



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 22, 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

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
Assistant City Secretary Desiree Henson**

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance

INVOCATION

Mayor Pro-Tem Townsend gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

- 1. Discussion and possible action to approve the purchase and installation of an automatic transfer switch for the wastewater treatment plant with instrumentation Inc., in the amount of \$88,070.00.**

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved consent agenda item no. 1: Discussion and possible action to approve the purchase and installation of an automatic transfer switch for the wastewater

treatment plant with Instrumentation, Inc. in the amount of \$88,070.00. The motion passed on a 6-0 vote.

REGULAR AGENDA

2. Update and discussion on the status of the Texas Department of Transportation (TxDOT) projects, presented by Maria Aponte, TxDOT representative.

Maria Aponte, Texas Department of Transportation (TxDOT) Representative provided an update on the status of current TxDOT projects within the city and on traffic signal timing adjustments.

3. Discussion and possible action on a request to reconsider the 6/10/2025 Action taken on a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

Otis Spriggs, Director of Development Services presented the item and stated that the subject property consists of 13.0044 acres, having 41 lots, 2 reserve acres with two points of access (North Walker and State Highway 35). The project is limited to the development of single-family dwellings and uses as permitted by the Single-Family (SF)-6.3 zoning district. The City Council approved the Development Agreement on September 26, 2023, and the Final Plat on December 12, 2023. The Developer agreed to pay the City fees in lieu of dedication of park acres as well as the Capacity Acquisition Fees (CAF). The civil and construction plans have been reviewed by staff and the City Engineer as of March 2023, and a letter of no objection is on file. On June 10, 2025 City Council voted to disapprove a one-year extension for this development. Mr. Corey Boyer of Mulberry Fields LLC submitted this request for reconsideration of an extension of the Mulberry Fields Subdivision Final Plat on May 23, 2025, to allow for more time to secure the best construction/financing/builder package. He now requests an extension not to exceed 6 months instead of 12 months to achieve this. Since the June 2025 Council action, Mr. Corey Boyer met with Mayor John Wright and Development Service Director Otis Spriggs with supportive documentation and a more definitive commitment to completing the project, and to introduce a commercial concept.

Mr. Corey Boyer addressed Council and introduced a commercial concept and requested an extension for six months.

Mayor Pro-Tem Townsend stated that he would like to see the new standards applied that have been changed since the original approval.

Upon a motion by Council Member Sartin and seconded by Council Member Simmons, Council approved a Final Plat extension for six months for Mulberry Fields Subdivision, for 41 single-family lots, two reserves, three blocks on 13.0044 acres, located on State Highway 35 and North Walker Street, East of Heritage Lane/Murray Ranch Road. The motion passed on a 5-1 vote with Mayor Pro-Tem Townend opposed.

4. Discussion and possible action on the Austin Colony Subdivision, First Amendment to the Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

Otis Spriggs, Director of Development Services presented the agenda item and stated that this is a request from the owner/developer of the Austin Colony Development, Planned Development (PD) No. 3 Amended and Restated Development and Public Improvement District (PID) Agreement which was amended and adopted by the City Council on January 10, 2023, under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Boulevard, the various sections were readjusted as a result. Austin Colony Drive will provide access to the proposed 50 lots in Section 1A, with a tie-in to County Road (CR) 44 also known as Anchor Road. Mr. Wayne Rea requested that this item be placed on this agenda. However, after administrative staff and legal met with our PID consultants and financial advisors, Bracewell and Hilltop Securities, on July 17, 2025, it was recommended that this item be pulled from the agenda for the following reason: there is no need to amend the agreement to either add successors or assigns as there already is a section that addresses assignments and as to adding an additional project, the Development Agreement (DA) does not require an amendment to add a project. The requested changes are as follows: 1. Definitions: Definition of "Developer" shall be deleted in its entirety and replaced with the following: "Developer" means Austin Colony Development, LLC, its successors and assigns. Austin Colony Development is a Texas limited liability company and wholly owned subsidiary of Tejas Angleton Development, LLC. and 2. the following paragraph shall be added to Section 2.13, Section 2A, "An eastbound left turn lane on Anchor Road, providing 120 foot of storage, 200 foot taper and 270 foot to 540 foot shifting taper, depending on the widening the alignment will be center or to one side of Anchor Road. The left turn lane should be a minimum of 11 foot width. The installation of the left turn lane will be entirely at the Developer's expense and shall be constructed in accordance with the Brazoria County Roadway Design Criteria Manual. The City of Angleton shall have the right to review the design and inspect the construction of the left turn lane; however, Brazoria County shall approve the design, engineering, inspection and construction of the left turn lane".

Mr. Wayne Rea spoke and stated that by making the changes the Development and PID Agreement will allow him to request a permit with the Assistant County Engineer directly and without the changes it would take months for Brazoria County to issue the permit.

Citizen, Robert Carr addressed Council and stated that the subdivision will cause additional drainage problems to Carr Road. Mayor Wright stated that it will be the City's responsibility to make sure that the drainage is tied in correctly.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Austin Colony Subdivision, First Amendment to the Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development LLC. and the City of Angleton, Texas. The motion passed on a 6-0 vote.

5. Update and discussion on the Gambit Energy Storage Park, 319 Murray Ranch Rd., Angleton, currently a Specific Use Permit within a Single-family Residential 7.2 District (SF-7.2).

Otis Spriggs, Director of Development Services present the item and stated that on June 10, 2025, under Communications From Mayor and Council, Council Member Christiene Daniel requested that Development Services along with Legal provide research and an update on the Gambit/Power Plus Battery Park Facility and Specific Use Permit (SUP) 55 and zoning history as it relates to electrical generation within the Single-Family (SF) Residential 7.2 District (SF-7.2). A modification was made to the approved specific use permit (SUP), under Ordinance No. 20200114-004 adopted on January 14, 2020, by City Council, allowing for the construction and operation of an energy storage park (ESS) and necessary substation equipment for the storage of electrical energy located at Property ID No. 570367. Staff have been working with Randle Law Office on history, the categories of land use and Randle Law Office has provided a written memorandum and series of Exhibit documentation for review.

Citizen, Kellie McDaniel, addressed Council and stated that her fence to Gambit's fence is 429 feet and from her back porch to Gambit's fence is 462 feet and the noise is extremely bad. She shared recordings of the noise taken from her back porch at various times, days, and temperatures. Ms. McDaniel stated that it is louder during the hot temperatures.

Citizen, Lance Wortham addressed Council and stated that his back patio is approximately 400 square feet away from Gambit and he has recorded the noise at 50 plus decibels for hours at a time. Mr. Wortham said that they will listen to the excessive noise until sometime around October.

Citizen, Clara Dannhaus addressed Council and stated that she lives 660 feet from the sound barrier and she hears it clearly in her backyard. Ms. Dannhaus stated that the sound barrier has made no improvement to the noise, only to the visibility of the equipment.

Citizen, Erik Daniel addressed Council and stated that he challenges the zoning assignment of the battery park due to various hazards, such as noise, pollution, exposure to chemicals, and more. Mr. Daniel said it is an obnoxious situation for him and his neighbors and requests that Gambit's SUP be revoked.

Citizen, Stephanie Box addressed Council and stated that she lives on the West side of the easement and received the sound funneled to areas surrounding her property by the sound barrier and still has clear visibility of the Gambit park. Ms. Box stated that she has decibel reading up to 75 decibels.

Citizen, Chris Peltier addressed Council and stated that he has been involved since the battery park was being proposed and has been against it through the beginning. Mr. Peltier stated that the battery park has been owned by different companies through the years and the current owners do not listen to their concerns.

Mayor Wright directed Staff to provide a full presentation on the existing Specific Use Permit (SUP) a detailed presentation to be invited back to Council.

Mayor Pro-Tem Townsend requested that Gambit be invited back to discuss the residents' concerns after reviewing the SUP.

No action was taken.

6. Update, discussion and possible action on Wayne Street repairs.

Hector Renteria, Director of Public Works presented the item and stated that Wayne Street is located on the Southwest side of Angleton, and runs parallel to the West of South Front Street. The street is located to the West of the railroad tracks and is a dead end street that only receives traffic from commercial and residents that reside on the street. This street is partial city and partial county ownership, with the city portion being approximately 1,000 foot in length. In the 2017 Street Condition Assessment this street was rated as a four, with 20 to 30 percent base repair and overlay as a repair recommendation at a cost of \$27,600.27. In the 2023 Street Condition Assessment this street was rated as a four, with 20 to 30% base repair and overlay as a repair recommendation at a cost of \$95,695.60. This roadway is at a point where an overlay will not suffice. The overlay would hold up for a few years, but the roadway would degrade in the exact same manner as previously. We received quotes for repairs, and they all recommend repairing the base before overlaying, as did the street condition assessment. The interlocal with the county can provide a rebuild of this road as well, however this will reduce our total road repairs to a mile for that respective year. This roadway would take up approximately 20% of that mile for the year. It is also important to note that it costs the city/county \$153,395.00 to repair South Walker at 3150 foot in length.

Citizen, Gregg Harper addressed Council and stated that he is open to all solutions including temporary solutions for patching or repairing Wayne Street.

Mayor Wright directed Mr. Renteria to research milling and caliche for Wayne Street.

No action was taken.

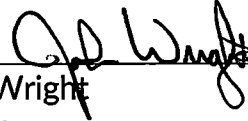
COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

The meeting was adjourned at 9:19 P.M.

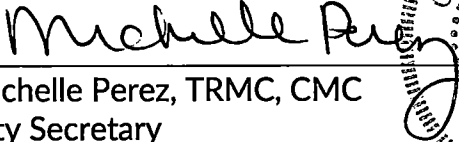
These minutes were approved by Angleton City Council on this the 9th day of December 2025.

CITY OF ANGLETON, TEXAS



John Wright
Mayor

ATTEST:



Michelle Perez, TRMC, CMC
City Secretary

