# CITY OF ANGLETON
## CITY COUNCIL MINUTES
## 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
## TUESDAY, MARCH 24, 2026 AT 6:00 PM

THE HEART OF BRAZORIA COUNTY ANGLETON

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, MARCH 24, 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

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Pastor Jeff Lege with Greater Heights Baptist Fellowship gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Manuel Gonzalez addressed Council and stated that he is in opposition to master water metering at the mobile home park.

James King addressed Council and stated he is in opposition to master water metering at the Southside Mobile Home Park.

CEREMONIAL PRESENTATIONS

1. Presentation of the Fair Housing Month Proclamation.

   Mayor Wright presented the Fair Housing Month Proclamation.

2. Presentation of the National Animal Control Officer Appreciation Week Proclamation.

   **Mayor Wright presented the National Animal Control Officer Appreciation Week Proclamation to Jaci Malovets and Brendaya Gillis with Angleton Animal Control.**

3. Presentation of the National Public Safety Telecommunicators Week Proclamation.

   **Mayor Wright presented the National Public Safety Telecommunicators Week Proclamation to Nancy Acosta and Aimee Chronister with the Angleton Police Department.**

## CONSENT AGENDA

4. Discussion and possible action to approve the regular meeting minutes of March 10, 2026.

5. Discussion and possible action to approve Resolution No. 20260324-005 suspending the effective date proposed by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, Texas Coast Division, to increase rates under the gas reliability infrastructure program for 45 days, and authorize the City's continued participation in a coalition of cities known as the "Texas Coast Utilities Coalition" ("TCUC") of Cities.

6. Discussion and possible action of the fiscal year (FY) 2027 police department wage STEP Plan.

   **Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 4. Discussion and possible action to approve the regular meeting minutes of March 10, 2026; 5. Discussion and possible action to approve Resolution No. 20260324-005 suspending the effective date proposed by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, Texas Coast Division, to increase rates under the gas reliability infrastructure program for 45 days, and authorize the City's continued participation in a coalition of cities known as the "Texas Coast Utilities Coalition" ("TCUC") of Cities; and 6. Discussion and possible action of the fiscal year (FY) 2027 police department wage STEP Plan. The motion passed on a 6-0 vote.**

## PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, update, and discussion on a potential text amendment ordinance amending the Code of Ordinances, Article V.- Amusement Redemption Machine Game Rooms, Section 21-151 - 161; Definitions and Section 28-81 - Use Regulations (Charts), within the city limits of Angleton, Texas.

   **Otis Spriggs, Director of Development Services presented the agenda item and stated the purpose of this agenda item is to hold a public hearing and allow for public input on Council's consideration of a potential Text Amendment Ordinance amending the Code**

of Ordinances, Article V. - Amusement Redemption Machine Game Rooms, Section 21-151 – 161; Definitions and Section 28-81 – Use Regulations (Charts). Staff is working with Legal to prepare all text amendments exhibits. The schedule is as follows: introduced item, research, examples, and received direction on specifics of a proposed text amendment ordinance from Council. The first public hearing was held on February 24, 2026 at 6:00 P.M. and this is the second public hearing. Mr. Spriggs summarized the research for Amusement Redemption Machines / Game Rooms from neighboring communities such as, Lake Jackson, Alvin, Clute, Manvel, Friendswood, Angleton, plus several other Houston-region comparators.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved to open the public hearing at 6:24 P.M. The motion was passed on a 6-0 vote.

Brandy Toombs addressed Council and stated she is in opposition of game rooms being lawful within the City of Angleton due to narcotics, robberies, trafficking, and other organized criminal activity. Ms. Toombs stated that she is with the Brazoria County Recovery Committee and finding a client in a game room is usually one of the first signs they have relapsed.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council moved to close the public hearing. Mayor Pro-Tem Townsend stated he is opposed to closing the public hearing. Council Member Sartin rescinded his motion. The public hearing was left open.

REGULAR AGENDA

Mayor Wright moved to item no. 9.

9. Discussion and possible action to accept the Fiscal Year (FY) 2024-2025 audit report.

   Stephanie Harris with Crowe addressed Council and presented a PowerPoint presentation to Council on the Fiscal Year (FY) 2024-2025 audit report. Ms. Harris stated that Crowe is issuing an unmodified opinion on the City's financial statements which is the highest level of assurance that the financial statements are materially correct and all disclosures were included. The financial highlights for the year ending September 30, 2025 include the following: total assets in the amount of $89.4 million which is a total net increase of $1.3 million; total liabilities in the amount of $49.2 million which is a net increase of $1.0 million; ending net position of $469 thousand of 1.1 percent; and fund balance in the amount of $4.2 million which is a $1.2 million or 41 percent increase. In terms of ending fund balances, the goal is to maintain at least 25 percent of your operating expenses and the $4.2 million represents 23 percent, which is a significant increase from 2024 that ended at 15 percent.

   Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved the Fiscal Year (FY) 2024-2025 audit report. The motion was passed on a 6-0 vote.

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

   **Molly Emerson from PlusPower addressed Council and presented a PowerPoint regarding the Gambit Energy Storage Park and stated that they have prepared an action plan to mitigate the negative effects of the recent concerns and ongoing activities of the Gambit Energy Storage facility located at 319 Murray Ranch Road, Angleton, Texas, currently a Specific Use Permit (SUP) within a Single-Family Residential 7.2 District (SF-7.2). The action plan includes adjusted fan speed, transparency and communication, sound monitoring, lighting, landscaping and irrigation, transmission poles, and operational changes.**

   **Clara Dannhaus, resident and President of the Heritage Oaks Homeowner's Association (HOA), addressed Council and stated that she has positive feedback from the January meeting. Ms. Dannhaus stated that since the meeting the sound has been reduced, the facility conducted a sound study, and they have been communicating with them. Her only complaint is that the data is based on a 24-hour timeline average and not an hour-by-hour timeline.**

   **Lance Wortham, resident, addressed Council and stated he is appreciative of PlusPower being willing to work with the community, but his concerns are long-term due to the sound study being based on the 24-hour average measuring system. Mr. Wortham stated that the SUP was granted with false information.**

   **Erik Daniel, resident, addressed Council and stated that he requests City Council rescinds the ordinance for the facility due to false information and violations of the SUP and ordinance. Mr. Daniel stated that this type of facility should not be in a residential area.**

   **Adam Box, resident, addressed Council and stated that he hears the loud noises, sees the facility from his home and wants Council to take action.**

   **Molly Emerson, Ken McIntyre, and Keith Merkel with PowerPlus and Council discussed ERCOT penalties for not following dispatch requirements, timeline of the electric project and coordination with Texas New Mexico Power, the details of the existing wall and installing more sound walls on the west side of the facility, the fire and emergency response access route inside the facility, options for reducing the noise, prior history of the ordinance stipulations, violations of the SUP, and discussed the action plan and how the facility, residents, and Council can work together to solve the problems.**

   **Grady Randle, City Attorney stated that there is a classification question on the type of the facility and there is the question of are they adhering to the SUP. Mr. Randle stated the legal implications that could result if Council chooses to revoke the ordinance.**

   **Chris Peltier, resident, addressed Council and stated that the only thing the public knew about noise before Planning and Zoning approved the SUP was wording that stated**

there would be no noise impact to the nearby residents. Mr. Peltier stated his opinion is that PlusPower is incapable of controlling the noise impact.

Council Member Daniel stated the violations of the SUP.

No action was taken.

10. Update and discussion on current city projects by HDR Engineering.

John Peterson, City Engineer with HDR gave an update on projects with HDR Engineering. The Lorraine Street Sanitary Sewer Improvements project is currently moving forward with subcontractors for geotechnical investigation and surveying to support the design phase. Coordination is also underway with utility companies to obtain existing utility maps and identify potential conflicts prior to finalizing the design. The survey is expected to be delivered the week of March 23rd and background will begin to be developed. The 2023 Street Bond Project - Package 3 North Parrish Street and Silver Saddle Drive project has completed the design phase, and the project is now in the construction phase, a pre-construction meeting was held at City Hall on March 10, 2026, established a Notice to Proceed (NTP) of March 23, 2026, with a tentative completion date of February 25, 2027. We are currently reviewing contractor submittals, awaiting the project schedule to start coordinating construction activities with Angleton Independent School District (AISD) and the Marshall Association adjacent to the project site. The estimated n timeline to begin construction at Silver Saddle will be the week of March 30th. The detailed schedule will be submitted on March 20th and will be made available to everyone. The Elevated Water Storage Tank (EST) - Brazoria County project update is that HDR has provided total project cost (construction and engineering) to both the City and the County. Additionally, current and previous billing water rates were provided to assist in the negotiations. Currently, HDR has been coordinating the AISD for the possible acquirement of property for the EST. A metes and bounds survey has been received, reviewed and provided to the City. Once direction is given that the City would like to continue with the property acquisition, HDR will coordinate with AISD on finalizing the land donation. The BG Peck Soccer Field Regrading project is on permanent hold due to budget constraints. HDR and the City reached agreeable terms to end the current contract with the bid phase and construction phase not performed or charged. Both the City and HDR have met its obligations and the project is complete. Plans are on hold until funding becomes available and a new contract will be executed between the City and HDR. The Texian Trail Subdivision Drainage Improvements project has been successfully completed. The contractor has cleaned up the site and addressed all punch list items provided by the engineers. The storm sewer system is fully operational and functioning as designed. The 2024 Waterline Improvements (Approximately 2,200 LF North Rock Island, East Myrtle Street, North Anderson and East Magnolia Street) project is on hold until funding becomes available. The project will require re-obtaining utility signatures prior to moving forward with bidding and construction. The SCADA Wastewater project has been successfully completed and all systems are operating appropriately. HDR is waiting for close out paperwork. The Lift Station 8 Sanitary Sewer Collection System Rehabilitation (Phase 3) project is the rehabilitation of sanitary sewer and manholes in the Rancho Isabella Subdivision and the Noreda Street Area. All closed circuit television (CCTV) tapes were submitted to HDR last week and reviewed. It was discovered during the CCTV inspections that several manholes that could not be located during the field inspection were fiber glass and required to be replaced. It was also discovered that a section of sanitary sewer has been replaced already and it is polyvinyl chloride (PVC). HDR has confirmed with the contractor that he will honor the establish unit prices in the contract for the replacement of additional manholes. HDR is currently working on preparing a change order to be submitted to the General Land Office (GLO) for additional manhole and additional line to maximize the State allowable 25 percent increase to the total construction cost. The Lift Station 24 Collection System Rehabilitation project is the rehabilitation of Sanitary Sewer and manholes in the Gifford Road area. HDR has coordinated with the Brazoria County Community Development Block Grant (CDBG) and they agreed to allow the City to add additional footage to the project. Contractor has agreed to honor the established unit cost in the bid document for the additional length. HDR is now processing the CCTV and coordinating with Brazoria County on additional work. The Wastewater Treatment Plant project is the evaluation of several alternatives for the blowers, aeration system, and water reuse at the City's wastewater treatment plant (WWTP). The site visit was performed on March 19, 2026. HDR is continuing refining recommendations and associated costs for the City. The project is on schedule. The 288B Utility Improvements project update is that HDR has completed the 100 percent design and construction drawings, is finalizing contract documents and specifications for bid, is actively acquiring approval signatures from CenterPoint, and has acquired the required TxDOT Utility Permit.

No action was taken.

11. Discussion and possible action to approve Ordinance No. 20260324-011 releasing certain territory within Brazoria County, Texas from the Extraterritorial Jurisdiction of the City of Angleton, as petitioned by Mr. W. Fireworks, Inc., for 2.0 acres of land located at 15050 State Highway 288 Business, at Brazoria Central Appraisal District Property Identification No. 211257; providing for severability; and containing other provisions relating thereto.

    Otis Spriggs, Director of Development Services presented the agenda item and stated this is a request for the release of certain territory within Brazoria County, Texas from the Extraterritorial Jurisdiction (ETJ) of the City of Angleton, as petitioned by Mr. W. Fireworks, Inc., for 2.0 acres of land located at 15050 State Highway (SH) 288-Business (B), at Brazoria County Central Appraisal District (BCAD) Property ID No. 211257. The Petition for Release was received on February 3, 2026. The application was verified as submitted by the landowner(s). The only deficiency found was the required map and legal description. The Certification Letter of Insufficiency, outlining the parts of the petition needing to be corrected was sent to the agent on February 13, 2026. The result and responded correction, (a Metes and Bound Description) was returned on Tuesday, March 10, 2026. City Council is asked to consider this petition and release of the area from the ETJ, as required by Chapter 42 of the Local Government Code and Chapter 277 of the Election Code. The City Council is asked to take action by ordinance releasing the area, and if it does not do so by the later of the 45th day after receipt of the petition or b) the next city council meeting that occurs after 30 days after the city's receipt of the petition, then the area is automatically released by operation of law. The attached

**ordinance, if adopted, provides a historical record and affords us the opportunity to revise our boundary maps.**

**Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved to deny Ordinance No. 20260324-011 releasing certain territory within Brazoria County, Texas from the Extraterritorial Jurisdiction of the City of Angleton, as petitioned by Mr. W. Fireworks, Inc., for 2.0 acres of land located at 15050 State Highway 288 Business, at Brazoria Central Appraisal District Property Identification No. 211257; providing for severability; and containing other provisions relating thereto. The motion was passed on a 6-0 vote.**

12. Update, discussion and possible action on the King Municipal Operations Center Project by Zachery Moquin with TEAL Construction.

    **Zachery Moquin with TEAL Construction addressed Council and presented a PowerPoint to provide an update on the construction and timeline of the King Municipal Operations Center Project.**

**COMMUNICATIONS FROM MAYOR AND COUNCIL**

**Mayor Wright stated that he will be speaking on Thursday at a Chamber event.**

**Mayor Pro-Tem Townsend stated he would like to set up another meeting with PowerPlus to give an update on their schedule within the next two months. Mayor Wright stated that he would like to see the budget details for the City to conduct their own sound study. Council Member Daniel stated that she would like to change the SUP, in the Code of Ordinances, and add language for a change in ownership.**

**ADJOURNMENT**

**The meeting was adjourned at 8:45 P.M.**

**These minutes were approved by Angleton City Council on this the 14th day of April 2026.**

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

CITY OF ANGLETON
TEXAS

Desiree Henson

Desiree Henson, TRMC
City Secretary