



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, OCTOBER 8, 2024, 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  
Mayor Pro-Tem Travis Townsend  
Council Member Cecil Booth  
Council Member Terry Roberts  
Council Member Christiene Daniel  
Council Member Tanner Sartin

City Manager Chris Whittaker  
City Attorney Judith El Masri  
City Secretary Michelle Perez

#### PLEDGE OF ALLEGIANCE

Council Member Council Member Roberts led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

No one spoke.

#### CEREMONIAL PRESENTATIONS

1. Presentation of employee service awards.

Brandy Follin, Human Resources Coordinator, presented the employee service awards to Firefighter Corey Castillo and Detective Corporal Marissa Chapman for five years of dedicated service to the city.

#### CONSENT AGENDA

2. Discussion and possible action to approve the 2025 City holidays.
3. Discussion and possible action to fund the replacement shade cover over Freedom Park playground with parkland dedication funds.
4. Discussion and possible action to approve Resolution No. 20241008-004 designating a representative and alternate to the Houston-Galveston Area Council 2025 General Assembly.
5. Discussion and possible action to extend the current contract with Tetra Tech Debris Monitoring to April 31st, 2025, due to active debris removal and utilization of Tetra Tech.
6. Discussion and possible action to approve one-way traffic entering N. Belle and exiting S. Belle in the Plantation Oaks neighborhood on October 31, 2024, from 5:00 p.m. to 9:00 p.m.
7. Discussion and possible action to approve a request from Brazoria County Community Development Department to the members of the Angleton City Council for a waiver of all permitting and building fees associated with the reconstruction of a residential structure at 709 Marshall Road in Angleton, Texas, under the Brazoria County HOME Reconstruction/Rehabilitation Program.

**Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved consent agenda items 2. Discussion and possible action to approve the 2025 City holidays; 3. Discussion and possible action to fund the replacement shade cover over Freedom Park playground with parkland dedication funds; 4. Discussion and possible action to approve Resolution No. 20241008-004 designating a representative and alternate to the Houston-Galveston Area Council 2025 General Assembly; 5. Discussion and possible action to extend the current contract with Tetra Tech Debris Monitoring to April 31st, 2025, due to active debris removal and utilization of Tetra Tech 6. Discussion and possible action to approve one-way traffic entering N. Belle and exiting S. Belle in the Plantation Oaks neighborhood on October 31, 2024, from 5:00 p.m. to 9:00 p.m.; and 7. Discussion and possible action to approve a request from Brazoria County Community Development Department to the members of the Angleton City Council for a waiver of all permitting and building fees associated with the reconstruction of a residential structure at 709 Marshall Road in Angleton, Texas, under the Brazoria County HOME Reconstruction/Rehabilitation Program. The motion passed on a 6-0 vote.**

## **PUBLIC HEARINGS AND ACTION ITEMS**

8. Conduct a public hearing, discussion, and possible action on consideration of a substandard structure determination at 504 Farrer Street within the City of Angleton, Texas.

**Otis Spriggs, Director of Development Services introduced the agenda item. Mr. Spriggs stated that in January 2021, the Development Services Department conducted a city-wide substandard building identification effort to begin correspondence with property owners of identified substandard structures to initiate enforcement action. The City's**

Code Enforcement staff have been conducting enforcement efforts for the identified substandard structure since 2021 and are requesting that a new public hearing, as required by statutory law, be conducted in order to move toward demolition of a possible determination of a substandard building. This property is a single-family home, unoccupied. It has been deemed an immediate threat to public health and safety, particularly to surrounding neighbors because the structure is fully collapsed on the backside. There is no restricted access, as the interior of the home is fully exposed by the collapsed back wall. Upon investigating a complaint of mosquitos, city staff discovered the backside of the home had collapsed for some time, and the interior of the home had been exposed to environmental elements due to the decomposed state of the collapsed portion on the ground. City staff also previously observed evidence of transient occupation within the home's front room. The driveway has become an attraction for parking unused, junked vehicles. Because this structure has been deemed to cost more than fifty percent (50%) of the value of the home to repair to the point of meeting code compliance standards, in addition to the threat the dilapidated state of the structure presents to the public, city staff has deemed it necessary to demolish the structure. City staff has worked closely with the City's legal counsel to navigate the process to ensure all statutory compliance is met. City staff has attempted to contact the property owner on several occasions, dating back several years, concerning numerous Code violations, such as tall grass. Additionally, the City has an extensive list of liens issued against this property for mowing tall grass in violation of the City's Code of Ordinances over several years of attempting to contact the property owner without any response to certified mail or regular mail. The last mailing was sent on April 30, 2024, and September 11, 2024. A lien will be filed with the County against the property to recuperate expenditures incurred for demolition, advertisement of public hearing, and any other associated costs with interest.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council opened the Public Hearing at 6:06 P.M. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council closed the Public Hearing at 6:06 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Townsend, Council approved an order for the structure to be demolished at 504 Farrer Street within the City of Angleton, Texas. The motion passed on a 6-0 vote.

## REGULAR AGENDA

9. Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 6.

Otis Spriggs, Director of Development Services, introduced the agenda item. Mr. Spriggs stated that this is a request for approval of a Preliminary Plat for Windrose Green Section 6 Subdivision. The subject property consists of 15.658 acres, 78 lots and one reserve within 1 block, is in the City of Angleton extraterritorial jurisdiction (ETJ),

is located on the south side of Farm-to-Market (FM) 523 and is approximately 2,500 feet west of the FM 523/State Highway 35 intersection. This Development, while in the ETJ, is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella Municipal Utility District (MUD) on November 11, 2020, and the City of Angleton. The Development Agreement was executed by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020, which defined and restricted that the single family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan. HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and has cleared all comments and forwards a no-objection letter for this subdivision section. The applicant submitted responses to comments on August 30, 2024. All of the comments have now been cleared by the City Engineer and Staff.

Mayor Pro-Tem Townsend requested that in the future we no longer approve of smaller lots, larger lots are needed.

Mayor Wright asked Chief of Police if they respond to a lot of calls in Windrose Green and Chief stated they respond to alarm calls, no more than the usual.

Upon a motion buy Council Member Booth and seconded by Council Member Roberts, Council approved a Preliminary Subdivision Plat for Windrose Green Section 6. The motion passed on a 5-1 vote with Mayor Pro-Tem Townsend opposed.

10. Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 7.

Otis Spriggs, Director of Development Services introduced the agenda item. Mr. Spriggs stated that this is a request for approval of a Preliminary Plat for Windrose Green Section 7 Subdivision. The subject property consists of 12.062 acres, 62 lots and two reserves within 3 blocks, is in the City of Angleton extraterritorial jurisdiction (ETJ) and is located on the south side of Farm-to-Market (FM) 523, is approximately 2,500 feet west of the FM 523/State Highway 35 intersection. Note that this Development, while in the ETJ is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella Municipal Utility District (MUD) on November 11, 2020, and the City of Angleton. The Development Agreement was executed with by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020, which defined and restricted that the single-family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan. HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the attached letter of no objection with all the conditions corrected and cleared. The applicant submitted the responses to the review comments on August 30, 2024. All the comments have now been cleared by the City Engineer and Staff.

Upon a motion buy Council Member Booth and seconded by Council Member Roberts, Council approved a Preliminary Subdivision Plat for Windrose Green Section 7. The motion passed on a 5-1 vote with Mayor Pro-Tem Townsend opposed.

11. Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 8.

Otis Spriggs, Director of Development Services introduced the agenda item. Mr. Spriggs stated that this is a request for approval of a Preliminary Plat for Windrose Green Section 8 Subdivision. The subject property consists of 6.469 acres +/-, 36 lots and one reserve within 1 block, is in the City of Angleton extraterritorial jurisdiction (ETJ) and is located on the south side of Farm-to-Market (FM) 523, is approximately 2,500 feet west of the FM 523/State Highway 35 intersection. This Development, while in the ETJ is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella Municipal Utility District (MUD) on November 11, 2020, and the City of Angleton. The Development Agreement was executed with the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020, which defined and restricted that the single-family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan. HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the attached letter of no objection with all the conditions corrected and cleared. The applicant submitted the responses to the review comments on August 30, 2024. All the comments have now been cleared by the City Engineer and Staff.

Upon a motion buy Council Member Booth and seconded by Council Member Roberts, Council approved a Preliminary Subdivision Plat for Windrose Green Section 8. The motion passed on a 5-1 vote with Mayor Pro-Tem Townsend opposed.

12. Discussion and possible action to approve Resolution No. 20241008-012 nominating candidate(s) for a position on the Board of Directors of the Brazoria County Appraisal District.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Resolution No. 20241008-012 nominating candidate(s) for a position on the Board of Directors of the Brazoria County Appraisal District and nominated Susan Spoor. The motion passed on a 6-0 vote.

## COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked the Fire Department, Police Department, and others that assisted with the Marshall High School Dedication.

Council Member Daniel stated that the final debris removal sweep is coming up. She also stated to visit the city website to sign up for automatic phone calls and text messages.

Council Member Townsend stated that he thought the City Manager review would be on this agenda since it was a short meeting.

Council Member Booth stated that there are additional substandard structures needing attention.

## EXECUTIVE SESSION

The City Council convened into executive session at 6:41 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

13. Discussion and possible action 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. (Board and Commissions appointments/reappointments; tabled 9/24/24).

## **OPEN SESSION**

The City Council adjourned Executive Session at 7:15 P.M. and reconvened 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.

13. Discussion and possible action 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. (Board and Commissions appointments/reappointments; tabled 9/24/24).

**Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved the following (re)appointments to the Boards and Commissions: William Jackson, Johnny Voss, and Gary Dickey were reappointed to the Angleton Better Living Corporation with terms to expire October 2026; Janie Schwartz-Shaw was reappointed to the Animal Services Advisory Committee with a term to expire October 2026; Danielle Graham and Michelle Townsend were reappointed to the Board of Adjustment with terms to expire October 2026; Cheryl Scarborough, Andrea Demopulos-Coats, and Tracy Delesandri were reappointed to the Keep Angleton Beautiful Commission with terms to expire October 2026; Erin Boren, David Heinicke, and Clara Dannhaus were reappointed and Guadalupe Morales was appointed to the Parks and Recreation Board of Directors with terms to expire October 2026; Bill Garwood, Deborah Spoor, Andrew Heston, and Jeff Roberson were reappointed to the Planning and Zoning Commission with terms to expire October 2026; and Archie Milam, Sara McDaniel, Pat Aschenbeck, Sherri Phillips, and Janie Schwartz-Shaw were reappointed to the Senior Citizen Commission with terms to expire October 2025. The motion passed on a 5-0 vote. Council Member Sartin abstained.**

## **ADJOURNMENT**

The meeting was adjourned at 7:17 P.M.

These minutes were approved by Angleton City Council on this the 10<sup>th</sup> day of December 2024.

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary