



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 27, 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 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 Christiene Daniel
Council Member Travis Townsend

PLEDGE OF ALLEGIANCE

Mayor Perez led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Angleton resident, Larry and Judy Shaefer addressed council regarding Angleton Police Department failing to act upon their complaint of a Texas New Mexico employee trespassing on their property with no identification.

CEREMONIAL PRESENTATIONS

1. Presentation of National Night Out Proclamation.

Mayor Perez presented the proclamation to Sergeant Harold Vandergriff.

2. Ceremonial Presentation of September 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 Dr. Craig McDonald at 1013 Shady Oaks Drive and Business of the Month to Summer House Apartments at 4 Stadium Drive.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

3. Discussion and possible action on requesting the Texas Department of Transportation (TxDOT) to not re-paint the parallel parking places in downtown Angleton when N. Velasco St. is resurfaced.
4. Discussion and possible action on approving a Deed of Mural Easement agreement.
5. Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.
6. Discussion and possible action on a request from Habitat for Humanity to waive building permit and utility connection fees for the construction of a new home at 1305 Caldwell Road in Angleton, Texas.
7. Discussion and possible action on approving one way traffic in and out of Plantation Oaks Subdivision on Halloween night from 5 P.M. to 9 P.M.

Council pulled consent agenda item 3 for further discussion.

Upon motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council approved the consent agenda: 4. Discussion and possible action on approving a Deed of Mural Easement agreement; 5. Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision; 6. Discussion and possible action on a request from Habitat for Humanity to waive building permit and utility connection fees for the construction of a new home at 1305 Caldwell Road in Angleton, Texas; and 7. Discussion and possible action on approving one way traffic in and out of Plantation Oaks Subdivision on Halloween night from 5 P.M. to 9 P.M. The motion passed on a 6-0 vote.

REGULAR AGENDA

Council discussed agenda item 3 from the consent agenda.

3. Discussion and possible action on requesting the Texas Department of Transportation (TxDOT) to not re-paint the parallel parking places in downtown Angleton when N. Velasco St. is resurfaced.

Presentation was provided by Patty Swords, Grant Administrator.

Further discussion took place between council, staff, and Maria Aponte from Texas Department of Transportation.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved to stripe the road as it is currently configured and revisit to discuss in the future if needed. The motion passed on a 6-0 vote.

Council moved to agenda item 9.

9. Discussion and possible action on a proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523.

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

Manager Travis Janik, and Vice President Mark Janik with Ashton Gray gave a PowerPoint presentation. Ashton Gray Attorney Richard Moeller with Moore Corbett spoke regarding the development agreement.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council approved the proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523 with the recommendation of Planning and Zoning and for the details of the development agreement to be discussed between the developer and the city. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

Council moved to agenda item 8.

8. Discussion and possible action on Riverwood Ranch Public Improvement District Service and Assessment Plan debt rate.

Presentation was provided by Joe Morrow, Managing Director with Hilltop Securities.

Michael Foley, Vice President of Riverway Properties addressed Council regarding tax rates.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council approved Riverwood Ranch Public Improvement District Service and Assessment Plan debt rate according to scenario 1 to keep the reimbursement the same and pass the additional cost on to the homeowner in the form of a higher annual assessment. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Daniel opposed.

Council recessed for break at 8:07 P.M.

Council reconvened meeting at 8:20 P.M.

Council moved to agenda item 10.

10. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #1.

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 the preliminary plat of the Ashland Project Street Dedication #1 conditioned on staff comments with the assumption that the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

11. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #2.

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 the preliminary plat of the Ashland Project Street Dedication #2 with the conditioned staff comments with the assumption that the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

12. Discussion and possible action on the preliminary plat of the Ashland Project Model Home Park.

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

Travis Janik, Manager with Ashton Gray continued discussion with Council.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved the preliminary plat of the Ashland Project Model Home Park with engineer conditions resolved. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

13. Discussion and possible action on the preliminary plat of Ashland Section 1.

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

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved the preliminary plat of Ashland Section 1 with engineer conditions resolved. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

14. Presentation on the Stasny Ranch proposed new development.

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

Parke Patterson with Stasny Development gave a presentation.

Council gave staff direction to continue discussion with the developer regarding the same information given in the presentation.

15. Discussion and possible action on the preliminary plat of Coleman Commercial Park.

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

On a motion by Council Member Townsend and seconded by Council Member Gongora, Council approved the preliminary plat of Coleman Commercial Park with the recommendation of a correction on the preliminary plat. The motion passed on a 6-0 vote.

16. Consideration of approval of a preliminary plat for a 12.390-acre subdivision in the J. De J. Valderas Survey, Abstract No. 380.

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

Rick Clark, representing his daughter, Danielle Clark who is the business owner and Douglas Roesler, President with Baker & Lawson, Inc. addressed Council regarding the development.

On a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council approved the preliminary plat for a 12.390-acre subdivision in the J. De J. Valderas Survey, Abstract No. 380 subject to the engineer comments. The motion passed on a 6-0 vote.

17. Discussion and possible action on a proposed land plan for 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.

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

Jignesh Derasari, Addressed Council and stated he is representing the developer and gave a presentation on the development.

Able Gutierrez addressed Council and stated he is the owner of the property, and he fully supports the developer.

Clara Dannhaus, President of Homeowner's Association addressed Council and stated she is there to represent both homeowners on either side of the entrance plan.

Council Member Townsend recommended the developer submitting a plan. Mayor Pro-Tem requested more specific details. Council Member Gongora asked that the developer go back through the Planning and Zoning Commission to show them the pictured design of the entrance of the property that was presented to Council.

18. Discussion and possible action on a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive.

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

City Attorney, Judith El Masri stated this property was subject to the 2011 annexation ordinance that had a requirement that was impossible to meet and because the requirement was impossible to meet, and the ordinance was never repealed she gave the opinion that this is a situation that would be appropriate for a variance.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Gongora, Council approved a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive. The motion passed on a 6-0 vote.

19. Discussion and possible action on a resolution extending the disaster declaration signed by the Mayor on March 17, 2020, through November 7, 2022; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Presentation was provided by Patty Swords, Grant Administrator.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Gongora, Council approved Resolution No. 20220927-019 extending the disaster declaration signed by the Mayor on March 17, 2020, through November 7, 2022; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date. The motion was approved 5-1 with Council Member Booth opposed.

20. Discussion and possible action on submitting a grant application to the Texas Department of Transportation (TxDOT) for mobility improvements in downtown Angleton along both sides of Velasco St., from E. Orange St. to E. Locus St.

Presentation was provided by Patty Swords, Grant Administrator.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved submitting a grant application to the Texas Department of Transportation (TxDOT) for mobility improvements in downtown Angleton along both sides of Velasco St., from E. Orange St. to E. Locus St. The motion passed on a 5-1 with Council Member Booth opposed.

21. Discussion and possible action on submitting a grant application to the Texas Department of Transportation (TxDOT) for a 10' wide multi-model shared path around Highway 274 from E. Cedar St. to Munson St.

Presentation was provided by Patty Swords, Grant Administrator gave a presentation.

Upon a motion by Mayor Pro-Tem Wright and Seconded by Council Member Daniel, Council approved submitting a grant application to the Texas Department of Transportation (TxDOT) for a 10' wide multi-model shared path around Highway 274 from E. Cedar St. to Munson St. with the contingency that 100% is funded by TxDOT or other organizations. The motion passed on a 5-1 with Council Member Booth opposed.

22. Presentation on Lift Station Rehab through the American Rescue Plan Act (ARPA) Funds.

Presentation was provided by Hector Renteria, Assistant Director of Public Works.

ADJOURNMENT

The meeting was adjourned at 11:03 P.M.

These minutes were approved by Angleton City Council on this the 24th day of January, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary