



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, OCTOBER 28, 2025, 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

Mayor Wright called the meeting to order at 6:00 P.M.

PRESENT

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

**Acting City Manager Guadalupe "Lupe" Valdez
City Attorney Scott Francis
City Secretary Michelle Perez**

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Townsend gave the Pledge of Allegiance.

INVOCATION

Reverend Michael Gable with First Presbyterian Church, gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

- 1. Presentation of the Professional Municipal Court Week proclamation.**

Mayor Wright presented the Professional Municipal Court Week proclamation to Municipal Court staff.

EXECUTIVE SESSION

The City Council held an executive session at 6:05 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. (Municipal Court Prosecutor Contract and Parks and Recreation Board Youth Member Appointment)
3. Discussion and possible action to approve Ordinance No. 20251014-003 appointing Jeffrey R. Gilbert the Municipal Court Judge for the Municipal Court of Record of the City of Angleton; and providing and effective date. Pursuant to Section 551.074 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 6:28 P.M. and reconvened into Open Session 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. (Municipal Court Prosecutor Contract and Parks and Recreation Board Youth Member Appointment)

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved a 3% raise for Prosecutor Perry Stevens and authorized the City Manager to negotiate the contract. The motion passed on a 6-0 vote.

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. (Municipal Court Prosecutor Contract and Parks and Recreation Board Youth Member Appointment)

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Addyson Schwarz to be appointed as a youth board member to the Parks and Recreation Board for a term to expire 10/1/2026. The motion passed on a 6-0 vote.

3. Discussion and possible action to approve Ordinance No. 20251014-003 appointing Jeffrey R. Gilbert the Municipal Court Judge for the Municipal Court of Record of the City of Angleton; and providing and effective date. Pursuant to Section 551.074 of the Texas Government Code.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20251028-003 appointing Jeffrey R. Gilbert, the Municipal Court Judge for the Municipal Court of Record of the City of Angleton and authorized a 3% raise. The motion passed on a 6-0 vote.

CONSENT AGENDA

4. Discussion and possible action on the 2026 City Holidays.
5. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2024-2025.
6. Discussion and possible action to approve the Quarterly Investment Reports for September 2025.
7. Discussion and possible action to approve Resolution No. 20251028-007 designating authorized signatories for contractual documents and documents for requesting funds pertaining to the General Land Office Community Development Block Grant – Mitigation Supplemental Program (CDBG-MIT Supplemental) and providing that this resolution shall become effective from and after its passage.
8. Discussion and possible action to approve a contract with Tetra Tech for debris monitoring services.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, council approved consent agenda item No. 4. Discussion and possible action on the 2026 City Holidays; item No. 5. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2024-2025; item No. 6. Discussion and possible action to approve the Quarterly Investment Reports for September 2025; item No. 7. Discussion and possible action to approve Resolution No. 20251028-007 designating authorized signatories for contractual documents and documents for requesting funds pertaining to the General Land Office Community Development Block Grant – Mitigation Supplemental Program (CDBG-MIT Supplemental) and providing that this resolution shall become effective from and after its passage; and item No. 8. Discussion and possible action to approve a contract with Tetra Tech for debris monitoring services. The motion passed on a 6-0 vote.

REGULAR AGENDA

9. Discussion and possible action on street overlays for the Fiscal Year 2025-2026 projects.

Hector Renteria presented the agenda item and stated that annually the City of Angleton enters an interlocal agreement with Brazoria County for road maintenance. He stated the city is in the project selection portion of the interlocal agreement.

Matt Hanks, Brazoria County Engineer, and Mr. Renteria engaged in discussion with council regarding what streets to overlay. Mr. Hanks provided updates to the overlay process, and current construction.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, council approved street overlays for the Fiscal Year 2025-2026 projects for Henderson Road (Buchta Road to Highway 35 - 2,810 FT) and Western Avenue (Heritage Oaks Drive to Highway 35 - 2,890 FT). The motion passed on a 6-0 vote.

10. Update and discussion on the Abigail Arias Park Project by Claudia Walker with Burditt.

Jason O'Mara, Director of Parks and Recreation, introduced the agenda item and stated that Staff continue to advance the Abigail Arias Park project on schedule through the Construction Documents (CD) phase. Burditt delivered the 60% Construction Documents on October 14, 2025; staff completed and returned consolidated comments on October 21, 2025. Next milestones are 90% Construction Documents in early November. The current Preliminary Opinion of Probable Cost based on the 60% CD's, estimates a base construction total of approximately \$2,802,531, reflecting Phase 1 scope that includes: family restroom/pavilion, loop trail and sidewalks, parking and drives, site/parking lighting, playground, splash pad, poured-in-place surfacing, artificial-turf berm, site furnishings, dumpster enclosure, monument sign, and softscape/irrigation (with trees anticipated via donation). Staff are coordinating Abigail's Reach on a sponsorship campaign, and with vendors to maximize purchasing power and preserve Phase 1 scope within the budget.

Claudia Walker with Burditt. Ms. Walker presented the Abigail Arias Park preliminary 3D renderings.

Council discussed the sense of urgency to get the project completed. Mayor Pro-Tem Townsend gave Ms. Walker the date of June 28, 2026, to have something completed on the project, the day of Abigail's 14th birthday. Ms. Walker stated they can work with tighter deadlines to try and make things work.

No action taken.

11. Discussion and possible action to consider the Angleton Estuary LLC Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (ETJ), being a tract containing 107.483 acres of land located in John W. Cloud League & the J.DE J. Valderas Survey, Brazoria County, Texas. Pursuant to the provisions of Subchapter D, Chapter 42 of the Texas Local Government Code.

Otis Spriggs, Director of Development Services presented the agenda item and stated that this is a request for approval of a petition filed originally on December 16, 2024, requesting release of approximately 107.483 acres of land from the extraterritorial jurisdiction (ETJ) of the City of Angleton enabled by new legislation known as Senate Bill 2038. The request is from the owners of the property, Angleton Estuary LLC. The enacted state law allows landowners or residents to submit a written petition to a city to release their property from the city's extraterritorial jurisdiction (ETJ). In the 88th (Regular) Texas legislative session, Senate Bill 2038 was passed and is effective as of September 1, 2023. The newly enacted Local Government Code, Chapter 42, Subchapters D and E codified and established a petition and election process for releasing property from a city's ETJ. Staff have reviewed the property status that is subject to this petition for ETJ removal, as it relates to the long-range Comprehensive Land Use Plan. The land use plan recognized this study area as a commercial node/gateway into the city that recommends Industrial and Commercial uses along the SH288-B corridor. While this property lies within a distance of approximately 390 ft. to the city limits line, its removal could affect the core planning consistency for that region.

An appropriate mix of both commercial and industrial uses are recommended for this area with good access to highways and major arterials. City Council voted to deny this request on January 28, 2025, of the petition requesting removal from the Extraterritorial Jurisdiction. If no action is taken, the removal is automatically approved by operation of law.

Scott Francis, Randle Law Office City Attorney, addressed Council and stated the petition was received and city council denied it based on the fact that there was still a lawsuit pending and since the lawsuit has been dismissed, now the property has been released according to law but council can take action for a more formal action but the action take has no legal effect on the outcome.

Mayor Wright stated that this is the State Legislature for passing the law and there will be ramifications on the city in the long term. These are prime growth areas in the city, and the city has no recourse. This is landlocking the city on the North side of the city in some cases.

Mayor Pro-Tem stated that this is the State Legislator taking control away from local government. This is saying that the State is smarter and knows better than local government. Focusing on this particular tract that is on the North side of 523 across from Angleton High School, the developers would like to develop with no fees, and the problem it puts the City of Angleton in is that this means the land could be anything as long as it follows the guidelines of the county. The development could put a strip mall with strip bars and there would be no prohibition, could be a shooting range, hundreds of apartments, residential, and hypothetically speaking it could be HEB but the problem with that is that it takes all the sales tax away from the city. City government is funded by sales tax and wished the local legislators understood that but decided otherwise. The developer can do anything they want and the city has no binding authority.

Mayor Wright stated that if the landowner of this property decided that they wanted to build a well, they could, and they would be tapping into the same water system as the city. He stated that Texas Commission on Environmental Quality (TCEQ) needs to think about what they are doing.

Council Member Sartin stated that the citizens often ask how these developments and the buildouts of the developments are occurring and why there is not more regulation, and stated that this is a perfect example of the state stepping in and taking that control away from the city and not allowing the citizens to elect representation that can control these types of things in the extraterritorial jurisdiction (ETJ).

Mayor Wright stated that he has spoken many times to Senator Mayes Middleton and other senators and to no avail, nothing has happened regarding Senate Bill 2038.

Upon a motion by Council Daniel and seconded by Mayor Pro-Tem Townsend, Council moved to DENY the Angleton Estuary LLC Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (ETJ), being a tract containing 107.483 acres of land located in John W. Cloud League & the J.DE J. Valderas Survey, Brazoria County,

Texas. Pursuant to the provisions of Subchapter D, Chapter 42 of the Texas Local Government Code. The motion passed on a 6-0 vote.

Mayor moved to item No. 15

15. Discussion and possible action to approve Ordinance No. 20251028-015 an ordinance by the City Council of the City of Angleton, Texas authorizing the issuance and sale of the City of Angleton, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto.

Joe Morrow with Hilltop Securities addressed Council and stated that the city is authorizing the issuance of Combination Tax and Revenue Certificate of Obligations Series 2025 in the amount of \$8,090,000 for the costs associated with the design, construction, acquisition and equipment of water and sewer system improvements including wastewater treatment plant improvements and the costs of professional services related. The city received an A+ rating.

Upon a motion by Mayor Pro-Tem Townsend and Council Member Sartin, council approved Ordinance No. 20251028-015 an ordinance by the City Council of the City of Angleton, Texas authorizing the issuance and sale of the City of Angleton, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto. The motion passed on a 6-0 vote.

Mayor Wright moved to item No. 12

12. Discussion and possible action to award the 2024 Community Development Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project to King Solution Services, LLC in the amount of \$163,536.00

John Peterson, City Engineer with HDR, addressed council and stated on October 7, 2025, the City received seven (7) bids for the above reference project. The project includes trenchless rehabilitation of approximately 850 linear feet of sewer line and cementitious wall lining of 3 sanitary manholes, and removal and replacement of 1 sanitary manhole.

Upon a motion by Council Member Sartin and seconded by Mayor Pro-Tem Townsend, Council approved the award of the 2024 Community Development Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project to King Solution Services, LLC in the amount of \$163,536.00. The motion passed on a 6-0 vote.

13. Discussion and possible action on the proposed Texas Department of Transportation 288B Downtown Improvements.

John Peterson, City Engineer with HDR, addressed council and presented the plans for the 288B Downtown Improvements. The city was selected for a \$5 Million grant for improvements to the 288B Downtown area. Texas Department of Transportation

(TxDot) has hired Pape-Dawson to provide engineering services for the 288B Downtown Improvements. HDR received the TxDOT plans on October 14, 2025.

Council gave direction to Mr. Peterson to submit comments and questions regarding facades, modifying the existing drainage, utilities, and removing bike lane to TxDOT before moving forward. The utility project will be on hold for now.

No action taken.

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

Hector Renteria, Director of Public Works, addressed council and stated the services in this contract will include an upfront renovation of the tank, and the installation of a much-needed mixer. This mixer is needed to help keep the water in the tank in constant movement. The tower must be drained periodically due to stratification, and high-water age. Annually, the tank will be inspected and Utility Service Co., Inc. will provide a written report. Biennially, the tank will have a washout inspection performed by Utility Service Co., Inc. annual fee for contract year 1 shall be \$30,000.00. The annual fees for contract years 2, 3, and 4 shall be \$95,642.00 per contract year. The annual fee for contract year 5 shall be \$22,709.00.

Michael Conway with USG, addressed Council to speak on the company and contract. Mr. Conway stated

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, council approved a water tank maintenance contract with Utility Service Co., Inc. with the stipulation that the maintenance contract can be canceled with a 90 day notice. The motion passed on a 6-0 vote.

16. Discussion and possible action to approve Resolution No. 20251028-016 designating a representative and alternate to the Houston-Galveston Area Council 2026 General Assembly.

Upon a motion by Council Member Daniel to nominate Mayor Wright and Mayor Pro-Tem Townsend to the Houston-Galveston Area Council 2026 General Assembly.

Upon an amended motion by Council Member Daniel and seconded by Council Member Smith, council approved Resolution No. 20251028-016 designating Mayor Wright as representative and Council Member Sartin as alternate to the Houston-Galveston Area Council 2026 General Assembly. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council held an executive session at 9:05 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Deliberate regarding security devices or security audits; the deployment, or specific occasions for implementation, of security personnel or devices pursuant to Section 551.076 of the Texas Government Code.
18. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.
19. Deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 10:20 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.

17. Deliberate regarding security devices or security audits; the deployment, or specific occasions for implementation, of security personnel or devices pursuant to Section 551.076 of the Texas Government Code.

No action taken.

18. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.

Upon a motion by Council Member Sartin and seconded by Council Member to authorize the City Attorney to initiate the termination clause for the waste water treatment project with Shneider Electric. The motion passed on a 6-0 vote.

19. Deliberation regarding economic development negotiations pursuant to Section 551.087 of the Texas Government Code.

No action taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update at the next meeting on the bond funds dedicated to the Fire Department. Acting City Manager Valdez stated that the Fire Department decided they no longer needed the apparatus bay but could use the bond funds for maintenance.

Mayor Wright thanked staff for getting projects moving forward and faster, customer service levels are increasing and improving, it is great to see and hear.

Acting City Manager Valdez commented on the Facebook post regarding the commercial production that came to the city and stated that they brought 150 people to the city of Angleton, they compensated the apartment complex and the people that were immediately affected by their filming, a local church and business were compensated. Mr. Valdez stated

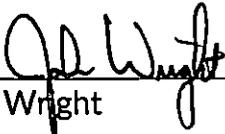
that they brought money to Angleton, and they stated that they never worked for a city where the citizens were so nice to them.

ADJOURNMENT

The meeting was adjourned at 10:28 P.M.

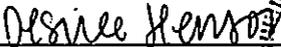
These minutes were approved by Angleton City Council on this the 10th day of February, 2026.

CITY OF ANGLETON, TEXAS



John Wright
Mayor

ATTEST:



Desiree Henson, TRMC
City Secretary

