



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, NOVEMBER 8, 2022, 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 Perez called the Council Meeting to order at 6:00 P.M.

#### PRESENT

Mayor Jason Perez  
Mayor Pro-Tem John Wright  
Council Member Cecil Booth  
Council Member Mark Gongora (Arrived 6:16 PM)  
Council Member Travis Townsend  
Council Member Christiene Daniel

#### PLEDGE OF ALLEGIANCE

Fire Chief Myers led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

Terri Marshall, Angleton resident, addressed Council with a complaint of a corner sidewalk and downtown 288 business where she was injured. Ms. Marshall provided pictures for Council to view. Ms. Marshall requested Council to have the city repair the sidewalk and requested suggestions on how to move forward with her incident.

Council Member Gongora arrived.

Joe Smitherman, Angleton resident, addressed Council and stated that he had a vehicle noise complaint regarding a vehicle exhaust in his neighborhood. He has reported the noise with the police department. Mr. Smitherman played a video from his phone on the loud exhaust vehicle.

#### CEREMONIAL PRESENTATIONS

1. Presentation of Proclamation by the Mayor.

Mayor Perez presented a proclamation for Marc and Terri Holder Day to Marc and Terri Holder.

2. Presentation of employee service awards.

Colleen Martin, Director of Human Resources gave a presentation of employee service awards. Marissa Martinez, Telecommunications Officer with Police Department and Jimmie McGowen, Maintenance Tech with Public Works were recognized for 5 years of service.

3. Presentation of Certificates of Appreciation.

Colleen Martin, Director of Human Resources gave a presentation of Certificates of Appreciation for their assistance with the Sister City Belize visit. Certificates of Appreciation were given to Andrew Morgan; Brandy Follin; Captain Anthony Norris; Colton Giesecke; Chief Guadalupe Valdez; Courtney Landers; Colleen Martin; Emily Cadenhead; Geri Gonzales; Harbria Gardner; Hector Renteria Jr; Jason Crews; Jason O'Mara; Johnathan Chaney; Kyle Reynolds; Lt. Gregory Mitchell; Maria Barron; Martha Eighme; Megan Mainer; Otis Spriggs; Tenecha Williams; Vicki Chelette; Richard Garcia; Chris Whitaker; Rafael Hernandez; Shawn Hogan; and Hispanic Chamber of Commerce.

## CONSENT AGENDA

4. Discussion and possible action on Resolution 20221108-004 updating the authorized representatives on the City's accounts with TexPool.
5. Discussion and possible action on Resolution 20221108-005 updating the authorized representatives on the City's accounts with TexSTAR.
6. Discussion and possible action authorizing the City Manager to enter into an agreement with Mitchell Tax Law for professional services.

Upon motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council approved consent agenda items: 4. Discussion and possible action on Resolution 20221108-004 updating the authorized representatives on the City's accounts with TexPool. 5. Discussion and possible action on Resolution No. 20221108-005 updating the authorized representatives on the City's accounts with TexSTAR. 6. Discussion and possible action authorizing the City Manager to enter into an agreement with Mitchell Tax Law for professional services. The motion passed on a 6-0 vote.

Moved to items 9 and 10.

## PUBLIC HEARINGS AND ACTION ITEMS

9. Conduct a public hearing and receive comment on a Text Amendment request to amend Section 28-81(b), Use Regulations (Charts), Section 28-112, Definitions (Cemetery or

mausoleum), Adding “Columbarium” as a S.U.P., Specific Use Permit within the CBD, Central Business District, Agricultural (AG), Commercial-General (CG), Commercial-Office/Retail (C-OR), and Light Industrial (LI) Districts.

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council opened the public hearing at 6:28 PM. The motion passed on a 6-0 vote.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**No one spoke in favor or against.**

**The public hearing was conducted and upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council closed the public hearing at 6:29 PM. The motion passed on a 6-0 vote.**

10. Discussion and possible action on Ordinance 20221108-010 Text Amendment request to amend Section 28-81(b), Use Regulations (Charts), Section 28-112, Definitions (Cemetery or mausoleum), Adding “Columbarium” as a S.U.P., Specific Use Permit within the CBD, Central Business District, Agricultural (AG), Commercial-General (CG), Commercial- Office/Retail (C-OR), and Light Industrial (LI) Districts.

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved Ordinance No. 20221108-010 Text Amendment request to amend Section 28-81(b), Use Regulations (Charts), Section 28-112, Definitions (Cemetery or mausoleum), Adding “Columbarium” as a S.U.P., Specific Use Permit within the CBD, Central Business District, Agricultural (AG), Commercial-General (CG), Commercial-Office/Retail (C-OR), and Light Industrial (LI) Districts. The motion passed on a 6-0 vote.**

**Moved to items 7 and 8.**

7. Conduct a public hearing and receive comment on a request by Holy Comforter Episcopal Church pursuant to Sec. 28-63, SUP-Specific Use Permits for a Specific Use Permit for a Columbarium Wall in the CBD, Central Business Zoning District at 227 Chenango St./234 S. Arcola St., Angleton, TX.

**The public hearing was left open from the 10/25/2022 Council meeting.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**No one spoke in favor or against.**

**The public hearing was conducted and upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council closed the public hearing at 6:33 PM. The motion passed on a 6-0 vote.**

8. Discussion and possible action on Ordinance 20221108-008 a request by Holy Comforter Episcopal Church pursuant to Sec. 28-63, SUP-Specific Use Permits for a Specific Use

Permit for a Columbarium Wall in the CBD, Central Business Zoning District at 227 Chenango St./234 S. Arcola St., Angleton, TX.

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved Ordinance No. 20221108-008 a request by Holy Comforter Episcopal Church pursuant to Sec. 28-63, SUP-Specific Use Permits for a Specific Use Permit for a Columbarium Wall in the CBD, Central Business Zoning District at 227 Chenango St./234 S. Arcola St., Angleton, TX. The motion passed on a 5-0 vote. Council Member Townsend abstained from the vote.**

## **REGULAR AGENDA**

**Moved to item No. 12**

12. Discussion and possible action on an agreement with Community Showcase Banners, LLC and authorize the City Manager to execute the agreement.

**Presentation was provided by Megan Mainer, Director of Parks and Recreation and Nikki Carroll with CGI Digital.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved an agreement with Community Showcase Banners, LLC and authorize the City Manager to execute the agreement with the contingency of reserving 10 months for sponsored banners and the remaining 2 months for the City's Christmas banners in the downtown area. The motion passed on a 6-0 vote.**

13. Discussion and possible action on recommended sidewalk projects through ARPA II funds.

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

**Council gave direction to move forward to repair as many sidewalks and ramps as possible. If money remains left over then return to Council for further direction.**

14. Discussion and possible action on awarding the Brazoria County Courthouse Expansion Utility & Improvements Project bid to Matula & Matula Construction, Inc.

**John Peterson, Project Manager with HDR presented the agenda item.**

**Upon a motion by Mayor Pro-Tem and seconded by Council Member Booth, Council approved awarding the Brazoria County Courthouse Expansion Utility & Improvements Project bid to Matula & Matula Construction, Inc for \$1,258,432.60 with the County's portion of \$1,210,907.00 and the City's portion of \$47,525.60. The motion passed on a 6-0 vote.**

15. Discussion and possible action on the Angleton Operations Complex and the path forward.

Presentation was provided by Chris Whittaker, City Manager. Discussion took place between Council and Staff.

Council gave direction to move forward with a feasibility study for 901 Velasco and plan a workshop with Council and staff.

16. Presentation, discussion, and possible comment on future and potential development project applications for development in the City of Angleton and in the ETJ: 1. Stasny Ranch a mixed-use development with residential, commercial, and industrial uses, 2. Austin Colony Development amendments, revisions, modifications requested by the developer on a previously approved development with executed development agreement, and 3. Ashland Development/Ashton Gray. Staff would like to update City Council on development status and agreements, and outstanding related issues. Questions will be addressed by Senior Leadership and project representatives. No action is required.

Otis Spriggs, Director of Development Services presented the agenda item and gave an update on each development.

Presentation was provided by Otis Spriggs, Director of Development Services.

Staff, Council, and Stasny Ranch Developers discussed the proposed mixed-use development regarding a Municipal Utility District (MUD), tax rates, water and wastewater infrastructure, development and operating costs, type of housing units, traffic flow, land details, and industrial/commercial details. The Stasny Ranch Developers stated that they would incur all costs up front totaling somewhere around one billion dollars, which would include new water/wastewater city infrastructure, there would be a MUD tax and a 75 percent 30-year reimbursement tax through a 380 agreement for the city, the housing offered would be 300 multifamily units and 200 single-family homes, the industrial prospect would bring about 2200 jobs, and that the details are subject to a partnership with the City and their guidance. Council was opposed to the 30-year Tax Increment Reinvestment Zone (TIRZ). Council Member Townsend stated he would be more open to townhomes or condominiums more than an apartment complex. Council Member Booth was concerned on the amount of water Brazosport Water Authority (BWA) has available to meet the needs of the development. Council also had concerns about traffic and suggested light control at Highway 35.

Staff, Council, and Austin Colony Developers discussed the number and size of lots, revisions and modifications to the previously approved Land Plan, the timeline and schedule of construction, and how Austin Colony Boulevard and Tigner Boulevard will be affected by the revisions.

Staff, Council, and Ashland Development/Ashton Gray discussed the updated proposed development agreement. The property is split between City and County. Their plan includes residential homes, two school sites, new infrastructure, and a MUD. Ashland Development stated a development agreement would provide certainty to the City and wants to work through issues together to have a development agreement. Council

Member Daniel asked for clarification on the design of subdivision entrances and exits. Council Member Townsend and Mayor Pro-Tem Wight stated that the city would be oversaturated with residential homes. Mayor Perez and Council Member Booth stated they like to see growth in the city.

11. Discussion and possible action on the Ashland Section 2, Preliminary Plat.

Presentation was provided by Otis Spriggs, Director of Development Services.

Commissioner David Linder spoke regarding this item and stated he is not against development; he is against high-density development. Mr. Linder would like to see the City annex the property in the Extraterritorial Jurisdiction (ETJ) and would like to be at the table to negotiate the details of the development.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved the Ashland Section 2, Preliminary Plat subject to resolving all questions from the development agreement and engineers' comments. The motion passed on a 4-2 vote with Mayor Pro-Tem Wright and Council Member Townsend opposed.

## EXECUTIVE SESSION

The City Council did not convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Deliberation regarding personnel matters regarding 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. (City Manager Evaluation)

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Gongora, Council approved to *table* the deliberation regarding personnel matters regarding 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 (City Manager Evaluation) until the next Council meeting. The motion passed on a 6-0 vote.

## ADJOURNMENT

The meeting was adjourned at 10:25 P.M.

These minutes were approved by Angleton City Council on this the 1st day of March, 2023.

CITY OF ANGLETON, TEXAS

---

Jason Perez

Mayor

ATTEST

---

Michelle Perez, TRMC  
City Secretary