



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 WORKSHOP MEETING AT 5:30 P.M., AND A REGULAR MEETING AT 6:00 P.M., ON TUESDAY, SEPTEMBER 10, 2024, 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 5:33 P.M.

PRESENT

Mayor John Wright – Arrived at 5:37 P.M.
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Terry Roberts
Council Member Christiene Daniel
Council Member Tanner Sartin – Arrived at 5:36 P.M.

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

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION

Council Member Booth gave the invocation.

WORKSHOP - 5:30 P.M.

DEPARTMENT STAFF REPORTS

1. Discussion on crime trends and speeding.

Lupe Valdez, Police Chief gave a presentation on crime trends and speeding. Chief Valdez stated that assaults, thefts, and frauds are the top crimes within the city. Chief Valdez spoke regarding the speeding within the city and stated residents can request the Black Cat Radar for their neighborhood.

Chief Valdez stated there are staff issues with officers leaving for more pay, the police department outgrew the building, and equipment is harder to come by and more expensive.

REGULAR MEETING - 6:00 P.M.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

2. Presentation of employee service award.

Colleen Martin, Director of Human Services, presented Josh Wilde, Purchasing Agent and Fleet Manager, with an Employee Service Award for five years of dedicated service with the city.

CONSENT AGENDA

3. Discussion and possible action on approving the May 28, 2024, June 7, 2024, and June 11, 2024, City Council meeting minutes.
4. Discussion and possible action to approve Resolution No. 20240910-004 declaring property salvage and authorizing the disposal of certain items of salvage property.

Upon a motion by Council Member Roberts and seconded by Mayor Pro-Tem Townsend, Council approved Consent Agenda items: 3. Discussion and possible action on approving the May 28, 2024, June 7, 2024, and June 11, 2024, City Council meeting minutes; and 4. Discussion and possible action to approve Resolution No. 20240910-004 declaring property salvage and authorizing the disposal of certain items of salvage property. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Discussion on changes to the Fiscal Year 2024-2025 proposed budget, legal and engineering fees and items from budget workshops.

Phillip Conner, Director of Finance, presented the item and each department director gave an overview of their budget cuts of 4.35%. Council discussed Randle Law Office attorney fees and HDR engineering fees.

PUBLIC HEARINGS AND ACTION ITEMS

6. Conduct a Public Hearing, discussion and possible action to approve Ordinance No. 20240910-006 to adopt the Fiscal Year 2024-2025 Annual Budget for the City of Angleton, Texas for the Fiscal Year beginning on October 1, 2024, and ending on September 30, 2025; and declaring an effective date. **THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$204,846 OR 2.25%, AND**

OF THAT AMOUNT, \$204,850 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Phillip Conner, Director of Finance, presented the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council opened the public hearing at 8:38 P.M. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council closed the public hearing at 8:38 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, to bring legal counsel in-house, between 140,000-\$150,00 with benefits.

Upon an amended motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, to have an agenda item on the next Council agenda to bring an in-house attorney. The motion passed on a 4-2 vote with Council Member Booth and Council Member Daniel opposed.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Ordinance No. 20240910-006 to adopt the Fiscal Year 2024 - 2025 Annual Budget with the following changes to give \$20,000 to development services for a part-time employee, to give \$15,000 to the Fire Department, and \$14,000 for employee appreciation and the remainder go into the fund balance.

Roll call vote:

Mayor John Wright	For
Mayor Pro-Tem Travis Townsend	Against
Council Member Cecil Booth	For
Council Member Terry Roberts	For
Council Member Christiene Daniel	For
Council Member Tanner Sartin	For

The motion passed on a 5-1 vote with Mayor Pro-Tem Townsend opposed.

- 7. Conduct a Public Hearing, discussion and possible action to approve Ordinance No. 20240910-007 levying the Ad Valorem Property Tax of the City of Angleton, Texas for the year of 2024 on all taxable property within the corporate limits of the city on January 1, 2024, and adopting a tax rate for 2024; providing revenues for payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding city of Angleton debt; providing for limited exemptions of certain homesteads; providing for enforcement of collections; providing for a severability clause; and providing an effective date.**

Phillip Conner, Director of Finance presented the item.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council opened the public hearing at 8:59 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 Sartin, Council closed the public hearing at 8:59 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved Ordinance No. 20240910-007 adopting the Fiscal Year 2024-2025 Proposed Tax Rate.

Roll call vote:

Mayor John Wright	For
Mayor Pro-Tem Travis Townsend	For
Council Member Cecil Booth	Against
Council Member Terry Roberts	For
Council Member Christiene Daniel	For
Council Member Tanner Sartin	For

The motion passed on a 5-1 vote with Council Member Booth opposed.

REGULAR AGENDA

8. Discussion and possible action to approve Resolution No. 20240910-008 expressing intent to finance expenditures and additional actions in preparation for the issuance of emergency notes.

Phillip Conner, Director of Finance presented the item and stated at the last Council meeting, staff was instructed to begin work on an emergency note to finance expenditures related to Hurricane Beryl. The first step in the process is passing a reimbursement resolution allowing the city to reimburse themselves from the proceeds. This resolution sets the maximum amount that the city intends to borrow as well.

Joe Morrow with Hilltop Securities gave a presentation.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council approved Resolution No. 20240910-008 expressing intent to finance expenditures and additional actions in preparation for the issuance of emergency notes for the amount specified of \$4,220,000. The motion passed on a 6-0 vote.

9. Discussion and possible action on the engagement of a placement agent in connection with the issuance of emergency notes.

