



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 10, 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 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

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Pastor Alexis Glaze with Life Foursquare Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

- 1. Recognition and swearing in of Fire Lieutenant Corey Castillo.**

Mayor Wright swore in Fire Lieutenant Corey Castillo.

- 2. Presentation of the Black History Month proclamation.**

Mayor Wright presented the Black History Month Proclamation to Faye Gordon.

CONSENT AGENDA

3. Discussion and possible action on Resolution No. 20260210-003 establishing the procedure for the May 2, 2026, General Election in Angleton, Texas; and providing for other related matters related thereto.
4. Discussion and possible action on approving a contract with Brazoria County for the May 2, 2026, General election.
5. Discussion and possible action to approve Landmark Aquatic proposal for water slide restoration at the Angleton Recreation Center Natatorium under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement.
6. Discussion and possible action to award painting services in the Recreation Center Natatorium and authorize the Acting City Manager to execute an agreement with Alvarado Painting.
7. Discussion and possible action on the 2025 Angleton Racial Profiling Report.
8. Discussion and possible action on the renewal of the Wind and Hail insurance as part of the City's property insurance program for a policy beginning February 15, 2026.
9. Discussion and possible action to approve the regular meeting minutes of October 28, 2025, November 12, 2025, December 9, 2025, the special meeting minutes of December 16, 2025, the regular meeting minutes of January 13, 2026, and January 27, 2026.
10. Discussion and possible action to approve Resolution No. 20260204-010 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated body armor for the police department.
11. Discussion and possible action to approve Resolution No. 20260210-011 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated ballistic shields for the police department.
12. Discussion and possible action to approve Resolution No. 20260210-012 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated ballistic helmets for the police department.

Upon a motion by Council Member Simmons and seconded by Council Member Daniel, Council approved consent agenda items 3. Discussion and possible action on Resolution No. 20260210-003 establishing the procedure for the May 2, 2026, General Election in Angleton, Texas; and providing for other related matters related thereto; 4. Discussion and possible action on approving a contract with Brazoria County for the May 2, 2026, General election; 5. Discussion and possible action to approve Landmark Aquatic proposal for water slide restoration at the Angleton Recreation Center Natatorium under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement; 6. Discussion and possible action to award painting services in the Recreation Center Natatorium and authorize the Acting City Manager to

execute an agreement with Alvarado Painting; 7. Discussion and possible action on the 2025 Angleton Racial Profiling Report; 8. Discussion and possible action on the renewal of the Wind and Hail insurance as part of the City's property insurance program for a policy beginning February 15, 2026; 9. Discussion and possible action to approve the regular meeting minutes of October 28, 2025, November 12, 2025, December 9, 2025, the special meeting minutes of December 16, 2025, the regular meeting minutes of January 13, 2026, and January 27, 2026; 10. Discussion and possible action to approve Resolution No. 20260204-010 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated body armor for the police department; 11. Discussion and possible action to approve Resolution No. 20260210-011 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated ballistic shields for the police department; and 12. Discussion and possible action to approve Resolution No. 20260210-012 authorizing the submission of a Criminal Justice Grant Program to the Office of the Governor, Criminal Justice Division, to fund rifle-rated ballistic helmets for the police department. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

13. Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260210-013 approving an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for an RV- Recreational Vehicle Temporary Housing for medical purposes, at 202 South Walker Street, Angleton, Texas.

Otis Spriggs, Director of Development Services presented the agenda item and stated Laura Green, who has recently been diagnosed with a critical medical condition and can no longer live independently has been residing in a recreational vehicle (RV) placed on her daughter's property at 202 South Walker to provide her with immediate and essential care for the anticipated duration of six months to one year. This arrangement is the only way to accommodate her critical needs while providing a measure of comfort and personal space during this difficult time. Given the extreme and unforeseen financial and emotional hardship placed upon the family due to this medical emergency, she respectfully asked the City Council to grant a waiver for the standard Specific Use Permit (SUP) application fee, and on January 13, 2026 all fees were waived, as City Council fully established hardship was proven. She is fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics. Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration: When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Planning and Zoning Commission and the City Council shall specifically consider the extent to which: a. the proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan and the use is permitted as a specific use permit; b. the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations, no issues; c. The

proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter, all supplemental standards are met, no issues apply; and d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire, access is adequate, no issues apply; off-street parking and loading areas, parking is sufficient for the proposed use; screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses, no issues apply; control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district, non-applicable; required yards and open space, no issues; height and bulk of structures, no issues apply; hours of operation, non-applicable; exterior construction material and building design, no issues; and roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets, low volume use, no issues apply; and e. the proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; no issues. Staff have taken the above criteria into consideration when reviewing the proposed request approving an SUP (Specific Use Permit) application for an RV (Recreational Vehicle) Temporary storage for medical purposes, for the address location 202 South Walker Street, Angleton, Texas. Public notification staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application. Staff has not received any notices in opposition of the proposed SUP request.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved to open the public hearing. The motion was passed on a 6-0 vote.

There were no speakers for or against this item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved to close the public hearing. The motion passed on a 6-0 vote.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Ordinance No. 20260210-013 approving an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for a RV- Recreational Vehicle Temporary Housing for medical purposes, at 202 South Walker Street, Angleton, Texas. The motion passed on a 6-0 vote.

14. Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260210-014 granting the voluntary petition to annex approximately 10.646 acres into the City Limits and assigning an "MH" Zoning District/SUP, Specific Use Permit Overlay, originally within the Angleton ETxtraterritorial Jurisdiction, for the Angleton Recreational Vehicle (RV) Park LLC Facility located at 789 and 799 Anchor Road/County Road 44, Brazoria County, Angleton, TX 77515.

Otis Spriggs, Director of Development Services presented the agenda item and stated Bhavin Divecha, Managing Partner of Angleton RV Park, requests approval of an Ordinance assigning zoning to "MH" Zoning District/Specific Use Permit (SUP) Overlay for approximately 10.646 acres within the Angleton Extraterritorial Jurisdiction (ETJ), into the City Limits, for the Angleton RV Park LLC which is a facility located at 789 and 799 Anchor Road also known as County Road 44. The annexation will be subject to a Service Agreement, for City of Angleton services including connection to water and sewer utilities. Mr. Divecha asserts that the Angleton RV Park land is facing State Highway 288 frontage with a sanitary spray field in a visible site of all traffic in the area, causing an eyesore for future businesses to want to develop around the park. He intends to invest in removing the sanitary spray field, allowing future development on the Commercial frontage. The amenities at the RV Park include the following: 78 RV pads containing essential utilities; laundry room; office; and a single-story residential home for on-site accommodation for the park manager. In April 2024, Angleton RV Park received a quote from Clements Plumbing, estimating \$39,500 to install a lift station next to the existing septic system and run a two-inch discharge line from the lift station to the City's manhole that is located 700 feet away, along the property line. This line will be sleeved where it crosses a driveway. The contractor will then pump out the septic and tie the sewer into the new lift station, fill the septic tank with sand topper, regrade and dress up the site with a sand topper under permitting and inspections. The proposed Utility Service Plan outlines the expectations for the facility as it relates to water and sewer service by the City. Occupied recreation vehicles (RV) that are using water-well on the effective date of annexation may continue to use the same for a period not to exceed 36 months or for a period as approved by City Council. After which, city water services are to be provided for. The property owner shall be responsible for the cost of extending water lines to his/her property. After any required water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies, and final inspection has been completed and approved by the City, City water service will then be provided to the area. The owner shall extend at least an eight-inch water line service line across his property frontage, so that the abutting property can tie to it as required. The owner must connect at the owner's expense to the City's wastewater sanitary sewer mains. Once connected, the sanitary sewage service will be provided by the City at rates established by City ordinances for such service. The owner has the option to seek sanitary sewage service from the City based on desire of owner and will be required to connect to both City water and sanitary sewage service in accordance to the terms of this service Zoning Analysis. Recreational vehicle parks may only be located in zoning districts M-1 and R-8 as defined in the zoning ordinance. Note that a Zoning application requesting assignment of a Zoning District (MH), and Specific Use Permit (SUP) for the site must be followed up by the applicant, after the annexation is granted, if approved. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances. Sec. 14-122. A license is required; it shall be unlawful for any person to operate a recreational vehicle park within the corporate limits of the city unless such person holds a valid license issued in the name of such person for a specific park, see fees below. Each RV coming into a RV park must be inspected by the city building inspector after placement and hook-up. If the vehicle passes inspection, the city building inspector shall grant a permit to the recreational vehicle and the applicant shall pay an inspection fee and permit fee as listed in the fee schedule of the City of Angleton. All original applications for an original license to operate a RV park in the city shall be on forms furnished by the city, shall be signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and accompanied by the annual license fee mentioned below. The application shall contain the following: a. The name and address of the applicant and, if the applicant is not the owner of the premises on which the park is located, the name and address of the owner with a copy of a lease to the applicant from the owner being attached, and the day and night phone number for the responsible manager and/or owner; b. the legal description, street address, and

zoning classification of the park; and c. a site plan of the park showing all RV spaces, structures, streets, driveways, walkways and other service facilities and such other information as the building official may reasonably require to establish that the park has been constructed, altered, or expanded according to the permit issued therefor. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be issued. The building official shall grant such application and issue an original license to operate a recreational vehicle park to the applicant unless he finds the information contained in such application to be inaccurate. The original license shall expire on January 2 of the calendar year next following the year in which it is issued. An application to renew a license to operate a RV park in the city shall be made on forms furnished by the city, shall be signed by the licensee, shall contain such information as the building official may reasonably require to gather information reflecting any change in the information required in the original application or last filed renewal application and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the annual license fee mentioned below. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be renewed. A license which has been suspended pursuant to section 14-127 may not be renewed during the period for which it was suspended. The annual license fee, per recreational vehicle space, shall be as listed in the fee schedule of the City of Angleton. The annual fee for an original license shall be prorated for the balance of the year. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances. RV Parking Licensing requirement Fee: \$50 plus \$15 per space - Annual Fee with a \$50.00 - Transfer Fee. Total upon annexation due for licensing will be: \$50.00 + \$15 per (78 RV pads)= \$1,220.00. Sec. 14-123. Every person desiring to purchase a RV park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the building official may reasonably require to assure the building official that the park is being and will be operated in compliance with all the requirements of this article and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in section 14-127 may not be transferred during the period for which it was suspended. All applications for transfer of a license to operate a RV park within the city shall be accompanied by a fee as listed in the fee schedule of the City of Angleton. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances. Sec. 14-125. Maintenance and operation of parks. The site requirements for manufactured homes set forth in subsections 14-263(c) through (j), of the Angleton Code of Ordinances shall apply to recreational vehicle parks and shall be maintained at all times in good working order and condition. In recreational vehicle parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of chapter 17 of the Standard Fire Prevention code adopted by subsection 7-16(a) of the Angleton Code of Ordinances. In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of chapter 9 of the Standard Fire Prevention Code adopted by subsection 7-16(a). Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for fire department operations which shall be connected to the City's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the fire department and water department of the city. The adequacy of the water supply for firefighting shall be determined by state standards. All fireplaces, wood burning

stoves and other forms of outdoor cooking shall be also located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park. The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park such as weeds, dry brush, leaves, high grass, and the accumulation of debris to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this Code. All extermination methods and other methods to control insects and pests must conform to the requirements of the health director of the city. All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week. With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of section 14-266 of the Angleton Code of Ordinances only recreational vehicles shall be located in any recreational vehicle park. The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the building official to ensure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night. All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state and federal regulations. The park shall have adequate draining as determined by the city engineer. The plot plan of the park shall provide for adequate green space and landscaping so as to constitute and maintain the aesthetic components of a residential area. All spaces within the park shall be concrete or asphalt. All streets must comply with the provisions for streets in manufactured housing parks as set forth in section 14-264 of the Angleton Code of Ordinances. There shall be two off-street vehicle parking spaces for each park space. Each space shall be equipped for electricity, water and sewer hookup. Each sewage hook-up must have a P-trap. Each electrical hook up must be of the "female" plug in type. Each water hook-up must be through the hose bibb with vacuum breakers installed. The building official, the health officer, the fire chief, and the police chief of the city and their respective designers shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a RV park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this article. To avoid violations, or suspensions, inspections of any recreational vehicle park, is subject to the building official, the health officer, the fire chief, or the police chief of the city or their respective designee evaluating conditions or practices existing at such park which are in violation of any provision of this article, the building official shall issue and deliver writing notice forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be in a reasonable time. Police protection will be reverted to Angleton Police Department (PD) as a condition of an approved annexation into the city limits. Angleton PD has submitted the Exhibit "D", Crime Report for Council's information which shows stats from 2022 through 2025 by agency responding. Approximately 165 calls for service were generated in the vicinity of this site location (both EMS and law enforcement). 16 reports were generated for service. The distribution of call types is approximately 50 percent were non-emergency, 26 percent were 911 calls, and 25 percent were responded by Law Enforcement. As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures

for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to open the public hearing. The motion passed on a 6-0 vote.

Lupe Valdez, Police Chief and Acting City Manager spoke against annexing the property into the city but in favor of supplying sewer and water to the property.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin approved to close the public hearing. The motion passed on a 6-0 vote.

Bhavin Divecha, Managing Partner of Angleton RV Park stated that he is only interested in sewer services at this time.

John Peterson, HDR Engineer stated that normal routine is to turn water and sewer off at the same time when a resident fails to make their utility bill. The only way to turn off the sewer would be to plug the sewer line, leaving the water line useable, and causing an issue where if water is used there is nowhere for it to go.

Council Member Sartin stated that he wants the water connected when the sewer is connected.

Council Member Daniel stated that she is not comfortable with offering water and sewer without annexation.

Council stated there are two options: approve with annexation and immediate water and sewer connection, or approve without annexation under a service agreement allowing additional time to connect, provided both are connected simultaneously.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council tabled this item to give Mr. Divecha time to decide. The motion passed on a 6-0 vote.

REGULAR AGENDA

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

Otis Spriggs, Director of Development Service stated that Austin Colony Developer, Wayne (Sandy) Rea is not in attendance to provide the update.

Beth Journey addressed Council regarding her private property that lies in the middle of the Austin Colony Subdivision Development. Ms. Journey stated that Mr. Rea plans to alter the road to their recorded property, protected by deed. Ms. Journey is concerned about the development affecting their power and potential flooding.

Mayor Pro-Tem Townsend stated that he would like Mr. Rea to appear in person to answer questions.

16. Discussion and possible action on a proposal from HDR Engineering for the 2026 Oyster Creek Wastewater Treatment Plant Permit Renewal.

John Peterson, HDR Engineer presented the item and stated that the Oyster Creek Wastewater Treatment Plant (WWTP) located at 500 Sebesta Road has a permit that expires January 2, 2027, and the city must submit an application for permit renewal to the Texas Commission on Environmental Quality (TCEQ) 180 calendar days prior to the expiration date, which is on July 2, 2026. HDR has prepared a proposal to complete the permit renewal application to the TCEQ for the City of Angleton.

Upon a motion by Council Member Sartin and seconded by Mayor Pro-Tem Townsend, Council approved a proposal from HDR Engineering for the 2026 Oyster Creek Wastewater Treatment Plant Permit Renewal not to exceed the amount of \$24,600.00. The motion passed on a 6-0 vote.

17. Discussion and possible action on a proposal from HDR Engineering for the design, bid, and construction management on the Lorraine Street Sanitary Sewer Improvements.

John Peterson, HDR Engineer presented the item and stated the City has been experiencing repeated maintenance issues with the existing 27-inch sanitary sewer line on Lorraine Street, beginning at the intersection of North Chenango Street and running West to the West side of State Highway 288 Business (288B). This segment is approximately 450 feet and includes a crossing of State Highway 288B. The City has performed a closed-circuit TV (CCTV) inspection of this segment and found it to be a coated concrete pipe. The coating has begun to fail causing blockages in the pipe. This proposal is to install a new 30-inch sanitary sewer line and abandon the existing line in place.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved a proposal from HDR Engineering for the design, bid, and construction management on the Lorraine Street Sanitary Sewer Improvements in an amount not to exceed \$178,510.00. The motion passed on a 6-0 vote.

18. Discussion and possible action on the Texas Department of Transportation (TxDOT) 288B Downtown Improvements and the possible approval to go to bid for 288B Utility Improvements.

John Peterson, HDR Engineer presented the agenda item and stated the City of Angleton was selected for a five-million-dollar grant for improvements to the 288 Business (288B) Downtown area. Texas Department of Transportation (TxDOT) has hired Pape-Dawson to provide engineering services for the 288B Downtown Improvements. HDR has received the 60% plans and met with TxDOT to discuss directions given to staff by Council. HDR will discuss conversation with TxDOT regarding the downtown improvements and street signs.

Mr. Peterson, Council, and staff discussed the proposed bicycle lanes, parking being removed, and designs for street signs and street poles.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to go to bid for 288B Utility Improvements. The motion passed on a 6-0 vote.

19. Discussion and possible action regarding construction bids received for Bid No. 2026-04 Freedom Park Field.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated the City of Angleton closed construction bidding for Bid No. 2026-04 Freedom Park Field on February 4, 2026, at 2:00 P.M. Bids received were reviewed by Parks and Recreation staff in coordination with the City's design consultant, Burditt Land | Place. Bids received were Hellas Construction Incorporation with a base bid of \$1,824,389.00 and alternates of \$373,271.25 and Frost Construction Company with a base bid of \$976,293.00 and alternates of \$410,654.00. As part of the evaluation process, bids were reviewed for completeness, responsiveness, pricing, references, and overall qualifications. References were checked and bids were scored in accordance with the evaluation framework outlined in the bidding documents. Burditt Land | Place provided its evaluation findings and recommendation to staff following completion of their review. The Freedom Park Field project is funded through a combination of Angleton Better Living Corporation (ABLC) Bond funding and the City's General Fund, with a total project budget of \$1,250,000. Current budget allocations include \$99,000 for design, construction documents, bidding, and construction administration (Burditt Land | Place), \$14,614 for Topographic Survey (Baker & Lawson), and \$13,350 for Geotechnical Services (Terracon). After accounting for these costs, the estimated remaining budget available for construction is \$1,123,036.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to award Bid No. 2026-04 Freedom Park Field to Frost Construction Company. The motion passed on a 6-0 vote.

REGULAR AGENDA

20. January Staff Reports

Council and staff discussed the December reports.

Martha Eighme, Director of Communications and Marketing stated that we are working on a Shop Local, Dine Local campaign that will be kicked off with a concert downtown. Staff is looking into electrical supply and stage placement near the downtown heart to be closer to businesses and restaurants. Mayor Pro-Tem Townsend stated that he would like to see at least two concerts in the first series of concerts for those that miss the first one.

Kyle Reynolds, Assistant Director of Development Services updated Council on new commercial businesses and demolition of homes in the last month.

Jason O'Mara, Director of Parks and Recreation gave an update on the Recreation Center Pool. The project completion date is now to be determined due to Americans with Disabilities Act (ADA) compliance hurdles.

Jason O'Mara, Director of Parks and Recreation stated that there is a Daddy Daughter Date Night being held on February 21, 2026 and that registration is open.

Jason O'Mara, Director of Parks and Recreation stated that we are looking at an installation deadline for the new playground at Freedom Park to be in April.

Susie Hernandez, Director of Finance stated that online payments for Utility Billing, Municipal Court, and Development Services are being impacted by a software issue with the payment system. Those needing to pay a bill can pay in person or with a card over the phone.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked Staff for the work during the freeze and moving projects along.

Council Member Simmons announced that Market Days is the third weekend in March.

Jason O'Mara, Director of Parks and Recreation stated that the Janitorial Services bid opening is at 2 P.M. and the Abigail Arias Park bid opening is at 3 P.M. on February 18, 2026.

Mayor Wright requested a discussion for the first meeting in April to discuss street projects and how to fund them with four options: create our own street department, go out for a debt service, get more overlays done by the county, or go out to the voters to move the Angleton Better Living Corporation (ABLC) fund back to the general fund.

Council Member Daniel wants to define minor changes and major changes for Specific Use Permits (SUP).

ADJOURNMENT

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

These minutes were approved by Angleton City Council on this the 24th day of February 2026.

CITY OF ANGLETON, TEXAS



John Wright
Mayor

ATTEST:

Desiree Henson
Desiree Henson, TRMC
City Secretary

