favor of the item. Mr. Gonzalez stated that his brother, the applicant was unable to attend due to helping with recovery efforts in the Hill Country.

No speakers spoke against the item.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council closed the public hearing at 6:23 P.M. The motion passed on a 6-0 vote.

Council asked if the applicant was aware of all the conditions set in the ordinance and if he was going to be able to meet them. Mr. Gonzalez stated yes. Council allowed Mr. Gonzalez to step away and call the applicant to confirm.

Mayor moved to agenda item No. 7.

7. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20250708-007 rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated this is a request from Chris and Kathryn Christensen to rezone approximately 0.43 acres of land located at 405 E. Mulberry St. from the Commercial General District to the Central Business District. The applicant's primary purpose of this request to rezone the subject property is to allow for the property to be marketed more for residential mixed with professional office. The Commercial General District does not allow for the mix of residential as-of-right. The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses. Planning and Zoning have recommended approval.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council opened the public hearing at 6:39 P.M. The motion passed on a 6-0 vote.

There were no speakers for or against the item.,

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:40 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20250708-007 rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton. The motion passed on a 6-0 vote.

REGULAR AGENDA

8. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated this is a request from the owner/developer of the Windrose Green, Section 6, Final Plat, consisting of 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land, located off Atlas Point Lane/Starlight Street, just south of Section 5. The Windrose Green Subdivision lies within the City's extraterritorial jurisdiction (ETJ) and is subject to a Strategic Partnership Agreement and Development Agreement. The City Engineer has reviewed the submitted plat and offered comments. The applicants submitted a response to all the comments and submitted a corrected plat on June 19, 2025. All review comments have now been cleared by Staff and the City Engineer. The Planning and Zoning Commission voted unanimously 7-0 to approve the final plat for Section 6 on June 30, 2025.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5. The motion passed on a 6-0 vote.

Moved to agenda item No. 6

PUBLIC HEARINGS AND ACTION ITEMS

6. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-005 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). (Tabled 6/10/25)

Mr. Gonzalez returned and stated the applicant agrees to the conditions set forth in the ordinance.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Ordinance No. 20250610-005 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). To add that all conditions in Section 2 of the ordinance are met prior to receiving an occupancy permit and to remove the no parking signage along Maxie Lane, with a one-way sign at the public intersections located in section 2(1) of the ordinance. Fire hydrant guidelines must be met by the city.

Upon an amended motion by Council Member Sartin and seconded by Council Member Smith, Council approved to add for the applicant to provide a copy of tenant leases to the city to keep on file. The motion passed on a 6-0 vote.

REGULAR AGENDA

9. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./County Road 32 and the future Sapphire Springs Trail.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated Ashland Development is part of a Strategic Partnership Agreement within Municipal Utility District No.82 [(MUD-82) (April 29, 2024)], and also a Development Agreement executed with the City on June 6, 2023. Ashland Development Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks are proposed. The section is located east of Section 5, north of Section 8, and northeast of the future Sapphire Springs Trail and County Road (CR) 32/Ashland Boulevard [(Blvd.) (see Land Plan below)]. The majority of the lots in this section average approximately 50 foot in width, with only a few 55-foot lots, at 120 foot in depth. City Engineer comments were corrected by the applicant and cleared by the City Engineering prior to the Planning and Zoning meeting. Planning Commission voted 7-0 to recommend approval of the Preliminary Plat. The applicants must still gain final approval from any applicable Referral Agencies, such as Brazoria County, provided for the associated subdivision improvements, and construction plans shall be provided for review of the applicable public improvements, along with review and approval of the Final Plat.

Upon a motion by Mayo Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./County Road 32 and the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

10. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated this is a request from the owner/developer of the Windrose Green, Section 7, Final Plat, consisting of 62 lots, two reserves, and three blocks on 13.41 acres of land. The Windrose Green Subdivision lies within the City's extraterritorial jurisdiction (ETJ) and is subject to a Strategic Partnership Agreement and Development Agreement. The applicants submitted a response to all the city engineer comments and a corrected plat on June 19, 2025. All review comments have now been cleared by the Staff and the City Engineer. The Planning and Zoning Commission voted unanimously, 7-0, to approve the Final Plat for Section 7.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane. The motion passed on a 6-0 vote.

11. Discussion and possible action on a request for a Sidewalk Waiver submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill residence.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated this is a request for a Sidewalk Waiver submitted by David and Kitty Bennett, on

property located at 1 Pecan Place, for a new residential infill structure. The City of Angleton Code of Ordinances provides requirements for sidewalk installations for residential and non-residential development projects. Code of Ordinances Section 23-14 Sidewalks and Accessibility (c) states for an existing development that does not have sidewalks along adjoining public streets and is proposed to be expanded, sidewalks shall only be required for the portion of the property where the expansion is proposed. The city council may consider a variance when there are significant engineering constraints that result in practical difficulties from locating or extending a sidewalk or when a sidewalk should not be extended for other practical considerations.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved a request for a Sidewalk Waiver submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill residence, based on the uniformity of the existing cul-de-sacs and sidewalks. The motion passed on a 6-0 vote.

12. Update and discussion on Design Development Plans for Abigail Arias Park.

Jason O'Mara, Director of Parks and Recreation, addressed Council and presented the development plans of Abigail Arias Park. Mr. O'Mara stated that Burditt Land | Place has completed the 50% Design Development Plans for Abigail Arias Park, based on the final master plan approved by the Parks & Recreation Board and City Council.

Council Member Sartin stated he would like to see the berms stay and asked if there would be a barrier around the wildscape. Mr. O'Mara stated it is not in the current plans but may end up creating one.

Mayor Wright stated to keep the wildscape to the border of the park. He liked the water features and asked if there would be features for the older age group. Mr. O'Mara stated that not at this time as it will raise cost but there are capabilities to expand it if the funding comes available. Mayor stated he would like to see the berms stay.

Mayor Pro-Tem Townsend requested that the project move quickly, it took too long to get off the ground.

13. Update, discussion and possible action on the existing water wells.

Hector Renteria, Director of Public Works, addressed council and stated there are only two water wells that are active where the city can utilize and treat the well water, Well No. 11 on Henderson Road and Well No. 14 in Freedom Park. Wells No. 6 and 7 were recently discovered to be operational for 30 years but were not plugged and will cost approximately \$400,000 – \$600,000 per site to rehabilitate and \$40,000 each site to officially determine what it will take to bring the wells back to life. Water wells No. 8 (Rich's Car Wash), 9 (Shannon Street), and 10 (behind Specs) are operational for emergency use only, a transmission line will have to be installed at \$2.1 Million, and the city will need a new chemical building at a cost of approximately \$5.1 Million for the wells to be used on a day-to-day basis, increasing the capacity to 3 million gallons. The water wells will increase the capacity of water but without building a new water tower

it limits the number of water connections; you wouldn't be able to sell the water. To get the max capacity of 4.3 million gallons from all the wells, first the city would have to do the transmission line and build a Chenango chemical building then once the two projects are completed the city can begin utilizing the three wells daily. After this, the city can rehabilitate wells No. 6 and 7 and begin pumping them through the same transmission line and increase the capacity again. Currently, the city is paying Brazosport Water Authority (BWA) \$4.60 per thousand gallons, the full cost of well water that includes maintenance is \$2.02 per thousand gallons.

Council stated they would like to talk more about this during budget to see what action can be taken.

14. Discussion and possible action approving the Title VI Plan of the Civil Rights Act of 1964 that includes assurances, policy statement, and a complaint form.

Colleen Martin, Director of Human Resources, addressed council and stated that the Texas Department of Transportation (TxDOT) is requesting an approved Title VI Plan to continually be eligible for federal grant money.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Title VI Plan of the Civil Rights Act of 1964 that includes assurances, policy statement, and a complaint form. The motion passed on a 6-0 vote.

15. Update, discussion and possible action on the City Hall Annex.

Marth Eighme, Director of Communications and Marketing, addressed council and stated that this will be a team approach by having several departments give an update on their part of the annex building.

John Deptuch, Safety and Facilities Coordinator, addressed Council and stated the city did an emergency purchase for air conditioner units for the annex. Unit 1 was replaced with a new unit, Unit 2 was repaired, Unit 4 and 5 were replaced, unit 5 is a 10 ton and purchased two 5-ton units to save money, and unit 6 was replaced. All new units come with 1 year labor warranty and 5-year part warranty.

Hector Renteria, Director of Public Works, addressed Council and stated that Public Works is occupying the main lobby area until the Kings Municipal Operation Center (KMOC) is completed.

Jason Crews, Director of Information Technology (IT), addressed Council and stated that they will need to do some work with the space before moving IT to the annex. There is a point-to-point network connecting from city hall to the annex and that is how Public Works can operate. There are still other areas of the building to get online with the network and cable that need to be run. Mayor Wright suggested high-back cubicles in replacement of installing permanent walls to create office space.

Jason O'Mara, Director of Parks and Recreation, addressed Council and stated they are transitioning the parks guys to utilize the annex. It will become their meeting space in the mornings, and they will begin parking their city vehicles there as well. Eventually,

Mr. O'Mara and Stewart Crouch, Parks Superintendent, will move to the annex until the KMOC is completed to free space up at the Recreation Center that was lost because of the move during the KMOC construction.

Michelle Perez, City Secretary, addressed council and stated that the City Secretary's Office utilizes the annex for records storage. There are currently 181 boxes of records being stored and does not see downsizing anytime soon. Mayor Pro-Tem asked if it was possible to store the records on a cloud or electronic format. Ms. Perez stated that the Texas State Library recommends that records with a retention of 10 years or more should be physically kept. With technology rapidly changing, permanent records should be accessible 5, 10, and 20 years from now.

Lupe Valdez, Acting City Manager/Police Chief, addressed Council and stated he had an idea of utilizing some of the space for a downtown police substation. Mayor Pro-Tem Townsend suggested occupying the substation on weekends and nights.

Mayor Wright suggested creating a commercial bathroom with more than one stall, currently there are individual bathrooms. Mayor also requested signage be placed back up for the Annex. Mayor asked Mr. Deptuch to get quotes to build out the strip of offices.

16. Discussion and possible action on the election of Mayor pro-tem to serve a one-year term.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved the election of Travis Townsend as Mayor Pro-Tem. The motion passed on a 6-0 vote.

STAFF REPORTS

17. Staff reports for June

Mayor Wright stated this is something he has been asking for to be placed back on the agenda to give an opportunity for council to ask questions or comment on the operations of each department.

Jason O'Mara, Director of Parks and Recreation, approached the podium for questions on the report. Mayor Pro-Tem Townsend stated he applauds the youth camp in the mornings, and the addition of volleyball and track seasons. Mayor Wright stated he appreciates the statistics on the recreation center and what is going on. The recreation center has found volleyball to get people to the recreation center and should explore more items to bring to the recreation center that nobody else is fulfilling.

Otis Spriggs, Director of Development Services, approached the podium for questions on the report. Mayor Wright stated he would like to see citations in the reports that describe if they are active, resolved or continuing in the future. Mayor stated he would like to see a restaurant report. He also requested a list of new Certificates of Occupancy (CO's) so council know the new businesses coming to town.

Hector Renteria, Director of Public Works, approached the podium for questions on the report. Mayor Wright stated he is sad to hear of all the problems with equipment that need repairs. Mr. Renteria stated that they are down a Gradall and backhoe due to budget funds. Mayor stated he was excited to see that Texas Department of Transportation (TxDOT) approved the Silver Saddle & Parrish Street project. He would like to see a pie chart on the average days out for the work orders. Mr. Renteria stated that the majority of the 30-day old work orders are ditch drainage issues that are more of a project that needs to happen.

Neal Morton, Fire Chief, approached the podium for questions on the report. Mayor Wright inquired about the fire calls and staffing. Mr. Morton stated that the reports are focused on Emergency Service District (ESD) calls and moving forward they will be able to have a more accurate number on city calls. The average response time for ESD calls is 6:21. The day and night shift is split 50/50 on response calls. The Fire Department did a study recently and looked at the turnover rate for the volunteer group that is a little higher than Mr. Morton would like. He stated there is opportunity for major improvements and with just the new website they have received four or five applications in one week.

Mayor Wright stated he likes the public information request charts and would like to see it trend moving forward.

Martha Eighme approached the podium for questions on the report. Mayor Wright stated he liked the renderings provided. Mayor Pro-Tem Townsend stated he received positive feedback on the 4th of July firework show and gave kudos to staff on finding a way to make it happen. Council Member Simmons stated she appreciates Ms. Eighme placing her Standard Operating Procedure (SOP) in the report, that it says a lot about the follow-up and that the citizens were being heard. Mayor requested the audits for hotel/motel to come to council.

Colleen Martin, Director of Human Resources, approached the podium for questions on the report. Mayor Wright requested Ms. Martin to total the number of vacancies and staff to compare to where the city was prior.

Mayor Wright stated that Utility Billing was a great report and insightful.

Laura Normon, Coordinator of Emergency Management, approached the podium for questions on the report. She stated that she is working with the contractors to gather information needed for Hurricane Beryl funding. Ms. Norman stated she is working on a Disaster Debris Monitoring request for proposal that needs to be approved prior to declaring a disaster.

Lupe Valdez, Acting City Manager/Police Chief stated he would like to commend the men and woman at the police department who are working hard, the department is short staffed, and they are jumping in to work different shifts.

Council Member Sartin stated that he has taken it upon himself over the past few months to drop in on council meetings in other cities and stated there is a good working

group here of staff and council members and hasn't seen anything like it anywhere else. The willingness to jump in and help with things in the city.

EXECUTIVE SESSION

The City Council held an executive session at 9:27 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

18. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Acting City Manager, and Council Liaison Appointments to Parks & Recreation Board, and Senior Citizen Commission).
19. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.

Removed from the Agenda.

20. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session, reconvened at 10:03 P.M. into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

18. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Acting City Manager, and Council Liaison Appointments to Parks & Recreation Board, and Senior Citizen Commission).

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved to add Council Member Simmons as Council Liaison to the Parks & Recreation Board and Council Member Smith as Council Liaison to the Senior Citizen Commission. The motion passed on a 6-0 vote.

20. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

No action taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update on Gambit. He has received complaints from citizens and would like them to know they are not being ignored.

Council Member Daniel requested to add depth signage to the drainage pond as a child ventured into the pond to see how deep it was.

ADJOURNMENT

The meeting was adjourned at 10:06 P.M.

These minutes were approved by Angleton City Council on this the 9th day of December 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary