



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, DECEMBER 13, 2022, 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 Pro-Tem Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

**Mayor Pro-Tem John Wright
Council Member Cecil Booth
Council Member Christiene Daniel
Council Member Travis Townsend
Council Member Mark Gongora**

ABSENT

Mayor Jason Perez

PLEDGE OF ALLEGIANCE

Council Member Townsend led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Angleton resident, James Gayle addressed council in opposition to the proposed trailer park at Gifford and Shanks Road with concerns regarding water usage, drainage, traffic, appearance and public safety.

Angleton resident, Steve Rosa addressed council in opposition to the proposed trailer park at Gifford and Shanks Road with concerns regarding infrastructure and public safety.

CONSENT AGENDA

- 1. Discussion and possible action to approve the minutes of the Angleton City Council meeting of July 26, August 9, and August 23, 2022.**

2. Waiver of new home permit fees Section 5-16 for 1309 Caldwell (Habitat for Humanity) and waiver of sidewalks Section 23-14 for new home 1309 Caldwell
3. Discussion and possible action authorizing the City Manager to execute a renewal agreement between the City of Angleton and i9 Sports.
4. Discussion and possible action on Resolution No. 20221213-004 changing the authorized persons to act as signatories on city accounts at First State Bank.
5. Discussion and possible action to approve the artist agreement with Calina Johnson for a mural at Animal Services Building.
6. Discussion and possible action to approve the artist agreement with Sam Welty for a mural at Freedom Park backstop.
7. Discussion and possible action on approving a contract with Construction Masters of Houston, Inc. for the Wastewater Treatment Plant (WWTP) renovation.
8. Discussion and possible action on a proposal from HDR Engineering, Inc. for Geographic Information System (GIS) services to map drainage ditches, sidewalks, and crosswalks.

Council removed agenda items No. 1, No. 5, and No. 6 for discussion.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Consent agenda items 2. Waiver of new home permit fees Section 5-16 for 1309 Caldwell (Habitat for Humanity) and waiver of sidewalks Section 23-14 for new home 1309 Caldwell; 3. Discussion and possible action authorizing the City Manager to execute a renewal agreement between the City of Angleton and i9 Sports. 4. Discussion and possible action on Resolution No. 20221213-004 changing the authorized persons to act as signatories on city accounts at First State Bank; 7. Discussion and possible action on approving a contract with Construction Masters of Houston, Inc. for the Wastewater Treatment Plant (WWTP) renovation; 8. Discussion and possible action on a proposal from HDR Engineering, Inc. for Geographic Information System (GIS) services to map drainage ditches, sidewalks, and crosswalks. The motion passed on a 5-0 vote. Mayor Perez was absent.

1. Discussion and possible action to approve the minutes of the Angleton City Council meeting of July 26, August 9, and August 23, 2022.

Mayor Pro-Tem Wright confirmed with the City Secretary that the August 23, 2022 minutes are a draft and not ready for Council approval.

Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council approved the minutes from July 26 and August 9. The motion passed on a 5-0 vote. Mayor Perez was absent.

5. Discussion and possible action to approve the artist agreement with Calina Johnson for a mural at Animal Services Building.

Upon a motion by Council Member Gongora and seconded by Council Member Townsend, Council postponed the artist agreement to bring back later. The motion passed on a 5-0 vote. Mayor Perez was absent.

6. Discussion and possible action to approve the artist agreement with Sam Welty for a mural at Freedom Park backstop.

Presentation was provided by Megan Mainer, Parks and Recreation Director.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved the artist agreement with Sam Welty for a mural at Freedom Park subject to the concerns addressed regarding notifying The Little League and checking the condition of the wood. The motion passed on a 5-0 vote. Mayor Perez was absent.

PUBLIC HEARINGS AND ACTION ITEMS

9. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (adding Microblading Studio), and adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council opened the public hearing at 6:25 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

Presentation was provided by Otis Spriggs, Director of Development Services.

No one spoke in favor or against.

The public hearing was conducted and upon a motion by Council Member Booth and seconded by Council Member Townsend, Council closed the public hearing at 6:27 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

10. Discussion and possible action on Ordinance No. 20221213-010 Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (Microblading Studio), Adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.

Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council approved Ordinance No. 20221213-010 Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (Microblading Studio), Adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light

Industrial (I), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts. The motion passed on a 5-0 vote. Mayor Perez was absent.

11. Conduct a public hearing, and receive public comment on an application for a **Special Use Permit (SUP)** pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, **Beau Bazaar Salon**, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council opened the public hearing at 6:21 PM. The motion passed on a 5-0 vote. Mayor Perez was absent

Presentation was provided by Otis Spriggs, Director of Development Services.

No one spoke in favor or against.

The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Booth, Council closed the public hearing at 6:29 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

12. Discussion and possible action on Ordinance No. 20221213-012 for an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX., Ste. C.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20221213-012 for an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX., Ste. C. The motion passed on a 5-0 vote. Mayor Perez was absent.

13. Conduct a public hearing on a request for approval of an ordinance rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council opened the public hearing at 6:33 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

Presentation was provided by Kyle Reynolds, Assistant Director of Development Services.

Megan Mainer, property owner spoke in favor of this item.

The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:34 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

14. Discussion and possible action on a request for approval of Ordinance No. 20221213-014 rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Ordinance No. 20221213-014 rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas. The motion passed on a 5-0 vote. Mayor Perez was absent.

15. Conduct a public hearing to receive comment on an Ordinance amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:39 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

Presentation was provided by Otis Spriggs, Director of Development Services.

No one spoke in favor or against.

The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council closed the public hearing at 6:34 PM. The motion passed on a 0-0 vote. Mayor Perez was absent.

16. Discussion and possible action on Ordinance No. 20221213-016 amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit,

Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20221213-016 amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date. The motion passed on a 5-0 vote. Mayor Perez was absent.

REGULAR AGENDA

17. Presentations given by iAD Architects and McLemore Luong Architects on the Professional Design and Engineering Services Request for Qualification (RFQ).

Anthony Norris, Fire Department Captain introduced the item.

Presentations were provided by iAD Architects and McLemore Luong Architects.

18. Discussion and possible action to approve one of two submissions for the Professional Design and Engineering Services Request for Qualification (RFQ).

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved iAD Architects submission for the Professional Design and Engineering Services Request for Qualification (RFQ). The motion passed on a 5-0 vote. Mayor Perez was absent.

19. Consideration of approval of a final plat with public improvement variances for Smart Storage, for a 12.390-acre subdivision.

Presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council approved a final plat with public improvement variances for Smart Storage, for a 12.390-acre subdivision. The motion passed on a 5-0 vote. Mayor Perez was absent.

20. Discussion and possible action on the Community Development Block Grant (CDBG) Mitigation funding of \$1,792,900 through the Regional Mitigation Program administered

by the Texas General Land Office (GLO) Community Development and Revitalization division.

Chris Whittaker, City Manager introduced the item.

Presentation was provided by Judy Langford with Langford Community Management Services and John Peterson with HDR Engineering.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved the Community Development Block Grant (CDBG) Mitigation funding of \$1,792,900 through the Regional Mitigation Program administered by the Texas General Land Office (GLO) Community Development and Revitalization division. The motion passed on a 5-0 vote. Mayor Perez was absent.

Council moved to item No. 22.

22. Discussion and possible action on Ordinance No. 20221213-022 for a notarized petition requesting inclusion into the Extraterritorial Jurisdiction of the City of Angleton, Texas within Brazoria County for property totaling 145.1 acres of land located east and north of the intersection of Anchor Rd./County Rd. 44 and FM 521.

Presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved Ordinance No.20221213-022 for a notarized petition requesting inclusion into the Extraterritorial Jurisdiction of the City of Angleton, Texas within Brazoria County for property totaling 145.1 acres of land located east and north of the intersection of Anchor Rd./County Rd. 44 and FM 521. The motion passed on a 4-1 vote with Mayor Pro-Tem Opposed. Mayor Perez was absent.

21. Conduct discussion and possible action on four (4) deal points regarding a proposed 331 ac. Development, including a 160 ac. industrial, 27 ac. commercial, 50 ac. residential, 15 ac. multi-family residential uses for the Stasny Ranch Property, located at SH 288/SH 35.

Otis Spriggs, Director of Development Service introduced the items.

A PowerPoint presentation was provided by Parke Patterson with Stasny Ranch Development. Mr. Patterson presented four deal points for Council's approval.

- 1. The Developer desires to bring a quality Live / Work / Play development to the City of Angleton (see Land Plan attached). The City will consent to the concept of an in-city municipal utility district for Brazoria County Municipal Utility District No. 76 (the "MUD"). The Developer agrees to petition all of the property to move from the extraterritorial jurisdiction of the City into the City limits. The City will consent to the in-city MUD.**
- 2. The City will use its best efforts to obtain or deed needed right-of-way, if needed, for a North-South collector road to Anchor Road, as shown on the Master Plan.**
- 3. The City approves the concept of the Master Plan, as attached. This Master Plan includes 50 foot single-family lots and entitlements for up to 300 multi-family units.**

4. **The City will rebate 75% of the City's ad valorem tax rate over the Developer's property to the MUD in a Chapter 380 or tax increment refinancing zone ("TIRZ") structure. The MUD will limit use of the City's rebate to only finance water, sewer and road facilities. The rebate will expire no less than 25-years after the agreed upon initial date.**

Council shared their concerns regarding each of the four points.

1. **Council preferred the in-city MUD**
2. **Council is concerned with the traffic control and proposed roadway through old landfill cells and requested more clarification on the considered roadways.**
3. **Council is concerned about the tree heritage, the view of the industrial business from residential homes and recommended a buffer or landscaping barrier. Council suggested the master plan be 50% 50 foot and 50% 60 feet with multi-family units. Council Member Townsend suggested other options such as townhomes and duplexes over the multi-family units for diversity.**
4. **Council shared concerns of the 75% rebate. Joe Morrow with Hilltop Securities suggested that Council cap the accessed value that the city participates in.**

EXECUTIVE SESSION

The City Council convened into executive session at 9:24 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

23. **Deliberation regarding personnel matters regarding 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. (City Manager Evaluation)**
24. **Discussion and possible action on Boards and Commissions appointments, pursuant to 551.074 of the Texas Government Code. (Parks & Recreation Board of Directors)**

OPEN SESSION

The City Council reconvened into executive session at 11:20 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

23. **Deliberation regarding personnel matters regarding 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. (City Manager Evaluation)**

No action taken.

24. **Discussion and possible action on Boards and Commissions appointments, pursuant to 551.074 of the Texas Government Code. (Parks & Recreation Board of Directors)**

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council appointed Blaine Smith to the Parks and Recreation Board. The motion passed on a 5-0 vote. Mayor Perez was absent.

ADJOURNMENT

The meeting was adjourned at 11:20 PM.

These minutes were approved by Angleton City Council on this the 28th day of March, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary