



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, MARCH 10, 2026, 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
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 Desiree Henson

ABSENT

Mayor Pro-Tem Travis Townsend

PLEDGE OF ALLEGIANCE

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Pastor Brian Van Doren with Second Baptist Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Citizen, Patricia Williams addressed Council regarding speeding in her neighborhood. Ms. Williams stated that she has been in contact with Sergeant Vandergrift at the Angleton Police Department and they set up a device to track speeding in the month of January, but the data seems off.

CEREMONIAL PRESENTATIONS

1. Presentation of Angleton Fire Department employee service awards.

Joe Garcia, Fire Chief presented service awards to Scott Myers and Victor Iglesias for 25 years of service to the Angleton Fire Department and City of Angleton.

2. Presentation of a City of Angleton employee service award.

Colleen Martin, Director of Human Resources presented a service award to Joseph “Keith” Mooney for 15 years of service to the Angleton Fire Department and City of Angleton.

3. Presentation of the In Remembrance of Terry Roberts Day proclamation.

Mayor Wright presented the In Remembrance of Terry Roberts Day Proclamation to Courtney Craig, daughter of Terry Roberts.

CONSENT AGENDA

4. Discussion and possible action to approve the regular meeting minutes of February 24, 2026.
5. Discussion and possible action to approve a proposal with Landmark Aquatic for the Angleton Recreation Center Natatorium slide under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement.

Upon a motion by Council Member Smith and seconded by Council Member Sartin, Council approved consent agenda items 4. Discussion and possible action to approve the regular meeting minutes of February 24, 2026. and 5. Discussion and possible action to approve a proposal with Landmark Aquatic for the Angleton Recreation Center Natatorium slide under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement. The motion passed on a 4-0 vote with Council Member Daniel absent for the vote and Mayor Pro-Tem absent for the meeting.

REGULAR AGENDA

6. Update and discussion on the Comprehensive Plan and 2015 International Building Code Upgrade.

Otis Spriggs, Director of Development Services presented the agenda item and stated the Comprehensive Plan Update is 100% funded by the Texas General Land Office, Resilient Communities Program Grant (GLO RCP). The plan consists of the following three phases: Comprehensive Plan Update; Zoning Ordinances and Land Development Code Update; and Building Code Update. The Comprehensive Plan Update phase is in progress as it began in May 2025 and is set to be completed in May 2026. The Zoning Ordinances and Land Development Update phase is in progress as it began in February 2026 and is set to be completed in August 2027. The Building Code Update phase will develop, adopt, and implement residential building codes that foster a greater degree of resiliency by meeting or exceeding the International Residential Code (IRC) of 2012. The Building Code Update phase is in progress as it began in February 2026 and is set to be completed in October 2026.

Lata Krishnarao, with the Ardurra Group gave a presentation on the progress of the plan phases, the goals, objectives, and strategies that the Comprehensive Plan Advisory Committee (CPAC) has established, and draft ideas for the plan.

Kyle Reynold, Assistant Director of Development Services stated that updating our building codes will greatly help our International Organization for Standardization (ISO) rating. Mr. Reynold's recommends adopting the IRC 2018.

Council directed Ardurra Group to provide a comparison between our currently adopted IRC 2015 and the future adoption options IRC 2018 and IRC 2021.

Tara Munson Sartin, CPAC Chair encouraged the residents to get involved in boards and commissions and to share their thoughts for the future of the City by taking the online CPAC survey.

Denese Jackson, CPAC Member provided an update on vacant and developable land in and around the city and the top community concerns related to the CPAC plan as well as zoning. Ms. Jackson stated the themes and guiding principles that have resulted from the findings of the CPAC.

Mayor Wright stated that he would like a reconciliation of the alignment between CPAC and Councils visions to align with what the citizens want. He stated that he would like to see a plan to invest in our existing business to help them grow and a plan to keep our visitors local with lodging opportunities. He stated that the Mobility Plan will be vital as the current plan is outdated and unusable. With the rumor of the State doing away with extraterritorial jurisdictions (ETJ), he requested an update on how that would look and affect our City.

Council Member Daniel asked for the already established, future annexations to be color coded on the map.

Ardurra Group stated there will be a workshop to be set in the future for the CPAC and Council to collaborate on the plan.

No action was taken.

7. Discussion and possible action to approve a water tank maintenance contract with Utility Service Co., Inc.

Hector Renteria, Director of Public Works stated the presented contract includes an upfront renovation of the Jamison Ground Storage Tank (GST), and the subsequent maintenance activities. Annually the tank will be inspected and Utility Service Co., Inc. will provide a written report. Biennially the tank will have a washout inspection performed by Utility Service Co., Inc. The annual fee for year one, two, and three shall be \$56,726.00. The annual fees for year four and beyond shall be \$10,593.00 per contract year. Each contract year after can be adjusted to reflect current costs of service but limited to a five percent difference. Council has previously approved the maintenance agreement for Northside Tower. The fees for the Northside Tower agreement were as follows: annual fee for year one of \$30,000.00; annual fees for years

two, three, and four of \$95,642.00 per contract year; and annual fee for year five of \$22,709.00.

Michael Williams, Water System Consultant with Utility Service Co. Inc., gave a presentation on the state of our water towers and GST's and why it is beneficial for their contract services to manage our infrastructure assets.

Mayor Wright directed staff to share the water testing results with the public more often.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved a maintenance contract with Utility Service Co., Inc. for the Jamison Ground Storage Tank in the amount of \$56,726.00. The motion passed on a 5-0 vote. Mayor Pro-Tem Townsend was absent.

8. Update, discussion and possible action on fire hydrants.

Hector Renteria, Director of Public Works presented the item and stated fire hydrants are an integral part of the water distribution system and play an important role in firefighting. There are currently 820 hydrants in our entire water system, of these, there are currently a total of 25 out of service. There are also various other minor issues that affect hydrants as well. These minor issues do not make them inoperable but can make operation difficult and cause severe issues if left untreated. It is extremely important to have a hydrant maintenance program in place. This program should test hydrants annually, identify issues, and repair/replace hydrants. Prior to the 2022-2023 budget year there was no hydrant maintenance program in place. The first year there was a budget to utilize was in the 2020-2021 budget year at \$7,500 which was utilized for painting hydrants only. In the 2021-2022 budget year this increased to \$25,000. In this year a hydrant survey was performed, but there were minimal hydrants replaced. Also, data from this survey didn't include flow testing so the results were not in depth. In the 2022-2023 budget we were able to increase the budget to \$30,000. This allowed a hydrant survey to be performed on half of the hydrants in the city, and the replacement of five to seven hydrants depending on exact issue. This was repeated in the 2023-2024 budget year. A \$15,000 dollar increase was requested in the 2023-2024 budget year but was not allocated. The same request was rolled over to the 2024-2025 and the 2025-2026 fiscal year budget requests. We attempted to increase the budget to allow for more repairs/replacements due to the amount we discovered out of service after our first survey. Since the program's inception we have been able to put 41 hydrants back in service across the city. We have also made various repairs to 48 hydrants. We still have hydrants that need replacement, or repairs, but we are constantly working to determine the most efficient manners to get as many back in operation as possible. Once all hydrants are in service, we can then focus resources on the minor repairs, preventative maintenance, and aesthetics. We are also actively working with Angleton Fire Department to assist in flow testing of the hydrants. There may be capacity for them to assist Public Works in this matter. There are many areas in the city that do not have sufficient fire protection due to there not being a fire hydrant within 500 feet of a structure. There are some areas that this can be rectified by installing a hydrant, valve and some piping. However, a little over half of the areas identified would need an entire

new line installed to accommodate. We evaluated the Holly, Mimosa and Gardenia area in depth to determine the costs of having adequate fire protection in this neighborhood. As seen in the Geographic Information System (GIS) map, the distance between existing hydrants on Holly and West Mimosa are well over 500 feet. The existing lines on these two streets are two inches on Holly, and four inches on Mimosa, respectively. Approximately 2900 foot of eight-inch Polyvinyl Chloride (PVC) water line would need to be installed, along with four fire hydrants, valves, etc. At approximately \$50 per foot of line, and \$4,000 per hydrant would be an approximate cost of \$157,000, not including design. This is a perfect example of what the areas with undersized lines are facing to achieve adequate fire protection. City staff flushed the hydrant located at 305 Bert Street on June 13, 2023. This hydrant was also most recently flushed on January 16, 2025, as part of the 2025 hydrant inspections and is operational and functioning properly.

Council directed staff to come up with a prioritization plan, research the financial costs, and to create a proactive plan for maintenance after the repairs/replacements have been completed.

No action was taken.

9. Discussion and possible action on adding master meters to existing mobile home communities.

Hector Renteria, Director of Public Works presented the item and stated that we currently have nine existing mobile home communities, but only one of them has a master meter. We find it beneficial to have all these mobile home parks on a single master meter for several reasons. Master meters would create less assets for the city to manage, versus every single unit having an individual meter. It helps with water loss due to these communities being privately owned. If they are paying for every drop, they will be more inclined to fix the leaks on their properties. It will also prevent theft of water if there is water being taken prior to being metered at each individual unit. It will help with ensuring full and timely payments from what can be a transient group of customers. There is less strain on staff for the constant reconnect/disconnect of people moving to and from the units. Every mobile home community receives a single bill. From there they can install their own meters to each customer, or just bill based on a ratio calculation of some sort. We can begin by having a town hall to discuss this item if desired. We could set a date for this to begin and give each community 90 days, or more, to get things in order. We would not charge them to install these as it is beneficial to the city for this change. There is no existing ordinance for this, and one can be created.

Council directed staff to arrange a town hall meeting and to mail an invitation directly to the residents of these communities to attend to share their input.

No action was taken.

STAFF REPORTS

10. February Department Reports

Staff and Council discussed the February department reports.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright stated that he was honored to present the proclamation to the Cam Ward family at the Boys and Girls Club Gala, thanked Mr. Froberg for coming to the meeting, and thanked staff for moving forward on multiple projects. Mayor Wright also stated that he came across old binders from previous City administration that had goals and objectives stated for each year for each department and wants to see that discussed in a future meeting. Mayor Wright requested an update for the lights on Colony Drive.

Council Member Simmons and Council Member Smith thanked staff for their work.

Council Member Sartin praised staff for moving projects along.

Council Member Daniel praised staff for accomplishing great things. Council Member Daniel requested to prioritize lights for crosswalks by parks and schools and requested reflectors be added to highlight the parking lot entrance at the B.G. Peck Soccer Complex.

ADJOURNMENT

The meeting was adjourned at 9:30 P.M.

These minutes were approved by Angleton City Council on this the 24th day of March 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary