



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, JUNE 13, 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 6:01 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  
City Attorney Judith El Masri

#### PLEDGE OF ALLEGIANCE

Council Member Gongora led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

Kerry Cobb, Angleton Resident, who resides on W. Bronco Bend addressed Council and shared concerns regarding the draining of ditches on the Texas Department of Transportation (TxDOT) 288B side of the streets in his neighborhood and asked the city to reach out to TxDOT and get them involved. Mr. Cobb also shared concerns about the lack of lighting and noise in the neighborhood.

Darrell Whitton, Angleton Resident, who resides on W. Bronco Bend addressed Council concerning the drainage problem with the TxDOT ditches in his neighborhood, and the lack of lighting on the streets.

#### CEREMONIAL PRESENTATIONS

1. Administer Oath of Office to Terry Roberts, Council Member, Position 3 by Angleton Municipal Court Alternate Judge Mark Jones.

**Angleton Alternate Judge Mark Jones administered the Oath to Terry Roberts for Angleton City Council Member, Position 3.**

**Council Member Roberts took his seat at the dais during this time.**

2. Presentation of Mary Svoboda Day Proclamation.

**Mayor Wright presented the Mary Svoboda Day Proclamation to Mary Svoboda on her retirement of 43 years as an educator in Angleton.**

3. Ceremonial Presentation of June 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 Chris and Sheila Edmonson and Business of the Month to Crystal Clear Pools and Spas.**

## **CONSENT AGENDA**

4. Discussion and possible action on waiving fees for the Juneteenth Mass Gatherings permit and permit use of Bates Park pavilion.
5. Discussion and possible action on approval of the City Council Minutes of April 25, 2023.

**Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved consent agenda items 4. Discussion and possible action on waiving fees for the Juneteenth Mass Gatherings permit and permit use of Bates Park pavilion and 5. Discussion and possible action on approval of the City Council Minutes of April 25, 2023. The motion passed on a 6-0 vote.**

## **PUBLIC HEARINGS AND ACTION ITEMS**

6. Hold the required annual Public Hearing to receive comments regarding the 2023 Standards of Care for youth recreational programs the Angleton Parks and Recreation Department will operate. Discussion and possible action on Ordinance No. 20230613-006 amending and adopting the 2023 Standards of Care for Youth Programs by revising Chapter 17 – Parks and Recreation, Article 1. – In Genera, Section 17-3 Standards of care for youth recreational programs.

**Megan Mainer, Director of Parks and Recreation presented the agenda item.**

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council opened the public hearing at 6:21 P.M. The motion passed on a 6-0 vote.**

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council closed the public hearing at 6:22 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Townsend and seconded by Council Member Roberts, Council moved to approve Ordinance No. 20230613-006 amending and adopting the 2023 Standards of Care for Youth Programs by revising Chapter 17 – Parks and Recreation, Article 1. – In Genera, Section 17-3 Standards of care for youth recreational programs. The motion passed on a 6-0 vote.

## REGULAR AGENDA

7. Discussion and possible action on the election of Mayor Pro-Tem to serve a one-year term.

Upon a motion by Council Member Gongora and seconded by Council Member Daniel, Council moved to approve Council Member Townsend as Mayor Pro-Tem to serve a one-year term.

8. Presentation, update and discussion by Brazosport Water Authority (BWA) on the current and future area surface water supply and storage.

Ronnie Woodruff, Director of Brazosport Water Authority, addressed Council stated that they only have 2 months of water storage supply. Brazosport Water Authority (BWA), Dow and Local Industrial Users have just 2 months of reliable local storage and all need significantly more locally stored water for reliable supply, both now and in the future. The State of Texas models and Dow’s modeling both indicate that there needs to be at least 6 months of storage. Texas Commission on Environmental Quality (TCEQ) requires all surface water users to maintain a minimum of 120 days of storage. In 2022 BWA’s 1960 water rights were curtailed for 5 months, and BWA surface pumping curtailment forced BWA reliance on Dow’s obtained short term contracts. Dow’s stored water has been managed with short-term Brazos River Authority (BRA) contracts and these contracts have become increasingly unreliable. They will, at some point, be unavailable in the very near future. Dow was only able to obtain half the volume in 2023 than was obtained in 2022. Completion of BWA’s two phase Brackish Desal Project and acquisition of Rosenberg’s BRA Contact helps secure some of the current demand but fails to meet full need in a repeat of 2011 drought. BWA capability, with brackish desal and the Rosenberg BRA water, falls significantly short of meeting local municipal growth needs and/or the needs projected to result from eventual subsidence pumping constraints. Industrial users, like BWA, need action to assure the ability to produce and sustain our local economies.

Tim Finely, Brazosport Water Authority, addressed Council and presented a chart of a summary of a reliability model. The chart indicates that all the local municipalities together need approximately 170,000 acres of foot worth of water to keep local supply, businesses and industry running. BWA has been working since 2011 when 2200 acres was purchased North of existing Harris to put plans together to build 50,000ft reservoir. The reservoir will be three square miles of water with a levee around it with water 30

feet deep. This will allow 4 months of storage with 2 months of storage in both already existing reservoirs. Mr. Finely presented a graph titled “Water Availability Model Results” with the Harris Reservoir Expansion and the results show the gaps closing for the demand of water.

Mr. Woodruff addressed Council and stated that DOW and BWA have been working on this to come up with a solution to firm up the water supply. BWA and DOW formed the Brazosport Water Supply Corporation that BWA controls. BWA has two board members and DOW has two board members. The Harris Reservoir will be 15% owned by BWA and 85% owned by DOW and that will give BWA the desired amount of storage. Mr. Woodruff presented a slide titled “Projected BWA Water Rate Impacts for Proposed Harris Reservoir Expansion Project” and stated BWA is predicting a .15 cent increase for four years then .16 cents increase for 3 years, and .19 cents increase for the final year with a total increase of \$1.17 over an 8-year period for every 1000 gallons. Mr. Woodruff stated the best and cheapest way to fund this project will be with the Texas Water Development Board. He presented a slide titled “Current project Schedule” and went over the upcoming dates for the scheduled project.

9. Presentation and discussion by Gulf Coast Transit District to eliminate fixed route service in Angleton and offer on demand service for all riders.

**Ted Ross, with Gulf Coast Transit District gave a presentation.**

The Gulf Coast Transit District (GCTD) is proposing to eliminate fixed route service in Angleton and offer on demand service for all riders. The proposed transportation will be more efficient, offer riders more flexibility, and greatly reduce wait times. The software platform is Sparelabs and is being used in transit agencies across Texas. The outcome has been anywhere from 50 to 200 percent increase in ridership due to the growing desire for door-to-door service. This is a one-year pilot project to assess the effectiveness of this service across both Brazoria and Galveston Counties and the cities of Angleton, Clute, Lake Jackson, Freeport, Dickinson, La Marque, Texas City, San Leon, and Bacliff. GCTD is currently canvassing their partner agencies and riders to receive feedback and have scheduled public meetings in both counties for public response and feedback. GCTD will request to come back to the City Council after the public comment period to ask for the City Council to vote on a resolution of support for this new service and provide the council with the public comments.

Mr. Ross stated the cost for the rider remains the same. The rider with a disability will have lower costs. Using the current fleet but will have new fleet coming in.

Mayor Pro-Tem Townsend shared his concerns of the transition for the public from fixed routes to an on-demand service. Mr. Ross stated meetings are being offered in the community, advertisements, and flyers to get the word out.

10. Presentation, discussion and possible action on the feasibility study for the new/existing animal control facility presented by McClemore Luong.

Ryan McLemore with McLemore Luong Architects, gave a presentation. Mr. McLemore gave a PowerPoint of the 3 possible plans and locations. Plan 1 is an existing site at 525 S. Anderson St. (Approx 0.922 AC), Plan 2 is a new facility at 535 S. Anderson St. (Approx 2.167 AC) next to the existing facility, and Plan 3 is a new facility at the intersection of Dwyer St. and S. Velasco St. (Approx 1.920 AC).

Council recommended Plan 2 with building a full facility and phase it out, keeping the existing building as the phase out is completed of the new building. The Council asked staff to return with phases and funding options.

11. Update and discussion on the King Municipal Operations Center.

Brett Bowels with iAD Architects, gave a presentation on the King Municipal Operations Center. Mr. Bowels gave a PowerPoint on the proposed site plan and spoke on the security of the building.

Councilmember Booth requested secured entrances for the front desk employees.

12. Discussion and possible action to approve funding for dirt hauling, spreading, and grading for BG Soccer Complex, Police Department firing range, Lakeside Park, and Reuben Welch Park.

Megan Mainer, Director of Parks and Recreation gave a presentation. Ms. Mainer introduced pricing proposals for the following scenarios.

Proposal 1: Purchase and haul dirt to BG Soccer Complex, Police Department firing range, Lakeside Park, and Reuben Welch Park. a. Proposal - \$270,000; Proposal 2: Haul dirt from Freedom Park to BG Soccer Complex, Police Department firing range, Lakeside Park, and Reuben Welch Park. a. Proposal - \$135,507 (This is based on price per load. Costs could be more or less depending on compaction rate of the dirt.); Proposal 3: Spread and grade dirt per engineered drawings. a. BG Peck Soccer Complex - \$ 230,815.50+ b. Police Department Firing Range - \$125,476.05 c. Lakeside Park - \$132,117.70 d. Reuben Welch Park - \$53,403. Proposals exclude spreading, grading, irrigation adjustments, hydro mulching/sod, etc.

Ms. Mainer provided a chart with pricing for each location that included the individual and total pricing for Dirt Hauling and Spreading and Grading.

LBG Peck Soccer Complex with \$48,360 for dirt hauling and \$230,815.50+ (\$1500 mobilization/field) for spreading and grading with a total of \$279,175.50+; PD Firing Range with \$37,588 for dirt hauling and \$125,476.05 for spreading and grading with a total of \$163,064.05; Lakeside Park with \$33,360 for dirt hauling and \$132,117.70 for spreading and grading with a total of \$165,477.70; and Reuben Welch Park with \$16,199 for dirt hauling and \$53,403 for spreading and grading for a total of \$69,602.

Upon a motion by Mayor Pro-Tem and seconded by Council Member Roberts, Council moved to approve hauling dirt from Freedom Park North Track to LBG Soccer Complex and pull funds from the Angleton Better Living Corporation (ABLC) fund balance. The motion passed on a 6-0 vote.

13. Update and discussion on the Sanitary Sewer Project.

Hector Renteria, Assistant Director of Public Works gave a presentation on the Sanitary Sewer updates. Mr. Renteria discussed Lift Station Rehabilitations: Lift Station #7 originally had a wet/dry pit design. The dry well was eliminated, and new submersible pumps were installed. The electrical and instrumentation were also upgraded; Lift Station #1 originally had a wet/dry pit design. The dry well was eliminated, and new submersible pumps were installed. The electrical and instrumentation were also upgraded; Lift Station # 9 was rehabilitated under an emergency. There were pump failures and issues with the discharge plumbing. All these components were upgraded; Lift Station #47 was struck by lightning in a recent storm that caused VFD failures. The timeline on the acceptance of this station has brought us past the warranty period and in the process of repairing/replacing components within this station. There will also be a lighting protection device installed at this station. Mr. Renteria gave an update on the Inflow and Infiltration Study (I&I) and stated the lift station rehabilitation process has been extremely effective in the operation of the collection system. However, there are major issues of inflow and infiltration, or water getting into the pipes that do not belong there. The City contracted with Duke's to conduct a I & I study in the Basin 25 area. Once the data comes back, we will be able to pinpoint certain areas for repairs that will greatly reduce the amount of water getting into this portion of the collection system. Mr. Renteria gave an update on Bioremediation and stated the functionality has improved of many of the lift stations in the collection system. However, there are still some lingering odor issues in areas. The City has been exploring bioremediation and has had some great experiences with it. With this treatment it will eliminate, or greatly reduce, grease, biosolids, and odors. It will even improve treatment all the way at the Wastewater Treatment Plant (WWTP) if dosed correctly. Mr. Renteria gave an update on Wastewater SCADA and stated the City has installed the hardware at the offsite lift stations. The final hardware for the WWTP is being completed soon. We have determined proper operations of all systems so the programming can be completed. Mr. Renteria gave an update on the Wastewater Treatment Plant and stated basin cleaning, and diffuser replacement, will continue. There are also other various repairs and replacements that they are working through. Mr. Renteria gave an update on Upcoming Projects and stated they are working with HDR Engineering to get many various repairs and replacements packaged into one project. This will provide a better pricing for the following projects that are going to be spread around the city: Cedar St - Downing to Pecan, Shady Lane, Grove/Vine/Southside, Lorraine, Wilkins/Valderas, and W Ash/Parrish.

14. Discussion and possible action on approving the recommended streets to be added to the Street Bond Project - Package III.

John Peterson with HDR gave a presentation on approving the recommended streets to be added to the Street Bond Project - Package III.

Staff has requested that HDR provide costs for different sections of street that require repairs and can be included in the Street Bond Project - Package 3. The streets that the City has identified are as follows: City Wide Maintenance Project that will allow the City to repair sections of roadway that are in poor condition and extend the life of the

existing roadway. Also, there are stripping needs (sidewalk crossings, stop bars, school zones, etc.) through the City that require maintenance. Staff has recommended that the City fund \$300,000 for City wide small point repairs and \$50,000 for stripping throughout the City; Parrish Street – Live Oak to SH 35 (Approximately 1,600 Linear Feet) the street will be constructed to the City standard 28' wide 7" thick but will be an elevated concrete roadway due to existing site conditions and downstream outfall elevation. Storm sewer will be installed to close in the open ditches on the east and west side of Parrish Street. Sidewalk will be installed on the east side (only) on Parrish Street to increase the connectivity of the community, safety, and access to existing bus stops in the area. The existing water line has already been replaced and the sanitary sewer is PVC. Total Project cost for this segment is \$2,000,000; Parrish Street – Live Oak to Miller (Approximately 975 Linear Feet) the City had previously rehabbed Miller Street and placed sidewalks along it to connect to the first bus stop on Parrish. Staff recommends continuing the rehabilitation to connect Miller Street Improvements to the proposed Parrish Street Improvements beginning at Live Oak to State Highway 35. The street will be constructed to the City standard 28' wide 7" thick but will be an elevated concrete roadway due to existing site conditions and downstream outfall elevation. Storm sewer will be installed to close in the open ditches on the east and west side of Parrish Street. A sidewalk will be installed on the east side (only) on Parrish Street to increase the connectivity of the community, safety, and access to existing bus stops in the area. The existing water line is also included to be replaced with an 8" water line. Total Project cost for this segment is \$1,700,000; Locust – TJ Wright to Loop 274 (Approximately 825 Linear Feet) this will connect to the new improvements made at the intersection of Locust and Loop 274 which is a signalized crossing. The street will be constructed to the City standard 28' wide 7" thick but will be an elevated concrete roadway due to existing site conditions and downstream outfall elevation. Storm sewer will be installed in the open ditches on the north and south side. A sidewalk will be installed on the south side (only) on Parrish Street to increase the connectivity of the community, safety, and access to a signalized intersection at Loop 274. The existing water line is undersized and is old. It will be replaced with a new 8" water line. No sanitary sewers are along the roadway. Total Project cost for this segment is \$1,100,000; Western Avenue – Entire roadway (Approximately 3,600 Linear Feet) this project will replace the entire asphalt roadway with 7" thick concrete pavement. Due to existing field conditions and available outfall depth the roadway cross section must remain elevated with open ditches. Driveway aprons will remain asphalt due to outfall elevations and culvert elevations. Culverts will be removed and replaced with correctly sized storm sewer. No sidewalks are included in this price. The project cost for this section is approximately \$3,323,700.00; and Silver Saddle – East side 205 to Bronco Bend (Approximately 750 Linear Feet) this project will widen to match the east side of the roadway (18') and replace the existing roadway on the west side of Silver Saddle with an elevated asphalt pavement section. Also included will be minor drainage improvements to increase the life expectance of the roadway. Temporary paving will be required to be installed due to the small width of the existing roadway to allow for residents to have access to their property and also to provide access for emergency services. There is no sidewalks included in this cost. The project cost for this section is approximately \$371,600.00.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved the City-Wide maintenance project up to \$350,000, Parrish Street – Live Oak to Miller up to 1.7 Million, and Silver Saddle – East side 205 to Bronco Bend up to \$371,600.00 to be added to the Street Bond Project - Package III with the remaining balance to be allocated to Locust – TJ Wright to Loop 274. The motion passed on a 6-0 vote.

