



Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
Assistant City Secretary | Amanda Davenport

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, APRIL 14, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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 April 2026 Keep Angleton Beautiful Yard of the Month and Business of the Month.

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.

2. Discussion and possible action to approve the regular meeting minutes of March 24, 2026.
3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street, between Arcola and Chenango on the evenings of June 5, 2026 and June 6, 2026, from 5:30 PM-10:30 PM for the Annual Singer Songwriters Festival.

PUBLIC HEARINGS AND ACTION ITEMS

- [4.](#) Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 County Road 597/1583 Fig Lane, Angleton, Texas in the Extraterritorial Jurisdiction of Brazoria County.
- [5.](#) Conduct a public hearing, discussion, and possible action on consideration of a substandard structure determination order for removal at 708-718 North Velasco Street, Highway 288-Business, within the City of Angleton, Texas.

REGULAR AGENDA

- [6.](#) Discussion and possible action on using surplus funds from Engine 2 towards a new tanker and surplus funds from old Brush 3 towards a new utility truck for the Angleton Fire Department.
- [7.](#) Discussion and possible action on approving a proposal with Siddons Martin Emergency Group for a new Angleton Fire Department Tanker in the amount of \$1,176,673.62.
- [8.](#) Discussion and possible action to use the 2026 Angleton Fire Department Bond to replace the emergency generator at Station 1.
- [9.](#) Discussion and possible action on Resolution No. 20260414-009 establishing an agreement between the City of Angleton, Texas and Angleton RV Park LLC, located at 789 and 799 Anchor Road/County Road 44, Brazoria County, Texas, for the granting of water and sewer utility services and providing an effective date.
- [10.](#) Discussion and possible action on Resolution No. 20260414-010 approving a Reimbursement Agreement relating to the Austin Colony Public Improvement District (PID).
- [11.](#) Discussion and possible action on HDR Engineering proposal for disinfection process upgrades to the Jamison and Chenango Water Treatment Plants.
- [12.](#) Discussion and possible action to direct HDR Engineering to pursue action on House Bill 500 grant opportunity for water improvement.
- [13.](#) Discussion and update on street rehabilitation options.
- [14.](#) Discussion and possible action to approve a Safe Streets and Roads for All (SS4A) Program Planning and Demonstration Grant.
- [15.](#) Update and discussion on current Park Projects.

STAFF REPORTS

- [16.](#) March Department Reports

COMMUNICATIONS FROM MAYOR AND COUNCIL

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, Desiree Henson, 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, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, April 8, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Desiree Henson

Desiree Henson, TRMC

City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/14/2026

PREPARED BY: Jason O'Mara, Director of Parks and Recreation

AGENDA CONTENT: Presentation of April 2026 Keep Angleton Beautiful Yard of the Month and Business of the Month.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

Keep Angleton Beautiful will present Yard of the Month and Business of the Month winners for April 2026.

RECOMMENDATION:

Staff recommend City Council acknowledge the Yard of the Month and Business of the Month with a plaque, picture, and KAB gift for their beautification efforts.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Desiree Henson

AGENDA CONTENT: Discussion and possible action to approve the regular meeting minutes of March 24, 2026.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the City Council regular meeting minutes of March 24, 2026.

RECOMMENDATION:

Approve the City Council regular meeting minutes of March 24, 2026.



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MARCH 24, 2026 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, MARCH 24, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

Acting City Manager Lupe Valdez
City Attorney Grady Randle
City Secretary Desiree Henson

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

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

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

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

CEREMONIAL PRESENTATIONS

1. Presentation of the Fair Housing Month Proclamation.

Mayor Wright presented the Fair Housing Month Proclamation.

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

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

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

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

CONSENT AGENDA

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

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

PUBLIC HEARINGS AND ACTION ITEMS

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

Otis Spriggs, Director of Development Services presented the agenda item and stated the purpose of this agenda item is to hold a public hearing and allow for public input on Council's consideration of a potential Text Amendment Ordinance amending the Code of Ordinances, Article V. - Amusement Redemption Machine Game Rooms, Section 21-

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

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

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

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

REGULAR AGENDA

Mayor Wright moved to item no. 9.

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

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

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

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

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

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

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

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

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

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

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

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

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

Council Member Daniel stated the violations of the SUP.

No action was taken.

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

John Peterson, City Engineer with HDR gave an update on projects with HDR Engineering. The Lorraine Street Sanitary Sewer Improvements project is currently moving forward with subcontractors for geotechnical investigation and surveying to support the design phase. Coordination is also underway with utility companies to obtain existing utility maps and identify potential conflicts prior to finalizing the design. The survey is expected to be delivered the week of March 23rd and background will begin to be developed. The 2023 Street Bond Project – Package 3 North Parrish Street and Silver Saddle Drive project has completed the design phase, and the project is now in the construction phase, a pre-construction meeting was held at City Hall on March 10, 2026, established a Notice to Proceed (NTP) of March 23, 2026, with a tentative completion date of February 25, 2027. We are currently reviewing contractor submittals, awaiting the project schedule to start coordinating construction activities with Angleton Independent School District (AISD) and the Marshall Association adjacent to the project site. The estimated timeline to begin construction at Silver Saddle will be the week of March 30th. The detailed schedule will be submitted on March 20th and will be made available to everyone. The Elevated Water Storage Tank (EST) - Brazoria County project update is that HDR has provided total project cost (construction and engineering) to both the City and the County. Additionally, current and previous billing water rates were provided to assist in the negotiations. Currently, HDR has been coordinating the AISD for the possible acquirement of property for the EST. A metes and bounds survey has been received, reviewed and provided to the City. Once direction is given that the City would like to continue with the property acquisition, HDR will coordinate with AISD on finalizing the land donation. The BG Peck Soccer Field Regrading project is on permanent hold due to budget constraints. HDR and the City reached agreeable terms to end the current contract with the bid phase and construction phase not performed or charged. Both the City and HDR have met its obligations and the project is complete. Plans are on hold until funding becomes available and a new contract will be executed between the City and HDR. The Texian Trail Subdivision Drainage Improvements project has been successfully completed. The contractor has cleaned up the site and addressed all punch list items provided by the engineers. The storm sewer system is fully operational and functioning as designed. The 2024 Waterline Improvements (Approximately 2,200 LF North Rock Island, East Myrtle Street, North Anderson and East Magnolia Street) project is on hold until funding becomes available. The project will require re-obtaining utility signatures prior to moving forward with bidding and construction. The SCADA Wastewater project has been successfully completed and all systems are operating appropriately. HDR is waiting for close out paperwork. The Lift Station 8 Sanitary Sewer Collection System Rehabilitation (Phase 3) project is the rehabilitation of sanitary sewer and manholes in the Rancho Isabella Subdivision and the Noreda Street Area. All closed circuit television (CCTV) tapes were submitted to HDR last week and reviewed.

It was discovered during the CCTV inspections that several manholes that could not be located during the field inspection were fiber glass and required to be replaced. It was also discovered that a section of sanitary sewer has been replaced already and it is polyvinyl chloride (PVC). HDR has confirmed with the contractor that he will honor the establish unit prices in the contract for the replacement of additional manholes. HDR is currently working on preparing a change order to be submitted to the General Land Office (GLO) for additional manhole and additional line to maximize the State allowable 25 percent increase to the total construction cost. The Lift Station 24 Collection System Rehabilitation project is the rehabilitation of Sanitary Sewer and manholes in the Gifford Road area. HDR has coordinated with the Brazoria County Community Development Block Grant (CDBG) and they agreed to allow the City to add additional footage to the project. Contractor has agreed to honor the established unit cost in the bid document for the additional length. HDR is now processing the CCTV and coordinating with Brazoria County on additional work. The Wastewater Treatment Plant project is the evaluation of several alternatives for the blowers, aeration system, and water reuse at the City's wastewater treatment plant (WWTP). The site visit was performed on March 19, 2026. HDR is continuing refining recommendations and associated costs for the City. The project is on schedule. The 288B Utility Improvements project update is that HDR has completed the 100 percent design and construction drawings, is finalizing contract documents and specifications for bid, is actively acquiring approval signatures from CenterPoint, and has acquired the required TxDOT Utility Permit.

No action was taken.

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

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

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

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

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

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

COMMUNICATIONS FROM MAYOR AND COUNCIL

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

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

ADJOURNMENT

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

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

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

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

AGENDA CONTENT: Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St., between Arcola and Chenango on the evenings of June 5, 2026 and June 6, 2026, from 5:30 PM-10:30 PM for the Annual Singer Songwriters Festival.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

As a repeat of last year, Ellen Eby, PSFM Manager Peach Street Farmers Market has submitted this request to obtain permission to close the 200 block of East Peach St., between Arcola and Chenango on the evenings of June 5, 2026 and June 6, 2026, from 5:30 PM-10:30 PM for the 6th annual Night Jams Singer Songwriters Festival. Ms. Eby requests a noise ordinance permit for the two evenings of music, where she states they typically do not exceed the noise level requirements, as most of their musicians are single individuals. Even though this year, they may have one act that is a band, they still do not expect excessive noise. They do, however, want the City's blessings on the event, and request the variance/permit out of an abundance of caution.

Ellen Eby, PSFM Manager, on behalf of Peach Street Farmers Market has submitted two (2) requests of Council.

1. Request request to obtain permission to close the 200 block of East Peach St., between Arcola and Chenango on the evenings of June 5, 2026 and June 6, 2026, from 5:30 PM-10:30 PM for the 6th annual Night Jams Singer Songwriters Festival. **Staff alerts Council of the 10:00 PM cutoff as applied to Concert in the Park, and recommend out of consistency that 10:00 PM be approved as the end time.**
2. Request for a waiver of the noise ordinance restriction for the two evenings of music on June 6, 2025 and June 7, 2025, from 5:00 PM-~~10:30 PM~~ **10:00 PM (recommended).**

RECOMMENDATION:

The City Council should grant the requested two permissions for the Annual Singer Songwriters Festival, June 6, 2025 and June 7, 2025, from 5-10:00 PM at the Peach Street Farmers Market, for E. Peach Street closure and a noise ordinance waiver as described.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1583 Fig Lane, Angleton, Texas (In the E.T.J.) Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action

BUDGETED AMOUNT: None

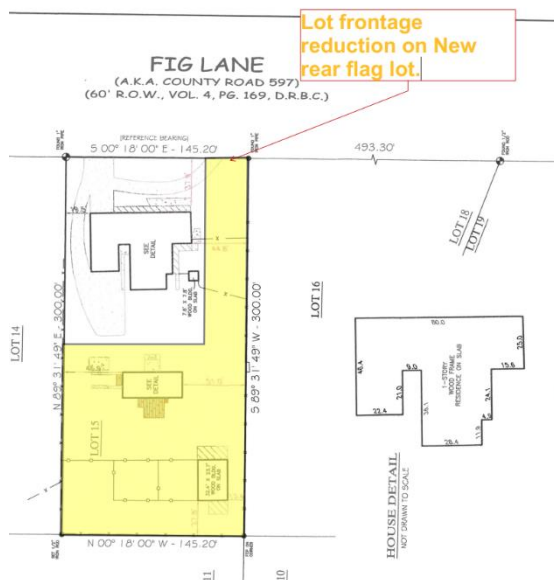
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

A request has been submitted to the City of Angleton’s Development Services Department for a lot split, having insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1583 Fig Lane, Angleton, Texas. The property historically has had two single-family homes for quite some time. For the purposes of ownership, the parent would like to divide the land between two siblings. The land is located within the ETJ, but does carry City Utilities.

The typical frontage for flag lots would be required at 60ft. wide typically; however, due to existing home setbacks that distance will be reduced.



Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was publishing in the “Facts,” and mailed to all property owners within two-hundred feet of the subject property on February 22, 2026 (Affidavit is attached).

Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied...”

Pursuant to Section 28-23(f)(2): No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

- a. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;**
The current lot frontage requirements of the Angleton LDC, Land Development Code Section 23-5, E 3., will can not be satisfied with certain lots of records which create grand-fathered statuses.
- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**
This will allow an existing condition of homes already in place to be subdivided from a financial standpoint.
- c. **That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;**
The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding in this area of the City's ETJ.
- d. **That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and**
Again, it is hard to imagine how the proposed lot split will p[revent the orderly use of other land within the area.
- e. **That a finding of undue hardship exists.**
An undue hardship is founded.

Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:

- a. **That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**
The current lot frontage requirements of the Angleton LDC, Land Development Code Section 23-5, E 3., will can not be satisfied with certain lots of records which create grand-fathered statuses.
- b. **That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in same zoning district;**
Situation causing the hardship is that the lot is already developed with two homes. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same area.
- c. **That the relief sought will not injure the permitted use of adjacent conforming property; and**
The relief sought will not injure residential use of adjacent conforming property within the ETJ.
- d. **That the granting of a variance will be in harmony with the spirit and purpose of these regulations.**
Granting of a variance will be in harmony with the spirit and purpose of City regulations.

Record of Proceedings for the P&Z Commission Meeting Held April 2, 2026

D.S. Director Otis Spriggs introduced this item in consideration of a variance of the City of Angleton LDC, Land Development Code, Section 23.5. This item was originally set to go before the Board of Zoning Adjustments, but after legal interpretation, it was directed to be processed through the Subdivision Ordinance; this lot lies within the E.T.J.

The resident has city services on the lot (sewer). The owner wants to subdivide the properties for two siblings in the future.

The criteria for variances were analyzed by staff, and we found that the request would not negatively impact the area. We provided photographs of the property of the existing two homes, and this for financing reasons for the family.

Motion to Open the Public Hearing was made by Commission Member Spoor; seconded by Commission Member Townsend. The Public Hearing was opened.

None Appeared.

Motion to close the public was made by Commission Member Townsend; Seconded by Commission Member Heston. The Public Hearing is closed.

The lot frontage reduction will result to approximately 30 ft. at the flag lot for the rear home.

The applicants came forth explaining that it is to divide it between the two sisters while the father (present) is alive. Everything is metered separately, even the shared well is metered.

Motion was made by Commission Member Heston, that we grant a variance to Angleton LDC, Land Development Code, Section 23-5, E3, for property located at 1581 CR 597 / Fig Lane. and that this item be forwarded to the City Council for final action; seconded by Commission Member Spoor. The motion carried, the variance was approved 5-0.

SITE PHOTOGRAPHS



View of site near entry from Fig Lane



View of site looking at western side property line/neighbor



View of site looking at rear of front home towards rear home structure



View of site looking at rear home structure



View of site looking at rear line and along western property line/neighbor fencing



View looking along driveway toward rear and neighboring fence

Staff & P&Z Commission Recommendation: The Planning and Zoning Commission unanimously voted to recommend approval of the variance to allow for the Minor Plat Lot Split of the property located at 1581 CR 597 Fig Lane for lot frontage variance on a lot split, by the City Council.

PAID

CASH CHECK CREDIT

Memo 850.00 cc

Item 4.



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: Marti Davidson Phone: _____ Cell: _____

Address: 1201 ...

City: Angleton **State:** TX **Zip:** 77515

Applicant's Status: (check one) Owner Representative Tenant

Property owner: Phil + Sharon Piper Phone: _____ Cell: _____

Address: _____

City: Angleton **State:** Tx **Zip:** 77515

Marti Davidson
Applicant Signature

2/18/26
Date

Phil Piper
Owner Signature

2/18/26
Date

Sharon Piper

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: _____

Legal Description: Fig Farm (A 0341 WM McDermott) BLK 2 LOT 15
(please provide copy of metes and bounds)

Present zoning: _____ **Present land use:** residential

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? _____ Yes _____ No

Have you applied for a building permit? _____ Yes No Date denied: _____

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?
_____ Yes No

If yes, when: _____

Please provide proof of taxes paid on this property.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: PEM Date: 2-18-2026

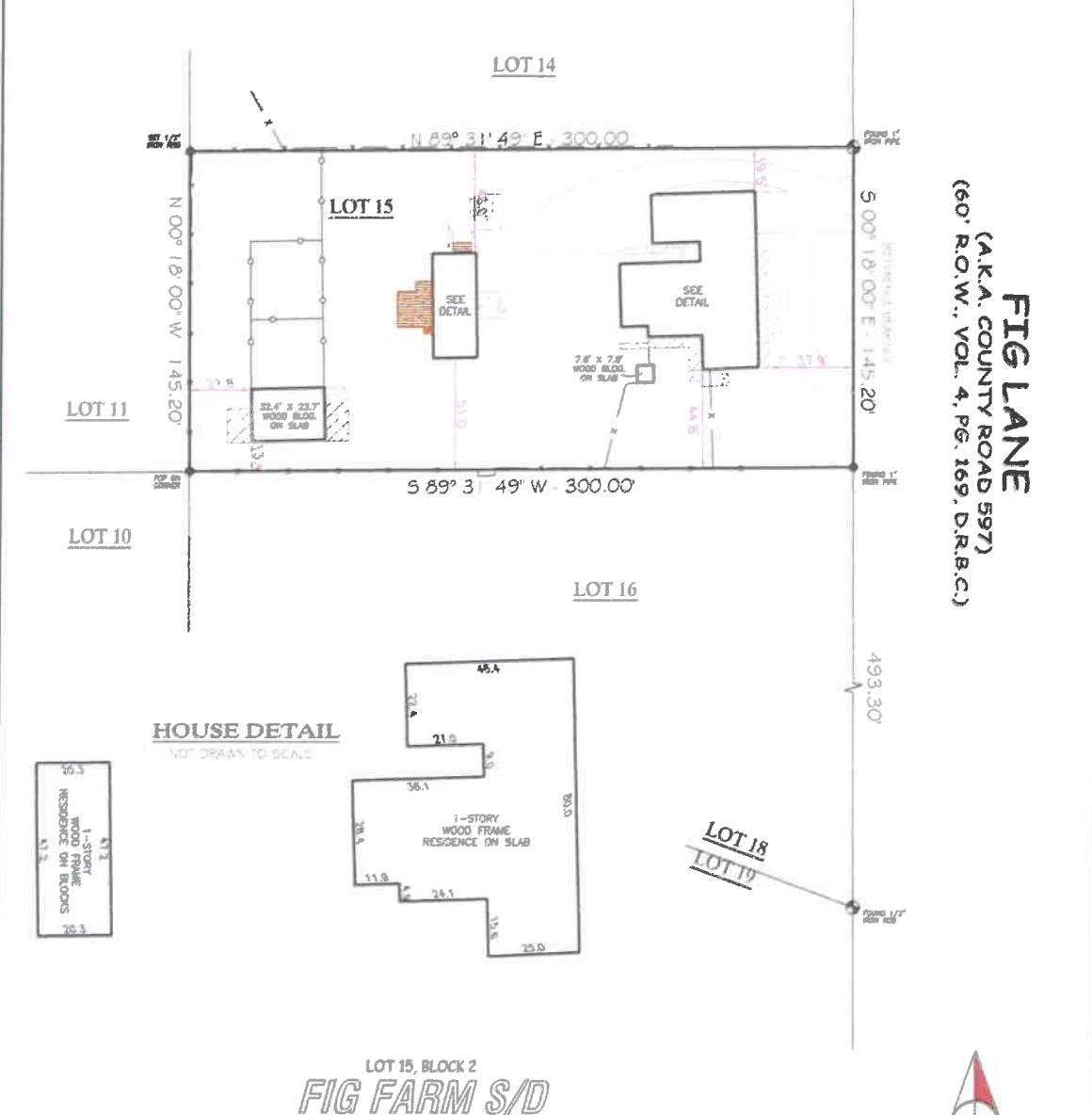
Sec. 23-5. Applicability.

- A. *Generally.* No land shall be developed, redeveloped, or substantially improved, except in accordance with this Code. The following actions are considered to be "development" and subject to the LDC:
1. *Use of land.* The use of any building, structure, or land, including new uses, expansion, and material changes to the operational characteristics of existing uses within the city;
 2. *Grading of land.* Any nonagricultural disturbance of land, soil, vegetation, or drainage ways, excluding landscaping, shall conform to the LDC for all properties in the city and the ETJ; and
 3. *Subdivision.* Any division of land for development, sale, or lease, whether by metes and bounds, subdivision, or other technique, shall comply with the LDC. Deed divisions of land that result in parcels where all resulting tracts have a lot area of five acres are exempt from the subdivision requirements of the LDC, but may be required to file a development plat, as set out in section 23-87, Administrative plats.
 4. *Site development.* Site development, excluding all land use requirements in the ETJ, is subject to all requirements of the Angleton Code of Ordinances to the full extent allowed by V.T.C.A., Local Government Code Ch. 212.
 5. *ETJ development.* The city reserves the right to require the approval of a development plat and site plan for property in the ETJ to ensure that development complies with all applicable LDC requirements and any other ordinances where TLGC Ch. 212 is cited as an "authority".
- B. *Applicability to publicly owned property.* The LDC is applicable to all public agencies and organizations to the full extent allowed under the U.S. and Texas Constitutions, and the laws of each.
- C. *Pending applications.* Development applications shall be governed by the laws and regulations in effect when they were submitted.
- D. *Creation of a building site and permitting.*
1. Construction or building permits may not be issued unless the parcel, lot, or tract:
 - a. Is part of a plat of record, approved by the city council, or Brazoria County, and is filed in the plat records of Brazoria County, Texas;
 - b. Was created prior to the adoption of Ordinance No. 333 on February 11, 1964;
 - c. Was created by a deed division prior to being subject to requirements that required subdivision approval;
 - d. Was lawfully created prior to being annexed into the city or added to city's ETJ;
 - e. Was lawfully created by the action by a court of competent jurisdiction or by the dedication of easements or right-of-way; or
 - f. Was created through a lawful deed division that created parcels that were each five acres in area, or larger.
 2. If any of the conditions for the creation of a building site exists, the property is a legal building site and a building permit may be issued without additional platting being required, unless a development plat is required, as set out in section 23-87, Administrative plats.
- E. *Nonconforming lots.*
1. *Standards.* Existing nonconforming lots may be combined to increase conformity as follows:



PIN POINT
Surveying & Mapping,
LLC

P.O. BOX 3344 LAKE JACKSON, TEXAS 77566 (878) 299-3373



COMMUNITY NO. ~~4865~~ PANEL NO. ~~8445~~ SURVEY E. ZONE - I. DATE: 11/14/19 REVISED: 12/20/20
I have consulted the FIRM-FM Flood Hazard Boundary Map in the above described property and a **3.5** FOOT is a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The size and dimensions of said property being as indicated by the plat; the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and back and distance from property lines are as indicated. There are no encroachments, conflicts, or provisions, except as shown.

NOTES:
1) BUILDING LINES AND EASEMENTS PER PLAT.
2) BEARINGS ARE GIVEN ON THE EAST LINE OF LOT 15 THRU 18, BEING - S 89° 11' 00" E.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VIEWED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: PHILIP & SHARON PIPER
This is to certify that I have made an on the ground survey of the property located at:
4581 FIG LANE (A.K.A. COUNTY ROAD NO. 597) NEAR THE CITY OF ANGLETON, TEXAS,
Lot 15, Block 2 of the Fig Farms Subdivision of the Wm. C. McDermott Survey and the G. R. Huebner Survey, Abstract 341 and Abstract 201, respectively, Brazoria County, Texas, according to the Map or Plat recorded in Volume 4, Page 169, of the Plat Records, Brazoria County, Texas.

Drawn by: **ASMF**
Job No.: **2025-0732**
Request: **M. DAVIDSON**
Book No.: **PPO221**
Scale: **1" = 50'**
Date: **07/15/2025**

LEGEND

COVERED (hatched pattern)
GRAVEL (dotted pattern)
CONCRETS (stippled pattern)

CLARY-LINE (solid line)
WOOD FENCE (line with 'x' marks)
IRON FENCE (line with 'o' marks)
C.E. (dashed line)
A.E. (dotted line)
B.L. (long dashed line)

CONTROLLING DISCREPANCY (circle with 'x')
OWNER (circle with 'o')
O.E. UTILITY EASEMENT (line with 'u')
A.E. AERIAL EASEMENT (line with 'a')
B.L. BUILDING LINE (line with 'b')
R.O.W. RIGHT-OF-WAY (line with 'r')
I.E. IRON PIPE (line with 'i')
I.P. IRON PIPE (line with 'p')
F.P.D. POUND (line with 'f')



Borrower(s): _____

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: code sec. 23-5 lot frontage
is insufficient.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: Two homes on one
property

3. Do similar property conditions exist in your area? Explain: need to set Subdivide 2
tracts for children

4. Explain how your need for a variance is unique to those special property-related conditions described above: for health and sanitation, because of need for 2 meters

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: preexisting lot configuration to create this lot.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: current code will not permit lot split.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: No flexibility in code

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.



KRISTIN BULANEK
BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
237 E. Locust St, Suite 104
ANGLETON, TX 77515
(979) 864-1320

Duplicate Receipt

Statement Date: 2/1/26
Owner: PIPER PHILIP E & SHARON M
Mailing Address:

Property Location: 0001581 FIG LN / COUNTY ROAD 597
Acres: 0
Legal: FIG FARM (A0341 WM MCDERMOTT) BLK 2 LOT 15

Exemptions: GENERAL HOMESTEAD, OPTIONAL HOMESTEAD, OVER 65
Receipt #: 4105708 Deposit #: 202512309355-2025/latoyam

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	BRAZORIA COUNTY	\$211,535.00	0.262548	12/29/25	\$555.38	\$0.00
2025	SPECIAL ROAD & BRIDGE	\$211,535.00	0.042210	12/29/25	\$89.28	\$0.00
2025	ANGLETON ISD	\$134,530.00	1.021900	12/29/25	\$1,221.74	\$0.00
2025	ANGLETON - DANBURY HOSPITAL	\$236,535.00	0.074685	12/29/25	\$176.66	\$0.00
2025	BC EMERGENCY SERVICES #3	\$349,530.00	0.079229	12/29/25	\$276.93	\$0.00
2025	ANGLETON DRAINAGE DIST. NO 1	\$236,535.00	0.052816	12/29/25	\$124.92	\$0.00

BASE TAX \$2,444.91

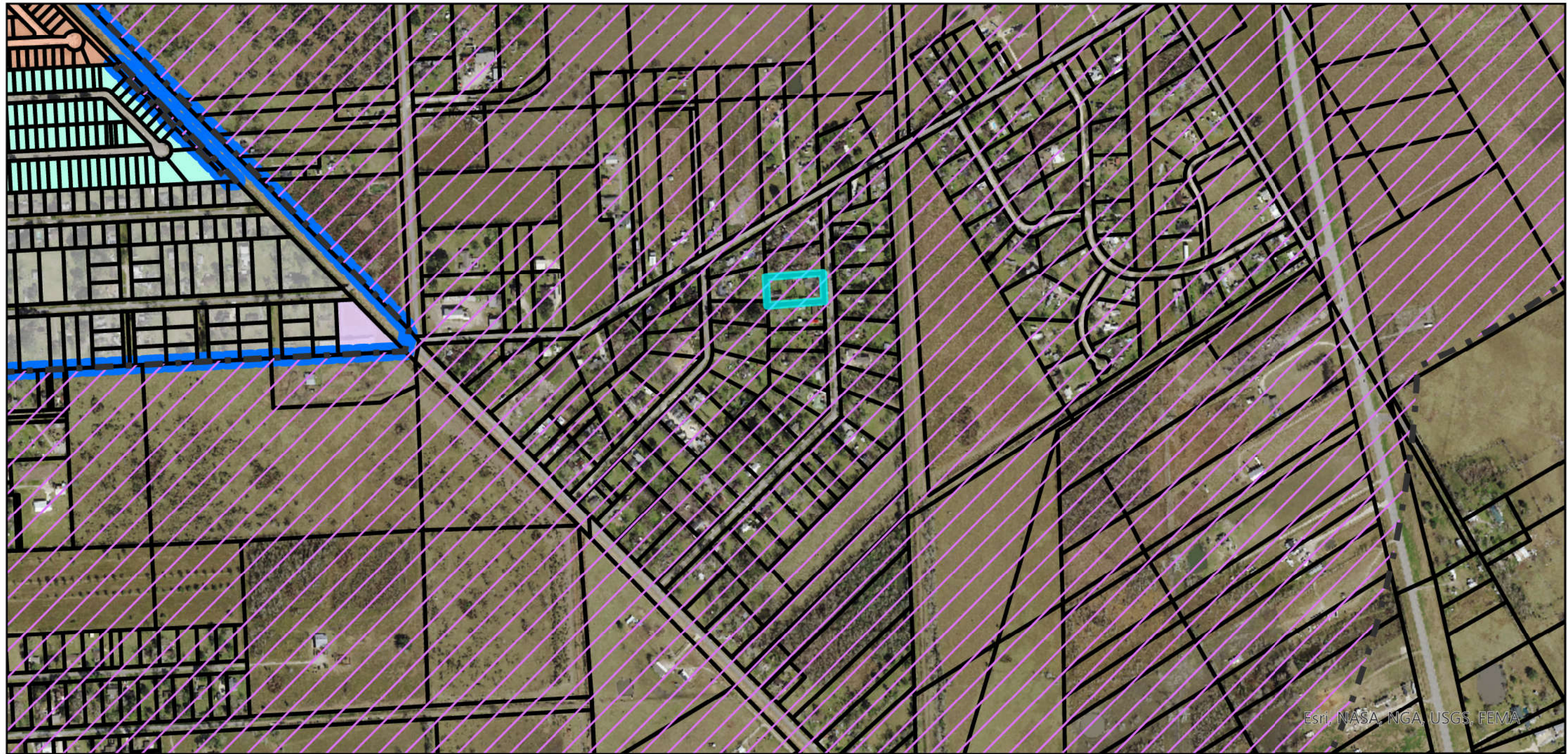
Remitted By:

TOTAL PAID \$2,444.91

Payment Type: CHECK
Reference # WIRE

Remaining Amount Due As of 2/1/26
0.00

Receipt 2/1/26



VICINITY MAP: 1581 _ 1157 Fig Lane
City of Angleton Board of Adjustment Lot Frontage Variance Request



AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of New Jersey, County of Camden, ss:

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC and duly authorized agent of the The Brazosport Facts, a Daily newspaper published in Clute, State of Texas, and in general circulation within Brazoria County, that the attached printed material was published in said newspaper.

Publication Dates:

- Feb 22, 2026

Notice ID: SELdBuLONp2gCE3t9hwt

Notice Name: FIG LN

Publication Fee: \$217.21

Laquansay Nickson Watkins

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 02/25/2026

SM S. R. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

City of Angleton
Notice of Hearing

Notice is hereby given that the City of Angleton Board of Zoning Adjustment will consider a public hearing on Wednesday, March 18, 2026, at 12:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held: Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1157 Fig Lane, Angleton, Texas (In the E.T.J.) Brazoria County. The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting. For more information regarding these requests, please contact Otis T. Spriggs, AICP, Development Services Director, by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator, by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a Public Hearing, discussion, and possible action on consideration of a substandard structure determination order for removal at 708-718 N Velasco Street, Hwy 288B, within the City of Angleton, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$30,000 Estimate **FUNDS REQUESTED:** \$30,000 Estimate

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor

EXECUTIVE SUMMARY:

An inspection of property at 708-718 N Velasco Hwy 288B found routine violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code for a number of years.

Due to the time that the structure has remained unoccupied and not in use, this building was ordered to be brought to current codes prior to any occupancy. Permits have not been obtained within the ample time allotted. This would include all mechanical, electrical, structural, and plumbing within the structure. The City has been forced to begin the process for demolition of the structure. A lien will be placed to cover all expenses involved if the order is approved and executed.

Historically, letters have been sent to the ownership, including Hill of Screen LLC, with no actions being taken. Utility Department records show that the utilities have not been serviced since 2017 and 2020.

Exhibit A provides copies of violation warnings, the notice of the public hearing sent certified to the owner, photographs, and a statement from the Chief Building Code Official as served to Velasco Square Apartments. *The apartments have been vacant for quite some time. The outside structure is falling apart such as the roof, eaves and siding are rotted or falling apart. The utilities are not up to code either inside or outside. The windows are boarded up and have been for some time. Code Enforcement made a visit last summer (2025), and toured the inside of the apartments, while inside, we found the inside to be in disarray not up-to-code, and seems to be home to many rodents. The structure mentioned above has many building code violations as well as many property maintenance violations. The vacant apartments have had people staying in them at times.*



Vicinity Map

RECOMMENDATION:

Staff recommends that City Council hold the public hearing, receive input, and consider approval of the Order for the demolition of the dilapidated, substandard, unsafe structure at 708-718 N Velasco Street, Hwy 288B, within the next 30 days.



NOTICE OF HEARING

March 11, 2026

Cert# 9589 0710 5270 1698 6345 12

Hill of Screen LLC
103 Parking Way St.
Lake Jackson, TX 77566

To Whom It May Concern:

Notice is hereby given the City of Angleton City Council will consider a public hearing on Tuesday, April 14, 2026 at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on a demolition request on property 708-718 N Velasco Street, Hwy 288B, for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. Anyone from the public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Kyle Reynolds, Assistant Development Services Director, be email at kreynolds@angleton.tx.us or by phone at (979) 849-4364 x-2106 or Paul McKeever, Senior Code Enforcement Officer, by email at pmckeever@angleton.tx.us or by phone at (979) 849-4364 x-2135.

Sincerely,

Paul McKeever
Code Enforcement Officer

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Barbara Simmons
Council Member
Position 3

Blaine Smith
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Police Chief Valdez
Interim-
City Manager

Michelle Perez
City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us

Velasco Square Apts. Located at 708-718 N. Velasco in Angleton, Tx. Have been vacant for quite some time. The outside structure is falling apart such as the roof, eaves and siding are rotted or falling apart. The utilities are not up to code either inside or outside. The windows are boarded up and have been for some time. CE made a visit last summer (2025) and toured the inside of the apts., while inside we found the inside to be in disarray not up to code and seems to be home to many rodents. The structure mentioned above has many building code violations as well as many property maintenance violations. The vacant apts. Have had people staying in them at times.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Reynolds', is written over a large, light-colored oval. The signature is somewhat stylized and overlaps the oval.

Kyle Reynolds

Assistant Development Services Director

City of Angleton

Tracking Number:

Remove X

9589071052701698634512

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:47 pm on March 16, 2026 in LAKE JACKSON, TX 77566.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LAKE JACKSON, TX 77566

March 16, 2026, 12:47 pm

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Received by (Please Print Clearly)	B. Date of Delivery
	C. Signature X <i>J. Grady</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<i>Hill of Screen LLC 103 PARKING WAY ST LAKE JACKSON, TX 77566</i>	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
9589 0710 5270 1698 6345 12		
PS Form 3811, July 1999	Domestic Return Receipt	102595-00-M-0952



THIS IS NOT A CITATION

January 18, 2024

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

HILL OF SCREEN LLC
103A Parking Way St.
Lake Jackson, TX 77566

Christiene Daniel
Council Member
Position 1

To Whom It May Concern:

An inspection of your property at **708-718 N Velasco Hwy 288B** has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

Terry Roberts
Council Member
Position 3

- Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. **2015 International Property Maintenance Code, Chapter 3, Sec 304.1.1.7**

Cecil Booth
Council Member
Position 4

There is rotting materials on the structure that has generated holes and where the a/c units would mount. Police has reported that they have received many complaints of people staying in the structure.

Tanner Sartin
Council Member
Position 5

- Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.. **2015 International Property Maintenance Code, Chapter 3, Sec 302.3**

Chris Whittaker
City Manager

There is a large, deep pothole in the driveway to for this property.

Michelle Perez
City Secretary

- Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. **2015 International Property Maintenance Code, Chapter 3, Section 302.7.**

The fencing in front of the building is in need of repair/replacement.

According to the Brazoria County Appraisal District this property is in your name. If you do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561
www.angleton.tx.us



THIS IS NOT A CITATION

Mayor John Wright

October 9, 2024

Cert# 9589 0710 5270 1406 3952 85

Travis Townsend
Mayor Pro Tem
Position 2

HILL OF SCREEN LLC
103A Parking Way St.
Lake Jackson, TX 77566

Christiene Daniel
Council Member
Position 1

To Whom It May Concern:

An inspection of your property at **708-718 N Velasco Hwy 288B** has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

Terry Roberts
Council Member
Position 3

Due to the time that the structure has remained unoccupied and not in use, the building must be brought to current codes prior to any occupancy. Permits must be obtained within thirty (30) days, and work started. . This would include all mechanical, electrical, structural, and plumbing within the structure. Failure to do so within the time frame stated above, the city will begin the process for demolition of the structure. A lien will be placed to cover all expenses involved.

Cecil Booth
Council Member
Position 4

According to the Brazoria County Appraisal District this property is in your name. If you do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different information in **10 days from this notice** it will be taken that we have the correct address of the property owner.

Tanner Sartin
Council Member
Position 5

Chris Whittaker
City Manager

If you have any questions regarding this notice, I may be contacted at 979-849-4364 EXT 2135 or pmckeeper@angleton.tx.us.

Michelle Perez
City Secretary

Sincerely,

Paul McKeever
Code Enforcement Officer

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



THIS IS NOT A CITATION

March 20, 2025

Cert# 9589 0710 5270 1330 2326 56

Giordani Baker Grossman & Ripp LLC
2301 S Capital of Texas Hwy
Building K
Austin, TX 78746

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Vacant
Councilmember
Position 3

Cecil Booth
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Chris Whittaker
City Manager

Michelle Perez
City Secretary

To Whom It May Concern:

An inspection of your property at **708-718 N Velasco Hwy 288B** has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

Due to the time that the structure has remained unoccupied and not in use, the building must be brought to current codes prior to any occupancy. Permits must be obtained within thirty (30) days, and work started. . This would include all mechanical, electrical, structural, and plumbing within the structure. Failure to do so within the time frame stated above, the city will begin the process for demolition of the structure. A lien will be placed to cover all expenses involved.

Letters have been sent to Hill of Screen LLC with no actions being taken, therefore no additional time can be granted.

According to the Brazoria County Appraisal District this property is the name of Hill of Screen LLC.. If they do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different information in **10 days from this notice** it will be taken that we have the correct address of the Registered Agent for this property owner.

If you have any questions regarding this notice, I may be contacted at 979-849-4364 EXT 2135 or pmckeeper@angleton.tx.us.

Sincerely,

Paul McKeever
Code Enforcement Officer

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us

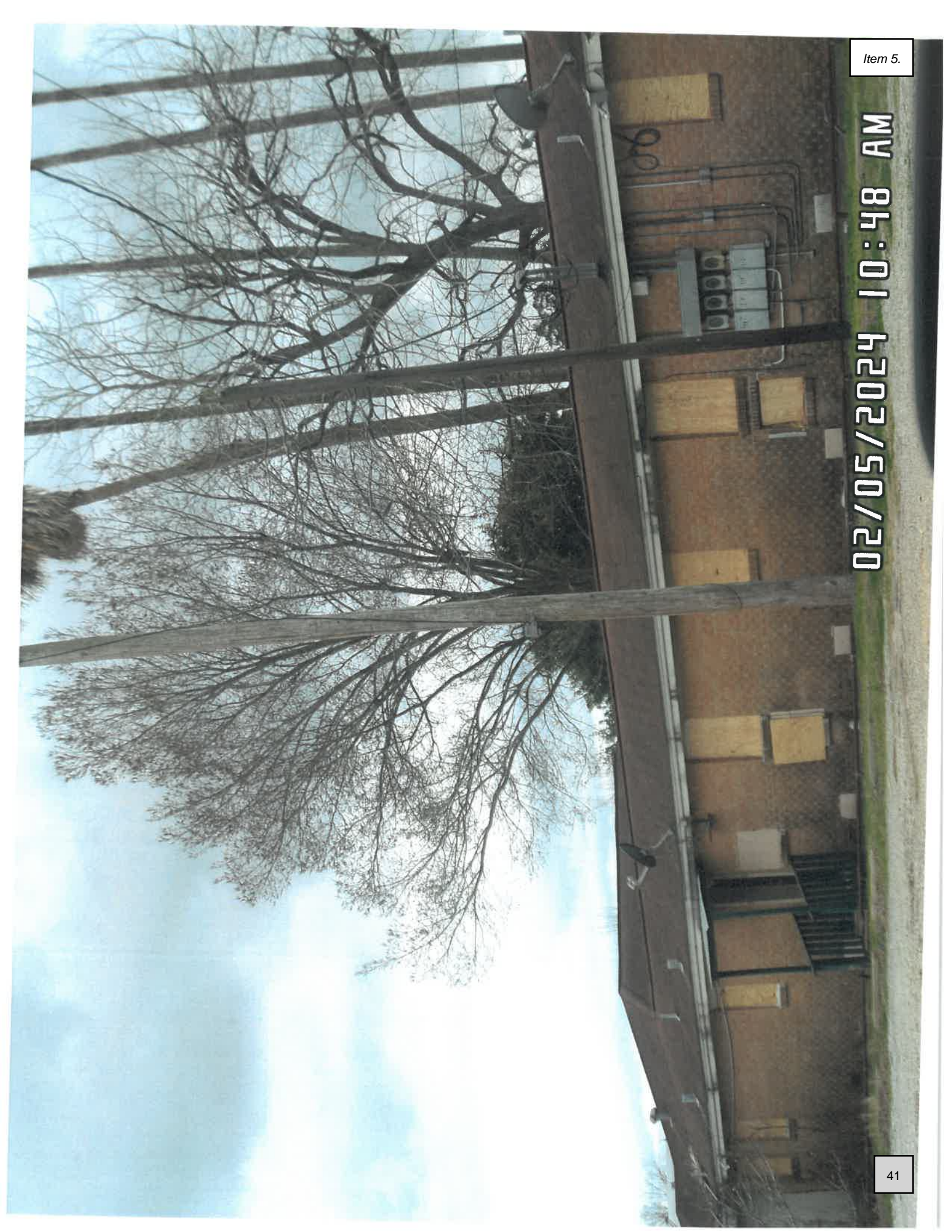
02/05/2024 10:52 AM





Item 5.

02/05/2024 10:48 AM



Item 5.

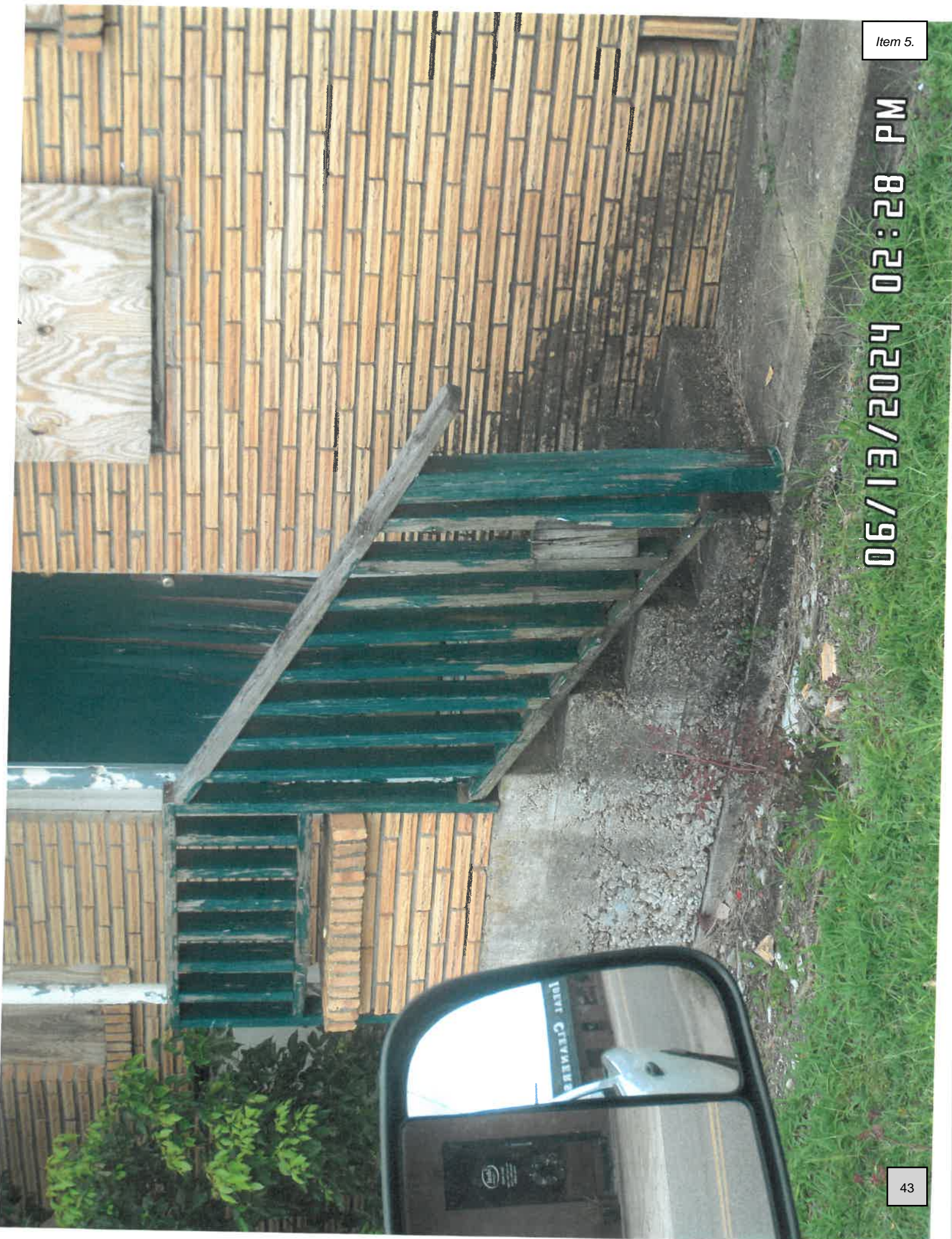
02/05/2024 10:48 AM



Item 5.

02/05/2024 10:52 AM

06/13/2024 02:28 PM



06/13/2024 02:29 PM





Item 5.

06/13/2024 02:31 PM

06/13/2024 02:31 PM

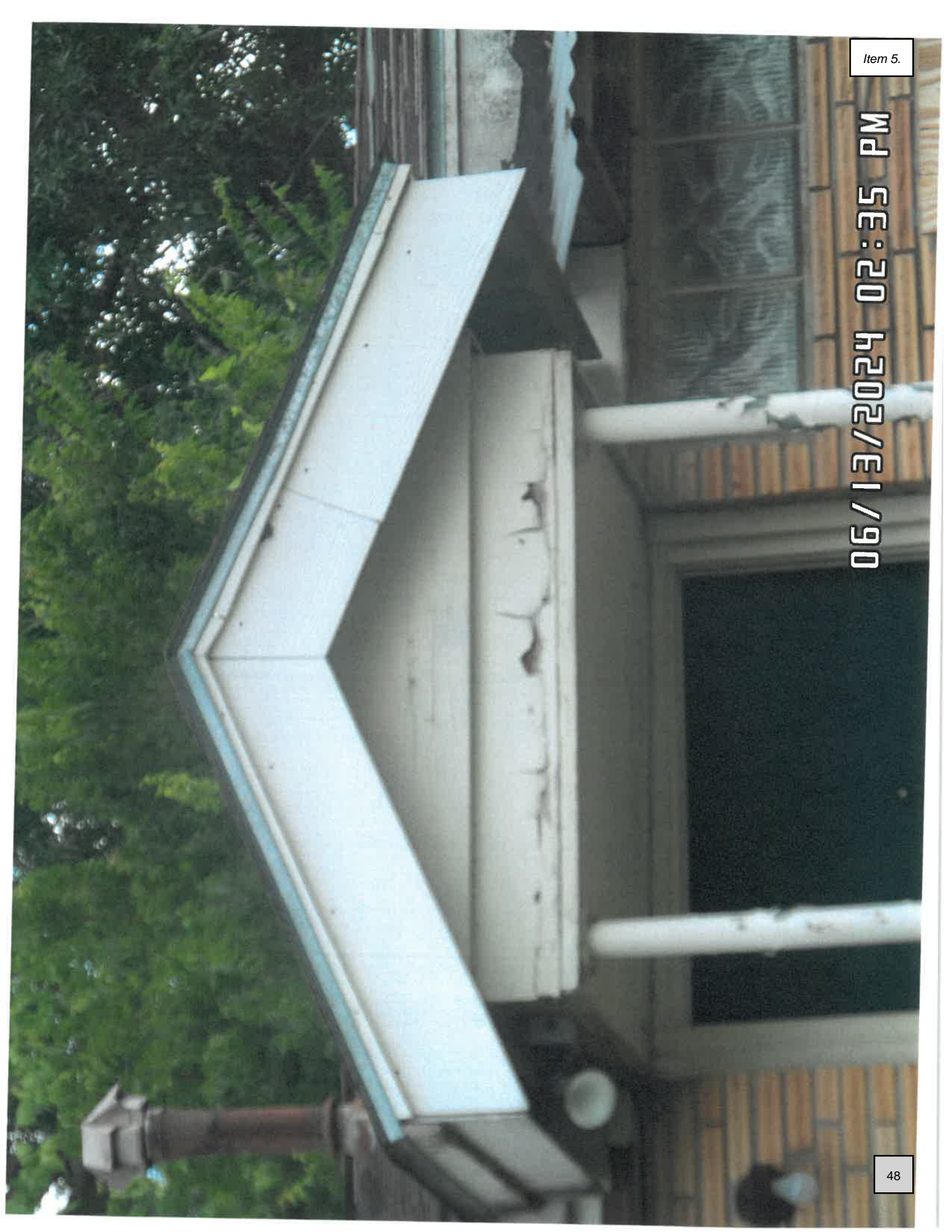


06/13/2024 02:34 PM



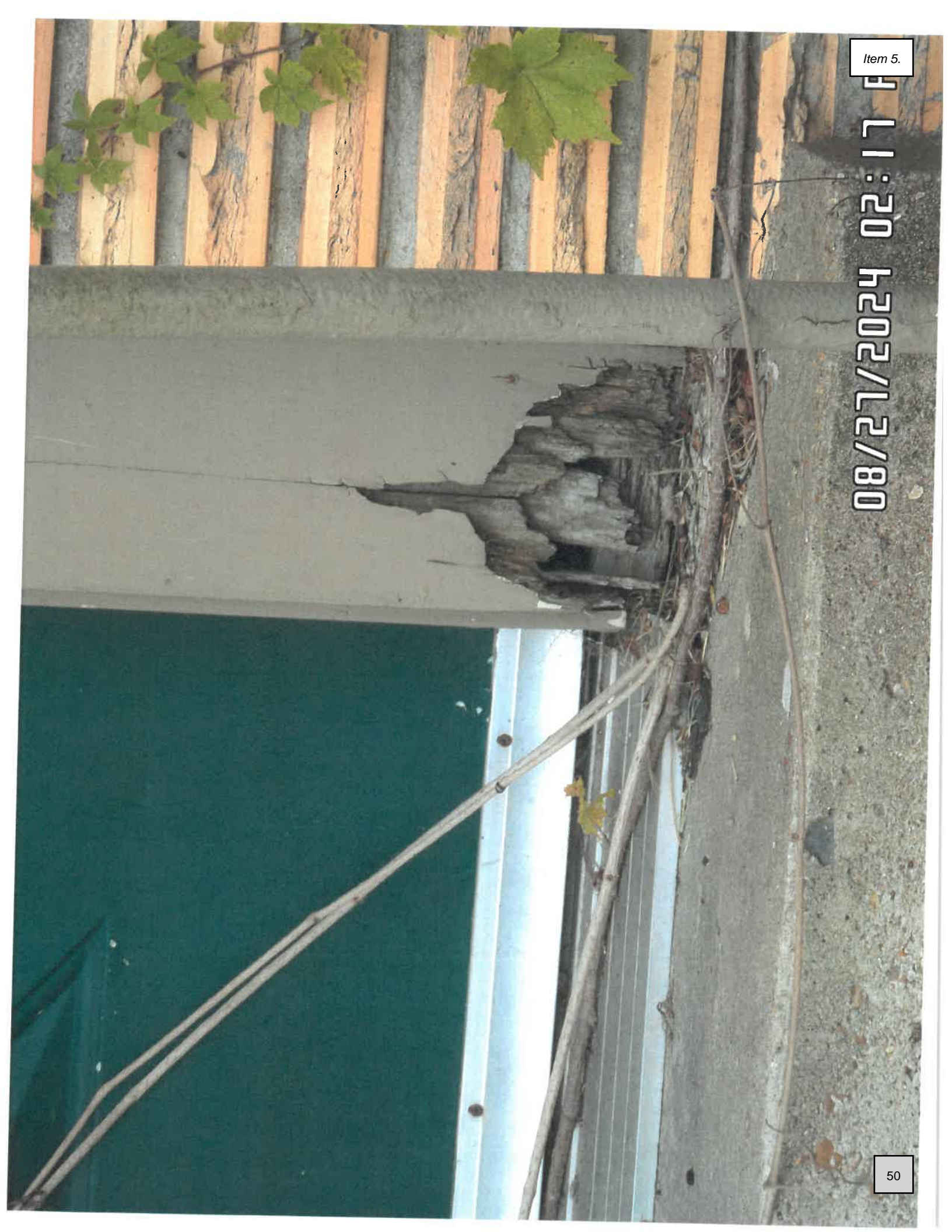
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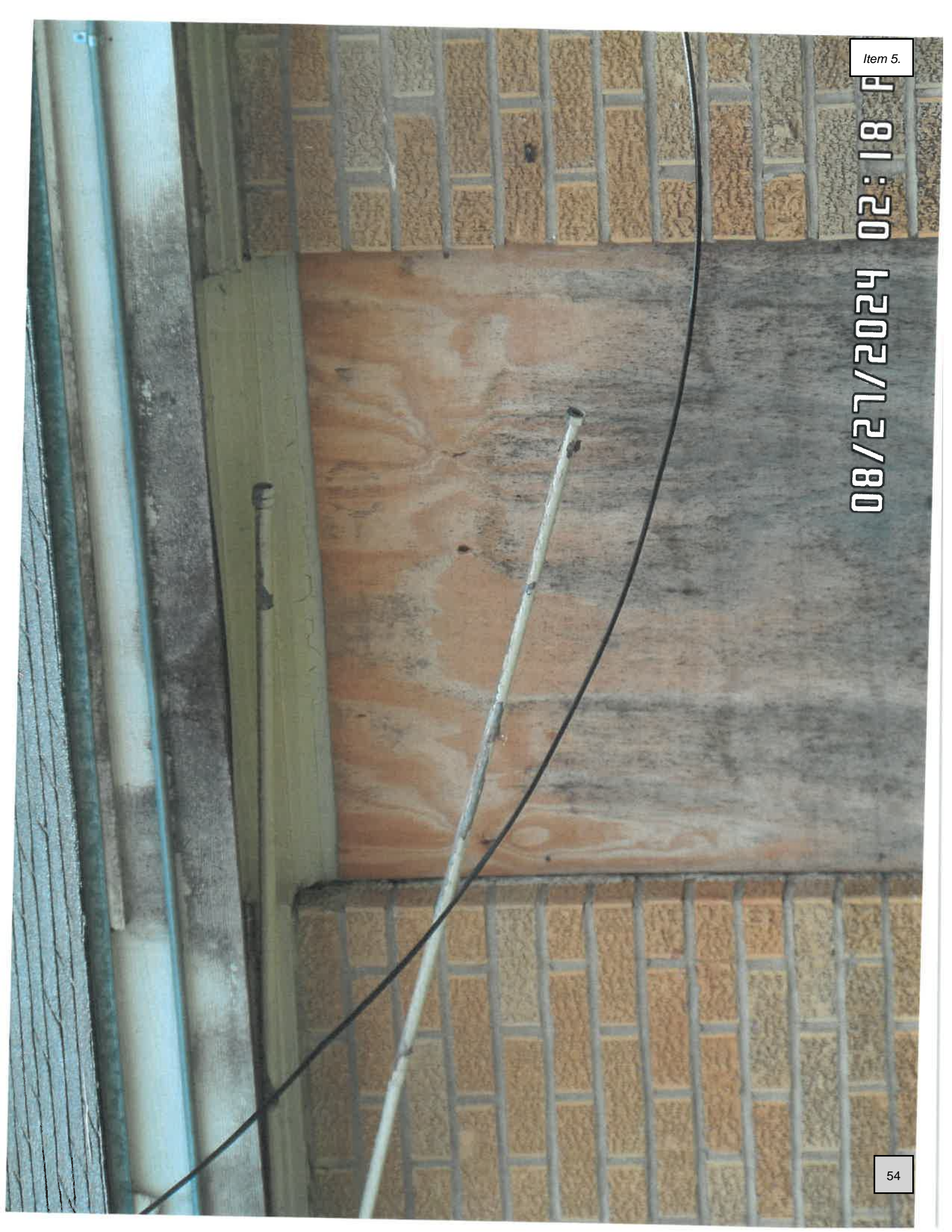
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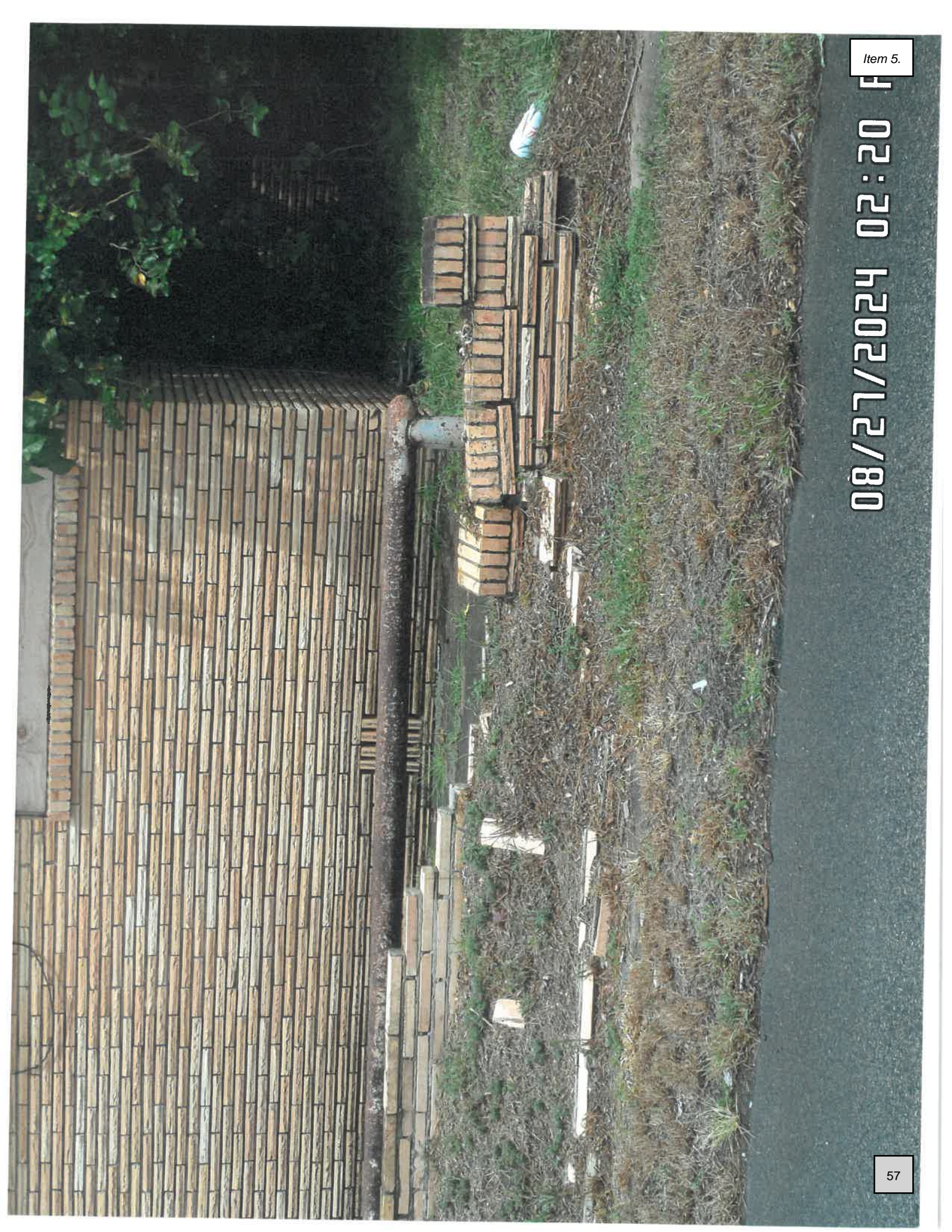


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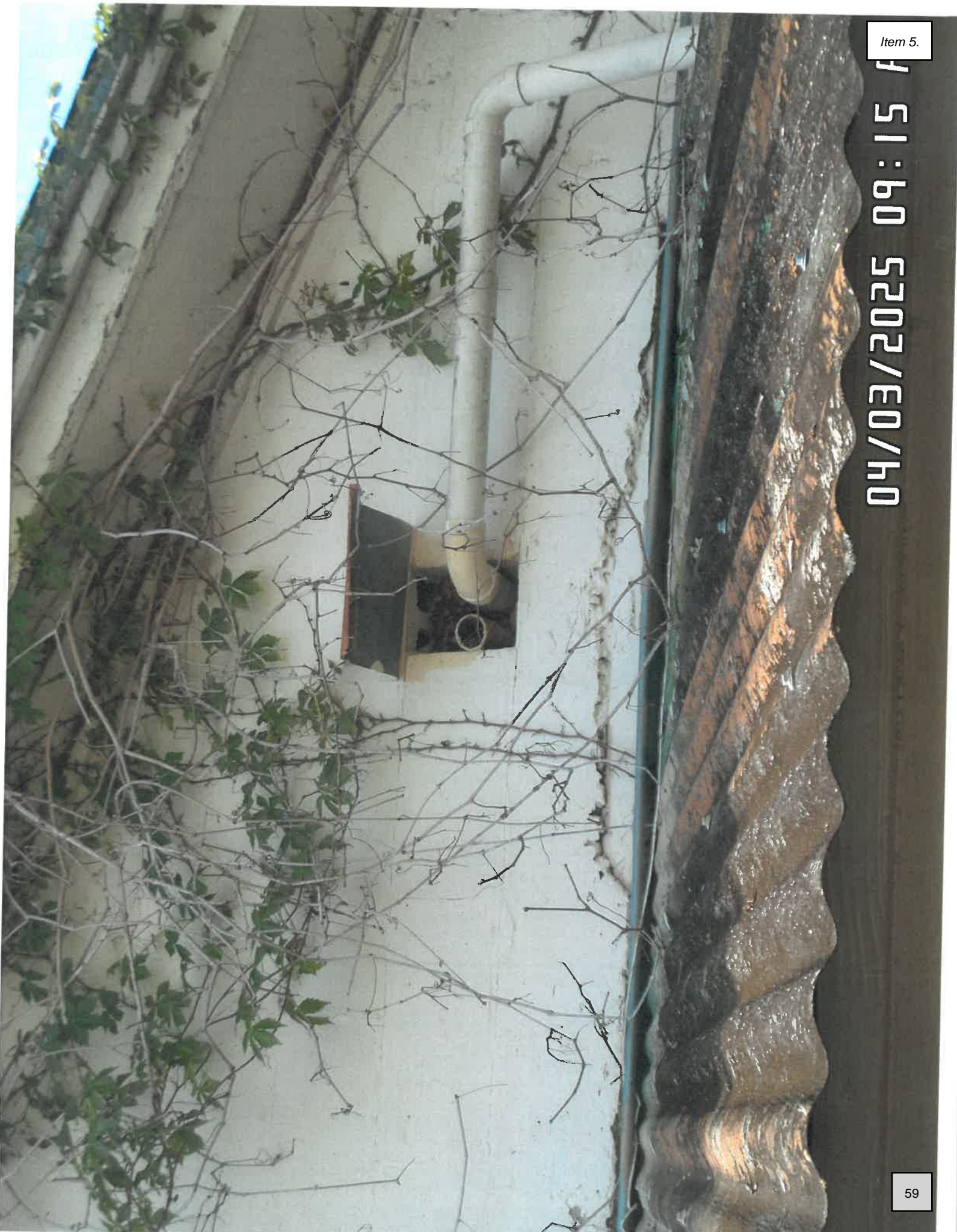
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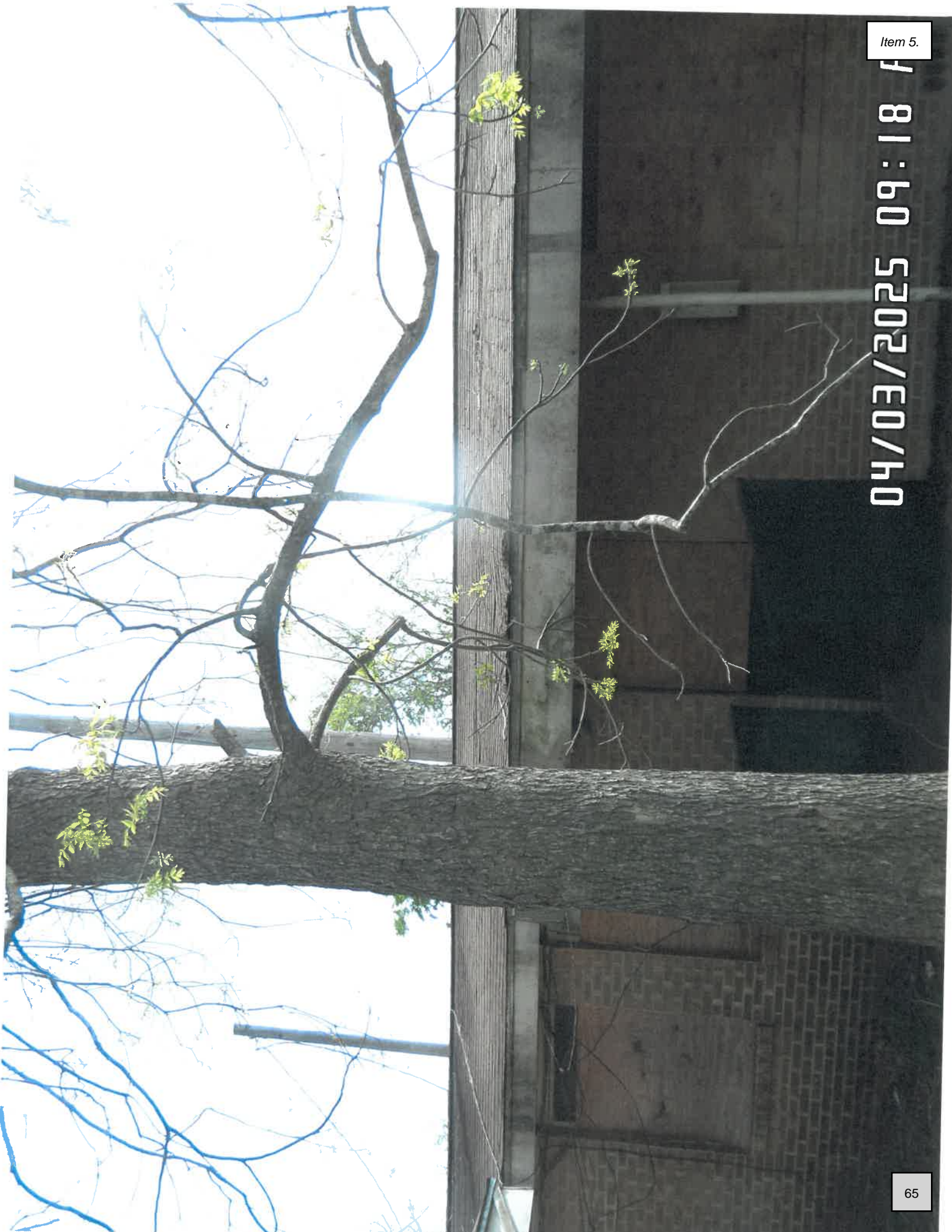
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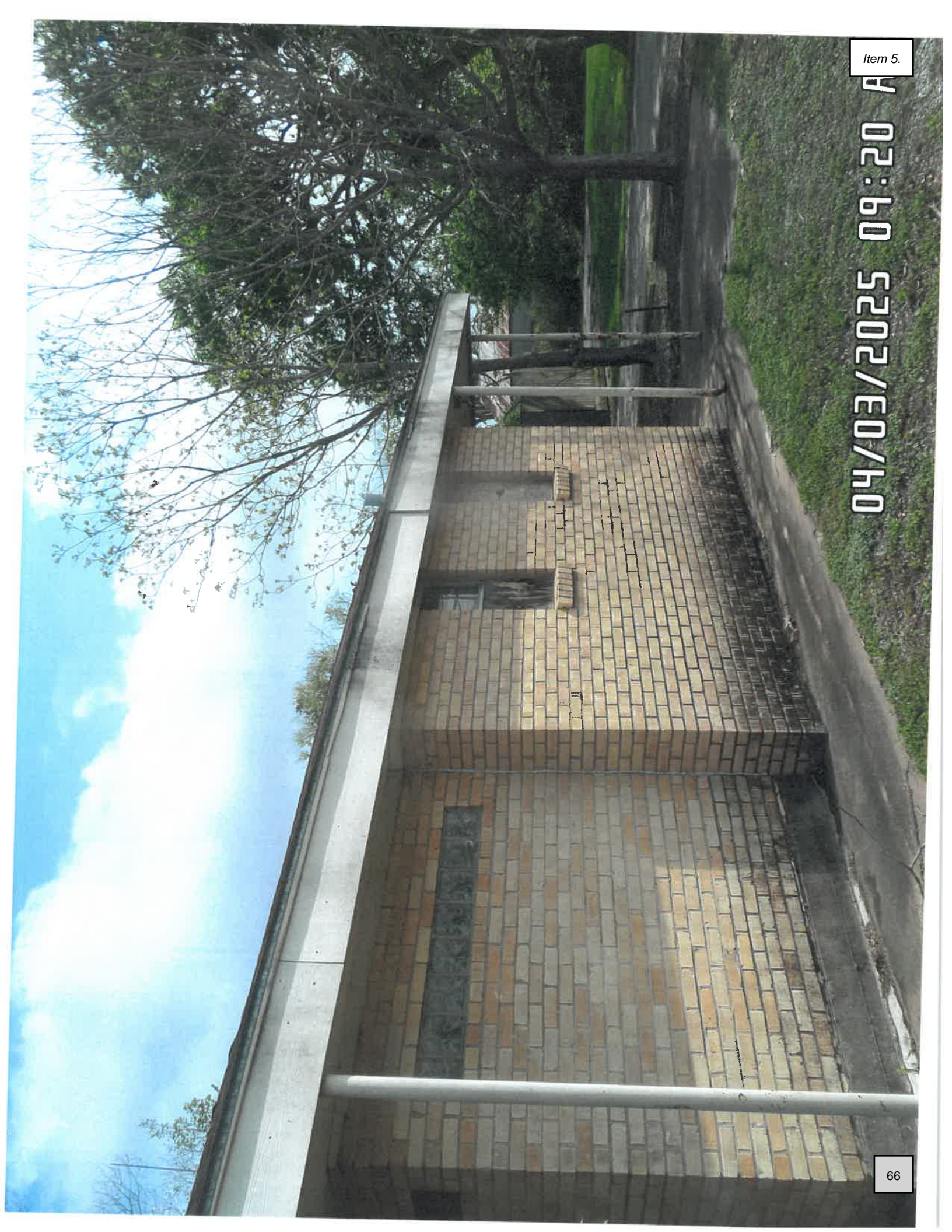
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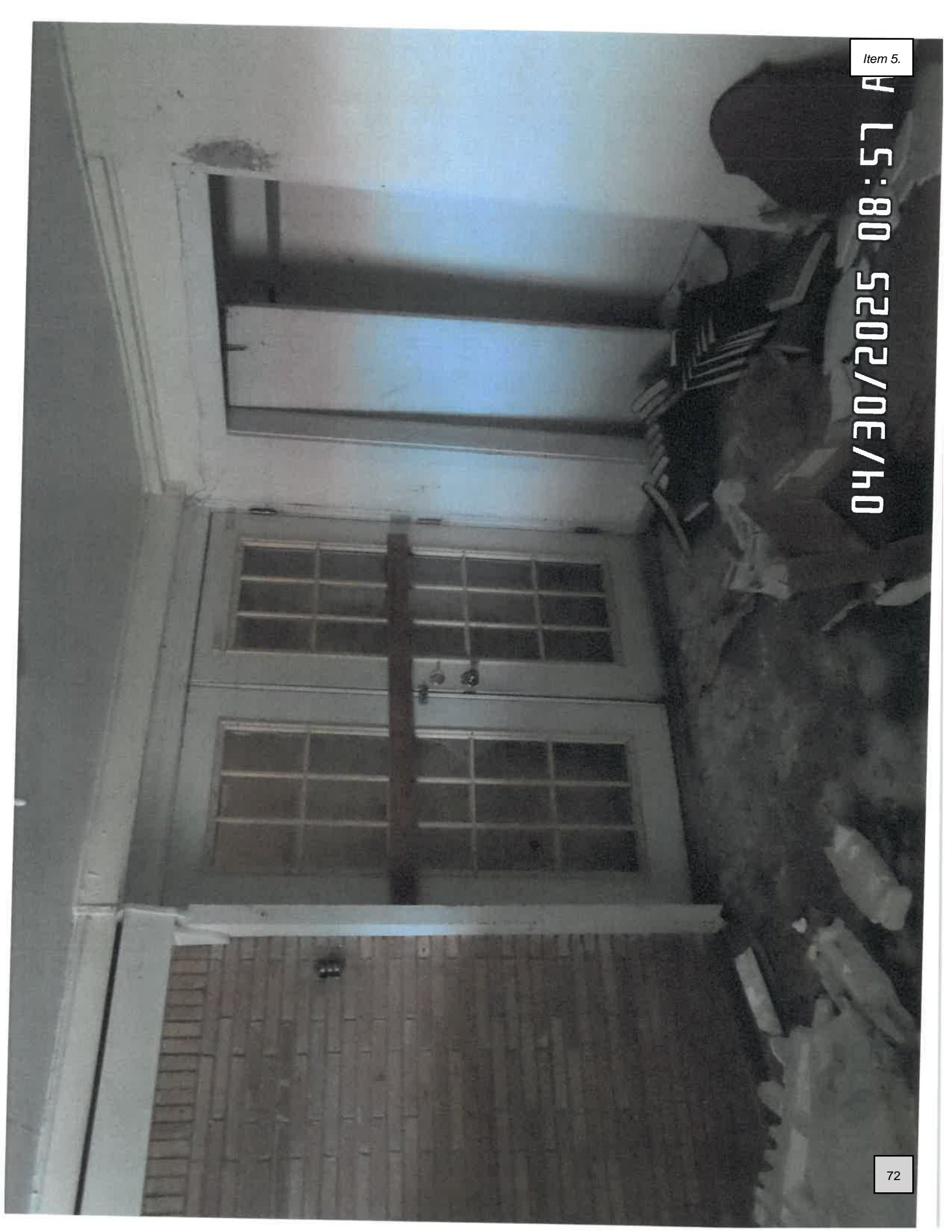
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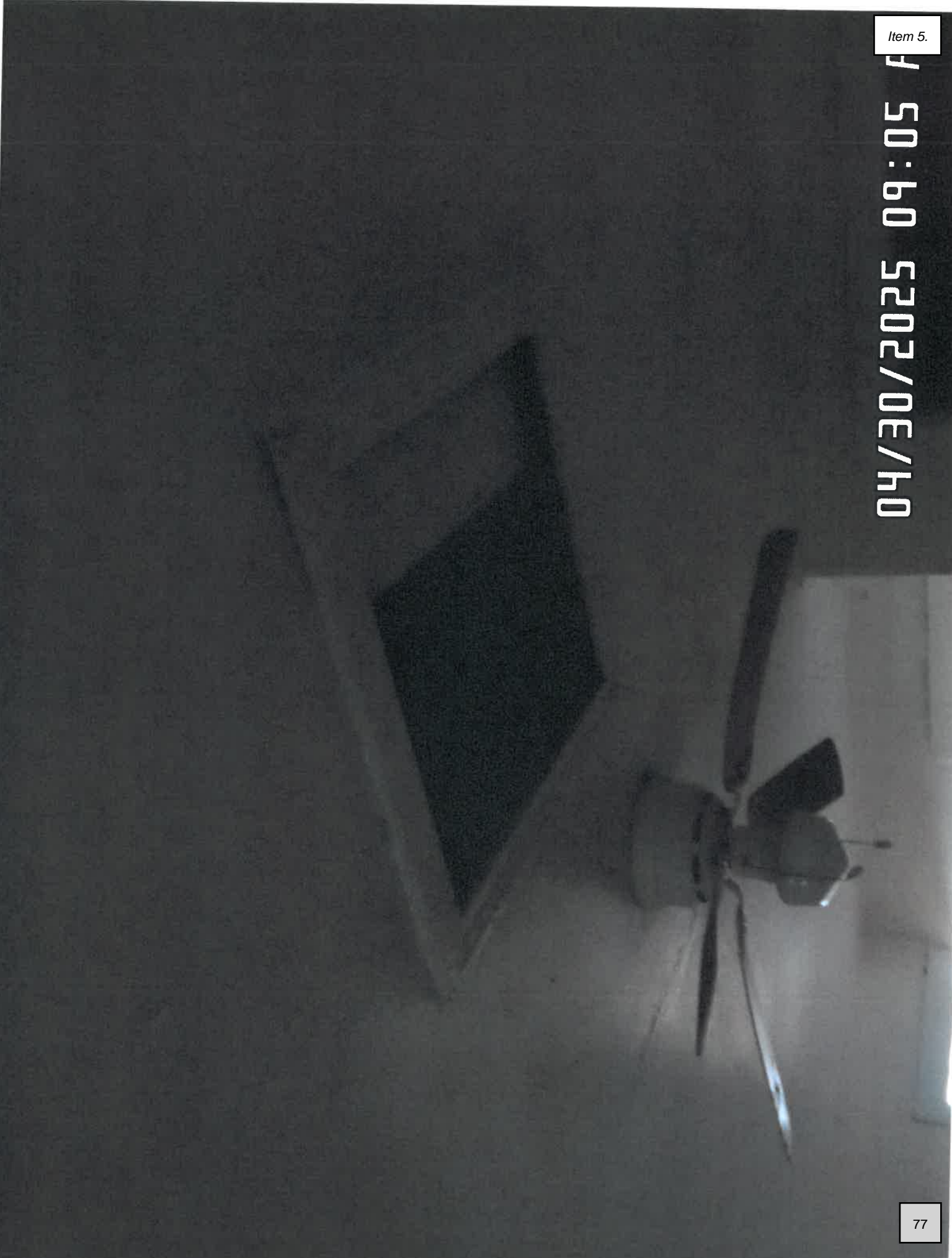
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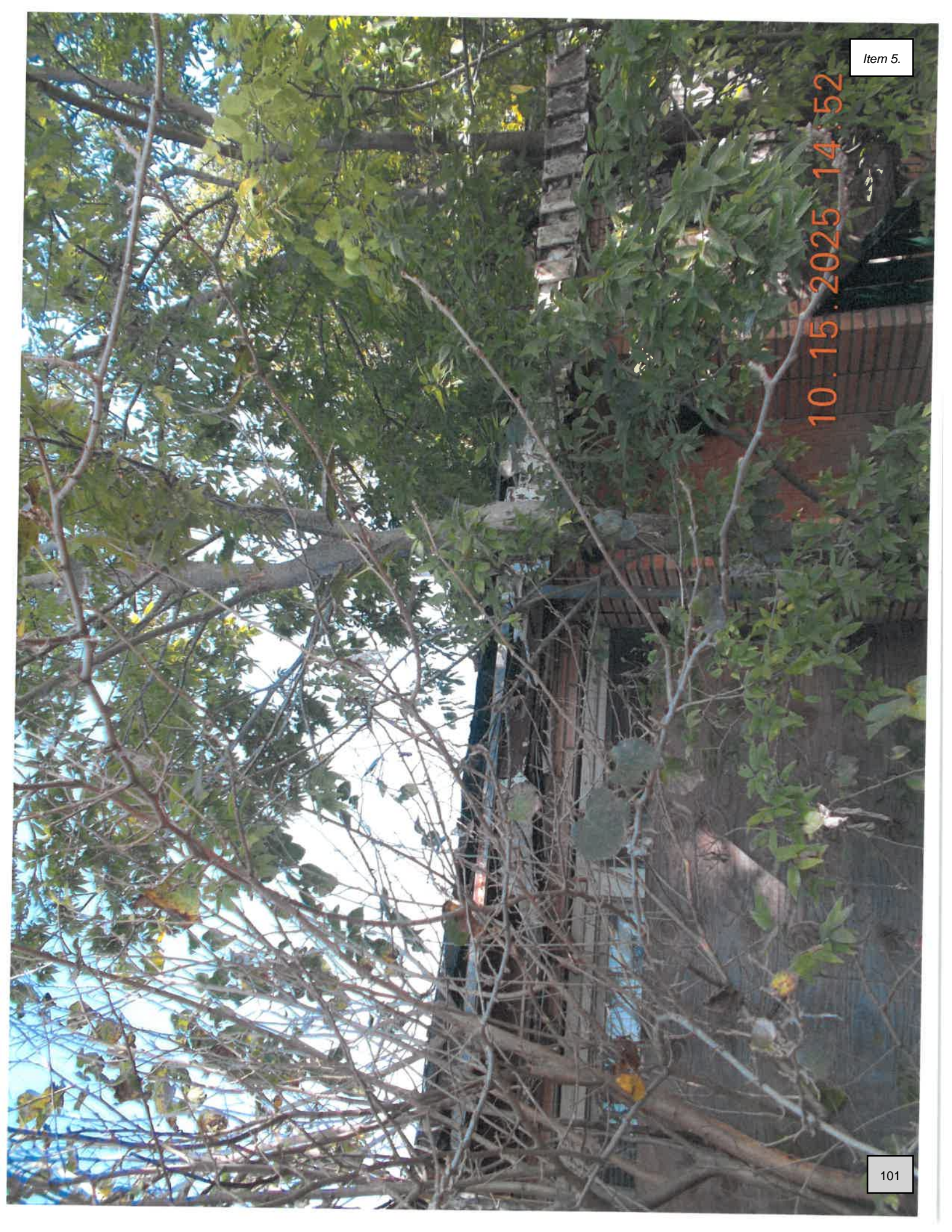
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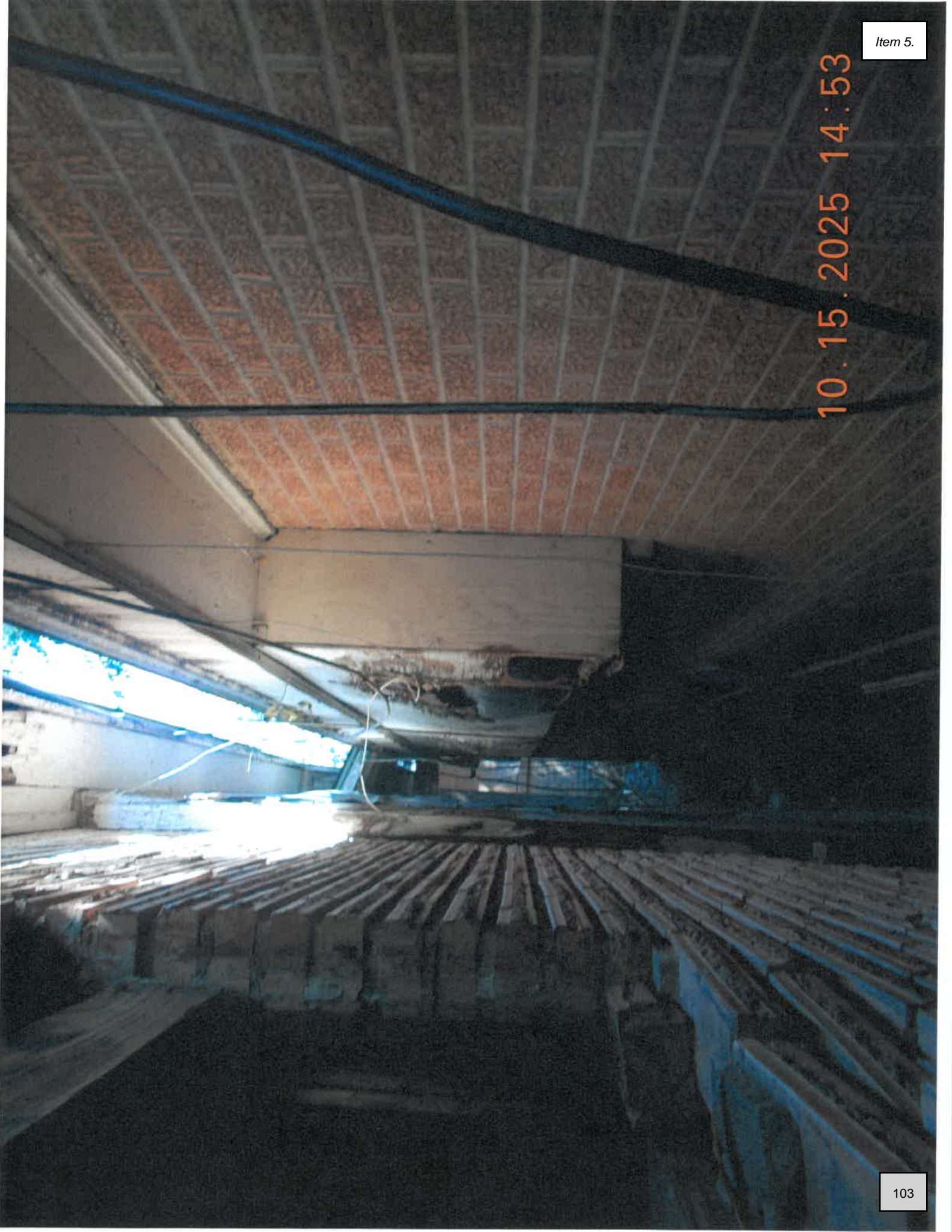
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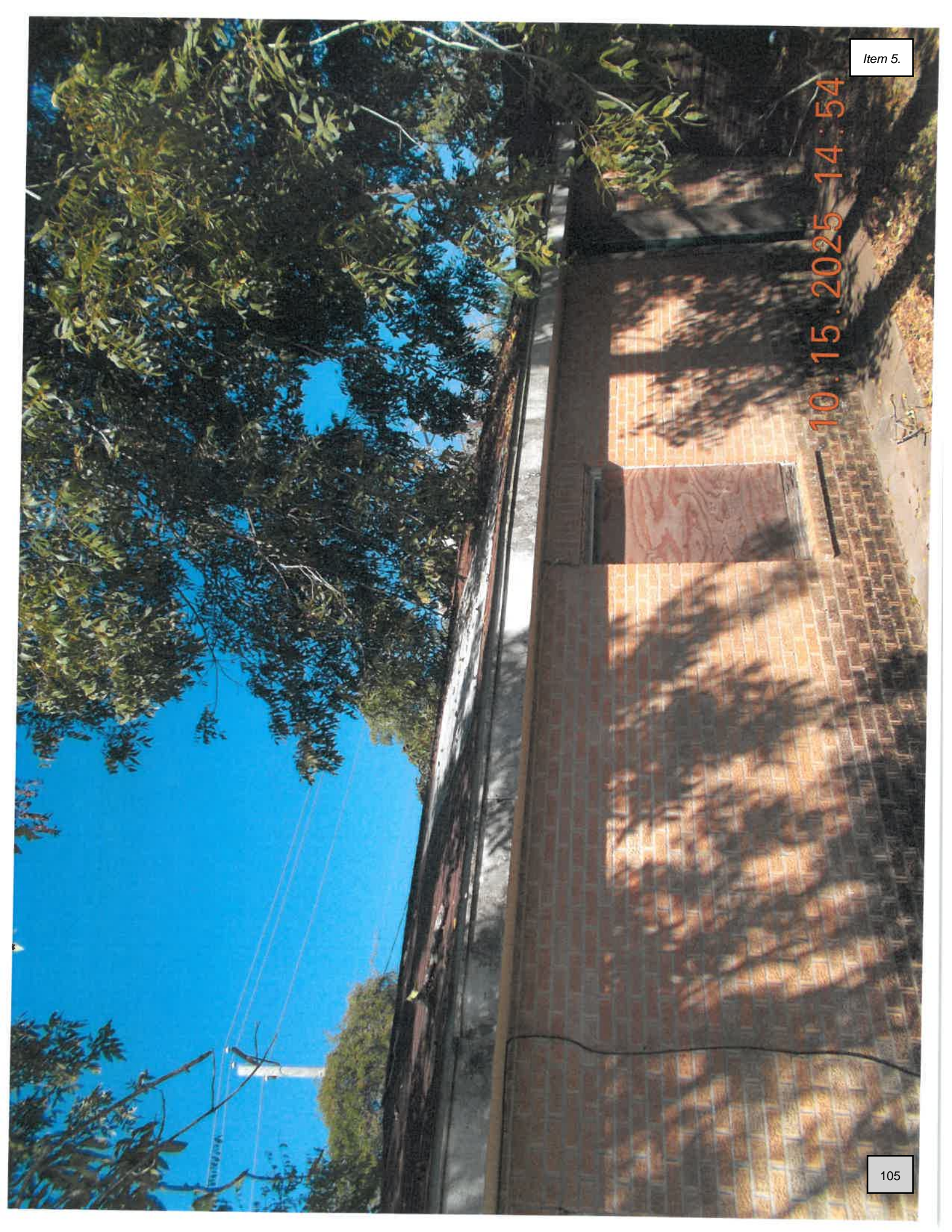
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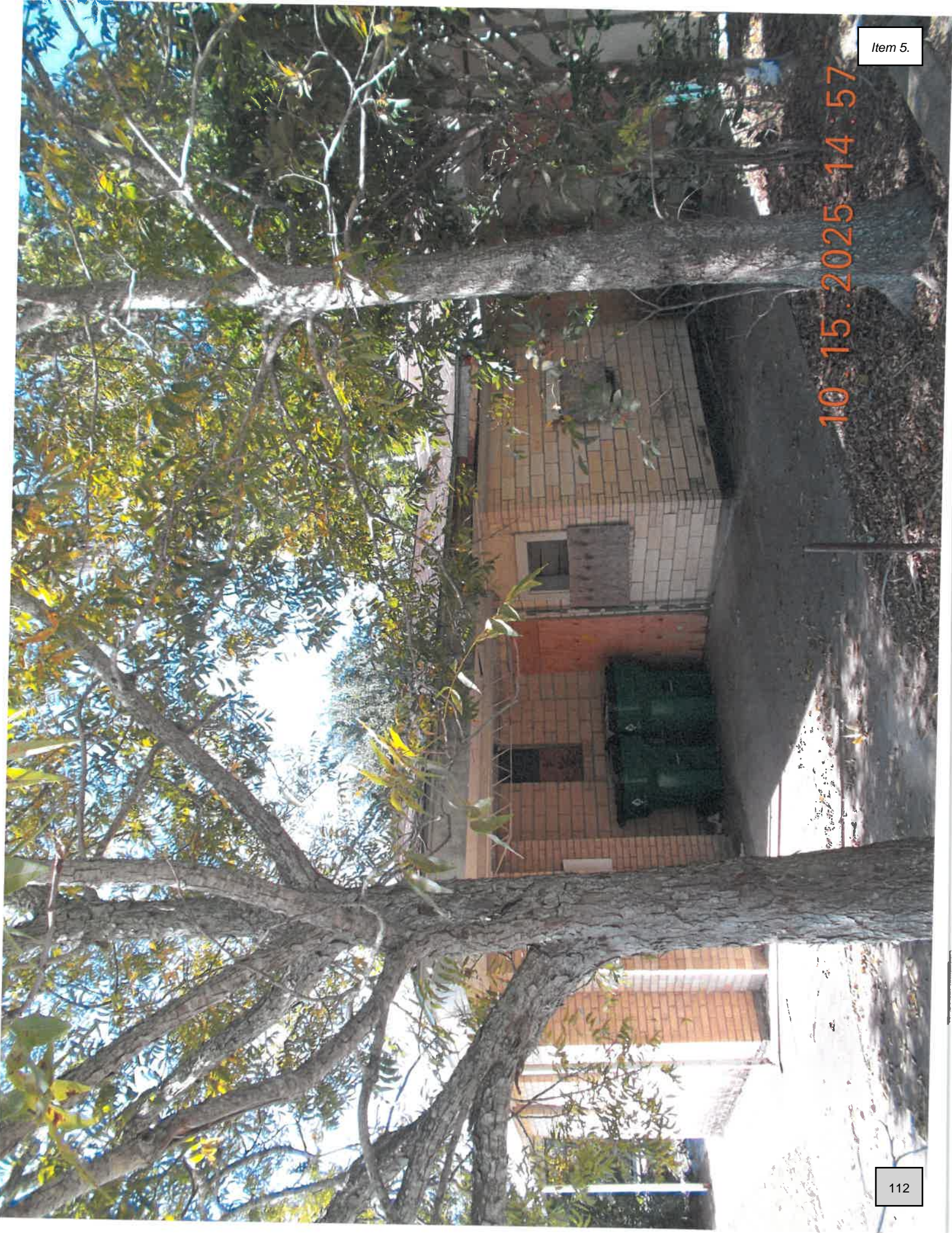


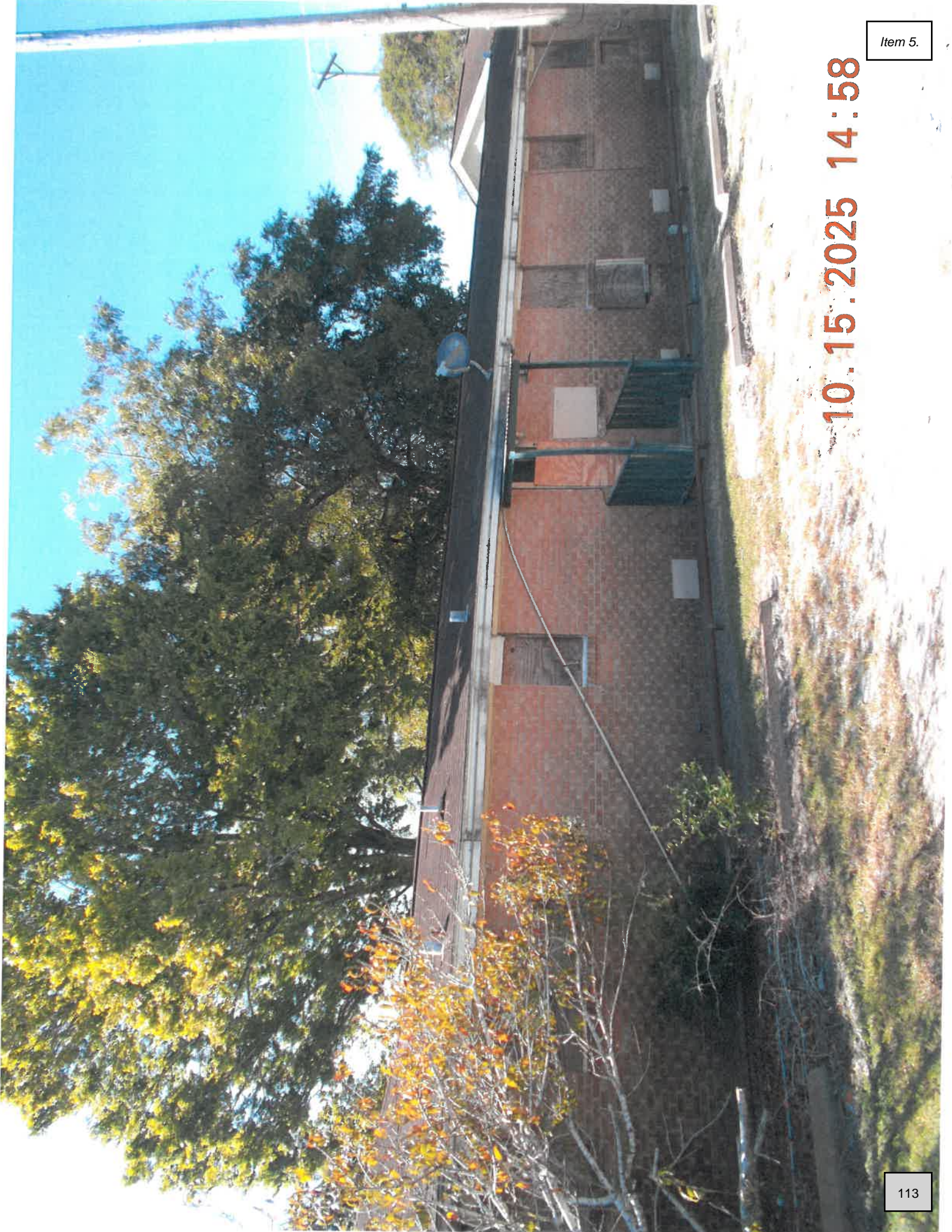
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DRAFT

May 14, 2026

CITY OF ANGLETON City Council

ORDER

On the 14th day of April came on for public hearing at 6:00 p.m. before the City Council, the following as described below.

Conduct a Public Hearing, discussion, and possible action on consideration of a substandard structure determination at 708-718 N Velasco Street, Hwy 288B, within the City of Angleton, Texas.

A public hearing was held in accordance Section 214.001 of the Local Government Code and pursuant to Chapter 5 – Buildings and Building Regulations, Article XII. – Substandard Buildings, Sec. 5-575. – “Public hearing” of the Code of Ordinances, on Tuesday, April 14, 2026, at 6:00 p.m. in order to determine whether the structure located on the property at 708-718 N Velasco Street, Hwy 288B, Angleton, Brazoria County, Texas 77515 complies with the Code of Ordinances, specifically those in Chapter 5 – Buildings and Building Regulations and Chapter 11 – Housing, and whether such structure shall be demolished in accordance with Chapter 5 – Buildings and Building Regulations, Article XII. – Substandard Buildings, Sec. 5-572. – “Authority regarding substandard building” of the Code of Ordinances.

The City Council took evidence from the following individuals:

Name	Title
Kyle Reynolds	<i>Assistant Director of Development Services, Chief Building Code Official</i>
Paul McKeever	<i>Code Enforcement Officer</i>

The City Council was of the opinion that the following actions be taken:

A public hearing was conducted, evidence of past inspections was presented, and the determination under the authority of Local Government Code §214.001(d)-(e), has been made by the Chief Building Code Official, in determining that the current building structure does not comply with the standards set out in Chapters 5 and 11 of the Angleton Code of Ordinances, for the subject property is located at 708-718 N Velasco Street, Hwy 288B, Angleton, Texas in Brazoria County, legally described as: SUBD - Angleton T/S BLK - 11 Lot – 1, 2, and 3.

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Barbara Simmons
Council Member
Position 3

Blaine Smith
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Police Chief Valdez
Interim-
City Manager

Desiree Henson
City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us

Based upon the evidence above, the City Council, after due deliberations in open session determines that good and sufficient cause exists to find the existing structure to be substandard and that the structure be razed at 708-718 N Velasco Street, Hwy 288B within the City of Angleton, Texas by motion and unanimous vote, 6-0.

IT IS THEREFORE ORDERED that the structure be removed at 708-718 N Velasco Street, Hwy 288B within the City of Angleton, Texas within 30 days after the execution of this order.

This order is signed by the Mayor of the City of Angleton.

John Wright, Mayor

ATTESTED AND FILED:

Michelle Perez, Angleton, Texas
CITY SECRETARY

I hereby certify that a true and correct copy of this Order of the city Council and will be mailed to: **Hill of Screen LLC**
103 Parking Way St., Lake Jackson, TX 77566, by certified mail, return receipt requested, a copy of the order to the owner of the building.

On this _____ day of May, 2026.

Desiree Henson, TRMC, Angleton City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14th 2026

PREPARED BY: Joseph Garcia

AGENDA CONTENT: Discussion and possible action on using surplus funds from Engine 2 towards new tanker. Surplus old Brush 3 funds towards new utility truck. Possibly obtain City funds for new utility truck.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$50,000.00

FUNDS REQUESTED: \$50,000.00

FUND:

EXECUTIVE SUMMARY:

1. Use surplus funds from Engine 2 towards New Tanker Fire Apparatus.
2. Obtain City budgeted funds \$50k for a new utility truck. Surplus funds for old Brush 3 towards the new utility truck for rigging and outfitting. The new utility truck will cost \$55,000.00. Surplus amount for Old Brush 3 is \$48,000.00

RECOMMENDATION:

Use both surplus funds towards the possible new tanker and utility truck. Obtain city funds for new utility.



BUYER'S ORDER AND INVOICE
PLEASE ENTER MY ORDER FOR THE FOLLOWING:

DEAL #: 129141 CUST#: 526836 NEW or USED DEMO OTHER
STOCK #: DATE: 03/17/2026

Buyer's Name: **ANGLETON VOLUNTEER FIRE FIGHTERS AS**
Co-Buyer's Name: _____
Street Address: **221 N CHENANGO ST**
City: **ANGLETON** State: **TX** Zip: **77515-4745**
E-Mail Address: **John.D.R.I.en1972@yahoo.com**
Residence Phone: **(979) 849-1265** Cell Phone: **(979) 848-7420**
Year: **2026** Make: **FORD** Model: **TRUC F350** Body Type: **4WD CREW** Vehicle Identification Number: _____
No. Cyl: **8** Engine Size: _____ Transmission: _____ Color: **RED** Mileage: **10**

VEHICLE TRADE IN #1 STOCK NO. _____ **CURRENTLY EQUIPPED AS FOLLOWS**

YEAR	MAKE	BODY TYPE	STOCK NO.	SELLING PRICE	54869.00
MILEAGE		<input type="checkbox"/> ACTUAL <input type="checkbox"/> INACCURATE		LESS REBATE TO CUSTOMER	-
COLOR/TRIM	VIN			SELLER ADDITIONS & DELETIONS OF ACCESSORIES: Buyer hereby requests the Seller to make the additions of accessories noted hereon. Buyer understands and agrees that certain additions may not conform exactly with factory installed additions. Buyer understands that seller already may have added equipment or accessories to the vehicle.	
PLATE NO.	TAG NUMBER	EXP. DATE			N/A
PAYOFF TO	AMOUNT				

VEHICLE TRADE IN #2 STOCK NO. _____

YEAR	MAKE	BODY TYPE	STOCK NO.		
MILEAGE		<input type="checkbox"/> ACTUAL <input type="checkbox"/> INACCURATE			
COLOR/TRIM	VIN	EXP. DATE			
PLATE NO.	TAG NUMBER	EXP. DATE			
PAYOFF TO	AMOUNT				

LIENHOLDER INFORMATION

LIENHOLDER					
DRAFT AMOUNT	55094.00	DATE OF LIEN	03/17/2026		
DRAFT THRU	05/01/2026				
ADDRESS					
OTHER AFTERMARKETS					0.00
PRICE OF VEHICLE AFTER ADDITIONAL EQUIPMENT ADDED					54869.00
TRADE ALLOWANCE					N/A
TAXABLE TOTAL					54869.00
PAYOFF ON TRADE-IN					N/A
STATE SALES TAX					N/A
DEALER'S INVENTORY TAX					N/A
DEALER DOCUMENTARY FEE					225.00
DEPUTY FEE					N/A
VEHICLE INSPECTION FEE					N/A
LICENSE & TITLE FEE					N/A
BALANCE ON VEHICLE					55094.00

USED VEHICLE WHETHER OR NOT SUBJECT TO MANUFACTURER'S WARRANTY - THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE.
SPANISH TRANSLATION: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.
UN CARGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEY NO EXIGE QUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRÍA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACIÓN EN RELACIÓN CON EL VENTA. UN CARGO DOCUMENTAL NO PUEDE EXCEDER UNA CANTIDAD RAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACIÓN SE EXIGE POR LEY.

MILEAGE REPAIR DISCLOSURE
Mileage on a new motor vehicle can affect the following: (1) incidental driving at the factory, oil-head, transportation center or port facility, in the ordinary course of testing and/or shipment to the dealer; (2) incidental driving at the dealership by its employees in testing the motor vehicle and/or making it ready for sale; (3) demonstration to our customers; (4) incidental mileage to the locations of outside vendors for the purpose of adding accessories or like items; (5) vehicles driven by dealership personnel as demonstrators; (6) vehicles traded between dealerships and driven from one such location to the other; (7) vehicles stolen or otherwise driven by unauthorized persons and subsequently recovered in retail use; and (8) vehicles driven by customers pending a proposed trade-in. The above items are not included in the dealer's odometer reading. The dealer reserves the right to change of buying decision by the buyer or the buyer's dissatisfaction due to a perceived or real product complaint. Under some circumstances above, repairs or adjustments to the vehicle may also have resulted. Prior to purchase, you may request and are entitled to see our repair or work orders on this vehicle, if any. Demand that the repair order numbers shown you be listed under "Additional items" above; or if you are advised there are none, demand that the legend "no prior repair orders on this vehicle" be placed in each space of the Mileage Disclosure. THIS NOTICE IS REQUIRED OR DEMAND IS REFUSED OR NOT COMPLIED WITH TO YOUR SATISFACTION, DO NOT BUY THIS VEHICLE.

IMPORTANT ADDITIONAL TERMS AND CONDITIONS ON BACK

Referred By: _____ Address: _____ Phone: _____
BUYER ACKNOWLEDGES HE OR SHE HAS READ ALL OF THE FOREGOING AND HAS RECEIVED A TRUE COPY OF THIS ORDER.
NO REPRESENTATIONS HAVE BEEN MADE THAT ARE NOT SET OUT HEREIN.
ACCEPTED BY: BUYER
SELLER (DEALER OR SALES MANAGER)
CO-BUYER

VERBAL PROMISES ARE NOT BINDING DEMAND A WRITTEN DUE BILL
MAKE SURE YOUR SALESPERSON GIVES YOU A SIGNED COMPANY RECEIPT FOR ANY CASH TENDERED.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14th 2026

PREPARED BY: Joseph Garcia

AGENDA CONTENT: Discussion and possible action on a proposal for a new Angleton Fire Department Tanker.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$1,176,673.62 **FUNDS REQUESTED:** \$582,000.00

FUND: ESD

EXECUTIVE SUMMARY:

Use ESD funds (\$500K) and E2's (2009 Pierce Pumper) surplus (\$82K) for a down payment to purchase a Pierce-Custom Saber FR Tanker – Dry Side, that's priced for \$1,176,673.62. This tanker will serve the City of Angleton and County for fire services.

RECOMMENDATION:

Spend a combined \$582,000.00 as a down payment for the Pierce-Custom Saber FR Tanker.

Siddons Martin Emergency Group, LLC
1506 Interstate 35 W
Denton, TX 76207-2402
GDN P115891
TxDMV Dealer License No. A173067

Item 7.



March 17, 2026

JOHN OBRIEN, ASSISTANT CHIEF
ANGLETON FIRE DEPARTMENT
221 N CHENANGO ST
ANGLETON, TX 77515

Proposal For: 2026 Angleton Tanker/Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to ANGLETON FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB ANGLETON FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount
<hr/>	
Qty. 1 - 1264 - Pierce-Custom Saber FR Tanker, Dry Side	
(Unit Price - \$1,190,191.00)	
Delivery within 22-23 months of order date	
QUOTE # - SMEG-0011116-2	
	Vehicle Price \$1,190,191.00
	Loose Equipment \$68,482.62
	2009 - Pierce - Pumper - (\$82,000.00)
	<hr/> 1264 - UNIT TOTAL \$1,176,673.62
	SUB TOTAL \$1,176,673.62
	<hr/> HGAC FS12-23 (FIRE) \$2,000.00
	<hr/> TOTAL \$1,178,673.62

Price guaranteed until 3/31/2026

Additional: For the trade-in pumper, all mounted equipment, including the master stream device, ladders, and generator, shall remain with the apparatus. Additionally, the unit must successfully pass a pump test and receive regular maintenance until it is officially turned in.

'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the

"Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

William Bradshaw

William Bradshaw

I, _____, the authorized representative of ANGLETON FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14th 2026

PREPARED BY: Joseph Garcia

AGENDA CONTENT: Discussion and possible action to use the 2026 Angleton Fire Department Bond to replace the emergency generator at Station 1.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$500,000.00

FUNDS REQUESTED: \$60,000.00

FUND: Angleton Fire Bond 2026 Funds

EXECUTIVE SUMMARY:

Replace Station 1 Emergency Generator with a 60kW Gas Kohler Generator. This generator would replace our current 100kW John Deere (2010) diesel generator. Benefits would include 5 year warranty, lower maintenance, cleaner, quieter operations and continuous run time (as long as gas is on).

RECOMMENDATION:

Spend AFD 2026 Bond funds to move forward with new Station 1 Generator.



9720 Harlem Rd. | Richmond, Texas 77407
 281-771-8850 | criticalpowerhtx@gmail.com | criticalpowerhtx.com | TECL
 #37583

Quote #2671

Sent on	Mar 02, 2026
Total	\$60,000.00

RECIPIENT:

Anthony Norris
 221 North Chenango Street
 Angleton, Texas 77515
 Phone: 9795498624

Product/Service	Description	Qty.
Kohler RCLB Series 60kW (120 / 240V) Three-Phase Liquid Cooled	-Rated Output: 60kW -Voltage: 120/240V – 3 Phase -Multi-Fuel: Natural Gas or LP Vapor -Liquid-Cooled Commercial-Grade Engine -Weather-Protective Aluminum Enclosure -Advanced Digital Controller with Remote Monitoring Capability -Automatic weekly exercise -Designed for full-building or selective load commercial backup	1
Turnkey Installation Kohler 60kW (LC)	Complete Turnkey Installation Including: <ul style="list-style-type: none"> • 15ft of Above-Ground Electric Lines, 15ft of Trenched Electric Lines • 20ft of Above-Ground Gas Lines, 20ft of Trenched Gas Lines • 10' x 5' x 6" (LWH) Poured Pad • Mobile Link and Wifi Setup • Battery • Kohler Generator with Standard Warranty • Complete Start Up & Teaching Customer proper care and use of unit. 	1
Kohler 5-Year Limited Warranty	Your Kohler product has been manufactured and inspected with care by experienced craftsmen. If you are the original retail owner, Kohler Co. warrants, for the period indicated below, each product to be free from defects in materials and workmanship. Repair, replacement, or appropriate adjustment at Kohler Co.'s option will be furnished if the product, upon Kohler Co.'s inspection, is found to be properly installed, maintained, and operated in accordance with Kohler Co.'s instruction manuals. If a Kohler distributor, dealer, or authorized representative performs startup within 12 months of the date of shipment from the factory, warranty coverage will begin on the startup date. This warranty does not apply to malfunctions caused by damage, unreasonable use, misuse, repair or service by unauthorized persons, or normal wear and tear. <p>During the warranty period, repair or replacement at Kohler Co.'s option will be furnished free of charge for parts, provided an inspection to Kohler Co.'s satisfaction discloses a defect in material and workmanship, and provided that the part or parts are returned to Kohler Co. or an authorized service statio</p> <p>Warranty Coverage</p> <p>Stationary standby applications used as a backup to a commercial utility source: Five (5) years or 2000 hours (whichever occurs first) from date of shipment from the factory or registered startup date</p>	1



9720 Harlem Rd. | Richmond , Texas 77407
 281-771-8850 | criticalpowerhtx@gmail.com | criticalpowerhtx.com | TECL
 #37583

Product/Service	Description	Qty.
Kohler 400 Amp Automatic Transfer Switch 240V 3 Phase NEMA 3R	Kohler RXT Series 400 Amp automatic transfer switch designed for use with Kohler generator systems and RDC2/DC2 controllers. Service-rated switch with corrosion-resistant NEMA 3R aluminum enclosure for indoor/outdoor installation. Automatically senses utility outage and transfers load to generator power, then back when utility returns. Includes combined interface/load-management board capable of managing multiple residential loads. UL-listed with 5-year limited warranty.	1
Leviton Type 1 3-Phase Surge Protective Device – Model P3277-YB	<ul style="list-style-type: none"> -UL-classified Type 1 SPD for three-phase systems -Designed for commercial/industrial 120/240 V 3-phase service -Protects against voltage transients and electrical surges on all three phases and neutral -Suitable for service entrance or downstream panel applications -Helps protect generator control systems, ATS, switchgear, and critical equipment -Rugged enclosure for indoor or outdoor installations 	1
Trenching	<p>Our specialized trenching services are designed to support the installation of underground electrical or gas lines for your generator, ensuring a seamless and compliant setup.</p> <p>Service Highlights:</p> <p>Trench Depth: 20 inches Backfill: High-quality material, compacted to prevent settling</p> <p>Applications:</p> <p>Electrical Lines: Safe and effective trenching for generator power connections Gas Lines: Precise trenching for gas supply to your generator</p>	35
Heavy Equipment Fee	<p>The Heavy Equipment Fee covers the cost associated with safely lifting and positioning your large liquid cooled generator such as 48kw - 80kw Generac/Kohler onto its concrete pad. Given the size and weight of this generator, specialized equipment is required to ensure a precise and secure placement. This fee includes the rental of the crane, Forklift, transportation to your site, and the services of a certified operator to execute the lift.</p> <p>This fee ensures that your generator is installed efficiently, securely, and in compliance with all safety regulations, providing you with peace of mind that the unit is set up correctly from the start.</p>	1



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 281-771-8850 | criticalpowerhtx@gmail.com | criticalpowerhtx.com | TECL
 #37583

Item 8.

Product/Service	Description	Qty.
Concrete Core Drilling	<ul style="list-style-type: none"> -Layout and mark penetration location -Core drill through concrete slab or wall (standard thickness up to 8") -Core diameter up to 4" -Remove concrete core and clean penetration -Wet coring with dust and debris control -Protect surrounding finishes and equipment 	2
Concrete Pad Demolition	<ul style="list-style-type: none"> -Break and remove existing concrete pad -Remove and dispose of all concrete debris off-site -Rough grade and level area for new pad installation -Protect surrounding landscaping and adjacent surfaces -Clean work area upon completion 	1
60kW Poured Pad	<p>Poured Concrete Pad with Rebar for use with 60kW Liquid Cooled Generac/Kohler Units. Pad is custom poured to accomidate exact size of 60kW RG06045ANAX/60kW 60RCLB-QS3 with equal spacing and symetry all around and reccomended minimum height of 6" as per Generac/Kohler.</p> <p>Pad Dimensions: 10' x 5' x 6" (LWH)</p>	1
Low Pressure Gas Regulators – Supply & Install	<ul style="list-style-type: none"> -Low pressure gas regulator(s) (proper sizing for service demand) -Field installation and piping connections -Startup, pressure setting, and leak testing -Documentation and labeling per code 	1
Permitting and Inspections (Base Package)	Submit plans to City and Center Point for approval. Fees included all cost related to permit fees, inspections, and permit applications.	1
Payment Terms	<ul style="list-style-type: none"> • Deposit: A deposit of 50% of the total project cost is due upon signing this contract unless you are financing. The deposit is required to secure the equipment, process permitting if required and scheduling the install • Activation: A payment of 25% of total project cost is due upon the activation of the generator. If your generator requires a second gas meter or gas meter upgrade, we will activate the generator, and the payment will be due. After your gas meter has been upgraded or the second gas meter installed, we will proceed with generator commissioning and collect the final payment at that time at full project completion. • Final Payment: The remaining balance will be due upon final completion and commissioning of the generator. If your generator requires a gas meter upgrade or a second gas meter this will take place after that is performed so we may run the generator for you to ensure proper operation. Please notify us as soon as this is done and we will proceed accordingly with generator commissioning. 	1



9720 Harlem Rd. | Richmond , Texas 77407
 281-771-8850 | criticalpowerhtx@gmail.com | criticalpowerhtx.com | TECL
 #37583

Item 8.

Product/Service	Description	Qty.
CONTRACT AGREEMENT	<p>This contract is entered into by and between Critical Power Solutions ("Company") and the undersigned customer ("Customer") for the installation of a whole home generator at the Customer's property ("Property").</p> <p>1. Scope of Work The Company agrees to install a whole home generator as described in the approved quote provided to the Customer. The scope of work includes delivery, installation, and initial testing of the generator. Any additional work requested by the Customer that is not included in the original quote will be subject to additional charges.</p> <p>2. Payment Terms</p> <ul style="list-style-type: none"> • Deposit: A deposit of 50% of the total project cost is due upon signing this contract unless you are financing. The deposit is required to secure the equipment and schedule the install. • Final Payment: The remaining balance is due upon completion of the installation, which includes all electrical and plumbing work. Full payment must be made before the generator can be activated. This applies even if the customer requires a new gas meter or a meter upgrade. • Late Payments: Payments not received within 10 days of the due date will incur a late fee of 1.5% per month. <p>3. Cancellation Notice and Fees</p> <ul style="list-style-type: none"> • More than 7 Days Notice: If the Customer cancels the installation with more than 7 days notice, the deposit will be fully refunded. However, if we have already paid for their permit or generator stand, the Customer will be required to reimburse us for these costs before the cancellation can be processed. • Less than 7 Days Notice: If the Customer cancels the installation with less than 7 days notice, a cancellation fee of \$150 will be deducted from the deposit refund. Additionally, if we have already paid for their permit or generator stand, the Customer will be required to reimburse us for these costs before the cancellation can be processed. • Company Initiated Cancellation: The Company reserves the right to cancel or reschedule the installation due to unforeseen circumstances. In such cases, any deposit paid will be fully refunded if the Customer chooses not to reschedule. <p>4. Changes to Installation Location</p> <ul style="list-style-type: none"> • Additional Charges: Any changes to the installation location of the generator after the initial site assessment may incur additional charges. These charges will be based on the additional labor, materials, and time required to accommodate the changes. • Customer Approval: The Company will provide an estimate of the additional charges for the Customer's approval before proceeding with any changes. <p>5. Liability and Indemnification</p> <p>Limitation of Liability: The Company will exercise all due care during the installation and maintenance of the generator. However, the Company is not liable for any indirect, incidental, or consequential damages that may arise from the installation or use of the generator. The Company's total liability for any claims arising under this contract shall not exceed the total amount paid by the Customer for the services rendered.</p>	1



9720 Harlem Rd. | Richmond , Texas 77407
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#37583

Product/Service	Description	Qty.
Landscape and Irrigation Repair Credit	A credit provided to the customer during the sales process to cover the cost of making their own repairs to landscaping or irrigation systems after the installation is complete.	1
TDLR Complaints	Regulated by the Texas Department of Licensing and Regulation P.O. Box 12157 Austin TX 78711 512-463-6599 www.license.state.tx.us/complaints	1

* Non-taxable

A deposit of \$30,000.00 will be required to begin.

Subtotal	\$57,376.50
Sales Tax (8.25%)	\$2,623.50
Total	\$60,000.00

The existing facility gas service is currently configured as a low-pressure system. In order to properly support the new standby generator installation, the gas service will need to be upgraded from low pressure to high pressure.

Due to this pressure upgrade, individual gas regulators will be required at each existing gas appliance to properly step the pressure back down to the manufacturer’s required operating pressure.

This scope of work will include:

- Coordination for gas pressure upgrade
- Installation of appropriate regulators at each affected gas appliance
- Verification of proper operating pressure after installation
- Final leak testing and system validation

This modification is necessary to ensure safe operation, proper fuel delivery, and compliance with manufacturer specifications and local code requirements.

Ask about our Financing Plans.

Signature: _____ **Date:** _____



AGENDA ITEM SUMMARY REPORT

MEETING DATE: April 14, 2026

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

AGENDA CONTENT: Discussion and possible action on Resolution No. 20260414-009 authorizing the approval of water and utility service to Angleton RV Park, located at 799 County Road 44.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Previously Bhavin Divecha, Managing Partner of Angleton RV Park, petitioned for annexation of the facility located at 799 County Road 44, and requested to connect to the City of Angleton's water and sewer services.

Mr. Divecha expressed that the Angleton RV Park land is facing frontage 288 with a sanitary spray field in a visible site for all traffic in the area, causing an eyesore for future businesses to want to develop around the park. He intends to invest in removing the sanitary spray field, allowing future development on the Commercial frontage.

Mr. Divecha has withdrawn his petition for annexation into the City Limits and opted to only connect to City utilities (Water and Sewer).

The amenities at the RV Park include the following:

78 RV Pads: Each pad is equipped with essential utilities to support the needs of our residents.

Laundry Room: A dedicated space providing laundry facilities for the convenience of our guests. Office: A central hub for park management and administrative tasks, ensuring efficient operation and guest support.

Single-Story Residential Home: On-site accommodation for the park manager, facilitating immediate and effective management of the park.

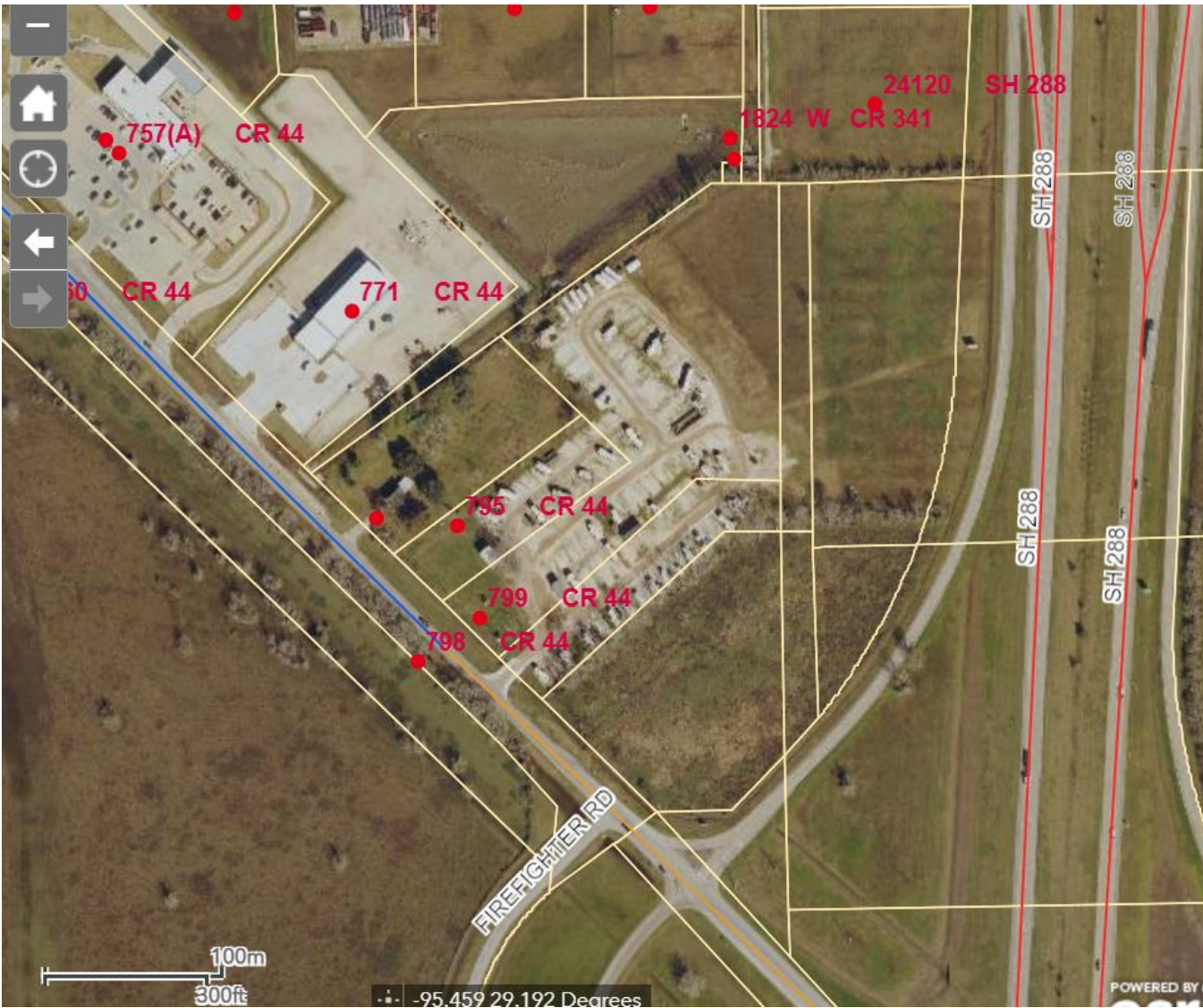
In April 2024, Angleton RV received a quote from Clements Plumbing, estimating \$39.5 K to install a lift station next to the existing septic system and run a 2" discharge line from the

lift station to the City's manhole 700 ft. away, along the property line. This line will be sleeved where it crosses a driveway. The contractor will then pump out the septic and tie the sewer into the new lift station; fill the septic tank with sand topper, regrade and dress-up the site with a sand topper under permitting and inspections.

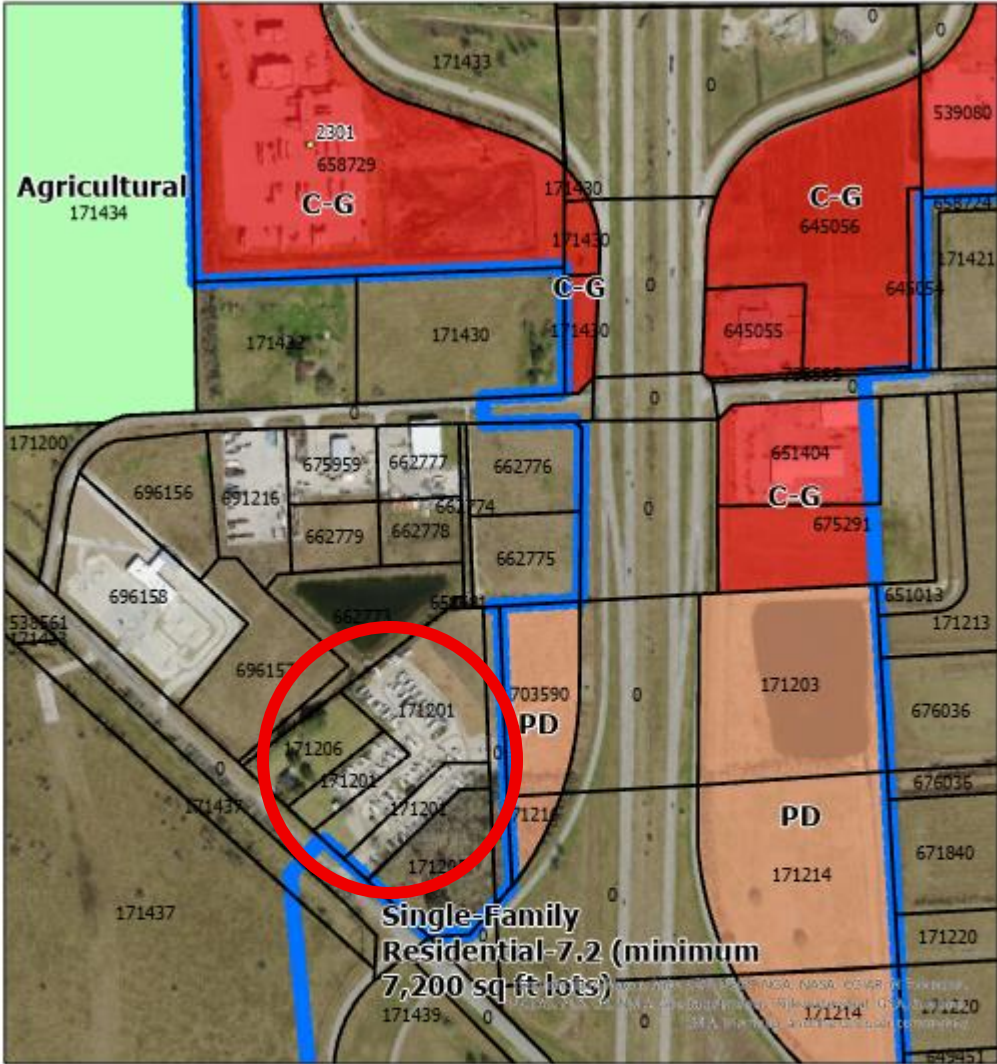
The Property Owner desires to connect to the City water and sewer system, with connection to be at the Owner's expense. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

The Property Owner understands and acknowledges that the City will not provide Solid Waste Trash Pick Up (by separate contract), or any other City Municipal Services other than Water and Sewer as part of this Resolution.

The most current Fee Schedule for Out of the City customers is attached in Exhibit B.



Aerial Map



Aerial Map



RECOMMENDATION:

Staff recommends that the City Council holds discussion and take action on the Resolution authorizing connection to City water and sewer services.

RESOLUTION NO. 20260414-009

A RESOLUTION OF THE CITY OF ANGLETON, TEXAS, ESTABLISHING AN AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND ANGLETON RV PARK LLC, LOCATED AT 789 AND 799 ANCHOR ROAD/CR 44, BRAZORIA COUNTY, TX, FOR THE GRANTING OF WATER AND SEWER UTILITY SERVICES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is currently classified as a home-rule municipality for purposes of annexation under the Texas Local Government Code (“LGC”);

WHEREAS, The City Council may grant or refuse requests for utility services in the ETJ, often formalized through a development agreement or resolution.

WHEREAS, Bhavin Divecha, Managing Partner appeared as the Owner/Agent of Angleton RV Park LLC (“Owner”).

WHEREAS, where the City previously considered a filed petition to annex the area known as Angleton RV Park LLC, located at 789 and 799 Anchor Rd./CR 44, Brazoria County, Angleton, TX 77515, and the owner withdrew said petition, and opted to request City Water and Sewer services to be provided for the Property without annexation;

WHEREAS, Owner owns certain parcels of land situated in Angleton, Texas, which consists of approximately 10.646 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“Property”);

WHEREAS, City agrees to connect Owner to the City’s Water and Sewer Services at the current Utility Rate Schedule as listed in the City’s Fee Schedule while the Property remains in the City’s ETJ;

WHEREAS, Owner understands and agrees that – should Owner successfully petition to be released from the City’s ETJ pursuant to SB 2038, as codified under Texas Government Code §§ 42.101-105 – Owner shall be disconnected from the City’s Water and Sewer Services immediately upon Owner’s release from the City’s ETJ.

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of this Resolution;

NOW THEREFORE, IN EXCHANGE FOR THE MUTUAL COVENANTS, CONDITIONS AND PROMISES CONTAINED HEREIN, CITY AND OWNER AGREE AS FOLLOWS:

SECTION 1: The Property Owner desires to connect to the City water and sewer system, with connection to be at the Owner’s expense. Once connected to the City’s water and sanitary sewer

mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

SECTION 2. The Property Owner understands and acknowledges that the City will not provide Solid Waste Trash Pick Up (by separate contract), or any other City Municipal Services other than Water and Sewer as part of this Resolution.

SECTION 3: The Property Owner understands and agrees that the City will provide Water and Sewer Services at the current Utility Rate Schedule as listed in the City’s Fee Schedule so long as the Property remains in the City’s ETJ. The Property owner further understands and agrees that – should Owner successfully petition to be released from the City’s ETJ pursuant to SB 2038, as codified under Texas Government Code §§ 42.101-105 – Owner shall be disconnected from the City’s Water and Sewer Services immediately upon Owner’s release from the City’s ETJ.

SECTION 4: The City Council finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by the Open Meetings Act, Chapter 551, Texas Government Code as amended.

SECTION 5: This Resolution shall take effect and be in force after the earliest period allowed by law.

PASSED AND APPROVED THIS 14TH DAY OF APRIL, 2026.

CITY OF ANGLETON, TEXAS

John Wright,
Mayor

ATTEST:

Amanda Davenport, TRMC
Assistant City Secretary

County: Brazoria County
Project: 10.646 Acre
Job No.: 15260

FIELD NOTES FOR 10.646 ACRES

Being a 10.646 acre tract of land, located within the Jose De Jesus Valderas Survey, Abstract No. 380 being 1) out of a called 7.995 acre tract (Tract I) and a 2.00 acre tract (Tract II) as recorded in in County Clerk's File No. (C.C.F.N.) 2021081594 of the Official Public Records of Brazoria County Texas (O.P.R.B.C.T.), 2) out of a called 4.080 acre tract as recorded in C.C.F.N. 2021081526 of the O.P.R.B.C.T., and out of an abandoned right-of-way (R.O.W.) as recorded in Volume 1601, Page 878 of the Deed Records of Brazoria County Texas (D.R.B.C.T.), referred to hereinafter at the above referenced tract of land, said 10.646 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod with cap found for corner, being the West corner of the above referenced tract;

THENCE North 51°34'47" East, along the Northwest line of the above referenced tract, a distance of 910.85 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson", found for corner, being the Northwest corner of the above referenced tract;

THENCE North 87°20'06" East, along the North line of the above referenced tract, a distance of 430.92 feet to a point for corner;

THENCE South 00°31'39" West, over and across the above referenced tract, along the West city limit line of the City of Angleton, as provided in digital CADD format from said city, a distance of 4.67 feet to a point for corner;

THENCE South 86°54'45" West, over and across the above referenced tract, and along said West city limit line, a distance of 308.96 feet to a point for corner;

THENCE South 02°17'12" East, over and across the above referenced tract, and along said West city limit line, a distance of 2.55 feet to a point for corner;

THENCE North 86°27'11" East, over and across the above referenced tract, and along said West city limit line, a distance of 30.06 feet to a point for corner;

THENCE South 02°15'11" East, over and across the above referenced tract, along said West city limit line, a distance of 621.69 feet to a point for corner;


THENCE South 89°30'30" West, along the South line of the above referenced tract, a distance of 46.61 feet to a 1/2-inch iron rod found for corner;

THENCE North 86°35'30" West, along the South line of the above referenced tract, a distance of 56.39 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for an interior corner of the above referenced tract;

THENCE South 48°19'27" West, along the South line of the above referenced tract, a distance of 497.82 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for corner, being the South corner of the above referenced tract, same being on the Northeast R.O.W. line of said County Road 44;

THENCE North 47°09'21" West, along the Southwest line of the above referenced tract, same being the Northeast R.O.W. line of said County Road 44, a distance of 566.47 feet to the **POINT OF BEGINNING** of the herein described tract, containing 10.646 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


08/29/2024
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378



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City of Angleton Utility Bill - WATER OUTSIDE

COMMERCIAL INDIVIDUAL METER

Account Number	Service From	Service To	Due Date

IND METER	2000	Inside City	Rate	Charge
Total Flow	2000			
Base Rate (includes 1st 2000 gallons)	2000		0.05046	\$ 50.46
Rate for next 8000 gallons			0.01762	\$ -
Rate for next 15000 gallons			0.01845	\$ -
Rate for next 25000 gallons			0.01927	\$ -
Rate for remaining gallons			0.02071	\$0.00
Total Flow & Total Bill	2000			\$ 50.46

Remit Payment to:
 City of Angleton
 121 South Velasco
 Angleton, Texas 77515
 979-849-4364

City of Angleton Utility Bill - Sewer Only

OUTSIDE

Account Number	Service From	Service To	Due Date

Total Flow	2000	Rate	Charge
Base Rate (includes 1st 2000 gallons)		0.02950	\$ 29.50
Rate for next 8000 gallons			\$ -
Rate for next 15000 gallons			\$ -
Rate for next 25000 gallons			\$ -
Rate for remaining gallons	2000	0.00571	\$ 11.42
Total Flow & Total Bill			\$ 40.92

Remit Payment to:
City of Angleton
121 South Velasco
Angleton, Texas 77515

City of Angleton Utility Bill - WATER OUTSIDE

COMMERCIAL INDIVIDUAL METER

Account Number	Service From	Service To	Due Date

IND METER		Inside City	
Total Flow	4000	Rate	Charge
Base Rate (includes 1st 2000 gallons)	2000	0.05046	\$ 50.46
Rate for next 8000 gallons	2000	0.01762	\$ 35.24
Rate for next 15000 gallons		0.01845	\$ -
Rate for next 25000 gallons		0.01927	\$ -
Rate for remaining gallons		0.02071	\$0.00
Total Flow & Total Bill	4000		\$ 85.70

Remit Payment to:
 City of Angleton
 121 South Velasco
 Angleton, Texas 77515
 979-849-4364

City of Angleton Utility Bill - Sewer Only

OUTSIDE

Account Number	Service From	Service To	Due Date

Total Flow	4000	Rate	Charge
Base Rate (includes 1st 2000 gallons)		0.02950	\$ 29.50
Rate for next 8000 gallons			\$ -
Rate for next 15000 gallons			\$ -
Rate for next 25000 gallons			\$ -
Rate for remaining gallons	4000	0.00571	\$ 22.84
Total Flow & Total Bill			\$ 52.34

Remit Payment to:
City of Angleton
121 South Velasco
Angleton, Texas 77515



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

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

AGENDA CONTENT: Discussion and possible action on Resolution No. 20260414-010 approving the Reimbursement Agreement relating to the Austin Colony Public Improvement District (PID) as part of the Agreement between the developer and the City of Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Creation and Purpose of the PID

On August 24, 2021 the City Council of the City of Angleton, Texas (the “City”) passed and approved a resolution creating the Austin Colony Public Improvement District (the “District”) covering approximately 164.5 acres of land described by metes and bounds in said Resolution

The purpose of the District is to finance public improvements (the “Authorized Improvements”) as provided by Chapter 372, Texas Local Government Code, as amended (the “PID Act”) that promote the interests of the City and confer a special benefit on the Assessed Property within the District.

The reimbursement Agreement is attached for the City Council’s consideration and approval.

Developer Responsibilities and Cost Advancement

Under this agreement, the Developer is responsible for constructing the authorized improvements upfront. The City agrees to reimburse the Developer for these costs, including interest, but only from a specific funding source: assessment revenues collected from benefiting properties. These revenues are placed into a dedicated Reimbursement Fund and cannot come from the City’s general funds, taxes, or other revenues.

Use and Allocation of Assessment Revenues

The agreement establishes that assessment revenues will first be used to pay debt service on any future bonds issued by the City (referred to as Future PID Bonds). Any remaining funds are deposited into the Reimbursement Fund and used to repay the Developer. Reimbursement is

strictly limited to the actual costs of completed and City-accepted improvements, and only after the Developer submits proper documentation through a reimbursement request process.

Interest Accrual and Payment Structure

Interest on reimbursable costs begins accruing once improvements are accepted by the City and continues until repayment, issuance of bonds, or a maximum term (generally up to 30 years, depending on the Service and Assessment Plan). The structure distinguishes between earned and unearned interest, with different treatments affecting reimbursement totals.

Construction Compliance and Obligations

The Developer is required to complete all improvements in compliance with City standards, obtain necessary approvals, and provide as-built documentation. Note that Austin Colony, Section 1A is under inspection, pending minor punch items for corrections. Even if reimbursement funds are insufficient, the Developer must still complete and dedicate the improvements to the City.

Importantly, the agreement does not create any debt obligation for the City beyond the pledged assessment revenues. It preserves the City's governmental immunities and clarifies that reimbursement obligations are non-recourse.

Overall, the agreement formalizes a financing structure in which the Developer fronts the cost of infrastructure improvements and is repaid over time through property assessments within the PID, ensuring that the financial burden is tied to the benefiting properties rather than the City's general taxpayers.

Next Steps

During the next stage of the process, the City Council intends to pass and approve an ordinance (the "Assessment Ordinance") which, among other things, will approve a service and assessment plan (the "SAP") that will levy assessments on assessable property in the District (the "Assessments"), and establish the dates upon which interest on such Assessments will begin to accrue and collection of such assessments will begin.

From revenues received from the Assessments levied on property within the District and pursuant to the SAP, the City intends to reimburse the Developer for all of a portion of the costs of certain public improvements to be constructed in the District (the "Improvement Area #3 Public Improvements") pursuant to and in the manner set forth in the Reimbursement Agreement by and between the Developer and the City.

RECOMMENDATION:

The City Council should approve the Resolution approving the Reimbursement Agreement for the Austin Colony Public Improvement District.

RESOLUTION NO. 20260414-010

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS APPROVING A REIMBURSEMENT AGREEMENT RELATING TO THE AUSTIN COLONY PUBLIC IMPROVEMENT DISTRICT.

WHEREAS, on August 24, 2021 the City Council of the City of Angleton, Texas (the “City”) passed and approved a resolution creating the Austin Colony Public Improvement District (the “District”) covering approximately 164.5 acres of land described by metes and bounds in said Resolution (the “District Property”); and

WHEREAS, the purpose of the District is to finance public improvements (the “Authorized Improvements”) as provided by Chapter 372, Texas Local Government Code, as amended (the “PID Act”) that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

WHEREAS, the District Property is being developed in accordance with that certain “Austin Colony Development Agreement,” executed by and between the Developer, and the City effective June 14, 2022, as amended and restated on March 11, 2025 the “Development Agreement”); and

WHEREAS, the District Property is being developed in improvement areas or phases, and special assessments for each improvement area or phase will be levied against the Assessed Property within such improvement area or phase to pay the costs of certain public improvements that confer a special benefit on the benefitted properties within each improvement area or phase; and

WHEREAS, Austin Colony Development, LLC a Texas limited liability company (the “Developer”) is the developer of the District Property and is now developing the District; and

WHEREAS, the City Council intends to pass and approve an ordinance (the “Assessment Ordinance”) which, among other things, will approve a service and assessment plan (the “SAP”) that will levy assessments on assessable property in the District (the “Assessments”), and establish the dates upon which interest on such Assessments will begin to accrue and collection of such assessments will begin; and

WHEREAS, from revenues received from the Assessments levied on property within the District and pursuant to the SAP, the City intends to reimburse the Developer for all of a portion of the costs of certain public improvements to be constructed in the District (the “Improvement Area #3 Public Improvements”) pursuant to and in the manner set forth in the Reimbursement Agreement by and between the Developer and the City (the “Reimbursement Agreement”); and

WHEREAS, the City and the Developer wish to enter into the Reimbursement Agreement to evidence the City’s intention to reimburse the Developer for all or a portion of the costs of the Authorized Improvement from the Assessments levied on assessable property within the District; Now Therefore,

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

SECTION 1: The capitalized terms defined in the recitals to this Resolution are hereby approved and adopted as a part of this Resolution. Capitalized terms not herein defined are defined in the Reimbursement Agreement or in the Service and Assessment Plan.

SECTION 2: The City Council hereby approves the Reimbursement Agreement in substantially the form attached hereto as **Exhibit A**, with such changes as may be approved by the City Manager, and authorizes the Mayor to execute and the City Secretary to attest such Agreement.

SECTION 3: This resolution shall take effect immediately from and after its passage by the City Council of the City.

PASSED, APPROVED AND EFFECTIVE ON THE 14TH DAY OF APRIL, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Amanda Davenport, TRMC
Assistant City Secretary

EXHIBIT A
REIMBURSEMENT AGREEMENT

**CITY OF ANGLETON, TEXAS
AUSTIN COLONY PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT**

This Austin Colony Public Improvement District Reimbursement Agreement (this “Reimbursement Agreement”) is executed by and between the City of Angleton, Texas (the “City”) and Austin Colony Development LLC, a Texas limited liability company (the “Developer”) (individually referred to as a “Party” and collectively as the “Parties”) to be effective as of April 14, 2026 (the “Effective Date”).

RECITALS

WHEREAS, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in the Austin Colony Public Improvement District Service and Assessment Plan, to be approved by the City, as the same may be updated and amended from time to time (the “SAP”); and

WHEREAS, on August 24 2021, the City Council of the City (the “City Council”) passed and approved Resolution No. 20210824-024 creating Austin Colony Public Improvement District (the “District”) covering approximately 164.5 acres of land described by metes and bounds in said Resolution (the “District Property”); and

WHEREAS, the purpose of the District is to finance public improvements (the “Authorized Improvements”) as provided by Subchapter A of Chapter 372, Texas Local Government Code, as amended (the “PID Act”) that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

WHEREAS, the District Property is being developed in accordance with that certain “Amended and Restated Austin Colony Development Agreement,” executed by and between the Developer, and the City effective as of March 11, 2025 (the “Development Agreement”); and

WHEREAS, the Developer has begun construction of the Authorized Improvements within the District (the “Authorized Improvements”) and the City intends to approve an ordinance (the “Assessment Ordinance”) levying assessments on benefitted property within the District (the “Assessments”) for the costs of the Authorized Improvements that confer a special benefit on the property located within the District and adopt the SAP which sets forth the Assessments levied against all benefitted property within the District for the financing of such Authorized Improvements; and

WHEREAS, the City and the Developer desire to enter into this Reimbursement Agreement to reflect the City’s intent to reimburse the Developer for the costs of the Authorized Improvements plus interest as set forth in and pursuant to the SAP; and

WHEREAS, all revenue received and collected by the City from the collection of the Assessments and Annual Installments (excluding Delinquent Collection Costs and Administrative Expenses) (the “Assessment Revenue”) shall be deposited first for the payment of debt service on any bonds issued by the City with the pledge of Assessments (the “Future PID Bonds”) in

accordance with a trust indenture relating to such Future PID Bonds and second, into an assessment fund and account therein, that are segregated from all other funds of the City (the “Reimbursement Fund”); and

WHEREAS, the Assessment Revenue deposited into the Reimbursement Fund shall be used to reimburse Developer for the Actual Costs of the Authorized Improvements advanced by the Developer in a principal amount to be set forth in the SAP, plus interest as set forth herein; and

WHEREAS, this Reimbursement Agreement is a “reimbursement agreement” authorized by Section 372.023(d)(1) of the PID Act and the obligations of the City to use the Assessments hereunder is authorized by the PID Act;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES SET FORTH IN THIS REIMBURSEMENT AGREEMENT AND FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the “WHEREAS” clauses of this Reimbursement Agreement are true and correct, create obligations of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.
2. The City intends to levy Assessments to finance the cost of the Authorized Improvements and to reimburse the Developer for all or a portion of the costs of such Authorized Improvements paid by Developer and/or to pay directly the costs of the Authorized Improvements, as set forth in the SAP.
3. Strictly subject to the terms, conditions, and requirements and solely from the revenues as herein provided and in accordance with the Development Agreement, the City agrees to pay the Developer and its assigns, and the Developer and its assigns shall be entitled to receive from the City, the amount equal to that portion of the Actual Costs of the Authorized Improvements paid by the Developer as set forth in the SAP, plus interest on the unpaid balance as set forth below and in the SAP, in accordance with the terms of this Reimbursement Agreement for the term set forth herein in the principal amount set forth in the SAP (the “Reimbursement Amount”).
4. The City hereby covenants to create, concurrently with the execution of this Reimbursement Agreement, a separate fund to be designated as the “Reimbursement Fund.” The Reimbursement Amount is payable from Assessment Revenue to be deposited in the Reimbursement Fund in accordance with this Reimbursement Agreement and the Development Agreement.
 - a. The Reimbursement Amount is payable solely from: (i) the assessment revenue received and collected by the City and deposited into the Reimbursement Fund; (ii)

the net proceeds (after funding reserve funds, and the payment of costs of issuance, including the costs paid or incurred by the City and Annual Collection Costs) of one or more series of bonds (the “Future PID Bonds”) issued by the City in accordance with the terms of the Development Agreement and secured by assessment revenue; or (iii) a combination of items (i) and (ii) immediately above.

- b. The Assessment Revenue shall be received and collected and deposited into the Reimbursement Fund, subject to the following limitations:
- i. Calculation of the Assessments and the first Annual Installment for a Lot or Parcel shall begin as provided in the SAP.
 - ii. The Developer shall only be reimbursed for Authorized Improvements that have been completed and accepted by the City and for which a Reimbursement Payment Request (defined below) has been submitted and approved.
 - iii. As set forth below, annual Assessment Revenue received and collected by the City for the payment of the Reimbursement Amount, and deposited into the Reimbursement Fund in years prior to the year in which Future PID Bonds are issued, shall be available for reimbursement to the Developer pursuant to the City’s customary process, and submittal of sufficient documentation as reasonably determined by the City’s PID Administrator in a form acceptable to the City and the City’s PID Administrator that reflects the Actual Costs of the Authorized Improvements paid by Developer, (a “Reimbursement Payment Request”). Upon the approval of a Reimbursement Payment Request, such approved Actual Costs shall earn the interest charged on the Assessments from the date upon which acceptance of the related Authorized Improvement occurred and until payment of such amounts, at the rate set forth in the SAP and billed in Annual Installments. Interest shall accrue upon acceptance of the Authorized Improvements, but the total amount of principal upon which interest accrues is dependent on the final total of Actual Costs in the Reimbursement Payment Request. Upon the issuance of Future PID Bonds, payment of the costs of the Authorized Improvements shall be made pursuant to a Certificate for Payment as set forth in the applicable Indenture.
 - iv. Principal received as annual Assessment Revenue collected by the City and deposited into the Reimbursement Fund for the payment of the Reimbursement Amount in years in which Future PID Bonds are not issued shall reduce the Reimbursement Amount and shall be paid to Developer

after acceptance of the Authorized Improvement and after submittal and approval of a Reimbursement Payment Request.

- v. In the years in which Future PID Bonds are not issued, interest collected as part of the Annual Installment is earned beginning on the date of the acceptance of the Authorized Improvement (“Earned Interest”). Earned Interest shall be paid to the Developer pursuant to the principal amount determined and approved in the Reimbursement Request. Earned Interest shall not reduce the Reimbursement Amount. Interest collected as part of the Annual Installment prior to the acceptance of the Authorized Improvement is “Unearned Interest”. Unearned Interest shall be deposited in the Reimbursement Fund and paid to developer pursuant to a Reimbursement Request, and such Unearned Interest shall count against the Actual Costs of the Authorized Improvement as set forth in the SAP, as updated and reduce the Reimbursement Amount.
- vi. All interest received as annual Assessment Revenue collected by the City in an Annual Installment and deposited into the Reimbursement Fund in the year in which Future PID Bonds are issued ("year" is defined herein as a time period determined by the City’s financial advisor in order to match the Annual Installment collected with the Future PID Bond annual installments) shall (i) be deposited to the project fund for the Future PID Bonds and may be distributed to the Developer pursuant to a Certificate for Payment, or (ii) be deposited to the debt service fund or any reserve funds for the Future PID Bonds and used to pay debt service on the Future PID Bonds, or (iii) a combination of (i) and (ii) above; provided that the total amount released from the project fund under the applicable Indenture shall not exceed the Actual Costs of the Authorized Improvements as set forth in the SAP, as may be updated.
- vii. Principal received as annual Assessment Revenue collected by the City in an Annual Installment and deposited into the Reimbursement Fund in the year in which Future PID Bonds are issued ("year" is defined herein as a time period determined by the City’s financial advisor in order to match the Annual Installment collected with the Future PID Bond annual installments) shall (i) be deposited to the project fund for the Future PID Bonds and may be distributed to the Developer pursuant to a Certificate for Payment, or (ii) be deposited to the debt service fund or any reserve funds for the Future PID Bonds and used to pay debt service on the Future PID Bonds, or (iii) a combination of (i) and (ii) above; provided that the total amount released from the project fund under the applicable Indenture

shall not exceed the Actual Costs of the Authorized Improvements as set forth in the SAP, as may be updated.

- viii. Interest on the Reimbursement Amount accrues as reflected in the Annual Installment billed by the City upon acceptance of the Authorized Improvement, and shall be calculated at the annual interest rate as set forth in the SAP, which rate does not exceed the rates as set forth in Subsections 372.023(e)(1) and (e)(2) of the PID Act. Subject to the disbursements listed above, interest shall continue on the remaining Reimbursement Amount until the earlier of (i) 30 years or the time period set forth in the SAP, or (ii) the issuance of any Future PID Bonds, or (iii) the Reimbursement Amount is paid in full pursuant to this Reimbursement Agreement. Developer is only entitled to receive interest on the Reimbursement Amount as set forth herein and in the SAP from the Reimbursement Fund and as allowed under this Section.
 - ix. Upon the issuance of Future PID Bonds for the payment of the costs of the Authorized Improvements, the Assessments shall bear interest at the rate of the Future PID Bonds plus additional interest as set forth in the SAP, and interest pursuant to this section shall cease. The issuance of Future PID Bonds may reduce the Reimbursement Amount as set forth in the SAP.
 - x. The Reimbursement Amount includes only interest accruing on the Assessments as set forth above and in the SAP. The Reimbursement Amount is secured by and payable solely from Assessment Revenue received and collected by the City for that purpose and deposited into the Reimbursement Fund, as set forth herein. No other City funds, revenue, taxes, or income of any kind shall be used to pay the Reimbursement Amount, even if the Reimbursement Amount is not paid in full by the maturity date of the Assessments.
5. This Reimbursement Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than Assessment Revenue received, collected and deposited into the Reimbursement Fund, nor does this Agreement bind the City, in any way to the levy of Assessments, which is a discretionary act of the City Council. The City covenants that it will comply with the provisions of this Reimbursement Agreement, the Development Agreement, the SAP and the PID Act, including provisions relating to the administration of the PID and the enforcement and collection of taxes and Assessments, and all other covenants provided therein. The City will take and pursue all actions permissible under the PID Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States as the same may be amended, collectively the

“Applicable Laws”) to cause the Assessments to be collected and the liens related to such be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments for so long as an Reimbursement Amount remains outstanding under this Reimbursement Agreement. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Assessment Revenue and, as a result, is unable to make transfers from the Reimbursement Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Default by the City under this Reimbursement Agreement.

6. If Future PID Bonds are issued to reimburse the costs of the Authorized Improvements, the net proceeds of such Future PID Bonds shall be used, to pay for the Authorized Improvements, including previously unreimbursed costs of Authorized Improvements, but only in the amount set forth in the SAP.
7. Notwithstanding the foregoing, the Developer shall only be entitled to repayment of the Actual Costs of the Authorized Improvements as set forth in the SAP. If the Actual Costs of the Authorized Improvements are less than the amounts set forth in SAP, the Developer shall not be entitled to such excess amounts. The Parties acknowledge that upon the issuance of Future PID Bonds, the payment of bond proceeds to the Developer for reimbursement of the costs of the Authorized Improvements, and for any costs incurred in the administration and operation of the PID, shall be as set forth in and subject to the terms and provisions of the applicable Indenture relating to the Future PID Bonds, including the form of a certification for payment (a “Certification for Payment”) as provided in the applicable Indenture. The Parties also acknowledge that the issuance of Future PID Bonds may reduce the actual amounts paid to the Developer pursuant to this Reimbursement Agreement.
8. The Developer represents and warrants that it will not request payment with respect to any costs of the Authorized Improvements that are not part of the Authorized Improvements identified in the SAP and it will follow all procedures set forth herein or in the applicable Indenture with respect to Certification for Payments (as defined in the applicable Indenture).
9. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer’s right, title, or interest in the revenue streams identified in this Reimbursement Agreement including, but not limited to, any right, title, or interest of the Developer in and to payment of the Reimbursement Amount (any of the foregoing, a “Transfer,” and the person or entity to whom the Transfer is made, a “Transferee”). Notwithstanding the foregoing, however, no Transfer shall be effective until five (5) days

after Developer's written notice of the Transfer is received by the City, including for each Transferee the information required by Section 30 below. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice from Developers. The City shall not be required to make payments pursuant to this Reimbursement Agreement to more than two (2) parties. The City shall not make any representations, enter into any agreement or execute any consent to any assignment of this Reimbursement Agreement, or any Assessment Revenues received hereunder.

10. The Developer represents that it is in compliance with all of its obligations required by the Development Agreement, and the City's ordinances and regulations.
11. The Developer represents that it has submitted and will obtain approval of the applicable construction plans for the Authorized Improvements from the appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained. Nothing in this Reimbursement Agreement shall be construed as a grant of any development permit approval. The Developer further agrees that, subject to the terms hereof and of the Development Agreement, the Authorized Improvements constructed by the Developer have been or will be constructed in full compliance with approved construction plans and are or will be consistent with the Development Agreement and that the Developer shall supply the City with complete as-built plans upon final completion (meaning when the Authorized Improvements have been completed in accordance with the applicable City regulations and City approved plans and are ready for dedication to the City) of each Authorized Improvement constructed by the Developer.
12. The Developer shall not be relieved of its obligation to construct or cause to be constructed each Authorized Improvement and, upon completion, inspection and acceptance, convey each such Authorized Improvement to the City in accordance with the terms of this Reimbursement Agreement and the Development Agreement, even if there are insufficient funds in the Project Fund of the applicable Indenture or in the Reimbursement Fund to pay the costs thereof. In any event, this Reimbursement Agreement shall not affect any obligation of the Developer under any other agreement to which the Developer is a party or any governmental approval which the Developer or any land within the District is subject, with respect to the Authorized Improvements, required in connection with the development of the land within the District.

With a copy to: Attn: City Attorney
 Grady Randle
 Randle Law Office Ltd, L.L.P
 820 Gessner, Suite 1570
 Memorial City Plaza II
 Houston Texas 77024

To the Developer: Wayne L. Rea, II
 Austin Colony Development, LLC
 606 Marshall Street, Unit A28
 Houston, Texas 77006

With a copy to: Timothy G. Green
 Coats Rose, P.C.
 9 Greenway Plaza, Suite 1000
 Houston, Texas 77046

18. Notwithstanding anything herein to the contrary, nothing herein shall otherwise authorize or permit the use by the City of the Assessments contrary to the provisions of the PID Act.
19. Remedies:
- a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a “Failure”) and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a “Default.” Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least thirty (30) days from receipt of the notice within which to cure the Failure (unless more specifically set forth herein); however, if the Failure cannot reasonably be cured within thirty (30) days and the non-performing Party has diligently pursued a cure within such thirty (30) day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional period of not to exceed thirty (30) days so long as the non-performing Party is diligently pursuing a cure. Any Transferee shall have the same rights as the Developer to enforce the obligations of the City under this Reimbursement Agreement and shall also have the right, but not the obligation, to cure any alleged Failure or Default by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a

Failure or Default by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Reimbursement Agreement with respect to Developer obligations under this Reimbursement Agreement unless the Transferee agrees to be bound.

- b. Notwithstanding the foregoing, the following are considered a Default under this Reimbursement Agreement, subject to any notice and applicable cure period as set forth herein:
- i. The Developer shall fail to pay to the City any monetary sum hereby required of it pursuant to the Development Agreement as and when the same shall become due and payable and shall not cure such Default within thirty (30) days after the later of the date on which written notice thereof is given by the City to the Developer, as provided in this Reimbursement Agreement. The Developer shall fail in any material respect to maintain any of the insurance or bonds required by this Reimbursement Agreement or the Development Agreement;
 - ii. The Developer shall fail to comply in any material respect with any term, provision or covenant of this Reimbursement Agreement (other than the payment of money to the City), and shall not cure such failure within sixty (60) days after written notice thereof is given by the City to the Developer;
 - iii. The filing by Developer of a voluntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;
 - iv. The consent by Developer to an involuntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;
 - v. The entering of an order for relief against Developer or the appointment of a receiver, trustee, or custodian for all or a substantial part of the property or assets of Developer in any involuntary proceeding, and the continuation of such order, judgment or degree unstayed for any period of ninety (90) consecutive days;
 - vi. The failure by Developer or any Affiliate to pay any taxes or Assessments on property owned by the Developer and/or any Affiliates within the District, if such failure is not cured within thirty (30) days;
 - vii. The Developer is in default under the Development Agreement after the expiration of any applicable cure period following written notice, if such written notice is required under the terms of the Development Agreement;
or
 - viii. The Developer shall breach any material covenant or default in the performance of any material obligation hereunder if such breach or default

is not cured within thirty (30) days, in the reasonable determination of the City.

- c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.
 - d. If the Developer is in Default, the City may pursue any legal or equitable remedy or remedies, including, without limitation, actual damages, and termination of this Reimbursement Agreement. The City shall not terminate this Reimbursement Agreement unless it delivers to the Developer a second notice expressly providing that the City will terminate within thirty (30) additional days. Termination or non-termination of this Reimbursement Agreement upon a Developer Event of Default shall not prevent the City from suing the Developer for specific performance, actual damages, excluding punitive, special and consequential damages, injunctive relief or other available remedies with respect to obligations that expressly survive termination. In the event the Developer fails to pay any of the expenses or amounts or perform any obligation specified in the Development Agreement, then to the extent such failure constitutes an Event of Default hereunder, the City may, but shall not be obligated to do so, pay any such amount or perform any such obligations and the amount so paid and the reasonable out of pocket costs incurred by the City in said performance shall be due and payable by the Developer to the City within thirty (30) days after the Developer's receipt of an itemized list of such costs.
 - e. No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity.
 - f. The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.
20. **THE DEVELOPER SHALL ASSUME THE DEFENSE OF, AND IF ANY, INDEMNIFY AND HOLD HARMLESS THE CITY'S THIRD PARTY INSPECTOR, THE CITY EMPLOYEES, OFFICIALS, OFFICERS, REPRESENTATIVE AND AGENTS OF THE CITY AND EACH OF THEM (EACH AN "INDEMNIFIED PARTY") FROM AND AGAINST, ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECT OR PUT, BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISIONS OF THIS REIMBURSEMENT AGREEMENT BY THE DEVELOPER, THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE**

DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION OF THE AUTHORIZED IMPROVEMENTS CONSTRUCTED BY DEVELOPER, OR ANY CLAIMS BY PERSONS EMPLOYED BY THE DEVELOPER RELATING TO THE CONSTRUCTION OF SUCH PROJECTS. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY INDEMNIFIED PARTY. THE CITY DOES NOT WAIVE ITS DEFENSES AND IMMUNITIES, WHETHER GOVERNMENTAL, SOVEREIGN, OFFICIAL OR OTHERWISE AND NOTHING IN THIS REIMBURSEMENT AGREEMENT IS INTENDED TO OR SHALL CONFER ANY RIGHT OR INTEREST IN ANY PERSON NOT A PARTY HERETO.

21. To the extent there is a conflict between this Reimbursement Agreement and an Indenture securing the Future PID Bonds issued to reimburse the costs of the Authorized Improvements, the Indenture securing such Future PID Bonds shall control as the provisions relate to the Assessments. To the extent there is a conflict between this Reimbursement Agreement and the Development Agreement, this Reimbursement Agreement shall control.
22. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.
23. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.
24. Nothing in this Reimbursement Agreement, express or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer and its assigns any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.
25. In this Reimbursement Agreement, time is of the essence and compliance with the times for performance herein is required.
26. The City represents and warrants that this Reimbursement Agreement has been approved by official action by the City Council of the City in accordance with all applicable public

notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Reimbursement Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Reimbursement Agreement has been approved by appropriate action of the Developer, and that the individual executing this Reimbursement Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Reimbursement Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

27. This Reimbursement Agreement represents the entire agreement of the Parties and no other agreement, statement or promise made by any Party or any employee, officer or agent of any Party with respect to any matters covered hereby that is not in writing and signed by all the Parties to this Agreement shall be binding. This Reimbursement Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Reimbursement Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Reimbursement Agreement; and (b) the remainder of this Reimbursement Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.
28. This Reimbursement Agreement may be executed in any number of counterparts, each of which shall be deemed an original.
29. The term of this Reimbursement Agreement is the earlier of (i) the expiration of the Assessments as set forth in the SAP, (ii) until the Reimbursement Amount is paid in full in accordance herewith as such Reimbursement Amount may have been reduced pursuant to this Agreement , (iii) the issuance of one or more series of Future PID Bonds and funding of the outstanding Reimbursement Amount, as reduced by payments made pursuant to Section 3 herein, or (iv) termination pursuant to an Event of Default under this Agreement or under the Development Agreement, whichever occurs first. If a series of Future PID Bonds does not fully fund the Reimbursement Amount as set forth in the SAP, the remaining amount of the Reimbursement Amount remains outstanding and subject to annual payments from Annual Installments and/or an additional series of Future PID Bonds. If the Developer defaults under this Reimbursement Agreement or the Development Agreement, the Development Agreement shall not terminate with respect to the costs of the Authorized Improvements that have been previously been approved by the City pursuant to a Certification for Payment (as defined in the Development Agreement) prior to the date of default.
30. Any amounts or remedies due pursuant to this Reimbursement Agreement are not subject to acceleration.

31. [Reserved].
32. Notwithstanding anything to the contrary in this Reimbursement Agreement, the following requirements shall apply in the event that the Developer effectuates a Transfer of its rights to the Reimbursement Amount pursuant to Section 7 herein to a Transferee:
- i. within 30 days after the effective date of any such Transfer, the Developer must provide written notice of same to the City;
 - ii. the notice must describe the extent to which any rights or benefits under this Agreement have been Transferred;
 - iii. the notice must state the name, mailing address, and telephone contact information of the Transferee;
 - iv. the notice must be signed by a duly authorized person representing the Developer
33. Statutory Verifications. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Reimbursement Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Reimbursement Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Reimbursement Agreement, notwithstanding anything in this Reimbursement Agreement to the contrary.
- a. *Not a Sanctioned Company.* The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.
 - b. *No Boycott of Israel.* The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Reimbursement Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.
 - c. *No Discrimination Against Firearm Entities.* The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other

affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Reimbursement Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

- d. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.
34. Form 1295. Unless the Developer represents in writing that it is exempt from filing of such form, the Developer will provide a completed and notarized Form 1295 generated by the Texas Ethics Commission's electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the Texas Ethics Commission (a "Form 1295"), in connection with entry into this Agreement. Upon receipt of the Developer's Form 1295, the City agrees to acknowledge the Developer's Form 1295 through its electronic filing application. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, the City is not responsible for the information contained in the Developer's Form 1295 and the City has not verified such information.
35. Choice of Law. This Agreement shall be governed by the laws of the State of Texas.
36. Out of State Issuer. This Agreement may not be assigned to an out-of-state issuer of debt and the City shall not participate in any third-party financing relating to the Assessment Revenues received by the Developer pursuant to this Agreement.
37. Standing Letter. If requested by the Texas Attorney General, the Developer will file a standing letter addressing the representations made in Section 31 of this Agreement in a form acceptable to the Texas Attorney General.

[SIGNATURE PAGES TO FOLLOW]

Executed by Developer and City to be effective on the Effective Date.

ATTEST:

CITY OF ANGLETON

Amanda Davenport
City Secretary

John Wright
Mayor

Austin Colony Development, LLC.,
a Texas limited liability company

By: 

Name: Wayne L. Rea, II

Title: Manager



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Discussion and possible action on HDR proposal for Disinfection process upgrades to the Jamison and Chenango Water Treatment Plants.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED: \$128,660.00**

FUND:

EXECUTIVE SUMMARY:

The City owns several groundwater treatment plants, in addition to purchasing the majority of its treated water from the Brazosport Water Authority (BWA). Two of these groundwater treatment plants, the Chenango and Jamison Treatment Plants, currently do not have the capability to add ammonia (liquid ammonium sulfate (LAS)) required to adjust the chloramine residual. Although BWA water is chloraminated, its residual must be adjusted with chlorine and/or LAS to optimize disinfectant residual throughout the City's water distribution system.

At the City's request, HDR has prepared a proposal for professional engineering services for the design, bid, and construction management of the Chloramination Improvements at Chenango and Jamison Water Plants. The identified improvements will include installation of LAS storage and feed facilities in a new enclosure, improvements to monitor and control chlorine and or ammonia dosage based on flows, and relocations of chlorine injection points. All proposed improvements will have to be submitted to TCEQ for approval.

RECOMMENDATION:

Award HDR the Chloramination Improvements at Chenango and Jamison Water Plants contract for a not to exceed amount of \$128,660.00.



April 7, 2026

Guadalupe Valdez
Acting City Manager
City of Angleton
121 South Velasco Street
Angleton, Texas 77515

**Re: Proposal for Professional Engineering Services
Chloramination Improvements at Chenango and Jamison Water Plants**

Dear Mr. Valdez:

HDR Engineering, Inc. (HDR) is pleased to submit this proposal for professional engineering services to prepare design drawings and specifications for chloramination improvements at the Jamison and Chenango Water Treatment Plants for the City of Angleton (City). This proposal is based on recent communications with City staff on the issue currently at the above-referenced water plants. For your convenience, this proposal consists of a Project Understanding, Scope of Services, Fee Summary, Schedule, Terms and Conditions, and Invoices sections.

PROJECT UNDERSTANDING:

The City owns several groundwater treatment plants, in addition to purchasing the majority of its treated water from the Brazosport Water Authority (BWA). Two of these groundwater treatment plants, the Chenango and Jamison Treatment Plants, currently do not have the capability to add ammonia (liquid ammonium sulfate (LAS)) required to adjust the chloramine residual. Although BWA water is chloraminated, its residual must be adjusted with chlorine and/or LAS to optimize disinfectant residual throughout the City’s water distribution system.

The Chenango water treatment plant requires the following improvements:

- Installation of an LAS storage and feed facility in a prefabricated enclosure.
- Improvements to the existing chlorine room.
- Improvements to monitor and control chlorine and/or ammonia dosage based on flow.
- Potential relocation of the chlorine addition point.

The Jamison water treatment plant requires the following improvements:

- Installation of an LAS storage and feed facility in a prefabricated enclosure.
- Improvements to monitor and control chlorine and/or ammonia dosage based on flow.
- Relocation of the chlorine addition point.

These design improvements will require approval from the TCEQ who will review the plans and specifications. In addition, the cost of this project will be sufficient to require the City to go through a formal bidding process.

SCOPE OF SERVICES:

The following Scope of Services outlines the design, bid, and construction phase services that HDR will perform for this project.

Design Phase

Task 1 – Project Management and Kick-Off Meeting

HDR will conduct general project management services to develop the schedule, budgets, invoices, project management plan, quality control plan, project safety plan, and conduct the project kickoff meeting. HDR will conduct the project kick-off meeting with City operations personnel to gather details on the following items:

- Review of City goals and objectives for the project.
- Review of project schedule and deliverables.
- Request existing information such as existing site design documents, geotechnical information, and relevant operational data.
- Perform field reconnaissance of the proposed water treatment plant sites to obtain information on existing equipment and any other information that would impact design of proposed chemical facilities.

Item 1 – Deliverables Summary:

- Monthly Invoices (total of 17 months through construction phase)
- Updated Project Schedule
- Data Request
- Project Kick-Off Meeting Agenda and Summary

Task 2 – Design Phase Services

Based on the information gathered in Task 1, HDR will develop bid plans and specifications for the potential bidders to utilize. Our services include the following:

- Examine any available existing geotechnical information obtained during the project to determine potential soil conditions and potential impact on construction methodology and costs.
- Prepare a Technical Memorandum (TM) to document proposed chemical storage and feed improvements and associated regulatory compliance when switching from free chlorine to chloramine disinfection.
- Prepare 70% and 100% project plans, specifications, bid documents and construction drawings based on the anticipated improvements indicating the scope, extent, and character of the Work to be performed and furnished by the Contractor.
- Prepare Engineer's Estimate of Probable Construction Cost (OPCC) for the Project. OPCCs prepared by HDR are to be made based on HDR's experience and general familiarity with the construction industry. However, because HDR has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, HDR cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HDR's OPCCs.
- Coordinate with the City during the Final Design. Provide draft documents (Plans, Specifications, OPCC) at 70%, and at 100% for their review and comments.
- Conduct design review meetings with City staff after the 70%, and 100% submittals. These meetings may be web-based or in-person. Address the City's comments in the subsequent design deliverable package. Update the design review comment/response log to document how the City's comments have been addressed.
- Incorporate the City's comments and appropriate comments from pertinent entities into the Final Bid Plans and Specifications.

- Furnish two (2) sets and an electronic copy (PDF) of construction documents to the City.

It is anticipated that HDR will develop six (6) to eight (8) plan sheets to effectively explain the work to be performed by the Contractor. These plans will be utilized to request approval from TCEQ to perform the project. HDR will provide a set of draft plan drawings and specifications at 70% completion to the City for review and comments. Recommendations will be incorporated in the 100% package to be sent to the City and TCEQ.

Item 2 – Deliverables Summary:

- Technical Memorandum
- 70% and 100% project plans, specifications, bid documents and construction drawings

Item 2 Assumptions:

- Existing plans are sufficient to not require a site survey to be performed for this project.
- Both sites will utilize prefabricated enclosures for LAS storage and feed equipment. These enclosures will be placed on concrete slabs.
- Existing electrical service, control panels, and breakers are all sufficient for proposed facilities.

Bid Phase

Task 3 – Bid Phase Services

HDR will provide bid phase services as follows:

- Assist the City in obtaining bids for the project. The City will advertise the project and will absorb all related advertising costs. HDR will coordinate with the City and will assist in developing the wording of the advertisement.
- Actively contact prospective contractors in order to attract bidders for the project.
- Upload Contract Documents on CIVCAST for Contractors to view electronically. Costs for registering the project on CIVCAST are included in this fee proposal.
- During the bidding process, provide information to and answer questions from potential bidders concerning the Project's Contract Documents and prepare addendums, as necessary.
- Conduct a pre-bid conference for potential bidders describing specific project requirements and answer questions from contractors regarding the project. Prepare pre-bid meeting minutes and distribute to all attendees.
- Attend the public bid opening at the City's office.
- Evaluate the bids and the qualifications of the apparent low bidder, prepare the bid tabulation, and advise the City as to the acceptability of the apparent low bidder.
- Prepare a letter of recommendation of award to the City.
- Assist the City in execution of three (3) sets of contract documents in PDF format.

Construction Phase

Task 4 – Construction Administration Phase Services

HDR will provide construction phase services as follows:

- Conduct a pre-construction conference for the project.
- Act as the City’s Project Representative during the construction phase.
- Review and respond accordingly to all submittals as required by the contract specifications.
- Respond to requests for information and prepare change orders necessitated by field conditions.
- Review the contractor’s pay estimates, evaluate the completed work, and make payment recommendations to the City.
- Conduct a maximum of six (6) monthly progress meetings (two at the beginning of construction and four after shop drawings have been reviewed and an equipment delivery schedule has been established) and visit the site at intervals appropriate to the various stages of construction to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the Contract Documents. Detailed measurements and investigations are not part of this task. Full-time site representation is not included as part of the construction phase services.
- HDR will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). HDR’s effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but HDR will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site visits and on the basis of on-site observations HDR shall keep the City informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.
- Conduct a final inspection of the Project and make a recommendation for Final Payment on the Project. Included in this task is verification that the system performs as per the bid specifications.
- Notify TCEQ prior to beginning construction and after completion of construction.
- Provide one (1) set of reproducible PDF record plans based on the red line drawings provided to HDR by the Contractor.
- Provide closeout documents to the City.

FEE SUMMARY:

HDR proposes to provide the above-described Scope of Services for a lump fee of **\$128,660.00** as per the following breakdown:

Design Phase Services (Lump Sum)	\$ 97,400.00
Bid Phase Services (Lump Sum)	\$ 8,600.00
<u>Construction Administration Services (Lump Sum)</u>	<u>\$ 22,660.00</u>
Total Fee	\$ 128,660.00

SCHEDULE:

It is estimated that the schedule to complete the design phase is approximately seven (7) months from the date of authorization to proceed. The bid phase will be one (1) month, execution of the contract documents will be one (1) month, and construction will take approximately eight (8) months dependent on lead times for equipment.

TERMS AND CONDITIONS:

This project will be performed as a 'Project Engineering Design and Support Service' under the current Master Agreement for Professional Services with the City, and its terms and conditions will apply.

INVOICES:

HDR will submit monthly invoices for all engineering work completed to invoice date. The invoices for lump sum work will be based on a percentage of completion of each phase applied to the lump sum fee.

HDR appreciates the opportunity to submit this proposal and we look forward to continuing our work with the City of Angleton.

Sincerely,

HDR Engineering, Inc.



Karan Khosla, P.E. PTOE
Vice President/Area Manager

Approved:

Authorized signature on behalf of the City of Angleton: _____

Printed Name: _____

Title: _____

Date: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Discussion and possible to direct HDR to pursue action on HB 500 grant opportunity for water improvement opportunities.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

HDR has identified the City of Angleton as a candidate for funding for the newly passed Texas House Bill 500. House Bill 500, passed during the 89th Legislative Session, appropriated \$1.038 billion in funds for water supply and infrastructure projects to the Texas Water Development Board. **This is a one-time opportunity for a limited number of Texas communities to receive grant funding to implement water supply/water infrastructure projects. This funding is expected to be provided as 100% grant assistance.**

HDR has identified three potential projects that were identified in the Utility Master Plan. Please see attachment for more details.

RECOMMENDATION:

Provide HDR direction if the City would like to pursue this grant opportunity and select which project they would like to go submit on.

Key Program Details:

- **Eligibility:**
 - Only projects considered are water supply / water infrastructure projects (wastewater and drainage not allowed) that focus on addressing real or apparent water loss, regulatory compliance, or upgrading/replacing water systems. Examples include correcting deficiencies (water quality, capacity, pressure, water loss); consolidation projects; purchasing capacity or a water system; producing additional water supply (including reuse); purchasing water rights; improving efficiency of water delivery through existing irrigation systems;
 - The primary eligibility requirement is having your Fiscal Year 2025 audit completed and formally adopted by the governing body. Applications cannot be considered without this.
 - Water Use Surveys, Water Use Conservation Plans, and Water Loss Audits must be up to date and on file with TWDB prior to submittal.
 - Project Caps are established by service area population: \$5 million (under 10,000 population), \$15 million (10,001 to 150,000 population), \$25 million (150,001 to 1 million population), and \$40 million (greater than 1 million population).
 - Planning, Acquisition, and Design Costs can be included in grant for areas with service population less than \$150,000. For those areas greater than 150,000 population, costs for grant can only be for construction and project must be “ready to proceed”.
- **Scoring:**
 - The scoring process heavily relies on the Average Median Household Income (AMHI) criteria, with additional points granted to projects that are ready to proceed. (Further details are included in the attachments.)
- **Timeline:**
 - The Implementation Plan is currently under Public Comment under February 4th (more information in the attachments). Applications opened April 1, 2026 and will be due by July 30, 2026. TWDB must be under contract with the applicant and have funds released to them by August 31, 2027. Construction must be completed and all funds expended before August 31, 2031.
- **Procurement:**
 - The TWDB has confirmed that federal procurement rules do not apply; therefore, you should follow established local procurement policies.
 - US Iron and Steel provisions apply.

- TWDB will not issue environmental findings for these projects, but will require an affidavit certifying compliance with all applicable local, state, and federal regulations.

There are three projects identified in the City of Angleton Utility Master Plan, which was most recently updated on November 4, 2025, that would be potentially eligible for funding due to their location in identified low-income areas per our Texas Municipal Income Dashboard. The locations have been listed below and an exhibit showing these three locations has been attached to this email. Please see the below identified projects from the City of Angleton Utility Master Plan:

- Connecting existing water lines on FM 523 through 2,300 LF of 12” PVC water line near the intersection of FM 523 and N. Velasco St.
- Connecting existing water lines on CR 44 through 9,000 LF of 12” PVC water line to improve capacity along CR 44. This project directly serves Growth Areas 4 and 6.
- Connecting existing water lines at the intersection of HWY 288 and FM 523 through 2,500 LF of 12” PVC water line to close a loop from Carbtex Rd., east across HWY 288, and south to FM 523. This project directly serves Growth Areas 3 and 4. (This project may require TxDOT Right-of-Way)

Please note that portions of these identified locations lie outside the City limits, which may impact their eligibility for funding. However, we will be doing additional research to determine if that will affect their eligibility. Please let us know if you would like to meet to discuss this in more detail.

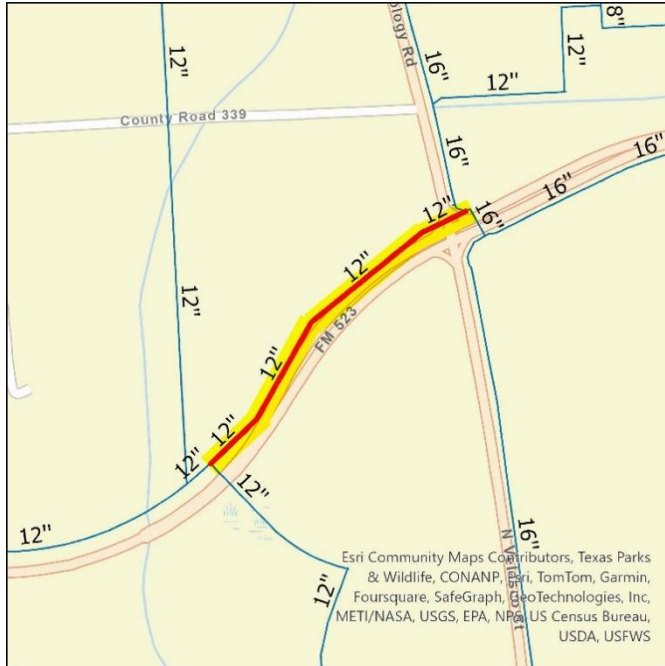
City of Angleton Water System Master Plan

Capital Improvements Plan



Capital Improvements Plan Project ID: FM 523 Interconnect
CIP Year: 2035

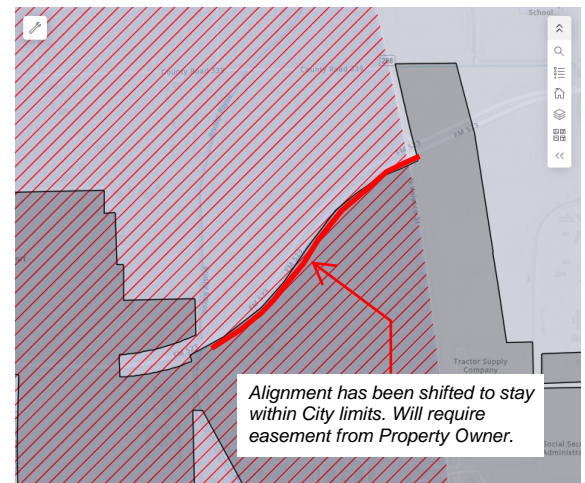
Vicinity Map:



Project Description and Location:

Connecting existing water lines with approximately 2,300 LF of 12" line near the intersection of FM 523 and N Velasco St

- Identified Low-Income Area
- City Limits



Planning Level Opinion of Probable Construction Cost

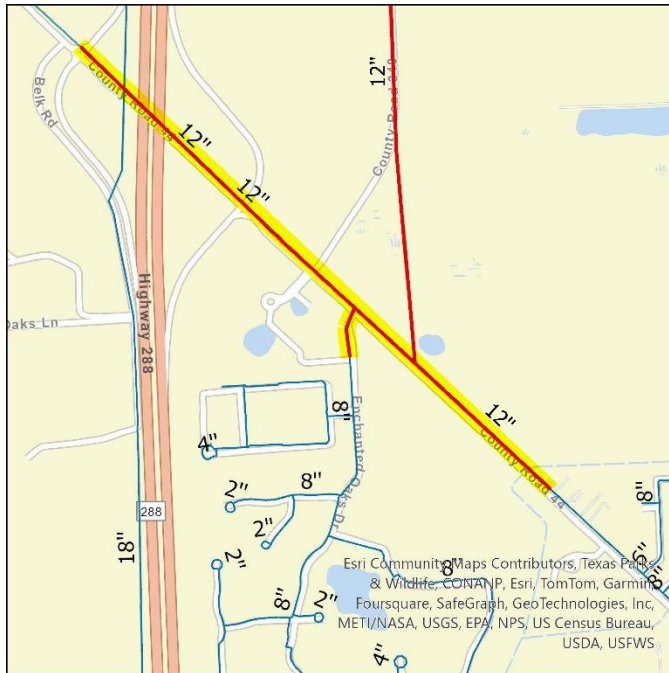
Location per Texas Municipal Income Dashboard

Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	2,300	LF	\$240	\$552,000
Subtotal				\$552,000
Misc Items			10%	\$55,200
Construction Subtotal				\$607,200
Professional services			25%	\$151,800
Contingency			30%	\$182,160
Market volatility			10%	\$60,720
Project Total				\$1,002,000

City of Angleton Water System Master Plan Capital Improvements Plan

Capital Improvements Plan Project ID: CR 44 Extension
CIP Year: 2035

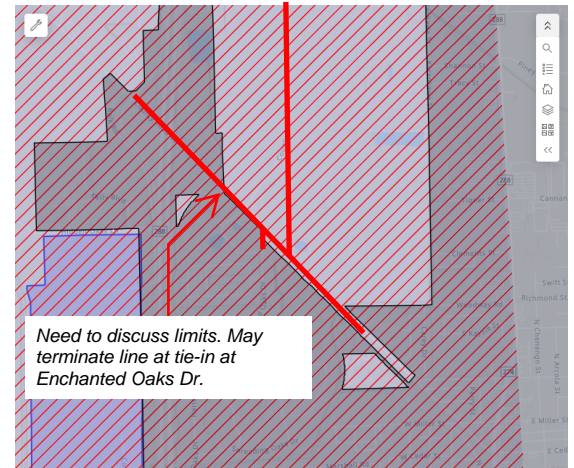
Vicinity Map:



Project Description and Location:

Connecting existing water lines on Country Road 44 through a 12" water line to improve capacity along CR 44 and directly serve Growth Areas 4 and 6.

Identified Low-Income Area City Limits



Planning Level Opinion of Probable Construction Cost

Location per Texas Municipal Income Dashboard

Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	9,000	LF	\$240	\$2,160,000
Subtotal				\$2,160,000
Misc Items			10%	\$216,000
Construction Subtotal				\$2,376,000
Professional services			25%	\$594,000
Contingency			30%	\$712,800
Market volatility			10%	\$237,600
Project Total				\$3,920,000

City of Angleton Water System Master Plan Capital Improvements Plan

Capital Improvements Plan Project ID: HWY 288 & FM 523
CIP Year: 2035

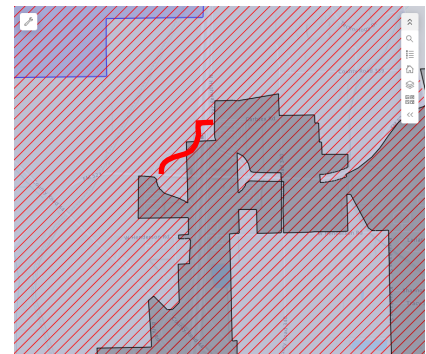
Vicinity Map:



Project Description and Location:

Connecting existing water lines at the intersection of Highway 288 and FM 523 through a 12" line of 2,500 LF to close a loop from Carbtex Rd, east across Hwy 288, south to FM 523. This project directly serves Growth Areas 3 and 4.

Identified Low-Income Area City Limits



Planning Level Opinion of Probable Construction Cost

Location per Texas Municipal Income Dashboard

Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	2,500	LF	\$240	\$600,000
Subtotal				\$600,000
Misc Items			10%	\$60,000
Construction Subtotal				\$660,000
Professional services			25%	\$165,000
Contingency			30%	\$198,000
Market volatility			10%	\$66,000
Project Total				\$1,089,000



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14th, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Street Rehabilitation Options

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: _____ **FUNDS REQUESTED:** _____

FUND: _____

EXECUTIVE SUMMARY: It was requested that city staff bring forth street projects, and four options on how to fund them. The four options are creating our own street department, obtaining a bond, requesting more overlays by the county, or going out to the voters to reallocate the Angleton Better Living Corporation (ABLC) fund for streets.

City Street Crew: We have evaluated the costs of the City of Angleton to have their own street repair crew on staff. This is for a crew to rehabilitate asphalt streets in full. These are approximate costs. The cost of the equipment would be approximately \$2,000,000.00. This would include an asphalt paver machine, dump truck, milling machine, tack distribution unit, roller, backhoe/excavator, and a grader. We would need a crew of at least 9 that know how to run this equipment, have experience in asphalt roadway replacement and maintenance, and have a CDL for certain pieces of this equipment. The total costs of employees would be a minimum of \$551,602.36. With associated material costs, year 1 would cost approximately \$3,700,000.00, then \$1,700,000.00 each year after. We did not calculate maintenance of the equipment, or fuel charges. Finding qualified employees will be a challenge.

Bond: There is no current capacity in the general fund to absorb another debt payment.

County Overlays: The county has no current operational plans to expand on the amount of overlay miles any entity would receive.

ABLC: Attachment with ABLC status.

Street Replacements: There is a list of street much needed street replacements, along with their costs. We utilized the previous street assessments data, utility infrastructure needs, and traffic density to determine the streets in most need.

RECOMMENDATION: Staff is looking for council direction on which option to begin moving forward with.

Angleton Better Living Corporation

The Angleton Better Living Corporation (ABLC) is funded by a 0.50% sales tax and is restricted for use on parks, recreation, and drainage-related projects.

The annual revenue collected is approximately \$2,400,000.

Currently, ABLC funds are allocated to support the following:

- The Rec Center, (\$385,508)
- The Activity Center (\$647,726)
- Paying 30% of the Total Parks Personnel department (\$382,338)
- Debt Service (\$697,248)

Additionally, ABLC funds are used for park grant match requirements and contingency repairs at the Recreation Center.

This alone takes most of the revenue that is collected on an annual basis.

- Debt Service Total is \$8,083,631.25
- Bond Payments next year, \$546,572 were higher this year but paid off 2016 bond.
- It does have the payment for the playground that was added to next year's budget for an additional payment of \$91,326.95 for 5 years
- The capacity of another bond would depend on the structure payments of the bond.
- The transfers to the Rec and Activity center depend on the revenues they bring in themselves. The transfer amount is only fully utilized if needed. They are to only keep \$100,000 in their own fund balance and the rest goes back to ABLC.
- Any other expenses to this fund or bond payment would not be advisable to exceed \$300,000 per year, there will not be any room to exceed the assistance already committed until the year 2034 when the bond payments drop.
- Things are based on current Sales Tax but with any increase so will the revenue distribution.

Current Fund Balance \$875,430,25

Additional Considerations – Impact of Reallocating ABLC Funds

Reallocating ABLC funds to support street rehabilitation would reduce available funding for these services and may result in:

- Reduced service levels
- Staffing adjustments

- Potential increases in user/program fees to offset operational costs (Cost Recovery was already adjusted for FY25-26)
- Delay or eliminate future park capital projects
- Limit the City's ability to pursue grant opportunities requiring matching funds
- Reduced park maintenance and improvements
- Delays in facility repairs and upgrades
- Reduced ability to fund future park development projects
- Increased reliance on the General Fund to support Parks & Recreation services

Bond Consideration Opportunity

There may be an opportunity to support street projects through bond funding; however, this must be balanced against existing financial commitments and overall debt capacity.

Staff previously met with Joe Morrow of Hilltop Securities Inc. to review ABLC's financial position, including current budget, fund balances, and projected sales tax revenues.

Based on this analysis:

- Funding capacity for new Certificates of Obligation (COs) in FY25-26 is very limited, with an estimated maximum borrowing capacity of approximately \$1 million
- Re-evaluation is recommended in Spring 2026 for potential issuance in FY26-27
- Current financial conditions do not support additional debt at this time
- It is recommended to structure debt service at approximately 125% of current levels to strengthen fund balance and provide a buffer against potential revenue fluctuations
- Existing debt service is scheduled to decrease beginning in 2027, which will improve future bonding capacity



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Jason Hubbell

AGENDA CONTENT: Safe Streets and Roads for All (SS4A) Program Planning and Demonstration Grant

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$35,000.00 **FUNDS REQUESTED:** \$35,000.00

FUND: 02

EXECUTIVE SUMMARY: This award will be used by the City of Angleton to develop a comprehensive safety action plan that includes a thorough examination of all streets and roads within the community to identify and implement safety measures.

RECOMMENDATION: Staff recommend funding the local portion of \$35,000.00 of this Grant whereas the SS4A Grant Amount will be \$140,000.00. The total project cost is \$175,000.00.

1. Federal Award No.
693JJ32640477

2. Effective Date
See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To
City of Angleton
121 S Velasco
Angleton, TX 77515

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

Unique Entity Id.: TKX6K1ZS6JU9
TIN No.: 74-6000047

6. Period of Performance
24 Months from the Effective Date of Award

7. Total Amount	
Federal Share:	\$140,000.00
Recipient Share:	\$35,000.00
Other Federal Funds:	\$0
Other Funds:	\$0
Total:	\$175,000.00

8. Type of Agreement
Action Plan Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117-58, November 15, 2021)

10. Procurement Request No.
HSA250581PR

11. Federal Funds Obligated
\$140,000

12. Submit Payment Requests To
See Article 5.

13. Accounting and Appropriations Data
15X0176E50.0000.055SR50500.5592000000.4101
0.61006600.0000000000.0000000000.0000000000.
0000000000

14. Description of the Project

This award will be used by the City of Angleton to develop a comprehensive safety action plan that includes a thorough examination of all streets and roads within the community to identify and implement safety measures.

RECIPIENT

15. Signature of Person Authorized to Sign

FEDERAL HIGHWAY ADMINISTRATION

16. Signature of Agreement Officer

Signature Date
Name: Guadalupe Valdez
Title: Acting City Manager

Signature Date
Name: Tamiko Aikens
Title: Agreement Officer

**GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM**

This agreement is between the United States Department of Transportation’s (the “USDOT”) Federal Highway Administration (the “FHWA”) and the City of Angleton (the “Recipient”).

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All (“SS4A”) Grant for the Angleton Comprehensive Multimodal Action Plan.

The parties therefore agree to the following:

**ARTICLE 1
GENERAL TERMS AND CONDITIONS**

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All (“SS4A”) Grant Program,” dated November 4, 2025, which is available at <https://www.transportation.gov/grants/ss4a/grant-agreements> under “Fiscal Year 2024.” Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

**ARTICLE 2
APPLICATION, PROJECT, AND AWARD**

2.1 Application.

Application Title: Angleton Comprehensive Multimodal Action Plan

Application Date: 7/12/2024

2.2 Award Amount.

SS4A Grant Amount: \$140,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period End Date: See Section 6 of Page 1

2.5 Grant Designation.

Designation: Planning and Demonstration

**ARTICLE 3
SUMMARY PROJECT INFORMATION**

3.1 Summary of Project’s Statement of Work.

This project will be completed in one phase.

Planning and Demonstration Narrative: The City of Angleton will create an Action Plan aimed at significantly improving roadway safety. With a population of approximately 19,429 people and a land area of about 11.67 square miles, Angleton has numerous miles of streets that require comprehensive safety assessments and improvements. This project will develop an Action Plan to address critical safety issues, involve stakeholder engagement, and will be used in the future to implement innovative, low-cost strategies to enhance safety for all road users.

The scope of work includes a thorough examination of all streets and roads within the community to identify and implement safety measures. The primary goal is to develop an Action Plan that comprehensively addresses safety, safe streets for all, and stakeholder engagement.

3.2 Project’s Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	11/15/2027
Planned SS4A Final Report Date:	02/15/2028

3.3 Project’s Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	\$140,000
Other Federal Funds:	\$0
State Funds:	\$0
Local Funds:	\$35,000
In-Kind Match:	\$0
Other Funds:	\$0
Total Eligible Project Cost:	\$175,000

(b) Reserved

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient’s approved Budget Application. In the event the Recipient’s indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient’s indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

**ARTICLE 4
CONTACT INFORMATION**

4.1 Recipient Contact(s).

Hector Renteria
 Director of Public Works
 City of Angleton
 121 S Velasco, Angleton, TX 77515
 (979)849-4364 ext.5106
hrenteria@angleton.tx.us

4.2 Recipient Key Personnel.

Name	Title or Position
Hector Renteria	Director of Public Works

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
 Federal Highway Administration
 Office of Safety
 HSSA-1, Mail Stop: E71-117
 1200 New Jersey Avenue, S.E.
 Washington, DC 20590
 202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Competitive Grants and Workforce Programs
HACG-30, Mail Stop W51-232
1200 New Jersey Avenue, S.E.
Washington, DC 20590
HCFASS4A@dot.gov

and

Division Administrator - Texas
Agreement Officer's Representative (AOR)
300 East 8th Street, Room 826
Austin, TX 78701
(512) 536-5902
Texas.FHWA@dot.gov

and

Jose Campos
Texas Division Office Lead Point of Contact
Senior Planner
300 East 8th Street, Room 826
Austin, TX 78701
(512) 536-5932
jose.campos@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Competitive Grants and Workforce Programs

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the “AO”) are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

- (a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.
- (b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.
- (c) The Recipient’s supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient’s share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer’s Representative (the “AOR”) may withhold processing that request until the Recipient provides sufficient detail.
- (d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.
- (e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.
- (f) The requirements set forth in these terms and conditions supersede previous financial invoice requirements for Recipients.

**ARTICLE 6
SPECIAL GRANT TERMS**

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

6.2 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action on a publicly available website.

6.5 There are no other special grant requirements.

**ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION**

Study Area: The proposed project for the Safe Streets For All Grant represents a strategic and inclusive approach to enhancing roadway safety in Angleton consisting of a population of approximately 19,429 people and a land area of about 11.67 square miles.

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

**ATTACHMENT B
CHANGES FROM APPLICATION**

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: The application had estimated a start date of 01/06/2025 and end date of 06/30/2026. The schedule has been revised as indicated in Section 3.2 to reflect the delay in start date and has been lengthened by 6 months after a re-evaluation of the anticipated effort to complete the scope of work.

Budget: N/A

The table below provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3	
	\$	%	\$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C

Item 14.

[RESERVED]

ATTACHMENT D

[RESERVED]

**ATTACHMENT E
LABOR AND WORK**

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
X	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. <i>(Identify the relevant actions from Attachment B in the supporting narrative below.)</i>
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative. The Recipient will partner with a Cooperative such as BuyBoard, Choice Partners, etc. to develop workforce strategies.

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

N/A. This grant will not fund the purchase of Information Technology and/or Operational Technology.

ATTACHMENT G

Item 14.

[RESERVED]



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/14/26

PREPARED BY: Jason O'Mara, Director of Parks & Recreation

AGENDA CONTENT: Update and discussion on current Park Projects.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Parks & Recreation Department is actively advancing several key park projects funded through the 2024 Angleton Better Living Corporation (ABLC) Bond and supporting City resources. These projects represent critical investments in expanding recreational capacity, improving aging infrastructure, and enhancing community amenities.

Staff continues to coordinate closely with contractors, consultants, and internal departments to ensure efficient project delivery.

PROJECT UPDATE:

Bates Park Field #6

Construction of the new softball field at Bates Park is nearing completion, with significant progress achieved in recent weeks. Paragon Sports Constructors has completed installation of key infrastructure elements, including field grading, irrigation system and drainage piping.

Fence posts for the backstop have been installed, and outfield fencing is scheduled to be completed in coordination with final field preparation. The infield has received imported red clay and is undergoing final grading, while outfield laser grading is being finalized following placement of additional fill material.

Sod preparation activities are underway, with full sod installation scheduled to begin by April 13th, including restoration of areas impacted during construction. The project remains on track for completion in mid-April, aligning with upcoming seasonal programming and increased demand for field space.





Freedom Park Playground Replacement

The Freedom Park playground was officially closed on April 6th, and Parks staff have completed removal of the existing structure allowing the project to move efficiently into the installation.

A pre-construction meeting is scheduled for April 9th to finalize installation details and coordination. Installation of the new playground is scheduled to begin April 13th. The replacement playground will introduce modern play features, improved safety standards, and enhanced accessibility, providing a significantly upgraded experience for park users.





Freedom Park Field Expansion

Construction of the new field at Freedom Park is underway following issuance of the Notice to Proceed on April 6th. Frost Construction has mobilized onsite and began the first phase of work, which includes surveying and establishing elevations to ensure proper site grading and construction accuracy. All underground utilities within the work area have been located, reducing risk as construction progresses.

The contractor has also installed temporary fencing, portable restroom facilities, and hand wash stations to support onsite operations. As surveying activities are completed, the project will transition into groundwork and site development. The first Owner-Architect-Contractor (OAC) meeting is scheduled for April 10th to review schedule, coordination, and next steps.

In addition, staff are working with a local contractor to relocate existing backstops impacted by the new field construction to new locations within Freedom Park. This effort will help preserve existing assets and maintain field functionality for ongoing use.

This project is expected to reach substantial completion within approximately 90 days.





Abigail Arias Park

The Abigail Arias Park project continues to progress as one of the City's more prominent park inclusions to our current park system. The Notice to Proceed has been issued for April 8th, and all required permits have been secured. The contractor, D.L. Meacham, has been actively coordinating with TNMP to ensure utility readiness ahead of construction.

Major project components, including the playground and splash pad, have already been procured and agreements executed, positioning the project for immediate construction progress. Mobilization and initial site work are scheduled to begin April 8th.

The contract includes a 150-day timeline to substantial completion, weather and site conditions permitting. Staff will continue to monitor progress closely and provide updates as key milestones are achieved.

RECOMMENDATION:

This item is presented for informational purposes only. No action is required.



THE HEART OF BRAZORIA COUNTY
ANGLETON

STAFF REPORT

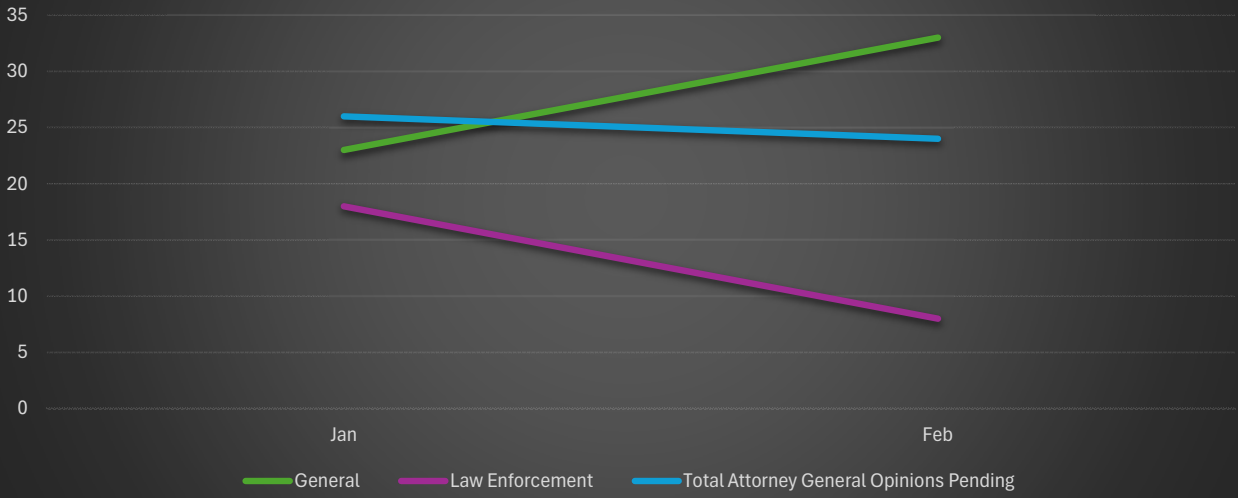
CITY SECRETARY'S OFFICE

CITY OF ANGLETON, TEXAS
OFFICE OF THE CITY SECRETARY
MARCH 2026 REPORT

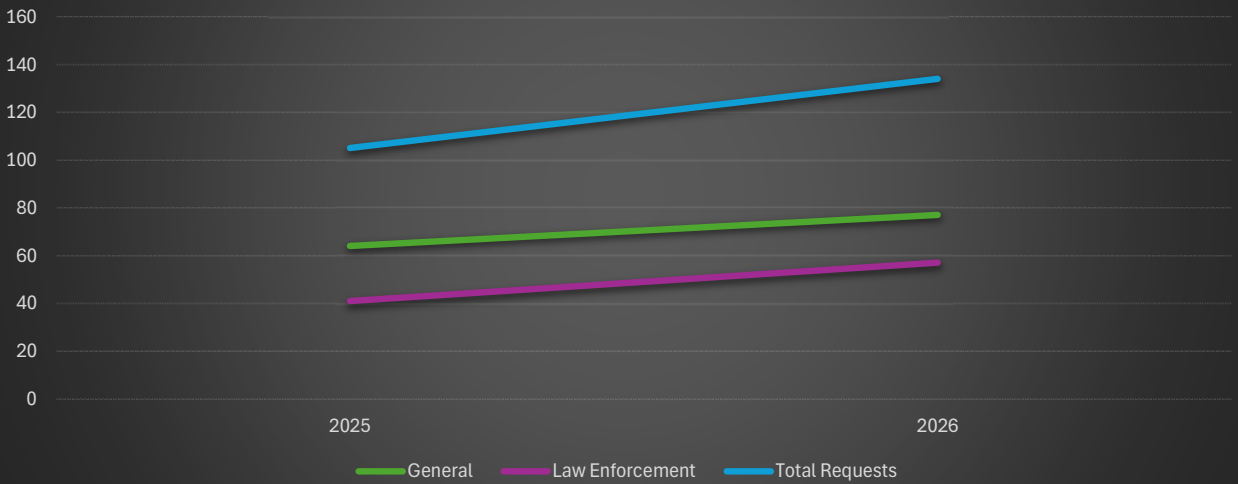
ACTIVITY	DESCRIPTION	MONTHLY TOTAL	YEAR-TO-DATE TOTAL
City Council Agendas	City Council meeting agendas, workshop agendas, and Notice of Quorums prepared and posted in accordance with Local Government Code	3	9
Executive Sessions	Executive Sessions posted	0	3
Council Minutes	Minutes approved	2	11
Ordinances	Ordinances written, processed, and/or published	1	9
Resolutions	Resolutions written and processed	1	9
Contracts/Agreements	Contracts & Agreements approved and executed	0	15
Deeds/Easements	Plats, deeds, and easements executed and recorded	0	1
Bids/RFPs/RFQs	Bids, RFPs, or RFQs awarded	0	2
Laserfiche Imaging	Scanned pages City-wide documents	6,516	12,653

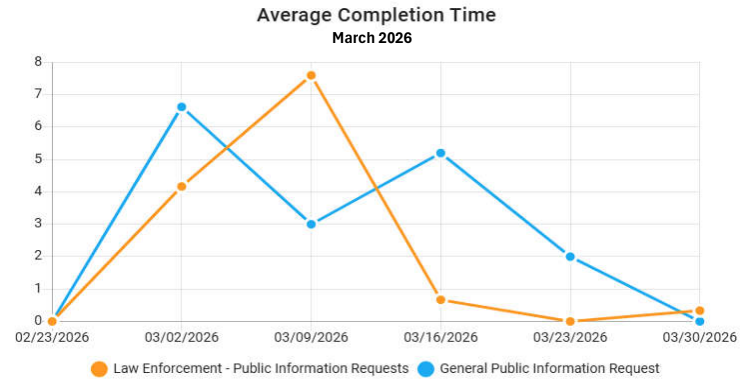
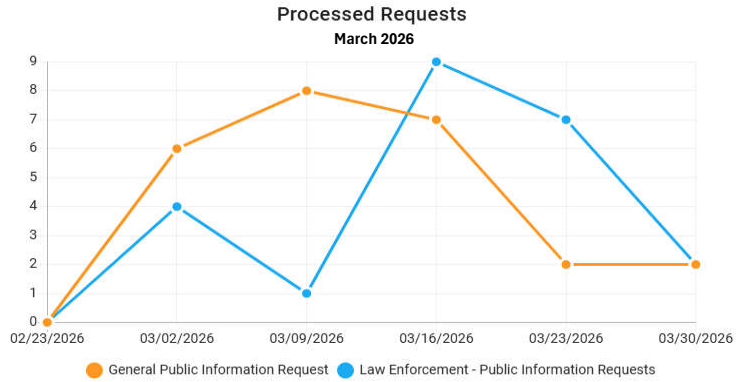
OTHER: The Assistant City Secretary position was filled on 3-16-26.

Requests Received and Attorney General Opinions Pending 2026 Monthly Trend



Public Information Requests 2025-2026 Year-To-Date Comparison



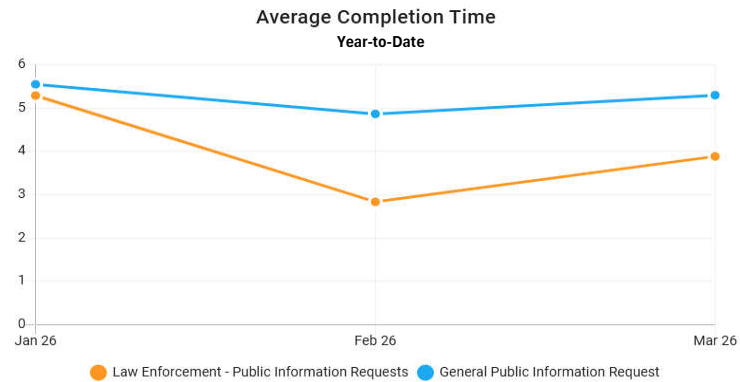
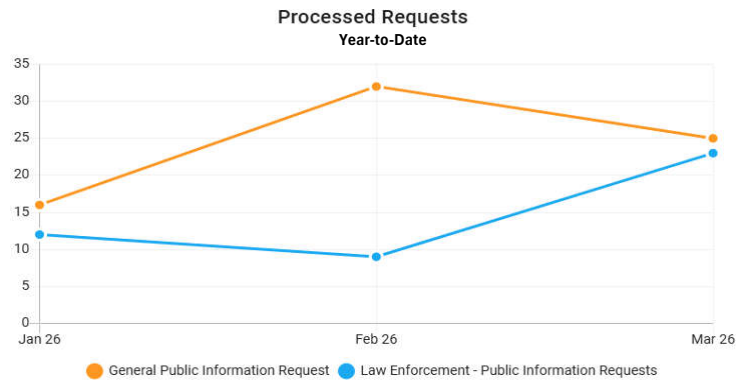


25
General Public Information Request

23
Law Enforcement - Public Information Requests

3.88
Law Enforcement - Public Information Requests

5.29
General Public Information Request



73
General Public Information Request

44
Law Enforcement - Public Information Requests

4.24
Law Enforcement - Public Information Requests

5.19
General Public Information Request

COMMUNICATIONS & MARKETING



PROJECTS

1. King Municipal Operations Center (KMOC)

UPDATES (REFER TO LOOKAHEAD):

1. Above ceiling MEP nearly complete
2. Two-siding walls
3. All concrete complete
4. Tape/float interior walls
5. Preparing to start ceramic tile
6. Building closed in (PEMB complete)
7. Aluminum canopy install ongoing
8. Installing switchgear and panels
9. Storefront nearing completion
10. Site lighting install ongoing

ISSUES:

1. No major issues on site

Three Week Look Ahead



KMOC - 3 Week
Look-Ahead Schedu

Progress Pictures















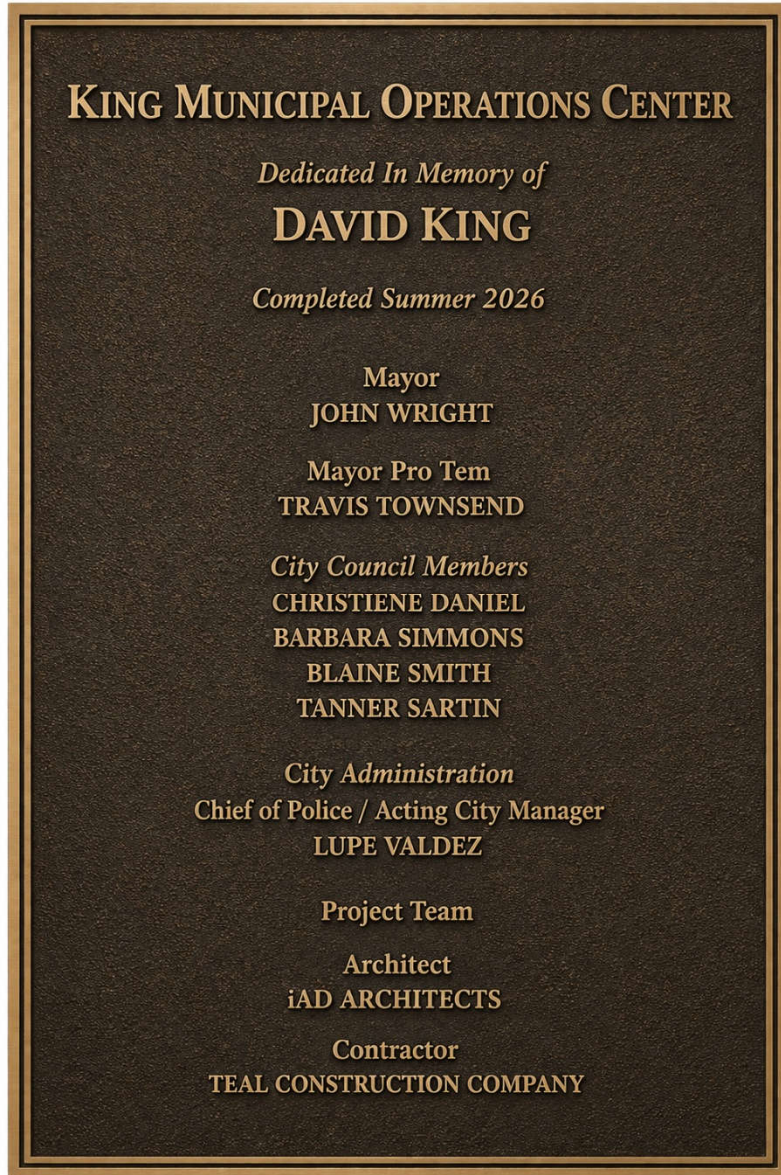






Memorial Graphics/Graphics/Bronze Plaque

Progress is being made on memorial graphics, departmental graphics for training room and the bronze plaque for the front of the building.



DEPARTMENTAL SUPPORT/COLLABORATION

- Presentation support for Mayor at Chamber of Commerce luncheon.
- Recycling Survey – To date 229 Responses

SPECIAL EVENTS

Angleton Market Days - March 21/22

Shopper Count March 2026 – 8.4K Saturday, 4.6K Sunday. 13K is a great number for the March Market. While we were down a bit due to the 3rd weekend falling on opening weekend, the vendor responses were positive.

Vendor Post Event Survey Results

Angleton Market Days Vendor Survey – Key Findings

Overall Sentiment

The majority of vendors reported a highly positive experience.

- Vendors consistently described the event as:
 - Well organized
 - Professionally managed
 - Easy to participate in
- Many noted that Angleton Market Days continues to stand out among other markets they attend

Example feedback included comments such as:

- “The organization is always on point.”
- “Market Days never disappoints... huge crowd of shoppers.”

Communication & Organization

One of the strongest areas identified was communication.

- Vendors overwhelmingly indicated:
 - Information was clear, timely, and thorough
 - Emails and updates were easy to follow
 - Staff were responsive and helpful

💬 Vendors described communication as:

- “Extremely thorough and very well laid out”
- “No confusion on how this event was to play out”

Marketing Effectiveness

Marketing efforts were viewed as highly effective overall.

- Vendors reported:
 - Strong visibility across social media, signage, and local promotion

- Consistent customer traffic and community awareness
- Several vendors noted:
 - A full parking lot and strong attendance
 - Appreciation for Angleton supporting local businesses

Setup & Operations

Vendor setup received very high marks.

- The majority rated setup as excellent
- Key positives:
 - Flexible Friday setup window
 - Smooth traffic flow during setup
 - Helpful staff support

The chart shows a strong majority selecting **“Excellent”** for setup experience.

Event Hours

- Most vendors felt event hours were:
 - “About the right length” (clear majority)
- Minor suggestions included:
 - Slight adjustments to Sunday hours
 - Exploring a Friday component

Sales Performance (Key Context)

Sales results were mixed, but largely influenced by external factors—not the event itself.

- Vendors cited:
 - Economic conditions
 - Competing regional events (Rodeo, Spring Break, sports)
- Despite this:
 - The majority of vendors reported steady or increased sales
 - Others still described the event as worthwhile and well attended

Important takeaway:

Even vendors with lower sales still expressed positive feedback about the event experience overall.

Facility Feedback

Facility was generally viewed as functional and well-located, with:

- Positive feedback on:
 - Accessibility and parking

- Familiar location
- Opportunities for improvement:
 - Restroom maintenance and upgrades
 - Wi-Fi reliability in some areas
 -

Key Opportunities Identified

While overall feedback was strong, vendors highlighted areas for improvement:

- Load-in/load-out traffic management
- Restroom conditions and maintenance
- Wi-Fi consistency
- Vendor mix and duplication in some categories
- Additional trash receptacles and logistics improvements

Angleton Market Days continues to be viewed by vendors as a well-run, highly organized, and successful event.

- Strong communication and planning are standout strengths
- Marketing efforts are effective and widely recognized
- Vendor satisfaction remains high
- Identified improvements are operational refinements—not structural issues

Eat Local Shop Local Concert – by the Heart in Downtown Angleton! Letters should go out to commercial water customers soon. Working with a great musician should bring a lot of excitement. We'll announce date and artist soon!

Additional Concert by the Heart – Date and Artist announcement coming soon!

Freedom Fireworks

Saturday, June 27 at 9:20 Pm at The Brazoria County Fairgrounds. I sent out a request for quotes and have received three. We will bring this to Council at the 2nd meeting in April.

Artisan Market – Labor Day Weekend 2026

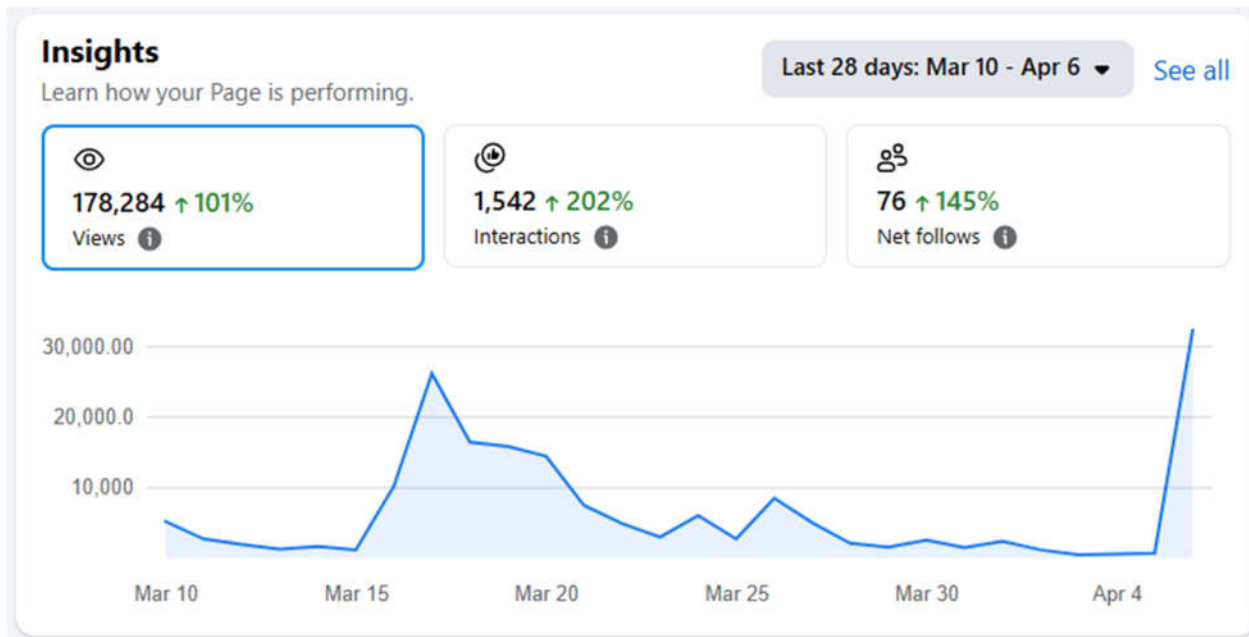
We reached out to vendors who participated in the inaugural year of this event to offer them priority registration in this juried show. We received a great response and are finalizing now. We posted a call for application from new vendors the first week in April. Applications are rolling in.

Angleton Market Days - November 21/22 Save the Date

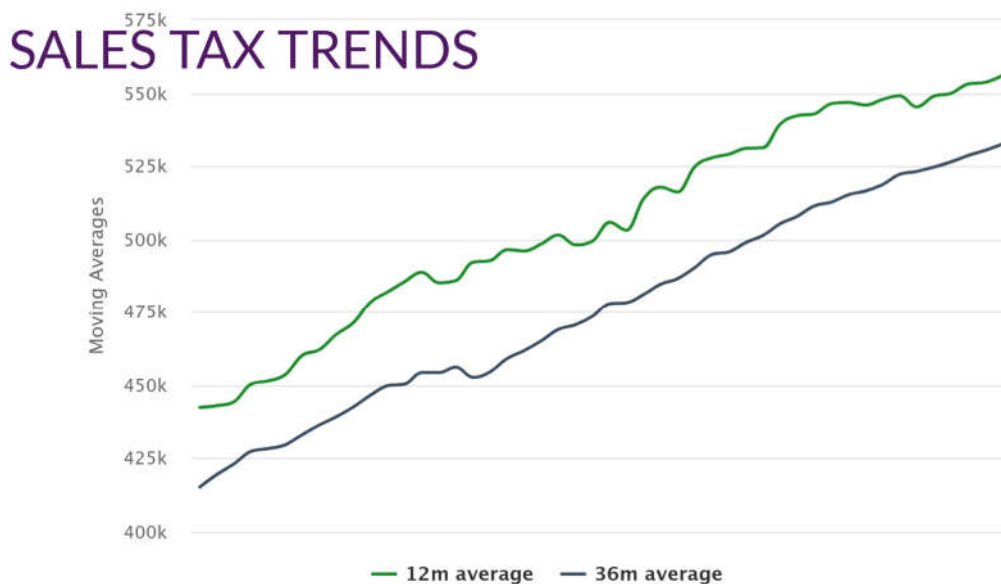
Heart of Christmas - Saturday, December 5 Save the Date!

COMMUNICATIONS

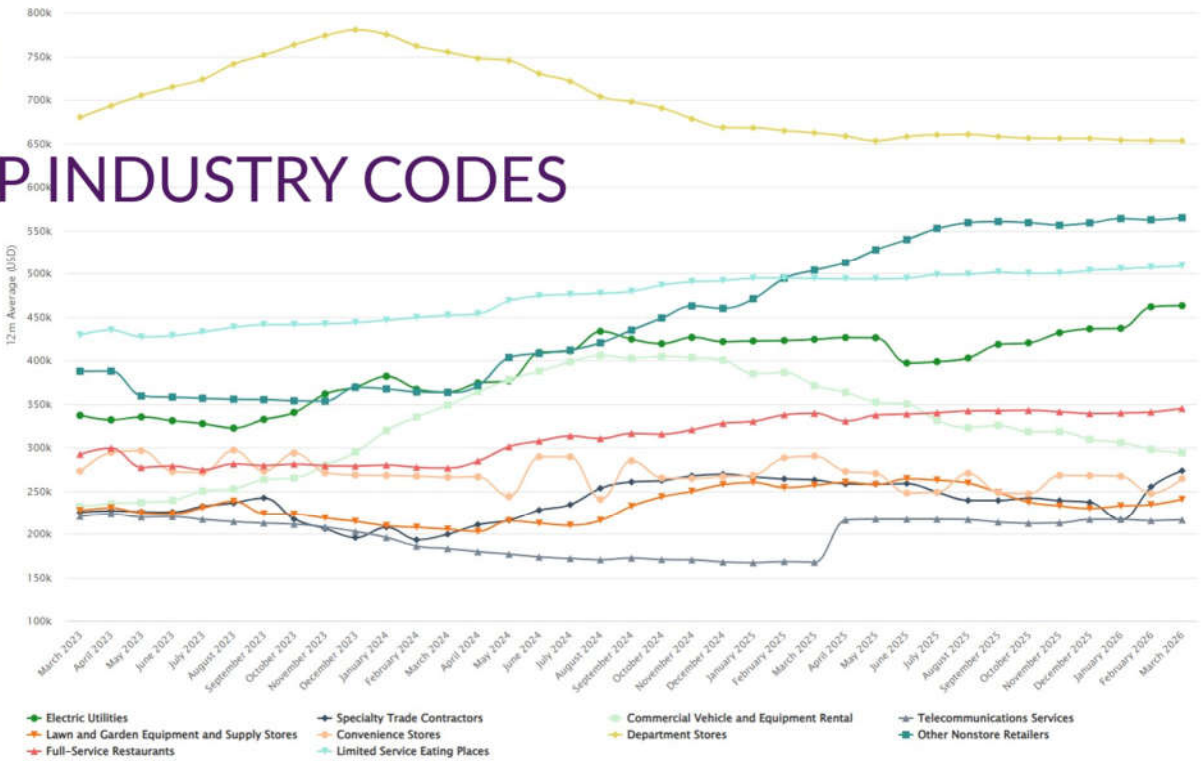
Insights



Sales Tax



TOP INDUSTRY CODES



Respectfully submitted,

Martha Eighme, PCED, CPC, CTE
Director of Communications and Marketing

DEVELOPMENT SERVICES

PRIORITY PROJECTS

1. Comprehensive Master Plan Update:

PHASE 1 COMPREHENSIVE PLAN UPDATE	
MONTHS 1-8	Status
MOBILIZATION	
Work session with the City Council, Planning and Zoning Commission, & others	<ul style="list-style-type: none"> City Council Work Session - May 27, 2025 at 6 p.m.
Formation of Advisory Committee (Comprehensive Plan Advisory Committee - CPAC)	<ul style="list-style-type: none"> Approved by the CC on May 27, 2025. Staff sent the list on June 6, 2025.
CPAC Advisory Committee meeting Update	<ul style="list-style-type: none"> July 17, 2025 Kick-off Session. Held on Sunday, August 31, 2025, 11AM - 3:30 PM <p>Community Engagement Booth at the Angleton Artisan Market, Brazoria County Fairgrounds</p> <p>Very good feedback was received from the public.</p> <p>Please Take the new Survey:</p> <p>https://www.surveymonkey.com/r/AngletonComprehensivePlanUpdate</p>

<p>CPAC Committee Meeting</p> <p>CPAC Engagement Opportunity</p> <p>Angleton Market Days (Engagement Activity)</p> <p>Heart of Christmas (Engagement Activity)</p> <p>CPAC Bus Tour Land Use Engagement Activity</p> <p>Community Engagement Session-Angleton High School Students</p> <p>Community Engagement Session, Senior Residents COA PRD</p> <p>City Council Update</p> <p>Pending Meeting with Consultant and Mayor Wright</p> <p>Next CPAC Meeting</p>	<ul style="list-style-type: none"> • Wednesday, Oct. 15, 2025 • City Leadership: 11/1/2025 • Saturday, November 14, 2025 • Saturday, December 6, 2025 • Wednesday, January 14, 2026 • Thursday, February 19, 2026 • Thursday, February 19, 2026 • Tuesday, March 10, 2026 • Mid-April, 2026 • Late April or Early May, 2026.
	<p>COMP PLAN MAP TOOL:</p> <p>To give your input on specific area recommendations, please consider giving us your future ideas for Angleton by clicking the Mapping Exercise image. Once entered, you can track the mapping exercise progress entered to-date here: Link</p> <p>If you can access the links, please visit the Comprehensive Plan Website at our URL: https://www.angleton.tx.us/527/Comprehensive-Plan-2025-Update for updates and to access the links. Thank you.</p>

MONTHLY REPORT TOPICS

Other development-related Issues:

Planning Commission/Council Upcoming Agenda Items: Variance for insufficient lot frontage for a Lot Split application, on property located at 1581 County Road 597/1583 Fig Lane request was forwarded to Council for final action.

City Council 4/14/2026 Agenda Items:

3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street, between Arcola and Chenango on the evenings of June 5, 2026 and June 6, 2026, from 5:30 PM-10:30 PM for the Annual Singer Songwriters Festival.
4. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 County Road 597/1583 Fig Lane, Angleton, Texas in the Extraterritorial Jurisdiction of Brazoria County.
5. Conduct a public hearing, discussion, and possible action on consideration of a substandard structure determination order for removal at 708-718 North Velasco Street, Highway 288-Business, within the City of Angleton, Texas.
9. Discussion and possible action on Resolution No. 20260414-009 establishing an agreement between the City of Angleton, Texas and Angleton RV Park LLC, located at 789 and 799 Anchor Road/County Road 44, Brazoria County, Texas, for the granting of water and sewer utility services and providing an effective date.
10. Discussion and possible action on Resolution No. 20260414-010 approving a Reimbursement Agreement relating to the Austin Colony Public Improvement District (PID).

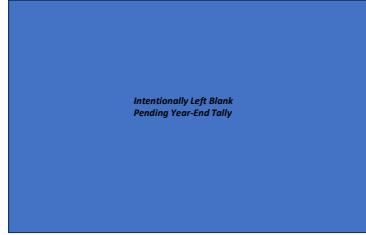
CERTIFICATE OF OCCUPANCY REPORT:

The Certificate of Occupancy- Residential Report is attached.

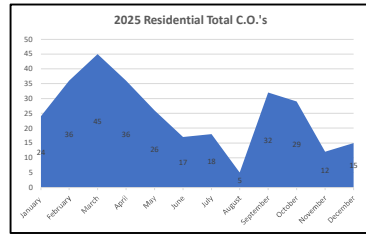
Month	2026 Residential Total C.O.'s
January	19
February	17
March	16
April	
May	
June	
July	
August	
September	
October	
November	
December	
Yearly Total	52

City of Angleton
Single Family Homes Completion Totals
 Reported as of 4/08/2026

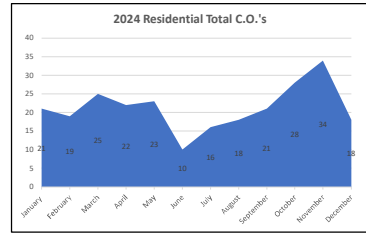
Month	2026 Residential Total C.O.'s
January	19
February	17
March	16
April	
May	
June	
July	
August	
September	
October	
November	
December	
Yearly Total	52



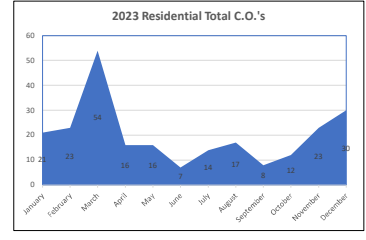
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	17
July	18
August	5
September	32
October	29
November	12
December	15
Yearly Total	295



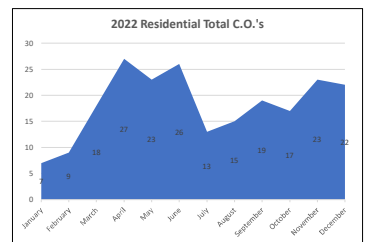
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	255



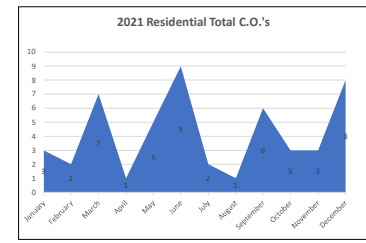
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	241



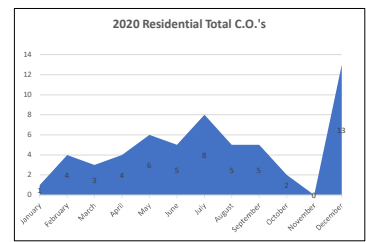
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	219



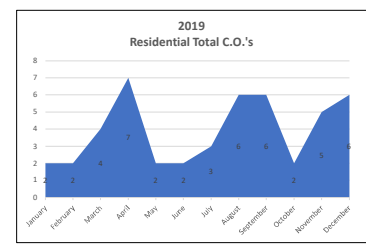
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	50



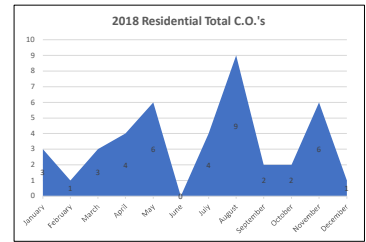
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	56



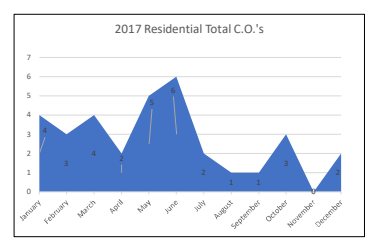
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	47



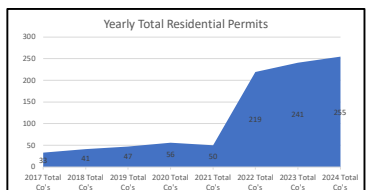
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	41



Month	2017 Residential Total C.O.'s
January	4
February	3
March	4
April	2
May	5
June	6
July	2
August	1
September	1
October	3
November	0
December	2
Yearly Total	33



Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's	255
8-Year Total Co's	942





Work Order KPI Dashboard

Work Orders Activity



Opened
Last 30 Days

123 ▲ 65



Closed
Last 30 Days

54 ▲ 51

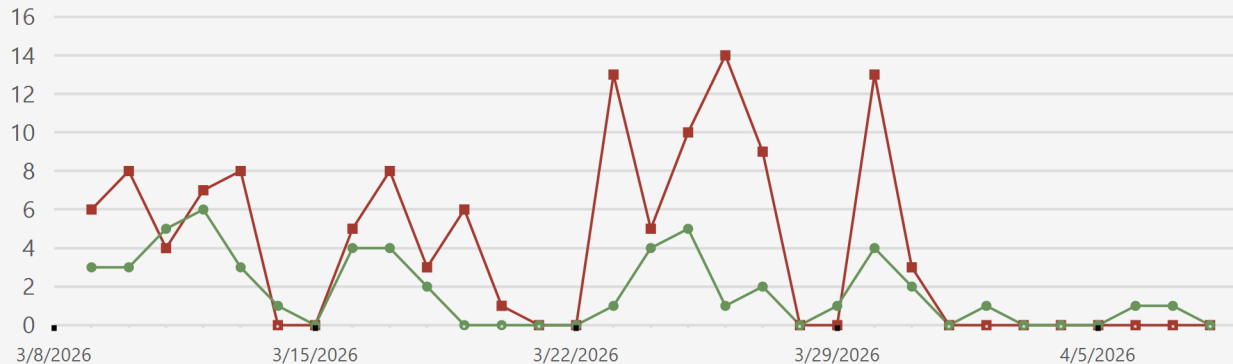
Current Open Work Orders

181

- Pending (Under Review) 27
- Permit Issued 97
- Project Closed/Complete 57

Opened vs. Closed (Last 30 Days)

Opened Closed



Average Age of Open Work Orders



23.86
Days

Work Order Number	Status	Created	Work Type	Address	District
2026-338	Pending (Under Review)	3/10/2026	1 and 2 Family Residential (R)	209 Houston Ave Angleton , TX 77515	
2026-360	Pending (Under Review)	3/13/2026	1 and 2 Family Residential (R)	18330 County Road 210 Angleton, TX 77515	
2026-445	Permit Issued	3/30/2026	1 and 2 Family Residential (R)	732 S MORGAN ST Angleton, TX 77515	
2026-415	Permit Issued	3/25/2026	1 and 2 Family Residential (R)	2125 E MULBERRY ST HWY 35 110 Angleton, TX 77515	
2026-416	Permit Issued	3/26/2026	1 and 2 Family Residential (R)	205 TJ Wright St Angleton, TX 77515	
2026-401	Permit Issued	3/24/2026	1 and 2 Family Residential (R)	512 W MIMOSA Angleton, TX 77515	
2026-403	Permit Issued	3/24/2026	1 and 2 Family Residential (R)	839 MARSHALL RD Angleton, TX 77515	
2026-373	Permit Issued	3/17/2026	1 and 2 Family Residential (R)	920 Nottingham Angleton, TX 77515	
2026-382	Permit Issued	3/19/2026	1 and 2 Family Residential (R)	612 W Mimosa St Angleton, TX 77515	
2026-392	Permit Issued	3/23/2026	1 and 2 Family Residential (R)	600 S Evans Street Angleton, TX 77515	
2026-393	Permit Issued	3/23/2026	1 and 2 Family Residential (R)	601 Kyle St Angleton, TX 77515	
2026-319	Permit Issued	3/6/2026	1 and 2 Family Residential (R)	623 GREYSTONE LN Angleton, TX 77515	
2026-310	Permit Issued	3/5/2026	1 and 2 Family Residential (R)	613 Milton St Angleton , TX 77515	
2026-299	Permit Issued	3/4/2026	1 and 2 Family Residential (R)	1500 ALENA RD Angleton, TX 77515	
2026-276	Permit Issued	3/3/2026	1 and 2 Family Residential (R)	208 Dallas Dr Angleton , TX 77515	
2026-290	Permit Issued	3/4/2026	1 and 2 Family Residential (R)	1209 Chevy Chase Dr Angleton, TX 77515	
2026-291	Permit Issued	3/4/2026	1 and 2 Family Residential (R)	741 LORRAIN ST ANGLETON, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-292	Permit Issued	3/4/2026	1 and 2 Family Residential (R)	613 MILTON ST Angleton, TX 77515	
2026-287	Permit Issued	3/3/2026	1 and 2 Family Residential (R)	156 Prarie Lea Angleton, TX 77515	
2026-366	Project Closed/Complete	3/16/2026	1 and 2 Family Residential (R)	2844 N REMINGTON DR Angleton, TX 77515	
2026-423	Project Closed/Complete	3/26/2026	1 and 2 Family Residential (R)	733 BETTY ST Angleton, TX 77515	
2026-353	Project Closed/Complete	3/12/2026	Certificate of Occupancy (C)	1801 N VELASCO ST STE B Angleton, TX 77515	
2026-424	Pending (Under Review)	3/26/2026	Certificate of Occupancy (C)	1804 N VELASCO ST Angleton, TX 77515	
2026-426	Pending (Under Review)	3/26/2026	Certificate of Occupancy (C)	212 E PEACH ST Angleton, TX 77515	
2026-442	Pending (Under Review)	3/30/2026	Commercial New	104 Clements St Angleton, TX 77515	
2026-421	Permit Issued	3/26/2026	Commercial New	300 N Parrish St Angleton , TX 77515	
2026-417	Permit Issued	3/26/2026	Commercial New	301 Cemetery Road Angleton , TX 77515	
2026-336	Permit Issued	3/10/2026	Commercial New	1200 E MULBERRY ST HWY 35 Angleton, TX 77515	
2026-308	Project Closed/Complete	3/5/2026	Commercial New	3105 N DOWNING Angleton, TX 77515	
2026-274	Permit Issued	3/3/2026	Commercial New	1034 S. Velasco Angleton, TX 77515	
2026-330	Permit Issued	3/9/2026	Commercial New	1834 N. Velasco Street Angleton, TX 77515	
2026-422	Permit Issued	3/26/2026	Demolition (C)	300 N Parrish St Angleton, TX 77515	
2026-340	Permit Issued	3/10/2026	Driveway Culvert Pipe Permit (R)	134 Walnut St Angleton, TX 77515	
2026-271	Permit Issued	3/3/2026	Driveway Culvert Pipe Permit (R)	1228 PYBURN ST ANGLETON, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-331	Permit Issued	3/9/2026	Driveway Flatwork Permit (C)	700 Bates Park Rd Angleton, TX 77515	
2026-293	Permit Issued	3/4/2026	Driveway Flatwork Permit (R)	173 Bayou Bend Blvd Angleton, TX 77515	
2026-289	Permit Issued	3/4/2026	Driveway Flatwork Permit (R)	1209 CHEVY CHASE DR Angleton, TX 77515	
2026-396	Permit Issued	3/23/2026	Driveway Flatwork Permit (R)	2125 E MULBERRY ST HWY 35 110 Angleton, TX 77515	
2026-400	Permit Issued	3/23/2026	Driveway Flatwork Permit (R)	205 T J Wright St Angleton , TX 77515	
2026-387	Permit Issued	3/20/2026	Driveway Flatwork Permit (R)	204 SHANNON ST Angleton, TX 77515	
2026-298	Pending (Under Review)	3/4/2026	Driveway Flatwork Permit (R)	301 FARRER ST Angleton, TX 77515	
2026-441	Project Closed/Complete	3/30/2026	Driveway Flatwork Permit (R)	301 SWIFT ST Angleton, TX 77515	
2026-294	Permit Issued	3/4/2026	Electrical (C)	2301 W MULBERRY ST ANGLETON, TX 77515	
2026-323	Permit Issued	3/6/2026	Electrical (C)	215 S. Front St. Angleton, TX 77515	
2026-320	Permit Issued	3/6/2026	Electrical (R)	1056 GROVE ST Angleton, TX 77515	
2026-311	Permit Issued	3/6/2026	Electrical (R)	713 COTHARN DR Angleton, TX 77515	
2026-284	Permit Issued	3/3/2026	Electrical (R)	113 BAYOU BEND CT Angleton, TX 77515	
2026-278	Permit Issued	3/3/2026	Electrical (R)	124 Houston Street Angleton , TX 77515	
2026-273	Permit Issued	3/3/2026	Electrical (R)	508 W MIMOSA ST Angleton , TX 77515	
2026-295	Permit Issued	3/4/2026	Electrical (R)	102 ORIOLE LN Angleton, TX 77515	
2026-296	Permit Issued	3/4/2026	Electrical (R)	3161 N Valderas St Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-297	Project Closed/Complete	3/4/2026	Electrical (R)	419 Amy St Angleton , TX 77515	
2026-288	Permit Issued	3/4/2026	Electrical (R)	3648 CROSS ANGLETON, TX 77515	
2026-335	Pending (Under Review)	3/10/2026	Electrical (R)	308 LAURIE LN Angleton, TX 77515	
2026-405	Permit Issued	3/24/2026	Electrical (R)	1 CROSSING CT Angleton, TX 77515	
2026-418	Permit Issued	3/26/2026	Electrical (R)	803 S VALDERAS ST Angleton, TX 77515	
2026-378	Permit Issued	3/18/2026	Electrical (R)	216 W Kiber St Angleton, TX 77515	
2026-409	Permit Issued	3/25/2026	Electrical (R)	736 S VALDERAS ST Angleton, TX 77515	
2026-361	Permit Issued	3/13/2026	Electrical (R)	6 S Kaysie St Angleton, TX 77515	
2026-402	Permit Issued	3/24/2026	Electrical (R)	856 MARSHALL RD Angleton, TX 77515	
2026-359	Permit Issued	3/13/2026	Electrical (R)	745 N REMINGTON DR Angleton, TX 77515	
2026-363	Permit Issued	3/16/2026	Electrical (R)	1347 FAIR DR Angleton, TX 77515	
2026-390	Project Closed/Complete	3/23/2026	Electrical (R)	920 Nottingham Angleton, TX 77515	
2026-454	Pending (Under Review)	3/30/2026	Fence (R)	505 S Ramona St Angleton, TX 77515	
2026-283	Project Closed/Complete	3/3/2026	Fence (R)	113 Finch Ln Angleton, TX 77515	
2026-348	Project Closed/Complete	3/12/2026	Fence (R)	5 JASMINE CT Angleton, TX 77515	
2026-275	Project Closed/Complete	3/3/2026	Fence (R)	25 Sarita Rd Angleton, TX 77515	
2026-374	Permit Issued	3/17/2026	Fire Prevention (C)	201 E MILLER ST Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-456	Pending (Under Review)	3/31/2026	Garage Sale (R)	313 Farrer Angleton, TX 77515	
2026-309	Pending (Under Review)	3/5/2026	Garage Sale (R)	332 S ARCOLA ST Angleton, TX 77515	
2026-406	Pending (Under Review)	3/25/2026	Garage Sale (R)	1011 OAK PARK DR Angleton, TX 77515	
2026-318	Project Closed/Complete	3/6/2026	Garage Sale (R)	820 ROSEWOOD LN Angleton, TX 77515	
2026-328	Project Closed/Complete	3/6/2026	Garage Sale (R)	3623 PRAIRIE ROSE TRL Angleton, TX 77515	
2026-329	Project Closed/Complete	3/9/2026	Garage Sale (R)	809 N MORGAN ST Angleton, TX 77515	
2026-333	Project Closed/Complete	3/9/2026	Garage Sale (R)	600 S Remington Dr Angleton, TX 77515	
2026-347	Project Closed/Complete	3/11/2026	Garage Sale (R)	132 Kelly St Angleton, TX 77515	
2026-354	Project Closed/Complete	3/12/2026	Garage Sale (R)	3602 Cardinal Pointe Dr Angleton, TX 77515	
2026-355	Project Closed/Complete	3/13/2026	Garage Sale (R)	3123 Savannah Rose Dr Angleton, TX 77515	
2026-339	Project Closed/Complete	3/10/2026	Garage Sale (R)	2836 N REMINGTON ANGLETON, TX 77515	
2026-358	Project Closed/Complete	3/13/2026	Garage Sale (R)	1240 San Felipe Angleton, TX 77515	
2026-350	Project Closed/Complete	3/12/2026	Garage Sale (R)	924 N Arcola St Angleton, TX 77515	
2026-351	Project Closed/Complete	3/12/2026	Garage Sale (R)	3424 Brushy Meadow Dr Angleton, TX 77515	
2026-352	Project Closed/Complete	3/12/2026	Garage Sale (R)	1006 N VALDERAS ST Angleton, TX 77515	
2026-388	Project Closed/Complete	3/23/2026	Garage Sale (R)	878 OAK RIDGE DR Angleton, TX 77515	
2026-395	Project Closed/Complete	3/23/2026	Garage Sale (R)	1101 S BELLE Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-364	Project Closed/Complete	3/16/2026	Garage Sale (R)	1207 DENNIS AVE Angleton, TX 77515	
2026-362	Project Closed/Complete	3/13/2026	Garage Sale (R)	724 MILTON ST ANGLETON, TX 77515	
2026-404	Project Closed/Complete	3/24/2026	Garage Sale (R)	1100 SOUTHERN OAKS DR Angleton, TX 77515	
2026-413	Project Closed/Complete	3/25/2026	Garage Sale (R)	801 MARSHALL RD Angleton, TX 77515	
2026-414	Project Closed/Complete	3/25/2026	Garage Sale (R)	1225 HEATHER LN ANGLETON, TX 77515	
2026-443	Project Closed/Complete	3/30/2026	Garage Sale (R)	1021 HERITAGE OAKS DR Angleton, TX 77515	
2026-407	Project Closed/Complete	3/25/2026	Garage Sale (R)	1117 OAK PARK DR Angleton, TX 77515	
2026-438	Project Closed/Complete	3/27/2026	Garage Sale (R)	137 W Phillips Rd Angleton, TX 77515	
2026-439	Project Closed/Complete	3/27/2026	Garage Sale (R)	232 Dallas Dr Angleton, TX 77515	
2026-450	Project Closed/Complete	3/30/2026	Garage Sale (R)	229 AUSTIN ST Angleton, TX 77515	
2026-332	Permit Issued	3/9/2026	Irrigation (R)	1945 N Valderas Angleton, TX 77515	
2026-446	Permit Issued	3/30/2026	Irrigation (R)	3542 CARDINAL POINTE DR ANGLETON, TX 77515	
2026-411	Permit Issued	3/25/2026	Irrigation (R)	3526 CARDINAL POINTE DR ANGLETON, TX 77515	
2026-412	Permit Issued	3/25/2026	Irrigation (R)	1950 STARGAZER LN ANGLETON, TX 77515	
2026-325	Project Closed/Complete	3/6/2026	Mechanical (C)	1813 N VELASCO ST Angleton, TX 77515	
2026-356	Project Closed/Complete	3/13/2026	Mechanical (R)	126 E Peach St Angleton, TX 77515	
2026-317	Permit Issued	3/6/2026	Mechanical (R)	6 S KAYSIE ST Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-369	Permit Issued	3/17/2026	Mechanical (R)	803 S VALDERAS ST Angleton, TX 77515	
2026-394	Permit Issued	3/23/2026	Mechanical (R)	26 WAGON LANE LOOP Angleton, TX 77515	
2026-345	Permit Issued	3/11/2026	Mechanical (R)	1935 Starlight Angleton , TX 77515	
2026-346	Permit Issued	3/11/2026	Mechanical (R)	1232 CLOVER DRIVE Angleton, TX 77515	
2026-447	Permit Issued	3/30/2026	Mechanical (R)	201 BASTROP ST Angleton, TX 77515	
2026-419	Permit Issued	3/26/2026	Mechanical (R)	420 E MYRTLE ST Angleton, TX 77515	
2026-444	Permit Issued	3/30/2026	Mechanical (R)	605 HOLLY ST Angleton, TX 77515	
2026-386	Permit Issued	3/19/2026	Plumbing (C)	2209 E MULBERRY ST HWY 35 Angleton, TX 77515	
2026-314	Permit Issued	3/6/2026	Plumbing (C)	200 S VELASCO ST Angleton, TX 77515	
2026-410	Project Closed/Complete	3/25/2026	Plumbing (C)	921 E MULBERRY ANGLETON, TX 77515	
2026-367	Project Closed/Complete	3/16/2026	Plumbing (R)	1205 TAYLOR ST Angleton, TX 77515	
2026-370	Project Closed/Complete	3/17/2026	Plumbing (R)	701 E MURRAY ST Angleton, TX 77515	
2026-315	Permit Issued	3/6/2026	Plumbing (R)	910 S Walker St Angleton, TX 77515	
2026-272	Permit Issued	3/3/2026	Plumbing (R)	208 La Laja dr ANGLETON, TX 77515	
2026-277	Permit Issued	3/3/2026	Plumbing (R)	10 Colony SQ Angleton, TX 77515	
2026-307	Permit Issued	3/5/2026	Plumbing (R)	1308 Glenview Ln angleton, TX 77515	
2026-280	Permit Issued	3/3/2026	Plumbing (R)	1309 N TINSLEY ST Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-342	Project Closed/Complete	3/10/2026	Plumbing (R)	419 E PEACH ST Angleton, TX 77515	
2026-285	Project Closed/Complete	3/3/2026	Plumbing (R)	419 Amy St Angleton TX, TX 77515	
2026-326	Project Closed/Complete	3/6/2026	Plumbing (R)	320 SANDS ST Angleton, TX 77515	
2026-282	Permit Issued	3/3/2026	Plumbing (R)	516 W MIMOSA ST Angleton, TX 77515	
2026-371	Permit Issued	3/17/2026	Plumbing (R)	2000 SHANKS RD Angleton, TX 77515	
2026-375	Permit Issued	3/17/2026	Plumbing (R)	203 EVANS ST Angleton, TX 77515	
2026-458	Permit Issued	3/31/2026	Plumbing (R)	1503 Alena Rd Angleton, TX 77515	
2026-449	Permit Issued	3/30/2026	Plumbing (R)	1000 MORNINGSIDE ST Angleton, TX 77515	
2026-341	Pending (Under Review)	3/10/2026	Residential New (R)	514 hurst st ANGLETON, TX 77515	
2026-357	Pending (Under Review)	3/13/2026	Residential New (R)	416 E Peach St Angleton , TX 77515	
2026-376	Permit Issued	3/17/2026	Residential New (R)	1240 E KIBER ST ANGLETON, TX 77515	
2026-381	Permit Issued	3/19/2026	Residential New (R)	3530 Cardinal Pointe Dr Angleton, TX 77515	
2026-397	Permit Issued	3/23/2026	Residential New (R)	2114 Starlight St Angleton, TX 77515	
2026-398	Permit Issued	3/23/2026	Residential New (R)	2118 Starlight St Angleton, TX 77515	
2026-389	Permit Issued	3/23/2026	Residential New (R)	1423 Parks Edge Ln Angleton, TX 77515	
2026-391	Permit Issued	3/23/2026	Residential New (R)	1427 Parks Edge Ln Angleton, TX 77515	
2026-383	Permit Issued	3/19/2026	Residential New (R)	3522 Cardinal Pointe Dr Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-384	Permit Issued	3/19/2026	Residential New (R)	1907 Starlight St Angleton, TX 77515	
2026-385	Permit Issued	3/19/2026	Residential New (R)	1911 Starlight St Angleton, TX 77515	
2026-301	Permit Issued	3/5/2026	Residential New (R)	1576 Elm Ct Angleton, TX 77515	
2026-302	Permit Issued	3/5/2026	Residential New (R)	1580 Elm Ct Angleton, TX 77515	
2026-303	Permit Issued	3/5/2026	Residential New (R)	1584 Elm Ct Angleton, TX 77515	
2026-304	Permit Issued	3/5/2026	Residential New (R)	1589 Elm Ct NEW HOME BUILD Angleton, TX 77515	
2026-305	Permit Issued	3/5/2026	Residential New (R)	1592 Elm Ct Angleton, TX 77515	
2026-306	Permit Issued	3/5/2026	Residential New (R)	1596 Elm Ct Angleton, TX 77515	
2026-286	Permit Issued	3/3/2026	Residential New (R)	1618 Windrose Bend Angleton, TX 77515	
2026-316	Permit Issued	3/6/2026	Residential New (R)	1934 Starlight Street Angleton, TX 77515	
2026-312	Permit Issued	3/6/2026	Residential New (R)	1926 Starlight Street Angleton, TX 77515	
2026-313	Permit Issued	3/6/2026	Residential New (R)	1930 Starlight Street Angleton, TX 77515	
2026-324	Permit Issued	3/6/2026	Residential New (R)	1631 Windrose Bend Angleton, TX 77515	
2026-321	Permit Issued	3/6/2026	Residential New (R)	1623 Windrose Bend Angleton, TX 77515	
2026-322	Permit Issued	3/6/2026	Residential New (R)	1627 Windrose Bend Angleton, TX 77515	
2026-281	Pending (Under Review)	3/3/2026	Retail Food (C)	116 E MULBERRY ST HWY 35 Angleton, TX 77515	
2026-429	Pending (Under Review)	3/26/2026	Retail Food (C)	5200 AIRLINE ROAD Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-430	Pending (Under Review)	3/27/2026	Retail Food (C)	1001 WEST MULBERRY Angleton, TX 77515	
2026-431	Pending (Under Review)	3/27/2026	Retail Food (C)	1200 PARK LN Angleton, TX 77515	
2026-432	Pending (Under Review)	3/27/2026	Retail Food (C)	100 CORRAL LOOP Angleton, TX 77515	
2026-433	Pending (Under Review)	3/27/2026	Retail Food (C)	300 S WALKER ST ANGLETON, TX 77515	
2026-434	Pending (Under Review)	3/27/2026	Retail Food (C)	1 CAMPUS DRIVE Angleton, TX 77515	
2026-435	Pending (Under Review)	3/27/2026	Retail Food (C)	1201 HENDERSON RD Angleton, TX 77515	
2026-440	Pending (Under Review)	3/30/2026	Retail Food (C)	1225 North Velasco St Angleton, TX 77515	
2026-451	Pending (Under Review)	3/30/2026	Retail Food (C)	530 E Mulberry St Angleton , TX 77515	
2026-453	Pending (Under Review)	3/30/2026	Retail Food (C)	1025 S VELASCO Angleton, TX 77515	
2026-425	Pending (Under Review)	3/26/2026	Retail Food (C)	1804 N Velasco St Angleton, TX 77515	
2026-427	Project Closed/Complete	3/26/2026	Retail Food (C)	1000 RIDGECREST Angleton, TX 77515	
2026-428	Project Closed/Complete	3/26/2026	Retail Food (C)	429 E LOCUST ST Angleton, TX 77515	
2026-436	Project Closed/Complete	3/27/2026	Retail Food (C)	1108 E Mulberry St Angleton, TX 77515	
2026-365	Project Closed/Complete	3/16/2026	Retail Food (C)	2901 N VELASCO ST UNIT 1 Angleton, TX 77515	
2026-379	Project Closed/Complete	3/18/2026	Retail Food (C)	2605 N VELASCO ST Angleton, TX 77515	
2026-300	Permit Issued	3/4/2026	Sign (C)	620 W Mulberry St, Suite B Angleton, TX 77515	
2026-457	Pending (Under Review)	3/31/2026	Swimming Pool/Hot Tub (R)	709 Norda St Angleton, TX 77515	

Work Order Number	Status	Created	Work Type	Address	District
2026-327	Project Closed/Complete	3/6/2026	Temporary Food Service (C)	3105 N DOWNING RD ANGLETON, TX 77515	
2026-349	Project Closed/Complete	3/12/2026	Temporary Food Service (C)	2916 N VELASCO ST Angleton, TX 77515	
2026-399	Project Closed/Complete	3/23/2026	Temporary Food Service (C)	3099 N DOWNING RD Angleton, TX 77515	
2026-372	Project Closed/Complete	3/17/2026	Utility Right of Way (C)	100 AUSTIN RD ANGLETON, TX 77515	
2026-420	Project Closed/Complete	3/26/2026	Utility Right of Way (C)	834 OAK RIDGE DR Angleton, TX 77515	
2026-344	Project Closed/Complete	3/11/2026	Utility Right of Way (C)	2309 W MULBERRY ST Angleton, TX 77591	
2026-334	Project Closed/Complete	3/9/2026	Utility Right of Way (C)	851 OAK RIDGE DR Angleton, TX 77515	
2026-337	Project Closed/Complete	3/10/2026	Alcohol (C)	PO Box 547 Angleton, TX 77516	
2026-408	Project Closed/Complete	3/25/2026	Alcohol (C)	100 W Magnolia St Angleton, TX 77515	
2026-377	Project Closed/Complete	3/18/2026	Alcohol (C)	2901 N Velasco St UNIT 1 Angleton, TX 77515	
2026-279	Pending (Under Review)	3/3/2026	Mobile Vending Unit (C)	700 Western Ave Angleton, TX 77515	

CITY OF ANGLETON CODE ENFORCEMENT REPORT - MARCH, 2026

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
701 Danbury		Junk Vehicle			Paul McKeever		Closed
1180 Thomas		Junk Vehicle			Paul McKeever		Closed
310 N. Rock Island		High Grass			Paul McKeever		Closed
409 N Pecan		High Grass			Paul McKeever		Closed
223 S Walker		High Grass			Paul McKeever		Closed
300 Bryan Way		High Grass			Paul McKeever		Closed
616 E Plum		High Grass			Paul McKeever		Closed
3301 E Mulberry		High Grass			Paul McKeever		Closed
1317 Molina		High Grass		Lien	Paul McKeever		Closed
5 Piney Way		High Grass			Paul McKeever		Closed
628 Catalpa		High Grass		Lien	Paul McKeever		Closed
504 Farrer		High Grass		Liens	Paul McKeever		Closed
Western Ave.@SH35/Shady Acres Prop ID 246699		High Grass		Liens	Paul McKeever		Closed
1024 Robinhood		High Grass		7 liens	Paul McKeever		Closed
1220 E Mulberry		High Grass		9 liens	Paul McKeever		Closed
817 N Morgan		High Grass			Billy Gipson		Closed
1105 E Miller		High Grass			Billy Gipson		Closed
508 Hurst	Yes	Demo/without permit/left debris in ditch	Yes Pending	Lien paid	Paul McKeever		Closed
721 W. Mulberry St.	Demo 7/2025			Closed	Paul McKeever		Completed
710 W. Mulberry	Yes	Prop Maintenance Pending Demo			Paul McKeever		Completed
1022 N. Chenango		High Grass		Yes/ 2 Liens/ 6/27/202310/08/2025 (\$403.24 pending Payoff)	Paul McKeever		Completed
321 Sagebrush	Yes, 9/18/2025	Trash/Debris/Driveway			Billy Gipson		Completed
310 N Rock Island		High Grass			Paul McKeever		Completed
3301 E Mulberry		High Grass			Paul McKeever		Completed
1317 Molina		High Grass		yes/ 10/27/2025	Paul McKeever		Completed
5 Piney Way		High Grass			Paul McKeever		Completed
961 S Walker		High Grass		Lien	Paul McKeever		Completed
Velasco Shell		Health Inspection			Billy Gipson		100 Completed
Angleton ACE		Health Inspection			Billy Gipson		100 Completed
AISS -Central		Health Inspection			Billy Gipson		100 Completed
AISS -Frontier Elementary		Health Inspection			Billy Gipson		100 Completed
AISS-High School		Health Inspection			Billy Gipson		100 Completed
AISS-Junior High		Health Inspection			Billy Gipson		100 Completed
AISS-Northside		Health Inspection			Billy Gipson		100 Completed
AISS-Rancho Isabella		Health Inspection			Billy Gipson		100 Completed
Wendy's		Health Inspection			Billy Gipson		100 Completed
AISS-Soutside		Health Inspection			Billy Gipson		100 Completed
AISS-Westside		Health Inspection			Billy Gipson		100 Completed
AISS- CTE		Health Inspection			Billy Gipson		100 Completed
Angleton School Pantry		Health Inspection			Billy Gipson		100 Completed
Ten Pin Entertainment		Health Inspection			Billy Gipson		100 Completed
Chopstix		Health Inspection			Billy Gipson		100 Completed
Arby's		Health Inspection			Billy Gipson		100 Completed
Angleton Seafood		Health Inspection			Billy Gipson		100 Completed
Buckee's		Health Inspection			Billy Gipson		100 Completed
Angleton Chevron		Health Inspection			Billy Gipson		100 Completed
Holy Comforter Episcopal		Health Inspection			Billy Gipson		100 Completed
E Z Gas		Health Inspection			Billy Gipson		100 Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - MARCH, 2026

Item 16.

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
Paradise City		Health Inspection			Billy Gipson		100 Completed
UTMB Angleton Cafe		Health Inspection			Billy Gipson		100 Completed
Daily Donuts		Health Inspection			Billy Gipson		100 Completed
Kenjo's Bar B Q		Health Inspection			Billy Gipson		100 Completed
Snow Fox Sushi		Health Inspection			Billy Gipson		100 Completed
Popeyes Chicken		Health Inspection			Billy Gipson		100 Completed
Buckee's Mulberry		Health Inspection			Billy Gipson		100 Completed
Wild West Bar B Q		Health Inspection			Billy Gipson		100 Completed
Pump & Munch		Health Inspection			Billy Gipson		100 Completed
Chilli's		Health Inspection			Billy Gipson		96 Completed
Pump N' Munch		Health Inspection			Billy Gipson		97 Completed
La' Casona		Health Inspection			Billy Gipson		94 Completed
A.I.S.D. School Market		Health Inspection			Billy Gipson		100 Completed
Tiny Treasures		Health Inspection			Billy Gipson		96 Completed
Angleton Exress		Health Inspection			Billy Gipson		97 Completed
Arby's		Health Inspection			Billy Gipson		96 Completed
Rock's Donuts		Health Inspection			Billy Gipson		94 Completed
Signs		Council Members Request			Billy Gipson		Completed
Paradise City		Health Inspection			Billy Gipson		100 Completed
Best Value Inn		Health Inspection			Billy Gipson		100 Completed
717 W Ash	Yes	High Grass			Billy Gipson		Completed
Best Wersern Inn		Health Inspection			Billy Gipson		100 Completed
Picket Fence		Health Inspection			Billy Gipson		100 Completed
Pizza Hut		Health Inspection			Billy Gipson		100 Completed
Po Boys Seafood		Health Inspection			Billy Gipson		100 Completed
Puertto Vallarta		Health Inspection			Billy Gipson		98 Completed
Popeyes		Health Inspection			Billy Gipson		100 Completed
Save a Step		Health Inspection			Billy Gipson		100 Completed
Shipleys Donuts		Health Inspection			Billy Gipson		100 Completed
Smith's Grocery		Health Inspection			Billy Gipson		100 Completed
Sno Crush		Health Inspection			Billy Gipson		100 Completed
Snow Crush and More		Health Inspection			Billy Gipson		100 Completed
Snow Fox Sushi		Health Inspection			Billy Gipson		100 Completed
Sonic Drive Inn		Health Inspection			Billy Gipson		100 Completed
Spec's		Health Inspection			Billy Gipson		100 Completed
St. Thomas CommunityFood Pantryu		Health Inspection			Billy Gipson		100 Completed
StarBucks Coffee		Health Inspection			Billy Gipson		100 Completed
Subway #53549		Health Inspection			Billy Gipson		100 Completed
Subway #56747		Health Inspection			Billy Gipson		100 Completed
Taco Bell		Health Inspection			Billy Gipson		100 Completed
Taqueria El Jimador		Health Inspection			Billy Gipson		100 Completed
Tiny Treasures		Health Inspection			Billy Gipson		96 Completed
Umi Sushi		Health Inspection			Billy Gipson		100 Completed
UTMB		Health Inspection			Billy Gipson		100 Completed
Velasco Shell		Health Inspection			Billy Gipson		100 Completed
Wakey Wakey's		Health Inspection			Billy Gipson		100 Completed
Walgreen's		Health Inspection			Billy Gipson		100 Completed
Walmart #527		Health Inspection			Billy Gipson		97 Completed
Walmart Deli		Health Inspection			Billy Gipson		97 Completed
Wal Mart Meat Dept		Health Inspection			Billy Gipson		97 Completed
Whataburget #419		Health Inspection			Billy Gipson		100 Completed
Whire's Cottage		Health Inspection			Billy Gipson		100 Completed
Wendy's		Health Inspection			Billy Gipson		100 Completed
Wildwest Bar B Q		Health Inspection			Billy Gipson		100 Completed
Wing Stop		Health Inspection			Billy Gipson		100 Completed
Brunch to Dough		Health Inspection			Billy Gipson		100 Completed
Dynasty Cuisine		Health Inspection			Billy Gipson		100 Completed
Nena's Taqueria		Health Inspection			Billy Gipson		98 Completed
Smithhart's Gril		Health Inspection			Billy Gipson		100 Completed
McDonald's		Health Inspection			Billy Gipson		100 Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - MARCH, 2026

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
Cypress Woods Care Center		Health Inspection			Billy Gipson	100	Completed
711 E. Kiber	Yes.	High Grass			Billy Gipson		c
2825 S. Velasco	N/A	Dumping Heavy Trash	N/A	N/A	Paul McKeever	7/7/2025 IQWorks Complaint	Completed
612 Cannan	Yes	Water Leak and High Grass			Paul McKeever		Completed
1224 E Mulberry	Yes	High Grass			Paul McKeever		Completed
3301 E Mulberry	Yes	High Grass			Paul McKeever		Completed
113 W Myrtle (Brunch to Dough)		Health Inspection			Paul McKeever		Completed
700 E Henderson (Greenhouse Learning Center)		Health Inspection			Paul McKeever		Completed
976 Anchor Rd (Angleton Christian School)		Health Inspection			Paul McKeever		Completed
9 Bandit Signs (11/5/2025)		Bandit Signs			Paul McKeever		Completed
12 Bandit Signs (11/6/2025)		Bandit Signs			Paul McKeever		Completed
1 Bandit Sign (11/12/2025)		Bandit Sign			Paul McKeever		Completed
9 Bandit Signs (11/14/2025)		Bandit Signs			Paul McKeever		Completed
3 Bandit Signs (11/17/2025)		Bandit Signs			Paul McKeever		Completed
616 E Plum		High Grass			Paul McKeever		Corrected
2024 E Mulberry	Yes	High Grass/Sign			Paul McKeever		Corrected
2024 E Mulberry	Yes	High Grass			Paul McKeever		Corrected
312 Northbrook	Yes	Outside Storage			Paul McKeever		Corrected
1328 Sagebrush	Yes	Junk Vehicle			Paul McKeever		Corrected
216 La Laja	Yes	Junk Vehicle			Paul McKeever		Corrected
103 Meadowview	Yes	Junk Vehicle			Paul McKeever		Corrected
208 Bastrop	Yes	Junk Vehicle			Paul McKeever		Corrected
North Parrish Property ID 182041	Yes	High Grass			Paul McKeever		Corrected
312 Swift	Yes	High Grass			Paul McKeever		Corrected
501 TJ Wright	Yes	Junk Vehicle			Paul McKeever		Corrected
1401E E Mulberry		Feather Flags			Paul McKeever		Corrected
621 W Mulberry		Feather Flags			Paul McKeever		Corrected
1233 Chevy Chase	Yes	Junk Vehicle			Paul McKeever		Corrected
45 S Texian		Parking			Paul McKeever		Corrected
940 Buchta Rd.	Yes; warning letter 5/29/2024	High Grass		Yes 4 Liens/ 8/29/2024; 12/12/2024; 2/13/2025; 4/11/2025 (Pending \$2,743.65 payoff)	Paul McKeever		Force Mowed 2 Times/
1516 Gifford		Trash in Yard; High Weeds; Pool Fence missing panels; Roosters in City; People living in an accessory building. Potential unsafe structure; Fallen tree on fence.			Paul McKeever	Neighbor Complaint: Source I-Works	Ongoing since 3/11/2024
28 Texian Trail		Parking			Paul McKeever		Corrected
420 S. Erskine		Illegal Water and Sewer			Billy Gipson		Corrected
212 Bastrop	Yes	Junk Vehicle			Paul McKeever		Corrected
1313 Sagebrush	Yes	Junk Vehicle			Paul McKeever		Open /Processing
1200 Molina	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
1220 Molina	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
1309 Northbrook	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
108 Bastrop	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
320 N Columbia	Yes	Substandard Structure/High Grass/Junk Vehicle		Lien Filed	Paul McKeever	Grass Abated	Corrected
220 Austin	Yes	Substandard Structure			Paul McKeever		Corrected
1119 E. Pecan	Yes	Fence Down			Billy Gipson		Completeed
2610 N. Velasco (RoadHouse)	Yes. Since 2023	Pending Building Code Violations/Lack of Permit	Yes Pending		Paul McKeever		Open Processing
1036 Anderson	1/30/2025	Prop. Maintenance/Pending Demo			Paul McKeever		Corrected
320 W. Peach	Yes; since 2022	Prop Maintenance Pending Demo	Citation Issued		Paul McKeever		Open/processing
811 W. Miller	Yes	Prop Maintenance Pending Demo			Billy Gipson		Corrected
Velasco Square Apts.	Yes	Prop Maintenance Pending Demo	Citation Issued		Paul McKeever		Open/processing
840 E. Mulberry	Yes	Prop Maintenance Pending Demo	Pending Legal/Council Action		Paul McKeever		Open/processing
2001 S. Velasco	Yes May 19, 2025		Pending Court Case		Paul McKeever		Open/processing
409 N Pecan		High Grass			Paul McKeever		Corrected
300 Bryan Way		High Grass			Paul McKeever		Corrected
328 N Ranch House		High Grass	Pending Court Case	Yes/ 2 Liens/ 8/28/2025 & 10/27/2025	Paul McKeever		Completeed
117 Bastrop		Junk Vehicle	Warrant Pending		Paul McKeever		Open/processing
601 Kyle	Yes	Substandard Structure (Garage)			Paul McKeever		Open/Processing
1 Dallas Ct No 1	Yes	Junk Vehicle			Paul McKeever		Corrected

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Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
325 La Jaja	Yes	Outside Storage/High Grass/Exterior Walls			Paul McKeever	Storage and Grass corrected	Open/Processing
117 TJ Wright	Yes	Outside Storage			Paul McKeever		Corrected
505 N Velasco	Yes	Junk Vehicle (several)	Citation Issued		Paul McKeever		Corrected
1240-1242 E Mulberry	Yes	Substandard Structure			Paul McKeever		Corrected
921 N Belle	Yes	Fence			Paul McKeever		Open/Processing
Property ID 230204	Yes	Grass/Weeds		Lien Filed	Paul McKeever		corrected
1108 Rosewood	Yes	Fence			Paul McKeever		Corrected
1012 S Belle	Yes	Fence			Paul McKeever		Corrected
Property ID 230205	Yes	Grass/Weeds		Lien Filed	Paul McKeever		Corrected
11 Chuck Wagon	Yes	Junk Vehicle			Paul McKeever		Corrected
720 N Plantation	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
813 N Plantation	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
10 Wagon Lane Loop	Yes	Junk Vehicle			Paul McKeever		Corrected
50 Alexander	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
2609 #19 S Front		No Water Service			Paul McKeever		Corrected
54 Alexander	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
801 Noreda	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
811 D Buchta	Yes	Grass/Door/Rotting Wood			Paul McKeever		Corrected
508 Betty	Yes	No Water			Paul McKeever		Corrected
220 Austin	Yes	Substandard Structure			Paul McKeever		Corrected
1125 Kadera	Yes	Grass/Weeds			Paul McKeever		Open/Processing
208 Austin		Substandard Structure			Paul McKeever		Open/Processing
721 Newman	Yes	No Water/Outside Storage	2 citations		Paul McKeever		Open/Processing
36 Texian Trail		Parking			Paul McKeever		Corrected
30 Texian Trail		Parking			Paul McKeever		Corrected
29 Texian Trail		Parking			Paul McKeever		Corrected
27 Texian Trail		Parking			Paul McKeever		Corrected
24 Texian Trail		Parking			Paul McKeever		Corrected
25 Texian Trail		Parking			Paul McKeever		Corrected
44 Texian Trail		Parking/Junk Vehicle			Paul McKeever		Corrected
105 N Rock Island	Yes	Substandard Structure	Citation Issued		Paul McKeever		Open/Processing
913 N. Velaso		Roof Damage			Billy Gipson		Corrected
1220 E Mulberry	Yes	Substandard Structure			Paul McKeever		Open/Processing
132 e. Peach	Yes	Substandard Structure (Garage)	Citations Issued (2)		Billy Gipson	Set for Court 12/11/2025	Pending
420 S. Erskine	Yes.	Mobile Home Used as Residence	Citation Issued		Billy Gipson	Set for Court 12/11/2025	Corrected
812 Perry	Yes	No Fence around Pool	Citation Issued		Billy Gipson	Warrant Pending	Pending
Rocks Donuts	No	Operating Without Permt	Citation Issued		Billy Gipson	No Action at this Time	Corrected
November Health Inspections		Annual			Billy Gipson		Corrected
704 E. Murray	Yes	High Grass			Billy Gipson		Corrected
701 W. Ash	Yes	High Grass			Billy Gipson		Corrected
1119 E. Pecan	yYess	Fence Down			Billy Gipson		Completed
617 E Miller		RV to Sewage			Billy Gipson	lWorks complaint	Corrected
1712 Shanks	Yes	High Grass			Billy Gipson		Corrected
5 Piney Way	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
841 S Morgan	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
814 W .Ash	yes	Fallen Ttree			Billy Gipson		Pending
252 Bastrop	Yes	High Grass			Billy Gipson		Completed
943 Magnolia	Yes	High Grass			Billy Gipson		Complete
202 S Walker		RV Parking			Paul McKeever		Council Approved
9 Pineview	Yes	High Grass			Paul McKeever		Corrected
5 Bandit Signs (11/24/2025)		Bandit Signs			Paul McKeever		Completed
12 Piney Way	Yes	High Grass	filed	Lien Filed	Paul McKeever		Completed
Foundation Inspections (4 - 12/1/2025)		Foundation Inspections			Paul McKeever		Completed
Shipleys Donuts		Health Inspection (100)			Paul McKeever		Completed
Vintage Dough		Health Inspection (100)			Paul McKeever		Completed
Dirty South		Health Inspection (97)			Paul McKeever		Completed
Bandit Signs (12-12/8/2025)		Bandit Signs			Paul McKeever		Completed
817 W Live Oak	Yes	No Water			Paul McKeever		Open/Processing
2125 S Front	Yes	RV Parking			Paul McKeever		Corrected
745 Ash	Yes	Grass		Lien Filed	Paul McKeever		Completed
724 Ash	Yes	Grass			Paul McKeever		Corrected
American Legion		Health Inspection (100)			Paul McKeever		Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - MARCH, 2026

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
Bandit Signs (3-12/9/2025)		Bandit Signs			Paul McKeever		Completed
1904 E Mulberry	Yes	Trash			Paul McKeever		Corrected
1712 N Velasco		Unsafe Electrical			Paul McKeever		Corrected
317 Bastrop		Burning/Trash			Paul McKeever		Corrected
1230 E Mulberry	Yes	Trash/Fence			Paul McKeever		Corrected
305 Silver Saddle	Yes	Grass			Paul McKeever		Corrected
1036 Grove	Yes	No Water			Paul McKeever		Open/Processing
Brazoria County Day Care		Health Inspection (100)			Paul McKeever		Completed
312 Swift	Yes	Grass/Weeds			Paul McKeever		Corrected
309 W Plum	Yes	Grass/Weeds		Lien Filed	Paul McKeever		Completed
W Plum	Yes			Lien Filed	Paul McKeever		Completed
Best Western		Health Inspection (95)			Paul McKeever		Completed
1032 N Arcola		No Water			Paul McKeever		Corrected
Zains Shawarma		Health Inspection (Mobile)			Paul McKeever	inspected 1/5/2026	Completed
600 E Mimosa	yes	no pool fence	citation issued		Paul McKeever		Corrected
821 Higgins	Yes	Falling Tree			Billy Gipson		Corrected
825 Higgins	Yes	Falling Tree			Billy Gipson		Corrected
3011 E Mulberry	Yes	occupied R/V			Paul McKeever		Corrected
512 W Mimosa	Yes	Substandard Structure			Paul McKeever		corrected
1217 Clover	Yes	Fence			Paul McKeever		Corrected
814 W Ash	Yes	Fence			Paul McKeever		Open/Processing
904 Wimberly	Yes	Trash			Paul McKeever		Open/Processing
717 Marshall	Yes	Grass/Weeds			Paul McKeever		corrected
1821 N Valderas	Yes	Grass/Weeds		Lien Filed	Paul McKeever		Open/Processing
Bridge Church	No	Health Inspection(98)			Billy Gipson		26-Jan Completed
Church's	No	Health Inspection(100)			Billy Gipson		26-Jan Completed
Bridge Academy	No	Health Inspection(99)			Billy Gipson		26-Jan Completed
Burger King	No	Health Inspection(98)			Billy Gipson		20-Jan Complete
Mi Tierra Taquereria	No	Health Inspection(100)			Billy Gipson		11-Feb Completed
Dairy Queen	No	Health Inspection(99)			Billy Gipson		10-Feb Completed
Guadalajara	No	Health Inspection(93)			Billy Gipson		14-Feb Completed
Subway	No	Health Inspection(100)			Billy Gipson		25-Feb Completed
Thirsty Goat	No	Health Inspection(100)			Billy Gipson		23-Mar Completed
Snow Fruit	No	Health Inspection(100)			Billy Gipson		19-Mar Completed
Buc-ee's	No	Health Inspection(100)			Billy Gipson		24-Mar Completed
CVS Pharmacy	No	Health Inspection(100)			Billy Gipson		23-Mar Completed
Dairy Queen	No	Health Inspection(100)			Billy Gipson		24-Mar Completed
El Patio Tex	No	Health Inspection(100)			Billy Gipson		23-Mar Completed
Northside Elementary	No	Health Inspection(100)			Billy Gipson		31-Mar Completed
Central Elementary	No	Health Inspection (100)			Billy Gipson		30-Mar Completed
Taco Bell	No	Health Inspection(100)			Billy Gipson		31-Mar
Sonic	No	Health Inspection(100)			Billy Gipson		20-Mar Completed
905 N Valderas	Yes	Substandard Structure			Paul McKeever		Open/Processing
603 W Orange	Yes	Substandard Structure			Paul McKeever		Open/Processing
609 W Orange	Yes	Substandard Structure			Paul McKeever		Corrected
616 Marshall	Yes	Substandard Structure			Billy Gipson		Open/Processing
709 W Miller	Yes	Fence Down			Billy Gipson		Completed
825 Higgins	Yes	High Grass		Lien Filed	Billy Gipson		Completed
Property ID 161367	Yes	High Grass		Lien Filed	Paul McKeever		Completed
1024 Robinhood	Yes	Substandard Structure			Paul McKeever		Open/Processing
220 N Erskine	Yes	Substandard Structure			Paul McKeever		Open/Processing
326 N Erskine	Yes	High Grass		Lien Filed	Paul McKeever		Completed
3 Richland	Yes	Pool Fence			Paul McKeever		Corrected
414 W Live Oak	Yes	Substandard Structure			Paul McKeever		Open/Processing
315 W Myrtle	Yes	Pool Fence			Paul McKeever		Corrected
24 Rayburn Ridge	Yes	Junk Vehicle, High Grass, Rotten Fascia			Paul McKeever		Corrected
732 Northridge	Yes	Dilapidated Structure			Billy Gipson		Completed
912 E. Cedar	Yes	Fence			Billy Gipson		Completed
801 Perry	Yes	Junk Vehicle			Paul McKeever		Open/Processing
701 W Ash	Yes	Junk Vehicle			Paul McKeever		Open/Processing
904 W Live Oak	Yes	Junk Vehicle			Paul McKeever		Corrected
604 W Magnolia	Yes	Junk Vehicle			Paul McKeever		Open/Processing
1124 E Miller	Yes	Fence			Paul McKeever		Open/Processing

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Item 16.

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
1113 Morningside	Yes	Signs			Paul McKeever		Corrected
135 E Hospital	Yes	High Grass			Billy Gipson		Completed
Property ID 181989	Yes	Exterior Walls			Paul McKeever		Open/Processing
601Lorraine	Yes	Junk Vehicle			Paul McKeever		Corrected
13 S Erik	Yes	Exterior Walls			Paul McKeever		Open/Processing
121 E Ash		Exterior Walls			Paul McKeever		Corrected
Cricket Wireless		Signs			Paul McKeever		Corrected
1400 Henderson Rd		Signs			Paul McKeever		Completed
Bandit Signs (2-20-26)	Yes	Fence			Billy Gipson		Completed
273 Lasso	Yes	Dilapidated Structure			Billy Gipson		Open/Processing
121 E Ash	Yes	Dilapidated Structure			Billy Gipson		Open/Processing
909 Chevy Chase	Yes	Junk Vehicle			Billy Gipson		Open/Processing
905 Chevy Chase	Yes	Dead Tree			Billy Gipson		Completed
812 N Downing	Yes	Dead Tree/ Trash			Billy Gipson		Open/Pending
917 N. Arcola	Yes	Substandard Structure			Billy Gipson		Open/ In Process
416 E Peach	Yes	High Grass			Billy Gipson		Open/in Process
640 Kyle	Yes	High Grass			Billy Gipson		Open/Pending
740 Kyle	Yes	High Grass			Billy Gipson		Open/Processing
204 W. Munson	Yes	High Grass			Billy Gipson		Completed
310 Rodgers	Yes	Dead Tree/Trash			Billy Gipson		Open/Pending
911 N. Arcola		Signs			Paul McKeever		Completed
Bandit Signs (2/25/26)		Signs			Paul McKeever		Completed
66 Alexander	Yes	Fence			Paul McKeever		Corrected
Property ID 703184	Yes	Outdoor Storage			Paul McKeever		Corrected
412 N T J Wright	Yes	Fence			Paul McKeever		Corrected
1201 Ramona	Yes	Substandard Structure			Paul McKeever		Open/Processing
1501 Gifford	Yes	Grass/Weeds			Paul McKeever		Open/Processing
604 W Henderson	Yes	Grass/Weeds			Paul McKeever		Corrected
2225 S Front	Yes	Substandard Structure			Paul McKeever		Open/Processing
1117 Meadowlane	Yes	Substandard Structure			Paul McKeever		Corrected
1811 E Mulberry	Yes	Substandard Structure, debris			Paul McKeever		Open/Processing
ID 180461	Yes	Substandard Structure			Billy Gipson		Complete
103 Richland	Yes	Dead Tree			Paul McKeever		Open/Processing
208 Laurie	No	3 day doorhanger left	No Fence Permit		Paul McKeever		Open/Processing
Bandit Signs (3/24/26)		Signs			Paul McKeever		Completed
Bandit Signs (3/31/26)		Signs			Paul McKeever		Completed
316 Richmond	Yes	Grass, Fascia Boards			Paul McKeever		Open/Processing
309 W Kiber	Yes	Outside Storage, Junk Vehicle			Paul McKeever		Open/Processing
600 W Mimosa	Yes	Grass			Paul McKeever		Open/Processing
727 S Walker	Yes	Substandard Structure			Paul McKeever		Open/Processing
1004 E Cedar	Yes	Grass			Paul McKeever		Open/Processing
Bandit Signs	Yes	Signs			Paul McKeever		Completed

HUMAN RESOURCES

Colleen Martin April -2026

Human Resources Department Report-March 2026 Numbers

- **Currently, Recruiting For**
 - 1 Firefighter
 - 3 Police Officers
 - 1 Park Crew Member
 - 1 Wastewater Operator
 - 2 Seasonal Program Staff-Rec
 - Lifeguards-PT

Labor Numbers 10/1/2026-3/26/2026

- Labor Cost FY26 \$7m
- Labor Hours FY26 138.7k
- Overtime Costs \$233.9k
- OT% of Labor Cost 3.3%
- Overtime hours worked 5.8k

Staff Numbers are in the chart below as of 3/26/2026.

- March Headcount 173
- Fiscal Year Turnover Rate 12.5%
- Fiscal Year Separations
 - 1 Emergency Manager
 - 1 Fire Lieutenant
 - 1 Police Officer

- Fiscal Year New Hires
 - 1 Assistant City Secretary
 - 2 Desk Clerks-Rec
 - 1 Lifeguard
 - 1 Maintenance Technician-PW

<u>FTE Count</u>	FY23	FY24	FY25	FY26	<u>As of 3/26/2026</u>
City Mgr	1	1	0	0	
Animal Control	4	4	4	4	
City Sec	2	2	2	2	
Communications	2	2	1	1	
Courts	4	3	3	3	
Dev Svcs	7	8	7	7	
Emer Mgmt	2	3	1	0	
Finance	4	4	4	4	
Fire	7	6	4	4	
HR	2	2	1	1	
IT	3	3	3	3	
Parks	17	19	16	16	
Police	30	34	32	33	
Police Non-Uniformed	14	14	13	13	
Public Works	32	31	39	31	
Recreation Center/Div	8	8	8	9	
Utility Collections	6	5	5	5	
Total	145	149	143	136	
Part Time Staff					
Lifeguards	13	12	18	21	
Desk Clerks	8	6	5	5	
IT Assistant	1	1	1	1	
Rec Facility Assistants	0	3	3	2	
Utility Collections	0	0	1	1	
Animal Control	1	1	1	0	
Public Works-WW	1	0	0	0	
	24	23	29	30	
Total Staffing As of March 2026	166				

	2022-2023	2023-2024	2024-2025	2025-Current
Labor Costs	\$9.5m	\$12.9m	\$13.2M	\$7m
OT Cost	\$312k	\$380k	\$393.8K	\$233.9k
Turnover Rate	39.10%	38.50%	49.30%	12.50%
Total FTEs	141	149	141	136
Total EE Count	175	174	173	166

Health Plan Update Through February 2026

- Plan year to date, combining medical and RX total costs are running 69.7% loss ratio.
- Target loss ratio 74.7% through Feb and 85% full plan year.
- YTD, Per Employee Per Month (PEPM)
- PPO \$1,206
- HDHP \$35
- Cost Share- City of Angleton-91.87%; Employee 8.13%
- Gross Claims by Type 65.88% Medical; 34.12% RX Claims
- YTD Enrollment
- 100 (77.7%) Employee Only
- 5 (3.5%) Employee/Spouse
- 19 (14.8%) Employee/Children
- 5 (3.9%) Employee/Family
- 5 Larger losses as of January 2026
- Total Plan Costs to Date \$250,211 with a Loss Ratio of 76.6%

MUNICIPAL COURT

CITY OF ANGLETON, TEXAS MUNICIPAL COURT MARCH, 2026 REPORT		
ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	citations 308 - warnings 545 = 853	2,043
Code Enforcement	0	5
Animal Control	4	8
Municipal Court	25	131
School Officer	0	0
Warrants		
Warrants outstanding	268	710
Warrants issued	73	358
Warrants cleared	166	462
Dismissals		
Compliance Dismissals	19	63
Deferred/DSC Dismissals	65	286
Other		
New cases filed	312	672
Fees		
Omni Base State Fee	\$ 453.20	\$ 1,001.63
Child Safety Fee	\$ 982.00	\$ 2,320.00
State Criminal Costs and Fees	\$ 28,797.07	\$ 71,542.96
Amount collected by collection agency	\$ 6,432.58	\$ 14,450.44

March 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	WEEK TOTAL	
1	2	3	4	5	6	7		
		48	9	3	15		75	
		31	2	2	1		36	
8	9	10	11	12	13	14		
	45	23	41	5	8		122	
	10	9	17	3	5		44	
15	16	17	18	19	20	21		
	60	17	5	44	41		167	
	41	5	2	20	23		91	
22	23	24	25	26	27	28		
	73	17	20	14	6		130	
	35	9	20	7	9		80	
29	30	31	1	2	3	4		
							0	
							0	
5	6	Notes					MONTH TOTAL	
		WARNINGS					494	
		CITATIONS					251	

PARKS & RECREATION

Parks & Recreation Monthly Report

Priority Projects

- **2024 ABLC Bond: Funds \$4M**
 - Abigail Arias Park
 - Current Status:
 - Official NTP to proceed was issued for April 8th.
 - Permits have been secured.
 - D.L. Meacham has been coordinating with TNMP.
 - Playground and splash pad agreements have been executed.
 - Next Milestone: Begin construction on April 8th.
 - Freedom Park Field Expansion:
 - Current Status: Official NTP to proceed was issued for April 6th. Field work has begun.
 - Next Milestone: First OAC meeting scheduled for April 10th.
 - BG Peck Soccer Complex Grading:
 - Current Status: Comprehensive regrading on hold until funding is identified.
 - Texian Trail Drainage:
 - Current Status: Project Complete
 - Angleton Recreation Center:
 - Current projects and Tentative Schedules:
 - Natatorium Renovations - ongoing -
 - Staff met with State Review to discuss the TAS Report and identify specific requirements to be within compliance. A follow-up meeting with Landmark Aquatics was held on April 7th to develop a plan of action based on report findings. Landmark recommendation due the week of April 13th.
 - Grating and pool plaster scheduled for April 17th
 - Tile cleaning repairs - 95% complete
 - Playnuk Installation - complete
 - Interior wall paint - complete
 - Basketball Gym Improvements (Flooring, ceiling, lighting, window shades): Moved to Summer 2026
 - Multipurpose Room Improvements: Summer 2026
 - ARC Sign: Summer 2026
 - Facility flooring, Hot Water Boiler, HVAC BAS System Upgrade, Facility Lighting, Party Pad Shade Cover: 2026
 - Exhaust fans and garage door replacement: TBD
 - Bathroom & Locker Room Improvements: TBD
- **Freedom Park Playground**
 - Current Status: Playground currently closed as of 4/6. Parks staff removed the existing playground. Pre-construction meeting scheduled for April 9th.
 - Next Milestone: Installation of new playground to begin on April 13th.
- **Bates Park Field #6**
 - Current Status: Irrigation lines and controls installed. Concrete sidewalk and pad complete. Fencing complete. Final field grading and sod installation in progress.
 - Next Milestone: Complete fencing and field work. Current ETA is April 17th.

Parks - Fund 01-550

1. Winter Projects:

- a. Pressure washing: Completed on Masterson Park and Lakeside Park, BG Peck, Bates, Dickey playgrounds.
 - b. Tree trimming: Completed at Freedom Park, Loop 274, Dickey park. Removed one dead tree & stump at Dickey Park.
 - c. Stump grinding: TBD
 - d. Clean-up and demo of old structures at Abigail Arias Park: Clean up of trash completed, received quotes to demo house slab.
 - e. Completed weed pulling and treatment on Loop 274 medians.
2. **Facility Maintenance:** Continuing to work through staff requests including facility and park lighting, window and floor cleaning, minor facility repairs, and general maintenance upkeep.
 3. **Work orders completed:** Park staff completed 80 worker orders for parks Facilities and other City facilities for the month of February Includes, electrical, plumbing, general maintenance.
 4. **Mowing:** Mowed 25 locations. This covers parks and ROW areas
 5. **Solar Street Lights:** Replaced 2 Solar St Light Heads.
 6. **Park Assessment:** Present updated report to Parks Board for consideration and recommendation of FY26-27 project priorities.
 7. **Freedom Playground:** Remove 4/9/26 by park staff.

Angleton Recreation Center - Fund 60

1. Staffing:

- a. Lifeguards are continuing to assist with opening and various other projects while the natatorium is under renovation.
 - i. Hiring campaign to recruit spring and summer guards.
2. **HVAC Repairs:**
 - a. **RTU-2** (Waiting on parts - back ordered)
 - i. Moisture was found on the unit, causing a heating issue. Hunton is working on a repair plan for this unit
 - b. **RTU-4**
 - i. LOTO the unit and remove the 3 faulty condenser fan motors. (Completed)
 - ii. Install the new motors with capacitors and crackcase heaters. (Completed)
 - iii. Remove failed crankcase heater elements and install new heaters. (Completed)
 - c. **RTU-6** - repairs completed
 - i. This scope of work outlines the replacement of the TXV, accumulator, liquid line dryer, and motor pulley
 - ii. Replacing the compressor controller, but had a faulty LED indicator
 3. **Programs and Promotions:**
 - a. Staff are developing a new marketing and promotion calendar to increase membership registration, day passes, and member retention efforts.
 - b. Staff help the ARC Bash the week of spring break hosting inflatables, a video game truck, and laser tag. Over 100 people participated in the event.

Recreation - Fund 50

1. Marketing and Communication

- The 2026 Winter & Spring digital playbook is available online. ([Playbook Link](#)) Playbook is available in English and Spanish.
 - Staff is working on the 2026 Spring & Fall postcard mailout as well as digital playbook. Postcards are expected to hit Angleton mailboxes mid-April.
 - Registration for Summer Camp, Track Camp, and Swim Lessons are now open.
- 2. Camps and Rec Programs**
- Spring Break Camp had 15 participants for the week.
 - Little Ballers ended on March 25 and we averaged 10–12 participants weekly. Little Blitzers was set to begin on April 1, but was canceled due to low participation.
 - The Adult Women’s Volleyball League ended on March 26 with “The Divas” keeping their title as reigning champions. They received rings and their name on a plaque.
 - Adult Cooking Methods Class
 - i. March 1 - 16 participants
 - ii. April 12 - 18 participants registered
 - Green Garden Series was held on March 4 with 9 participants in attendance
 - Upcoming programs:
 - i. CPR/First Aid Class - April 13 - 6 participants registered
- 3. Senior Programs**
- Silver Hearts Monthly Drop in Program Participation Totals for March:
 - i. Bingo 87 | Bean Bag Baseball 25 | Chair Volleyball 41 | Bunco 12
 - ii. VS games - 16 participants - **5 waitlisted**
 - iii. Lunch & Learn: 24 participants
 - Lunch Bunch
 - i. March: Seahorse Bar And Grill |24 participants - **9 waitlisted**
 - ii. April: Picket Fence |20 participants
 - March Day Trip - Armand Bayou Nature Center
 - i. 24 participants - **1 waitlisted**
- 4. Events**
- Lakeside Starry Night in partnership with the BASF Planetarium will be held on Friday, April 24. This free event features telescopes, constellation demos, and space crafts.
 - The Community Garage Sale is cancelled due to low participation
 - Lakeside Bridal Show - Sunday, May 3rd - Your one-stop destination for planning the perfect “I do”
 - Staff are preparing for summer offerings, including Parks & Rec Month in July

Parkland Dedication - FUND 96

- 1. New Abigail Park Parcel:** House and garage foundation demolition- TBD
- 2. Ashland Fees:** First payment of \$61,152.00 received. (Total Project \$1.9 million)
- 3. Freedom Passive Area:** Fee in lieu of received in the amount of \$73,919.11 was received.

Angleton Better Living Corporation - FUND 40

- 1. Freedom Park Passive Area:** Project on hold until funding is secured to continue. Staff are planning to submit a TPWD Grant to potentially secure funding.

Keep Angleton Beautiful - FUND 13

- 1. Yard & Business of the Month:** April awards to be presented at the April 14th council meeting.
- 2. Upcoming Events:**
 - a. **Arbor Day Tree & Butterfly Seed Ball Giveaway:** April 24th
 - b. **Annual Spring Cleanup:** April 25th

3. **KTB Governors Achievement Award** : Staff and KAB continue to coordinate with TxDOT on identifying and starting renderings for use of the GCAA funds.
4. **Box Wraps**: Artwork for two new box wraps scheduled to be installed in April.

GRANTS

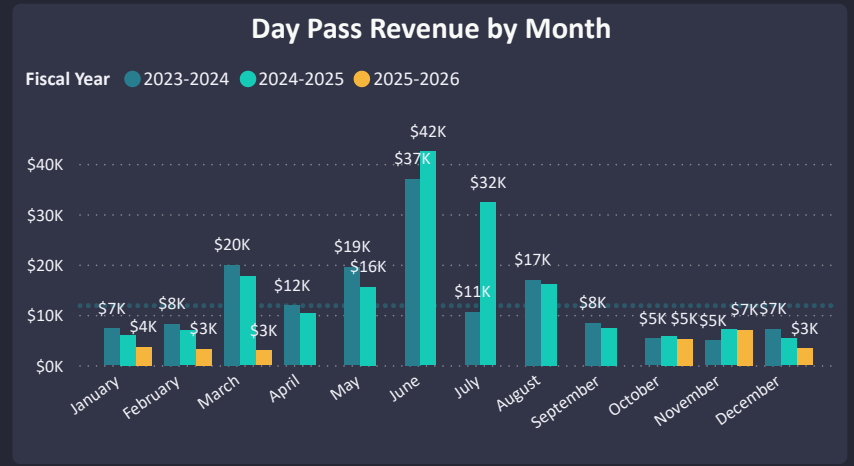
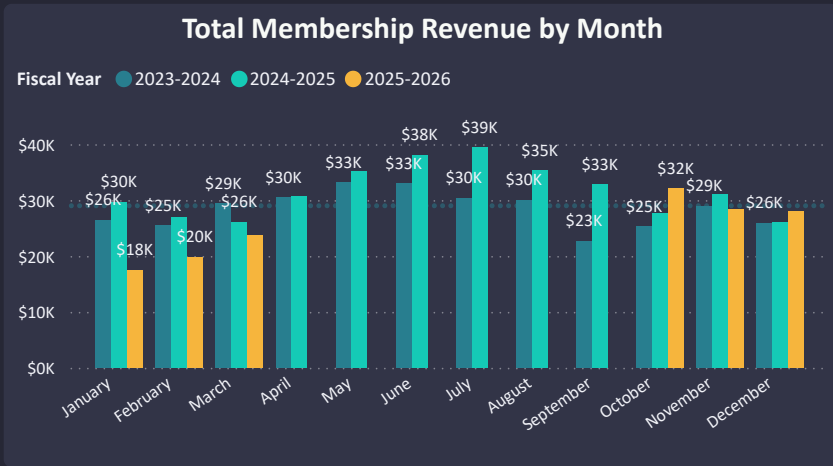
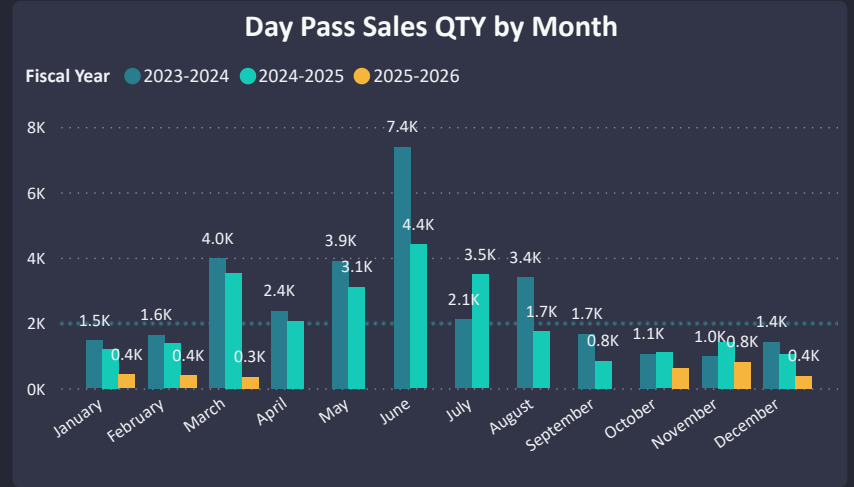
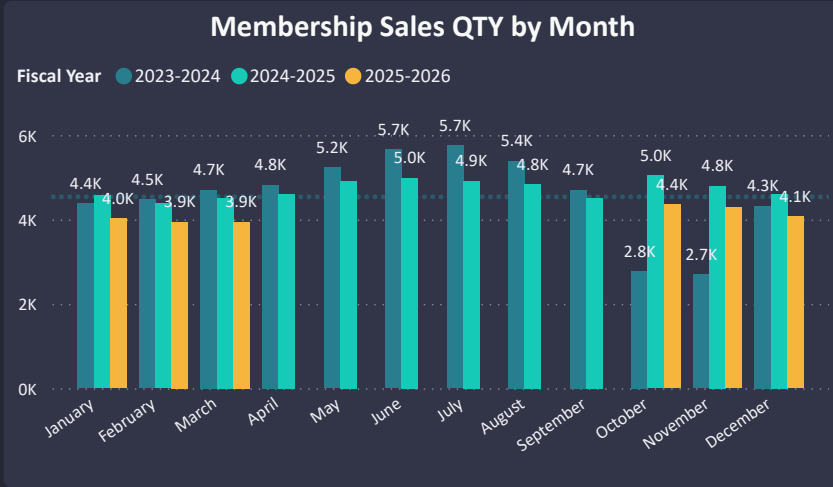
1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond): TPWD reviewed and approved park plan sets. The director continues to complete quarterly reports as required with the grant.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded by 2024 ABLC Bond): Director meeting with TPWD Coordinator monthly to review projects and ensure consistent communication with scheduled renovations at the Angleton Recreation Center.
3. **Step Into Swim**: Staff are working on a grant application for swim lesson funding through the Pool & Hot Tub Foundation. Grant funds available through a local business donation.



ARC Membership & Day Pass Performance

Select Fiscal Year

- 2023-2024
- 2024-2025





ARC Membership & Day Pass Performance

Select Fiscal Year

2023-2024

2024-2025

Membership Revenue by Month

Month	2023-2024	2024-2025	2025-2026
January	\$26,422	\$29,666	\$17,516.5
February	\$25,417	\$26,882	\$19,836
March	\$29,385	\$26,099	\$23,773.5
April	\$30,497	\$30,678	
May	\$33,180	\$35,220.5	
June	\$32,970	\$38,085.5	
July	\$30,383	\$39,409.08	
August	\$30,055	\$35,283	
September	\$22,661	\$32,785	
October	\$25,251.5	\$27,679	\$32,080
November	\$28,968.36	\$31,066	\$28,329
December	\$25,884	\$26,089	\$27,954
Total	\$341,073.86	\$378,942.08	\$149,489

Day Pass Revenue by Month

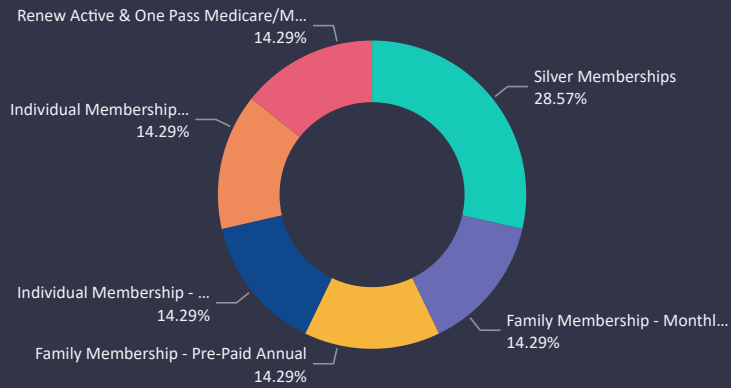
Month	2023-2024	2024-2025	2025-2026
January	\$7,310	\$5,970	\$3,585
February	\$8,190	\$6,855	\$3,235
March	\$19,880	\$17,625	\$2,860
April	\$11,805	\$10,293	
May	\$19,465	\$15,505	
June	\$36,985	\$42,385	
July	\$10,525	\$32,315	
August	\$16,930	\$16,115	
September	\$8,380	\$7,395	
October	\$5,305	\$5,795	\$5,165
November	\$4,850	\$7,040	\$7,000
December	\$7,185	\$5,245	\$3,260
Total	\$156,810	\$172,538	\$25,105



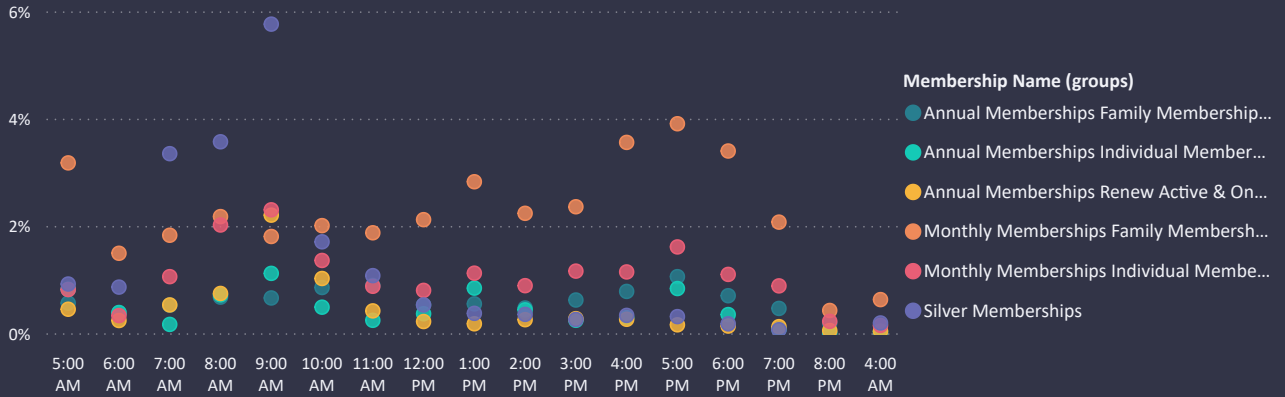
ARC Attendance

Select Fiscal Year
 2025-2026

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

892
Total Households

3446
Transaction QTY.

\$149,489
Total FY Revenue

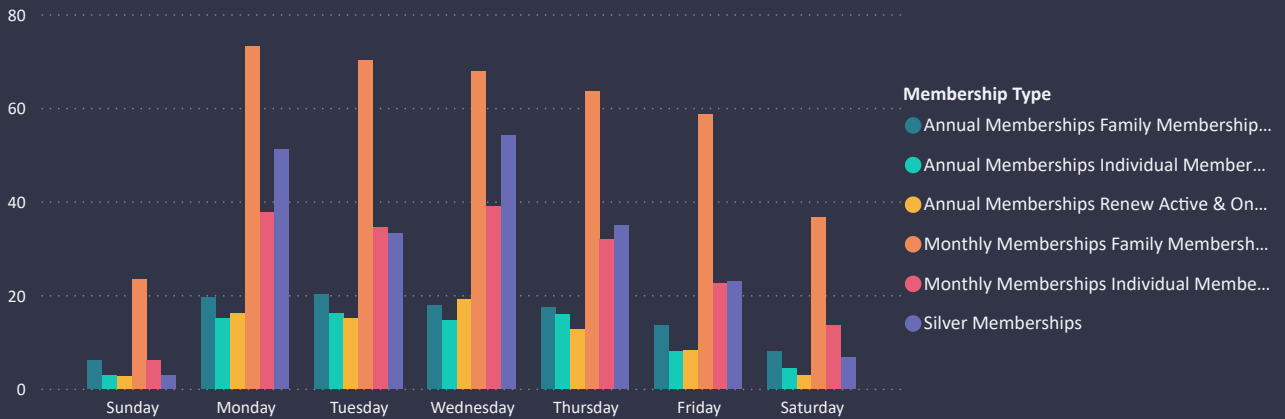
Membership Usage Info.

26174
Total Member Visits

1763
Unique Member Visits

14.85
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week



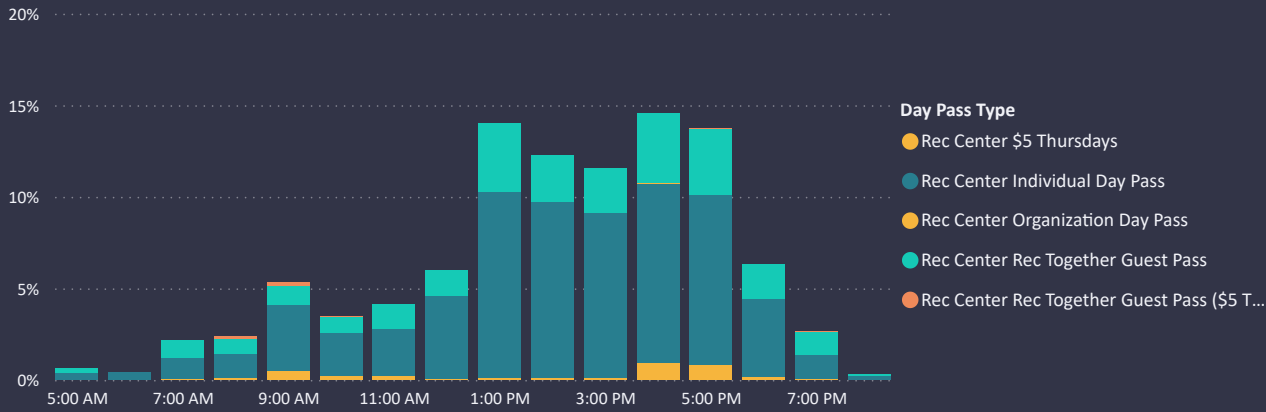


ARC Day Pass Sales

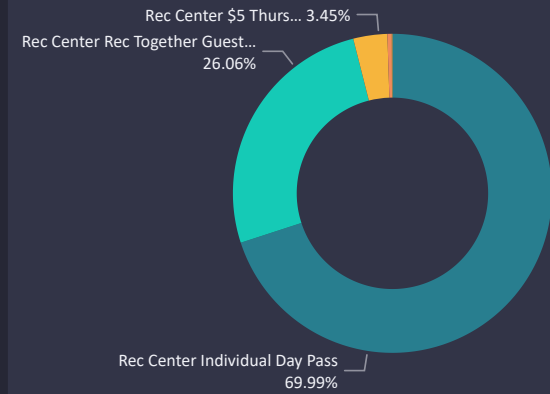
Select Fiscal Year

2025-2026

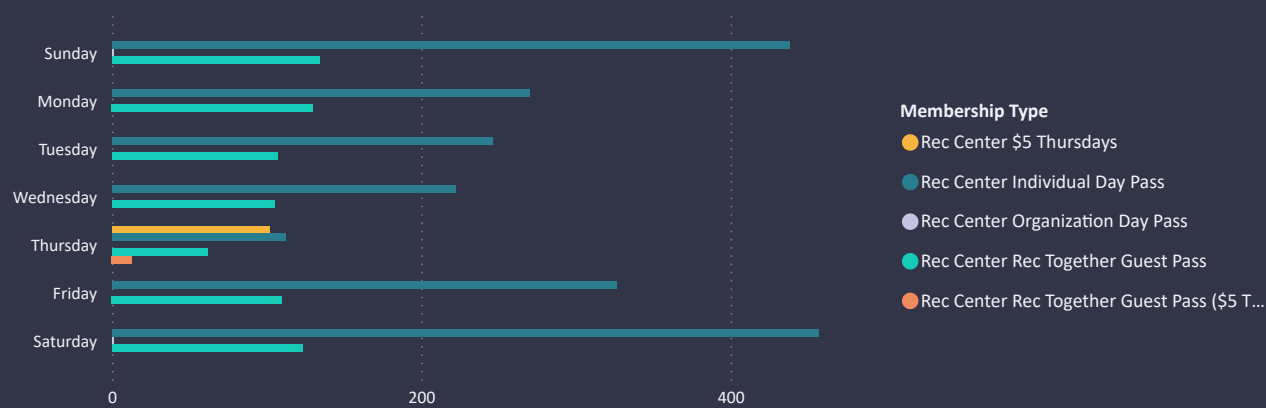
Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



ARC Average Membership Check-Ins by Day of the Week



Day Pass Sales Info.

2961

Quantity

995

Count of User

\$25,105

Total

Day Pass Revenue by Day

Day Name	Total
Sunday	\$5,040
Monday	\$3,350
Tuesday	\$2,995
Wednesday	\$2,745
Thursday	\$1,970
Friday	\$3,810
Saturday	\$5,195
Total	\$25,105



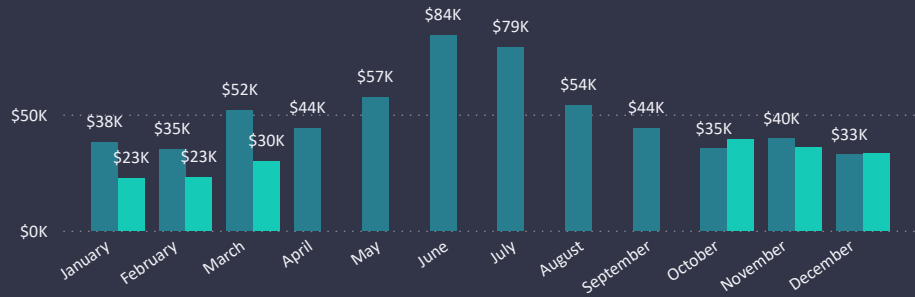
ARC Revenue Performance

Select Fiscal Year

- 2024-2025
- 2025-2026

Total Angleton Recreation Center Revenue

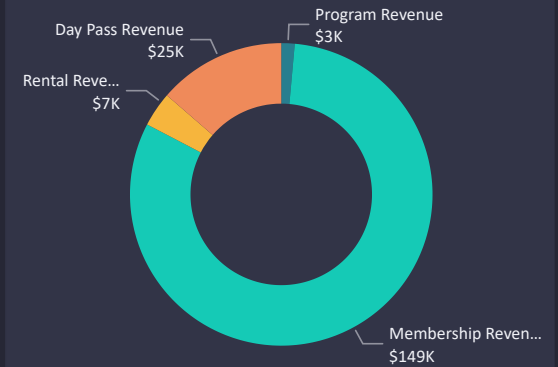
Fiscal Year ● 2024-2025 ● 2025-2026



FY 25-26 ARC Total & Goal

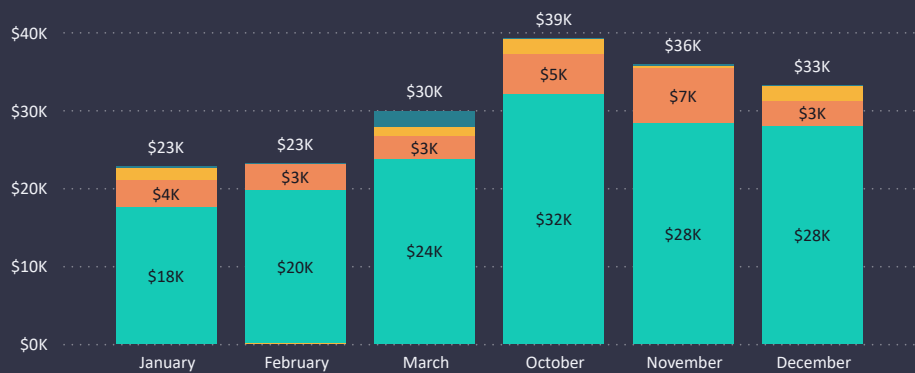
\$184,058
Goal: \$557,292

Revenue Breakdown



Revenue by Category

● Total Revenue (Membership) ● Daily Entry Fee ● Room Rental Fees ● Total Revenue (ARC Programs)



Membership Revenue



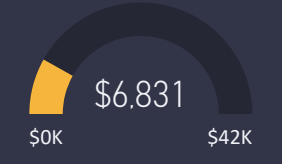
Program Revenue



Day Pass Revenue



Rental Revenue





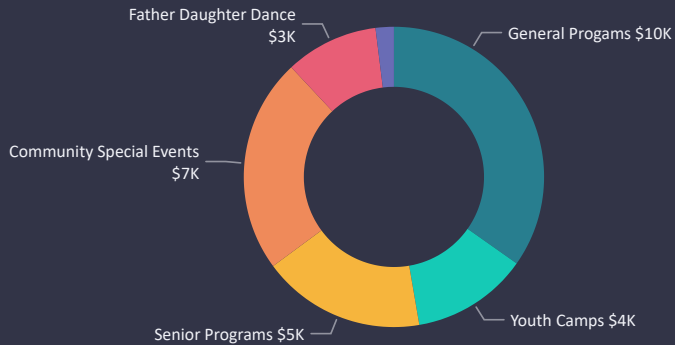
Recreation Division Revenue Performance

Select Fiscal Year

2024-2025

2025-2026

Sales Revenue Breakdown

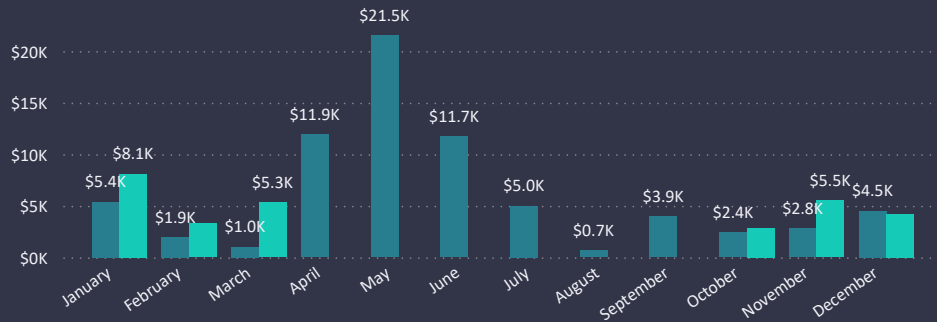


FY 25-26 Recreation Total & Goal

\$29,274
 Goal: \$82,752

Recreation Monthly Revenue Totals

Fiscal Year ● 2024-2025 ● 2025-2026



General Programs



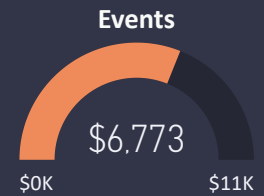
Youth Camps



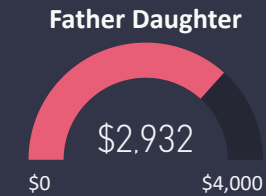
Senior Programs



Events



Father Daughter



Misc. Programs



POLICE DEPARTMENT



ANGLETON POLICE DEPARTMENT CRIME TRENDS

<u>CLASS A CRIME TRENDS</u>	Mar-25	Mar-26	Jan-Dec 2025	Jan-Dec 2026
Homicide Offense	0	0	0	0
Sex Offenses	0	2	2	6
Assault Offenses	11	16	38	36
All Other Part A Crimes Against Persons	1	6	10	12
Total Group A Crimes Against Persons	12	24	50	54
Robbery	0	0	2	2
Burglary	4	3	11	9
Theft Offenses	14	13	38	35
Motor Vehicle Theft	1	1	5	2
Fraud Offenses	5	3	9	11
Destruction/Damage/Vandalism	5	10	14	15
All Other Part A Property Crimes	1	1	4	5
Total Group A Property Crimes	30	31	83	79
Narcotic Offenses	17	6	34	22
Weapons Law Violations	4	1	6	3
All Other Part A Crimes Against Society	1	1	2	2
Total Group A Crimes Against Society	22	8	42	27
Total Group A Offenses	64	63	175	160
<u>CLASS B CRIME TRENDS</u>	Mar-25	Mar-26	Jan-Dec 2025	Jan-Dec 2026
DWI	12	8	27	23
Liquor Law Violations	0	0	1	0
Trespass of Property	2	2	5	4
All other Part B Crimes	8	13	21	26
Total Group B Offenses	22	23	54	53
Total All Group Offenses	86	86	229	213



Criminal Investigations Division

Mar-26

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Land (5310)	5	5					
Cpl. Phillips (5311)	11	7		1			3
Cpl. Cobos (5312)	7	3			1		3
Cpl. Koziol (5313)	10	6					4
Cpl. Burch (5314)	8	6					2
TOTALS	41	27	0	1	1	0	12

Cases Year To Date: January - December 2026

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Land (5310)	14	7					7
Cpl. Phillips (5311)	20	12		1		1	6
Cpl. Cobos (5312)	25	11	1		2	2	9
Cpl. Koziol (5313)	16	8					8
Cpl. Burch (5314)	18	8		1	3		6
TOTALS	93	46	1	2	5	3	36

Current Active Case Workload

Sgt. Land (5310)	12
Cpl. Phillips (5311)	15
Cpl. Cobos (5312)	15
Cpl. Koziol (5313)	10
Cpl. Burch (5314)	13
TOTALS	65



ANGLETON POLICE DEPARTMENT

MONTHLY COMPARISON

ANNUAL MONTHLY COMPARISON

	Jan-25	Feb-26	Mar-26	YTD Total	Mar-24	Mar-25	Mar-26
ARRESTS	54	46	54	154	116	54	54
TOTAL Charges	70	62	68	200	222	73	68
Misdemeanor - Class C	17	16	16	49	160	23	16
Misdemeanor - Class A & B	35	39	44	118	35	35	44
FELONY	18	7	8	33	27	15	8
TOTAL CALLS FOR SERVICES	4,415	4,001	4,598	13,014	8,864	5,863	4,598
POLICE	3,674	3,264	3,832	10,770	8,109	5,127	3,832
FIRE	103	110	89	302	73	89	89
EMS	510	512	560	1582	492	512	560
ANIMAL SERVICES	128	115	117	360	190	135	117
AVG. RESP TIME - PRIORITY	3:28	3:21	3:28	3:25	3:16	3:18	3:28
AVG. RESP TIME - NON PRIORITY	4:07	4:26	4:45	4:26	5:07	3:22	4:45
BUSIEST DAY(†)	SAT	WED	TUE		TUE	SAT	TUE
BUSIEST TIMES(†)	9:00 AM	11:00 AM	12:00 PM		1000/1600/1700	0:00	12:00 PM
TOTAL TRAFFIC ENCOUNTERS	570	636	830	2,036	835	912	830
DOCUMENTED TRAFFIC CITATIONS	503	720	927	2,150	664	818	927
OTHER CLASS C CITATIONS**	14	26	22	62	20	48	22
MOTOR VEHICLE CRASH	29	39	47	115	66	43	47
AUTO - PEDESTRIAN ACCIDENTS	2	1	4	7	2	1	4
SPEEDING STUDIES	0	1	0	1	1	0	0
TOTAL WARRANTS CLEARED	110	190	156	456	208	154	
COLLECTION AMOUNT CLEARED	\$39,838.35	\$67,400.38	\$58,026.97	\$165,265.70	\$82,285.40	\$50,133.14	\$58,026.97
ESTIMATED MONEY RECEIVED	\$13,517.42	\$27,039.90	\$24,801.09	\$65,358.41	\$31,839.54	\$32,165.73	\$24,801.09
TOTAL WARRANT ARRESTS	10	21	15	46	25	11	15
TOTAL COMMUNITY EVENTS	0	0	1	1	0	1	1
TOTAL PTO HOURS TAKEN	515	613.5	318	1,446.50	472.5	604	318



ANGLETON ANIMAL SERVICES 2026

DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0	3										3
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	49	28	38										115
Pick-Ups	34	25	46										105
Service In	0	0	0										0
Owner Surrender	12	7	4										23
Currently Housing	16	21	31										68
CATS													
Euthanized	3	2	1										6
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	17	29	10										56
Pick-Ups	18	10	24										52
Service In	0	0	0										0
Owner Surrender	1	3	2										6
Currently Housing	18	2	17										37
OTHER ANIMALS													
Euthanized	0	0	0										0
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	0	0	0										0
Pick-Ups	0	2	2										4
Animal Carcass	4	5	3										12
Owner Surrender	0	0	0										0
Return to Wild	1	2	6										9
CONTACTS AT THE SHELTER													
Walk-Ins, Phone Calls, Calls for Service, Donations, etc.	256	371	303										930



RICHWOOD ANIMAL SERVICES 2026

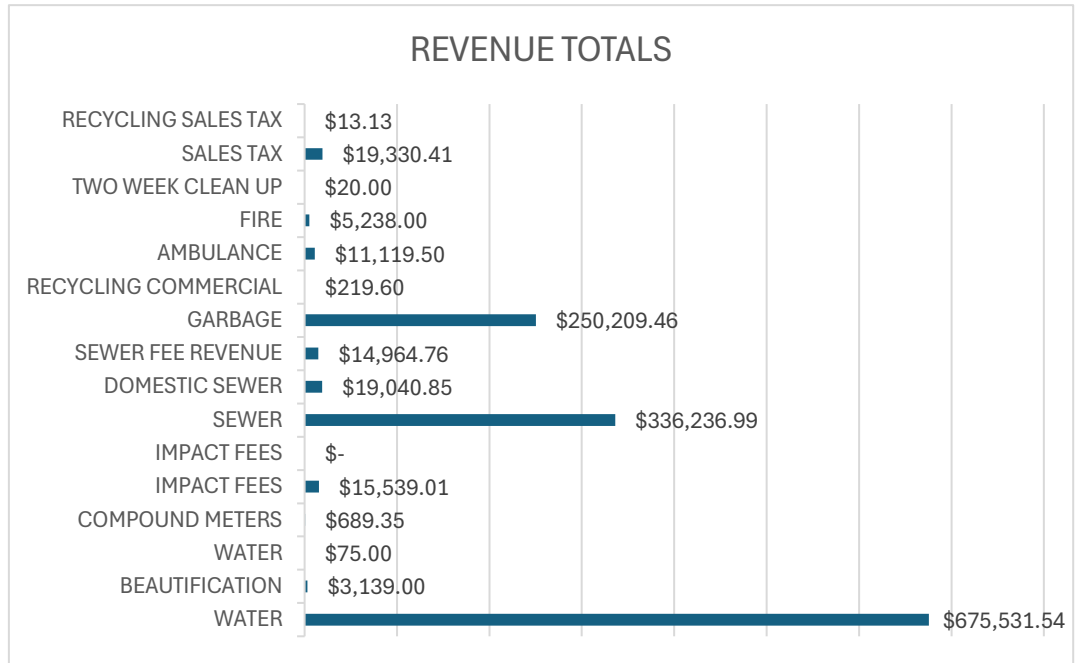
DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0	0										0
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	8	2	1										11
Pick-Ups	6	2	1										9
Service In	0	0	0										0
Owner Surrender	0	0	0										0
Currently Housing	0	0	0										0
CATS													
Euthanized	0	1	0										1
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	0	1	0										1
Pick-Ups	1	2	0										3
Service In	0	0	0										0
Owner Surrender	0	0	0										0
Currently Housing	1	0	0										1
OTHER ANIMALS													
Euthanized	0	0	0										0
Died in Shelter	0	0	0										0
Claimed, Adopted, Rescued	0	0	0										0
Pick-Ups	0	0	0										0
Animal Carcass	0	0	0										0
Owner Surrender	0	0	0										0
Return to Wild	0	0	0										0

UTILITY BILLING

2026 JANUARY

REVENUE CODE TOTALS

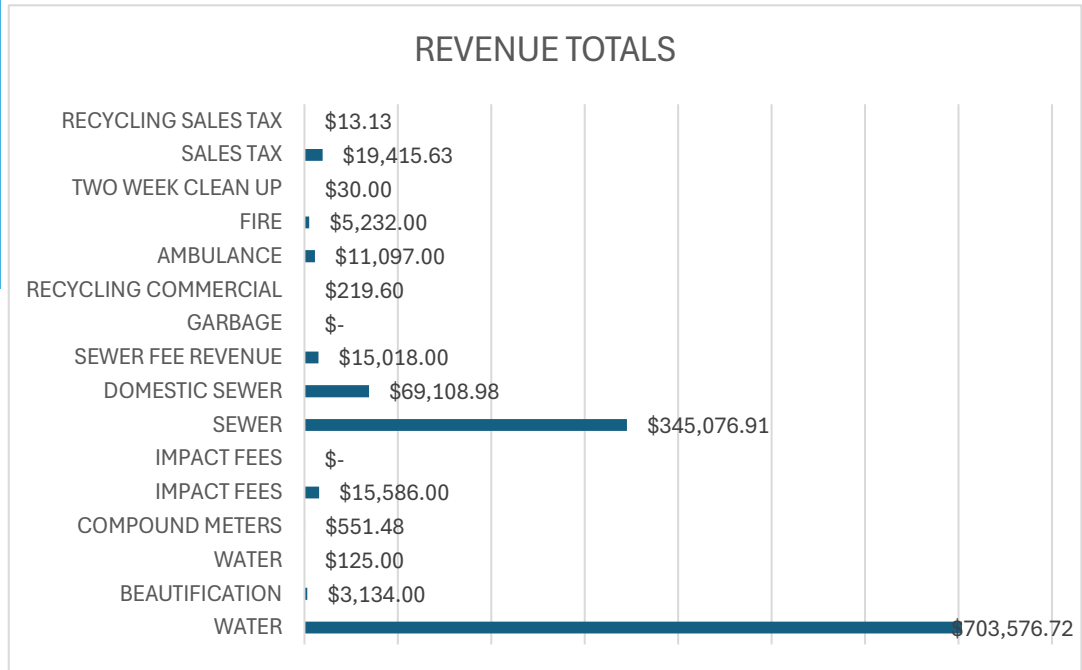
	R/C	DESCRIPTION	AMOUNT
SVC	100	WATER	\$ 675,531.54
	101	BEAUTIFICATION	\$ 3,139.00
	102	WATER	\$ 75.00
	103	COMPOUND METERS	\$ 689.35
	105	IMPACT FEES	\$ 15,539.01
	106	IMPACT FEES	\$ -
	200	SEWER	\$ 336,236.99
	201	DOMESTIC SEWER	\$ 19,040.85
	205	SEWER FEE REVENUE	\$ 14,964.76
	300	GARBAGE	\$ 250,209.46
	305	RECYCLING COMMERCIAL	\$ 219.60
	500	AMBULANCE	\$ 11,119.50
	600	FIRE	\$ 5,238.00
	761	TWO WEEK CLEAN UP	\$ 20.00
TAX	400	SALES TAX	\$ 19,330.41
	405	RECYCLING SALES TAX	\$ 13.13
	R/C TOTALS		\$ 1,351,366.60



2026 FEBRUARY

REVENUE CODE TOTALS

	R/C	DESCRIPTION	AMOUNT
SVC		100 WATER	\$ 703,576.72
		101 BEAUTIFICATION	\$ 3,134.00
		102 WATER	\$ 125.00
		103 COMPOUND METERS	\$ 551.48
		105 IMPACT FEES	\$ 15,586.00
		106 IMPACT FEES	\$ -
		200 SEWER	\$ 345,076.91
		201 DOMESTIC SEWER	\$ 69,108.98
		205 SEWER FEE REVENUE	\$ 15,018.00
		300 GARBAGE	251,243.13
		305 RECYCLING COMMERCIAL	\$ 219.60
		500 AMBULANCE	\$ 11,097.00
		600 FIRE	\$ 5,232.00
		761 TWO WEEK CLEAN UP	\$ 30.00
	TAX		400 SALES TAX
		405 RECYCLING SALES TAX	\$ 13.13
		R/C TOTALS	\$ 1,439,427.58



2026 MARCH

REVENUE CODE TOTALS

	R/C	DESCRIPTION	AMOUNT
SVC		100 WATER	\$ 592,326.41
		101 BEAUTIFICATION	\$ 3,127.00
		102 WATER	\$ 325.00
		103 COMPOUND METERS	\$ 697.46
		105 IMPACT FEES	\$ 15,622.05
		106 IMPACT FEES	\$ -
		200 SEWER	\$ 312,832.90
		201 DOMESTIC SEWER	\$ 28,487.47
		205 SEWER FEE REVENUE	\$ 15,070.83
		300 GARBAGE	251.867.12
		305 RECYCLING COMMERCIAL	\$ 207.40
		500 AMBULANCE	\$ 11,079.00
		600 FIRE	\$ 5,218.00
		761 TWO WEEK CLEAN UP	\$ 30.00
	TAX		400 SALES TAX
		405 RECYCLING SALES TAX	\$ 12.12
		R/C TOTALS	\$ 1,256,369.96

