



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 27, 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 Pro-Tem Townsend called the Council Meeting to order at 6:00 P.M.

PRESENT

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 Attorney Judith El Masri
City Secretary Michelle Perez

ABSENT

Mayor John Wright

PLEDGE OF ALLEGIANCE

Council Member Gongora led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

1. Discussion and possible action approving Resolution No. 20230627-001 changing the authorized official to Angleton Police Department Chief Lupe Valdez on a grant application to the Texas Governor's Office, Criminal Justice Division, Justice Assistance Grant Program for the Records Management System Update Project.

2. Discussion and possible action to fund a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity through parkland dedication fees.
3. Discussion and possible action to fund Fiscal Year 2022-2023 American with Disabilities Act (ADA) Self-Evaluation and Transition Plan action items identified in Angleton parks through parkland dedication fees.
4. Discussion and possible action on Ordinance No. 20230627-004 adopting a percentage-based homestead exemption from ad valorem taxes and amending Chapter 24 Taxation, Article III Residence Homestead Exemptions, Section 24-31 Homestead Exemption for the Elderly and Section 24-32 Homestead Exemptions for Certain Disabled Persons of the City of Angleton Code of Ordinances; providing for severability clause; providing for a penalty and providing for repeal and effective date.

Council Member Booth requested to remove Consent item No. 2 for discussion.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved consent agenda items 1. Discussion and possible action approving Resolution No. 20230627-001 changing the authorized official to Angleton Police Department Chief Lupe Valdez on a grant application to the Texas Governor's Office, Criminal Justice Division, Justice Assistance Grant Program for the Records Management System Update Project; 3. Discussion and possible action to fund Fiscal Year 2022-2023 American with Disabilities Act (ADA) Self-Evaluation and Transition Plan action items identified in Angleton parks through parkland dedication fees; and 4. Discussion and possible action on Ordinance No. 20230627-004 adopting a percentage-based homestead exemption from ad valorem taxes and amending Chapter 24 Taxation, Article III Residence Homestead Exemptions, Section 24-31 Homestead Exemption for the Elderly and Section 24-32 Homestead Exemptions for Certain Disabled Persons of the City of Angleton Code of Ordinances; providing for severability clause; providing for a penalty and providing for repeal and effective date. The motion passed on a 5-0 vote. Mayor Wright was absent.

2. Discussion and possible action to fund a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity through parkland dedication fees.

Upon a motion by Council Member Booth and Seconded by Council Member Roberts, Council approved to fund a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity through parkland dedication fees. The motion passed on a 5-0 vote. Mayor Wright was absent.

REGULAR AGENDA

5. Discussion and possible action on an agreement with Schneider Electric for an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures and project price for a comprehensive improvement project.

Chris Whittaker, City Manager introduced the agenda item to Council.

Debra Jones, Sr. Energy Solutions Specialist with Schneider Electric addressed Council and stated the agreement being considered for approval is for the needs of the wastewater plant. The contract is being brought to Council in three phases. The three phases are 30%, 60% and 90% of the recommended scope of work. In each phase the contract will be presented to Council for consideration on what scope Council plans to pursue and recommendations. The first contract will be brought back to Council in 12 weeks. Once the third contract is approved the drawings will be finalized and begin with the construction. The development is expected to take 6-9 months with a 2024 delivery of the design. The approval of the agreement will kick off the first phase.

Upon a motion by Council Member Gongora and seconded by Council Member Roberts, Council approved an agreement with Schneider Electric for an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures and project price for a comprehensive improvement project. The motion passed on a 5-0 vote. Mayor Wright was absent.

6. Discussion and possible action on Resolution No. 20230627-006 granting consent to the creation of Brazoria County Municipal Utility District No. 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas for the Ashland Development.

Otis Spriggs, Director of Development Services presented the item. Mr. Spriggs stated that in accordance with ARTICLE II, Section 2.02, the City Angleton, on the same date it approved the Ashland Development Agreement, consented to the creation of Brazoria County Municipal Utility District 82 ("District"), and authorized the creation of additional MUDs by way of division by the District. The City agreed to adopt a consent resolution approving the creation of Brazoria MUD 82 within (30) thirty days of the Effective Date (June 6, 2023). In the executed version it is stated that the Developer may perform any of its obligations under the Development Agreement, by, with, or on behalf of the District, or any other MUD created by the District, is entitled to develop its facilities in accordance with the terms and standards contained in the Development Agreement. The Brazoria County Municipal Utility District No. 82 has been created over approximately 911.12 acres of land located partially within the extraterritorial jurisdiction of the City of Angleton, Texas (the "City"). The purpose of the District is for the purchase, construction, extension, improvement, maintenance and operation of a waterworks and sanitary sewer system and a storm and drainage system, recreational facilities (if allowed by applicable law), road facilities and, subject to the laws of the State of Texas and the rules of the Texas Commission on 26 Item 6. Environmental Quality, firefighting facilities, as described in the executed development agreement.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved Resolution No. 20230627-006 granting consent to the creation of Brazoria County Municipal Utility District No. 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas for the Ashland Development. The motion passed on a 4-1 vote with Mayor Pro-Tem Townsend opposed. Mayor Wright was absent.

7. Discussion and possible action on the approval of a Final Plat for Angleton Park Place Subdivision Section 1.

Otis Spriggs, Director of Development Services presented the item. Mr. Spriggs stated this project is a manufactured home subdivision and is not a manufactured home park and consists of 50 lots, 4 blocks, 6 reserves on a 17.72-acre site. The preliminary plat for Angleton Park Place, Section 1 was previously approved by the Planning and Zoning Commission and City Council in April 2023. The applicant, Mike Morgan, purchased the adjacent lot and will construct two entrances on E. Phillips Road. This change triggered the subdivision preliminary and final plats to be resubmitted as revised. The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1. The city Engineer has stipulated: 1. The Angleton Drainage District (ADD) provided a letter of approval, dated June 21, 2022, with stipulations noted and the Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into ADD facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system. Otherwise, Engineering has no objections to this Final Plat for Angleton Park Place Section 1. Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved a Final Plat for Angleton Park Place Subdivision Section 1. Subject to the approval of the Development Agreement. The motion passed on a 5-0 vote. Mayor Wright was absent.

8. Discussion and possible action on the approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.

Otis Spriggs, Director of Development Services presented the item. Mr. Spriggs stated the latest action by City Council, after the recommendation of approval by the Planning Commission, the Council on January 24, 2023, voted (5-0) to approve the preliminary plat subject to the waiver of the right of way preservation requirement; however, for the submission of the Final Plat, the applicant is asking that the 5 ft. of right of way dedication be approved in order to accommodate sidewalks within the right of way. The City Engineer reviewed the final plat and documented 2 textual comments in which they have been corrected and resubmitted by the applicant. Staff was able to clear said comments; however, due to Angleton Drainage District (ADD) meeting schedule, obtaining an updated approval will be delayed and Staff is recommending approval conditioned upon the applicant meeting ADD final approval.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre

subdivision, 1-Block, 2 Lots, 1 Reserve. The motion passed on a 5-0 vote. Mayor Wright was absent.

9. Update, discussion and possible action on the Stasny Ranch Development for a proposed 331-acre residential development, including (79) ½-acre lots and (157) 1-Acre Lots located at the northwest intersection of SH 288 and SH 35.

Otis Spriggs, Director of Development Services introduced the item.

Parke Patterson, with Behrens Land Group gave addressed Council and stated they are the potential buyers of the property. Mr. Patterson stated they plan to have between 236-250 .5 acre lots and 1 acre lots, 50/50. They are continuing to work with the land plan to work around the drainage, trees, and roadway so the numbers will change just a little. He stated at the direction of staff to move to the County they have had meetings with the County Commissioner and engineering staff, and they are in full agreement and support of the plan. When the project is completed and developed the streets will be public streets and the County will accept and maintain the streets subject to the County's street regulations. Mr. Patterson stated per Senate Bill 3083 effective September 1, 2023, upon closing of the land, there will be a request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits, for the following reasons: confusion on jurisdictional oversight - city or county; tax bills from two entities for only portions of lots; confusion on city services (water/sewer/police/fire/library, etc.) for portions of lots in the city; neighbors in the same subdivision paying different tax rates to different entities; and confusion on calls for responses by police and fire for portions of lots.

Discussion took place between Mr. Patterson, Staff and Council regarding city water services and Mr. Patterson stated they will be exploring building their own water plant to save time and cost. Wastewater will not be needed as each lot will have septic tanks owned by a private entity to offer as a service. Discussion took place regarding parkland dedication fees. Council discussed the buyers of these homes will not be in the city limits of Angleton, but they will be part largely involved in the community of Angleton and will be utilizing the sports fields.

No action was taken.

EXECUTIVE SESSION

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

10. Deliberation regarding real property, pursuant to Section 551.072 of the Texas Government Code.

No Executive Session was held.

ADJOURNMENT

The meeting was adjourned at 7:01 P.M.

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

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary