CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 11, 2026 AT 8:00 AM

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, AUGUST 11, 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
Mayor Pro-Tem Travis Townsend
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Christiene Daniel
Council Member Tanner Sartin (arrived at 6:26 P.M.)

Acting City Manager Guadalupe "Lupe" Valdez
City Attorney Grady Randle
City Secretary Desiree Henson

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Ronnie Cook, resident, addressed Council regarding the landscaping needs and foul odor emitting from the lift station behind Kaysie Street.

CEREMONIAL PRESENTATIONS

1. Presentation of the August 2026 Keep Angleton Beautiful Yard and Business of the Month.

   Tracy Delesandri with Keep Angleton Beautiful presented Yard of the Month to Bo Ellis and Business of the Month to Northway Baptist Church.

CONSENT AGENDA

2. Discussion and possible action to approve the regular meeting minutes of July 28, 2026.

3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street on September 19, 2026, from 9:00 A.M. until 4:00 P.M., for the 3rd Annual Pickle Festival.

4. Discussion and possible action on a request to extend expiring Preliminary Plats for Ashland Section 9, Ashland Street Dedication Plat Section 6, Ashland Street Dedication Street Dedication Plat Section 7, for a period of 12 months.

   Upon a motion by Council Member Smith and seconded by Council Member Simmons, Council approved consent agenda items 2. Discussion and possible action to approve the regular meeting minutes of July 28, 2026. 3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street on September 19, 2026, from 9:00 A.M. until 4:00 P.M., for the 3rd Annual Pickle Festival. 4. Discussion and possible action on a request to extend expiring Preliminary Plats for Ashland Section 9, Ashland Street Dedication Plat Section 6, Ashland Street Dedication Street Dedication Plat Section 7, for a period of 12 months. The motion passed on a 5-0 vote. Council Member Sartin was absent.

PUBLIC HEARINGS AND ACTION ITEMS

5. Conduct a public hearing, discussion, and possible action on approving Ordinance No. 20260811-005 annexing and assigning a Commercial- General (C-G) Zoning District to an approximately 5.234 acres tract, within the Angleton Extraterritorial Jurisdiction into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

   Otis Spriggs, Director of Development Services presented the agenda item.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to open the public hearing at 6:17 p.m. The motion passed on a 5-0 vote. Council Member Sartin was absent.

   Justin Whethers addressed Council as the developer of the property in favor of annexing and assigning a Commercial-General Zoning District.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to close the public hearing at 6:19 p.m. The motion passed on a 5-0 vote. Council Member Sartin was absent.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Ordinance No. 20260811-005 annexing and assigning a Commercial-General (C-G) Zoning District to an approximately 5.234 acres tract, within the Angleton Extraterritorial Jurisdiction into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368. The motion passed on a 5-0 vote. Council Member Sartin was absent.

6. Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024

international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Sartin arrived during the presentation of this item.

The public hearing remained open from the July 28, 2026 Council meeting.

Lata Krishnarao with Ardurra and Heather Cherry with SAFEbuilt joined the meeting on audio to update Council on upgrading the existing codes.

The public hearing was left open, and the item was tabled until the next Council meeting.

REGULAR AGENDA

Mayor Wright moved to item no. 8.

8. Update and discussion on the King Municipal Operations Center Project.

   Zachery Moquin with TEAL Construction provided a PowerPoint presentation and update on the King Municipal Operations Center Project.

   Mayor Wright moved to item no. 7.

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

   Hector Renteria, Director of Public Works presented the agenda item.

   Michael Williams with Utility Service Co, Inc. presented a water tower replica memento to Council and provided details of a proposed tank maintenance contract.

   No action was taken.

9. Discussion and possible action on the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer.

   Otis Spriggs, Director of Development Services presented the item.

   Andrea Barnes with P3 Works joined the meeting on audio regarding the details of the Amended and Restated Reimbursement Agreement.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer. The motion was passed on a 5-1 vote with Council Member Daniel voting against.

10. Discussion and possible action on approving Resolution No. 20260811-010 accepting Preliminary Service and Assessment Plan (PSAP) and setting the Assessment Levy public hearing date for September 8, 2026, for the Austin Colony Public Improvement District.

    Otis Spriggs, Director of Development Services presented the item.

    Andrea Barnes with P3 Works addressed Council regarding the Preliminary Service and Assesment Plan (PSAP).

    Sandy Rea, Developer, addressed Council and provided an update on the Austin Colony Development.

    Doug Roessler, Baker and Lawson Engineer addressed Council regarding streets and drainage for the development.

    Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Resolution No. 20260811-010 accepting Preliminary Service and Assessment Plan (PSAP) and setting the Assessment Levy public hearing date for September 8, 2026, for the Austin Colony Public Improvement District. The motion passed on a 6-0 vote.

11. Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

    Otis Spriggs, Director of Development Services presented the item.

    Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail. The motion passed on a 6-0 vote.

12. Discussion and possible action on the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail.

    Otis Spriggs, Director of Development Services presented the item.

    Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

13. Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail.

    Otis Spriggs, Director of Development Services presented the item.

    Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

14. Discussion and possible action to adopt Resolution No. 20260609-005 of the Angleton City Council, approving the finding of a public necessity by Angleton Drainage District and approving the use of eminent domain by Angleton Drainage District to condemn in fee simple a tract of 0.169 acres, more or less, of property generally located at the northwest corner of Valderas Street and Brushy Bayou in Angleton, Texas for the public purposes of drainage, flood control, and related purposes. (Item was tabled on June 9, 2026)

    Larry Boyd, Attorney for the Angleton Drainage District presented the agenda item and provided information on the public necessity to use eminent domain to acquire the property for the purpose of clearing obstructions that will have negative effects to drainage and flood control.

    Doug Roessler, Baker and Lawson Engineer addressed Council regarding the plans to clear the obstruction.

    Laura Jaso, Property Owner addressed Council and presented a PowerPoint presentation against the condemnation of the property.

    David Spoor with Angleton Drainage District addressed Council in favor of the condemnation as public necessity.

    Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to table this item until the September 8, 2026 Council meeting. The motion passed on a 6-0 vote.

15. Discussion and possible action on approving Resolution No. 20260811-015 designating a representative, alternate, and proxy to the Gulf Coast Transit District Board of Directors.

    Desiree Henson, City Secretary presented the agenda item.

    Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved Resolution No. 20260811-015 designating Mayor John Wright as representative, Council Member Barbara Simmons as alternate, and Acting City Manager Lupe Valdez as proxy to the Gulf Coast Transit District Board of Directors. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

STAFF REPORTS

16. July Department Reports

    Council and Staff discussed the July Department Reports.

EXECUTIVE SESSION

The City Council held executive session at 9:33 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

18. Deliberate economic development negotiations pursuant to Section 551.087 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 10:45 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright acknowledged Staff for the work on the budget.

Police Chief, Lupe Valdez advertised the Pizza with Police Back-to-School event being held at the Police Department.

Council Member Daniel advertised the Silver Hearts Line Dancing event.

ADJOURNMENT

The meeting was adjourned at 10:46 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY-2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per $100 of value)	$0.515246	Not Yet Calculated	Not Yet Calculated
Median Homestead Taxable Value	$213,012	Not Yet Calculated	Not Yet Calculated
Estimated Annual Tax Bill	$1,097.54	Not Yet Calculated	Not Yet Calculated

The proposed budget can be found online at https://www.angleton.tx.us/165/Finance.

These minutes were approved by Angleton City Council on this the 25th day of August, 2026.

CITY OF ANGLETON, TEXAS:

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John Wright
Mayor

ATTEST:

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Desiree Henson, TRMC
City Secretary