



**Mayor** | Jason Perez  
**Mayor Pro-Tem** | John Wright  
**Council Members** | Cecil Booth, Christiene Daniel, Mark Gongora, Travis Townsend  
**City Manager** | Chris Whittaker  
**City Secretary** | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, MARCH 28, 2023, 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

### PLEDGE OF ALLEGIANCE

### INVOCATION

### CITIZENS WISHING TO ADDRESS CITY COUNCIL

*The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.*

### CEREMONIAL PRESENTATIONS

1. Presentation of the Fair Housing Proclamation.
2. Presentation of the Angleton Christian School Varsity Basketball Team Proclamation.

### CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.*

3. Discussion and possible action on approving a proposal with iAD Architects for the professional design and engineering services of the Fire Department's new Apparatus Bay facility.
4. Discussion and possible action on approving an agreement with Schneider Electric for the performance of an Investment Grade Audit to determine the scope of work, guaranteed

savings amount, energy conservation measures (“ECMs”), and project price for a comprehensive improvement program.

- [5.](#) Discussion and possible action on Resolution No. 20230328-005 responding to the application of CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Texas Coast Division (CenterPoint), to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city's participation in a coalition of cities known as the "Texas Coast Utilities Coalition of Cities" (TCUC); requiring the reimbursement of costs.
- [6.](#) Discussion and possible action on approving the December 13, 2022, and January 10 and 24, 2023, City Council meeting minutes.
- [7.](#) Discussion and possible action on Resolution No. 20230328-007 declaring property surplus and authorizing the sale of surplus property (Police Incident Trailer).
- [8.](#) Discussion and possible action on sub facility naming dedication of the standalone sports field amenity within Bates Park.

## REGULAR AGENDA

- [9.](#) Update, discussion and possible action on the Lead and Copper Rule Revisions (LCRR) - Lead Service Line Inventory by KSA Engineers.
- [10.](#) Discussion and possible action regarding the proposed Harris Reservoir Expansion Project.
- [11.](#) Discussion and update from the Anchor Holdings development group regarding the development plans overall and agreements with Brazoria County for the Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, for approximately 879.9 acres of land located in the City’s extraterritorial jurisdiction (“ETJ”). No action is required.
- [12.](#) Discussion and possible action on renaming the Oyster Creek Wastewater Treatment Plant.
- [13.](#) Discussion and possible action on the Fiscal Year 2022-23 budget and priorities for Fiscal Year 2023-24 budget.

## ADJOURNMENT

*If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding*

*economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.*

## **CERTIFICATION**

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, March 24, 2023, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez

Michelle Perez, TRMC  
City Secretary

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us).*

# *Office of the* MAYOR

## City of Angleton, Texas

# Proclamation

**WHEREAS**, the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

**WHEREAS**, City of Angleton affirmatively supports the efforts of the Federal Government and the State of Texas to assure equal access to all Americans to rental housing and homeownership opportunities; and

**WHEREAS**, City of Angleton welcomes this opportunity to reaffirm its commitment to provide equal access to housing to all of its residents without regard to race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, national origin or source of income; and

**WHEREAS**, City of Angleton affirmatively supports programs that will educate the public concerning their rights to equal housing opportunities and to participate in efforts with other organizations to assure every person their right to fair housing; and

**WHEREAS**, City of Angleton is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

**NOW, THEREFORE**, be it resolved, the City of Angleton, does hereby proclaim April as the month to celebrate and honor all efforts which guarantee the right to live free of discriminatory housing practices and proclaim the month of April as:

**"Fair Housing Month"**

And urge all local officials and public and private organizations to join activities designed to further Fair Housing objectives.

**PROCLAIMED** this 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor



# Office of the MAYOR

## City of Angleton, Texas

### Proclamation

**WHEREAS**, Angleton Christian School is home to the Angleton Warriors high school boys basketball team. ACS believes in providing an opportunity to exercise the body and mind and to develop and use God-given talents in daily commitment to excellence. ACS believes that Christians are expected to give their best efforts in everything they do and are committed to providing an environment that allows athletes to excel both as individuals and as members of a team; and

**WHEREAS**, the head basketball coach, Khory Ross, not only coaches the game of basketball but instills perseverance and good sportsmanship in these young men; and

**WHEREAS**, with hard work and dedication the ACS Highschool Basketball team played against their toughest district rival, Texas Christian School, and overcame by winning 60-55 in overtime. Successfully winning the Texas Christian Athletic League 2A State Championship for the second consecutive year; and

**WHEREAS**, Senior Atavion Sullivan, voted MVP of the District and 1st Team All State, had 18 points, 13 rebounds, 4 steals, 1 block. Senior Jacob Soria, voted 1st Team All District and 1st Team All State, had 14 Points, 6 rebounds, 3 assists, and 2 steals. Junior Carter Smith, voted Second Team All District, had 10 points, 3 assists, and 3 steals. Freshman Kaden Solis, voted 1st Team All District and 1st Team All State, had 8 points. Senior Trevor Brooks had 6 points. Senior Brooks Owens had 4 points, 3 assists, and 2 steals. Senior Raylan Bosquez had 2 rebounds, 1 steal, and 1 block giving the team huge minutes off the bench and gave the defense the intensity they needed; and

**WHEREAS**, the City of Angleton and the whole community are proud of the ACS high school basketball team extending congratulations to these high achieving and successful young men, recognizing their hard work and exceptional talent.

**NOW, THEREFORE, I, Jason Perez, Mayor of the City of Angleton, Texas**, along with the City of Angleton City Council, do hereby proclaim Tuesday, March 28, 2023, as:

**“ACS HIGH SCHOOL BASKETBALL STATE CHAMPIONS DAY”**

**PROCLAIMED** this 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS

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Jason

Perez

Mayor



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 03/28/23

**PREPARED BY:** Scott Myers

**AGENDA CONTENT:** Review and take action on laD Budgetary Proposal for Fire Department Station 3 Addition

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$500k                      **FUNDS REQUESTED:** \$500k

**FUND:** 122-530-450

### EXECUTIVE SUMMARY:

Review and take action on Review and take action on laD Budgetary Proposal for Fire Department Station 3 Addition presented by Brent Bowles.

Fire department and laD are working together on a couple of different ideas that are very close in costs. Priorities are

1. Budget focused project
2. Building to be erected or added to St3 that will set us up for future growth.
3. Building that will not interfere with logistics of a future building, with the possibility of Station 3 becoming a main station in the future.

### RECOMMENDATION:

Staff recommends approval of the budgetary proposal so that more firm planning can be put in place.

# Integrated Architecture & Design

107 West Way, Suite 16  
Lake Jackson, Texas 77566  
979.297.1411 p. 979.297.1418 f.  
www.iadarchitects.com



March 7, 2023

Mr. Scott Myers  
Fire Chief – Angleton Fire Department  
City of Angleton  
221 N. Chenango  
Angleton, Texas 77515  
(Sent via email to: scottmyers@bcffa.us)

Dear Chief Myers,

Thank you for the opportunity to visit with you recently to learn more about your plans to design and construct a new Apparatus Bay facility that will expand the services provided by the Angleton Fire Department.

We are also grateful to submit this proposal for professional design and engineering services for the proposed new project.

## PROJECT SCOPE

As a result of our meeting, and based upon the information you provided, we understand that the project scope will include the following:

- Design, develop, and produce complete construction contract documents for a new, ground up PEMB (pre-engineered, metal building) structure of approximately 2,200 sq. ft. that will serve as an additional Apparatus Bay for the Department located near the current Fire Station #3.
- The facility will have an eave height to accommodate the planned equipment to be stored within the facility and is currently planned to match the existing facility on site.
- We understand the placement of the new structure will likely be located to the west side of the existing Fire Station #3 building, but we will explore other location options on the site with you as well.
- Develop an overall site plan including all vehicular and pedestrian traffic, and also the required replatting of the entire site.
- Assist the City of Angleton in seeking and selecting qualified general contractors for the bidding and construction phase of the project.
- We anticipate the construction cost of this project to be approximately \$400,000 - \$450,000 including all related site work.

## SCOPE OF BASIC SERVICES

Per your request, we understand that the scope of work requested for this project shall include professional design services as follows:

- Architectural Design and Construction Document Coordination
- Structural Engineering (Foundation only – PEMB structural engineering by manuf.)
- Windstorm Engineering, Inspections, and Certification
- Mechanical/Electrical/Plumbing Engineering
- Civil Engineering
- Surveying
- Replatting Services
- Geotechnical/Soils Reporting

The professional disciplines identified above shall design and develop complete construction contract documents for the above-mentioned facility.

All work performed by this office will be designed and specified to comply with local building codes, including all state and national accessibility standards.

Deliverables for this proposed scope of work will include submittals of design and engineering drawings for your review along with all members of the architectural/engineering design team. We anticipate submittal milestones to include complete Schematic Design, complete Design Development, and a 100% Construction Documents package.

Upon completion of each design phase, and as authorized by you we will submit that design phase deliverable to you and seek Owner comments and guidance prior to advancing to the next design phase. Upon completion of all design phases, we will deliver final construction documents and specifications to you and assist the City with competitive bidding by competent and qualified general contractors. Submittals will include hard copy and PDF versions of the final bid documents. Electronic copies (Revit/AutoCAD) will remain the property of this office.

Our responsibilities include professional services for the stated scope of work through all design phases of this project including Schematic Design, Design Development, Construction Documentation, Bid/Negotiation phase, Construction Administration and Building Closeout phase.

Items not a part of this proposal include construction material testing, on-sight storm water detention design, the design of low voltage systems such as I.T./data systems, audio visual systems; final furniture design, landscape/irrigation, and design of utilities to be brought to or modified on the site. We will be pleased to provide or coordinate these services for you if requested, and invoice to you as an additional service addressed in our Per Diem Rate Schedule.

Building permitting will be performed by the selected general contractor.

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## COMPENSATION FOR SERVICES

Proposed compensation to Integrated Architecture & Design (iAD Architects) for this scope of work shall be a fixed fee in the amount of \$56,134.00 (Fifty-six thousand, one hundred and thirty-four dollars), plus project related reimbursable expenses. This amount is inclusive of the professional architectural and engineering design services identified above. We believe this comprehensive fee equates to approximately 12% of anticipated construction costs and includes all major disciplines of design and engineering for this project.

Project related reimbursable expenses such as plotting/printing, accessibility reviews/ registration and other miscellaneous items are not included in this fee and may range up to an amount of \$3,500.00 depending on the amount of required printing/plotting for the project.

Final on-site, required accessibility inspections will be the responsibility of the Owner. We are happy to coordinate this effort for you. We estimate the cost associated with this will be approximately \$1,000.00.

At your request, we will be pleased to submit an AIA B101 – 2017 Document “Standard Form of Agreement Between Owner and Architect” for your review and consideration.

## PAYMENT

Invoicing against the proposed fee amount stated above shall be monthly based on completed work at the time of invoicing or at the completion stage of each phase of the design contract. Terms shall be net 30 days.

## ADDITIONAL SERVICES

The following are examples of architectural services not included as a part of Basic Services under this proposal:

- Services due to changes in scope of the Project or its design, including but not limited to changes in size, complexity, schedule, or character of construction based on the descriptions of scope in this proposal.
- Preparation of any drawings to be used as As-Built drawings of existing development or structures.
- Revising documents and specifications which the Owner has previously approved or when changes are due to causes beyond the control of the Architect. Special meetings for changes of this type will also be Additional Services.
- Preparation of design documents for alternate systems, or for out-of-sequence work requested by the Owner.
- Providing design services relating to future facilities, systems, and equipment, which are not intended to be constructed or operated as a part of the Project.
- Providing design for value engineering of the project after the drawings have been submitted, reviewed, and approved.
- Any reimbursable expenses associated with additional services defined above.

Upon request and written authorization by the Owner, Architect will provide these services as Additional Services. Billing for Additional Services shall be as per the attached Per Diem Rate Schedule unless indicated otherwise. No additional services will be provided or invoiced without the Owner's consent.

**EXECUTION**

Should this proposal meet your approval, please execute two copies; retain one for your records and return the other to our office.

Thank you again for the opportunity to submit this proposal. We look forward to working with you on this project.

Should you have any questions, please do not hesitate to call.

Best regards,



Brent K. Bowles, AIA  
Principal, **iAD Architects**

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Organization: \_\_\_\_\_

Title: \_\_\_\_\_

# Integrated Architecture & Design

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## PER DIEM RATE SCHEDULE

As of July 1, 2022

Please note that all architectural, design and other related professional services agreed to be compensated via terms of a Per Diem Rate shall be as follows below, and that such rates will be in effect as of the above-mentioned date on all projects in which Integrated Architecture & Design performs professional services:

<b><u>Integrated Architecture &amp; Design Staff</u></b>	<b><u>Rate</u></b>
Architect/Principal	\$200.00/hour
Associate/Architect	\$150.00/hour
Associate/Production	\$125.00/hour
Draftsman/Production	\$85.00/hour
Clerical	\$60.00/hour

Direct non-labor expenses, such as printing, plotting, reproduction of all project correspondence and contract documents or similar documents, postage, freight, express delivery, photography, and/or travel shall be considered as a Reimbursable Expense and subject to invoice to the client with a multiplier of 1.10.

Consultant fees will be billed directly to the Architect. The Architect will invoice the client for these fees with a multiplier of 1.10.

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas. TBAE, 333 Guadalupe, Suite 2-350, Austin, TX 78701-3942. p. 512.305.9000

## 40X60X14

- No interior poles
- Insulated walls
- 3) 12'X 12' doors, all with electric openers
- 2 personnel doors
- Color match existing station
- Brick up around the building to match St3 design
- Non-Slip Epoxy coated floors – See Station 3

## Electrical

- Lights between all doors in the front on photocell
- Lights on the personnel doors on photocell
- LED lights in the bay
  - o Light controls by personnel doors
- Electric sectional or service doors
- 110 plugs down all walls
- Cord Reels on all three bays for truck chargers
- Can this station addition be tied into existing generator Location???

## Water / Plumbing

- Water run to the building for water hose hookups only
  - o Possibly run larger line for future expansion of the building
- Floor drains or sloped floors to drain outside

**Ideas**

We need to build this building to set ourselves up for future expansion and the possibility of building a total station, living quarters, conference rooms, office space, etc in the future, all while staying in budget.

While making decisions and suggestions, we need to keep this in mind.

Also need to keep in mind curb appeal

- Add on to existing St3
  - o Door placement is an issue?
  - o Can we add doors to existing structure
  - o Does this set us up for future expansion
  - o Generator station is an issue
- Build 3 bay building in the back, to the right of the property
  - o Can we engineer this building for future expansion?
    - More bay addition
    - Office space, conference room, sleeping quarters, etc. Possibly a centralized station location????
    - Concrete addition
      - What needs to be done now, what can wait?
    - 360degree drive around
    - What do we need to do now, to set us up for success later?
  - o Property drainage. Need to make sure we keep this in mind as the property currently drains to Velasco.
  - o Need a new survey of the entire property



- What do we do for retention? Do we need retention with Brushy Bayou so close? Need to speak with drainage district?

# Investment Grade Audit Agreement

This Investment Grade Audit Agreement (“Agreement”), dated \_\_\_\_\_ (“Effective Date”) is entered into by and between **Schneider Electric Buildings Americas, Inc.** (“ESCO”) and **the City of Angleton, Texas** (“Customer”) for the performance of an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures (“ECMs”), and project price for a comprehensive improvement program.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, ESCO and Customer agree with the following terms and conditions as set out in Section A and B and incorporated herein:

**Section A -- General Terms and Conditions**  
**Section B -- Audit Services**

IN WITNESS WHEREOF, the individual signing this Agreement on behalf of its respective party represents that s/he has the authority to execute this Agreement as a duly authorized representative of such party as set forth below.

**City of Angleton, Texas**

**Schneider Electric Buildings Americas, Inc.**

By \_\_\_\_\_  
(Signature)

By \_\_\_\_\_  
(Signature)

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Section A: General Terms and Conditions

### 1. Entire Agreement

This Agreement, and any documents incorporated by reference, constitute the entire understanding between ESCO and Customer and supersedes all prior oral or written understandings relating to the subject matter herein. This Agreement may not be altered or modified except by written instrument signed by a duly authorized representative of each party. As described more fully in Section B, ESCO will conduct an Investment Grade Audit of certain Customer Facilities (defined below)

### 2. Additional Services

Customer may request additional services, whereby ESCO's compensation and scope of services shall be adjusted accordingly. Any such modifications shall be negotiated in good faith and authorized via a written amendment to this Agreement signed by Customer and ESCO. Any such amendment must be properly executed by Customer and ESCO prior to any changes being implemented by ESCO. Upon execution of the amendment by Customer and ESCO, such additional services will become part of this Agreement and subject to the terms and conditions contained herein.

### 3. Confidentiality

Neither party shall disclose to others any Confidential Information. "Confidential Information" shall mean all information or material, whether revealed orally, visually, or in tangible or electronic form, that is competitively sensitive material not generally known to the public that relates to the business of a party to this Agreement, or any of their respective interest holders, unless such information: (i) was already rightfully known and in possession of the receiving party at the time of disclosure by the disclosing party; or (ii) is in or has or will be entered into the public domain through no breach of this Agreement or other wrongful act of the receiving party; or (iii) has been rightfully received by the receiving party from a third party who is not known by the receiving party to be under obligation of confidentiality to disclosing party and without breach of this Agreement; or (iv) is independently developed by receiving party without reference to the Confidential Information; or (v) is approved for release by written authorization from the disclosing party. This confidentiality obligation shall terminate two (2) years from the date of this Agreement. The parties acknowledge and agree that the Customer shall comply with the Texas Government Code Chapter 552, Texas Public Information Act, as amended.

### 4. Insurance

ESCO and Customer shall each maintain insurance coverage, including without limitation, workers' compensation and employer's liability at statutory limits and commercial general liability insurance covering public liability and property damage with limits generally required for its respective industry with not less than \$1,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Such insurance shall be with reputable and financially responsible carriers authorized to transact business in the state in which the facilities are located and the services are being performed with an A.M. Best's rating of at least A- VII.

### 5. Governing Law

This Agreement will be governed, interpreted and construed by, under and in accordance with the laws, statutes and decisions of the state in which the facilities are located, without regard to its choice of law provisions.

### 6. Ownership of Work Products

All drawings, specifications and other documents and electronic data furnished by ESCO to Customer under this Agreement ("Work Products") are deemed to be instruments of service and ESCO shall retain the ownership and property interest therein, including the copyrights and intellectual property thereto. Drawings, specifications, and other documents and materials and electronic data are furnished for use solely with respect to the guaranteed Energy Savings Contract with ESCO.

Work Products may not be shared with any third parties, except to the extent as required by law, without the written permission of ESCO as referenced in this Section A:3.

**Section B: Audit Services**

**Customer agrees to provide the following:**

- A. Complete access, including granting the ability for remote network access, to Customer's facilities for ESCO to perform the energy efficiency analysis, measuring actual energy use, taking equipment inventory, determining operating schedules, identifying known operational deficiencies;
- B. Access to key personnel to discuss operating requirements; and
- C. The loan of building plans for the purpose of facilitating understanding of the facility characteristics and the current sequences of operation.

**ESCO will provide Customer with the following:**

- A. A list of energy conservation measures planned for each facility;
- B. A description of how the energy conservation measures would interact with the existing equipment in the facilities;
- C. Financial analysis of the effect on annual cash flow by the energy conservation measures;
- D. Guaranteed energy services contract for the facilities;
- E. Utility analysis demonstrating effect of installed energy conservation measures;
- F. Performance Assurance Support Services (PASS) Plan for the facilities; and
- G. Project pricing for a turnkey installation of the proposed project scope that shall be firm for sixty (60) days from the audit report being delivered to the City..

**Customer is under no payment obligation under this Agreement, provided at least one of the following conditions is met:**

- A. Customer executes a guaranteed performance-based building improvement program with ESCO within thirty (30) days after receiving the Investment Grade Audit Report;
- B. ESCO is unable to guarantee annual energy cost savings that meet or exceed the annual cost of the proposed performance-based building improvement program over a term not to exceed 20 years

If none of the above conditions are met, Customer agrees to pay ESCO **\$27,066** for the Investment Grade Audit service within thirty (30) days after receiving the Investment Grade Audit documents.

This cost is equivalent to **\$.30 cents per square foot** audited. The square footage to be audited is \_90,221 (see below a list of facilities to be included in this audit).

**List of Facilities**

Facility	Square Footage
City Hall	12,200
Police Station	14,500
Rec Center	41,000
Animal Shelter	5,059
Fire station 1	8,700

Fire station 2	1,832
Fire station 3	<u>6,930</u>
<b>Total</b>	<b>90,221</b>



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 3/28/23

**PREPARED BY:** Chris Whittaker

**AGENDA CONTENT:** Discussion and possible action on Resolution No. 20230328-000 responding to the application of CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas - Texas Coast Division (CenterPoint), to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city's participation in a coalition of cities known as the "Texas Coast utilities Coalition of Cities" (TCUC); requiring the reimbursement of costs.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

### **ALLIANCE OF CENTERPOINT MUNICIPALITIES (“TCUC”)**

The City is a member of the Texas Coast Utilities Coalition of Cities (TCUC). The TCUC group was organized by a number of municipalities served by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Texas Coast Division and its Houston Division (CenterPoint or Company) and has been represented by the law firm of Herrera Law & Associates, PLLC (through Mr. Alfred R. Herrera) to assist in reviewing applications to change rates submitted by CenterPoint.

### **“GRIP” RATE APPLICATIONS**

Under section 104.301 of the Gas Utility Regulatory Act (GURA), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between rate cases. This section of GURA is commonly referred to as the “GRIP” statute (the “Gas Reliability Infrastructure Program”).

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover a return on capital expenditures made during the interim period between rate cases by applying for interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities' filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a *ministerial* review of the utility’s filings to ensure compliance with the GRIP statute and the Railroad Commission’s rules,

and that it is within the Railroad Commission’s authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

**CENTERPOINT’S “GRIP” APPLICATION**

On or about March 2, 2023, CenterPoint filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”). CenterPoint’s application when approved by the Railroad Commission will result in an increase in the monthly customer charges as shown below:

<b>Rate Schedule</b>	<b>Current Customer Charge</b>	<b>Proposed 2023 Interim Rate Adjustment</b>	<b>Adjusted Charge</b>	<b>Increase Per Bill</b>
R-2096-I-GRIP 2023; R-2096-U-GRIP 2023 Residential	\$19.94 per customer per month	\$2.01 per customer per month	\$21.95 per customer per month	\$2.01 per customer per month
GSS-2096-I-GRIP 2023; GSS-2096-U-GRIP 2023 General Service Small	\$24.93 per customer per month	\$3.00 per customer per month	\$27.93 per customer per month	\$3.00 per customer per month
GSLV-627-I-GRIP 2023; GSLV-627-U-GRIP 2023 General Service Large Volume	\$365.46 per customer per month	\$104.91 per customer per month	\$470.37 per customer per month	\$104.91 per customer per month

CenterPoint refers to its application as its “2023” interim adjustment. The increase in rates CenterPoint presents in its application is based on capital expenditures it made from January 1, 2022 through December 31, 2022.

**REVIEW AND ACTION RECOMMENDED**

Although the City’s ability to review and effectuate a change in CenterPoint’s requested increase is limited, the City should exercise due diligence with regard to rate increases by monopoly utilities who operate within its boundaries, including increases requested under the GRIP statute to ensure compliance with the requirements of that law.

To exercise its due diligence, it is necessary to suspend CenterPoint’s proposed effective date of May 1, 2023, for forty-five days, so that the City can evaluate whether the data and calculations in CenterPoint’s rate application are correctly done, and whether CenterPoint’s application otherwise conforms to the requirements of the GRIP statute.

Therefore, TCUC’s Special Counsel, the law firm of Herrera Law & Associates, PLLC (through Alfred R. Herrera) recommends that the City adopt a resolution suspending CenterPoint’s proposed effective date for 45 days. Assuming a proposed effective date of May 1, 2023, CenterPoint’s proposed effective date is suspended until June 15, 2023.

**The City must take action to suspend by no later than May 1, 2023.**

**RECOMMENDATION:**

Staff recommends approving the resolution.



**RESOLUTION NO. 20230328-005**

**A RESOLUTION BY THE CITY OF ANGLETON, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – TEXAS COAST DIVISION (CENTERPOINT), TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY’S PARTICIPATION IN A COALITION OF CITIES KNOWN AS THE "TEXAS COAST UTILITIES COALITION OF CITIES" (TCUC); REQUIRING THE REIMBURSEMENT OF COSTS; DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS:** on or about March 2, 2023, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Texas Coast Division (CenterPoint or Company) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”), resulting in a requested increase in the monthly customer charges as shown in the table below:

<b>Rate Schedule</b>	<b>Current Customer Charge</b>	<b>Proposed 2023 Interim Rate Adjustment</b>	<b>Adjusted Charge</b>	<b>Increase Per Bill</b>
R-2096-I-GRIP 2023; R-2096-U-GRIP 2023 Residential	\$19.94 per customer per month	\$2.01 per customer per month	\$21.95 per customer per month	\$2.01 per customer per month
GSS-2096-I-GRIP 2023; GSS-2096-U-GRIP 2023 General Service Small	\$24.93 per customer per month	\$3.00 per customer per month	\$27.93 per customer per month	\$3.00 per customer per month
GSLV-627-I-GRIP 2023; GSLV-627-U-GRIP 2023 General Service Large Volume	\$365.46 per customer per month	\$104.91 per customer per month	\$470.37 per customer per month	\$104.91 per customer per month

and

**WHEREAS:** the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

**WHEREAS:** the application to increase rates by CenterPoint is complex; and

**WHEREAS:** it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in CenterPoint's rate application are correctly done, and whether CenterPoint's application otherwise conforms to the requirements of Texas Utilities Code § 104.301, commonly referred to as the GRIP statute; and

**WHEREAS:** the effective date proposed by CenterPoint is May 1, 2023, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 15, 2023.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS THAT:**

**Section 1.** That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

**Section 2.** The City suspends the requested effective date by CenterPoint for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application, and to determine whether CenterPoint's application otherwise conforms to the requirements of the GRIP statute.

**Section 3.** The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Texas Coast Utilities Coalition of Cities (TCUC).

**Section 4.** The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with CenterPoint's application to increase rates.

**Section 5.** CenterPoint is ordered to reimburse the City's reasonable rate case expenses incurred in response to CenterPoint's rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

**Section 6.** The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**Section 7.** This resolution shall be effective immediately upon passage.

**PASSED AND APPROVED THIS 28TH DAY OF MARCH 2023.**

\_\_\_\_\_  
Jason Perez  
Mayor

ATTEST:

\_\_\_\_\_  
Michelle Perez, TRMC  
City Secretary



March 2, 2023

CenterPoint Energy  
1111 Louisiana Street  
Houston, TX 77002-5231  
P.O. Box 2628  
Houston, TX 77252-2628

Item 5.

Mayor and City Council  
City of Angleton  
Angleton, Texas

**Hand-Delivered**

Re: CenterPoint Energy 2023 Annual GRIP Adjustment for the Texas Coast Division

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas (“CenterPoint” or the “Company”), files the tariffs and supporting documents in electronic form, with the City of Angleton (“City”) consistent with Section 7.7101 of the Railroad Commission of Texas (“Commission”) Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program (“GRIP”) interim rate adjustment (“IRA”) for the Company’s Texas Coast Division, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City’s environs and cities of the Texas Coast Division that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the Texas Coast Division with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City’s review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on May 1, 2023, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company’s next annual GRIP adjustment for the Texas Coast Division; or (2) the issuance of a final order in a rate setting proceeding for the Texas Coast Division.



As detailed in the attached schedules and supporting material, the Company invested \$86,398,965 in its Texas Coast Division in calendar year 2022, and the applicable IRA is:

<b>Rate Schedule</b>	<b>Current Customer Charge</b>	<b>Proposed 2023 Interim Rate Adjustment<sup>1</sup></b>	<b>Adjusted Charge</b>	<b>Increase Per Bill</b>
R-2096-I-GRIP 2023; R-2096-U-GRIP 2023 Residential	\$19.94 per customer per month	\$2.01 per customer per month	\$21.95 per customer per month	\$2.01 per customer per month
GSS-2096-I-GRIP 2023; GSS-2096-U-GRIP 2023 General Service Small	\$24.93 per customer per month	\$3.00 per customer per month	\$27.93 per customer per month	\$3.00 per customer per month
GSLV-627-I-GRIP 2023; GSLV-627-U-GRIP 2023 General Service Large Volume	\$365.46 per customer per month	\$104.91 per customer per month	\$470.37 per customer per month	\$104.91 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

- (a) An earnings monitoring report showing the Company’s earnings for the Texas Coast Division during the 2022 calendar year (under the “Earnings Monitoring Report” section of the enclosed filing).
- (b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the Texas Coast Division, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company’s prior utility investments in the Texas Coast Division that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.
- (c) The Company’s calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period

<sup>1</sup> On December 22, 2017, the Tax Cuts and Jobs Act of 2017 (the “TCJA”) was signed into law. The TCJA reduced the federal corporate income tax rate from 35% to 21%. The Company has calculated the GRIP Adjustment using the 35% federal corporate income tax rate approved in GUD No. 10567. The Company has also calculated and is seeking approval of the GRIP Adjustment using the 21% federal corporate income tax rate under the Tax Cuts and Jobs Act of 2017. The Proposed 2023 Interim Rate Adjustment in the table above has been calculated using the reduced corporate income tax rate of 21%.

imposed (under the "Interim Rate Adjustment Application" section of the enclosed filing). The Company has calculated the GRIP Adjustment using the 35% federal corporate income tax rate approved in GUD No. 10567. The Company has also calculated and is seeking approval of the GRIP Adjustment using the 21% federal corporate income tax rate under the Tax Cuts and Jobs Act of 2017.

(d) Affidavits by Kara Gostenhofer Ryan, Kimberly Middleton and Tal R. Centers, Jr. (under the "Affidavits" section of the enclosed filing).

- Ms. Ryan's affidavit verifies (i) that the Texas Coast Division's books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the Texas Coast Division's books and records related to the information in those reports.
- Ms. Middleton's affidavit verifies the notice of the GRIP filing through customer bill inserts.
- Mr. Centers' affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hard copy project files related to the new investment or retirements, please contact me at (713) 207-5946.

Notice of this proceeding will be provided to affected customers in the Texas Coast Division by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

Keith L. Wall  
1111 Louisiana Street  
CNP Tower 19<sup>th</sup> Floor  
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,



Keith L. Wall  
Director of Regulatory Affairs

Attachments

cc: Mr. Tal Centers  
Mr. Mickey Moon  
Ms. Gracy Rodriguez

DELIVERED TO:

\_\_\_\_\_, \_\_\_\_\_ of  
NAME OFFICE (Mayor, City Secretary, etc.)

the City of Angleton on this \_\_\_\_ day of March 2023.

\_\_\_\_\_  
SIGNATURE



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** March 28, 2023

**PREPARED BY:** Michelle Perez

**AGENDA CONTENT:** Discussion and possible action on approving the December 13, 2022, and January 10 and 24, 2023, City Council meeting minutes.

**AGENDA ITEM SECTION:** Consent Agenda

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Approve the minutes of the Angleton City Council meeting of December 13, 2022, and January 10 and 24, 2023, City Council meeting minutes.

**RECOMMENDATION:**

Staff recommends Council approves the minutes as presented.





**CITY OF ANGLETON**  
**CITY COUNCIL MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**TUESDAY, DECEMBER 13, 2022 AT 6:00 PM**

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 13, 2022, 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 Wright called the Council Meeting to order at 6:00 P.M.

#### PRESENT

Mayor Pro-Tem John Wright  
 Council Member Cecil Booth  
 Council Member Christiene Daniel  
 Council Member Travis Townsend  
 Council Member Mark Gongora

#### ABSENT

Mayor Jason Perez

#### PLEDGE OF ALLEGIANCE

Council Member Townsend led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

Angleton resident, James Gayle addressed council in opposition to the proposed trailer park at Gifford and Shanks Road with concerns regarding water usage, drainage, traffic, appearance and public safety.

Angleton resident, Steve Rosa addressed council in opposition to the proposed trailer park at Gifford and Shanks Road with concerns regarding infrastructure and public safety.

#### CONSENT AGENDA

1. Discussion and possible action to approve the minutes of the Angleton City Council meeting of July 26, August 9, and August 23, 2022.

2. Waiver of new home permit fees Section 5-16 for 1309 Caldwell (Habitat for Humanity) and waiver of sidewalks Section 23-14 for new home 1309 Caldwell
3. Discussion and possible action authorizing the City Manager to execute a renewal agreement between the City of Angleton and i9 Sports.
4. Discussion and possible action on Resolution No. 20221213-004 changing the authorized persons to act as signatories on city accounts at First State Bank.
5. Discussion and possible action to approve the artist agreement with Calina Johnson for a mural at Animal Services Building.
6. Discussion and possible action to approve the artist agreement with Sam Welty for a mural at Freedom Park backstop.
7. Discussion and possible action on approving a contract with Construction Masters of Houston, Inc. for the Wastewater Treatment Plant (WWTP) renovation.
8. Discussion and possible action on a proposal from HDR Engineering, Inc. for Geographic Information System (GIS) services to map drainage ditches, sidewalks, and crosswalks.

**Council removed agenda items No. 1, No. 5, and No. 6 for discussion.**

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Consent agenda items 2. Waiver of new home permit fees Section 5-16 for 1309 Caldwell (Habitat for Humanity) and waiver of sidewalks Section 23-14 for new home 1309 Caldwell; 3. Discussion and possible action authorizing the City Manager to execute a renewal agreement between the City of Angleton and i9 Sports. 4. Discussion and possible action on Resolution No. 20221213-004 changing the authorized persons to act as signatories on city accounts at First State Bank; 7. Discussion and possible action on approving a contract with Construction Masters of Houston, Inc. for the Wastewater Treatment Plant (WWTP) renovation; 8. Discussion and possible action on a proposal from HDR Engineering, Inc. for Geographic Information System (GIS) services to map drainage ditches, sidewalks, and crosswalks. The motion passed on a 5-0 vote. Mayor Perez was absent.**

1. Discussion and possible action to approve the minutes of the Angleton City Council meeting of July 26, August 9, and August 23, 2022.

**Mayor Pro-Tem Wright confirmed with the City Secretary that the August 23, 2022 minutes are a draft and not ready for Council approval.**

**Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council approved the minutes from July 26 and August 9. The motion passed on a 5-0 vote. Mayor Perez was absent.**

5. Discussion and possible action to approve the artist agreement with Calina Johnson for a mural at Animal Services Building.

Upon a motion by Council Member Gongora and seconded by Council Member Townsend, Council postponed the artist agreement to bring back later. The motion passed on a 5-0 vote. Mayor Perez was absent.

6. Discussion and possible action to approve the artist agreement with Sam Welty for a mural at Freedom Park backstop.

Presentation was provided by Megan Mainer, Parks and Recreation Director.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved the artist agreement with Sam Welty for a mural at Freedom Park subject to the concerns addressed regarding notifying The Little League and checking the condition of the wood. The motion passed on a 5-0 vote. Mayor Perez was absent.

## **PUBLIC HEARINGS AND ACTION ITEMS**

9. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (adding Microblading Studio), and adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council opened the public hearing at 6:25 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

Presentation was provided by Otis Spriggs, Director of Development Services.

No one spoke in favor or against.

The public hearing was conducted and upon a motion by Council Member Booth and seconded by Council Member Townsend, Council closed the public hearing at 6:27 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.

10. Discussion and possible action on Ordinance No. 20221213-010 Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (Microblading Studio), Adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.

Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council approved Ordinance No. 20221213-010 Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (Microblading Studio), Adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light

**Industrial (I), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts. The motion passed on a 5-0 vote. Mayor Perez was absent.**

11. Conduct a public hearing, and receive public comment on an application for a **Special Use Permit (SUP)** pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, **Beau Bazaar Salon**, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX.

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council opened the public hearing at 6:21 PM. The motion passed on a 5-0 vote. Mayor Perez was absent**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**No one spoke in favor or against.**

**The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Booth, Council closed the public hearing at 6:29 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.**

12. Discussion and possible action on Ordinance No. 20221213-012 for an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX., Ste. C.

**Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20221213-012 for an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX., Ste. C. The motion passed on a 5-0 vote. Mayor Perez was absent.**

13. Conduct a public hearing on a request for approval of an ordinance rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

**Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council opened the public hearing at 6:33 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Presentation was provided by Kyle Reynolds, Assistant Director of Development Services.**

**Megan Mainer, property owner spoke in favor of this item.**

**The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:34 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.**

14. Discussion and possible action on a request for approval of Ordinance No. 20221213-014 rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Ordinance No. 20221213-014 rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas. The motion passed on a 5-0 vote. Mayor Perez was absent.**

15. Conduct a public hearing to receive comment on an Ordinance amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

**Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:39 PM. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**No one spoke in favor or against.**

**The public hearing was conducted and upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council closed the public hearing at 6:34 PM. The motion passed on a 0-0 vote. Mayor Perez was absent.**

16. Discussion and possible action on Ordinance No. 20221213-016 amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit,

Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

**Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20221213-016 amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in "Exhibit A"; Adopting Sec 8.5-66. Mobile Food Courts as contained in "Exhibit B"; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date. The motion passed on a 5-0 vote. Mayor Perez was absent.**

## REGULAR AGENDA

17. Presentations given by iAD Architects and McLemore Luong Architects on the Professional Design and Engineering Services Request for Qualification (RFQ).

**Anthony Norris, Fire Department Captain introduced the item.**

**Presentations were provided by iAD Architects and McLemore Luong Architects.**

18. Discussion and possible action to approve one of two submissions for the Professional Design and Engineering Services Request for Qualification (RFQ).

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved iAD Architects submission for the Professional Design and Engineering Services Request for Qualification (RFQ). The motion passed on a 5-0 vote. Mayor Perez was absent.**

19. Consideration of approval of a final plat with public improvement variances for Smart Storage, for a 12.390-acre subdivision.

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council approved a final plat with public improvement variances for Smart Storage, for a 12.390-acre subdivision. The motion passed on a 5-0 vote. Mayor Perez was absent.**

20. Discussion and possible action on the Community Development Block Grant (CDBG) Mitigation funding of \$1,792,900 through the Regional Mitigation Program administered



by the Texas General Land Office (GLO) Community Development and Revitalization division.

**Chris Whittaker, City Manager introduced the item.**

**Presentation was provided by Judy Langford with Langford Community Management Services and John Peterson with HDR Engineering.**

**Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council approved the Community Development Block Grant (CDBG) Mitigation funding of \$1,792,900 through the Regional Mitigation Program administered by the Texas General Land Office (GLO) Community Development and Revitalization division. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Council moved to item No. 22.**

22. Discussion and possible action on Ordinance No. 20221213-022 for a notarized petition requesting inclusion into the Extraterritorial Jurisdiction of the City of Angleton, Texas within Brazoria County for property totaling 145.1 acres of land located east and north of the intersection of Anchor Rd./County Rd. 44 and FM 521.

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved Ordinance No.20221213-022 for a notarized petition requesting inclusion into the Extraterritorial Jurisdiction of the City of Angleton, Texas within Brazoria County for property totaling 145.1 acres of land located east and north of the intersection of Anchor Rd./County Rd. 44 and FM 521. The motion passed on a 4-1 vote with Mayor Pro-Tem Opposed. Mayor Perez was absent.**

21. Conduct discussion and possible action on four (4) deal points regarding a proposed 331 ac. Development, including a 160 ac. industrial, 27 ac. commercial, 50 ac. residential, 15 ac. multi-family residential uses for the Stasny Ranch Property, located at SH 288/SH 35.

**Otis Spriggs, Director of Development Service introduced the items.**

**A PowerPoint presentation was provided by Parke Patterson with Stasny Ranch Development. Mr. Patterson presented four deal points for Council's approval.**

- 1. The Developer desires to bring a quality Live / Work / Play development to the City of Angleton (see Land Plan attached). The City will consent to the concept of an in-city municipal utility district for Brazoria County Municipal Utility District No. 76 (the "MUD"). The Developer agrees to petition all of the property to move from the extraterritorial jurisdiction of the City into the City limits. The City will consent to the in-city MUD.**
- 2. The City will use its best efforts to obtain or deed needed right-of-way, if needed, for a North-South collector road to Anchor Road, as shown on the Master Plan.**
- 3. The City approves the concept of the Master Plan, as attached. This Master Plan includes 50 foot single-family lots and entitlements for up to 300 multi-family units.**

4. **The City will rebate 75% of the City's ad valorem tax rate over the Developer's property to the MUD in a Chapter 380 or tax increment refinancing zone ("TIRZ") structure. The MUD will limit use of the City's rebate to only finance water, sewer and road facilities. The rebate will expire no less than 25-years after the agreed upon initial date.**

Council shared their concerns regarding each of the four points.

1. **Council preferred the in-city MUD**
2. **Council is concerned with the traffic control and proposed roadway through old landfill cells and requested more clarification on the considered roadways.**
3. **Council is concerned about the tree heritage, the view of the industrial business from residential homes and recommended a buffer or landscaping barrier. Council suggested the master plan be 50% 50 foot and 50% 60 feet with multi-family units. Council Member Townsend suggested other options such as townhomes and duplexes over the multi-family units for diversity.**
4. **Council shared concerns of the 75% rebate. Joe Morrow with Hilltop Securities suggested that Council cap the accessed value that the city participates in.**

## **EXECUTIVE SESSION**

The City Council convened into executive session at 9:24 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

23. **Deliberation regarding personnel matters regarding 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 Evaluation)**
24. **Discussion and possible action on Boards and Commissions appointments, pursuant to 551.074 of the Texas Government Code. (Parks & Recreation Board of Directors)**

## **OPEN SESSION**

The City Council reconvened into executive session at 11:20 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

23. **Deliberation regarding personnel matters regarding 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 Evaluation)**

**No action taken.**

24. **Discussion and possible action on Boards and Commissions appointments, pursuant to 551.074 of the Texas Government Code. (Parks & Recreation Board of Directors)**

**Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council appointed Blaine Smith to the Parks and Recreation Board. The motion passed on a 5-0 vote. Mayor Perez was absent.**

## **ADJOURNMENT**



The meeting was adjourned at 11:20 PM.

These minutes were approved by Angleton City Council on this the 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary



**CITY OF ANGLETON**  
**CITY COUNCIL MINUTES**  
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
 TUESDAY, JANUARY 10, 2023 AT 6:00 PM

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, JANUARY 10, 2023, 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 Perez called the Council Meeting to order at 6:00 P.M.

#### PRESENT

Mayor Jason Perez  
 Mayor Pro-Tem John Wright  
 Council Member Cecil Booth  
 Council Member Mark Gongora  
 Council Member Travis Townsend  
 Council Member Christiene Daniel

City Manager Chris Whittaker  
 City Secretary Michelle Perez  
 City Attorney Judith EIMasri

#### PLEDGE OF ALLEGIANCE

Council Member Gongora led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

Angleton resident, John Jasso addressed Council as a representative of the Brazoria County Veterans Association and stated they would like to host the 2023 Brazoria County Veteran's Day parade in Angleton for their 25th Anniversary.

#### CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Director of Human Resources, presented service awards to Public Works employees Marcos Perez for 10 years of service and to Juan Beserra for 15 years of service.

## CONSENT AGENDA

2. Discussion and possible action on approval of the 2023 Athletic Sports Association agreement and Athletic Complex Maintenance Standards and authorize the City Manager to execute the agreements.
3. Discussion and possible action to approve the minutes of the Angleton City Council meeting of August 23, September 13 and September 27, 2022.

**Upon a motion by Mayor Pro-Tem Wright and seconded by Councilmember Townsend, Council approved the consent agenda 2. Discussion and possible action on approval of the 2023 Athletic Sports Association agreement and Athletic Complex Maintenance Standards and authorize the City Manager to execute the agreements and 3. Discussion and possible action to approve the minutes of the Angleton City Council meeting of August 23, September 13 and September 27, 2022, with the correction of Howard Hewitt's name on item number 16 of the August 23, 2022, Council minutes. The motion passed on a 6-0 vote.**

## PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a public hearing on a request for approval of an ordinance rezoning 15.895 acres from the Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX.

**Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council opened the public hearing at 6:09 P.M. The motion passed on a 6-0 vote.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**There were no speakers for or against.**

**Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council closed the public hearing at 6:10 P.M. The motion passed on a 6-0 vote.**

5. Discussion and possible action on a request for approval of Ordinance No. 20230110-005 rezoning 15.895 acres from the Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX.

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council moved to approve Ordinance No. 20230110-005 rezoning 15.895 acres from the Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX. The motion passed on a 6-0 vote.**

6. Conduct a public hearing on a request by R.B. Stewart Petroleum for approval of an ordinance rezoning approximately 1.925 acres from the Central Business District (CBD) to Planned Development Overlay District No. 4, for property located within the city block

bound by W. Peach St. to the South, S. Velasco St. to the East, W. Orange St. to the North and S. Front Street to the West.

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council opened the public hearing at 6:18 P.M. The motion passed on a 6-0 vote.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**There were no speakers in favor or against.**

**Upon a motion by Council Member Townsend and seconded by Mayor Pro-Tem Wright, Council closed the public hearing at 6:19 P.M. The motion passed on a 6-0 vote.**

7. Discussion and possible action on a request by R.B. Stewart Petroleum for approval of Ordinance No. 20230110-007 rezoning approximately 1.925 acres from the Central Business District (CBD) to Planned Development Overlay District No. 4, for property located within the city block bound by W. Peach St. to the South, S. Velasco St. to the East, W. Orange St. to the North and S. Front Street to the West.

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved Ordinance No. 20230110-007 rezoning approximately 1.925 acres from the Central Business District (CBD) to Planned Development Overlay District No. 4, for property located within the city block bound by W. Peach St. to the South, S. Velasco St. to the East, W. Orange St. to the North and S. Front Street to the West. The motion passed on a 6-0 vote.**

8. Conduct a public hearing on an ordinance amending a previously approved Planned Development (PD) District No. 3. (Austin Colony), on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

**Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council opened the public hearing at 6:24 P.M. The motion passed on a 6-0 vote.**

**Presentation was provided by Otis Spriggs, Director of Development Services.**

**There were no speakers in favor or against.**

**Upon a motion by Council Member Townsend and seconded by Mayor Pro-Tem Wright, Council closed the public hearing at 6:24 P.M. The motion passed on a 6-0 vote.**

9. Discussion and possible action on Ordinance No. 20230110-009 to amend previously approved Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

**Upon a motion by Council Member Townsend and seconded by Mayor Pro-Tem Wright, Council approved Ordinance No. 20230110-009 to amend previously approved Planned Development (PD) District No. 3., on an approximate 164.50 acres of land**

located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street. The motion passed on a 6-0 vote.

## REGULAR AGENDA

10. Update, discussion and possible action on the Home Rule Charter regarding Section 3.01(8) on City Council term limits.

Discussion took place between Council and the City Attorney and Council requested a resolution to be brought back to Council with the suggested interpretation of the 1995 Council that the intent of the authors (city council in 1995) of Section 3.01(8) was that following the charter amendment election, the citizens of Angleton by popular vote imposed term limits on the elected officials, and those particular elected officials not on the ballot in 1995 were to serve in their first term.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council approved the intent of the drafters in 1995 to be accepted. The motion passed on a 6-0 vote.

11. Discussion and possible action on awarding a construction contract for the General Land Office Community Development Block Grant Mitigation (GLO CDBG-MIT) SUP Grant #22-119-002-D360 for the City of Angleton's Supplemental Project to purchase and install a Warning Siren system to Mobile Communications America (MCA), whose proposal scored the highest.

Presentation was provided by Glenn LaMont, Emergency Management Coordinator.

On a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved awarding a construction contract for the General Land Office Community Development Block Grant Mitigation (GLO CDBG-MIT) SUP Grant #22-119-002-D360 for the City of Angleton's Supplemental Project to purchase and install a Warning Siren system to Mobile Communications America (MCA), whose proposal scored the highest. Subject to the budget amount of \$144,250 and not to exceed. The motion passed on a 6-0 vote.

12. Discussion and possible action on a Final Plat for De La Garza Subdivision, 3.996 Acres, 2-Lots, 1 Block, located on the south side of Kiber Rd., west of Sims Drive.

Presentation was provided by Otis Spriggs, Director of Development Services.

On a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council approved a Final Plat for De La Garza Subdivision, 3.996 Acres, 2- Lots, 1 Block, located on the south side of Kiber Rd., west of Sims Drive. Subject to a revised submitted plat adding missing dimensions of lots. The motion passed on a 6-0 vote.

13. Discussion and possible action on a Preliminary Plat for Ashland Development Water Treatment Plant, for 2.09 acres of land, containing one reserve in one block, Shubael Marsh Surveys A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development.

Presentation was provided by Kyle Reynolds, Assistant Director of Development Services.

On a motion by Council Member Booth and seconded by Council Member Gongora, Council approved a Preliminary Plat for Ashland Development Water Treatment Plant, for 2.09 acres of land, containing one reserve in one block, Shubael Marsh Surveys A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development. Subject to final approval of a Development Agreement. The motion passed on a 5-1 vote with Mayor Pro-Tem Wright opposed.

14. Discussion and possible action on a Preliminary Plat for Ashland Development Wastewater Treatment Plant, for 14.44 acres of land, containing four reserves in three blocks out of the George Robinson League, A-126, Brazoria County, Texas as submitted by Ashton Gray Development.

Presentation was provided by Kyle Reynolds, Assistant Director of Development Services.

Upon a motion by Council Member Booth and seconded by Council Member Gongora, Council approved a Preliminary Plat for Ashland Development Wastewater Treatment Plant, for 14.44 acres of land, containing four reserves in three blocks out of the George Robinson League, A-126, Brazoria County, Texas as submitted by Ashton Gray Development. Subject to having a final development agreement approved. The motion passed on a 5-1 vote with Mayor Pro-Tem opposed.

15. Discussion and possible action on a final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.

Presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Mayor Pro-Tem and seconded by Council Member Booth, with the applicant's approval Council tabled a final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve. The motion passed on a 6-0 vote.

16. Discussion and possible action on a proposed Concept Plan for Whispering Oaks Subdivision, for 49 lots, 2 Blocks, on 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.

This item was removed from the agenda.

17. Update, discussion and possible action on the 2023 Street Bond Project - Package II.

Presentation was provided by John Peterson, HDR and stated the project consists of replacing the pavement with small drainage improvements on Chevy Chase and San Felipe. Water line replacement will also occur on Chevy Chase.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council approved moving forward with the bid phase for the 2023 Street Bond Project - Package II. The motion was approved on a 6-0 vote.

## EXECUTIVE SESSION

The City Council convened into executive session at 7:39 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

18. Consultation with attorney, pursuant to Section 551.071(1)(b) of the Texas Government Code, a settlement offer to the Internal Revenue Service.

## OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 7:53 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

18. Consultation with attorney, pursuant to Section 551.071(1)(b) of the Texas Government Code, a settlement offer to the Internal Revenue Service.

**No action taken.**

## ADJOURNMENT

The meeting was adjourned at 7:53 P.M.

These minutes were approved by Angleton City Council on this the 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary



**CITY OF ANGLETON  
CITY COUNCIL MINUTES  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
TUESDAY, JANUARY 24, 2023 AT 6:00 PM**

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, JANUARY 24, 2023, 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 Wright called the Council Meeting to order at 6:00 P.M.

#### PRESENT

Mayor Pro-Tem John Wright  
Council Member Cecil Booth  
Council Member Mark Gongora  
Council Member Travis Townsend  
Council Member Christiene Daniel

City Manager Chris Whittaker  
City Secretary Michelle Perez  
City Attorney Judith EIMasri by Zoom

#### ABSENT

Mayor Jason Perez

#### PLEDGE OF ALLEGIANCE

Council Member Townsend led the Pledge of Allegiance.

#### INVOCATION

Council Member Booth led the invocation.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

#### CONSENT AGENDA

1. Discussion and possible action on Resolution No. 20230124-001 to impose a percentage-based collection penalty on delinquent taxes and assessments owed to the City and Public Improvement District to defray the cost of collections.



2. Discussion and possible action on the selection of Wind and Hail property insurance as part of the City's property insurance program for a policy beginning February 16, 2023.
3. Discussion and possible action on a Preliminary Replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision.
4. Discussion and possible action on Resolution No. 20230124-004 establishing the procedure for the May 6, 2023, General Election in Angleton, Texas; and providing for other related matters related thereto.
5. Discussion and possible action on Resolution No. 20230124-005 supporting a housing tax credit application for the Amber Ridge Apartments LP, 114 Woodway Drive.
6. Discussion and possible action on Ordinance No. 20230110-009, Attachment- Exhibit B, Land Plan Updates, of a previously approved Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

**Council removed item No. 1 and No. 3 for discussion.**

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved consent items: 2. Discussion and possible action on the selection of Wind and Hail property insurance as part of the City's property insurance program for a policy beginning February 16, 2023; 4. Discussion and possible action on Resolution No. 20230124-004 establishing the procedure for the May 6, 2023, General Election in Angleton, Texas; and providing for other related matters related thereto; 5. Discussion and possible action on Resolution No. 20230124-005 supporting a housing tax credit application for the Amber Ridge Apartments LP, 114 Woodway Drive; and 6. Discussion and possible action on Ordinance No. 20230110-009, Attachment- Exhibit B, Land Plan Updates, of a previously approved Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street. The motion passed on a 5-0 vote. Mayor Perez was absent.**

## **REGULAR AGENDA**

1. Discussion and possible action on Resolution No. 20230124-001 to impose a percentage-based collection penalty on delinquent taxes and assessments owed to the City and Public Improvement District to defray the cost of collections.

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved Resolution No. 20230124-001 to impose a percentage-based collection penalty on delinquent taxes and assessments owed to the City and Public Improvement District to defray the cost of collections. The motion passed on a 5-0 vote. Mayor Perez was absent.**

2. Discussion and possible action on a Preliminary Replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision.

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council approved the Preliminary Replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision. The motion passed on a 5-0 vote. Mayor Perez was absent.**

## **PUBLIC HEARINGS AND ACTION ITEMS**

7. Conduct a public hearing, discussion, and possible action on Ordinance No. 20230124-007 rezoning 0.4213 acres from Commercial Office-Retail District to C-OR to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St. at the SW corner of W. Live Oak St., Tract 163A20 Jose De Jesus Valderas Survey, A-380, City of Angleton, TX, Brazoria County.

**Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council opened the public hearing at 6:18 P.M. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Cory Morris addressed council and stated he is in favor of the rezoning. Mr. Morris is the proposed buyer and plans to rehab the property.**

**Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council closed the public hearing at 6:20 P.M. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council moved to approve Ordinance No. 20230124-007 rezoning 0.4213 acres from Commercial Office-Retail District to C-OR to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St. at the SW corner of W. Live Oak St., Tract 163A20 Jose De Jesus Valderas Survey, A-380, City of Angleton, TX, Brazoria County. The motion passed on a 5-0 vote. Mayor Perez was absent.**

8. Conduct a public hearing, discussion and possible action on Ordinance No. 20230124-008 rezoning approximately 10.12 acres from the Planned Development District (PD) to Agricultural District (AG), for property located on the east side of the Shanks Road extension, north of CR220, Angleton, TX, Brazoria County.

**Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council opened the public hearing at 6:26 P.M. The motion passed on a 5-0 vote. Mayor Perez was absent.**

**Rodrick Williams addressed council and stated he is in favor of the rezoning. Mr. Williams is the property owner.**

Upon a motion by Council Member Townsend and seconded by Council Member Gongora, Council closed the public hearing at 6:27 P.M. The motion passed on a 5-0 vote. Mayor Perez was absent.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council moved to approve Ordinance No. 20230124-008 rezoning approximately 10.12 acres from the Planned Development District (PD) to Agricultural District (AG), for property located on the east side of the Shanks Road extension, north of CR220, Angleton, TX, Brazoria County. The motion passed on a 5-0 vote. Mayor Perez was absent.

## REGULAR AGENDA

9. Discussion and possible action on approving the Brazoria County Veteran Association to hold the 25th Annual Veteran Day parade in Angleton on November 11, 2023, and to allow representative(s) from Council and staff.

Presentation was provided by John Jasso, representative of Brazoria County Veterans Association and American Legion Post-241. Also in attendance for support from American Legion Post-241 was Ray Smith. Support from American Legion Post-835 were Gloria Leflore, Jesse Mondragon, Leon Robinson, and James Ellis. Support from Military Order of the Purple Heart were Sonya T. Broadway, and Phillip Combs.

Upon a motion by Council Member Townsend and seconded by Council Member Daniel, Council moved to approve the Brazoria County Veteran Association to hold the 25th Annual Veteran Day parade in Angleton on November 11, 2023, and to appoint Council Member Booth as the Council liaison to the Hosting Committee. The motion passed on a 5-0 vote. Mayor Perez was absent.

10. Discussion and possible action on the Multimodal Pathway grant project, presentation given by Texas Department of Transportation representatives (TxDOT).

Presentation was provided by Phil Conner, Director of Finance.

Presentation given by Ana Ramirez Huerta with the Texas Department of Transportation.

Staff recommends moving forward with the preliminary application.

Upon a motion Council Member Daniel and seconded by Council Member Townsend, Council approved the preliminary application submittal for the Multimodal Pathway grant project. Motion passed on a 5-0 vote.

11. Discussion and possible action on approving Resolution No. 20230124-011 to contribute \$193,834 toward the Police Console Upgrade Project to be further funded by \$248,106 from a State Homeland Security Project Grant administered by H-GAC.

Presentation was provided by Glenn LaMont, Director of Emergency Management.

Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council moved to approve Resolution No. 20230124-011 to contribute \$193,834 toward the Police Console Upgrade Project to be further funded by \$248,106 from a State Homeland Security Project Grant administered by Houston-Galveston Area Council (H-GAC). The motion passed on a 5-0 vote. Mayor Perez was absent.

12. Discussion and possible action on Ordinance No. 20230124-012 to impose a percentage-based collection fee on delinquent utility accounts to defray the cost of collections.

Presentation was provided by Phil Conner, Director of Finance.

Upon a motion by Council Member Townsend and seconded by Council Member Booth, Council moved to approve Ordinance No. 20230124-012 to impose a percentage-based collection fee on delinquent utility accounts that are 120 days past due to defray the cost of collections. The motion passed on a 5-0 vote. Mayor Perez was absent.

Moved to item No. 14

14. Discussion and possible action on awarding the Request for Qualification (RFQ) Legal Services for the Collection of Delinquent Utility Bills, Delinquent Property Taxes and Delinquent Municipal Court Fines and Fee to Perdue Brandon Fielder Collins, & Mott, LLP and authorize the City Manager to execute contingent fee contracts with Perdue Brandon Fielder Collins and Mott. LLP once legal review is complete for the collection of delinquent ad valorem taxes and public improvement district assessments, court fines, fees and court costs, and utility accounts owed to the City of Angleton and written findings related to said contracts; notice of said contracts and written findings were posted with the agenda in accordance with Section 2254 of the Government Code.

Presentation was provided by Phil Conner, Director of Finance.

Upon a motion by Council Member Daniel and seconded by Council Member Booth, Council moved to approve the Request for Qualification (RFQ) Legal Services for the Collection of Delinquent Utility Bills, Delinquent Property Taxes and Delinquent Municipal Court Fines and Fee to Perdue Brandon Fielder Collins, & Mott, LLP and authorize the City Manager to execute contingent fee contracts with Perdue Brandon Fielder Collins and Mott. LLP once legal review is complete for the collection of delinquent ad valorem taxes and public improvement district assessments, court fines, fees and court costs, and utility accounts owed to the City of Angleton and written findings related to said contracts. The motion passed on a 5-0 vote. Mayor Perez was absent.

13. Discussion and possible action on a proposed Concept Plan for Whispering Oaks Subdivision, for 49 lots, 2 Blocks, on 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.

Upon a motion by Council Member Daniel and seconded by Council Member Booth, Council moved to approve a proposed Concept Plan for Whispering Oaks Subdivision, for 49 lots, 2 Blocks, on 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive. The motion passed on a 5-0 vote. Mayor Perez was absent.

**ADJOURNMENT**

The meeting was adjourned at 8:21 P.M.

These minutes were approved by Angleton City Council on this the 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 3/28/23

**PREPARED BY:** Phill Conner

**AGENDA CONTENT:** Discussion and possible action on a resolution declaring the Police Department Incident Trailer surplus so it can be auctioned.

**AGENDA ITEM SECTION:** Consent Agenda

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**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

The Police Department is asking to sell their 2005 Incident Trailer. The trailer needs extensive repairs including a new roof. The trailer was recently broken into and damaged by vandals.

**RECOMMENDATION:**

Staff recommends that the City Council approve the resolution.

**RESOLUTION NO. 20230328-007**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS (THE “CITY), DECLARING PROPERTY SURPLUS AND AUTHORIZING THE SALE OF SURPLUS PROPERTY (POLICE INCIDENT TRAILER); PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Angleton City Charter Section 2.01 provides the authority for the City to sell property it holds; and

**WHEREAS**, the City of Angleton Code of Ordinances, Chapter 2 Administration, Article 1 In General Section 2-4(b)(3) allows the city to auction property to which a legal title is attached and:

**WHEREAS**, Furnishings purchased by the City are considered “surplus property” which refers to personal property (new or used) that is not needed or required for the City’s foreseeable needs but still has some usefulness for the purpose it was originally intended and may or may not have value. Tex. Gov. Code 2175.001(4); and

**WHEREAS**, the City of Angleton City Council in accordance with the Texas Government Code and the Angleton Code of Ordinances, Chapter 2 Administration, Article 1 In General, Sec. 2-4(b)(3), declares the property, attached to this Ordinance as Exhibit “A” surplus because the personal property (Police Incident Trailer) possesses some usefulness for the purpose for which it was intended.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:**

**SECTION 1.** That the findings set out in the preamble to this resolution are in all things approved and adopted.

**SECTION 2.** The property, Police Incident Trailer, fully described in the attachment to this resolution as Exhibit “A” is declared surplus property as it is not needed or required for the needs of the Angleton Police Department but may still have some usefulness; and

**SECTION 3.** City staff is authorized to sell the surplus property, Police Incident Trailer, at public auction.

**SECTION 4.** That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

**SECTION 5.** This resolution shall be effective immediately upon passage.

**PASSED AND APPROVED THIS THE 28<sup>th</sup> DAY OF MARCH 2023.**

**CITY OF ANGLETON, TEXAS**

\_\_\_\_\_  
Jason Perez  
Mayor

**ATTEST:**

\_\_\_\_\_  
Michelle Perez  
City Secretary



**EXHIBIT A**

**2005 Thor Industries Trailer  
Estimated value of \$3,000.00**













MANUFACTURED BY / FABRIQUE PAR: THOR INDUSTRIES/DUTCHMEN DATE: September 2005

GVWR/PNBV 4391 KG( 9680 LB)

GAWR/PNBE	TIRES/PNEU	RIMS/JANTE	COLD INFL. PRESS./PRESS. DE GONFL. A FROID
FRONT/ 1996 KG AVANT ( 4400 LB)	ST225/75R15(D)	15X6	448 KPA SINGLE DUAL ( 65 PSI/LPC) <input checked="" type="checkbox"/> <input type="checkbox"/>
INTERM/ KG INTERM ( LB)			KPA SINGLE DUAL PSI/LPC) <input type="checkbox"/> <input type="checkbox"/>
REAR/ 1996 KG ARRIERE ( 4400 LB)	ST225/75R15(D)	15X6	448 KPA SINGLE DUAL ( 65 PSI/LPC) <input checked="" type="checkbox"/> <input type="checkbox"/>

THIS VEHICLE CONFORMS TO ALL APPLICABLE U.S. FEDERAL MOTOR VEHICLE SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE SHOWN ABOVE.

THIS VEHICLE CONFORMS TO ALL APPLICABLE STANDARDS PRESCRIBED UNDER THE CANADIAN MOTOR VEHICLE SAFETY REGULATIONS IN EFFECT ON THE DATE OF MANUFACTURE. - CE VEHICULE EST CONFORME A TOUTES LES NORMES QUI LUI SONT APPLICABLES EN VERTU DU REGLEMENT SUR LA SECURITE DES VEHICULES AUTOMOBILES DU CANADA EN VIGUEUR A LA DATE DE SA FABRICATION.

V.I.N./N.I.V.: 47CTCRS276C653180 TYPE/TYPE: TRA/REM 31BH4-DSL  
ALL WEIGHTS ARE APPROXIMATE

**TIRE AND LOADING INFORMATION**

The weight of cargo should never exceed 2407 lbs. or 1092 kgs.

TIRE	SIZE	COLD TIRE PRESSURE
FRONT	ST225/75R15(D)	65 psi 448 kpa
REAR	ST225/75R15(D)	65 psi 448 kpa
SPARE	ST225/75R15(D)	65 psi 448 kpa

SEE OWNER'S MANUAL FOR ADDITIONAL INFORMATION

47CTCRS276C653180



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 3/28/2023

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action on sub facility naming dedication of the standalone sports field amenity within Bates Park.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$0.00

**FUNDS REQUESTED:** \$0.00

**FUND:** NA

### EXECUTIVE SUMMARY:

On January 25, 2022, City Council approved Facility and Park Naming and Memorial policies.

On March 21, 2023, Chris Whittaker, City Manager, submitted a sub facility naming recommendation for the standalone sports field amenity, within Bates Park located at 700 Bates Park Road, historically called King's Field to officially be named King's Field.

### RECOMMENDATION:

Staff recommends City Council approve the sub facility naming dedication of the standalone sports field amenity within Bates Park to be King's Field.

### SUGGESTED MOTION:

I move we approve the sub facility naming dedication of the standalone sports field amenity within Bates Park to be King's Field.

**Megan Mainer**

---

**From:** Chris Whittaker  
**Sent:** Monday, March 20, 2023 5:14 PM  
**To:** Megan Mainer  
**Subject:** King Field

Megan,

I would like to nominate the former King Field to be officially named King Field.

Chris

**Chris Whittaker**  
City Manager  
979-849-4364 ext. 2112  
www.angleton.tx.us  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515



Please be advised that email correspondence may be subject to public release pursuant to the Texas Public Information Act.





# Service Line Inventory - Update



CITY OF ANGLETON  
MARCH 14, 2023



**Sigi West**

Regulatory Compliance  
Specialist | Project Assistant

✉ [swest@ksaeng.com](mailto:swest@ksaeng.com)



**Angie Sanchez, P.E., PMP**

Municipal Team Leader

✉ [asanchez@ksaeng.com](mailto:asanchez@ksaeng.com)

**18**  
MONTHS

**LEFT TO COMPLY (October 2024)**



# Detailed Inventory

**Detailed Inventory**

Field Name: [ ]

Page 1 of 1

Purpose of the worksheet: To provide a formal system status report for each asset used in the distribution system.

Worksheet Notes: Each asset in this worksheet represents one asset in the accounting for assets in the system's accounting. The asset must include required and optional information. The information in this spreadsheet is required by the LCR. The asset information is required for asset ID, 20 and is required for asset ID only (2020) only.

Note: Cells that have a question mark (?) are required fields. Cells that have a question mark (?) are conditionally required fields and are marked as such throughout the document.

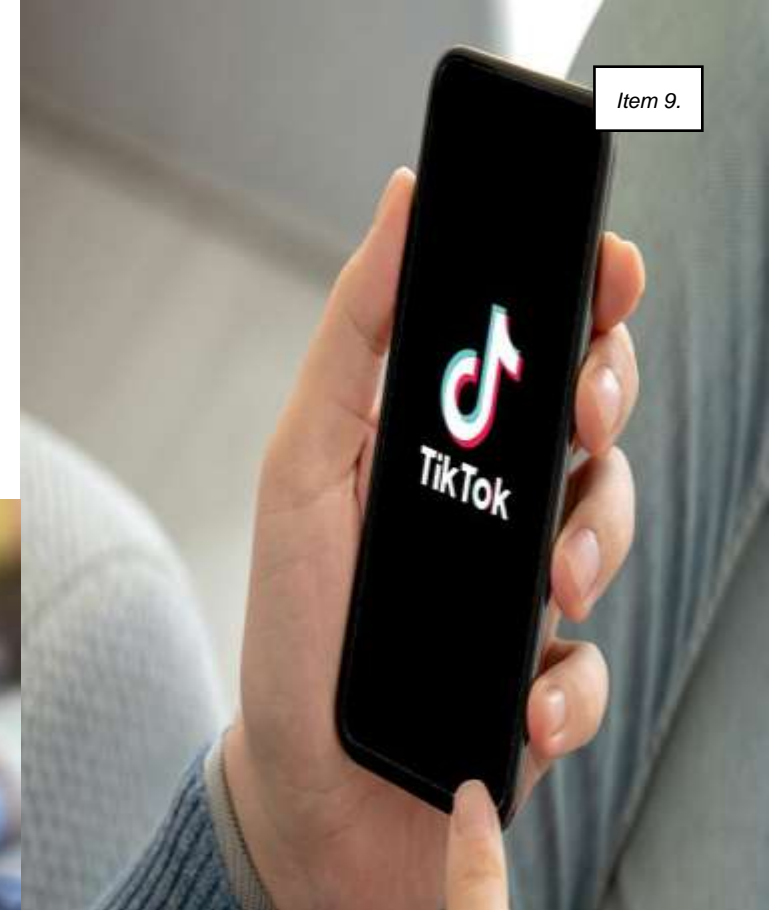
MSD 2024 Rev. 07/20/2024

Unique Service Line ID	Location Information				System Standard Fields			System Standard Fields			Other Potential Sources of Lead	Additional Information to Assign Top Monitoring Tiering					Lead Source Use Requirements									
	Asset Number	Asset Name	City	Zip Code	Other Location Details	GPS Coordinate - Latitude (North/South)	GPS Coordinate - Longitude (East/West)	System Standard Fields - Service Line Material Classification	If New Lead's Owner, Was Material ever Previously Used?	Service Line Installation Date		Notes	System Standard Fields - Service Line Material Classification	Service Line Installation Date	Notes	Other Potential Sources of Lead - To What is Lead Connected?	If From Lead Source to Service Line?	Describe Other Things that May be Connected to the Service Line that Contain Lead	Building Type Connected to Service Line	Year of Entry or Field of Use (Treatment Plant)	Describe Service Building, Building Construction Year with Lead Entry (Indicate Year if 1, 1999)	Current LCR Sampling Date	Sample Site Location (Other than Field)	Date of System Lead LCR	Date of Customer Lead LCR	
Example 1	1234	Main St	City	Zip Code	Intersection of Main St and 1st St	38.272288	-90.184991	Lead	No	Before 2000	Lead	Lead	Lead	Yes	No	Single Family Residence	No	No	No	No	No	No	No	No	No	No
Example 2	4567	Main St	City	Zip Code	Intersection of 1st and 2nd St			Non-Lead	Yes	Between 2000 and 2014	Non-Lead	Non-Lead	Non-Lead	No	No	Multiple Family Residential	No	No	No	No	No	No	No	No	No	
Example 3	89	1st St	City	Zip Code				Non-Lead - Bulk Lead	No	Between 2000 and 2014	Non-Lead - Bulk Lead	Non-Lead - Bulk Lead	Non-Lead - Bulk Lead	Yes	From 1 Source	From 1 Source	Other	Unknown	Unknown	Unknown	Yes	No	No	No	No	
Example 4	99	1st St	City	Zip Code				Non-Lead	No	Before 2000	Non-Lead - Copper	Non-Lead	Non-Lead	Yes	From 1 Source	From 1 Source	Single Family Residence	No	No	Unknown	No	No	No	No	No	
Example 5	88	1st St	City	Zip Code				Non-Lead - Copper	Yes	After 2014	Non-Lead	Non-Lead	Non-Lead	No	No	Both/Service Center	Single Family Residence	No	No	Unknown	No	No	No	No	No	
Example 6	123	1st St	City	Zip Code				Non-Lead	No	After 2014	Non-Lead	Non-Lead	Non-Lead	No	Yes	Both/Service Center	Single Family Residence	No	No	Unknown	No	No	No	No	No	
Example 7	321	1st St	City	Zip Code				Lead	Yes	Before 2000	Non-Lead - Copper	Lead	Lead	No	No	Single Family Residence	No	No	Unknown	No	No	No	No	No	No	

## Tools for Assisting Public Works

### General Plan of Action: Reducing the man hours required to complete SLI

- **Public Records** - Review of city records including previously replaced lines, Customer service inspections, Ordinances
- **Public Notice/Input** – Newspaper, media blast, notes on bills, flyers placed at public places and local businesses
  - *TikTok*
  - *Newspaper*
  - Radio
  - local news
  - door-to-door/door hangers





# HELP US HELP YOU



## WATER SERVICE LINE INVENTORY SURVEY

The Environmental Protection Agency and Texas Commission on Environmental Quality are requiring that all community water systems conduct a Water Service Line Inventory to classify the materials used for the water service. The City of Angleton is asking that it's customers take the time to fill out the questions below regarding your water service line and inside plumbing.

Scan the QR Code with your mobile device or click the link [https://docs.google.com/forms/d/1ktCBKuUlmWPIFvdIfoj39L\\_IDQdmhbovGF4cPhtpEks/edit](https://docs.google.com/forms/d/1ktCBKuUlmWPIFvdIfoj39L_IDQdmhbovGF4cPhtpEks/edit) on our webpage [www.angleton.tx.us](http://www.angleton.tx.us) to be sent directly to the online survey form.



1. Customer Email: \_\_\_\_\_
2. Customer Name: \_\_\_\_\_
3. Owner Name (if different than customer): \_\_\_\_\_
4. Customer Billing Address: \_\_\_\_\_
5. Customer Service/ Physical Address (if different than billing address): \_\_\_\_\_
6. Customer Account Number: \_\_\_\_\_
7. What Type of Home or building: Single Family Residence \_\_\_\_\_ Multi Family Residence \_\_\_\_\_ Commercial \_\_\_\_\_ Daycare \_\_\_\_\_ School \_\_\_\_\_ Hospital/ Medical Clinic \_\_\_\_\_ Other \_\_\_\_\_
8. What Year was your home/ building built: \_\_\_\_\_
9. Do you know the type of pipe material your water service is? (from the meter to your home/stop)  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Unknown \_\_\_\_\_ Other \_\_\_\_\_
10. Do you know the water service pipe size? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what is the size? \_\_\_\_\_
11. Has the water service been repaired or replaced? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what Year \_\_\_\_\_
12. If replaced or repaired, do you know the material used?  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Unknown \_\_\_\_\_ Other \_\_\_\_\_
13. If your home/ building was built prior to 1986 has the plumbing inside been repaired or replaced? \_\_\_\_\_ What year? \_\_\_\_\_

If you have questions or need assistance, please contact Hector Renteria, City of Angleton Public Works at [lsj@angleton.tx.us](mailto:lsj@angleton.tx.us)



## FILL OUT YOUR WATER SURVEY

LOOK FOR THE SURVEY FORM IN YOU WATER BILL

**THE CITY OF ANGLETON** is conducting an EPA required **SERVICE LINE INVENTORY** and we are asking for the public's help to get needed information from our homeowners and business owners. A survey will be mailed out to each customer with your Consumer Confidence Report.

You can go to our website [www.angleton.tx.us](http://www.angleton.tx.us) or use the link provided here [https://docs.google.com/forms/d/1ktCBKuUlmWPIFvdIfoj39L\\_IDQdmhbovGF4cPhtpEks/edit](https://docs.google.com/forms/d/1ktCBKuUlmWPIFvdIfoj39L_IDQdmhbovGF4cPhtpEks/edit), or scan the QR Code on the mailout or posters located around town.

# HELP US HELP YOU!!



### WATER SERVICE LINE INVENTORY

What year was your house built?  
Do you know the pipe material of your water service line? (from meter to meter)  
Have you replaced or had any repairs done to your water service line?

REQUIRED: Please answer the survey questions above and return this card to Southern Utilities Company.

Completed Surveys: 1. Number of water service line inventory. Please enter the number for each of the following.

COMPANY  
123 N. Broadway Ave. Suite 100 TEXAS

RECIPIENT NAME  
Recipient Address  
City, ST ZIP Code

Contact us for more information  
866.336.6111  
[www.southernutilities.com](http://www.southernutilities.com)



# HELP US HELP YOU



## WATER SERVICE LINE INVENTORY SURVEY

The Environmental Protection Agency and Texas Commission on Environmental Quality are requiring that all community water systems conduct a Water Service Line Inventory to classify the materials used for the water service. The City of Angleton is asking that it's customers take the time to fill out the questions below regarding your water service line and inside plumbing.

Scan the QR Code with your mobile device or click the link [https://docs.google.com/forms/d/1ktCBKuUlmWPiFvdIfoj39L\\_JDQdmhbovGF4cPhTpExs/edit](https://docs.google.com/forms/d/1ktCBKuUlmWPiFvdIfoj39L_JDQdmhbovGF4cPhTpExs/edit) on our webpage [www.angleton.tx.us](http://www.angleton.tx.us) to be sent directly to the online survey form.

1. Customer Email: \_\_\_\_\_
2. Customer Name: \_\_\_\_\_
3. Owner Name (if different than customer): \_\_\_\_\_
4. Customer Billing Address: \_\_\_\_\_
5. Customer Service/ Physical Address (if different than billing address): \_\_\_\_\_
6. Customer Account Number: \_\_\_\_\_
7. What Type of Home or building: Single Family Residence \_\_\_\_\_ Multi Family Residence \_\_\_\_\_ Commercial \_\_\_\_\_ Daycare \_\_\_\_\_ School \_\_\_\_\_ Hospital/ Medical Clinic \_\_\_\_\_ Other \_\_\_\_\_
8. What Year was your home/ building built: \_\_\_\_\_
9. Do you know the type of pipe material your water service is? (How to make easier to mark):  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Unknown \_\_\_\_\_ Other \_\_\_\_\_
10. Do you know the water service pipe size? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what is the size? \_\_\_\_\_
11. Has the water service been repaired or replaced? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what Year \_\_\_\_\_
12. If replaced or repaired, do you know the material used?  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Unknown \_\_\_\_\_ Other \_\_\_\_\_
13. If your home/ building was built prior to 1986 has the plumbing inside been repaired or replaced? \_\_\_\_\_ What year? \_\_\_\_\_



If you have questions or need assistance, please contact Hector Renteria, City of Angleton Public Works at [lsj@angleton.tx.us](mailto:lsj@angleton.tx.us)

# AYÚDANOS A AYUDARTE



## ENCUESTA DE INVENTARIO DE LÍNEAS DE SERVICIO DE AGUA

La Agencia de Protección Ambiental y la Comisión de Calidad Ambiental de Texas requieren que todos los sistemas de agua comunitarios realicen un inventario de la Línea de Servicio de Agua para clasificar los materiales utilizados para el servicio de agua. La ciudad de Angleton está pidiendo que sus clientes se tomen el tiempo para completar las preguntas a continuación con respecto a su línea de servicio de agua y plomería interior.

Escanee el código QR con su dispositivo móvil o haga clic en el enlace [https://docs.google.com/forms/d/1ktCBKuUlmWPiFvdIfoj39L\\_JDQdmhbovGF4cPhTpExs/edit](https://docs.google.com/forms/d/1ktCBKuUlmWPiFvdIfoj39L_JDQdmhbovGF4cPhTpExs/edit) en nuestra página web [www.angleton.tx.us](http://www.angleton.tx.us) para enviarlo directamente al formulario de encuesta en línea.

1. Correo electrónico del cliente: \_\_\_\_\_
2. Nombre del cliente: \_\_\_\_\_
3. Nombre del propietario (si es diferente al cliente): \_\_\_\_\_
4. Dirección de facturación del cliente: \_\_\_\_\_
5. Servicio al cliente / Dirección física (si es diferente a la dirección de facturación): \_\_\_\_\_
6. Número de cuenta del cliente: \_\_\_\_\_
7. Qué tipo de casa o edificio: Unifamiliar Residence \_\_\_\_\_ multifamiliar Residence \_\_\_\_\_ comercial \_\_\_\_\_ Hospital \_\_\_\_\_ Daycare \_\_\_\_\_ School \_\_\_\_\_ / Clínica médica \_\_\_\_\_ Other \_\_\_\_\_
8. En qué año se construyó su casa/edificio: \_\_\_\_\_
9. ¿Sabe el tipo de material de tubería que es su servicio de agua? (Cual es mejor todo o nada) (How to make easier to mark):  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Desconocido \_\_\_\_\_ Other \_\_\_\_\_
10. ¿Conoce el tamaño de la tubería de servicio de agua? Si \_\_\_\_\_ No \_\_\_\_\_ En caso afirmativo, ¿cuál es el tamaño? \_\_\_\_\_
11. ¿Se ha reparado o reemplazado el servicio de agua? Si \_\_\_\_\_ No \_\_\_\_\_ En caso afirmativo, ¿qué año \_\_\_\_\_
12. Si se reemplaza o repara, ¿conoce el material utilizado?  
Lead \_\_\_\_\_ Copper \_\_\_\_\_ Galvanized \_\_\_\_\_ PVC/ Plastic \_\_\_\_\_ Other \_\_\_\_\_ desconocido
13. Si su casa / edificio fue construido antes de 1986, ¿se ha reparado o reemplazado la plomería interior? \_\_\_\_\_ ¿Qué año? \_\_\_\_\_



Si tiene preguntas o necesita ayuda, comuníquese con Héctor Rentería, Obras Públicas de la Ciudad de Angleton en [lsj@angleton.tx.us](mailto:lsj@angleton.tx.us)



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 3/28/2023  
**PREPARED BY:** Chris Whittaker  
**AGENDA CONTENT:** Harris Reservoir Expansion Project  
**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Discussion and possible action on the Harris Reservoir Expansion project.

**RECOMMENDATION:**

N/A



# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** March 28, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and update from the Anchor Holdings development group regarding the development plans overall and agreements with Brazoria County for the Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, for approximately 879.9 acres of land located in the City’s extraterritorial jurisdiction (“ETJ”). No action is required.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** \$0

**FUNDS REQUESTED:** \$0

**FUND:** N/A

**EXECUTIVE SUMMARY:**

The City of Angleton and Anchor Holdings MP, LLC seek to enter into a development agreement, and have been working closely to finalize the final document for city council to review and discuss. Since the last council meeting (3/14/2023), Senior Leadership & Staff, the City Engineering and Legal have been meeting to coordinate all feedback received. Attorney Richard Muller and the Anchor Holdings team hope to update the council on all issues related to the City and Brazoria County.

ASHLAND DEVELOPMENT is a Master Plan Community that will include the following:

- 1,879 Traditional Residential Lots (in negotiation)
- 188 Specialty Residential Lots
- 8.2 Acres Commercial
- 15.1 Ac Elementary School/Jr. High School
- 2.7 Ac. Day Care
- 5.1 Director Lots
- 243.1 Ac. Parks, Recreation, Opens Space
- 32.7 Ac. Utilities/Easements
- 58.7 Ac. Thoroughfare/Streets
- Project Total: 879.9 Ac.

The following outlines some of the deal points currently being detailed in the Development Agreement (DA):

1. Update on the Mix of Single-family Residential lot types/sizes:  
*The Builder has every attempt to offer 4 housing product types based on market availability:*

Lot Size	Percentage
50' Lots	Maximum 50% of Total Lots
55' Lots	Minimum 10% of Total
60'+ Lots (i.e. 60', 70', 75', 80' Lots)	Minimum 10% of Total



*\*No rental Communities shall be permitted.*

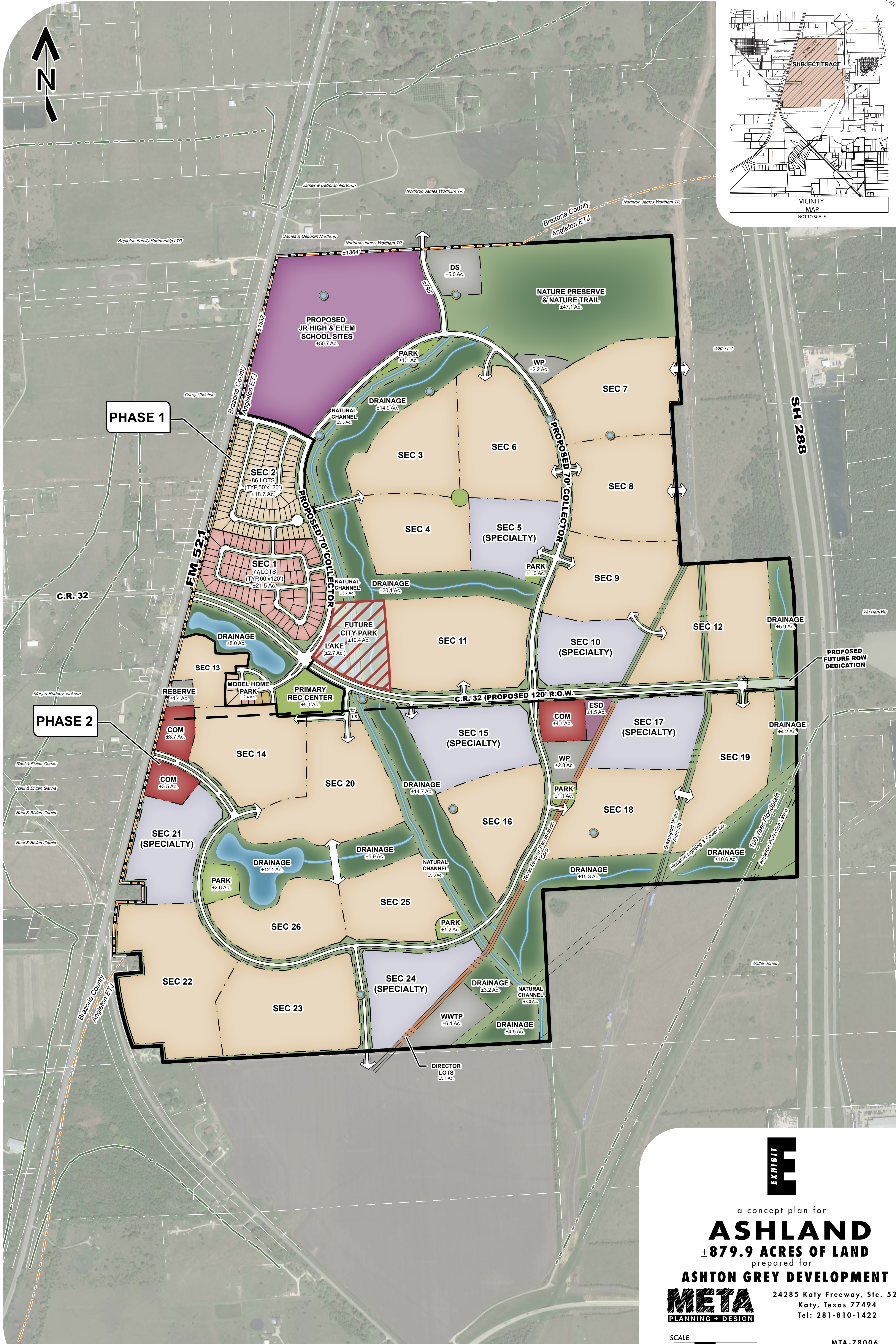
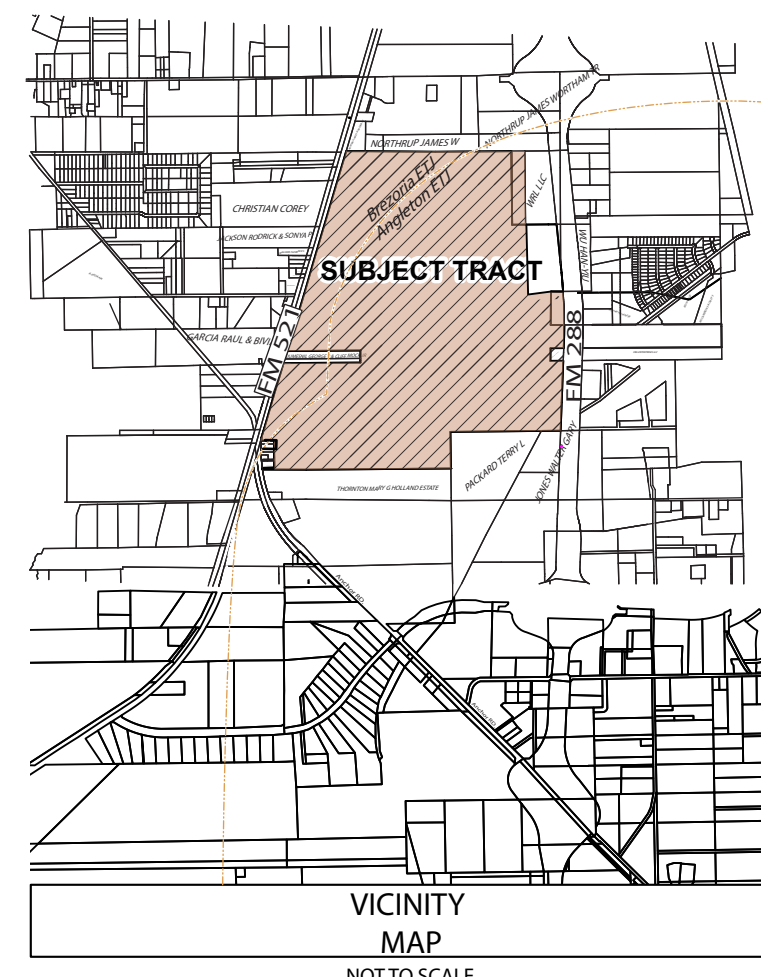
2. Fee schedule: The City may increase its fees more than the CPI, but any such increase beyond the CPI limit will not be applicable to development on the Tract or it may increase its fees by a maximum agreed upon percentage increase.
3. Design Guideline Standards Handbook to be implemented.
4. Master Signage Plan and Review and Approval Process to be implemented.
5. Parkland Dedication: Land and Development Fees In-lieu, Greenbelt Trails, Park Maintenance Responsibility
6. Development Agreement with Brazoria County: Officer/Enforcement/Roadway Facilities/Right of Way Design/Approval/Maintenance/ Classification & Width.
7. Phasing Plan: Timing of Future Commencement of Commercial Development based on Frontage/Feeder Road approved by TXDOT.

Note that a Strategic Partnership Agreement (“SPA Agreement”) will be later finalized and presented to the city council for approval. As a component of the Development Agreement, the City and the Brazoria County Municipal Utility District No. 82 will execute the SPA Agreement that will allow limited purpose annexation of the commercial property as permitted by the Texas Water Code wherein the City will be able to collect sales and use tax.

**RECOMMENDATION:**

Staff recommends that the Council discusses and provide feedback to ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC regarding Ashland Development. No formal action is required.





PHASE 1

PHASE 2

 **FUTURE CITY PARK**  
±10.4 GROSS ACREAGE

**EXHIBIT E**

a concept plan for  
**ASHLAND**  
± 879.9 ACRES OF LAND

prepared for  
**ASHTON GREY DEVELOPMENT**



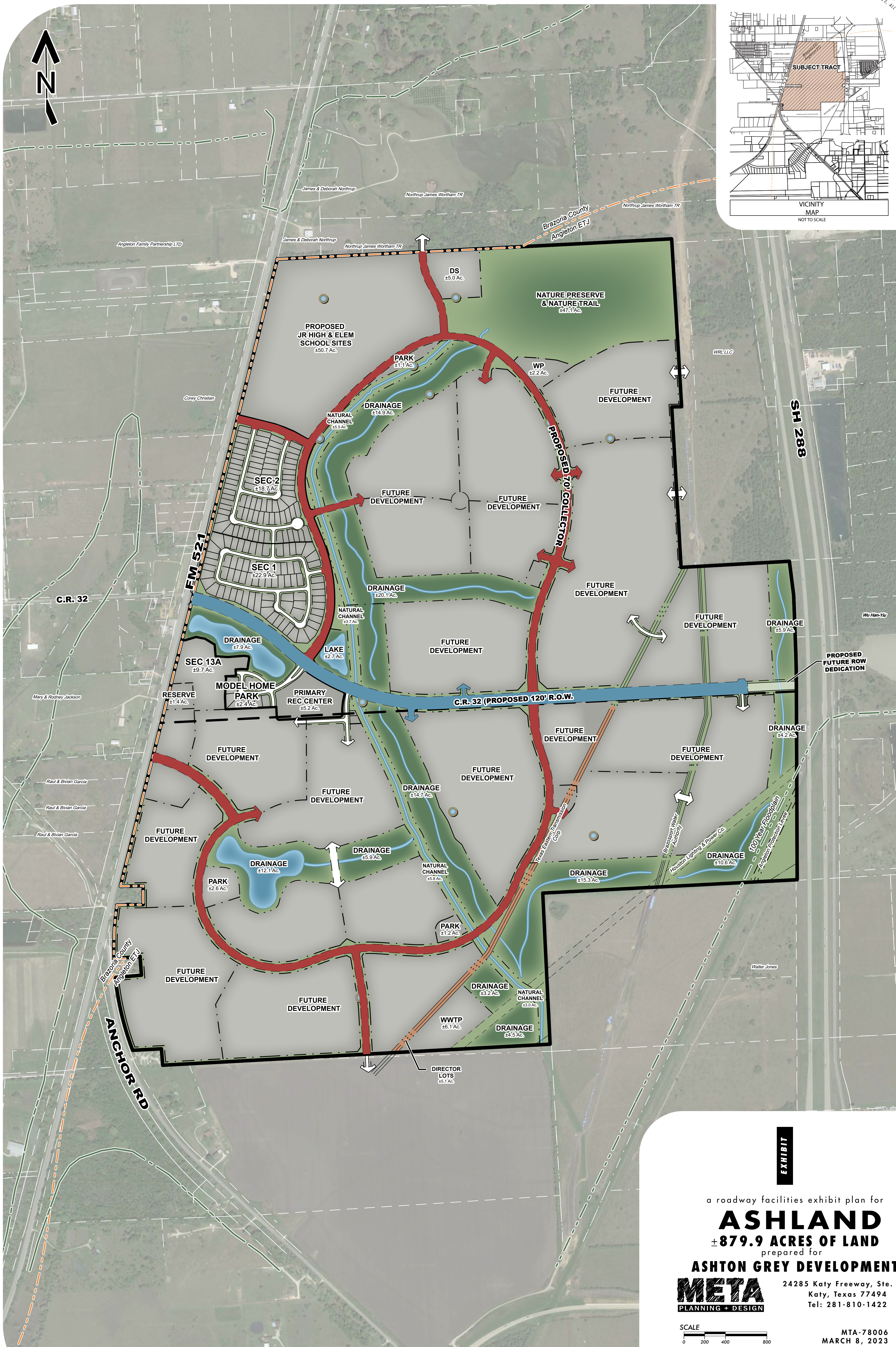
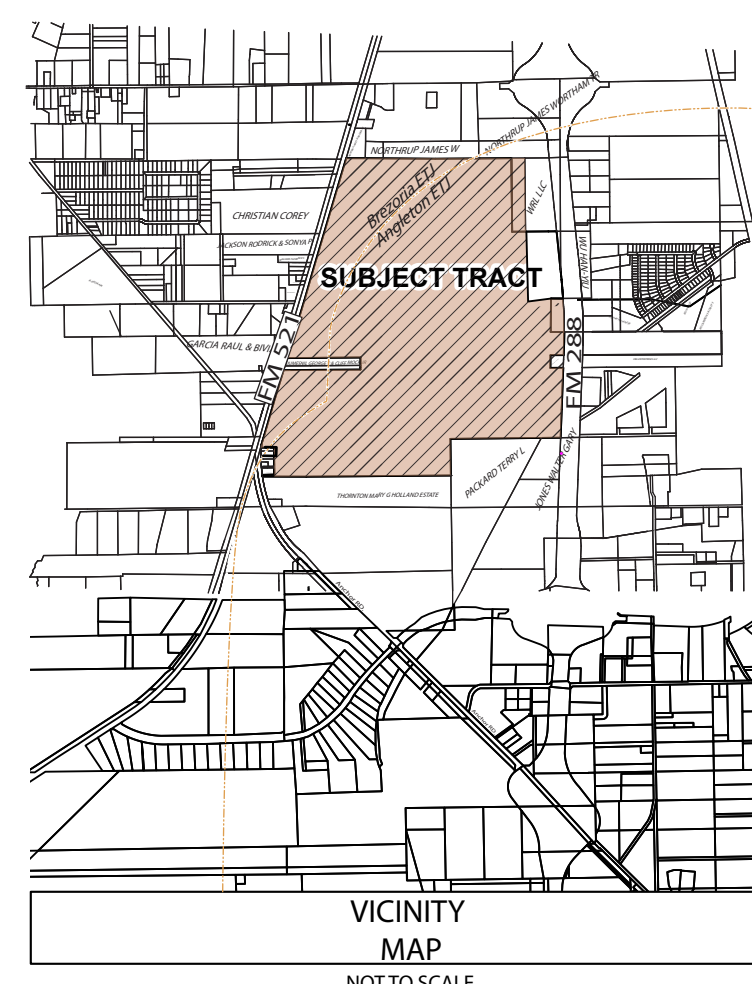
24285 Katy Freeway, Ste. 525  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 200 400 800

MTA-78006  
MARCH 8, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





**LEGEND**

 **COLLECTOR**

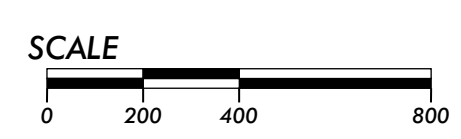
 **MAJOR THOROUGHFARE**

**EXHIBIT**

a roadway facilities exhibit plan for  
**ASHLAND**  
 ± 879.9 ACRES OF LAND  
 prepared for  
**ASHTON GREY DEVELOPMENT**



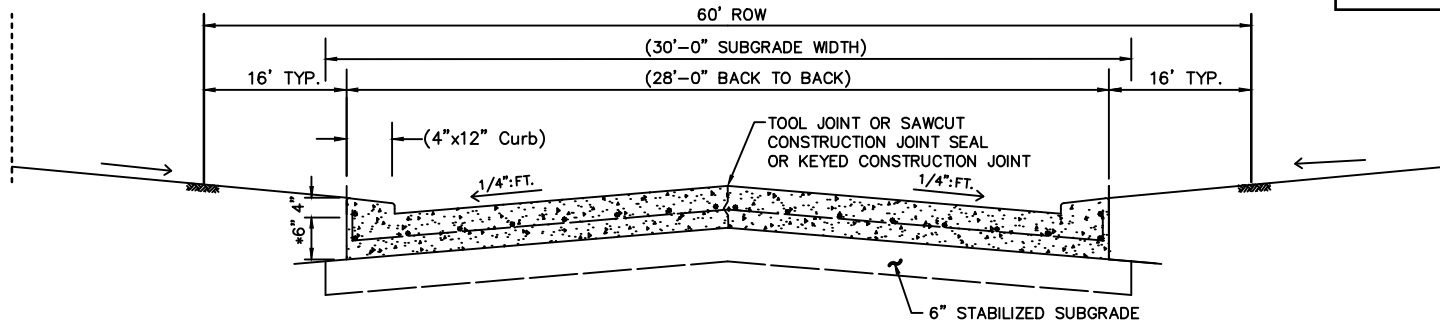
24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-78006  
 MARCH 8, 2023

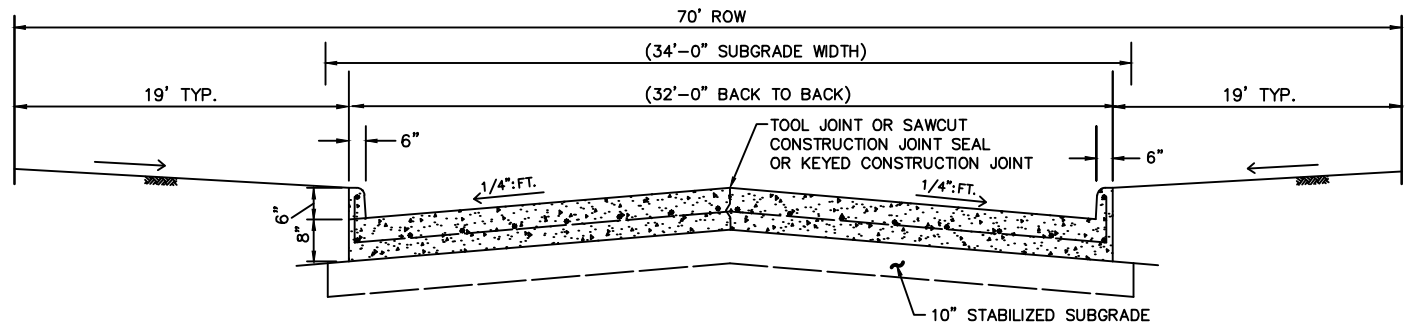
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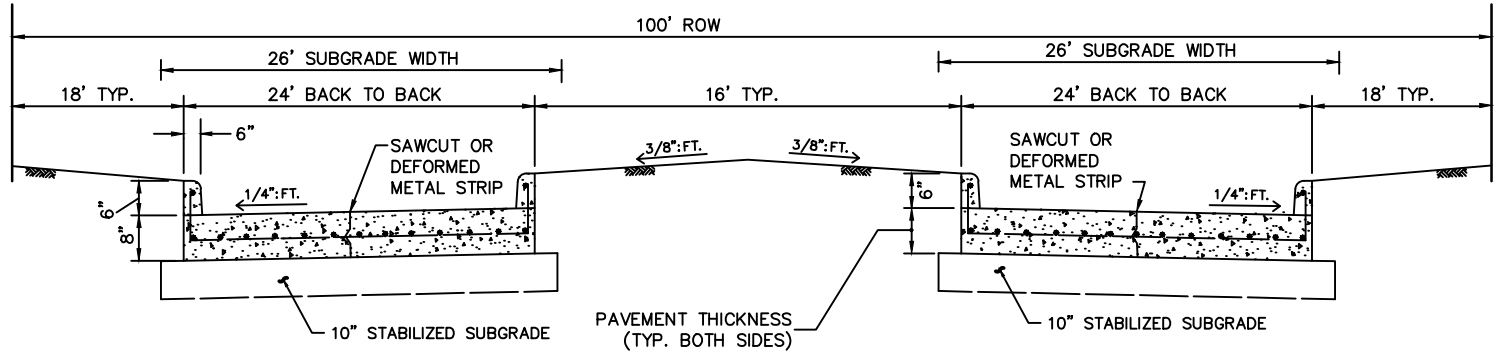
**LOCAL STREETS (CITY) / RESIDENTIAL LOCAL STREETS (COUNTY)**  
N.T.S.

*Meets or exceeds City of Angleton Standards  
To be maintained by MUD*



**MAJOR COLLECTOR STREETS**  
N.T.S.

*Meets or exceeds Brazoria County Standards  
To be maintained by MUD*



**MINOR ARTERIAL STREETS**  
N.T.S.

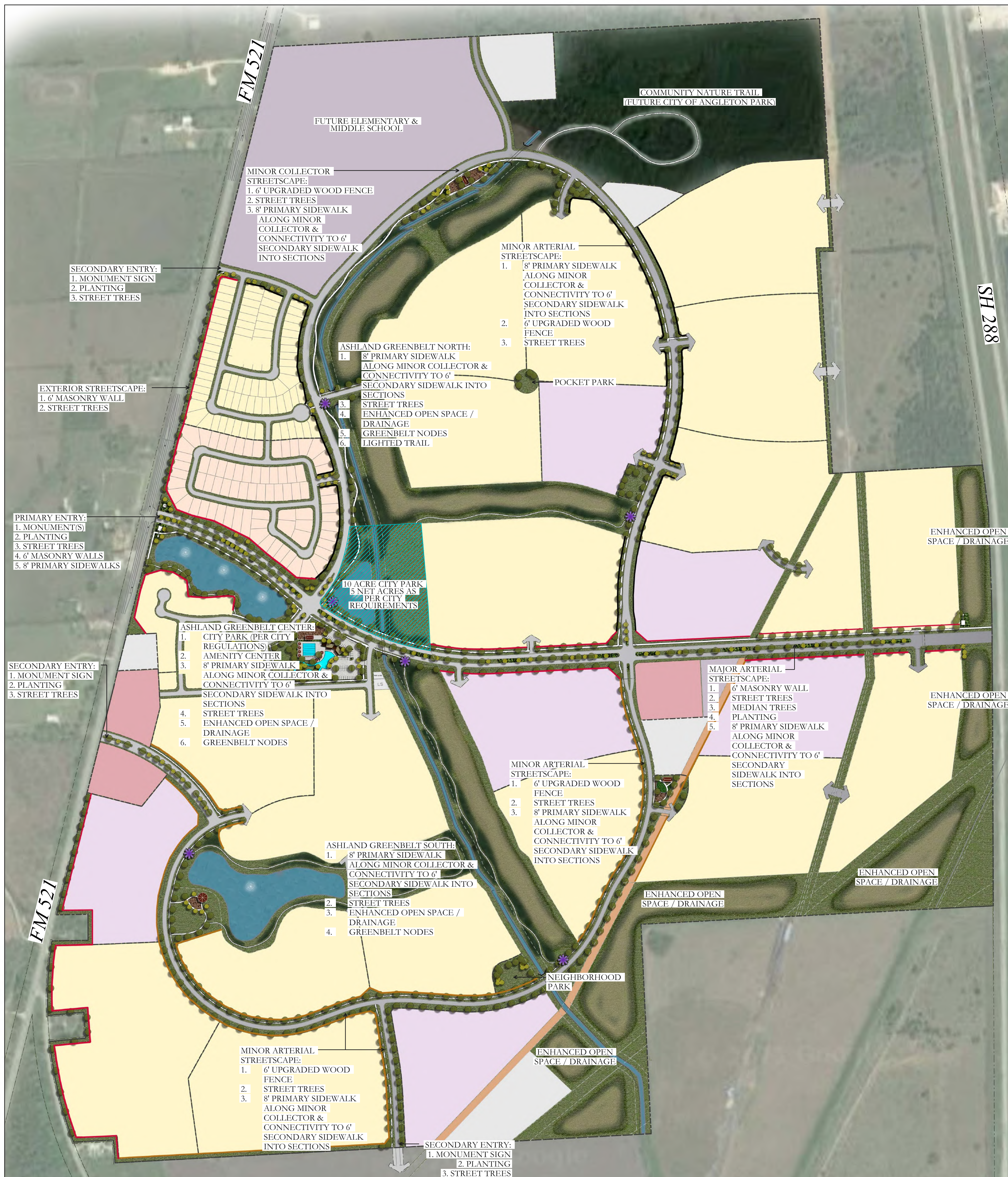
*Meets or exceeds Brazoria County Standards  
To be maintained by Brazoria County*

**NOTES:**

1. Open Space Amenity Plan Will Specify Sidewalk and Trail Layout Throughout The Development.
2. Pavement Mix Designs Shall Meet Compressive Strength Requirements of 4000 psi at 28 days.

\* As Per Geotech Report dated June 6th 2022 by Tolunay Wang.  
Reference City of Angleton code, section 23-124 A3.











# ASHLAND GREENBELT NORTH

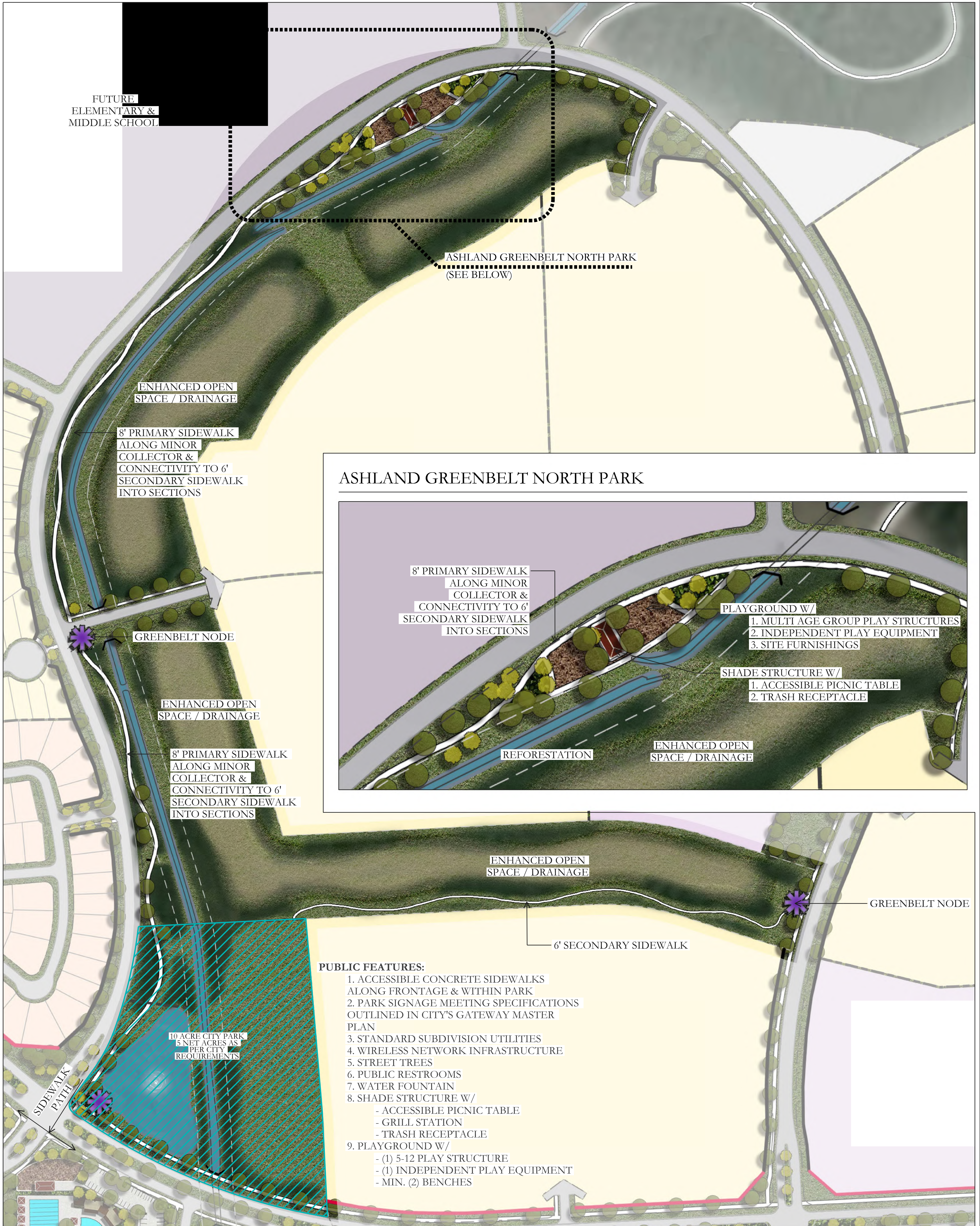
## FEATURES

1. CONNECTED PARK LAND
2. 8' PRIMARY SIDEWALK ALONG MINOR COLLECTOR & CONNECTIVITY TO 6' SECONDARY SIDEWALK INTO SECTIONS
3. PARK (DESIGNED TO MEET CITY'S MINIMUM REQUIREMENTS)
5. (26) BENCH LOCATIONS (APPROXIMATELY 240 LINEAR FEET APART ALONG TRAIL)



### GREENBELT NODE

- MIN. 400 SQ. FT. PATIO SPACE
- SHADE STRUCTURE
- TRASH RECEPTACLE
- BENCH



\* PUBLIC RESTROOMS AND LIGHTING NOT SHOWN GRAPHICALLY



# ASHLAND GREENBELT CENTRAL

## FEATURES

1. CONNECTED PARK LAND
2. 8' PRIMARY SIDEWALK ALONG MINOR COLLECTOR & CONNECTIVITY TO 6' SECONDARY SIDEWALK INTO SECTIONS
3. BENCH LOCATIONS (APPROXIMATELY 500 LINEAR FEET APART ALONG TRAIL)



## ASHLAND REC. CENTER

### ASHLAND REC. CENTER FEATURES:

1. PARKING LOT ACCESS
2. AMENITY CENTER W/ PUBLIC & PRIVATE RESTROOMS
3. JUNIOR OLYMPIC SWIMMING POOL
4. RESORT STYLE POOL W/ LAZY RIVER
5. GRAND STANDS
6. SHADE ELEMENTS
7. LANDSCAPING
8. SHADE STRUCTURE W/
  - ACCESSIBLE PICNIC TABLE
  - TRASH RECEPTACLE
9. PLAYGROUND W/
  - (1) 5-12 PLAY STRUCTURE
  - (1) INDEPENDENT PLAY EQUIPMENT
  - MIN. (2) BENCHES





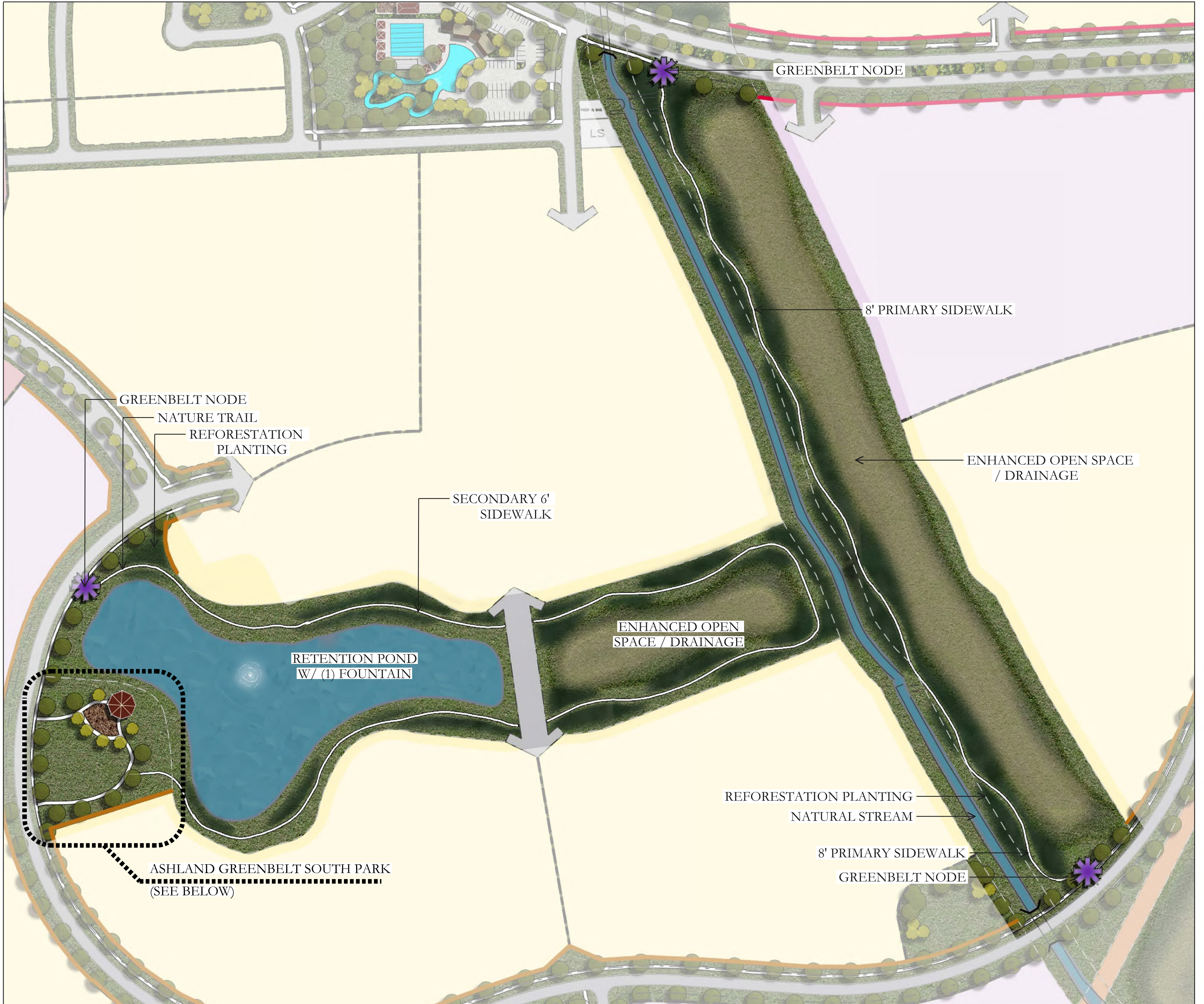
# ASHLAND GREENBELT SOUTH

## FEATURES

1. CONNECTED PARK LAND
2. 8' PRIMARY SIDEWALK & CONNECTIVITY TO 6' SECONDARY SIDEWALK
3. BENCH LOCATIONS (APPROXIMATELY 370 LINEAR FEET APART ALONG TRAIL)



- GREENBELT NODE**
- MIN. 400 SQ. FT. PATIO SPACE
  - SHADE STRUCTURE
  - TRASH RECEPTACLE
  - BENCH



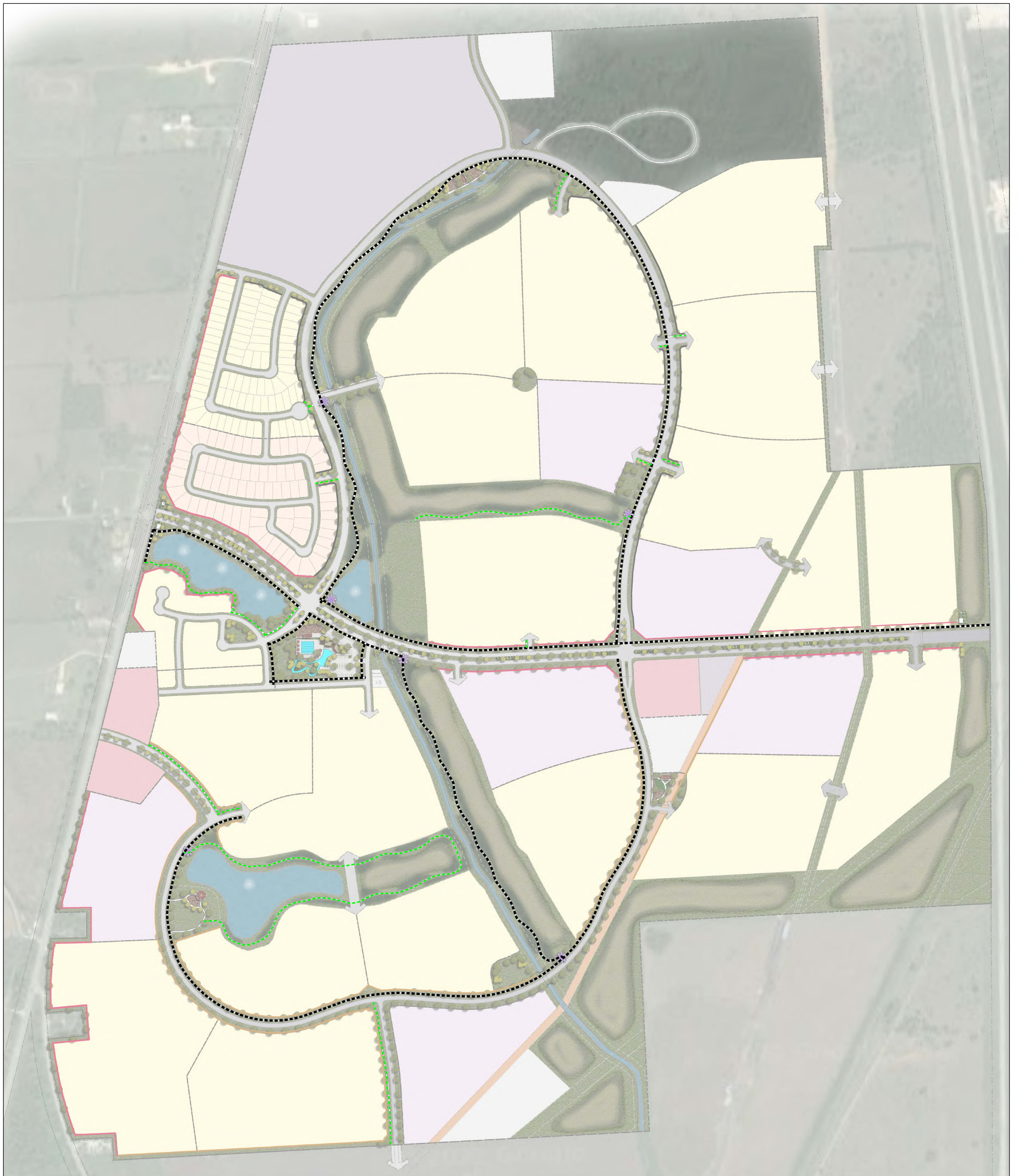
# ASHLAND GREENBELT SOUTH PARK

## FEATURES

1. CONNECTED PARK LAND
2. 8' PRIMARY SIDEWALK ALONG MINOR COLLECTOR & CONNECTIVITY TO 6' SECONDARY SIDEWALK INTO SECTIONS
3. PARK (DESIGNED TO MEET CITY'S MINIMUM REQUIREMENTS)
5. (26) BENCH LOCATIONS (APPROXIMATELY 240 LINEAR FEET APART ALONG TRAIL)



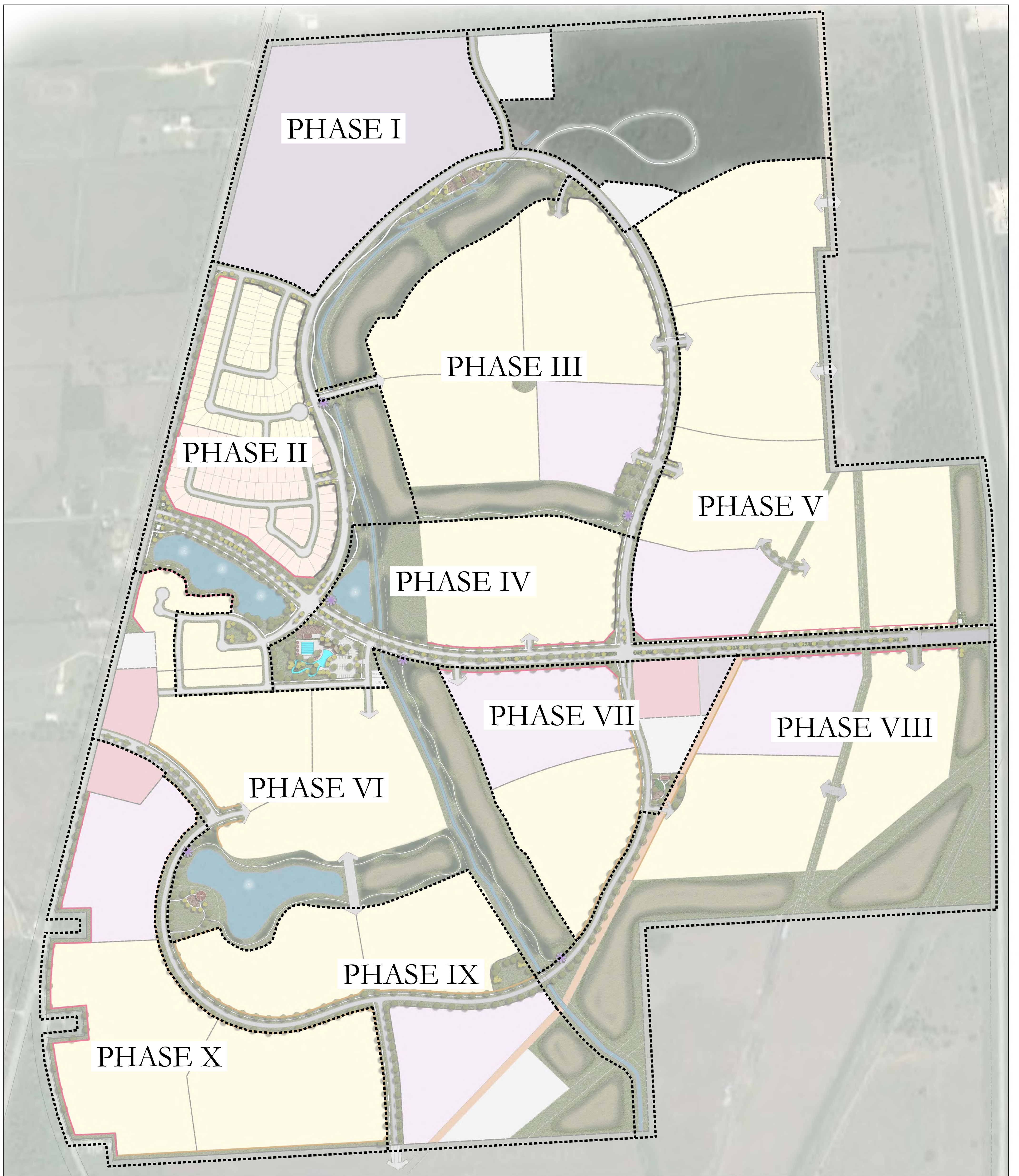




----- 25,590 LINEAR FEET OF 8' 0" PRIMARY SIDEWALKS  
(4.85 MILES)

----- 10,284 LINEAR FEET OF 6' 0" SECONDARY SIDEWALKS  
(1.95 MILES)









## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** March 28th, 2023

**PREPARED BY:** Chris Whittaker

**AGENDA CONTENT:** Naming of WWTP

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:**

**FUNDS REQUESTED:**

**FUND:**

**EXECUTIVE SUMMARY:** Renaming the WWTP. Current name is Oyster Creek Wastewater Treatment Plant.

**WWTP Naming Options-**

Angleton Wastewater Treatment Plant

Angleton West Wastewater Treatment Plant

Aguirre Wastewater Treatment Plant

**RECOMMENDATION:** Council discuss, select, and approve new name for the WWTP.

