



Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Desiree Henson

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, FEBRUARY 24, 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 6:01 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

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

PLEDGE OF ALLEGIANCE

Noah Smith with the Boy Scouts led the Pledge of Allegiance.

INVOCATION

Pastor Joe Leal with The Bridge – A Community Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of service awards.

Fire Chief, Joe Garcia presented a service award to Karl Gingrich for 15 years of dedicated service to the City of Angleton and to the Angleton Fire Department.

CONSENT AGENDA

2. Discussion and possible action to accept the certification of unopposed candidates for the May 2, 2026, General Election.
3. Discussion and possible action to approve Resolution No. 20260224-003 ordering the cancellation of the General Election to be held on May 2, 2026; declaring the unopposed candidates for Council Member, Position 1; Council Member, Position 3; and Council Member, Position 5 are duly elected.
4. Discussion and possible action to approve the regular meeting minutes of February 10, 2026.
5. Discussion and possible action to approve a proposal from Lone Star Recreation for purchase and installation of the playground at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement.
6. Discussion and possible action to approve a proposal from Vortex for purchase and installation of the splash pad at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement.
7. Discussion and possible action to approve a Mass Gathering Permit for Life Foursquare Church to host their Easter in the Park event at Freedom Park and waive associated permit fees.
8. Discussion and possible action to approve the Quarterly Investment Reports for December 31, 2025.
9. Discussion and possible action to approve a Parks Memorial Request for installation of a bench and tree at Officer Cash Memorial Dog Park.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved consent agenda items 2. Discussion and possible action to accept the certification of unopposed candidates for the May 2, 2026, General Election; 3. Discussion and possible action to approve Resolution No. 20260224-003 ordering the cancellation of the General Election to be held on May 2, 2026; declaring the unopposed candidates for Council Member, Position 1; Council Member, Position 3; and Council Member, Position 5 are duly elected; 4. Discussion and possible action to approve the regular meeting minutes of February 10, 2026; 5. Discussion and possible action to approve a proposal from Lone Star Recreation for purchase and installation of the playground at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement; 6. Discussion and possible action to approve a proposal from Vortex for purchase and installation of the splash pad at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the

Acting City Manager to execute the associated agreement. 7. Discussion and possible action to approve a Mass Gathering Permit for Life Foursquare Church to host their Easter in the Park event at Freedom Park and waive associated permit fees; 8. Discussion and possible action to approve the Quarterly Investment Reports for December 31, 2025; and 9. Discussion and possible action to approve a Parks Memorial Request for installation of a bench and tree at Officer Cash Memorial Dog Park. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

There were no public hearings and action items.

REGULAR AGENDA

10. Discussion and update on the Austin Colony Subdivision Development.

Otis Spriggs, Director of Development Services presented the agenda item and stated this is a request from the owner/developer of the Austin Colony Development, Planned District (PD) No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie-in to County Road 44, Anchor Road which is currently under construction.

Wayne “Sandy” Rea, Austin Colony Developer addressed Council and stated

Mr. Rea stated that he expects to market and advertise the commercial area after the two model homes and landscaping on County Road 44 is complete. Brick standards are part of the development agreement, the homeowner’s association agreement and builder specific designs that will be shared with Council. Cyrene Homes and Mission Mill Builders are the home builders for the subdivision.

Mayor Wright addressed concern for parking on the narrow roadway and recommended a parking lane on one side of the road.

Grady Randle, City Attorney stated that a timeline and a complete engineer’s opinion of probable cost are needed in order to move forward with the Service and Assessment Plan (SAP) and reimbursement agreement.

Tommy Journey, Angleton Resident addressed Council and stated that the development has a plat over their deeded property and is concerned about the homes being developed around their property causing flooding.

Beth Journey, Angleton Resident addressed Council and stated that there will be a boulevard on one side of their property that supports a farm and ranch operation.

No action was taken.

11. Discussion and update on a potential text amendment ordinance amending the Code of Ordinances, providing rules and regulations governing the location and restrictions for hookah bars, hookah lounges, and retail electronic smoking device stores, within the city limits of Angleton, Texas.

Otis Spriggs, Director of Development Services presented the agenda item and stated at the request of the City Manager and City Council, Staff will bring a work session discussion and update on a potential text amendment ordinance amending the Code of Ordinances, providing rules and regulations governing the location and restrictions for Hookah Bars, Hookah Lounges, and Retail Electronic Smoking Device stores and Section 28-81 – Use Regulations (Charts). Staff is working with Legal to prepare all text amendments exhibits. If the direction is to move forward the first public hearing would be during the March 5, 2026 Planning and Zoning Commission meeting to be held at 12:00 P.M. and the second public hearing would be during the March 24, 2026 City Council meeting at 6:00 P.M. Mr. Spriggs provided a comparison table of 12 communities near Angleton on their governance of hookah bars, hookah lounges, and retail electronic smoking device stores and highlighted Pearland, Sugar Land, Richmond, and Rosenberg as examples. Pearland offers conditional use permits in Heavy Industrial Zones (M-2) only with 1,000-foot buffers from schools, places of worship, or child day cares and 300-foot buffers from residential subdivision entrances. Pearland limits the hours of operation to 8:00 A.M. to 10:00 P.M. Sugar Land defines the establishments as “Tobacco, Hookah, and Vapor Retail Store” and has removed them as a land use; new locations are prohibited and existing locations are treated as nonconforming with expansion prohibited. Richmond requires 500-foot separation from residential uses and 500-foot buffers from schools, daycares, and hospitals. Richmond also limits the hours of operations and has window/smoke-control requirements. Rosenberg indicates 2,000-foot buffers from schools, churches, parks and daycares. Rosenberg limits the hours of operation to 1:00 A.M. to 10:00 P.M., requires an age minimum of 21 to enter, and requires transparency and other operating restrictions (licensing-based ordinance).

Council Member Smith stated that he is in favor of placing buffers between the establishments and schools, parks, and other areas.

Council Member Daniel stated that she is in favor of putting these establishments under supervision of a special use permit (SUP).

No action was taken.

12. Discussion and update on a potential text amendment ordinance amending the Code of Ordinances, Article V.- Amusement Redemption Machine Game Rooms, Section 21-151 – 161; Definitions and Section 28-81 – Use Regulations (Charts), within the city limits of Angleton, Texas.

Otis Spriggs, Director of Development Services presented the agenda item and stated at the request of the City Manager and City Council, Staff has prepared a work session discussion and update on a potential Text Amendment Ordinance amending the Code of Ordinances, ARTICLE V. - AMUSEMENT REDEMPTION MACHINE GAME ROOMS,

Section 21-151 – 161; Definitions and Section 28-81 – Use Regulations (Charts). Staff is working with Legal to prepare all text amendments exhibits. . If the direction is to move forward the first public hearing would be during the March 5, 2026 Planning and Zoning Commission meeting to be held at 12:00 P.M. and the second public hearing would be during the March 24, 2026 City Council meeting at 6:00 P.M. Mr. Spriggs provided a comparison table of 12 communities near Angleton on their governance of game rooms.

Mayor Pro-Tem Townsend stated that he has seen in his profession, Game Rooms are consistently robbed which results in a search where narcotics are found in the area.

Council recommended that a public hearing be brought to the public and encouraged the citizens to attend for their voices to be heard.

No action was taken.

13. Discussion and possible action to approve proposed Freedom Park Field construction cuts and bid alternates, proceed with a contract with Frost Construction Company, and authorize the City Manager to execute a construction agreement.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated on February 10, 2026, City Council reviewed construction bids received for Bid No. 2026-04 Freedom Park Field and directed staff to engage in further discussions with Frost Construction Company following review of the two bids received. Subsequently, staff met with Burditt Land | Place and representatives from Frost Construction Company to evaluate Council's requested scope adjustments and develop an updated bid tabulation. Per Council direction, the following reductions to the original base bid were incorporated: removal of the elevated score table; reduction of one Americans with Disabilities Act (ADA) bleacher unit; and a reduction in quantity of double gates. In addition, Council requested evaluation of the following bid alternates for inclusion: Alternate No. 3 – Artificial Turf in the amount of \$214,611.84; Alternate No. 4 – Concrete Masonry Unit (CMU) Dugouts in the amount of \$33,200; Alternate No. 5 – Foul Poles in the amount of \$10,000; and Alternate No. 6 – 6-Foot Fencing Upgrade in the amount of \$30,000. Incorporating the above adjustments results in the following totals: a revised base bid of \$946,193; selected alternates in the amount of \$287,811.84; and an updated lump sum total of \$1,234,004.84. After accounting for soft costs (design, survey, and geotechnical services), the construction allocation available is approximately \$1,123,036. The updated lump sum exceeds the available construction allocation by approximately \$111,000. On February 17, 2026, the Angleton Better Living Corporation (ABLC) approved funding to cover the current projected overage, allowing the project to proceed with the adjusted base scope and selected alternates. Staff continue discussions with Angleton Little League regarding potential financial participation in field enhancements. Additionally, staff are evaluating inclusion of a brick paver campaign at Freedom Park to provide community participation opportunities and potential cost offsets.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the proposed Freedom Park Field construction cuts and selected alternates, authorize proceeding with a contract with Frost Construction Company in

the updated lump sum amount of \$1,234,004.84, and authorize the City Manager to execute the construction agreement following legal review. The motion passed on a 6-0 vote.

14. Discussion and possible action regarding construction bids received for Bid No. 2026-01 Abigail Arias Park.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated the City of Angleton closed construction bidding for Bid No. 2026-05 Abigail Arias Park on February 18, 2026, at 3:00 PM. This project was rebid following City Council's action on January 27, 2026, to reject all previously received bids. Bids were publicly opened and have since been reviewed by Parks and Recreation staff in coordination with the City's design consultant, Burditt Land | Place. The City received bids from D.L. Meacham, L.P. at \$1,476,396.53 with bid alternates of \$87,368.12, B&D Contractors at \$2,121,306.21 with bid alternates of \$78,498.10, and C.A. Walker Construction at \$1,950,000.00 with bid alternates of \$104,811.89. As part of the evaluation process, bids were reviewed for completeness, responsiveness, pricing, references, bonding capacity, and overall qualifications in accordance with the criteria outlined in the bidding documents. Burditt Land | Place will provide its evaluation findings and recommendation prior to Council consideration. The Abigail Arias Park project includes playground amenities, splash pad features, trails, native plantings, parking, utilities, and associated park infrastructure consistent with the approved project scope and applicable Texas Parks & Wildlife Department (TPWD) grant requirements. The total project budget is \$3,075,000, funded through the TPWD Local Park Grant, Angleton Better Living Corporation (ABLC) bond proceeds, and City funds. The current budget allocations include: \$198,000 for design, construction documents, bidding, and construction administration with Burditt Land | Place, \$5,102 for a topographic survey with Baker and Lawson, \$7,410 for an archeological survey with Horizon Environmental Services; \$589,881.70 for a playground with Lone Star Recreation, and \$612,388.14 for a slash pad with Vortex. After accounting for these allocations, the estimated remaining budget available for construction is \$1,662,218.16. A detailed comparison of bid pricing, including base bids and selected alternates was presented to City Council determine alignment with available funding and project priorities.

Upon a motion by Council Member Sartin and seconded by Mayor Pro-Tem Townsend, Council approved to award a construction contract for Bid No. 2026-05 Abigail Arias Park to D.L. Meacham Construction; approve selected alternates; authorize staff to finalize contract terms consistent with Council action; and authorize the Acting City Manager to execute the agreement upon final legal review. The motion passed on a 6-0 vote.

15. Discussion and possible action to approve naming the Lakeside Park Pavilion in honor of Terry Roberts.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated on February 17, 2026, the Parks and Recreation Board considered a request initiated by the Acting City Manager to name the pavilion located at Lakeside Park in honor of Terry

Roberts The Lakeside Pavilion is classified as a sub-facility under the City of Angleton Parks and Facility Naming Policy. The policy permits commemorative naming of sub-facilities for individuals who are deceased and who have demonstrated exceptional community service, leadership, or contributions that have positively impacted the community. Staff reviewed the request and confirmed that Terry Roberts meets the qualifying criteria outlined in the policy. Mr. Roberts served the community in various leadership roles, including service on the Parks and Recreation Board and City Council, and made significant contributions to the advancement of parks and recreation initiatives within the City of Angleton. Following discussion, the Parks & Recreation Board voted to recommend approval of the naming request and to forward the item to City Council for final consideration. If approved, staff will coordinate appropriate signage and recognition consistent with City standards and available funding.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved approve naming the Lakeside Park Pavilion in honor of Terry Roberts, as recommended by the Parks and Recreation Board. The motion passed on a 6-0 vote.

16. Discussion and possible action to award a contract to HDR Engineering for the design review of the Oyster Creek Wastewater Treatment Plant in the amount of \$64,000.

John Peterson, City Engineer with HDR Engineering presented the agenda item and stated that the City owns and operates the Oyster Creek Wastewater Treatment Plant (WWTP) and has requested HDR to develop a Technical Memorandum to identify and provide budgetary numbers for the below improvements at the WWTP: replace existing air diffusers and drop headers in the existing aeration basins; replace blowers to provide sufficient air to the aeration basins and air lift pumps; improve or replace the existing blower building and ensure all blowers are above the current floodplain level; and expand the current water reuse system s that chlorinated plant effluent can be used for washdown and spray down of key areas at the WWTP since the existing system currently only serves as carrier water for the WWTP chlorination and dichlorination systems.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to award a contract to HDR Engineering for the design review of the Oyster Creek Wastewater Treatment Plant in the amount of \$64,000. The motion passed on a 6-0 vote.

17. Discussion and possible action to approve Resolution No. 20260224-017 approving the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank; providing for repeal; and providing for an effective date.

Susie Hernandez, Director of Finance presented the agenda item and stated a resolution is presented to approve the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank to Desiree Henson, City Secretary and removing Michelle Perez who is no longer with the City.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved Resolution No. 20260224-017 approving the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank; providing for repeal; and providing for an effective date. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

18. Discussion and update on the first quarter financial statement through December 31, 2025.

Susie Hernandez, Director of Finance presented the agenda item and updated Council on the financial position of the general fund and water fund.

No action was taken.

19. Discussion and possible action to approve Ordinance No. 20260224-019 amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; revising and providing for an increase in the rates to be charged for solid waste collection; providing for repeal of conflicting ordinances.

This item was tabled.

Council moved to executive session.

EXECUTIVE SESSION

The City Council held an executive session at 8:17 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. 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. (Planning and Zoning Commission Appointments)

OPEN SESSION

The City Council adjourned Executive Session at 8:28 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

20. 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. (Planning and Zoning Commission Appointments)

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council appointed Harrold Goodin to the Planning and Zoning Commission. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

Council moved to Communications from Mayor and Council.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend stated that he would like a charter amendment to allow City Council elected officials to run for a fourth term totaling 8 years.

Mayor Pro-Tem Townsend stated that he would like a charter amendment on adding streets to Angleton Better Living Corporation.

Council Member Daniel stated she would like Specific Use Permits (SUP) for unlicensed technician establishments.

Council Member Smith stated he would like an update on the water meters.

Mayor Wright stated that he would like an update on bringing a H-E-B to the Ashland subdivision.

Mayor Wright stated that he would like an update on areas needing fire hydrant connection, the condition of the fire hydrants, and timeline of when the fire hydrant on Burch Street was flushed.

Mayor Wright stated that Concerts in the Park will be happening in May in the downtown parking lot to highlight our downtown businesses with the opportunity of all businesses in the city to advertise and display their business.

Council Member Smith thanked staff for holding a tour at the King Municipal Operations Center.

Mayor Wright thanked the Parks and Recreation department for their quick response to Freedom Park lights that needed replacement.

ADJOURNMENT

The meeting was adjourned at 8:43 P.M.

These minutes were approved by Angleton City Council on this the 10th day of March 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary