



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 22, 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 Wright called the Council Meeting to order at 6:02 P.M.

#### PRESENT

Mayor John Wright  
Mayor Pro-Tem Travis Townsend  
Council Member Terry Roberts  
Council Member Mark Gongora  
Council Member Christiene Daniel

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

#### ABSENT

Council Member Cecil Booth

#### PLEDGE OF ALLEGIANCE

Council Member Gongora led the Pledge of Allegiance.

#### INVOCATION

Mayor Wright led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

#### CEREMONIAL PRESENTATIONS

1. Ceremonial Presentation of August 2023 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Tracy Delesandri, Keep Angleton Beautiful Chairwoman, presented Yard of the Month to Tory and Emily Liles and Business of the Month to The Crust Pizzeria.

## EXECUTIVE SESSION

The City Council held executive session at 6:07 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

2. 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. (Evaluation of the Angleton Municipal Court Presiding Judge)
3. Discussion and possible action on personnel matters, 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. (Parks & Recreation Board, Senior Citizen Commission)

## OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 7:16 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

2. 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. (Evaluation of the Angleton Municipal Court Presiding Judge)

### **No Action Taken**

3. Discussion and possible action on personnel matters, 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. (Parks & Recreation Board, Senior Citizen Commission)

**Upon a motion by Council Member Roberts and seconded by Council Member Daniels, Council approved appointed Mindy Burch to the Parks and Recreation Board to fill the unexpired term ending October 2023; appoint Janie Shwartz Shaw to the Senior Citizen Commission to fill an unexpired term ending October 2023. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.**

## REGULAR AGENDA

4. Discussion and possible action on Resolution No. 20230822-004 appointing a representative to the Brazosport Water Authority Board.

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved Resolution No. 20230822-004 appointing Morris Massingill as Angleton's representative to the Brazosport Water Authority Board. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.**

5. Discussion and possible action on HDR's evaluation of improvements at the intersection of Enchanted Oaks and County Road 44.

John Peterson, City Engineer with HDR addressed Council and gave an update regarding the improvements at the intersection of Enchanted Oaks and County Road 44. He stated that staff requested HDR to look at the intersection to ease the traffic flow. Mr. Peterson stated after looking and talking to the residents there is a problem with the queuing when everyone comes out with a single lane going in, as people are waiting to take a left, it is blocking those who can easily take a right. HDR is looking at doing an extension of approximately 6 feet wide paving to the existing 18ft wide lane to give two 12ft wide lanes and restripe the lanes. The intersection is in the county right-of-way and the county stated they will allow the city to pull a right-of-way permit. Mr. Peterson stated that this project can be change ordered in the city-wide Maintenance Project since the bid came in lower than expected.

**Council moved to agenda item No. 15, 16, and 17.**

15. Discussion and possible action on Ordinance No. 20230822-015 approving the 2023 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

**Andrea Barnes, P3 Works, gave a presentation.**

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved Ordinance No. 20230822-015 approving the 2023 Annual Service Plan Update for the public improvements in the Greystone Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.**

16. Discussion and possible action on Ordinance No. 20230822-016 approving the 2023 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

**Andrea Barnes, P3 Works, gave a presentation.**

**Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved Ordinance No. 20230822-016 approving the 2023 Annual Service Plan Update for the public improvements in the Kiber Reserve Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.**

17. Discussion and possible action on Ordinance No. 20230822-017 approving the 2023 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

**Andrea Barnes, P3 Works, gave a presentation.**

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved Ordinance No. 20230822-017 approving the 2023 Annual Service Plan Update for the public improvements in the Green Trails Public Improvement District (PID), and approving the updates to the 2023 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.

Council moved back to item No. 6.

6. Discussion and possible action on: 1. A Preliminary Plat for Angleton Park Place Subdivision Section 2; and 2. Approval of the Development Agreement.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Roberts and seconded by Council Member Gongora, Council approved a Preliminary Plat for Angleton Park Place Subdivision Section 2 and approval of the Development Agreement. Subject to the approval of the City Attorney. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.

7. Discussion and possible action on the revised preliminary plat of Ashland Section 1.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Daniels and seconded by Council Member Roberts, Council approved the revised preliminary plat of Ashland Section 1. Subject to the approval of the Angleton Drainage District and Brazoria County agreements. The item was approved on a 4-1 vote with Mayor Wright opposed. Council Member Booth was absent from the meeting.

8. Discussion and possible action on the revised preliminary plat for Ashland Section 2.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Roberts and seconded by Council Member Gongora, Council approved the revised preliminary plat for Ashland Section 2. Subject to the approval of the Angleton Drainage District, Texas Commission on Environmental Quality (TCEQ), and Brazoria County agreements. The item was approved on a 3-2 vote with Mayor Wright and Council Member Townsend opposed. Council Member Booth was absent from the meeting.

9. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Final Plat for Ashland Development Wastewater Treatment Plant with the condition of the approval of the Angleton Drainage District, Texas Commission

on Environmental Quality (TCEQ), and Brazoria County agreements. The item was approved on a 3-2 vote with Mayor Wright and Mayor Pro-Tem opposed. Council Member Booth was absent from the meeting.

10. Discussion and possible action on a Final Plat for Ashland Development Water Plant.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Daniel and seconded by Council Member Gongora, Council approved a Final Plat for Ashland Development Water Plant with the condition of the approval of the Angleton Drainage District, Texas Commission on Environmental Quality (TCEQ), and Brazoria County agreements. The item was approved on a 3-2 vote with Mayor Wright and Mayor Pro-Tem Townsend opposed. Council Member Booth was absent from the meeting.

11. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 1 and Reserves.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Final Plat of the Ashland Street Dedication Sec 1 and Reserves. Subject to the approval of the Texas Department of Transportation (TxDOT) and Brazoria County agreements. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.

12. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 2.

Otis Spriggs, Director of Development Services, gave a presentation.

Council Member Gongora left the room during this item.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Final Plat of the Ashland Street Dedication Sec 2. Subject to the approval of the Brazoria County agreement. The item was approved on a 4-0 vote. Council Member Gongora was absent during this item. Council Member Booth was absent from the meeting.

13. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3.

Otis Spriggs, Director of Development Services, gave a presentation.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Final Plat of the Ashland Street Dedication Sec 3. Subject to the approval of the Brazoria County agreement. The item was approved on a 4-0 vote. Council Member Gongora was absent during this item. Council Member Booth was absent from the meeting.

14. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication.

**Otis Spriggs, Director of Development Services, gave a presentation.**

**Council Member Gongora returned to the meeting.**

**Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Final Plat of the Ashland Coral Haven Lane Street Dedication. Subject to the approval of the Texas Department of Transportation (TxDOT) and Brazoria County agreements. The item was approved on a 5-0 vote. Council Member Booth was absent from the meeting.**

**Mayor Wright recessed the meeting at 8:30 P.M.**

**Mayor Wright reconvened the meeting at 8:40 P.M.**

18. Discussion and possible action on a Preliminary Plat and response to the Preliminary Subdivision Plat for Windrose Green Section 5 disapproval on July 25, 2023, by City Council.

**Otis Spriggs, Director of Development Services, gave a presentation.**

**Jeb Kolby with Concourse Development addressed Council and stated the two reasons for council's denial on the Section 5 plat had to do with the readability of the plat because of the contours, and council requested diversity on the lot mix. Mr. Kolby stated that their land planning consultant lightened up the boldness of the contour lines where it is now readable. Mr. Kolby provided a plan on the diversity of lot mixes that included 40, 45, and 50 feet lots. He stated that has been the plan they have implemented and have not deviated from it since they have started. He stated they are offering diversity in the cost of homes (\$250,000-\$540,000), lot sizes (4,800 sq ft – 15,000 sq ft) and home sizes (1400 sq ft-3300 sq ft) for the people who are interested in living in the area.**

**Mayor Wright stated Concourse was the first or second development that came to Angleton and at the time it was presented to council that there was going to be a mix of lot sizes, future phases with room for changes. Mayor stated phase 1 and phase 2 happened so fast and by the time it was noticed it was not the mix that Council was looking for. New developments are being held to a different standard and it is not right that he votes in favor of these lot sizes when he is requiring the new developments to come in at a 20-25 feet difference. Mayor stated the second issue he has is that the drainage was built to a new standard and did a great job, but the problem is that the subdivision was built up really high compared to the surrounding neighborhoods and the concern by those neighbors is that they are going to flood. The water in those neighborhoods has nowhere to go now because it is now blocked by the Windrose Green subdivision. Mayor stated he asked if there was something that could be done**

about the elevation, and he was told no. Mayor stated the third issue he has is when the ditch was being developed for the pond that the dirt trucks were brought down Henderson Road and broke the road.

Mayor Pro-Tem Townsend stated that Council's job is to look out for the best interest of Angleton and does not know that high density lots is what the citizens want. Mayor Pro-Tem Townsend addressed Council and stated that if they are going to allow someone to build 40 foot lots then council needs to consider the other options of longer driveways or wider streets. He stated that Council Member Booth stated that historically Angleton has maintained 60 foot wide lots and thinks that should be base with variety of 45 foot lots. When he thinks of diversity it is not a 10 foot difference but is more like 40 to 60 foot lots and everything in between.

Mr. Kolby stated diversity doesn't just mean larger lots. People are purchasing homes in Windrose Green because they want to live there. The development has no control of what the home builders are selling the homes for. The development agreement was written to provide flexibility and if there was a market for 60 foot lots then the plans could be changed to reflect that but there's not a market for it. Mr. Kolby stated as for Henderson Rd. that it is a public road that is open to all traffic and shouldn't attribute any flaw on that road just to one specific contractor is unfair. He introduced Mr. Wilcox to speak on the drainage.

Stephen Wilcox, Division Manager with Hydrology & Hydraulics (H&H) addressed Council and stated he was the primary engineer for the drainage. He stated in the beginning they met with Angleton Drainage District (ADD) and the city on the history of the flooding conditions. They are engineering for 16 ½ inches in 24 hours, that is the ADD criteria. The detention ponds were built higher so that the water can flow out to Rancho Ditch and ended up with 26.4, 26.5 and 26.6 elevation in the lakes and as the water drains in the lakes it has to push out. Those elevations are the absolute lowest that will be achieved, and it sets what you can do for the rest. The natural ground is 24 in elevation which is less than the 26+ elevation. Had to build up and tilt in elevation to push the water in the detention pond.

Upon a motion by Council Member Roberts and seconded by Council Member Gongora, Council approved a Preliminary Subdivision Plat for Windrose Green Section 5. The item was approved on a 4-1 vote with Mayor Pro-Tem Townsend opposed. Council Member Booth was absent from the meeting.

## ADJOURNMENT

The meeting was adjourned at 9:39 P.M.

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

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST

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Michelle Perez, TRMC  
City Secretary