15. Presentation, discussion and possible action on the percentage for Homestead Exemption, the Over 65 Exemption and Disabled Person Exemption from AD Valorem Taxes.

Phil Conner, Director of Finance, gave a presentation on the percentage for Homestead Exemption, the Over 65 Exemption and Disabled Person Exemption from AD Valorem Taxes. Mr. Conner gave an analysis of a 2%, 3%, 4% and 5% local general homestead option using 2023 preliminary values and the adopted tax rate from 2022. Angleton currently has a 2% local general homestead option. The difference between 2% and 3% exemption is \$48,648. The analysis includes analysis of the Over 65 and Disabled Persons exemptions. The city currently exempts \$50,000 of appraised value for both Over 65 and Disabled Persons. If the Council were to choose to increase Over 65 from \$50,000 to \$75,000 it would cost \$243,946 in property tax revenue. To increase the Disabled Persons exemption from \$50,000 to \$75,000 the City would lose \$18,563 property tax revenue.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Booth, Council approved to increase the Homestead Exemption to 3%, increase Over 65 Exemption to \$55,000 (10%), and increase Disabled Person Exemption to \$55,000 (10%). The motion passed on a 6-0 vote.

16. Discussion and possible action on approving mobile town hall meetings for City Council to engage and assess the needs in different areas of the community.

The council discussed holding mobile town hall meetings quarterly in different areas of the community to engage with the residents and address the issues and concerns in their neighborhood. The council directed the City Secretary to put a flyer on the website requesting the residents of Angleton to sign up to host a town hall meeting in their neighborhood with a location chosen such as a school or church.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved staff to develop a program to have 2-3 Town Hall meetings a year in different areas of the City. The motion passed on a 6-0 vote.

17. Discussion and possible action on approving Ordinance No. 20230613-017 a Natural Gas Franchise Agreement with Universal Natural Gas, LLC. for the Windrose Green Subdivision.

This agenda item was pulled from the agenda to discuss at a future meeting.

## EXECUTIVE SESSION



The City Council convened into executive session at 10:20 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

18. 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. (Parks & Recreation Board, Angleton Better Living Corporation)

## **OPEN SESSION**

The City Council adjourned Executive Session, reconvened into Open Session at 10:39 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.

18. 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. (Parks & Recreation Board, Angleton Better Living Corporation)

**Upon a motion by Council Member Daniel and seconded by Council Member Booth, Council approved the appointment of Mayor Pro-Tem Townsend to the Angleton Better Living Corporation (ABLC) to fill an unexpired term ending October 2023; appoint Mindy Burch as Alternate to the Board of Adjustment (BOA) to fill an unexpired term ending October 2024 and appoint Luis Leija to the Parks and Recreation Board (P&R) to fill an unexpired term ending October 2023. The motion passed on a 6-0 vote.**

## **ADJOURNMENT**

The meeting was adjourned at 10:40 P.M.

These minutes were approved by Angleton City Council on this the 12<sup>th</sup> day of September, 2023.

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary