



MINUTES

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 REGULAR MEETING ON TUESDAY, MARCH 30, 2020, AT 6:00 P.M., IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT

Mayor Jason Perez
Mayor pro-tem John Wright
Council Member Cecil Booth
Council Member Mark Gongora
Council Member Mikey Svoboda
Council Member Travis Townsend

Mayor Perez recessed the Council Meeting at 6:02 P.M.

EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

1. Consult with the City Attorney regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act, pursuant to Section 551.071(2) of the Texas Government Code.

Conducted

2. Deliberate regarding economic development negotiations - capacity acquisition fees, dedication of parkland and payment of park fees in lieu of dedication and other development matters for Greystone Development, Gifford Meadows, Heritage Oaks, Section 7, Kiber Reserve, The Reserve, and Riverwood Ranch, pursuant to Section 551.087 of the Texas Government Code.

Not conducted

3. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - Police Chief and Director of Human Resources,

and to hear a complaint against the Police Chief and Human Resources Director, pursuant to Section 551.074 of the Texas Government Code.

Conducted

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene 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.

Mayor Perez reconvened the Council Meeting back to order at 8:42 P.M.

2. Deliberate regarding economic development negotiations - capacity acquisition fees, dedication of parkland and payment of park fees in lieu of dedication and other development matters for Greystone Development, Gifford Meadows, Heritage Oaks, Section 7, Kiber Reserve, The Reserve, and Riverwood Ranch, pursuant to Section 551.087 of the Texas Government Code.

Council directed staff the following developer action items:

Greystone Development

Action – staff will send park requirements to developer for creation of park plans, which are expected to be stamped by a landscape architect or similar professional.	Deadline
Developer to provide specifications of park plan to determine if park meets minimum standard. Staff to recommend private park or meet park fees-in-lieu requirement.	April 13, 2021 (2 wks from council meeting for developer to provide park plan to Megan, City 2 wks to respond.)
Staff to provide comments to developer on specs	April 27, 2021 (agreement first Council meeting in May)
Developer Agreement	

Developer to pay the following:

Capacity Acquisition Fees: \$188,362.56

Development Permit Fee (remaining balance of \$17, 098.44): \$8,549.22

Parkland dedication fees-in-lieu: \$63,825.00 TBD on meeting minimum park standards

Gifford Meadows

Action	Deadline
Present final developer agreement to Council for approval	April 13, 2021 – agreement from legal on Friday 02 APR 2021.

Developer to pay the following:

Capacity Acquisition Fees: \$221,199.75
 Development Permit Fee: \$11,326.03
 Parkland dedication fees-in-lieu: \$48,875.00

Heritage Oaks, Section 7

Action	Deadline
Baker & Lawson to provide estimate of 12" waterline upgrade	HDR confirmed valuation of B&L water line upgrade estimate.
Possible credit of upgrade costs towards CAF study and fees	
Developer Agreement	TBD based on CAF timeline.

Developer to pay the following:

Capacity Acquisition Fees: TBD according to LDC

Development Permit Fee: \$6,949.71 PAID

Parkland dedication fees-in-lieu: WAIVED BY COUNCIL (\$19,550.00)

CAF credit in the amount of the 12" water line upgrade valued at \$36,960 actually \$32,960 (less \$4,000 study fee). HDR NTP on CAF study issued 31 MAR 2021.

Kiber Reserve

Action	Deadline
Fees to be paid in phases	
<p>Baker & Lawson to provide estimate of upgrades – specifically deeper pond and fountain amenity. Council guidance to staff to consider the difference in cost of pond upgrades toward parkland.</p> <p>Miguel brought up the swales against the neighboring residential properties and requested possible consideration of a credit toward development fees for the expense of the swales. The swales were required for the project's drainage.</p>	13 APR 2021 stamped park plans, or 20 APR 2021 if the 13 th is not achievable.
Possible credit of upgrade costs towards CAF study and fees	
Developer Agreement	

Developer to pay the following:

Phase 1

Capacity Acquisition Fees: \$131,148.00
Development Permit Fee: \$6,059.66
Parkland dedication fees-in-lieu: \$27,600.00

Phase 2

Capacity Acquisition Fees: \$122,951.25
Development Permit Fee: TBD according to LDC
Parkland dedication fees-in-lieu: \$25,875.00

The Reserve

Action	Deadline
Staff to provide developer agreement requirements	April 9, 2021
Developer Agreement	

Developer to pay the following:

Impact fee: \$3,063,744.45

Riverwood Ranch

Action	Deadline
Staff to provide minimum park standards to developer	April 15, 2021
Developer to provide park plans to determine if park meets minimum standards	13 APR 2021 stamped park plans, or 20 APR 2021 if the 13th is not achievable.
Staff to provide comments to developer on specs	Deadlines for agenda item submission by April 20, 2021 and May 4, 2021, respectively.
Developer Agreement	NOT NEEDED

Phase 1

Capacity Acquisition Fees (remaining balance of \$156,189.12): \$6,189.12

Development Permit Fee: \$14,558.68

Parkland dedication fees-in-lieu: \$55,200.00 TBD on meeting minimum park standards

Phase 2

Capacity Acquisition Fees: \$110,663.96

Development Permit Fee: TBD according to LDC

Parkland dedication fees-in-lieu: \$39,100.00 TBD on meeting minimum park standards

Remaining phases

Capacity Acquisition Fees: \$250,553.38

Development Permit Fee: TBD according to LDC

Parkland dedication fees-in-lieu: \$88,550.00 TBD on meeting minimum park standards

ADJOURNMENT

The meeting was adjourned at 11:40 P.M.

These minutes were approved by Angleton City Council on this the 13th day of April 2021, upon a motion by XX, seconded by XX. The motion passed on a 6-0 vote.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary