



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, DECEMBER 09, 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 Blaine Smith
Council Member Barbara Simmons
Council Member Tanner Sartin
Council Member Christiene Daniel

Acting City Manager Guadelupe "Lupe" Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

INVOCATION

Pastor Brian Van Doren with Second Baptist Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

- 1. Discussion and possible action to approve the regular meeting minutes of July 8, 2025, July 22, 2025, August 12, 2025, August 26, 2025, September 9, 2025, and September 23, 2025, the special meeting minutes of September 30, 2025, and the regular meeting minutes of October 14, 2025.**
- 2. Discussion and possible action to approve an interlocal agreement with Brazoria County for the selected street overlays.**

3. Discussion and possible action on Keep Angleton Beautiful Texas Department of Transportation (TxDOT) traffic controller cabinet wrap art recommendations and authorize the Acting City Manager to execute artist agreements after TxDOT approval.
4. 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.
5. Discussion and possible action to approve Resolution No. 20251209-005 declaring property salvage and authorizing the liquidation and/or disposal of city owned vehicle salvage property, providing an effective date.

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 regular meeting minutes of July 8, 2025, July 22, 2025, August 12, 2025, August 26, 2025, September 9, 2025, and September 23, 2025, the special meeting minutes of September 30, 2025, and the regular meeting minutes of October 14, 2025; 2. Discussion and possible action to approve an interlocal agreement with Brazoria County for the selected street overlays; 3. Discussion and possible action on Keep Angleton Beautiful Texas Department of Transportation (TxDOT) traffic controller cabinet wrap art recommendations and authorize the Acting City Manager to execute artist agreements after TxDOT approval; 4. 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; and 5. Discussion and possible action to approve Resolution No. 20251209-005 declaring property salvage and authorizing the liquidation and/or disposal of city owned vehicle salvage property, providing an effective date. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

6. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 2025112-008, zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/Specific Use Permit (SUP) Overlay, Texas New Mexico Power (TNMP) and CenterPoint Substations, for property located adjacent and north of 3343 E. Mulberry Street/ Highway 35, Angleton, TX 77515, providing a severability clause; providing for a penalty; and providing for repeal and effective date, and findings of fact. (Tabled 11/12/25).

Otis Spriggs, Director of Development Services addressed council and stated Texas New Mexico Power Company (TNMP) and CenterPoint are requesting consideration of a Zoning and Specific Use Permit (SUP) for the balance of the White Oak Substation property recently annexed by Council on August 26, 2025, under Ordinance No. 20250826-009. The Planning and Zoning Commission and City Council are asked to assign the zoning and specific use permit to the said 26.084 acres. This action will update the mapping of the recently annexed property. Similarly, City Council previously granted the SUP for the Electrical Power Distribution Substations on July 23, 2024, under Ordinance No. 20240723-013 for the frontage portion of the site that remained within the City Limits for many years. On November 12, 2025, City Council held public

hearing on this item and voted to table the matter until the next meeting in order for the applicant to appear and provide clarity to proximity issues of potential impacts raised, such as sound on neighboring properties that may result from such facilities. Questions were raised by the Council as to the setback of the substation equipment and structures.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council opened the public hearing at 6:08 P.M. The motion passed on a 6-0 vote.

No one spoke for or against this item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council closed the public hearing at 6:08 P.M. The motion passed on a 6-0 vote.

Council, staff and Michael O'Brien, Engineering Manager with TNMP entered into a discussion regarding the project. Mayor asked what TNMP is doing to make sure the noise is minimal and Mr. O'Brien stated that it is a substation and the only noise that will come out of it is when the transformer is on and the transformer is only on when the fan is on. Mayor asked if the noise fluctuates depending on the season/temperature and Mr. O'Brien stated that there are peak times when it's hot the fans need to run to keep the oil and transformers cool. Mayor Pro-Tem Townsend asked if TNMP has a standard volume level and Mr. O'Brien stated for the most part it will not be heard unless you are up under it. Mayor Pro-Tem asked if there has ever been an instance where they had to remediate an issue or ordinance because of the sound level and Mr. O'Brien said no. Council Member Daniel asked what the plans for the additional 15 acres on the site and Mr. O'Brien stated that it would be a staging site for hurricane response. Council Member Daniel asked if there are plans in the future to make deals with data mining sites or any other battery storage systems and Mr. O'Brien stated that TNMP is a service provider, that it is possible to connect but not on this property.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Ordinance No. 2025112-008, zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/Specific Use Permit (SUP) Overlay, Texas New Mexico Power (TNMP) and CenterPoint Substations, for property located adjacent and north of 3343 E. Mulberry Street/ Highway 35, Angleton, TX 77515, providing a severability clause; providing for a penalty; and providing for repeal and effective date, and findings of fact. (Tabled 11/12/25). The motion passed on a 6-0 vote.

REGULAR AGENDA

7. Update and discussion on boards and commissions vacant positions.

Council Member Simmons presented the agenda item and announced the vacant positions for Planning and Zoning Commission, Board of Adjustment, and Angleton Better Living. Ms. Simmons stated that each board meets at different times of the day, explained the importance of each board, and encouraged Angleton Residents to apply and serve on the city's boards and commissions.

8. Discussion and possible action to approve Resolution No. 20251209-008 designating one (1) representative to serve on the Brazoria County Joint Airport Zoning Board; providing for repeal; and providing for an effective date.

Upon a motion by Council Member Sartin and seconded by Council Member Mayor Pro-Tem Townsend, Council approved Resolution No. 20251209-008 designating Carl Baker to serve on the Brazoria County Joint Airport Zoning Board; providing for repeal; and providing for an effective date. The motion passed on a 5-0 vote. Council Member Daniel recused herself.

9. Discussion and possible action on an agreement between Anchor Holdings MP, LLC and the City of Angleton, accepting the donation of a 2-acre parcel of land located on the east side of FM 521, approximately 1,400 ft. south of the intersection of County Road 32/Ashland Boulevard, Brazoria County.

Removed from the agenda. No discussion or action taken.

10. Discussion and possible action on a request for the City of Angleton's consent to the Municipal Utility District (MUD) Boundary, as part of the Strategic Partnership Agreement, for a petition adding a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District situated in the City's Extraterritorial Jurisdiction (ETJ), and part of the Ashland Development, located along SH288 and east of the FM 521 corridor.

Otis Spriggs, Director of Development Services, addressed council and stated Ashland Development is part of a Strategic Partnership Agreement (SPA) within Municipal Utility District (MUD)-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023. The attorney for the MUD-82 is requesting the City of Angleton's consent, as part of the Strategic Partnership Agreement, for a petition adding a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District situated in the City's Extraterritorial Jurisdiction (ETJ), and part of the Ashland Development, located along State Highway 288 at the future Ashland Boulevard corridor.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved a request for the City of Angleton's consent to the Municipal Utility District (MUD) Boundary, as part of the Strategic Partnership Agreement, for a petition adding a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District situated in the City's Extraterritorial Jurisdiction (ETJ), and part of the Ashland Development, located along SH288 and east of the FM 521 corridor. The motion passed on a 6-0 vote.

11. Discussion and possible action on the Preliminary Plat of Ashland Section 7B as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.

Otis Spriggs, Director of Development Services addressed council and stated Ashland Development is part of a Strategic Partnership Agreement (SPA) within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023. The Ashland Development developer is requesting minor adjustments to the lot layout.

The primary change involves increasing the product type from 50' to 60' lots in this section. This adjustment required shifting lot lines to accommodate the increased width. As a result, the lot count was reduced from 59 lots to 49 lots. The boundary was revised slightly; however, the right of way (ROW) and reserve acreage remains unchanged.

Mark Janik, Vice President of Ashland Development addressed Council and gave a presentation.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved a Preliminary Plat of Ashland Section 7B as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A. The motion passed on a 6-0 vote.

12. Discussion of a concept review of a Preliminary Layout for the property at 416 N. Tinsley Street at Cincinnati Street, proposed by Torrian Miller for a 7-lot single residential subdivision, located on property zoned Multi-Family-29 Zoning District.

Otis Spriggs, Director of Development Services addressed council and stated ...

Council entered into discussion with the developer and discussed the concern with one of the lots blocking the possibility of connecting road.

13. Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

Otis Spriggs, Director of Development Services, addressed council and stated the applicant has submitted the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School. The City Engineer created a letter, with which the staff collaborated with the applicant. Staff met with the applicants and made clear that the city will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider. The site consisted of approximately 155 acres of thickly vegetated underbrush. A total of 24 heritage trees were removed from the site, due to the need for fill dirt placement on future home sites, at the locations shown on the attached exhibit. These 24 heritage trees combined totaled 198 caliper inches. The tree ordinance requires a 3:1 mitigation ratio for new developments, equaling $(198 \text{ inches} \times 3) = 594$ caliper inches of total mitigation required. During Phase 1 installation of the amenities for this community, 145 new heritage and significant trees were planted within the community, above and beyond the two-tree-minimum requirement for all single-family residential homebuilders per lot. The tree ordinance requires a minimum of 1.5 180 Item 13. 2 caliper-inch trees. Of these 145 new trees, the measured caliper sizes ranged between 2 inches and 4 inches, for a total of 389.5 inches. The Phase 2 amenity project added another 26 trees, of which the

minimum size planted was 3- inch caliper, bringing the total to (78 inches + 389.5 inches) = 467.5 in. To meet the intent of the tree ordinance, the developer would need to plant an additional 126.5inches (594 inches required - 467.5 inches provided) = 126.5 inches remaining.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School. With 15% ratio of trees planted (58.35 caliber inches). The motion passed on a 6-0 vote.

14. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Otis Spriggs, Director of Development Services, addressed council and stated

Council, staff and the developer entered into a discussion and spoke regarding a fee in lieu of trees. Mayor stated that there is no purpose in planting trees since the park is not developed. Council Member Sartin requested that we charge a \$92,000 fee to recoup the trucks rentals to load dirt and a 1:1 tree fee of \$72,000. It was suggested that the request for the two separate fees be discussed separately at a future meeting. The developer requested that the city does another cost analysis of the trees and will come back with his cost to discuss in January.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council tabled an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park. The motion passed on a 6-0 vote.

15. Update, discussion and possible action on the 288B Downtown Improvements.

John Peterson, City Engineer with HDR addressed council and requested the council's decisions on the downtown project traffic light poles, antique lights, and pavement. Council decided on the fluted black traffic light pole but if the city has to replace or repair the traffic pole if damaged then council requested to go with the standard TxDOT pole where TxDOT would be responsible. Council decided on the antique lights post and requested to keep the old antique lights; council also request for Mr. Peterson to find out what type of lighting is used for the antique post. Mr. Peterson will come back with pavement, plantings, rocks or bolder ideas.

No action was taken.

16. Discussion and possible action to approve Amendment No. 2 with HDR for Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project in the amount of \$19,600.

John Peterson, City Engineer with HDR stated that the contractor will hold their prices if the city can add 25% more to the project. HDR is currently working with the grant administrator to petition the General Land Office (GLO) for that extra 25%. Mr.

Peterson stated that if the city continues with construction with the additional 25% and GLO comes back and says no then the city will have to cover the cost. Council discussed waiting until a response is received from GLO.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council tabled Amendment No. 2 with HDR for Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project in the amount of \$19,600 until the first meeting in January. The motion passed on a 6-0 vote.

17. Update and discussion on Abigail Arias Park Project.

Council requested to bring this item back for a special council meeting on December 16, 2025.

18. Update and discussion on Freedom Park Field expansion.

Council requested to bring this item back for a special council meeting on December 16, 2025.

19. Discussion and possible action on the city's current projects and funding.

Susie Hernandez, Director of Finance, addressed Council and presented a fund balance and cash history and presented current projects cost and funding. Ms. Hernandez suggested moving forward with the projects already in place to finish them to completion and to leave a 50/50 balance to Water and General fund for future projects.

The project and amounts to use are as following:

2022 Bond Series-Anax K-Mock-Bays			
2022 Bond Series	Match	Fund 122	
TEAL	0,000,018.03		0,449,133.21
			(3,650,633.84)
			2,808,600.37
			(40,637.10)
			2,357,963.57
Fire Station			(500,000.00)
			2,358,000.00
2018 bond/Silver Saddle and Parish Street Street Fund			804,833.84
			1,779,633.03
			2,681,386.87
Construction			(2,800,000.00)
Engineering			(75,000.00)
			(135,813.63)
			(183,813.00)
388 construction project			(1,480,880.80)
Construction			(1,400,000.00)
Match			(1,088,457.00)
			(1,100,000.00)
Water/Water Engineering			3,000,000.00
			1,000,000.00
			4,000,000.00
Lanison			1,000,000.00
			8,000,000.00
			3,000,000.00
Reimbursement Freedom Park	22 year old field		831,808.80
			(250,000.00)
Bates Park	Extra field		(250,000.00)
			(250,000.00)
Abigail park	Phase 1		(378,000.00)
			(378,000.00)
As you can see we are able to meet all the needs for the existing project with money left over for more water and sewer projects.			2,702,838.80

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council gave direction to move forward with moving forward with the projects already in place to finish them to completion and to leave a 50/50 balance to Water and General fund for future projects. The motion passed on a 6-0 vote.

20. Discussion and possible action on approving Resolution No. 20251209-020 casting votes for the Board of Directors of the Brazoria County Appraisal District.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Resolution No. 20251209-020 casting 17 votes for Susan Spoor on the Board of Directors of the Brazoria County Appraisal District ballot. The motion passed on a 6-0 vote.

DEPARTMENT REPORTS

21. November Department Reports

Council discussed the reports with staff.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked all of PD and everyone who showed up with Shop with a Cop. Including Mayor Pro-Tem Townsend who took the time to assist two kids with Shop with a Cop. He wished everyone a Merry Christmas and Happy New Year. He appreciated Staff for all their hard work and acknowledged the Heart of Christ event.

Mayor Pro-Tem stated that staff did a fantastic job this year and sincerely appreciates it.

Council Member Blaine stated that he couldn't do his council job without staff taking their time out to assist him.

Council Member Daniel stated that council couldn't do what council is doing without staff and thanked everyone for the teamwork, it shows, she is excited about the future.

Council Member Sartin stated that he appreciates the enthusiasm he sees in everyone, there's a definite change. He thanked everyone.

Mayor Wright thanked council and thinks it is a great council and are going in the right direction.

ADJOURNMENT

The meeting was adjourned at 9:38 P.M.

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

CITY OF ANGLETON, TEXAS

John Wight
John Wight
Mayor

ATTEST:

Desiree Henson
Desiree Henson, TRMG
City Secretary

