



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, JULY 28, 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 Pro-Tem Townsend called the meeting to order at 6:07 P.M.

PRESENT

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 Desiree Henson

ABSENT

Mayor John Wright

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Pastor Alonzo Brown with Bible Way Outreach Church provided the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no citizens wishing to address City Council.

CEREMONIAL PRESENTATIONS

There were no ceremonial presentations.

CONSENT AGENDA

1. Discussion and possible action to approve the special meeting minutes of July 11, 2026 and the regular meeting minutes of July 14, 2026.
2. Discussion and possible action on an interlocal agreement with Brazoria County Emergency Services District (ESD) No. 3 for fire protection, fire suppression, and rescue services.
3. Discussion and possible action to approve Ordinance No. 20260728-003 the 2026 update to the service and assessment plan and assessment roll for the Green Trails Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto.
4. Discussion and possible action to approve Ordinance No. 20260728-004 the 2026 update to the service and assessment plan and assessment roll for the Riverwood Ranch Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto.
5. Discussion and possible action to approve Ordinance No. 20260728-005 the 2026 update to the service and assessment plan and assessment roll for the Riverwood Ranch North Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto.
6. Discussion and possible action to approve Ordinance No. 20260728-006 the 2026 update to the service and assessment plan and assessment roll for the Greystone Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto.
7. Discussion and possible action to approve Ordinance No. 20260728-007 the 2026 update to the service and assessment plan and assessment roll for the Kiber Reserve Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 1. Discussion and possible action to approve the special meeting minutes of July 11, 2026 and the regular meeting minutes of July 14, 2026; 2. Discussion and possible action on an interlocal agreement with Brazoria County Emergency Services District (ESD) No. 3 for fire protection, fire suppression, and rescue services; 3. Discussion and possible action to approve Ordinance No. 20260728-003 the 2026 update to the service and assessment plan and assessment roll for the Green Trails Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto; 4. Discussion and possible action to approve Ordinance No. 20260728-004 the 2026

update to the service and assessment plan and assessment roll for the Riverwood Ranch Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto; 5. Discussion and possible action to approve Ordinance No. 20260728-005 the 2026 update to the service and assessment plan and assessment roll for the Riverwood Ranch North Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto; 6. Discussion and possible action to approve Ordinance No. 20260728-006 the 2026 update to the service and assessment plan and assessment roll for the Greystone Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto; and 7. Discussion and possible action to approve Ordinance No. 20260728-007 the 2026 update to the service and assessment plan and assessment roll for the Kiber Reserve Public Improvement District; making and adopting findings; accepting and approving the annual service plan update and updated assessment roll for the district; providing an effective date and other matters related thereto. The motion passed on a 5-0 vote. Mayor Wright was absent.

PUBLIC HEARINGS AND ACTION ITEMS

8. Conduct a public hearing, discussion, and take possible action on Order No. 20260728-008 finding and declaring the property located at 208 S. Hancock Street, Angleton, Brazoria Vouny, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure; providing for amendment; and providing for severability.

Kyle Reynolds, Assistant Director of Development Services presented the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved to open the public hearing at 6:15 p.m. The motion passed on a 5-0 vote. Mayor Wright was absent.

Larry Price, husband of the business owner, Sonia Price, addressed Council and stated that they are in favor of demolishing the structure.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to close the public hearing at 6:29 p.m. The motion passed on a 5-0 vote. Mayor Wright was absent.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to table this item until October 27, 2026. The motion passed on a 5-0 vote. Mayor Wright was absent.

9. Conduct a public hearing, discussion, and take possible action on Order No. 20260728-009 finding and declaring the property located at 631 W. Orange St., Angleton, Brazoria County, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure; providing for amendment; and providing for severability.

Kyle Reynolds, Assistant Director of Development Services presented the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to open the public hearing at 6:34 p.m. The motion passed on a 5-0 vote. Mayor Wright was absent.

Glenn Moody and Daniel Rivera, Contractor addressed Council and provided an update on the current state of the structure and the revitalization plans.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to close the public hearing at 6:42 p.m. The motion passed on a 5-0 vote. Mayor Wright was absent.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to table this item until October 27, 2026. The motion passed on a 5-0 vote. Mayor Wright was absent.

10. Conduct a public hearing, discussion and take possible action on Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

Otis Spriggs, Director of Development Services presented the agenda item and stated that the public hearing was left open from the July 14, 2026 City Council meeting.

Lata Krishnarao with Ardurra, Heather Cherry with SAFEbuilt, and Building Official Scott Williams gave a presentation and update on upgrading the existing codes.

Chris Peltier, Home Builder addressed Council and stated that he is in favor of updated codes.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to leave the public hearing open. The motion passed on a 5-0 vote. Mayor Wright was absent.

REGULAR AGENDA

11. Discussion and update on the Gambit Energy Storage Park, 319 Murray Ranch Rd., Angleton, Brazoria County, Texas.

Otis Spriggs, Director of Development Services presented the agenda item.

Stephanie Box addressed Council and provided information regarding a fire drill conducted at the Gambit Energy Storage Park that caused fear and concerns for the response plans that the City and first responders have in place.

Clara Dannhaus addressed Council regarding the response plans that the City and first responders have in place.

Joe Garcia, Fire Chief addressed Council regarding the Standard Operating Guideline (SOG) currently in place for Fire Department responders. Chief Garcia stated training is being planned that will be open to the public.

Keith Merkel with Gambit Energy Storage addressed Council to provide an update on the action plan to mitigate the negative impacts the community has experienced.

Lance Wortham addressed Council regarding managing the noise levels long term.

Gary McDaniel addressed Council regarding a sound study mentioned at a previous Council meeting.

No action was taken.

12. Discussion and possible action to accept and award the 288B Utility Improvements Bid to Vera Industries in the amount of \$848,011.50.

John Peterson, HDR Engineer presented the agenda item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to accept and award the 288B Utility Improvements Bid to Vera Industries in the amount of \$848,011.50. The motion passed on a 5-0 vote. Mayor Wright was absent.

13. Discussion and possible action on new street bond package.

John Peterson, HDR Engineer presented the agenda item and provided information on streets and costs that have been identified and prioritized for a potential new street bond package.

No action was taken.

14. Discussion and possible action to approve an Engagement Letter with Crowe LLP to provide a financial audit and report on the financial statements for Fiscal Year 2025-2026.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to accept an Engagement Letter with Crowe LLP to provide a financial audit and report on the financial statements for Fiscal Year 2025-2026. The motion passed on a 5-0 vote. Mayor Wright was absent.

15. Discussion and possible action on approving Resolution No. 20260728-015 directing the finance director to open a purchase account and approving and authorizing designated persons who will act as signatories on the accounts; providing for repeal; and providing for an effective date.

Susie Hernandez, Director of Finance presented the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved Resolution No. 20260728-015 directing the finance director to open a purchase account and approving and authorizing designated persons who will act as signatories on the accounts. The motion passed on a 5-0 vote. Mayor Wright was absent.

EXECUTIVE SESSION

The City Council held executive session at 8:23 p.m. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

16. 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. (City Manager).

OPEN SESSION

16. 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. (City Manager).

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved compensation for the Acting City Manager as discussed in executive session. The motion passed on a 5-0 vote. Mayor Wright was absent.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update on the emergency management alert systems.

Mayor Pro-Tem Townsend requested an update on the sound study mentioned for Gambit Energy Park.

Mayor Pro-Tem requested that the Angleton Better Living Corporation drainage project list be shared with City Council.

Council Member Sartin inquired about an update on Silver Saddle Drive.

Council Member Simmons gave an update on Silver Saddle Drive.

Mayor Pro-Tem thanked City Hall Staff and Emergency Management for actively preparing for Tropical Storm Bertha.

Council Member Daniel informed the public that the KSBJ radio station will be giving away free Blue Bell at Lakeside Park this Friday.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

TAXPAYER IMPACT STATEMENT

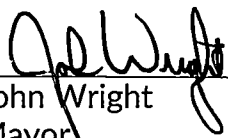
Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY-2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	Not Yet Calculated	Not Yet Calculated
Median Homestead Taxable Value	\$213,012	Not Yet Calculated	Not Yet Calculated
Estimated Annual Tax Bill	\$1,097.54	Not Yet Calculated	Not Yet Calculated

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

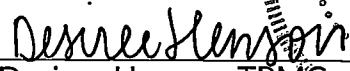
These minutes were approved by Angleton City Council on this the 11th day of August 2026.

CITY OF ANGLETON, TEXAS:



John Wright
Mayor

ATTEST:


Desiree Henson, TRMC
City Secretary