Joe Morrow with Hilltop Securities presented the agenda item and stated that this item is to locate someone who will find the purchaser. Federal regulations will not allow Hilltop Securities to serve as the City's advisor on the emergency notes and find and

negotiate a deal with a buyer for our emergency notes. Therefore, the city needs a separate organization to serve in this capacity.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Cruz & Associates as the placement agent in connection with the issuance of emergency notes. Motion passed on a 6-0 vote.

10. Discussion on speeding in neighborhoods within the city.

Heidy Sievva, resident, stated that cars are speeding on the main road of Rancho Isabella subdivision and feels that it is not safe for the kids in the area. Ms. Sievva requested speed bumps to stop the speeding and suggested to have an officer on duty during school hours.

Lupe Valdez, Police Chief stated that there could be an officer placed in that area during school hours but suggested bringing it to the school board since Angleton Independent School District (ISD) Police have jurisdiction in that area.

11. Update and discussion on the Henderson Roadway Project.

John Peterson, city engineer with HDR presented the item and provided an update on Henderson Roadway Project. Mr. Peterson stated that the city scored higher than the Benefit Cost Analysis minimum to receive funding from Houston-Galveston Area Council on an 80/20 match. A task force will be meeting to discuss the construction and phasing of Henderson.

12. Discussion and possible action on Henderson Road sidewalk and mowing maintenance.

Megan Mainer, Director of Parks and Recreation presented the item and discussed mowing maintenance requests the department received from residents. Ms. Mainer stated that the property belongs to the Homeowners Association and is not city property. Clarification from council was requested on how to proceed with the maintenance of the area while protecting the city and helping the community.

Council gave direction to continue mowing on both sides of the sidewalk. Council requested that staff work on getting residents permission to allow the city to convey the land in order to maintain mowing.

13. Discussion and possible action for match funding for the Hazard Mitigation Grant for the Angleton Recreation Center generator.

Jamie Praslicka, Director of Emergency Management presented the item and stated that the Office of Emergency Management was recently made aware that the Generator grant for the Angleton Recreation Center was being funded by Federal Emergency Management Agency (FEMA). This grant was written and submitted in 2021. Due to economic changes the cost of the project has increased. FEMA will honor the original grant amount. Any overage project cost is the responsibility of the City. The estimated difference is \$82,000, which the Office of Emergency Management is asking for funding to continue forward with the project. City council does have the option to

decline the grant. However, the Angleton Recreation Center has been utilized multiple times as a shelter and most recently during Hurricane Beryl.

Ms. Praslicka stated that since the last update to council in February there has been three other grants submitted to the Texas Division of Emergency Management (TDEM) and FEMA. Each grant is in varying stages of verification and approval. There is potential for the need for funding during this budget year. Currently, match funding for the three remaining grants for the city is \$87,000 dollars. Due to these grants being written in the last year the economic increase will be limited.

Council requested that this item be brought back on the September 24 agenda with options to pay.

14. Discussion and possible action on various Plat Extension (EOA) requests for the Ashland Sections 3, 4, 5, 6, and Street Dedication #4 Preliminary Plats.

Otis Spriggs, Director of Development Services presented the item and stated that on behalf of Anchor Holdings MP, LLC, Quiddity Engineering is requesting a one-year extension of the following approved plats for the Ashland Development until September 10, 2025: Ashland Section Three, Preliminary Plat; Ashland Section Four, Preliminary Plat; Ashland Section Five, Preliminary Plat; Ashland Section Six, Preliminary Plat; and Ashland Street Dedication Number Four Preliminary Plat. The referenced plats were approved with conditions at the August 22, 2023, City Council meeting. The conditions of approval have since been met, but there continues to be ongoing construction plan review coordination with city staff. As a result, the applicant is asking for an extension to allow Anchor Holdings MP, LLC the necessary time to navigate these challenges and ensure the successful completion of the project.

Upon a motion by Council Member Booth and seconded by Council Member Roberts. Council approved Plat Extension (EOA) requests for Ashland Sections Three, Four, Five, Six, and Street Dedication Number Four Preliminary Plats. The motion passed on a 4-2 vote with Mayor Wright and Mayor Pro-Tem Townsend opposed.

15. Discussion and possible action to approve Ordinance No. 20240910-015 2024 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2024 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

Otis Spriggs, Director of Development Services presented the item and stated that the capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the district. The district was created pursuant to the Public Improvement District (PID) Act, by Council under Resolution 20191112-011 on November 12, 2019, whereby the City passed and approved authorizing the creation of the Riverwood Public Improvement District (the "District") in accordance with the PID Act. On December 8, 2020, the city passed and approved Ordinance 20201208-018 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The SAP approved on September 14,

2021, by Ordinance 20211012-013 (the “Service and Assessment Plan”) replaced in its entirety the previously approved plan approved by Ordinance 20201208-018. Ordinance 20211012-013 also levied assessments against benefited properties within the district and established a lien on such properties. The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the district for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Ordinance No. 20240910-015 2024 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2024 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code. The motion passed on a 5-1 vote with Mayor Wright opposed.

16. Discussion and possible action on the subdivision emergency access gate within the Rosewood III Subdivision (Rosewood Ln. at E. Henderson Rd.).

Otis Spriggs, Director of Development Services presented the agenda item and stated that a neighborhood meeting would be held with the residents regarding the request to close the gate. Notices for a possible quorum would be sent out to anyone who would like to attend.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

The meeting was adjourned at 10:17 P.M.

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

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC

City Secretary