



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, SEPTEMBER 26, 2023, 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 Cecil Booth
Council Member Mark Gongora
Council Member Terry Roberts
Council Member Christiene Daniel**

**City Manager Chris Whittaker
City Secretary Michelle Perez
Interim City Attorney Scott Francis**

PLEDGE OF ALLEGIANCE

Council Member Daniel led the Pledge of Allegiance

INVOCATION

Council Member Booth gave the invocation

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

- 1. Presentation of the National Night Out in Texas Proclamation.**

Mayor Wright presented the National Night Out in Texas Proclamation to the Angleton Police Department.

- 2. Ceremonial Presentation of September 2023 Keep Angleton Beautiful Yard of the Month and Business of the Month.**

Tracy Delesandri, Keep Angleton Beautiful Chairwoman, presented the Yard of the Month to Brian and Deanna Hillier and Business of the Month to Angleton Feed & Supply.

EXECUTIVE SESSION

The City Council held an executive session at 6:07 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

3. Discussion and possible action on personnel matters, 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. (Boards and Commissions Appointments/Reappointments) (City Council Position No. 5) (Angleton Municipal Court Presiding Judge)
4. Discussion and possible action on the deliberation regarding Economic Development Negotiations; pursuant to Section 551.087 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 6:33 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

3. Discussion and possible action on personnel matters, 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. (Angleton Municipal Court Presiding Judge)

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved the reappointment of Municipal Court Presiding Judge Jeff Gilbert for 1 year and increase the pay rate by 3% effective October 1, 2023. The motion passed on a 6-0 vote.

3. Discussion and possible action on personnel matters, 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.

Council took no action and will reconvene into executive session at the end of the meeting.

4. Discussion and possible action on the deliberation regarding Economic Development Negotiations; pursuant to Section 551.087 of the Texas Government Code.

Council took no action.

CONSENT AGENDA

5. Discussion and possible action to approve a Memorandum of Understanding with Colorado County, Texas, to define a working relationship in preparation for necessary emergency response to hurricane and tropical storm weather disasters.
6. Discussion and possible action to approve Resolution No. 20230926-006 designating a representative and alternate to the Houston-Galveston Area Council 2024 General Assembly.

Upon motion by Council Member Booth and seconded by Council Member Daniel, Council approved the following items on the consent agenda. 5. Discussion and possible action to approve a Memorandum of Understanding with Colorado County, Texas, to define a working relationship in preparation for necessary emergency response to hurricane and tropical storm weather disasters. 6. Discussion and possible action to approve Resolution No. 20230926-006 designating a representative and alternate to the Houston-Galveston Area Council 2024 General Assembly. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, discussion and possible action to approve Ordinance No. 20230926-007 amending Chapter 13, Miscellaneous Offenses, Article I. of the Code of Ordinances of the City of Angleton; providing noise and sound level regulations; repealing Section 13-9, use of amplifying devices, clause; repealing Section 13-12, silly string, stinkbombs, smokebombs, poppers or noisemakers, clause; providing for severability; providing for repeal; providing for a penalty, and providing an effective date.

Upon a motion by Council Member Daniel and seconded by Council Member Booth, Council opened the public hearing at 6:36 P.M. The motion passed on a 6-0 vote.

Mr. Strohm, Angleton resident, addressed Council and spoke in the favor of the ordinance.

The public hearing was conducted and upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:39 P.M. The motion passed on a 6-0 vote.

Mayor stated he would like to staff to continue to review the ordinance and take into consideration concerts in the park, and look into what Freeport and Corpus Christi is doing, and how it will be enforced.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to *table* Ordinance No. 20230926-007 amending Chapter 13, Miscellaneous Offenses, Article I. of the Code of Ordinances of the City of Angleton; providing noise and sound level regulations; repealing Section 13-9, use of amplifying devices, clause; repealing Section 13-12, silly string, stinkbombs, smokebombs, poppers or noisemakers, clause; providing for severability; providing for repeal; providing for a penalty, and providing an effective date. The motion passed on a 6-0 vote.

8. Conduct a Public Hearing, discussion and possible action to approve Ordinance No. 20230926-008 a request to rezone 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX; situated approximately 625 ft. north of the Henderson Rd./N. Valderas intersection, Brazoria County, Texas.

Otis Spriggs, Director of Development Services introduced the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:58 P.M. The motion passed on a 6-0 vote.

Patsy Garcia, owner of property, addressed Council and spoke in favor of the item. They are requesting the zone change to build a barn and in 6 months build a home.

The public hearing was conducted and upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:59 P.M. The motion passed on a 6-0 vote.

Steven Marcello, owner of the property, addressed Council and stated that he will be storing trailers, a camper, and party supplies such as bounce houses, chairs and tables inside the barn.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council moved to *deny* Ordinance No. 20230926-008 a request to rezone 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX; situated approximately 625 ft. north of the Henderson Rd./N. Valderas intersection, Brazoria County, Texas. The motion tied on a 3-3 vote with Mayor Wright, Council Member Gongora and Daniel opposed.

Upon a motion by Council Member Gongora and seconded by Council Member Daniel, Council moved to *approve* Ordinance No. 20230926-008. The motion tied on a 3-3 vote with Mayor Pro-Tem Wright, Council Member Roberts and Booth opposed.

The vote is tied and the motion fails.

REGULAR AGENDA

9. Update, discussion and possible action on the Drought Contingency Plan.

Hector Renteria, Assistant Director of Public Works gave an update on the Drought Contingency Plan.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Gongora, Council approved to return to Stage 1 of the Drought Contingency Plan. The motion passed on a 4-2 vote with Council Member Booth and Daniel opposed.

10. Presentation and discussion with the City's Financial Advisor regarding the City's long-term debt capacity.

Joe Morrow, Hilltop Security addressed Council and gave a presentation on the city's Fiscal Year 2024-2029 Debt Issuance. Fiscal Year 2024 is based on certified values from the Brazoria County Appraisal District. Fiscal Year 2025 through 2029 is based on a 10% growth.

Bring back to Council with a plan and projects and begin the conversation to head towards making decisions. Prioritize the Capital Improvement Plan.

11. Update, discussion and possible action on the status of Lead Service Line Inventory by KSA Engineers.

Angie Sachez, Municipal Team Leader with KSA addressed Council and gave a PowerPoint presentation on an update of the preliminary numbers and the next steps in the process.

12. Update, discussion and possible action on the scope of work for the Investment Grade Audit contract with Schnieder Electric.

Debra Jones, Schneider Electric addressed Council and presented a PowerPoint presentation on the 60% overview of the facilities project. Brian Pottenger, Project Development Manager and Ryan Stout, Solar Development Manager with Schnieder Electric joined the meeting by ZOOM.

Ms. Jones spoke regarding the solar arrays plan, leveraging tax incentive funds and positioning the city for the coming anticipated kilowatt (kw) rate hike.

Mayor Wright moved to agenda item No 14.

14. Update and discussion on various Zoning setback requirements, introducing a number Text Amendments in various Zoning Districts. No action is required.

Otis Spriggs, Director of Development Services presented the agenda item and stated that during the Council session on July 25, 2023, Staff provided City Council with an analysis of the yard setback requirements of the various Zoning District categories and subdivision design principles within the City of Angleton, as compared to neighboring municipalities. At the request of the City Manager, Staff is presenting an update and status on recommended changes to the Lot requirements and setback sections of the Zoning Ordinances. Our goal is to have the recommended changes reviewed by Legal and bring them before the Planning and Zoning Commission in their November session for review, discussion, and action of recommendation to City Council. Meanwhile, Staff will work diligently to engage the development professionals and community for input, and participation. Staff is recommending an increase on the standard residential lot to be located at least 35 ft. from the Right of Way (ROW), having at least a separation between homes of 15 feet (7.5 ft. setback min. modification each side). Staff will continue to fine-tune the minimum driveway debts as well as stipulations of keeping the cul-de-sac street parking as prohibited. Commercial District front setbacks are recommended to be increased from 25 ft. to 35 ft. minimum as well, with the exception of the CBD- Downtown area remaining as-is. Staff recommends to add PARKING ON CUL-DE-SACS PROHIBITED. 111 Item 14. (a) No person shall stop, stand or park any

vehicle upon any cul-de-sac within the City except while actually loading and unloading and then only for a period not to exceed thirty minutes. (b) All cul-de-sacs within the City are hereby designated as fire lanes.

Mayor Wright moved to agenda item No. 13.

13. Discussion and possible action on a request to approve the development agreement for Mulberry Fields Subdivision, for 44 Single Family 44 lots, 2 reserves on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved the development agreement for Mulberry Fields Subdivision, for 44 Single Family 44 lots, 2 reserves on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd. Subject to legal review. The motion passed on a 6-0 vote.

15. Discussion and possible action to approve the Angleton Independent School District Elementary No. 7 and Junior High No. 2 Final Plat.

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Booth asked to reference proposed streets on the plat. He stated that HDR letter states that the plat has been signed by a Professional Land Surveyor and it is not.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved the Angleton Independent School District Elementary No. 7 and Junior High No. 2 Final Plat. The motion passed on a 6-0 vote.

16. Discussion and possible action to approve Ashland Section Three Preliminary Plat.

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Booth stated that HDR letter states that the plat has been signed by Professional Land Surveyor and it is not.

Upon a motion by Council Member Roberts and Council Member Daniel, Council approved Ashland Section Three Preliminary Plat. Subject to the approval of the County. The motion passed on a 5-1 vote with Mayor Wright opposed.

17. Discussion and possible action to approve

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Booth stated that HDR letter states that the plat has been signed by Professional Land Surveyor and it is not.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member booth, Council approved Ashland Section Four Preliminary Plat. The motion passed on a 5-1 vote with Mayor Wright opposed.

18. Discussion and possible action to approve Ashland Section Five Preliminary Plat.

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Booth stated that HDR letter states that the plat has been signed by Professional Land Surveyor and it is not.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved Ashland Section Five Preliminary Plat. The motion passed on a 4-2 vote with Mayor Wright and Council Member Gongora opposed.

19. Discussion and possible action to approve Ashland Section Six Preliminary Plat.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved Ashland Section Six Preliminary Plat. Subject to drainage and county approvals. The motion passed on a 5-1 vote with Mayor Wright opposed.

20. Discussion and possible action to approve the preliminary plat of the Ashland Project Street Dedication #4.

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Booth stated that HDR letter states that the plat has been signed by Professional Land Surveyor and it is not.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved the Ashland Project Street Dedication #4. The motion passed on a 5-1 vote with Mayor Wright opposed.

Note that it's going to be an Angleton School track.

RECONVENE EXECUTIVE SESSION

The City Council held an executive session at 10:25 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

3. Discussion and possible action on personnel matters, 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. (Boards and Commissions Appointments/Reappointments) (City Council Position No. 5)

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 11:18 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

3. Discussion and possible action on personnel matters, 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. (Boards and Commissions Appointments/Reappointments) (City Council Position No. 5).

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved the reappointment of Rachel Ritter to the Angleton Better Living Corporation with a term to expire October 2025; Appointment of Andrew Heston to the Animal Service Advisory Committee with a term to expire October 2025; Reappointment of Blaine Smith and Janie Schwartz-Shaw and appointment of Gary Dickey to the Board of Adjustment with a term ending in October 2025; Reappointment of Suzanne Dellinger, Pattie Cooper, Heather Brewer, and Dianna Matthys to Keep Angleton Beautiful with a term to expire October 2025; Reappoint Blaine Smith, Mindy Burch, Luis Leja, and Jessica Norris to the Parks and Recreation Board with a term to expire October 2025; Appoint Abbie Jo Ortiz as a Parks and Recreation Youth Board member with a term to expire October 2024; Appoint Will Clark and Reappoint Regina Bieri and Michelle Townsend with a term to expire October 2025; Appoint Sherri Phillips and Reappoint Janie Schwartz-Shaw, Patricia Aschenbeck, Sara McDaniel, and Archie Milam to the Senior Citizen Commission with a term to expire October 2025. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 11:21 P.M.

These minutes were approved by Angleton City Council on this the 23rd day of January, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary