



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

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, MARCH 10, 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 Angleton Fire Department employee service awards.
2. Presentation of a City of Angleton employee service award.
3. Presentation of the In Remembrance of Terry Roberts Day proclamation.

CONSENT AGENDA

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

4. Discussion and possible action to approve the regular meeting minutes of February 24, 2026.

5. Discussion and possible action to approve a proposal with Landmark Aquatic for the Angleton Recreation Center Natatorium slide under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement.

REGULAR AGENDA

6. Update and discussion on the Comprehensive Plan and 2015 International Building Code Upgrade.
7. Discussion and possible action to approve a water tank maintenance contract with Utility Service Co., Inc.
8. Update, discussion and possible action on fire hydrants.
9. Discussion and possible action on adding master meters to existing mobile home communities.

STAFF REPORTS

10. February 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, March 4, 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: March 10, 2026
PREPARED BY: Colleen Martin
AGENDA CONTENT: Presentation of employee service award.
AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

The presentation of a service award to Joseph “Keith” Mooney for 15 years of service to the City of Angleton.

RECOMMENDATION:

Office of the **MAYOR**
City of Angleton, Texas
Proclamation

WHEREAS, the City Council of the City of Angleton pauses to honor the life and service of Terry Roberts on the one-year anniversary of his passing on March 8, 2025; and

WHEREAS, appointed to the City of Angleton City Council on May 23, 2023, Terry served the citizens of Angleton with integrity, consistency, and a steadfast commitment to always putting what he believed was right first; and

WHEREAS, a proud graduate of Angleton High School, he demonstrated lifelong dedication to his hometown through service on city boards, support of youth organizations, and active involvement in community events; and

WHEREAS, with his business expertise, Terry supported projects that strengthened the community, advanced infrastructure, and enhanced the city's quality of life, while exemplifying integrity, dependability, and leadership; and

WHEREAS, the City Council commemorates this day in remembrance of Terry Roberts and expresses its heartfelt gratitude for his service and lasting impact he made on our community:

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that March 8, 2026 is recognized as:

“In Remembrance of Terry Roberts Day”

PROCLAIMED this the 10th day of March, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 10, 2026

PREPARED BY: Desiree Henson

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

RECOMMENDATION:

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



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

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

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, FEBRUARY 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 6:01 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

Noah Smith with the Boy Scouts led the Pledge of Allegiance.

INVOCATION

Pastor Joe Leal with The Bridge – A Community Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of service awards.

Fire Chief, Joe Garcia presented a service award to Karl Gingrich for 15 years of dedicated service to the City of Angleton and to the Angleton Fire Department.

CONSENT AGENDA

2. Discussion and possible action to accept the certification of unopposed candidates for the May 2, 2026, General Election.
3. Discussion and possible action to approve Resolution No. 20260224-003 ordering the cancellation of the General Election to be held on May 2, 2026; declaring the unopposed candidates for Council Member, Position 1; Council Member, Position 3; and Council Member, Position 5 are duly elected.
4. Discussion and possible action to approve the regular meeting minutes of February 10, 2026.
5. Discussion and possible action to approve a proposal from Lone Star Recreation for purchase and installation of the playground at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement.
6. Discussion and possible action to approve a proposal from Vortex for purchase and installation of the splash pad at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement.
7. Discussion and possible action to approve a Mass Gathering Permit for Life Foursquare Church to host their Easter in the Park event at Freedom Park and waive associated permit fees.
8. Discussion and possible action to approve the Quarterly Investment Reports for December 31, 2025.
9. Discussion and possible action to approve a Parks Memorial Request for installation of a bench and tree at Officer Cash Memorial Dog Park.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved consent agenda items 2. Discussion and possible action to accept the certification of unopposed candidates for the May 2, 2026, General Election; 3. Discussion and possible action to approve Resolution No. 20260224-003 ordering the cancellation of the General Election to be held on May 2, 2026; declaring the unopposed candidates for Council Member, Position 1; Council Member, Position 3; and Council Member, Position 5 are duly elected; 4. Discussion and possible action to approve the regular meeting minutes of February 10, 2026; 5. Discussion and possible action to approve a proposal from Lone Star Recreation for purchase and installation of the playground at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the Acting City Manager to execute the associated agreement; 6. Discussion and possible action to approve a proposal from Vortex for purchase and installation of the splash pad at Abigail Arias Park under BuyBoard Contract No. 781-25 and authorize the

Acting City Manager to execute the associated agreement. 7. Discussion and possible action to approve a Mass Gathering Permit for Life Foursquare Church to host their Easter in the Park event at Freedom Park and waive associated permit fees; 8. Discussion and possible action to approve the Quarterly Investment Reports for December 31, 2025; and 9. Discussion and possible action to approve a Parks Memorial Request for installation of a bench and tree at Officer Cash Memorial Dog Park. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

There were no public hearings and action items.

REGULAR AGENDA

10. Discussion and update on the Austin Colony Subdivision Development.

Otis Spriggs, Director of Development Services presented the agenda item and stated this is a request from the owner/developer of the Austin Colony Development, Planned District (PD) No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie-in to County Road 44, Anchor Road which is currently under construction.

Wayne “Sandy” Rea, Austin Colony Developer addressed Council and stated

Mr. Rea stated that he expects to market and advertise the commercial area after the two model homes and landscaping on County Road 44 is complete. Brick standards are part of the development agreement, the homeowner’s association agreement and builder specific designs that will be shared with Council. Cyrene Homes and Mission Mill Builders are the home builders for the subdivision.

Mayor Wright addressed concern for parking on the narrow roadway and recommended a parking lane on one side of the road.

Grady Randle, City Attorney stated that a timeline and a complete engineer’s opinion of probable cost are needed in order to move forward with the Service and Assessment Plan (SAP) and reimbursement agreement.

Tommy Journey, Angleton Resident addressed Council and stated that the development has a plat over their deeded property and is concerned about the homes being developed around their property causing flooding.

Beth Journey, Angleton Resident addressed Council and stated that there will be a boulevard on one side of their property that supports a farm and ranch operation.

No action was taken.

11. Discussion and update on a potential text amendment ordinance amending the Code of Ordinances, providing rules and regulations governing the location and restrictions for hookah bars, hookah lounges, and retail electronic smoking device stores, within the city limits of Angleton, Texas.

Otis Spriggs, Director of Development Services presented the agenda item and stated at the request of the City Manager and City Council, Staff will bring a work session discussion and update on a potential text amendment ordinance amending the Code of Ordinances, providing rules and regulations governing the location and restrictions for Hookah Bars, Hookah Lounges, and Retail Electronic Smoking Device stores and Section 28-81 – Use Regulations (Charts). Staff is working with Legal to prepare all text amendments exhibits. If the direction is to move forward the first public hearing would be during the March 5, 2026 Planning and Zoning Commission meeting to be held at 12:00 P.M. and the second public hearing would be during the March 24, 2026 City Council meeting at 6:00 P.M. Mr. Spriggs provided a comparison table of 12 communities near Angleton on their governance of hookah bars, hookah lounges, and retail electronic smoking device stores and highlighted Pearland, Sugar Land, Richmond, and Rosenberg as examples. Pearland offers conditional use permits in Heavy Industrial Zones (M-2) only with 1,000-foot buffers from schools, places of worship, or child day cares and 300-foot buffers from residential subdivision entrances. Pearland limits the hours of operation to 8:00 A.M. to 10:00 P.M. Sugar Land defines the establishments as “Tobacco, Hookah, and Vapor Retail Store” and has removed them as a land use; new locations are prohibited and existing locations are treated as nonconforming with expansion prohibited. Richmond requires 500-foot separation from residential uses and 500-foot buffers from schools, daycares, and hospitals. Richmond also limits the hours of operations and has window/smoke-control requirements. Rosenberg indicates 2,000-foot buffers from schools, churches, parks and daycares. Rosenberg limits the hours of operation to 1:00 A.M. to 10:00 P.M., requires an age minimum of 21 to enter, and requires transparency and other operating restrictions (licensing-based ordinance).

Council Member Smith stated that he is in favor of placing buffers between the establishments and schools, parks, and other areas.

Council Member Daniel stated that she is in favor of putting these establishments under supervision of a special use permit (SUP).

No action was taken.

12. Discussion and update 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 at the request of the City Manager and City Council, Staff has prepared a work session discussion and update 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). Staff is working with Legal to prepare all text amendments exhibits. . If the direction is to move forward the first public hearing would be during the March 5, 2026 Planning and Zoning Commission meeting to be held at 12:00 P.M. and the second public hearing would be during the March 24, 2026 City Council meeting at 6:00 P.M. Mr. Spriggs provided a comparison table of 12 communities near Angleton on their governance of game rooms.

Mayor Pro-Tem Townsend stated that he has seen in his profession, Game Rooms are consistently robbed which results in a search where narcotics are found in the area.

Council recommended that a public hearing be brought to the public and encouraged the citizens to attend for their voices to be heard.

No action was taken.

13. Discussion and possible action to approve proposed Freedom Park Field construction cuts and bid alternates, proceed with a contract with Frost Construction Company, and authorize the City Manager to execute a construction agreement.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated on February 10, 2026, City Council reviewed construction bids received for Bid No. 2026-04 Freedom Park Field and directed staff to engage in further discussions with Frost Construction Company following review of the two bids received. Subsequently, staff met with Burditt Land | Place and representatives from Frost Construction Company to evaluate Council's requested scope adjustments and develop an updated bid tabulation. Per Council direction, the following reductions to the original base bid were incorporated: removal of the elevated score table; reduction of one Americans with Disabilities Act (ADA) bleacher unit; and a reduction in quantity of double gates. In addition, Council requested evaluation of the following bid alternates for inclusion: Alternate No. 3 – Artificial Turf in the amount of \$214,611.84; Alternate No. 4 – Concrete Masonry Unit (CMU) Dugouts in the amount of \$33,200; Alternate No. 5 – Foul Poles in the amount of \$10,000; and Alternate No. 6 – 6-Foot Fencing Upgrade in the amount of \$30,000. Incorporating the above adjustments results in the following totals: a revised base bid of \$946,193; selected alternates in the amount of \$287,811.84; and an updated lump sum total of \$1,234,004.84. After accounting for soft costs (design, survey, and geotechnical services), the construction allocation available is approximately \$1,123,036. The updated lump sum exceeds the available construction allocation by approximately \$111,000. On February 17, 2026, the Angleton Better Living Corporation (ABLC) approved funding to cover the current projected overage, allowing the project to proceed with the adjusted base scope and selected alternates. Staff continue discussions with Angleton Little League regarding potential financial participation in field enhancements. Additionally, staff are evaluating inclusion of a brick paver campaign at Freedom Park to provide community participation opportunities and potential cost offsets.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the proposed Freedom Park Field construction cuts and selected alternates, authorize proceeding with a contract with Frost Construction Company in

the updated lump sum amount of \$1,234,004.84, and authorize the City Manager to execute the construction agreement following legal review. The motion passed on a 6-0 vote.

14. Discussion and possible action regarding construction bids received for Bid No. 2026-01 Abigail Arias Park.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated the City of Angleton closed construction bidding for Bid No. 2026-05 Abigail Arias Park on February 18, 2026, at 3:00 PM. This project was rebid following City Council's action on January 27, 2026, to reject all previously received bids. Bids were publicly opened and have since been reviewed by Parks and Recreation staff in coordination with the City's design consultant, Burditt Land | Place. The City received bids from D.L. Meacham, L.P. at \$1,476,396.53 with bid alternates of \$87,368.12, B&D Contractors at \$2,121,306.21 with bid alternates of \$78,498.10, and C.A. Walker Construction at \$1,950,000.00 with bid alternates of \$104,811.89. As part of the evaluation process, bids were reviewed for completeness, responsiveness, pricing, references, bonding capacity, and overall qualifications in accordance with the criteria outlined in the bidding documents. Burditt Land | Place will provide its evaluation findings and recommendation prior to Council consideration. The Abigail Arias Park project includes playground amenities, splash pad features, trails, native plantings, parking, utilities, and associated park infrastructure consistent with the approved project scope and applicable Texas Parks & Wildlife Department (TPWD) grant requirements. The total project budget is \$3,075,000, funded through the TPWD Local Park Grant, Angleton Better Living Corporation (ABLC) bond proceeds, and City funds. The current budget allocations include: \$198,000 for design, construction documents, bidding, and construction administration with Burditt Land | Place, \$5,102 for a topographic survey with Baker and Lawson, \$7,410 for an archeological survey with Horizon Environmental Services; \$589,881.70 for a playground with Lone Star Recreation, and \$612,388.14 for a slash pad with Vortex. After accounting for these allocations, the estimated remaining budget available for construction is \$1,662,218.16. A detailed comparison of bid pricing, including base bids and selected alternates was presented to City Council determine alignment with available funding and project priorities.

Upon a motion by Council Member Sartin and seconded by Mayor Pro-Tem Townsend, Council approved to award a construction contract for Bid No. 2026-05 Abigail Arias Park to D.L. Meacham Construction; approve selected alternates; authorize staff to finalize contract terms consistent with Council action; and authorize the Acting City Manager to execute the agreement upon final legal review. The motion passed on a 6-0 vote.

15. Discussion and possible action to approve naming the Lakeside Park Pavilion in honor of Terry Roberts.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated on February 17, 2026, the Parks and Recreation Board considered a request initiated by the Acting City Manager to name the pavilion located at Lakeside Park in honor of Terry

Roberts The Lakeside Pavilion is classified as a sub-facility under the City of Angleton Parks and Facility Naming Policy. The policy permits commemorative naming of sub-facilities for individuals who are deceased and who have demonstrated exceptional community service, leadership, or contributions that have positively impacted the community. Staff reviewed the request and confirmed that Terry Roberts meets the qualifying criteria outlined in the policy. Mr. Roberts served the community in various leadership roles, including service on the Parks and Recreation Board and City Council, and made significant contributions to the advancement of parks and recreation initiatives within the City of Angleton. Following discussion, the Parks & Recreation Board voted to recommend approval of the naming request and to forward the item to City Council for final consideration. If approved, staff will coordinate appropriate signage and recognition consistent with City standards and available funding.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved approve naming the Lakeside Park Pavilion in honor of Terry Roberts, as recommended by the Parks and Recreation Board. The motion passed on a 6-0 vote.

16. Discussion and possible action to award a contract to HDR Engineering for the design review of the Oyster Creek Wastewater Treatment Plant in the amount of \$64,000.

John Peterson, City Engineer with HDR Engineering presented the agenda item and stated that the City owns and operates the Oyster Creek Wastewater Treatment Plant (WWTP) and has requested HDR to develop a Technical Memorandum to identify and provide budgetary numbers for the below improvements at the WWTP: replace existing air diffusers and drop headers in the existing aeration basins; replace blowers to provide sufficient air to the aeration basins and air lift pumps; improve or replace the existing blower building and ensure all blowers are above the current floodplain level; and expand the current water reuse system s that chlorinated plant effluent can be used for washdown and spray down of key areas at the WWTP since the existing system currently only serves as carrier water for the WWTP chlorination and dichlorination systems.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to award a contract to HDR Engineering for the design review of the Oyster Creek Wastewater Treatment Plant in the amount of \$64,000. The motion passed on a 6-0 vote.

17. Discussion and possible action to approve Resolution No. 20260224-017 approving the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank; providing for repeal; and providing for an effective date.

Susie Hernandez, Director of Finance presented the agenda item and stated a resolution is presented to approve the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank to Desiree Henson, City Secretary and removing Michelle Perez who is no longer with the City.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved Resolution No. 20260224-017 approving the "Bank Records" for the purpose of changing the authorized persons to act as signatories on City accounts at First State Bank; providing for repeal; and providing for an effective date. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

18. Discussion and update on the first quarter financial statement through December 31, 2025.

Susie Hernandez, Director of Finance presented the agenda item and updated Council on the financial position of the general fund and water fund.

No action was taken.

19. Discussion and possible action to approve Ordinance No. 20260224-019 amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; revising and providing for an increase in the rates to be charged for solid waste collection; providing for repeal of conflicting ordinances.

This item was tabled.

Council moved to executive session.

EXECUTIVE SESSION

The City Council held an executive session at 8:17 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Planning and Zoning Commission Appointments)

OPEN SESSION

The City Council adjourned Executive Session at 8:28 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

20. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Planning and Zoning Commission Appointments)

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council appointed Harrold Goodin to the Planning and Zoning Commission. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

Council moved to Communications from Mayor and Council.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend stated that he would like a charter amendment to allow City Council elected officials to run for a fourth term totaling 8 years.

Mayor Pro-Tem Townsend stated that he would like a charter amendment on adding streets to Angleton Better Living Corporation.

Council Member Daniel stated she would like Specific Use Permits (SUP) for unlicensed technician establishments.

Council Member Smith stated he would like an update on the water meters.

Mayor Wright stated that he would like an update on bringing a H-E-B to the Ashland subdivision.

Mayor Wright stated that he would like an update on areas needing fire hydrant connection, the condition of the fire hydrants, and timeline of when the fire hydrant on Burch Street was flushed.

Mayor Wright stated that Concerts in the Park will be happening in May in the downtown parking lot to highlight our downtown businesses with the opportunity of all businesses in the city to advertise and display their business.

Council Member Smith thanked staff for holding a tour at the King Municipal Operations Center.

Mayor Wright thanked the Parks and Recreation department for their quick response to Freedom Park lights that needed replacement.

ADJOURNMENT

The meeting was adjourned at 8:43 P.M.

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

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/10/2026

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

AGENDA CONTENT: Discussion and possible action to approve Landmark Aquatic proposal for the Angleton Recreation Center Natatorium slide under BuyBoard Contract No. 701-23 and authorize the Acting City Manager to execute the associated agreement.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: \$1,762,830.00 **FUNDS REQUESTED:** \$9,523.00

FUND: 40-506-625.40

EXECUTIVE SUMMARY:

As part of the ongoing phased renovations at the Angleton Recreation Center natatorium funded through the 2024 Angleton Better Living Corporation (ABLC) Bond, staff have identified the existing water slide as requiring restoration due to surface deterioration and corrosion from prolonged exposure to water, chemicals, and high usage.

Staff obtained a proposal from Landmark Aquatic, a BuyBoard cooperative purchasing vendor specializing in aquatic equipment and restoration services. The proposal includes waxing and buffing the exterior of the slide, which restores surface finish, improves appearance, and helps protect the fiberglass coating.

The proposed work includes:

- Cleaning and surface preparation
- Waxing and buffing of the exterior slide surface
- Lift access and equipment required to complete the work

The estimated timeline for the work is approximately 4–5 days.

The total cost for the wax and buff restoration service is **\$9,523.00**.

RECOMMENDATION:

Staff recommend that City Council approve the Landmark Aquatic proposal for water slide waxing in the amount of \$9,523 and authorize the Acting City Manager to execute the agreement under BuyBoard Contract No. 701-23.

GENERAL PROPOSAL

Customer: City of Angleton - Rec Center
Date: 2/20/2026
Project: Exterior Slide Restoration Services Add On
Location: 1601 N Valderas St, Angleton, TX 77515, United States
Proposal #: 00005640
Expiration: 3/21/2026

SCOPE OF WORK

BUY BOARD #701-23

Progressive Commercial Aquatics
d/b/a Landmark Aquatic
2510 Farrell Rd.
Houston, TX
77073

ADD ON RESTORATION SERVICES

Option 1- Add Wax and Buff To Exterior of slide

- additional cost to wax and buff exterior of slide
- includes additional time for lift rental
- Estimated timeline: 4-5 days

Option 2- Repaint Exterior of slide

- additional cost to strip, prep, and repaint exterior of slide
- includes wax and buff
- includes additional time for lift rental
- Estimated timeline: 2 weeks

EXCLUSIONS

- **ELECTRICAL EXCLUSION:** All necessary line voltage electrical work and materials required to complete installation and facilitate the proper operation of the above-listed equipment and/or system are hereby excluded from this proposal. Acceptance of this proposal indicates agreement by the Owner to provide such excluded work and materials, at the Owner's expense, to facilitate a properly functional system.
- **BONDING:** Bonding is required by the National Electrical Code (NEC 680-22). Installation quote assumes, if applicable, existing anchor is bonded and a usable bonding point is available. If a bonding point is not present,

the owner is responsible, at their cost, for providing an electrician to ensure proper bonding of items is accomplished.

- **EXISTING ANCHORS:** Installation quote is based on the existing anchor(s) being solid and usable for the new application. If existing anchor is deemed unusable, additional labor and material cost will be quoted before installation can be completed.
- **FREIGHT/SHIPPING CHARGES:** Freight and/or shipping charges are estimated and may increase based on the actual cost of such. Actual shipping charge(s) will be reflected on the invoice.
- **BONDS AND/OR PERMITTING:** Bonds or permitting fees are not included unless requested.

BASE BID PRICING

QTY	PRODUCT CODE	DESCRIPTION	UNIT PRICE	PRICE
1.00	CI-001	Option 1- Wax and Buff	\$9,523.00	\$9,523.00
1.00	CI-001	Option 2- Paint Exterior	\$28,571.00	\$28,571.00
			Subtotal	\$38,094.00
			Tax (if required)	\$3,142.76
			Total	\$41,236.76

We look forward to the opportunity of working with you. Please do not hesitate to contact me with any questions.

Best Regards,

Stephanie Manoogian
 Sales Representative
 2512 Farrell Road
 Houston, TX 77075
 Direct: (281) 982-0212
 Email: smanoogian@landmarkaquatic.com

ACCEPTANCE

Purchase Order Number (Optional) _____

By signing below, Purchaser acknowledges and accepts the terms and conditions in this Agreement. This Agreement shall be effective upon signature of both parties.

<p align="center">Landmark Aquatic: Stephanie Manoogian</p>	<p align="center">City of Angleton - Rec Center</p>
<p>By: _____ (Signature of Landmark Representative)</p> <p>Name: _____</p> <p>Email: smanoogian@landmarkaquatic.com</p> <p>Date Submitted: _____</p>	<p>By: _____ (Signature of Authorized Individual)</p> <p>Name: _____</p> <p>Email: jomara@angleton.tx.us</p> <p>Date Submitted: _____</p>

GENERAL TERMS AND CONDITIONS

1. Entire Agreement. This Agreement and any Seller's Credit Application signed by Buyer constitute the final expression of the agreement between Buyer & Seller with respect to the subject matter hereof and a complete, fully integrated and exclusive statement of their agreement in this regard and there are no understandings, agreements, covenants representations or warranties of any kind, express or implied, not expressly set forth herein. No provision of any purchase order or other document issued by Buyer will alter or add to the terms of this agreement, and any such provision or modification will be void and of no effect. No modification or extension of this Agreement by Buyer will be binding unless it is in writing and is signed by an authorized representative of seller, and no modification of this agreement shall be affected by the parties' course of dealing, usage, or trade custom. In addition, no application of 92.207 of the Uniform Commercial Code (or its local equivalent) to "knock out" or otherwise modify, amend, supplement or supersede any terms or conditions of this Agreement shall have any effect and is expressly rejected. By taking delivery of Product, Buyer shall be conclusively deemed to have accepted and assented to these General Terms and Conditions. In the event that Buyer and Seller engage in any electronic transactions, including, but not limited to, electronic data interchange or facsimile exchanges, such electronic exchanges shall be considered as valid and legally binding and shall be subject to the terms and conditions of this agreement.

2. Separate Transactions. All Purchase Orders shall be subject to written acceptance by Seller. Each shipment shall constitute a separate and independent transaction and Seller may recover for each such shipment without reference to any other. If Buyer is in default of any term or condition of the agreement, Seller may, at its option, without waiving its right to terminate this Agreement, defer further shipments hereunder until such default is remedied on which event Seller may elect to extend the Terms of this Agreement for a period of time equal to the period of time during which shipments were so deferred, or, in addition to any other right or remedy at law or in equity Seller may decline further performance of this Agreement, or if in Seller's opinion the delivery or use of Product may result in an environmental health or safety danger or hazard. Seller may, but shall not be obligated to, grant credit terms to Buyer. Acceptance of any order is subject to final credit approval by Seller. If, in the judgement of Seller, the financial responsibility of Buyer shall at any time become impaired, Seller may without notice to Buyer, suspend credit, cancel any unfilled orders, and/or decline to make further deliveries under this Agreement except upon receipt before shipment, of payment in cash or satisfactory security for such payment. Buyer agrees, upon request, to provide Seller with its most recent financial statements and such other evidence of corporate and financial standing as Seller may reasonably request from time to time to evaluate Buyer's creditworthiness.

3. Product Returns. No Product sold hereunder shall be returned to Seller without Seller's prior written permission. Approved Product returns shall be subject to a restocking charge equal to 30% of the then current sale price FOB Seller's warehouse as indicated in the product return approval, with return freight charges for Buyer's account. For Product that cannot be returned, Seller may, in its discretion, provide Buyer with assistance on regulatory issues, disposal options and cost estimates.

4. Warranties. 4.1 Subject to Clauses

4.2, 4.3 and 4.4, Seller will replace, if necessary, any Product that does not meet the "Product Specifications Submitted by Buyer", if any, on page one (1) of the attached Cover Sheet or if none, the manufacturer's specifications. Seller may, at its sole option, elect to credit Buyer for the purchase price of any defective Product in lieu of replacement.

4.2 Replacement of, or credit for, defective Products is subject to and conditional upon, (a) Buyer's account with Seller being current and in good standing; (b) written notice from the Buyer within seven (7) days of delivery of any Product that does not meet specifications; (c) provision of independent evidence satisfactory to Seller that the Product does not meet specifications; (d) the provision of a sample of the Product to Seller for testing; (e) proper storage of this Product in accordance with Seller's or manufacturer's instructions; (f) decontamination of storage receptacles in accordance with statutory regulations and use of best practices prior to placing any Product in the receptacle; and (g) use of Products for their intended purpose.

4.3 This Warranty excludes damage to or alteration of Products arising from circumstances outside the control of Seller, including, without limitation, mixing of other chemicals or products.

4.4 The Buyer agrees to use the Products in accordance with; (a) any instructions provided to it by Seller from time to time; (b) all federal state & local laws and regulations governing the storage, use and maintenance of the Products; and (c) best industry practices. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PUPOSE. Determination of the suitability of the Product(s) supplied hereunder for the uses and applications contemplated by Buyer and others shall be the sole responsibility of the Buyer. The warranty in clause 4.1 constitutes Buyer's sole remedy and Seller's sole obligation with respect to Products furnished hereunder.

5. Claims. No claim shall be allowable after any such Product has been processed in any manner, and claims on account of defect in quality, or loss of, damage to, or shortage in quantity of, the Product shall be deemed to be waived by the Buyer unless made in writing within seven (7) days from the date of receipt at destination. No action, regardless of form, arising out of the sale or delivery of Product hereunder, may be commenced by Buyer more than one year after occurrence of the event giving rise to such cause of action.

6. Limitation of Liability: Limitation of Damages: Remedies. BUYER ASSUMES ALL RISKS AND RESPONSIBILITY RESULTING FROM THE HANDLING, USE, STORAGE OR RESALE OF THE PRODUCTS, WHETHER USED SINGLY OR IN A COMBINATION WITH OTHER PRODUCTS, SELLER ASSUMES NO OBLIGATION OR LIABILITY FOR ANY TECHNICAL ADVICE GIVEN BY SELLER WITH REFERENCE TO THE USE OF THE PRODUCTS OR RESULTS WHICH MAY BE OBTAINED THEREFROM, AND ALL SUCH ADVICE IS GIVEN AND ACCEPTED AT BUYERS SOLE RISK, BUYER HEREBY WAIVES ALL CLAIMS AGAINST SELLER FOR CONSEQUENTIAL DAMAGES, LOSS OF OR DAMAGE TO GOODWILL OR REPUTATION, LOSS OF USE, LOSS OF PROFITS OR BUSINESS OPPORTUNITIES OR ANY OTHER DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR EXEMPLARY DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN, LIABILITIES, COSTS AND EXPENSES ARISING OUT

OF ANY USE, HANDLING, STORAGE OR RESALE OF THE PRODUCTS. BUYER'S EXCLUSIVE REMEDY AND SELLER GROUPS TOTAL LIABILITY HEREUNDER WHETHER IN CONTRACT, TORT, OR STRICT LIABILITY FOR INDEMNITY DEFENSE OR OTHERWISE SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY BUYER FOR THE PRODUCT WITH RESPECT TO WHICH SUCH CLAIM IS MADE, SUBJECT IN ALL CASES TO AN AFFIRMATIVE OBLIGATION ON THE PART OF THE CLAIMING PARTY TO MITIGATE ITS DAMAGES. IN THE CASE OF BULK DELIVERIES, SELLER GROUP'S TOTAL LIABILITY IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY BUYER FOR THE DELIVERY OF PRODUCT IMMEDIATELY PRECEDING THE DATE OF SUCH CLAIM, SUBJECT IN ALL CASES TO AFFIRMATIVE OBLIGATION ON THE PART OF THE CLAIMING PARTY TO MITIGATE ITS DAMAGES. BUYER HERBY SPECIFICALLY WAIVES ALL OTHER RIGHTS, IF ANY, TO INDEMNIFICATION BY SELLER WHICH MAY BE AVAILABLE AT LAW OR IN EQUITY, INCLUDING INDEMNIFICATION UNDER STATE, FEDERAL, OR COMMON LAW. SELLER SHALL HAVE NO LIABILITY TO BUYER HEREUNDER IF THE PRODUCT IS NOT USED IN ACCORDANCE WITH ITS INTENDED PUPOSE. THE MANUFACTURER'S INSTRUCTIONS OR THE REQUIREMENTS OF THE FEDERAL FOOD, DRUG AND COSMETIC ACT OR OTHER APPLICABLE LAW.

7. Safety. 7.1 Buyer acknowledges that there may be hazards associated with the possession and use of the Product and its containers and shall assume all liability resulting from, or in any way connected with, it's or their possession, transportation, handling, resale or use or its or their suitability for any particular use. Buyer acknowledges the hazardous nature of the Product, and that it has a duty to warn, protect and train as appropriate all persons who may be exposed to these hazards. Buyer also acknowledges that Seller has provided it with appropriate Safety Data Sheet(s) ("SDS"). Upon request of Buyer, Seller shall supply Buyer with additional SDS. Buyer understands that the product must not be handled or used without first consulting the SDS. Buyer will ensure that all of its employees and all other persons who might become exposed to the Product receive and refer to copies of the SDS.

7.2 in the event that Seller elects to respond to an emergency involving Product sold by Seller, Buyer hereby consents to, and releases Seller Group, from liability for, any actions Seller Group may take or fail to take in connection with such emergency. Buyer furthermore agrees to defend, indemnify and save Seller Group harmless from and against any and all losses, damages, injuries, liabilities, actions, claims or proceedings of whatever nature, arising directly or indirectly in connection with such emergency, whether or not based on seller Groups acts or omissions.

8. Buyer. Buyer accepts full responsibility for the disposal of any containers and their contents in accordance with applicable law. Buyer agrees to defend, indemnify and save Seller Group harmless from and against any and all claims, losses, damages, or expenses arising from Buyer's handling, use, storage, or disposal of any container or its contents.

9. Delivery. 9.1 Unless otherwise agreed in writing by Seller (a) all prices are not, F.O.B. carrier, Seller's warehouse and (b) title to and risk of loss of the Product shall pass to Buyer at F.O.B. point. Seller is not responsible for any loss, damage, or delay that may occur after Products have been accepted for shipment by the carrier. Claims for shipping damages must be made directly with the carrier. Applicable taxes, duties, foreign exchange, and other charges shall be calculated at the rate in effect at the time transfer of title to Buyer.

9.2 Buyer shall cooperate fully with Seller's efforts to deliver Product, and shall be appropriately prepared to safely and promptly receive Product when delivered.

9.3 Buyer is responsible for checking all Products to ensure that the correct volume, concentration levels, and type of Products have been received. Any shortage, excess, miss-shipment, or defect in any Product must be reported to seller within seven (7) days of receipt of the product by Buyer. Seller shall not be responsible for any claim for shortages or failure to meet specifications after this time.

9.4 Buyer shall provide adequate access to on-site tanks, or other suitable receptacles, to allow for efficient unloading of Products.

9.5 Late delivery or failure to supply shall in no event entitle Buyer to vary or cancel this agreement, or to claim damages in respect thereof. Delivery of Products to Buyers location shall constitute delivery to Buyer; and all risk of loss or damage shall thereupon be assumed by Buyer.

9.6 Upon Buyer's reasonable request, Seller may, at its option, assist Buyer in loading or unloading Product, but such assistance will be rendered at Buyer's sole risk. BUYER SHALL DEFEND, INDEMNIFY AND SAVE SELLER GROUP HARMLESS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, INJURIES, LIABILITIES, ACTIONS, CLAIMS OR PROCEEDINGS OF WHATEVER NATURE ARISING DIRECTLY OR INDIRECTLY IN CONNECTION WITH THE LOADING, DELIVERY OR UNLOADING OF THE PRODUCTS WHETHER OR NOT BASED ON SELLER GROUPS ACT OR OMISSIONS.

10. Demurrage and Buyer's Delay. If the delivery of Products is delayed or prevented by circumstances caused by Buyer, including, without limitation, by Buyer's inability to accept delivery, Buyer shall pay all costs associated with the delayed delivery, storage of products, insurance, and any costs incurred by Seller in making further attempts to deliver the Products.

11. Revision of Price. Seller shall have the right to revise the price of any Product by written notice made by (I) email, (II) regular first class mail, or (III) facsimile transmission to Buyer. In the event Seller is prevented by any governmental restriction from increasing any price herein or from continuing any price already in effect, Seller may terminate this Agreement upon fifteen (15) days prior written notice to Buyer. Without limiting the generality of the foregoing, Seller may adjust the price of any imported product at any time after order acceptance to the extent necessary to account for changes in applicable foreign exchange rates or any changes in customs duties or other governmental imposts.

12. Payment, Price and Non-Price Charges; Credits. 12.1 Until a specific order is accepted by Seller, quoted prices are subject to change without notice. Orders may not be cancelled once accepted by Seller. Seller reserves the right to correct any clerical or mathematical errors.

12.2 Unless otherwise agreed in writing by seller, payment terms are net 30 days. All payments due hereunder shall be made to Seller in lawful money of the United States at the location indicated on Seller's invoice. Acceptance by Seller of Sales drafts, checks or other forms of payment is provisional only and is subject to immediate collection of the full face amount thereof. Buyer agrees to pay all taxes (if any) upon the sale, delivery, storage and use of the Product. Buyer shall reimburse Seller for all taxes, increases in or new taxes, excises, duties or other charges which Seller may be required to pay to any government (federal, state, provincial or local) upon, or measured by, the production, sale, transportation or use of, any Product sold hereunder.

12.3 If Buyer does not pay on time, Seller may (I) place Buyer on C.O.D. (II) suspend deliveries and/or (III) charge interest at a rate of 2% per month (24% per annum) or the maximum allowed under applicable law, if less, on all overdue charges and interest.

12.4 Buyer shall pay the fees and prices set forth in this Agreement and any other special non-Price charges (including temporary emergency, plant outage, insurance and fuel and energy surcharges) that Seller may assess, from time to time. Non-Price charges are not subject to provisions of paragraph 11 and may be amended or added at Seller's discretion. Any credit issued by Seller to Buyer on account of Products may only be applied against the cost of future purchases from Seller and will not be paid in cash. Any such credit will expire one (1) year after the date of issuance, and Seller will have no obligation with respect thereto in the event that Buyer does not apply the credit prior to such expiry date.

12.5 Buyer shall have no right of set-off or withholding and no deduction of amounts due from Buyer to Seller shall be made without Seller's prior express written approval.

13. Force Majeure; Allocation of Product. 13.1 Seller shall not be liable in damages or otherwise for delay or impairment or failure of performance (other than a failure to pay any monies due) by reason of causes beyond Seller's reasonable control, including without limitation, claims of force majeure, allocations of product, work stoppages or slow-downs, plant closures, or price increases by Seller's suppliers, strikes, labor difficulties, shortage of fuel, power, raw materials or supplies, inability to obtain shipping space, transportation delays, fire, floods, accidents, riots, acts of God, war or terrorism, governmental interference or embargo, and Buyer waives any right to assert a claim against Seller in respect thereof.

13.2 If, at any time, in Seller's opinion there is a period of shortage of supply of Product for any reason, seller may allocate its inventory between Buyer and Seller's other customers in its sole discretion with no liability on Seller's part for failure to deliver the quantity or any portion thereof specified on any order, and Buyer waives any right to assert a claim against Seller in respect thereof.

14. Shipping Methods and Schedules. Unless at the time of Buyer's acceptance of Seller's Quotation, Buyer specifies in writing the desired method of transportation (air express, motor freight, etc.) Seller will use its judgement in selecting a carrier and route. Delivery schedules are estimated and assume timely receipt of all necessary information and documentation from Buyer, and Seller assumes no responsibility for delays. If Buyer delays delivery of any Product, Seller may invoice Buyer for such Product and hold it at Buyer's sole risk and expense pending instructions from Buyer.

15. General Provisions, 15.1 If Buyer takes the benefit of or becomes subject to any provision of applicable bankruptcy or insolvency law or violates any applicable law, Seller will have the right, by written notice, to immediately terminate this agreement. Seller may also terminate this agreement. In addition to any other rights Seller may have at law or in equity, if within (10) days of being notified by Seller, Buyer has failed to remedy a monetary or any other default.

15.2 Buyer may not assign this Agreement without the prior written consent of Seller. For the purposes of this Agreement, assignment shall include any assignment by merger or other operation of law. This Agreement shall be binding upon and inure to the benefit of the respective successors and permitted assigns of each of the parties hereto, Buyer will obtain a written assumption of this Agreement, in form acceptable to Seller, from any permitted transferee of Buyer.

15.3 This Agreement shall be governed by and enforced in accordance with the laws of the state in which the Seller's corporate office is located without reference to its conflict of law rules. Any dispute, controversy, or claim arising out of or related in any way to this Agreement and/or any sale and purchase or use of Products hereunder or any transaction contemplated hereby which cannot be amicably resolved by the parties shall be solely, exclusively and finally resolved by binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Judgement on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration shall take place before a single arbitrator unless the amount in controversy exceeds \$250,000, and in such case the arbitration shall take place before a panel of three (3) arbitrators, each of whom shall have experience with and knowledge of the chemical distribution industry. Arbitration shall take place in the state in which the Seller's corporate office is located. The language of the arbitration shall be in English. The decision of the arbitrator(s) shall be in writing with written findings of fact and shall be final and binding on the parties. The arbitrator shall be empowered to award money damages, but shall not be empowered to award any damages precluded by the Agreement, or any injunctive or any other equitable relief. Each party shall bear its own costs relating to the arbitration proceedings irrespective of the outcome. This section is the sole recourse for the resolution of any disputes arising out of, in connection with, or related to the Agreement, other than sections 15.12 and 15.14. The parties hereby expressly exclude the application of the United Nations Convention on Contracts for the International Sale of Goods to this Agreement, including, without limitation, article 35(2) thereof.

15.4 Except as to revisions in price which are governed by Paragraph 11 herein, any notices required or given in connection with this Agreement shall be sent or delivered in writing and be made by (I) registered mail, (II) certified mail, return receipt requested, (III) overnight mail, or (IV) fax (with confirmation of receipt), to the address and to the attention of the persons specified on the Cover Sheet, which the parties agree to promptly update as necessary. Notice shall be deemed given on the day on which it is actually received or refused by the other party.

15.5 The waiver by either party of any of the rights under this Agreement shall not be construed as constituting a precedent, and shall not in any way affect, limit or prevent such party's right thereafter to enforce and compel strict compliance with each and every term or condition contained herein. The acceptance by the Seller of any payment after the specified due date shall not constitute a waiver of the Buyer's obligation to make further payments on the specified due dates. Seller shall be entitled to recover its costs and expenses, including reasonable attorneys' fees, in any suit brought by Seller in connection with this Agreement.

15.6 If any provisions of this Agreement shall be held to be illegal or unenforceable the legality and enforceability of the remaining provisions shall not in any way be affected or impaired. The paragraph headings are for convenience only and shall not be used in interpreting or construing this Agreement.

15.7 All specifications, formulas, drawings, illustrations, descriptive matter and particulars contained in Seller's catalogs, website and marketing documents (the "Descriptions") are indicative only, do not form part of this Agreement, and are not representations or warranties of any kind. No discrepancy between the Products and the Descriptions will entitle the Buyer to rescind this Agreement or seek compensation or damages.

15.8 Seller may vary or amend this Agreement by notice in writing to Buyer at any time. Any variations or amendments, including, without limitation, any price increases, will apply to orders placed by Buyer after the due date of the notice.

15.9 If buyer requests any amendment to this Agreement, Seller may increase the price of Products to account for any increased costs occasioned thereby.

15.10 Buyer represents and warrants that it is not a "Prohibited Person" as defined by the Office of Foreign Assets Control.

15.11 Unless Buyer is authorized to distribute the Products delivered hereunder pursuant to a written agreement with Seller, the Products are supplied to Buyer for Buyer's internal use only, and Buyer may not repackage, resell or otherwise distribute the Products to third parties without the prior written consent of Seller. Even if Seller's consent is granted, Buyer agrees to comply with all applicable export laws and regulations with respect to the Products and not to transship or resell Product to any person or entity who is a "Prohibited Person" as defined by the Office of Foreign Assets Control.

15.12 Buyer shall not use the Seller's trademarks or any part thereof as part of Buyer's name, nor register any name, including domain names, or mark confusingly similar to the Seller's trademarks. Buyer acknowledges that Buyer is not being licensed any right or interest of any kind in Seller's trademarks and that Buyer may not use same without the prior written consent of Seller.

15.13 The relationship of the parties hereto is that of Buyer and Seller. Nothing in this agreement, and no course of dealing between the parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the parties or between one party and the other party's employees or agents. Accordingly, neither party shall be empowered to bind the other party in any way, to incur any liability or otherwise act on behalf of the other party. Each party shall be solely responsible for payment of its employees' salaries (including withholding of income taxes and social security), worker's compensation, and all other employment benefits.

15.14 The terms of this Agreement are strictly confidential and Buyer shall not use or disclose the terms hereof without Seller's prior written consent.

15.15 This Agreement shall not be construed more strongly against either party regardless of which party is more responsible for its preparation.

15.16 This Agreement may be executed in one or more counterparts, each of which will be an original, but all of which together will constitute one and the same instrument, without necessity of production of the others. Signature by facsimile or by e-mail in portable document format (.pdf) shall also bind the parties to this Agreement.

16. Price Adjustments Due to Delays or Unforeseen Circumstances. Landmark Aquatic reserves the right to adjust pricing if project commencement or completion is delayed due to circumstances beyond our control, including but not limited to unforeseen site conditions, regulatory changes, supply chain disruptions, force majeure events, customer-requested delays, or other extraordinary events that materially impact costs. Any such adjustments will be communicated in writing and shall be reasonably determined based on the increased costs incurred.



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: March 10, 2026

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

AGENDA CONTENT: Update and discussion on the Comprehensive Plan and 2015 International Building Code Upgrade.

AGENDA ITEM SECTION: Regular Agenda Item

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

FUND: N/A

EXECUTIVE SUMMARY:

The Comprehensive Plan Update is 100% funded by the Texas General Land Office, Resilient Communities Program Grant (GLO RCP). The Ardurra Group will update the Council on the progress of the plan.

Plan Phases

- Comprehensive Plan Update- In Progress - May 2025-May 2026
- Zoning Ordinance & Land Development Code Update- In Progress - Feb 2026- Aug 2027
- Building Code Updates - Feb 2026- Oct 2026

Under this phase we will develop, adopt, & implement residential building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012.

Recommendation:

City Council is asked to hold discussions and receive project updates.

COMPREHENSIVE PLAN UPDATE

Attachment Draft Goals, Objectives, and Strategies*

1. Land Use and Growth

Goal

Guide balanced and coordinated growth that supports economic vitality, protects neighborhoods, and promotes efficient land use patterns.

Objectives & Strategies*

1.1 Promote Compatible Land Use Patterns

- Encourage appropriate and sensitive transitions between residential, commercial, and industrial uses.
- Discourage incompatible development adjacent to established neighborhoods.
- Support mixed-use and activity centers in appropriate locations.

1.2 Direct Growth to Strategic Areas

- Focus commercial and employment uses along major corridors.
- Encourage development within serviced areas to maximize infrastructure efficiency.
- Coordinate development within the ETJ through subdivision regulations and intergovernmental coordination.

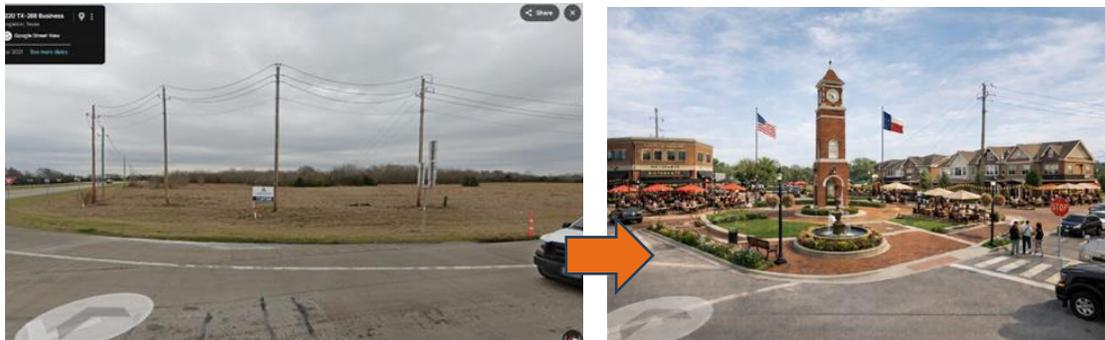
1.3 Support Redevelopment and Infill

- Promote reinvestment in underutilized properties.
- Encourage adaptive reuse of vacant or aging structures.
- Provide incentives for redevelopment in targeted areas.

1.4 Modernize Zoning and Development Regulations to Support Reinvestment, Compatibility, and Desired Community Character

- Update zoning to allow mixed-use and higher-intensity development by right in appropriate areas.
- Update corridor zoning, particularly along Business 288, to better reflect desired development patterns.

- Simplify development standards to reduce permitting time and uncertainty.
- Strengthen design, landscaping, and buffering requirements citywide.



Conceptual rendering of a gateway and mixed use development on the Business 288 and Henderson Road

1.5 Ensure Compatibility and Community Character

- Establish design standards addressing building placement, height transitions, and façade quality.
- Revise mobile home and nonconforming zoning regulations to improve compatibility with surrounding uses.
- Update zoning to discourage incompatible uses such as game rooms, vape shops, and solar farms.
- Align zoning with desired character areas, the new Future Land Use Map, and economic development objectives.

1.6 Promote Quality Development Design

- Encourage context-sensitive architecture and site design.
- Integrate public art and placemaking elements citywide.

1.7 Improve Intergovernmental Coordination

- Partner with TxDOT, utilities, drainage districts, school districts, and major employers on growth planning.

2. Housing and Neighborhoods

Goal

Provide diverse, high-quality housing options to support workforce and community needs while preserving stable and attractive neighborhoods.

Objectives & Strategies*

- Explanation will be added to Strategies

2.1 Expand Housing Choice

- Balance the housing mix to meet the needs of current and future residents, including workforce households, young professionals, families, and seniors. Encourage a range of housing types, including large-lot single-family homes, townhomes, senior housing, workforce housing, multifamily housing in mixed-use settings, live-work units, and high-quality RV or specialty housing where appropriate.
- Promote residential development within and adjacent to Downtown, including housing above ground-floor commercial uses.
- Enforce enhanced property maintenance standards to protect housing quality, neighborhood stability, and community appearance.
- Incentivize developments that provide attainable and workforce housing through partnerships with private developers and nonprofit organizations.
- Align housing policies with employers' needs to support workforce recruitment and retention.

2.2 Preserve Neighborhood Character

- Maintain compatible lot sizes and development patterns.
- Promote property maintenance and neighborhood reinvestment programs.
- Explore alternatives to traditional development patterns and opportunities for conservation-oriented housing, courtyard-style housing, and other formats to maintain diverse housing choices while preserving open space and rural character.
- Encourage a mix of housing in neighborhoods and planned communities to support neighborhood stability, aging in place, and diverse social connections.

2.3 Ensure Housing Quality, Design Excellence, Neighborhood Compatibility, and Connectivity

- Require high-quality design standards, durable materials, and appropriate building scale.
- Integrate greenways, detention areas, and open space into new developments.
- Establish adjacency, buffering, and transition standards to ensure compatibility with surrounding neighborhoods.
- Establish minimum lot size and design standards to support long-term neighborhood quality.
- Discourage substandard housing types, including poorly designed mobile homes or transient rental developments.
- Avoid overly small lot sizes that contribute to livability, parking, and infrastructure challenges.
- Encourage master-planned developments integrating schools, recreation, and neighborhood services such as the Ashland development.
- Partner with Angleton ISD to align housing growth with planned school investments.
- Expand sidewalks and safe pedestrian connections, especially to improve access to schools, parks, and neighborhood services (15-minute walk radius).

2.4 Encourage Homeownership and Long-Term Residency

- Incentivize owner-occupied housing over speculative investment rentals.
- Strengthen rental inspection and compliance programs in established neighborhoods.

2.5 Reduce Vacancy and Promote Adaptive Reuse

- Prioritize adaptive reuse of large vacant buildings.
- Identify properties with high reuse potential and create targeted strategies. Proactively identify priority redevelopment and reuse sites, particularly along Anchor Road and the southern city limits.
- Support flexible zoning to facilitate reuse.
- Coordinate code enforcement with economic development tools to encourage reinvestment rather than abandonment.

2.6 Protect Safety and Community Appearance; Address Unsafe and Dilapidated Structures

- Establish a board, such as a Dangerous Structures Board, and create demolition funds for the remediation of unsafe properties.
- Apply cost-recovery mechanisms, such as liens on resale for demolitions.
- Establish clear thresholds and procedures for condemnation to ensure consistent application.
- Apply condemnation and demolition strategically, paired with incentives such as redevelopment assistance or lien-on-resale programs.

2.7 Strengthen Property Maintenance Enforcement

- Evaluate and update the property maintenance code to address any gaps.
- Apply graduated enforcement measures for repeat violations.
- Coordinate code enforcement with economic development incentives.
- Coordinate with County and Precinct officials on joint cleanup and enforcement initiatives.

2.8 Preserve Safe and Habitable Rental Housing

- Evaluate the effectiveness of the current rental registration and inspection programs and modify them as needed.
- Focus on older properties and those with recurring violations.
- Pair enforcement with technical assistance.

3. Urban Character

Goal

Enhance Angleton's identity as the **Heart of Brazoria County** through attractive design, revitalized corridors, and vibrant public spaces.

3.1 Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core

- Develop a central town square on the vacant lot near City Hall or the County Annex as the defining civic space. Incorporate flexible open space, pocket parks, plazas, seating, shade structures, public art, and infrastructure to support events and daily use.
- Integrate the town square and surrounding blocks into the Downtown Livable Centers framework.

- Explore a two-downtown strategy to preserve the historic core while supporting a newer mixed-use center in other areas of the city.



Conceptual rendering of a plaza in the vacant lot next to City Hall

3.2 Activate Downtown with Engaging Uses and Programming

- Encourage active ground-floor uses such as restaurants, cafés, entertainment venues, and cultural spaces.
- Program recurring events, including farmers markets, festivals, performances, and pop-up activities.
- Partner with local businesses, civic organizations, and sponsors to host and promote downtown events.
- Market Downtown as the preferred location for community gatherings and special events.
- Expand multimodal access, including scooters, bicycle connections, and pedestrian-oriented streets.
- Maintain a land use balance by keeping portions of the historic downtown residential while allowing modern commercial uses.
- Support urban lofts, mixed-use housing, and live-work units while preserving select residential blocks downtown.
- Update Downtown zoning to allow mixed-use and higher-intensity development by right.
- Establish Downtown as an entertainment district supporting outdoor markets, performances, and community events year-round.
- Market Downtown as a destination for all ages, including youth, families, and seniors.
- Leverage economic development incentives such as Chapter 380 agreements and targeted tax abatements to encourage downtown reinvestment.

- Partner with the Angleton Chamber to support family-owned and locally owned downtown businesses.

3.3 Enhance the Public Realm and Downtown Experience

- Implement streetscape improvements, including lighting, landscaping, signage, and wayfinding.
- Improve pedestrian connectivity between the town square, surrounding businesses, and nearby neighborhoods.
- Support structured parking solutions, including a two-story parking structure near civic buildings and shared parking strategies.

3.4 Improve Downtown Image, Cleanliness, and Safety

- Establish regular maintenance, beautification, and code compliance efforts.
- Incorporate public art, signage, and branding elements.
- Improve lighting and visibility in public spaces.

3.5 Preserve and Strengthen Neighborhoods Surrounding the Downtown Core.

- Reinforce zoning and land use policies that maintain existing neighborhoods as primarily residential and limit encroachment of incompatible commercial uses. Support compatible infill housing that respects neighborhood scale and character.
- Review and refine Specific Use Permit standards for non-residential uses in residential areas to ensure compatibility.
- Promote rehabilitation incentives and housing improvement programs.
- Discourage prolonged vacancy through code enforcement and incentive-based reinvestment strategies.
- Prioritize adaptive reuse of existing buildings through special use permits rather than demolition.

3.6 Protect Downtown Neighborhood Character and Historic Assets

- Conduct surveys of historic homes and evaluate the creation of a neighborhood conservation or historic overlay district.
- Monitor trends related to the conversion of existing residential structures to ensure a mix of uses, walkable neighborhoods, preservation of historic buildings, and long-term neighborhood stability.
- Establish development standards addressing building scale, massing, setbacks, and compatibility for expansion and new construction.
- Offer incentives to encourage preservation, rehabilitation, and adaptive reuse of historic structures that preserve neighborhood character, historic patterns, and community identity.
- Discourage demolition-driven redevelopment that is incompatible with architectural patterns, materials, rhythm, and streetscape character.

3.7 Redevelop Underutilized and Aging Corridor Properties

- Prioritize redevelopment of obsolete big-box and large-format commercial sites, particularly along key corridors such as Business 288.
- Support infill development along corridors, including Henderson Road and Business 288.

- Periodically reevaluate corridor land use designations to reflect market realities, infrastructure capacity, and community goals.

3.8 Improve Safety, Mobility, and Appearance Along Major Corridors

- Prioritize streetscape and mobility improvements along Henderson Road, Downing Road, FM 521, SH 288, and FM 523.
- Coordinate with TxDOT on intersection safety, signage, speed limits, and access management.
- Improve gateway signage, landscaping, and corridor identity at major city entrances.
- Promote consistent community branding and wayfinding.

3.9 Encourage Walkable, Mixed-Use Corridor Development

- Integrate pedestrian-oriented design, public open spaces, trail connections, and streetscape improvements.
- Provide appropriate buffering and transitions between residential, commercial, and industrial uses.
- Encourage residential components within corridor developments to support workforce housing and attract younger residents.
- Identify underutilized sites for mixed-use, employment-focused redevelopment in the southern city limits and western ETJ areas.

4. Transportation and Mobility

Goal

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

Objectives & Strategies*

4.1 Develop a Continuous Citywide Pedestrian and Bicycle Network

- Expand sidewalks, bike lanes, and shared-use paths to connect neighborhoods, Downtown, parks, schools, civic facilities, and activity centers.
- Prioritize closing gaps in the sidewalk, bicycle, and trail network, especially in Downtown and other high-activity areas.
- Require new development to provide internal pedestrian and bicycle connections and links to the broader network.

4.2 Leverage Regional Corridors and Green Infrastructure

- Coordinate with TxDOT to improve pedestrian and bicycle accommodations along FM 521 and other regional routes.
- Integrate trails within drainage corridors, utility easements, greenways, and open space systems.

- Prioritize Henderson Road and Downing Road for multimodal safety and streetscape improvements.

4.3 Enhance Safety, Walkability and Accessibility

- Improve sidewalks, crosswalks, and ADA accessibility throughout the city, with priority in Downtown and around civic uses.
- Strengthen pedestrian connections between Downtown, surrounding neighborhoods, and employment and activity centers.
- Plan for micromobility options such as scooters in Downtown, around schools, and in mixed-use areas.
- Expand sidewalks and bike facilities, particularly near schools and along major corridors.
- Require new development to provide internal pedestrian connections that link to the citywide network.
- Implement traffic calming in neighborhoods.
- Improve intersection safety and access management.

5. Infrastructure and Drainage

Goal

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

Objectives & Strategies*

5.1 Modernize Utility Infrastructure

- Plan water and wastewater capacity for growth.
- Replace aging infrastructure systems.
- Coordinate infrastructure expansion with development.

5.2 Improve Drainage and Flood Management

- Expand regional detention and stormwater facilities.
- Maintain drainage channels and roadside systems.
- Incorporate low-impact development practices.

5.3 Promote Coordinated Capital Planning

- Align capital improvement investments with growth areas.
- Pursue state and federal infrastructure funding.

6. Resiliency and Sustainability

Goal

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

Objectives & Strategies*

6.1 Reduce Hazard Vulnerability

- Integrate hazard mitigation strategies into development decisions.
- Protect flood-prone and environmentally sensitive areas.

6.2 Promote Sustainable Development

- Encourage water conservation and energy efficiency.
- Support green infrastructure practices.

6.3 Enhance Community Preparedness

- Improve emergency response coordination.
- Support resilient infrastructure and recovery planning.

7. Parks, Recreation, Open Space, Community Facilities, and Cultural Activities

Goal

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

Objectives & Strategies*

7.1 Expand and Activate Public Gathering Spaces

- Expand and activate parks, open spaces, and community facilities to support recreation, community gatherings, and quality of life.
- Program parks and public spaces to support farmers markets, performances, festivals, and community events, and increase programming to activate city parks throughout the year.
- Develop neighborhood and community parks in growth areas.
- Expand trails and recreational programming.
- Upgrade existing park facilities.

7.2 Improve Recreational and Civic Facilities to Meet the Needs of Residents of All Ages and Abilities

- Upgrade parks, recreation centers, and civic facilities to serve residents of all ages and abilities.
- Partner with schools, nonprofits, and community organizations to expand recreational and cultural programming.
- Expand Lakeside Park as a premier event and gathering space for large community functions.
- Coordinate park planning with long-term drainage and flood mitigation needs.
- Explore the creation of a multipurpose arena and event venue to serve as a local and regional hub for sports, concerts, graduations, and workforce development, leadership, and entrepreneurship activities.
- Plan for a dedicated Senior Center or senior-focused activity space, and explore new sites to reduce pressure on the Recreation Center.
- Pursue grants and partnerships for senior programming and other improvements.

7.3 Celebrate Culture and Community Identity

- Support festivals, arts, and cultural programming.
- Integrate public art and heritage interpretation.

7.4 Develop a Multicultural Community Activity Center

Develop a multicultural community activity center that also serves as a hub for workforce development, leadership, and entrepreneurship.

- Collaborate with colleges, the SBA, and corporate partners to establish a multi-use hub that incorporates cultural and community activities with workforce and skills development.
- Locate the facility on a site capable of hosting 500+ people (e.g., the Angleton Complex or County Fairgrounds).
- Include programming for all ages and community events.

8. Economic Development

Goal

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment.

8.1 Support Job-Generating Land Uses Aligned with Market Demand

- Align Future Land Use Map designations with adopted economic development priorities and regional employment trends. Plan and designate appropriate areas for business parks, light industrial, flex, and mixed-use employment uses.
- Monitor and evaluate jobs-to-housing ratios to ensure employment opportunities for current and future residents and to prevent Angleton from becoming a bedroom community.
- Capitalize on Port Freeport-related employment growth while steering industrial and logistics uses to appropriate locations.
- Discourage incompatible land uses through zoning updates and enforcement.

- Steer industrial and employment uses to appropriate locations near SH 288, rail, and port-related infrastructure.
- Evaluate northern ETJ lands for industrial, utility, emergency staging, or data-center uses where appropriate.

8.2 Strengthen Small Businesses, Startups, and Entrepreneurs

- Establish a Downtown and Business 288 corridor-focused business assistance program in coordination with the Chamber of Commerce and economic development partners.
- Offer targeted financial incentives such as grants, fee waivers, and tax abatements for priority redevelopment areas.
- Encourage adaptive reuse of vacant and underutilized buildings to lower barriers to entry for small businesses.
- Establish **Angleton Center**, a hub for workforce development, leadership, and entrepreneurship offering incubator space, training opportunities, telework hubs, coworking spaces, and business support services in partnership with Alvin Community College and workforce programs.

8.3 Improve Business Mix and Economic Quality

- Recruit businesses that meet daily needs and contribute to dining, entertainment, and service options.
- Prioritize high-quality design, longevity, and economic sustainability over short-term development gains.

8.4 Promote Efficient, Compatible, and Sustainable Growth

- Protect and plan for industrial land near strategic assets such as the railroad yard and the Port of Freeport.
- Coordinate infrastructure investments and access improvements to support industrial and logistics-related uses.

8.5 Encourage Compatible Commercial Development Along Major Transportation Corridors

- Support appropriately scaled and well-planned commercial development along SH 35, FM 523, and Business 288.
- Ensure corridor development supports mobility, safety, and long-term economic performance.

8.6 Align Growth with Infrastructure Capacity and Environmental Conditions

- Negotiate regional detention, green space, and long-term maintenance agreements with future developers.
- Preserve agricultural land along FM 523 where appropriate.

8.7 Strengthen Angleton's Role in the Regional Economy

- Direct residential growth northward to serve Pearland and Houston commuters.

- Concentrate industrial and commercial growth near existing petrochemical, port, and SH 288 corridors.
- Evaluate ETJ lands for emergency staging, data centers, industrial uses, and utility-supportive uses.

8.8 Coordinate Public and Private Efforts

- Establish a Downtown advisory group with City, businesses, industry leaders, and community representation to promote and prioritize actions for revitalization and activation.
- Leverage public-private partnerships for catalytic projects.

8.9 Track Progress and Adapt Over Time

- Develop performance metrics for economic development, housing, and public space activation.
- Conduct regular plan reviews and updates.

DRAFT

- Explanation will be added to Strategies

CITY COUNCIL MEETING

GLO RCP Project

March 10, 2026



GLO RCP Project

- Scope

GLO RCP Building Codes Update

- Work Schedule
- Adopted Codes - Surrounding Communities
- Benefits
- Concerns & Priorities
- City Council Directive
- Next Steps

GLO RCP Comprehensive Plan Update

(Includes Zoning Ordinance/LDC Update)

- Status & Work Schedule
- City Council Input - May 27, 2025
- Alignment of City Council and CPAC Priorities
- Existing Conditions
- Community Engagement Summary
- Community Concerns - Top 10
- Draft Vision Statement
- Themes, Draft Guiding Principles
- Draft Goals, Objectives, Strategies
- Next Steps
- City Council Input

*Attachment: Goals, Objectives,
and Strategies*

GLO RCP Project



Funding

- **100% funded** by General Land Office, Resilient Communities Program Grant (GLO RCP)

Schedule (GLO Requirements)

	Milestone 1 May 2025 (Month 1)	Milestone 2 Jun 2025-Jan 2026 (Months 2-9)	Milestone 3 Feb 2026-Aug 2026 (Months 10-16)	Milestone 4 Sep 2026 -July 2027 (Months 17-27)	Milestone 5 Aug 2027 (Month 28)
GRANT AWARD & PROCUREMENT					
COMPREHENSIVE PLAN UPDATE					
BUILDING CODE UPDATE UPDATES					
ZONING & LAND DEVELOPMENT CODE UPDATE					
GRANT CLOSE-OUT					

GLO RCP Project



CITY COUNCIL MEETING

GLO RCP Building Codes Update

March 10, 2026



Building Code Updates

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

GLO RCP Building Codes Update

Purpose - Develop, adopt, & implement-building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

Kick-off

February 2026 – April 2026
Work Plan, Community Engagement, CC Work Session, AC/others*



Findings & Draft Amendments

May 2026 – June 2026
Findings, Analysis, AC Meeting 2, Stakeholder Interviews, Draft Amendments

Finalization & Adoption

July 2026 – October 2026
CC Work Session, Stake Holder Input, Public Hearing, Adoption

Community Input

- City Council Work Session
- Advisory Committee (AC) - 2 Meetings
- Website initialization*
- Online questionnaire*
- Community notices*
- Stakeholder interviews

GLO RCP Building Codes Update

* Maybe combined with Zoning Ordinance and LDC code update. Advisory Committee (AC) to be determined by the city .

Angleton

2015

- Alvin 2024
- Pearland 2021
- Manvel 2021
- Katy 2021
- Pattison 2021
- Lake Jackson 2018
- Rosenberg 2018
- Brookshire 2018
- Brazoria County - Single-family
 - No building codes
 - County's flood plain requirement
 - No fire codesMulti-family and non-residential
 - * 2018 Fire Codes
- State of Texas 2018 (For Windstorm certification that is required in Angleton)

GLO RCP Building Codes Update



- Enhanced Insurance & ISO Rating Benefits
- Stronger Positioning For Grant Funding (E.g., BRIC)
- Higher Life Safety Standards
- Adaptive Reuse Flexibility
- Longer Lasting Housing Stock
- Improved Neighborhood Stability
- Accessibility Provisions (ADA/Aging)
- Stronger Resilience to Natural Hazards
- Improved Energy Efficiency
- Reduced Legal & Liability Risk
- Builder & Contractor Benefits
- Alignment with Regional & Neighboring Cities
- Standardized & Efficient Permit Procedures

GLO RCP Building Codes Update



What has been heard so far from the Community*

- Updated **Fire Codes** (Safety)
- Property **Maintenance Codes** & Enforcement (Neighborhood Preservation)
- **Exterior** Maintenance & Façade Standards (Maintenance)
- Flexible **Rehabilitation** & Safety Standards for Aging Buildings
- Higher Quality & **Durable** Materials (New Housing Quality)
- Flooding & Storm **Resilience** Standards (Disasters)
- Safety, Comfort, & **Accessibility** Codes (Seniors And ADA)
- Flexible **Rehabilitation/Adaptive Reuse** (Downtown Reinvestment)
- **Energy Efficient** Fixtures & Sustainability Standards (Low Energy Costs)
- Permit Review & Inspection **Predictability** (Efficient Processes)
- Staff Input (Building Inspection/Fire Marshal)

*Community Questionnaire, Focus Groups Meetings, Interviews, Community Events

GLO RCP Building Codes Update



- Council directive
- Finalize the work plan & schedule
- Initialize website, online questionnaire, and stakeholder interviews
- Advisory Committee (BOA/P & Z)
- Data collection, research and findings
- Code version & local amendments
- Others

GLO RCP Building Codes Update

**GLO RCP
Building
Codes
Update**

City Council Directive

CITY COUNCIL MEETING

GLO RCP Comprehensive Plan

(Includes Zoning Ordinance/LDC Update)

March 10, 2026



Status & Work Schedule*

Item 6.

Website Activation, Newsletter, Media, Online Forums,
Interactive Map, Questionnaire

Mobilization

- Work program
- Work session with City Council
- CPAC – 1*



Current City

- Stakeholder interviews*
- Listening sessions*
- Findings & analysis*
- Draft summary of current conditions



Visioning & Future City

- Summary of findings
- CPAC – 2
- Community Event
- CPAC – 3 (city tour)
- Draft Recommendations
- **Work session with City Council**



Draft Plan & Implementation Strategy

- Draft plan
- Implementation strategy
- CPAC – 4
- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

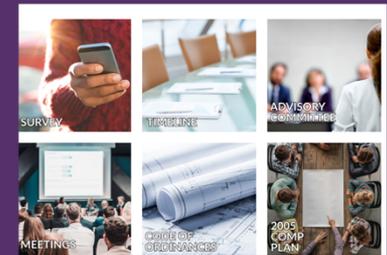


Finalization Adoption

- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

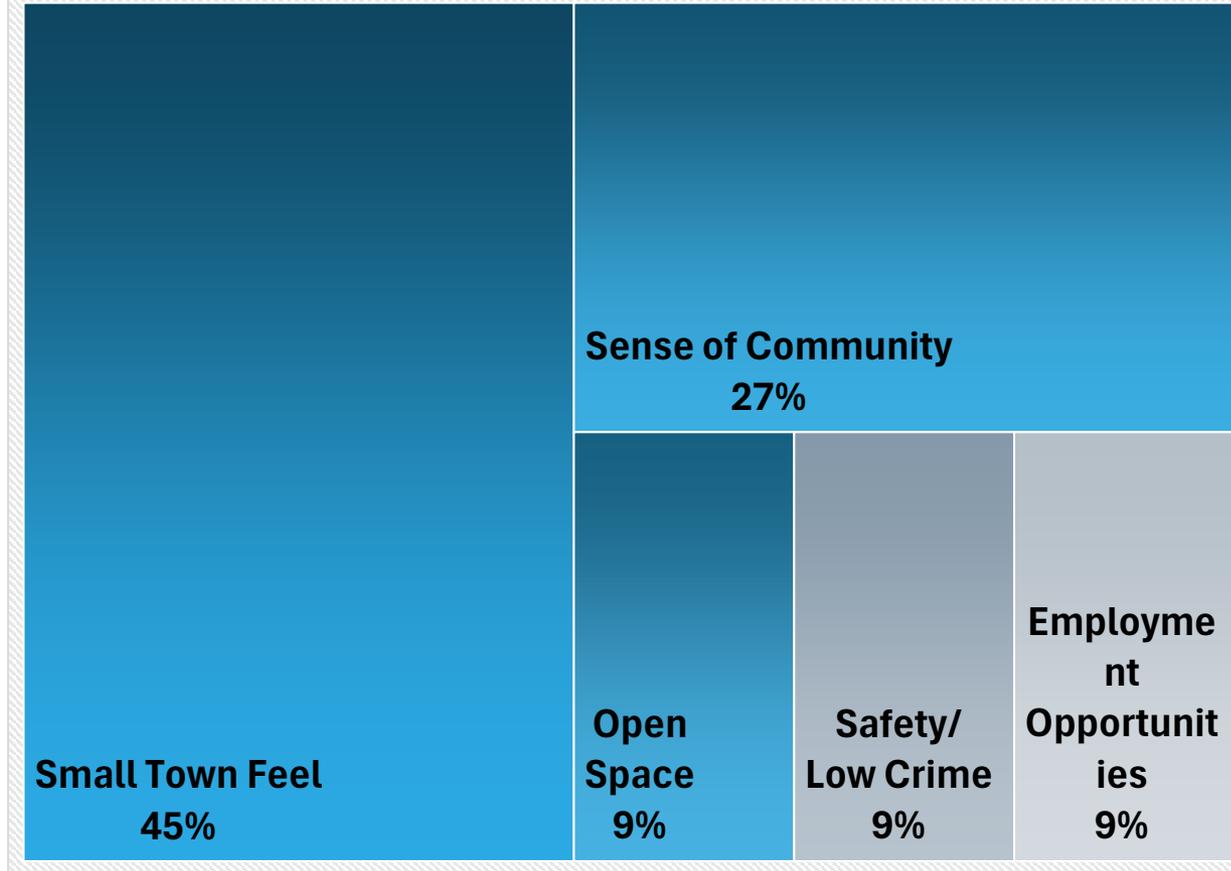
* Concurrent Zoning & Land Development Code Update activities Led by P & Z Commission

GLO RCP Comprehensive Plan



Council Input Presented to CPAC

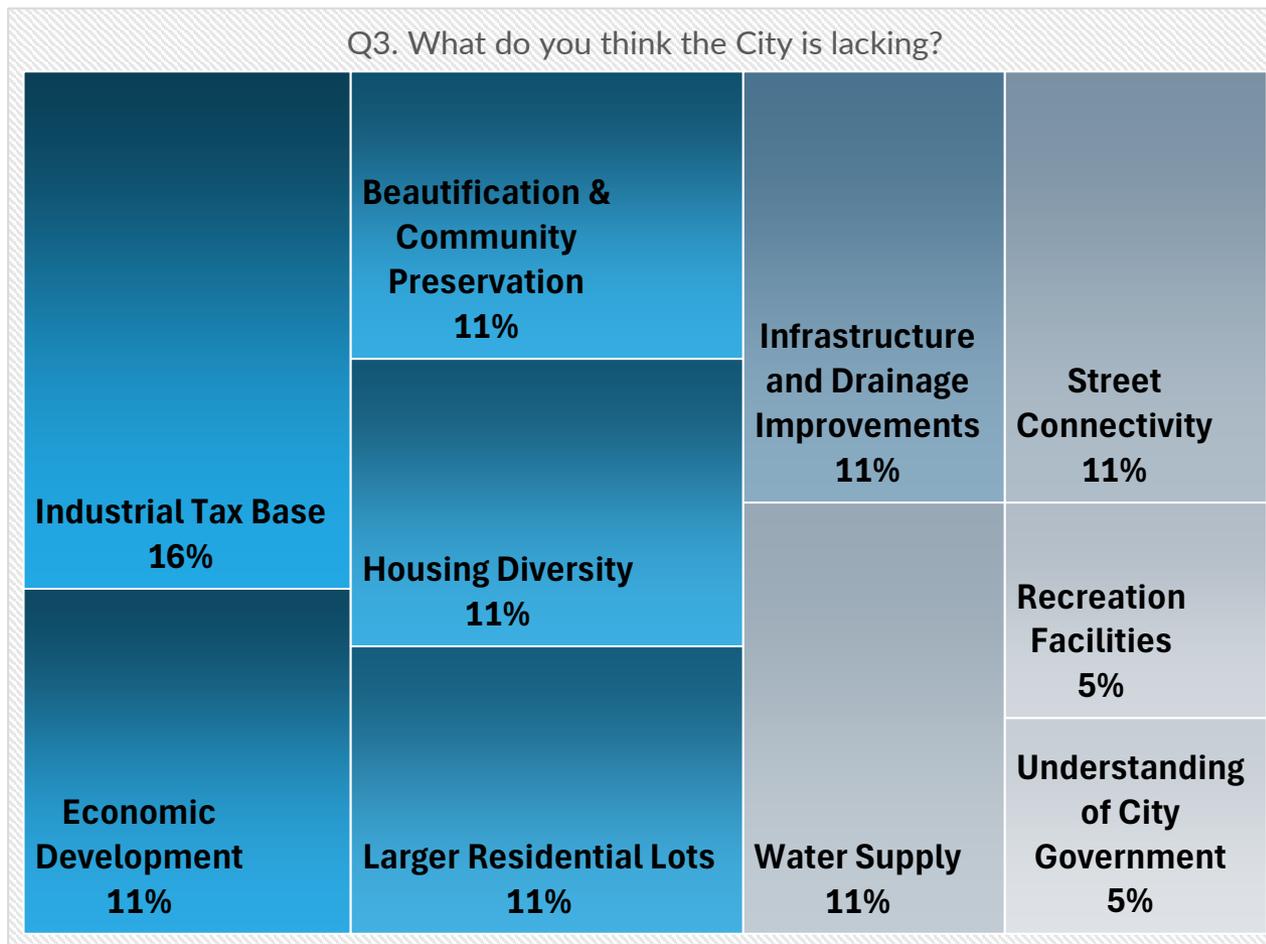
Q2. What do you like most about Angleton?



GLO RCP Comprehensive Plan



Council Input Presented to CPAC

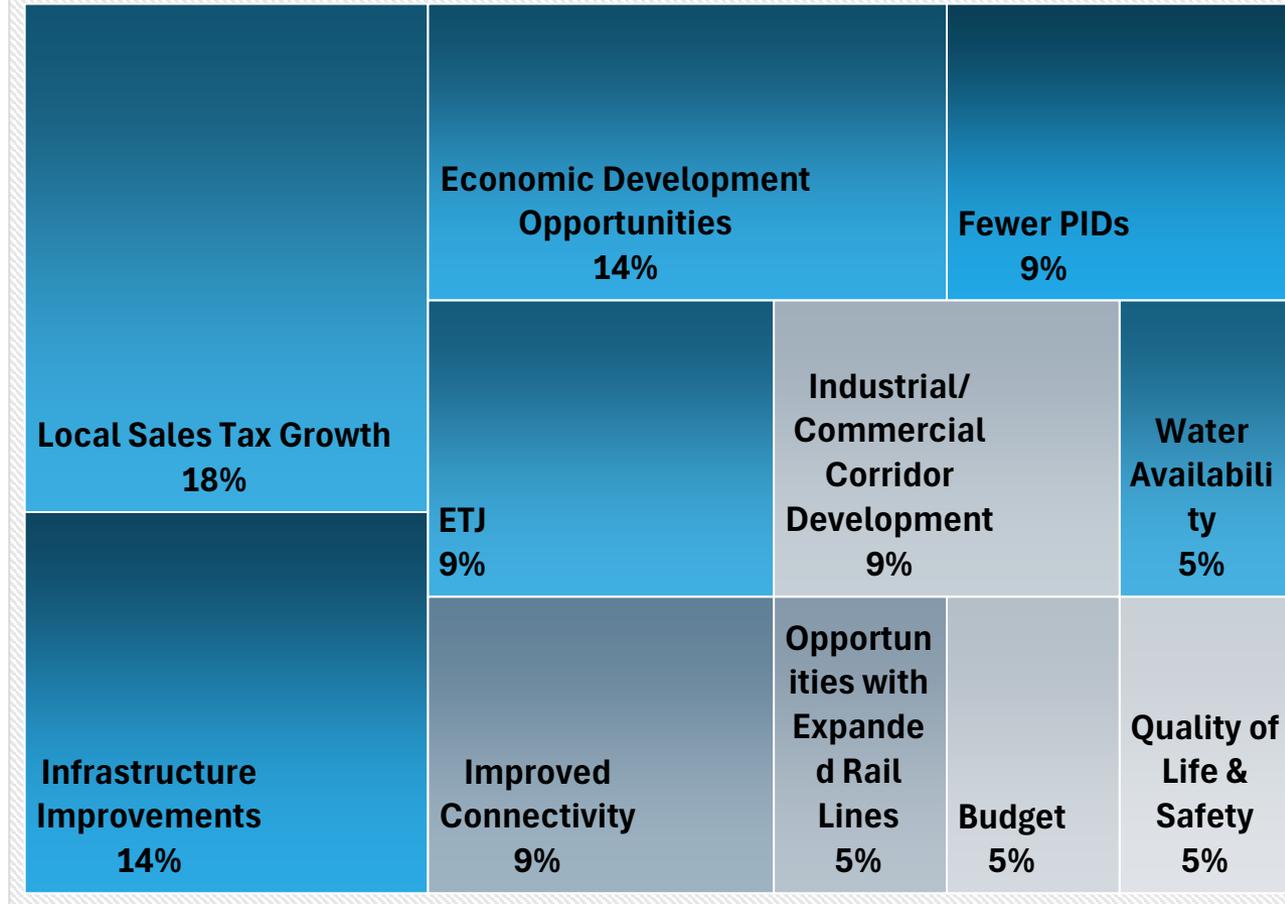


GLO RCP Comprehensive Plan



Council Input Presented to CPAC

Q4. Looking into the future, what opportunities should the City focus on?

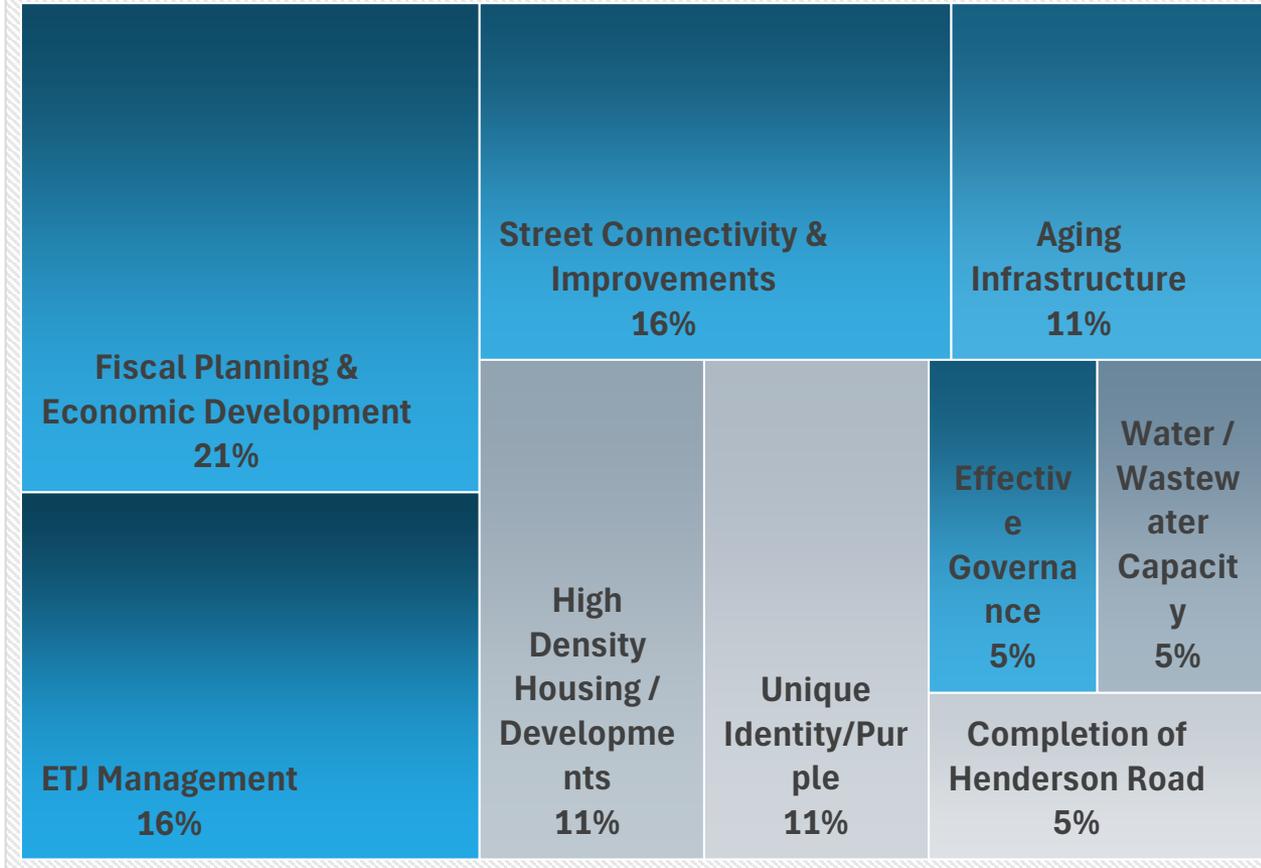


GLO RCP Comprehensive Plan



Council Input Presented to CPAC

Q5. What are your concerns about the future of Angleton that need to be addressed?

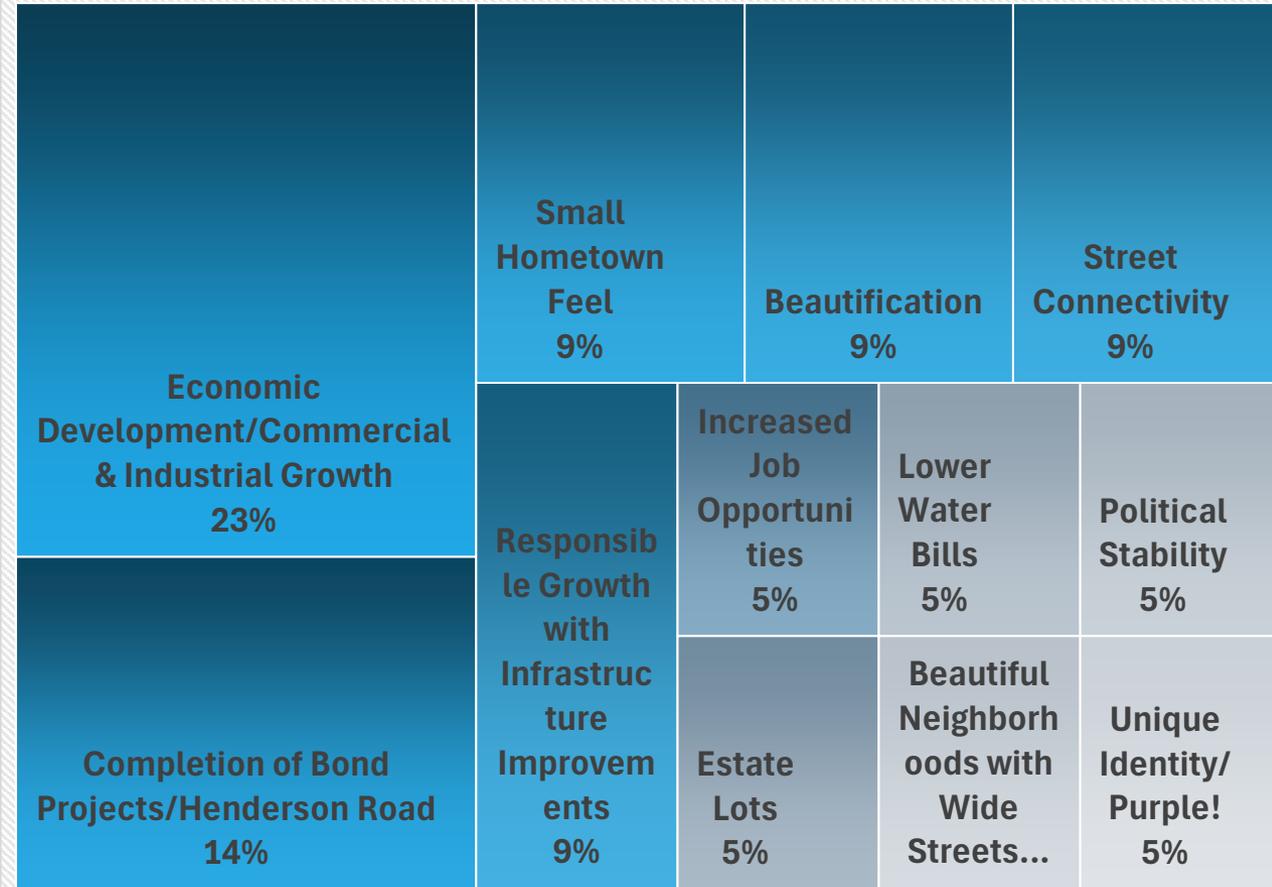


GLO RCP Comprehensive Plan



Council Input Presented to CPAC

Q6. If you left Angleton today and returned in 10 years, what would you want to see?



GLO RCP Comprehensive Plan



Strengthen Economic Development & Industrial Growth

- | | |
|---|--|
| <ul style="list-style-type: none"> • Commercial & industrial dev. • Local job opportunities • Tax base & local sales tax revenue | <ul style="list-style-type: none"> • Long-term fiscal sustainability • Business attraction & economic investment |
|---|--|

Infrastructure planning & management

- | | |
|---|--|
| <ul style="list-style-type: none"> • Streets & overall transportation connectivity • Drainage infrastructure • Water & wastewater capacity | <ul style="list-style-type: none"> • Key projects, including Henderson Rd. • Infrastructure investment to support responsible growth |
|---|--|

Preserve Small-Town Character & Community Identity

- | | |
|--|--|
| <ul style="list-style-type: none"> • Small-town feel & sense of community • Neighborhood character as growth occurs • Beautification & attractive public spaces | <ul style="list-style-type: none"> • City's unique identity ("Purple") • Future development with distinctiveness |
|--|--|

Plan Responsibly for Growth in the City & ETJ

- | | |
|--|---|
| <ul style="list-style-type: none"> • Thoughtful & well-managed development • Large lot residential development • Coordinate planning within the ETJ | <ul style="list-style-type: none"> • High-density housing concerns • Infrastructure capacity & long-term service planning |
|--|---|

Promote Fiscal Responsibility & Effective Governance

- | | |
|---|--|
| <ul style="list-style-type: none"> • Transparent & responsive leadership • Practical, forward-looking Plan • Sound fiscal planning & budget management | <ul style="list-style-type: none"> • Promised bond projects • Public trust through responsible financial stewardship |
|---|--|

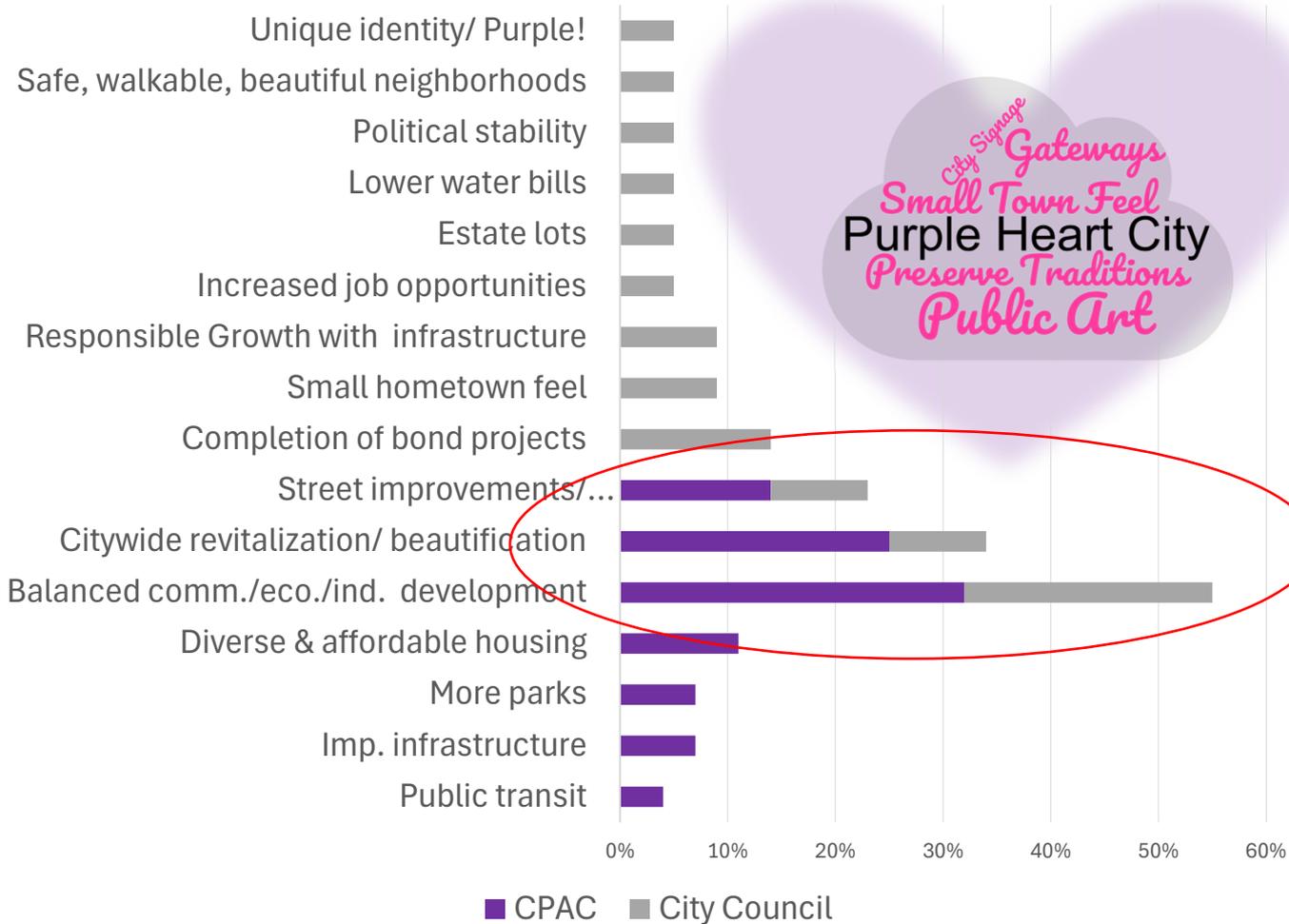
GLO RCP Comprehensive Plan



Alignment of City Council and CPAC Priorities

Item 6.

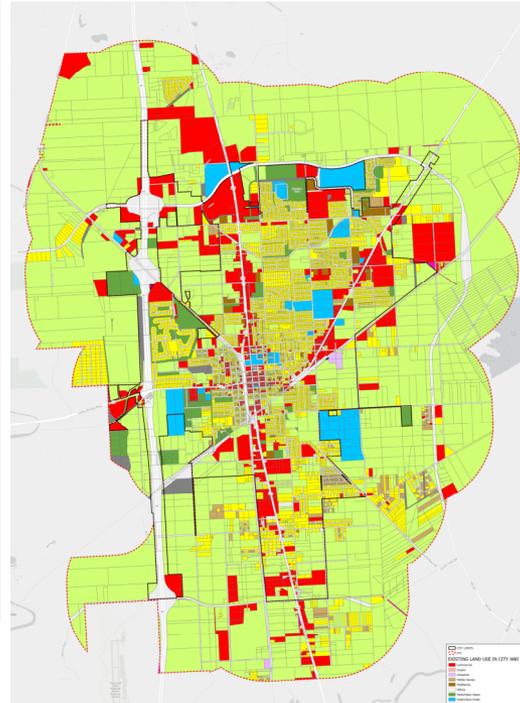
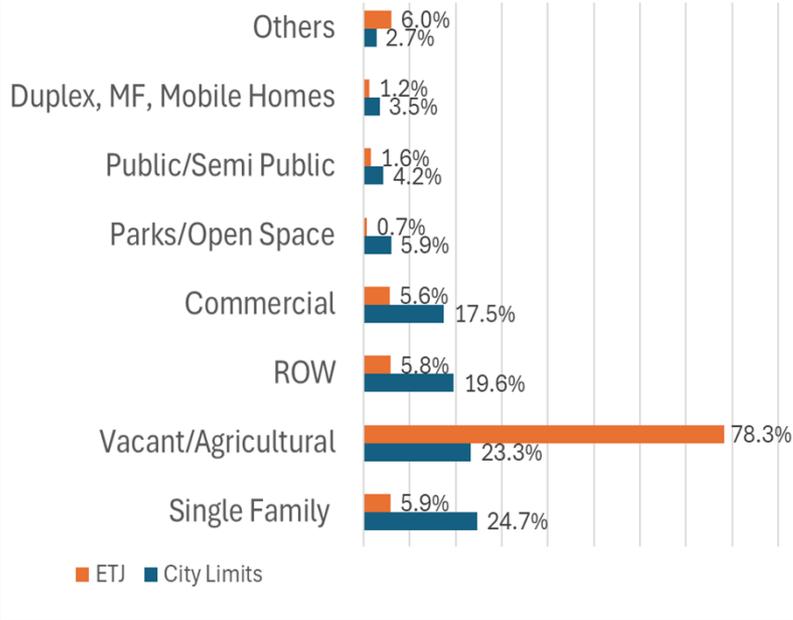
Long Term Priorities - Next Decade



GLO RCP Comprehensive Plan



Existing Conditions - Land Uses



- Single Family
- Vacant/Agri.
- ROW/Utilities
- Commercial
- Parks/Open Space
- Public/Semi Public
- Others
- Multifamily/Duplex/Mobile Homes

Origins

Platted in 1895; Traditional street grid;
Grew around the railroad depot



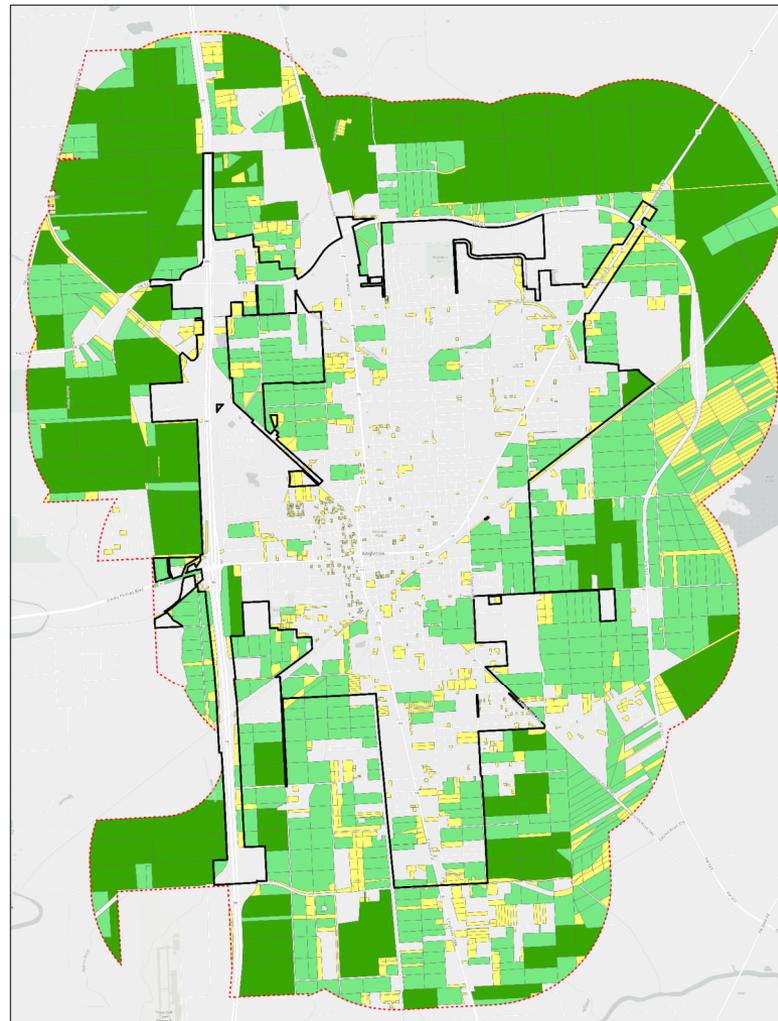
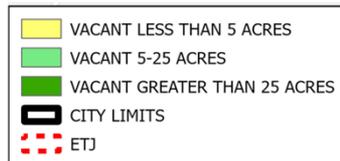
GLO RCP Comprehensive Plan



Existing Conditions - Vacant /Developable Land

- 23 % - City Limits
(1800 of 7700 acres)
- 78% - ETJ
(12500 of 16,000 acres)

Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere

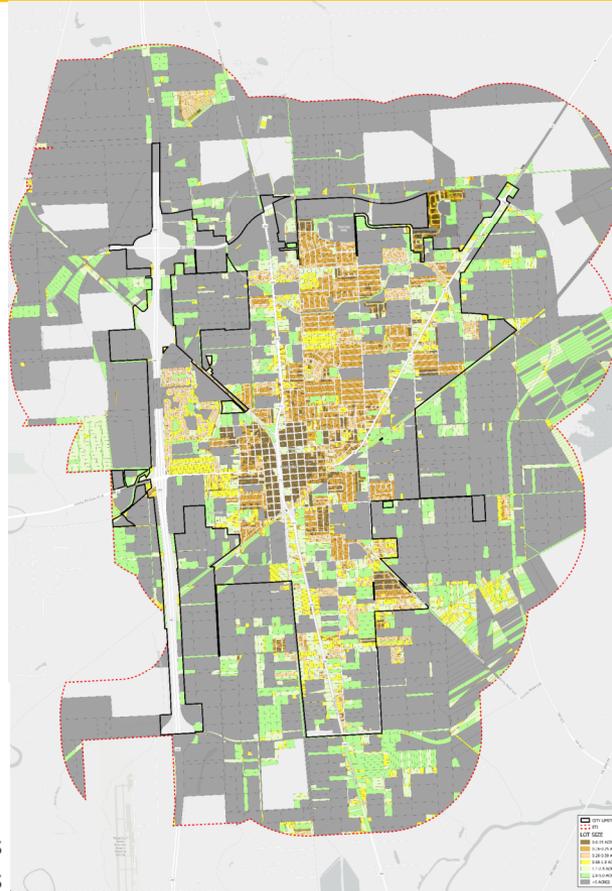
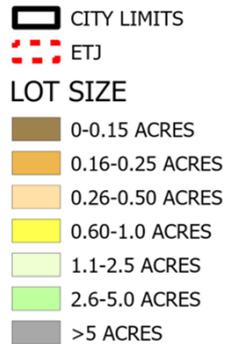
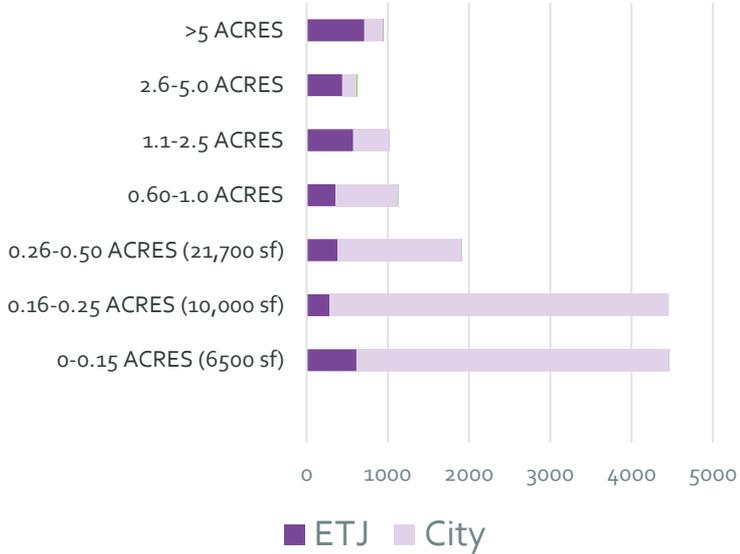


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Existing Conditions - Lots Sizes & Occupancy

Lot Sizes



GLO RCP Comprehensive Plan



Existing Conditions - Housing

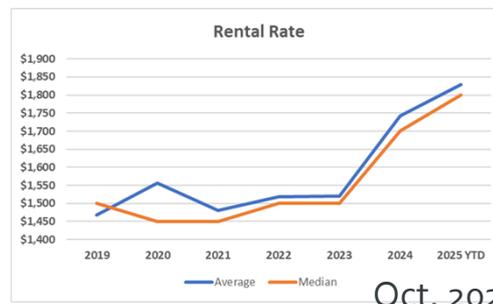
- 8358 – Total units
- 7600 - Occupied units (92%)
- **54%** Housing units were built prior to 1980
- **61%-31%** Owner-renter split (total occupied 92%)
- **45%** Owned homes with no mortgage
- **18%** Households face a housing cost burden (>30% of income spent on housing)
 - 13% Owner households
 - 30% Renter households
 - Burden is highest for younger owners (24%) and older renters (53%)

Rental & Multi Family (2+ and MH)

- 2,174- Non-single family (26%)
- 1,122 - Apartment units (3+ Units - 13%)
- 2,600 - Renting households
- 90%+ Apartment occupancy Steady rent growth (especially 2 BR
- Spiking rates for single family rentals

Single Family Housing

- 6184 – Detached Single-Family Homes (74%)
- Sales topping 450 since 2022 (6-7% of Angleton’s housing stock)
- Steady prices since 2022
- Median days on market -40 since 2023



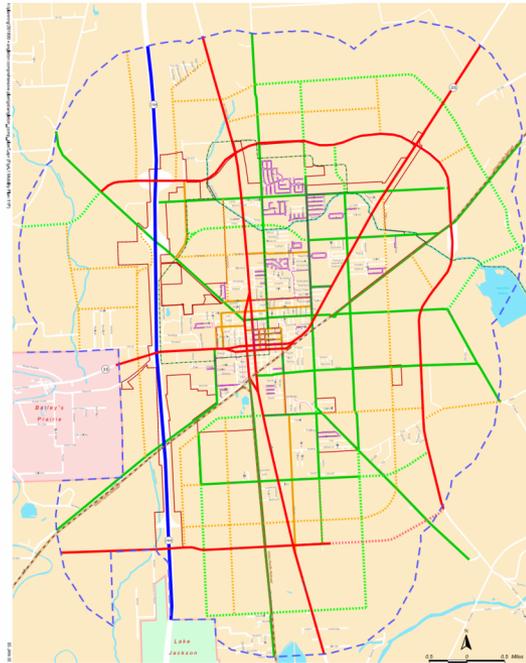
Oct. 2025

GLO RCP Comprehensive Plan



Existing Conditions - Mobility

2005 Comprehensive Plan – Mobility Plan



- Existing Freeway
- Existing Arterial
- Existing Major Collector
- Existing Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector
- Rail
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Trail
- Angleton Study Area
- Angleton City Limits

Brazoria County Major Thoroughfare Plan (2020)

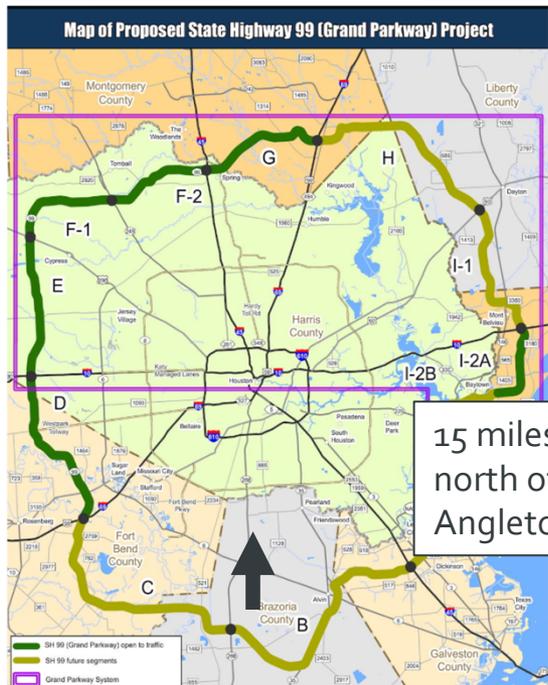


- Limited Access Highway, Existing
- Limited Access Highway, Proposed
- Principal Thoroughfare, Existing
- Principal Thoroughfare, Proposed
- Major Thoroughfare, Existing
- Major Thoroughfare, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Railroad

GLO RCP Comprehensive Plan

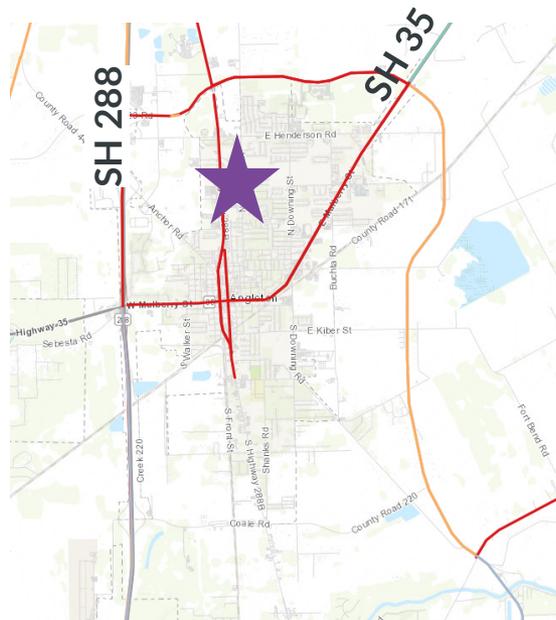


SH 99 Grand Parkway - Segments B and C



- 54 miles of 4-lane, toll road connecting IH-45 in League City to US-59/IH-69 in Sugar Land
- Environmentally approved
- Segment B construction -2026

TXDOT Improvements



- Construction underway or begins soon
- Construction begins within 4 years
- Construction begins in 5 to 10 years

- SH 35 - restoration
- SH 288 Landscape & scenic enhancements

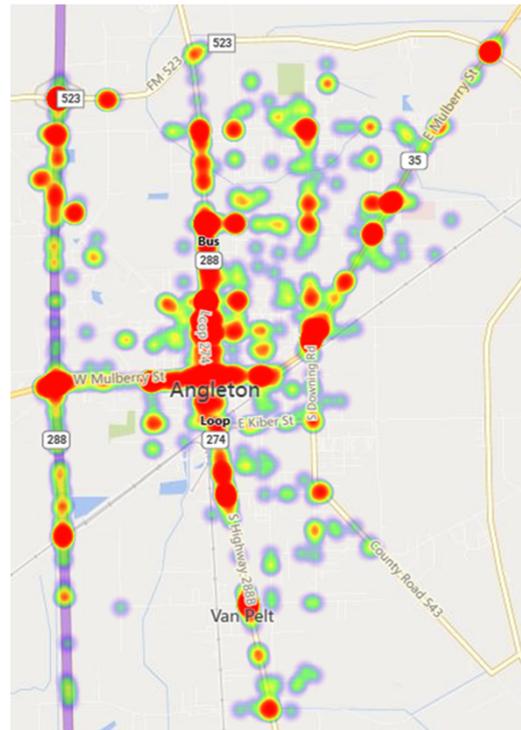
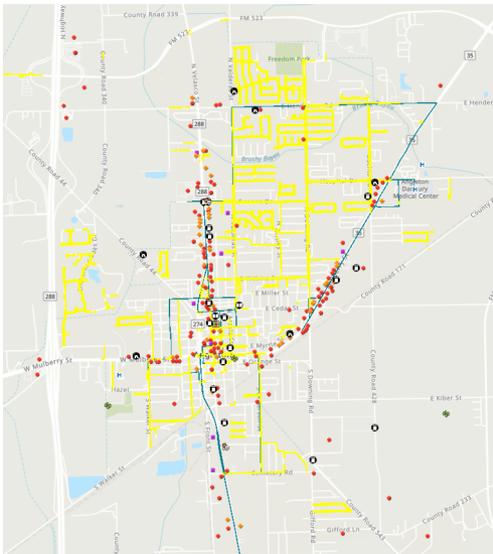
Source HGAC

GLO RCP Comprehensive Plan



Crash Analysis

- 2084 crashes between 2020 - 25
- 23 fatal crashes
- Slight decline from 2024 to 2025
- Critical hot spots

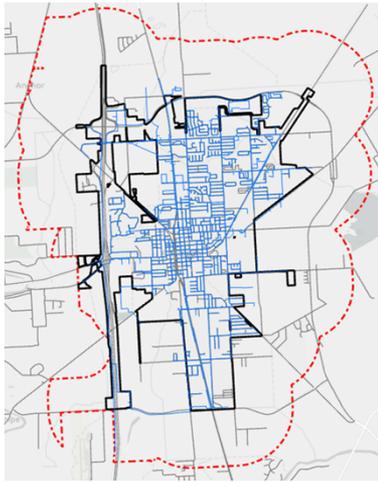


Multimodal Connectivity

- Ped/bike destinations
- Discontinuous sidewalks
- No regional bikeways
- Public transit (blue lines) exists but lacks inter city connectivity
-

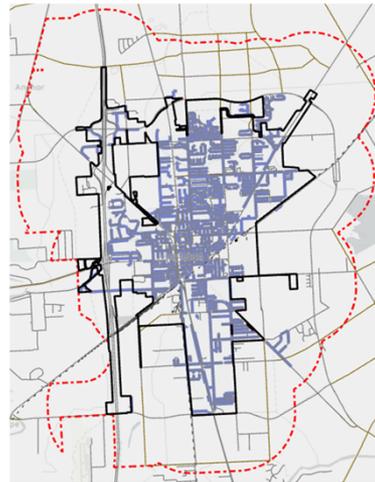
GLO RCP Comprehensive Plan





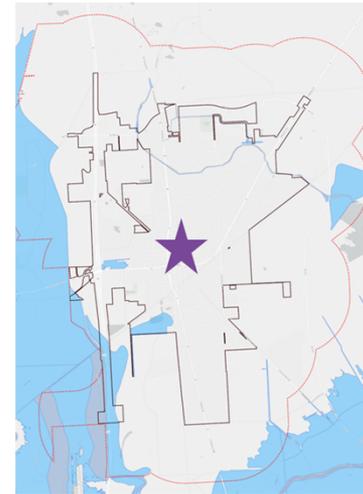
Water

- 4 water plants & 123.9 miles water mains
- Master Plan for future



Wastewater

- 1 WWTF
- 47 lift stations
- 134.5 miles wastewater pipes
- Master Plan for future



Flooding

- Majority of the City outside floodplains
- Detention - mix of private & regional
- Atlas-14 may increase flood risk in some areas

- Aging Infrastructure – 1950s

GLO RCP Comprehensive Plan



Existing Conditions - Resiliency and Sustainability

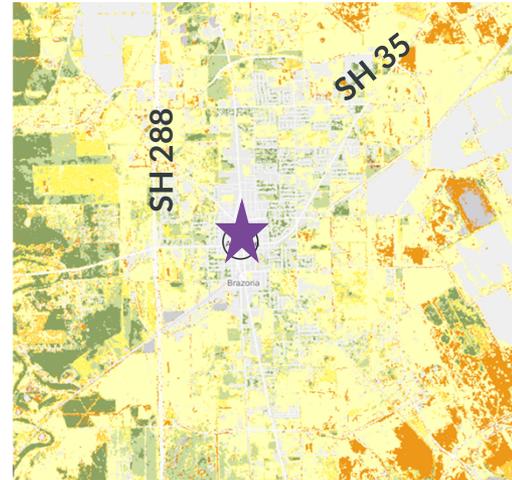
Item 6.

Risks

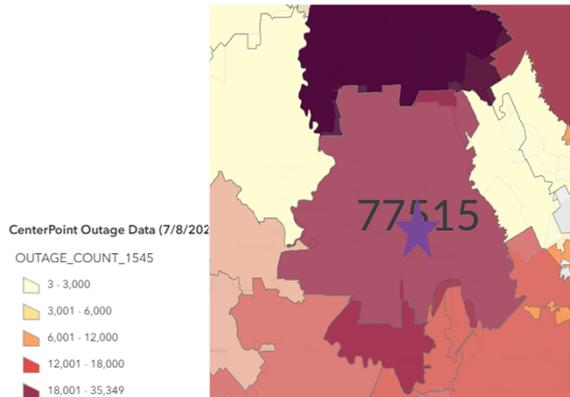
- Evacuation Route
- Subsidence
- Detention/stormwater management
- Wildfire risk

Damage

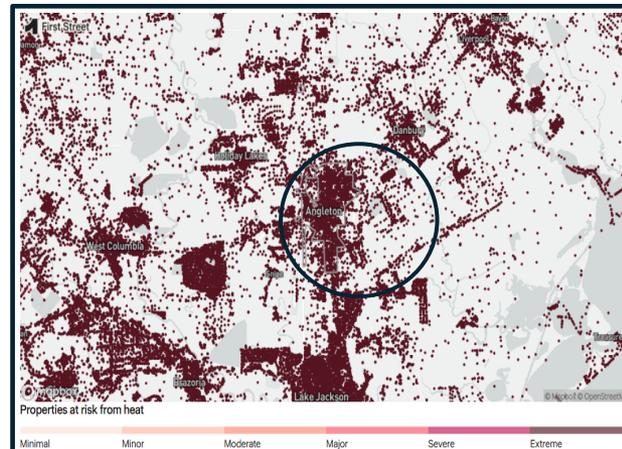
- Post Beryl Assessment
- FEMA Assistance-\$4.5 Mi.
- Power Outage:1,802 Customers



High wildfire risk (orange areas)



CenterPoint Outage Data



Properties at risk from heat

Source – HGAC

GLO RCP Comprehensive Plan



Existing Conditions - Demographic Characteristics

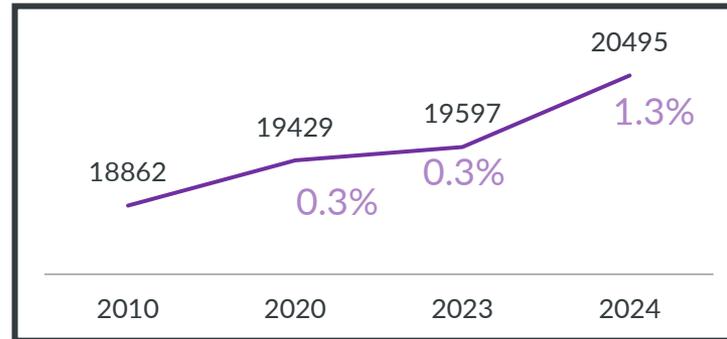
Item 6.

Parameter	City of Angleton	Brazoria County
Median age	36.5	36.5
Population. 65+	18%	13%
Population 46-64	28%	32%
Hispanic or Latino	31%	31%
Diversity Index	58%	68%
Education	Some level of higher education - 54.4% Technical/associates degree - 34.1%	Some level of higher education - 64.4% Technical/associates degree - 32.3%
Median household size	2.5, 29% have children <18 years, 33% is two-person households	2.8 persons
Median household income (annual)	\$84,000, 42% earns >\$100,000	\$95,000

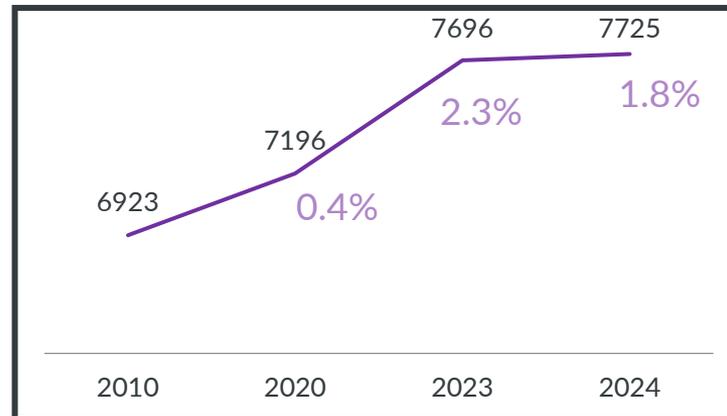
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- Recent population growth has been slow and steady
- Household growth at a higher rate than population growth. Newer families are moving in



Population Growth (2010-2024)



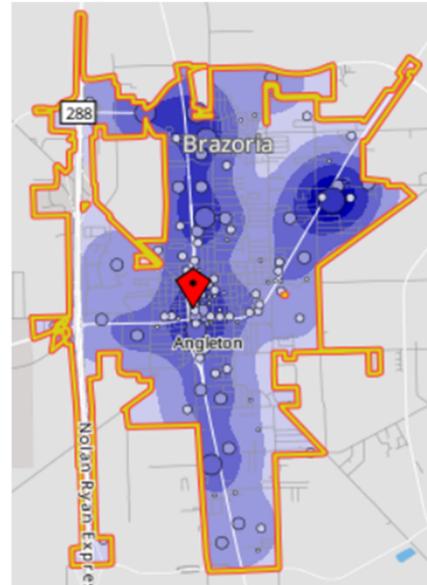
Household Growth (2010-2024)

GLO RCP Comprehensive Plan



Existing Conditions - Economy and Jobs

- Jobs concentrated along the Velasco St. corridor and at UTMB on SH 35
- Brazoria County added nearly 14,000 jobs (2020 and 2024, (12.3% increase)
- Top industries in Angleton by employment – Healthcare, Retail, Accommodation & Food Services
- Office - Over 400,000 SF, 95% occupied, majority built prior to 1990; Lease rates above \$24.00 since mid-2023
- Industrial - 660,000 SF; 95% occupied, over 20% built since 2010; Lease rates up nearly \$2.00 since 2020, to \$9.50
- **Positive absorption** (occupied space vs. vacancy)



Concentration of Jobs

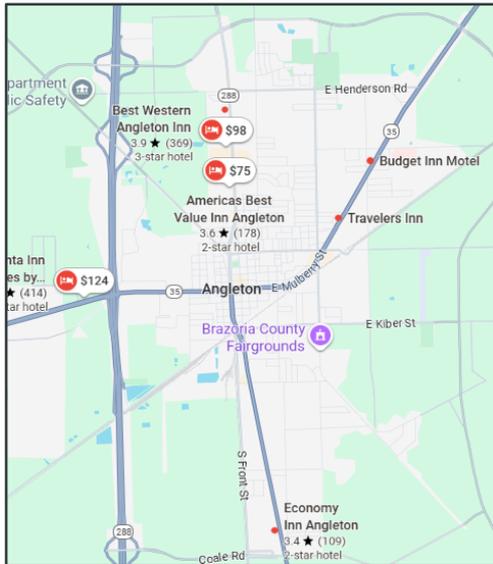
UTMB Health
Angleton Danbury
Campus
Major employer in
Angleton, 62 staffed
bed

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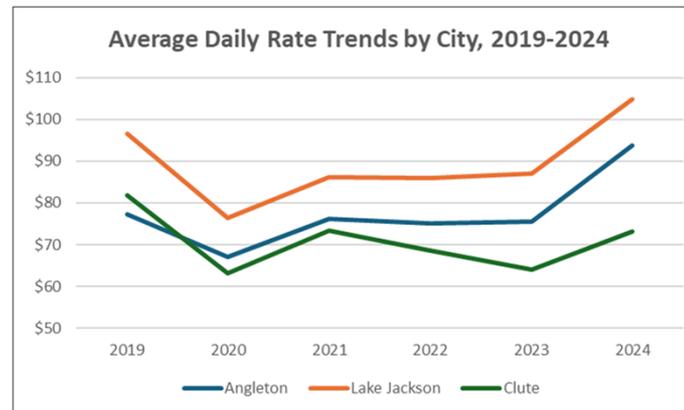
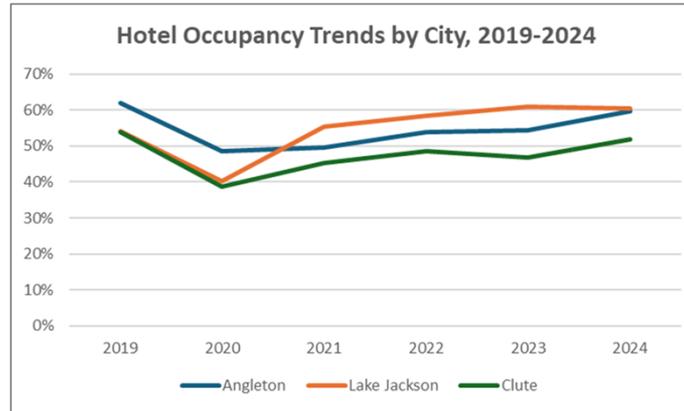


Existing Conditions - Hotels and Lodging

- Five hotels, 210 keys
- Rates > \$90 in 2024, rising faster than in nearby cities
- Occupancy recovering to pre-2020 levels



Hotels in the City Limits



GLO RCP Comprehensive Plan



Analysis Criteria

- Conformance to Texas Local Government Code
- Application Process Improvement
- Improvements to Code Content
 - Written Language Clarification; User-Friendly Format
- Requirements
- Comprehensive Plan compliance

Key Issues

- Fragmented Requirements (Land Development Code, Zoning Ordinance, and City Code)
- Unclear Applicability of LDC (ETJ vs. City Limits)
- Unclear Standards & Requirements
- Ambiguity in Permitting Agencies & Sequencing
- Outdated Subdivision Standards
- No Template for Development Agreements
- Outdated and Insufficient Signage Regulations
- Lack of Appropriate Development/Design Standards

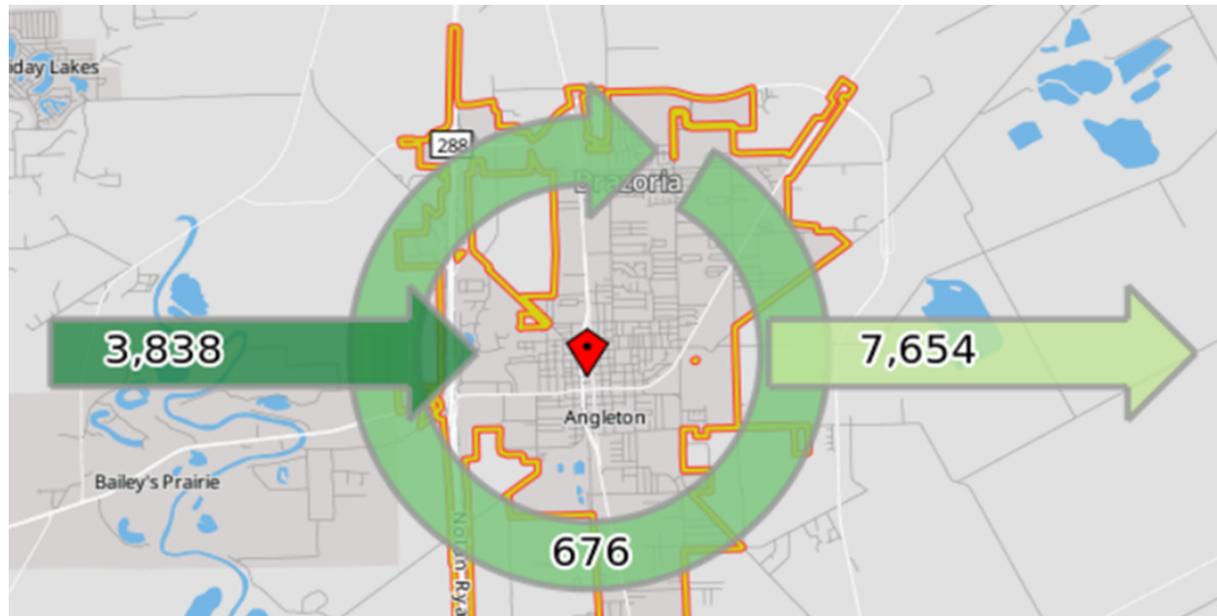
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Existing Conditions - Location of Jobs

Item 6.

- 92% of Angleton employed residents commute out of the city
- 85% of those employed in Angleton commute into the city
- Less than 700 Angleton residents are employed within the city limits



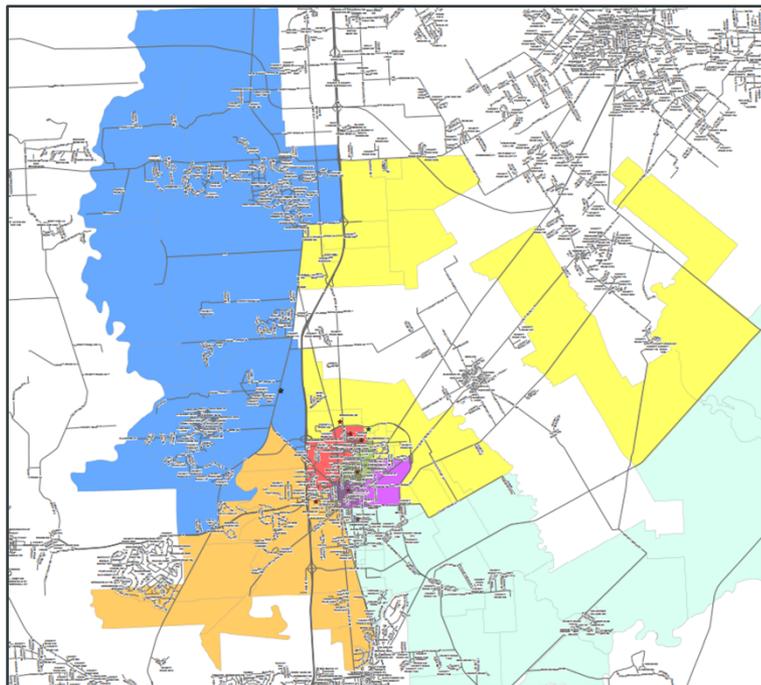
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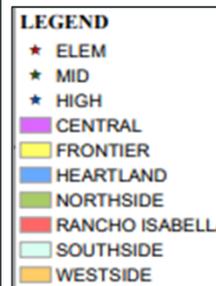
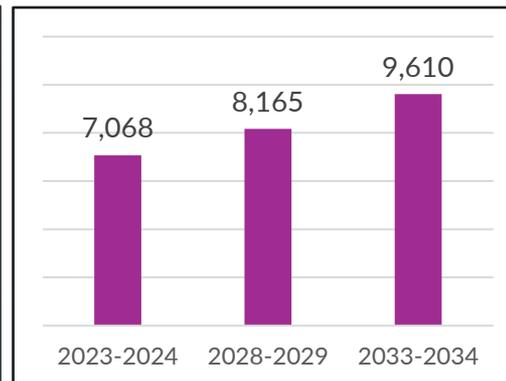
Existing Conditions - Angleton Independent School District

Item 6.

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3rd-6th grade in 2023
- Projected enrollment in next 10 years - 2,500 +



District Zoning



GLO RCP Comprehensive Plan



Community Engagement Summary

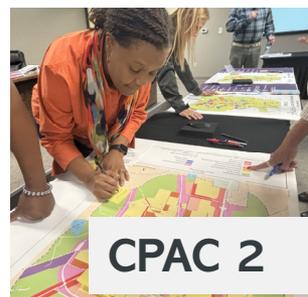
Item 6.

City Council

- 5/27/25 Work Session 1
- 3/10/26 Work Session 2

CPAC – 17 Members

- 7/31/25 Kick off
- 10/15/25 Findings
- 1/14/26 Bus Tour
- April TBD Draft



GLO RCP Comprehensive Plan

Community
voices shape
better plans!



Heart of Christmas – Dec. 2025

Angleton Market Days – Aug. & Nov. 2025



Community Engagement Summary

Stakeholder Interviews/ Focus Groups – 7	Website, Questionnaire Interactive Map Inside Angleton, E-mails, Facebook blasts
<i>Aug. 2025–Feb.2026</i>	<i>Aug. 2025</i>

106 + Survey Responses 16,000 + Data Points
(As of 02/26/25)

GLO RCP Comprehensive Plan

Focus Groups

City Council Members, City Leadership, HOAs, Developers, TxDOT, Gulf Coast Transit District, Nonprofit & Faith-Based Organizations, Student Group, Seniors

Senior Voices

• Senior Facilities & 55+ Housing	• Traffic Safety & Road Conditions
• Flooding & Drainage	• Sidewalks, Walkability & Bike Access
• Parks & Recreation	• Downtown Revitalization
• Retail & Shopping Options	• Infrastructure & Utilities
• Community Character & Small-Town Feel	• Quality Development

Youth Voices



Sports & Recreation



Walkability & Mobility



Teen Spaces



Public Transportation



Retail & Shopping



Career Opportunities



Entertainment



City Improvements

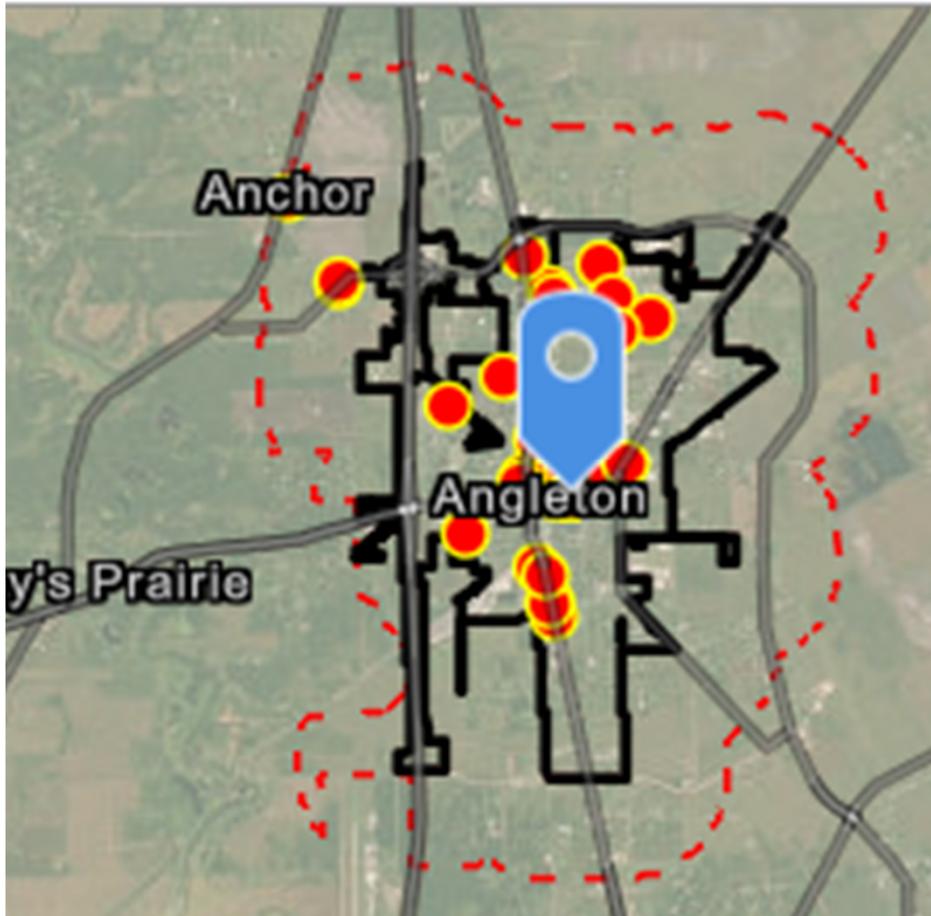


Environmental Quality



Community Culture & Pride





The City of Angleton is updating its Comprehensive Plan, and your voice matters. Help Shape the Future of Angleton!
La ciudad de Angleton está actualizando su Plan Integral y su voz importa.

surveymonkey.com

Interactive Map/
Questionnaire

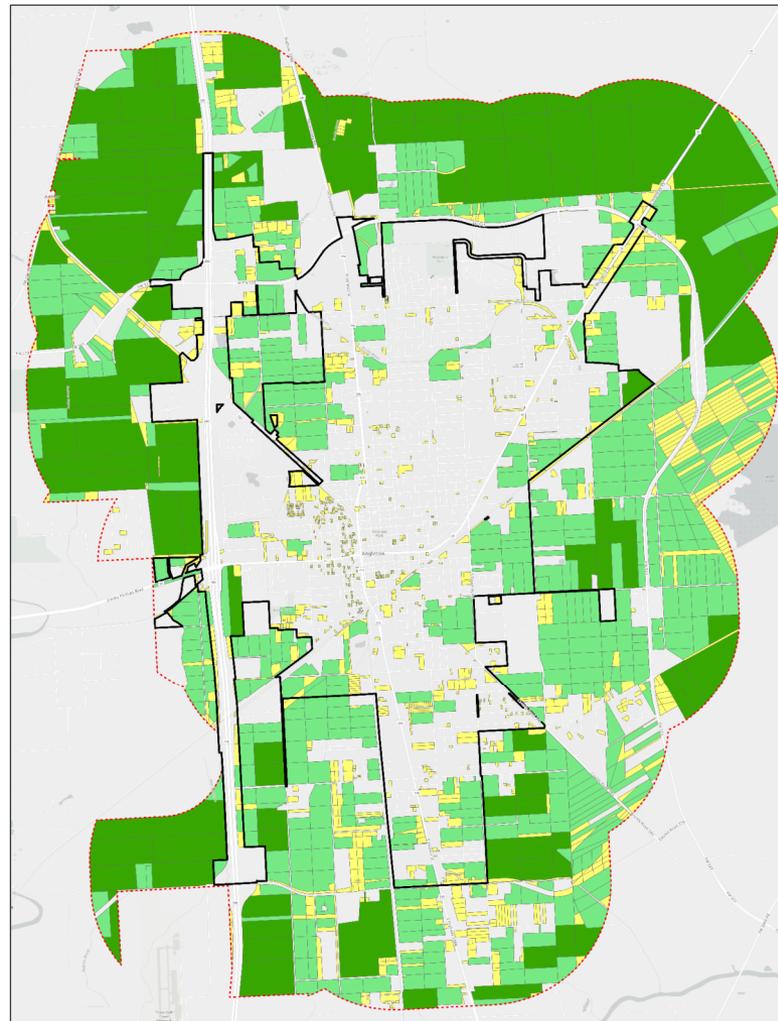
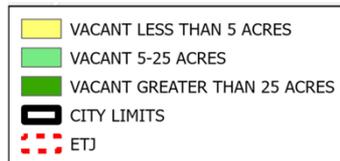
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Existing Conditions - Vacant /Developable Land

- 23 % - City Limits
(1800 of 7700 acres)
- 78% - ETJ
(12500 of 16,000 acres)

Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere



GLO RCP Comprehensive Plan



Comprehensive Plan

- Unbalanced and Uncoordinated Growth
- Aging and Inadequate Infrastructure
- Lack of Vibrant Downtown / Civic Heart
- Limited Retail, Dining, Entertainment Options
- Connectivity and Walkability – sidewalks/bike
- Economic Diversification and Job Growth
- Small-Town Character Preservation
- Housing Diversity/Affordability
- Beautification, Revitalization, and Community Image
- Flooding, Drainage, and Long-Term Resilience

Zoning

- Incompatible Land Uses Near Neighborhoods
- Lack of Clear Development Standards & Enforcement
- Small Lot and “Cookie-Cutter” Subdivisions
- Limited Zoning for Mixed-Use Downtown & Town Center
- Weak Downtown Development Tools, Incentives, and Flexibility
- ETJ Management
- Parking and Site Design Requirements
- Insufficient Corridor and Gateway Standards
- Housing Regulations Limit Variety
- Development Review Predictability & Enforcement

GLO RCP Comprehensive Plan

City Council Work
Session
CPAC Work Sessions
Findings
Community Survey
Focus Group



Draft Vision - CPAC

Angleton envisions a resilient, future-ready city where economically balanced growth and revitalized neighborhoods are supported by a vibrant city center, diverse housing choices, reliable infrastructure, walkable, safe, and connected streets, expanded parks, and sustainable transit, creating a dynamic and livable community for generations to come with an eclectic retail, service, entertainment, and recreation options

Key Words – CPAC Responses

Rich history, small-town character, natural beauty, inclusive, welcoming, and educational opportunities, enhance quality of life for all residents

Angleton, the Heart of Brazoria County, will be a resilient and welcoming community that honors its rich history and small-town character while supporting balanced growth, vibrant neighborhoods, natural beauty, and a thriving city center that enhances quality of life for generations to come

GLO RCP Comprehensive Plan



Preserve Angleton's Small-Town Character and Identity

Preserve Small-Town Character & Community Identity*

Promote Balanced and Sustainable Growth

Strengthen Economic Development & Industrial Growth*

Promote Fiscal Responsibility & Effective Governance*

Strengthen Neighborhoods and Expand Housing Choices

Plan Responsibly for Growth in the City & ETJ*

Invest in Connected Infrastructure and Mobility

Infrastructure planning & management*

Create Vibrant Places and Enhance Quality of Life

Preserve Small-Town Character & Community Identity*

***Council Priorities**

Community Input

Small-town feel and sense of community - strengths

Economic development, concern about unbalanced or unplanned growth.

Housing diversity, neighborhood preservation, large lots, walkability

Infrastructure, drainage, and street connectivity

Lively downtown and gathering spaces with year-round activity that support local businesses. Attractive corridors.

1. Land Use and Growth

Goal

Guide balanced and coordinated growth that supports economic vitality, protects neighborhoods, and promotes efficient land use patterns.

Objectives*

- 1.1 Promote Compatible Land Use Patterns
- 1.2 Direct Growth to Strategic Areas
- 1.3 Support Redevelopment and Infill
- 1.4 Modernize Zoning/d Development Regulations
- 1.5 Ensure Compatibility and Community Character
- 1.6 Promote Quality Development Design
- 1.7 Improve Intergovernmental Coordination

2. Housing & Neighborhoods

Goal

Provide diverse, high-quality housing options while preserving stable and attractive neighborhoods.

Objectives*

- 2.1 Expand Housing Choice
- 2.2 Preserve Neighborhood Character
- 2.3 Ensure Housing Quality, Design Excellence, Neighborhood Compatibility, and Connectivity
- 2.4 Encourage Homeownership and Long-Term Residency
- 2.5 Reduce Vacancy and Promote Adaptive Reuse
- 2.6 Protect Safety and Community Appearance; Address Unsafe and Dilapidated Structures
- 2.7 Strengthen Property Maintenance Enforcement
- 2.8 Preserve Safe and Habitable Rental Housing

GLO RCP Comprehensive Plan



*Refer to the attachment for Strategies

3. Urban Character

Goal

Enhance Angleton's identity as the Heart of Brazoria County through attractive design, revitalized corridors, and vibrant public spaces.

Objectives

- 3.1 Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core
- 3.2 Activate Downtown with Engaging Uses and Programming
- 3.3 Enhance the Public Realm and Downtown Experience

- 3.4 Improve Downtown Image, Cleanliness, and Safety
- 3.5 Preserve and Strengthen Neighborhoods Surrounding the Downtown Core
- 3.6 Protect Downtown Neighborhood Character and Historic Assets
- 3.7 Redevelop Underutilized and Aging Corridor Properties
- 3.8 Improve Safety, Mobility, and Appearance Along Major Corridors
- 3.9 Encourage Walkable, Mixed-Use Corridor Development

GLO RCP Comprehensive Plan



4. Transportation and Mobility

Goal

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

Objectives

- 4.1 Develop a Continuous Citywide Pedestrian and Bicycle Network
- 4.2 Leverage Regional Corridors and Green Infrastructure
- 4.3 Enhance Safety, Walkability and Accessibility

5. Infrastructure and Drainage

Goal

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

Objectives

- 5.1 Modernize Utility Infrastructure
- 5.2 Improve Drainage and Flood Management
- 5.3 Promote Coordinated Capital Planning

GLO RCP Comprehensive Plan



6. Resiliency and Sustainability

Goal

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

Objectives

- 6.1 Reduce Hazard Vulnerability
- 6.2 Promote Sustainable Development
- 6.3 Enhance Community Preparedness

7. Parks, Recreation, Open Space & Cultural Activities

Goal

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

Objectives

- 7.1 Expand and Activate Public Gathering Spaces
- 7.2 Improve Recreational and Civic Facilities to Meet the Needs of Residents of All Ages and Abilities
- 7.3 Celebrate Culture and Community Identity
- 7.4 Develop a Multicultural Community Activity Center

GLO RCP Comprehensive Plan



8. Economic Development

Goal

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment.

Objectives

- 8.1 Support Job-Generating Land Uses Aligned with Market Demand
- 8.2 Strengthen Small Businesses, Startups, and Entrepreneurs
- 8.3 Improve Business Mix and Economic Quality
- 8.4 Promote Efficient, Compatible, and Sustainable Growth

- 8.5 Encourage Compatible Commercial Development Along Major Transportation Corridors
- 8.6 Align Growth with Infrastructure Capacity and Environmental Conditions
- 8.7 Strengthen Angleton's Role in the Regional Economy
- 8.8 Coordinate Public and Private Efforts
- 8.9 Track Progress and Adapt Over Time

GLO RCP Comprehensive Plan



**Refer to the attachment for Strategies*

Website Activation, Newsletter, Media, Online Forums, Interactive Map, Questionnaire

Visioning & Future City

- Summary of findings
- CPAC - 2
- Community Event
- CPAC - 3 (city tour)
- Draft Recommendations
- **Work session with City Council**

Draft Plan & Implementation Strategy*

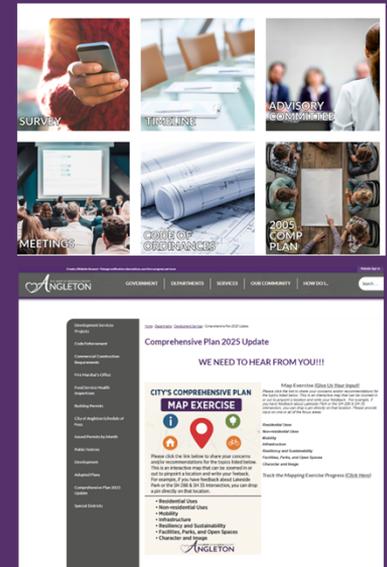
- Draft plan
- Implementation strategy
- CPAC - 4
- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

Finalization Adoption*

- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

*Concurrent Zoning & Land Development Code Update activities Led by P & Z Commission

GLO RCP Comprehensive Plan





AGENDA ITEM SUMMARY FORM

MEETING DATE: March 10th, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Discussion and possible action on a tank maintenance contract with Utility Service Co., Inc.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: \$56,726.00

FUND: Utility (03)

EXECUTIVE SUMMARY: The services in this contract will include an upfront renovation of the tank, and the subsequent maintenance activities. Annually the tank will be inspected and Utility Service Co., Inc. will provide a written report. Biennially the tank will have a washout inspection performed by Utility Service Co., Inc. Annual Fee for Contract Year 1, 2, and 3 shall be \$56,726.00. The Annual Fees for Contract Year 4 shall be \$10,593.00 per Contract Year. Each contract year after can be adjusted to reflect current costs of service but limited to 5%.

Council has previously approved the maintenance agreement for Northside Tower. The fees for this agreement were as follows: Annual Fee for Contract Year 1 shall be \$30,000.00. The Annual Fees for Contract Years 2, 3, and 4 shall be \$95,642.00 per Contract Year. The Annual Fee for Contract Year 5 shall be \$22,709.00.

Both agreements will total:

FY 25-26: \$86,726.00

FY 26-27: \$152,368.00

FY 27-28: \$152,368.00

FY 28-29: \$106,235.00

FY 29-30: \$33,302.00

RECOMMENDATION: Staff is looking for approval of agreement for tank maintenance, and the renovation of Jamison ground storage tank. Also, to consider the rest of the tanks for future inclusion in the maintenance program.

ASSET MANAGEMENT ANGLETON TX

Mike Williams

USG Water Solutions

North American Leader in Water Asset Management Solutions

Item 7.

291,163

Total Assets Under Contract

4,904

Tanks Under Management

695

Annual Renovations

ISO9001 Certified

3rd Party Audited for Quality Assurance

5 Solution Specialties

Tank Asset Management Services

Water Quality Services

Treatment Plant Rehabilitation Services

Pipeline Rehabilitation Services

Smart Meter Installation, Monitoring & Management Services



HIGHEST SAFETY AND QUALITY STANDARDS

ISO 9001:2015 certified company

All work, surface preparation and coating applied are completed in accordance with:

- Manufacturer's recommendations
- **OSHA** Regulations
- **SSPC** Standards
- **AWWA D100** and **AWWA D102** Specifications
- **ANSI/NSF Standard 61** Requirements
- **EPA**



HIGHLY QUALIFIED PERSONNEL

All of our inspectors and Director of Safety & Health are **NACE Certified**.

All employees climbing and working on tanks are required to attend our 40-hour annual training program and pass exams on more than 14 topics including: Confined space, fall protection, lead exposure, CPR techniques, etc.

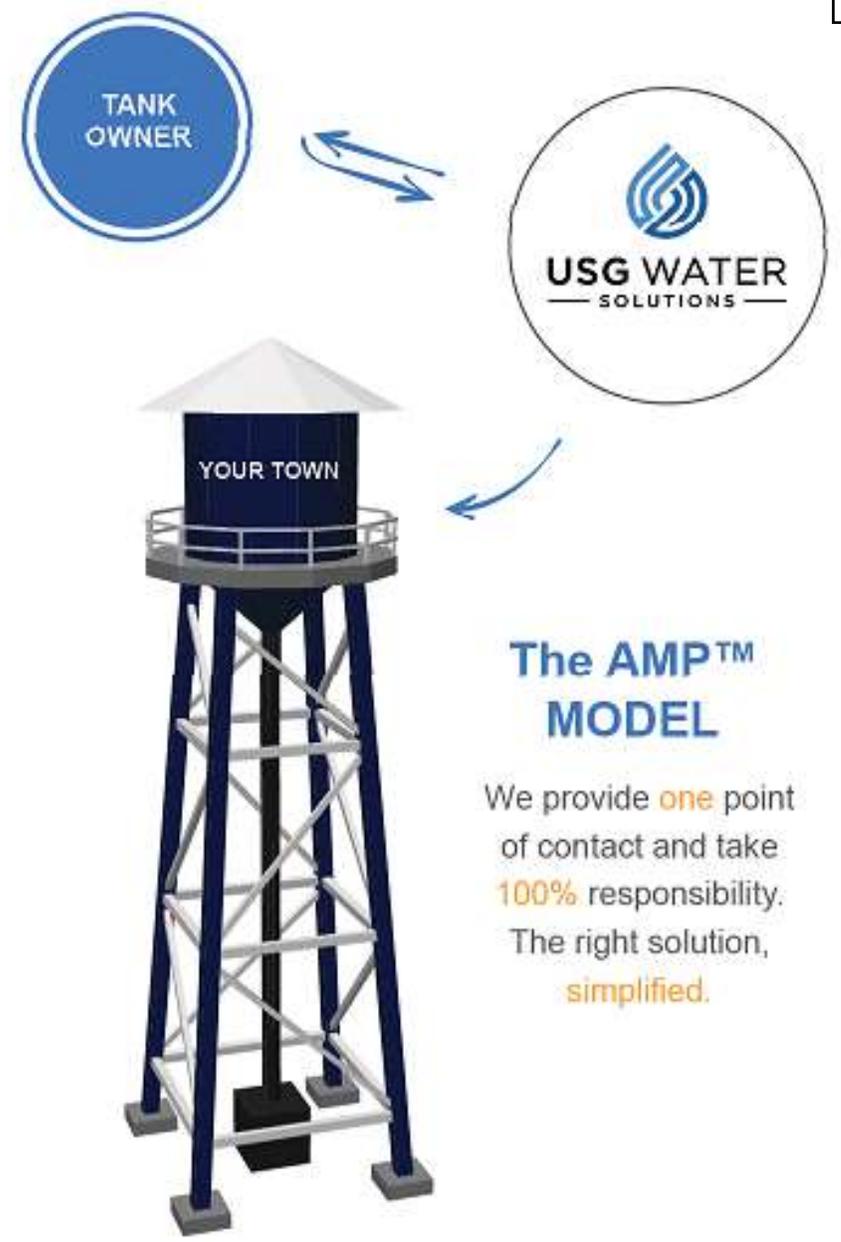


NEW APPROACH: Asset Management Program (AMP™)

Item 7.

High value **sustainable solution** that ultimately saves the tank owner time and money, and limits most of the aggravation of owning a storage tank.

-  Proactive and sustainable
-  Annual inspections limit repairs or renovations
-  Lifetime warranty on coatings
-  Predictable annual fee makes budgeting simple
-  NO CHANGE ORDERS means no surprise expenses and scrambling for funds to cover unforeseen project costs.
-  Save \$\$\$ Long Term and Short Term
-  Tank Owner shifts the risk of any future problems to USG saving money and gaining peace of mind



WHAT IS INCLUDED IN OUR PROGRAM

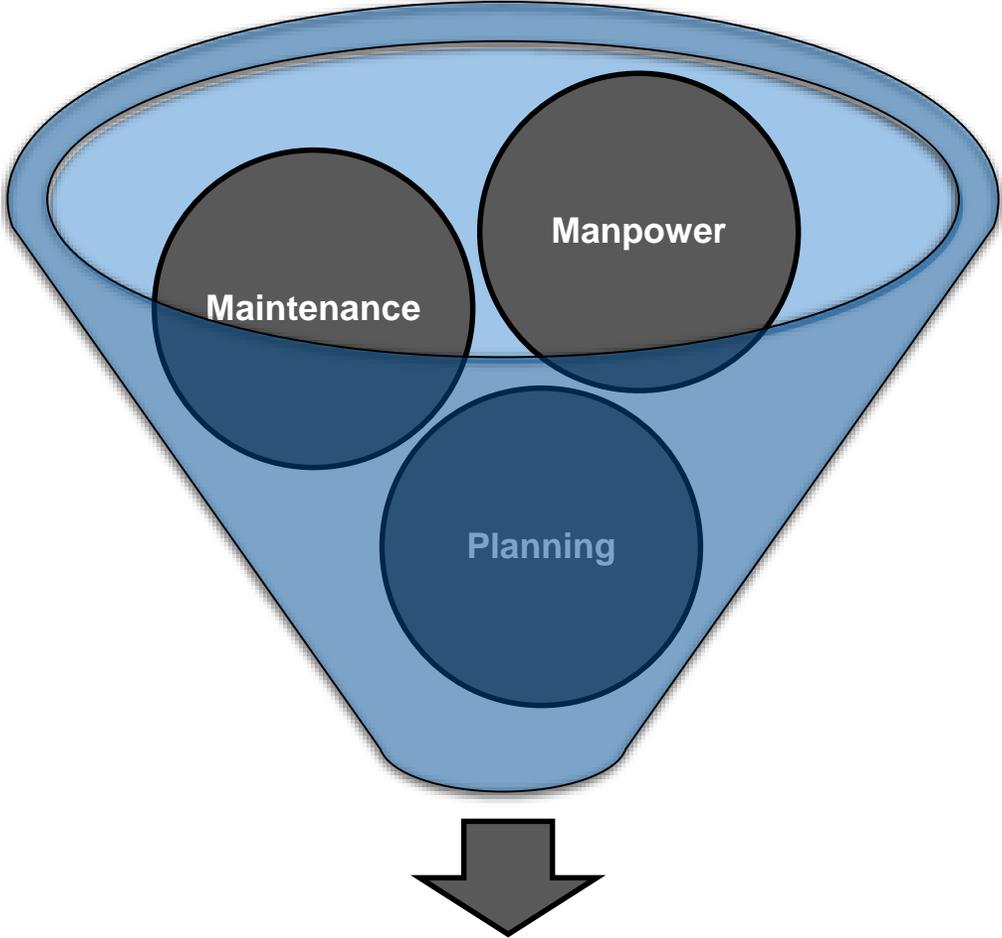
1 VISUAL & WASHOUT ASSESSMENTS
We conduct visual condition assessments, washouts and chemical cleanings/disinfections in order to detect potential issues early, schedule preventive maintenance and maintain the asset performance.

3 EMERGENCY REPAIRS
We complete emergency repairs and maintenance beyond repairs identified during annual assessments at any time. The removal of offensive graffiti is considered an emergency.



2 INTERIOR & EXTERIOR RENOVATIONS
We maintain the asset into baseline condition both structurally and operationally per applicable AWWA, EPA, NSF and OSHA standards. We provide a lifetime warranty on coatings as long as the tank is on the program.

4 SECURITY MEASURES
Preventing access to the tank by intruders is critical. The installation and maintenance of ladder anti-climb devices, roof hatch locks and security of access points is included in our program.



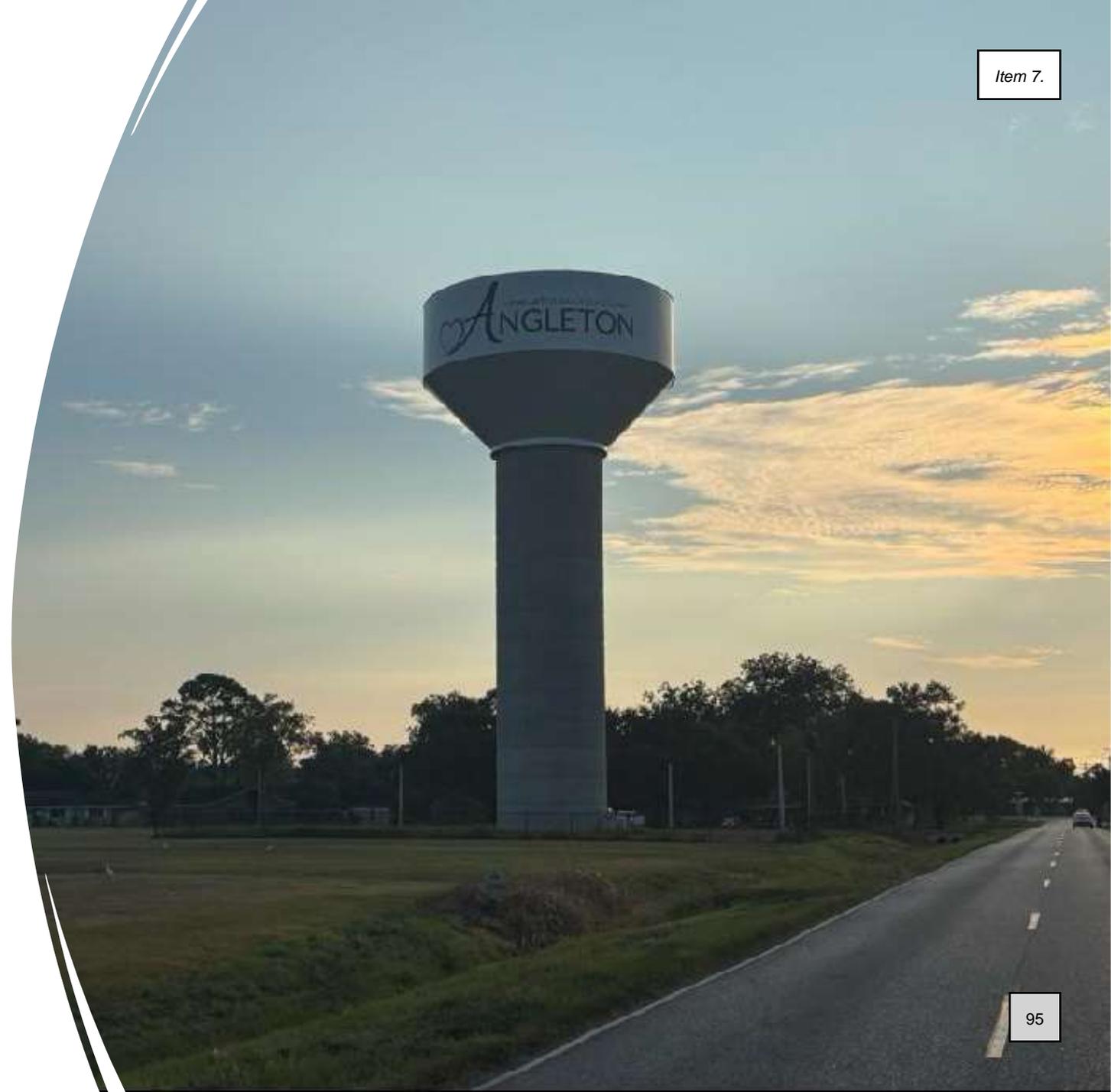
Asset Management

WHAT IS ASSET MANAGEMENT BENEFITS

- Prolonged asset life span
- Informed rate setting
- Easier, accurate annual budgeting
- Compliance with state regulations
- Improved emergency response
- Greater efficiencies
- Reduced overall system costs
- Greater financial resources and flexibility
- Improved abilities to obtain funding / grants

SOUTH SIDE ELEVATED

- Limited MP
- Exterior/Dry Interior
- Mixer Installed
- Chemical WO Yr 1
- 7 Yr Cost Spread/
\$28,556.00
- Yr 8 MP Fee \$13,463.00
- Wet Interior TBD



Chenango GST

- Limited MP
- Exterior PW
- Crack Repair
- Stripe Coat
- Coat Exterior Pipes
- Chemical Clean
- Interior TBT
- UR \$60,674.00



Henderson GST

- Limited MP
- Exterior PW
- Crack Repair
- Stripe Coat
- Coat Exterior Pipes
- Chemical Clean
- Interior TBT
- Install Safety Handrails
- UR \$80,121.00



Jamison GST

Exterior Coatings Failure



Interior/ Washout



Pitting in floor



Jamison Scope

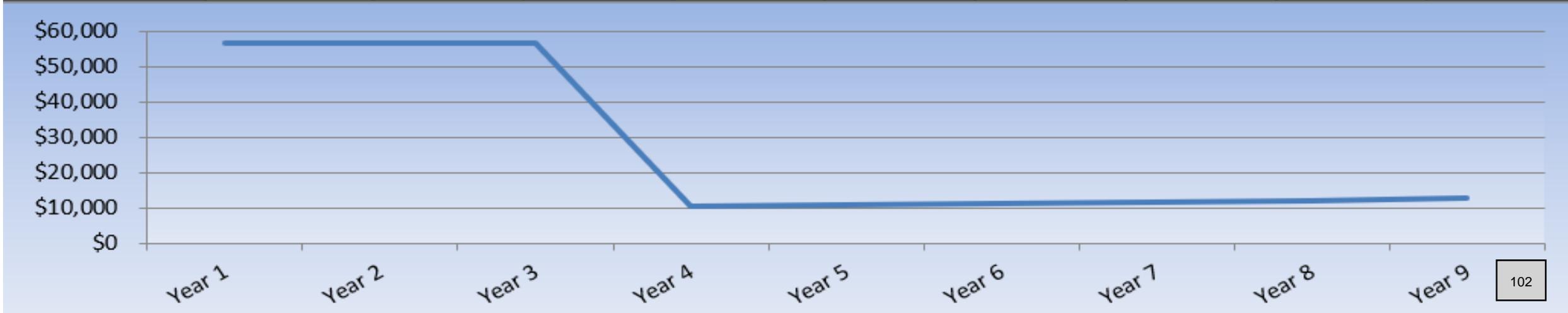
- Interior SP10 Blast 2 Coat
- Exterior/ Near White 2 Coat
- Replace Vent
- Overflow Combo Flapper
- Remove Ladder Cage
- Additional MW needed
- 3 Yr Spread Full MP
- UR \$150,065.00





Tank Renovation

Tank	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Jamison GST Tank	\$56,725	\$56,725	\$56,725	\$10,592	\$10,967	\$11,355	\$11,757	\$12,173	\$12,604
Scheduled Work	Interior/ Exterior renovation	Visual Inspection Any Needed Repairs Emergency Service	Washout Inspection Any Needed Repairs Emergency Service						



THANK YOU



Michael Williams
Water System Consultant
Cell 936-648-8693
Michael.Williams@usgwater.com





USG WATER
— SOLUTIONS —

Utility Service Co., Inc.

Water Tank Maintenance Contract

Owner: City of Angleton
Angleton, TX

Tank Size/Name: 400,000 Gallon G.S.T. – Plant 4 Jamison Ground

Location: 2600 Brazos Parkway

Date Prepared: January 28, 2026

WATER TANK MAINTENANCE CONTRACT

This Water Tank Maintenance Contract (hereinafter, "the Contract") is entered into by and between the **City of Angleton, TX, whose business address is 121 South Velasco Street, Angleton, TX 77515** (hereinafter, "the Owner") and Utility Service Co., Inc., whose business address is 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069 (hereinafter, "the Company"). The Owner and the Company shall be individually referred to herein as "a Party" or collectively referred to herein as "the Parties".

Therefore, in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Owner and the Company, the Parties agree as follows:

1. Company's Engagement and Responsibilities. The Owner agrees to engage the Company to provide the professional services needed to maintain its **400,000** gallon water storage tank located at **2600 Brazos Parkway, Angleton, TX 77515** (hereinafter, "the Tank"). The professional services entail the upfront renovation (hereinafter, the "Upfront Renovation") of the Tank and subsequent maintenance activities thereafter. Upfront Renovation and maintenance activities are collectively referred to as "the Services" in this Contract, and include the following:

- a. The Tank shall receive an Upfront Renovation, which will include: **an interior and exterior renovation with repairs prior to the end of Contract Year 1**. For purposes of this Contract, "Contract Year" shall mean the 12-month period which commences on the first day of the month when the Contract is executed by the Owner and each successive 12-month period thereafter (hereinafter, "Contract Year" or collectively, "Contract Years").
- b. Annually, the Company will inspect the Tank to ensure that the structure is in a sound, watertight condition. The Company will provide a written inspection report to the Owner following each inspection.
- c. Biennially, after the Tank is drained by the Owner, the Company will clean the interior of the Tank and perform a condition assessment on the Tank (hereinafter "Washout Inspection"). During each Washout Inspection, the Tank will be cleaned to remove all mud, silt, and other accumulations from the interior of the Tank. After a Washout Inspection is completed, the interior of the Tank will be thoroughly inspected and disinfected prior to returning the Tank to service; however, the Owner is responsible for draining and filling the Tank and conducting any required testing of the water before returning the Tank to service.
- d. The Company shall provide the engineering and inspection services needed to maintain and repair the Tank during the term of this Contract. The repairs include: the Tank's expansion joints, water level indicators, sway rod adjustments, vent screens, manhole covers/gaskets, and the Tank's other steel parts not otherwise excluded hereinafter.
- e. The Company will clean and repaint the interior and/or exterior of the Tank at such time as complete repainting is needed. The need for interior painting of the Tank is to be determined by the thickness of the existing liner and its protective condition. Only materials approved for use in potable water tanks will be used on any interior surface area. The need for exterior painting of the Tank is to be determined by the appearance

and protective condition of the existing paint. At the time that the exterior requires repainting, the Company agrees to paint the Tank with a coating that is the same color as the existing coating and to select a coating system which best suits the site conditions, environment, and general location of the Tank. When interior or exterior painting of the Tank is needed, all products and procedures as to coating systems will be equal to or exceed the requirements of the **State of Texas** and the American Water Works Association's D102 standard in effect as of the Effective Date, defined in the signature block hereinafter.

- f. The Company will install a lock on the roof hatch of the Tank; however, the provision of such lock does not guarantee the Tank's security during the term of the Contract. For the avoidance of doubt, security of the Tank and the site where the Tank is located (hereinafter, "Tank Site") are the responsibility of the Owner.
- g. In the event of an emergency involving the Tank, the Owner shall provide written notice of such emergency to the Company via its email hotline at the following address: customerservice@usgwater.com. The Company will provide emergency services for the Tank, when needed, to perform all repairs covered under this Contract. Reasonable travel time must be allowed for the repair unit to reach the Tank Site.
- h. When the Tank is taken out of service, the Company will furnish pressure relief valves, if requested by the Owner, so that the Owner can install the valves in its water system while the Tank is being serviced. The Owner assumes all risk and liability for the installation and use of the pressure relief valves.
- i. The Company will furnish the Owner with current certificates of insurance, which will summarize the Company's insurance coverage.

2. Contract Price/Annual Fees. For the performance of the Services required by Section 1, the Owner shall pay the Company an Annual Fee (hereinafter, "Annual Fee") for each Contract Year of the Contract. The first **three (3)** Annual Fees shall be **\$56,726.00** per Contract Year. The Annual Fee for Contract Year 4 shall be **\$10,593.00**. Each Contract Year thereafter, the Annual Fee shall be adjusted to reflect the current cost of service. The adjustment of the Annual Fee shall be limited to a maximum of 5% annually. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this Contract.

3. Payment Terms and Late Charges.

- a. The Annual Fee for Contract Year 1, plus all applicable taxes, shall be due and payable **within ninety (90) days of the Owner's execution of the Contract.**
- b. **Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on the first day of each Contract Year thereafter.**
- c. If the Annual Fee, plus all applicable taxes, are not paid within ninety (90) days of the date of invoice, the Company will charge the Owner a late fee on unpaid balances and may also terminate or suspend Services under this Contract without notice. Any late fee will be 1.5% per month.

4. Changes or Delays to Services. For purposes of this Section 4, "**Unreasonable Delay**" shall mean the Owner's delay in releasing the Tank or making the Tank available to the Company for the performance of any of the Services described herein for a period of **twenty-four (24) months following the Company's written request for release or access to the Tank.** In the event of Unreasonable Delay, the Company reserves the right to recover its reasonable costs related to the Unreasonable Delay, and the Owner agrees to negotiate with the Company in good faith to determine the amount of its reasonable costs caused by such Unreasonable Delay. Furthermore, the Owner hereby agrees that the Company can replace a Washout Inspection of the Tank with a visual inspection, remotely

operated vehicle inspection (“ROV Inspection”), or unmanned aerial vehicle inspection (“UAV Inspection”) at the Company’s discretion, and such replacement does not constitute a modification of this Contract.

5. Structure of Tank, Tank Site Conditions, and Modifications.

- a. In providing the Services, the Company accepts the Tank based upon its existing structure and components as of the Effective Date.
- b. ***Any modifications to the Tank after the Effective Date, including antenna installations, shall first be approved by the Company (prior to installation) and may warrant an increase in the Annual Fees.***
- c. Changes in the condition of the Tank Site and/or any adjoining properties (e.g., construction of a mall next to the Tank Site which significantly increases the risk of overspray claims, etc.) following the Effective Date, which cause an increase in the Company’s cost in delivering the Services, will be just cause for an equitable adjustment of the Annual Fees in this Contract.

6. Environmental, Health, Safety, Labor, or Industry Requirements. The Owner hereby agrees that the promulgation of, enactment of, or modification to any environmental, health, safety, or labor laws, regulations, orders, or ordinances (e.g., EPA or OSHA regulations or standards) following the Effective Date of this Contract, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this Contract. Furthermore, modifications to industry requirement(s) including, but not limited to, standard(s) or other guidance documents issued by the American Water Works Association, National Sanitary Foundation, and the Association for Materials Protection and Performance, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this Contract. Said equitable adjustment of the Annual Fees in this Contract will reasonably reflect the increased cost of the Services with newly negotiated Annual Fee(s).

The Parties agree that the Company’s Annual Fees are based on the Owner’s representation that the work to be performed under this Contract is not subject to prevailing wage requirements. The Owner agrees to notify the Company immediately, if the Company’s work is (or will become) subject to prevailing wage requirements, so that the Company may submit revised amounts for Annual Fees.

7. Excluded Items. This Contract does NOT include the cost for and/or liability on the part of the Company for: (i) containment of the Tank at any time during the term of the Contract; (ii) disposal of any hazardous waste materials; (iii) resolution of operational problems or structural damage due to cold weather; (iv) repair of structural damage due to antenna installations or other attachments for which the Tank was not originally designed; (v) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (vi) negligent acts of Owner’s employees, agents or contractors; (vii) damages, whether foreseen or unforeseen, caused by the Owner’s use of pressure relief valves; (viii) repairs to the foundation of the Tank; (ix) any latent defects or inaccessible areas of the Tank or its components (including, but not limited to, (a) corrosion from the underside of the floor plates, and (b) inaccessible areas of the Tank such as the area between the bottom of the roof plate and the top of the roof rafter); (x) the maintenance, repair or replacement of any electrical components (to include any lighting, such as aviation lights); (xi) the maintenance, repair or replacement of fill lines, insulation, and/or frost jackets; (xii) the maintenance, repair, or replacement of piping of any kind below ground level; and (xiii) other conditions which are beyond the Owner’s and Company’s control, including, but not limited to: acts of God and acts of terrorism. Acts of God include, but are not limited to, any damage to the Tank or Tank Site which is caused by seismic activity, hurricanes, and/or tornadoes. Acts of terrorism include, but are not limited to, any damage to the Tank or Tank Site which results from an unauthorized entry of any kind to the Tank or Tank Site.

8. Force Majeure. If the Company is prevented from performing any of its duties or obligations hereunder (other than duties or obligations with respect to payment) in a timely manner by reason of act of God or force majeure such as: (i) fire, (ii) war, (iii) earthquake, (iv) strike, (v) lock-out, (vi) labor dispute, (vii) flood, (viii) public disaster, (ix) pandemic or epidemic event (including COVID-19), (x) interruptions or delays in reasonably available means of transportation, (xi) acts of any government or its agencies or officers, or any order, regulation, or ruling thereof, to include tariffs, (xii) equipment or technical malfunctions or failures, (xiii) power failures or interruptions, (xiv) supply chain disruptions, or (xv) any other reason beyond its reasonable control, such condition shall be deemed to be a valid excuse for delay of performance or for nonperformance of any such duty or obligation for the period during which such condition exists.

9. Termination.

a. **This Contract is an annual contract that shall automatically renew on an annual basis for successive Contract Years so long as the Owner:**

- i. pays each Annual Fee to the Company in accordance with the terms herein, and
- ii. does not terminate the Contract pursuant to the terms of this Section.

b. This Contract is subject to termination by the Owner only at the end of the then-current Contract Year if written notice of intent to terminate is received by the Company at least ninety (90) days prior to the first day of the upcoming Contract Year. If the notice of intent to terminate is not received at least ninety (90) days prior to the first day of the upcoming Contract Year, this Contract shall renew for an additional Contract Year and expire at the end of the upcoming Contract Year. In such an event, the Owner agrees that it shall be responsible to pay the Annual Fee for the upcoming Contract Year. The notice of intent to terminate must be sent by certified mail, with return receipt requested, to Utility Service Co., Inc., Attention: Customer Service, Post Office Box 1350, Perry, Georgia 31069, and signed by three (3) authorized voting officials of the Owner's governing body (e.g., commission or council). Notice of intent to terminate cannot be delivered electronically or verbally (e.g., email, text, phone call, etc.).

c. In the event the Owner elects to terminate this Contract prior to remitting the first **three (3)** Annual Fees, then any such unpaid balance of the first **three (3)** Annual Fees shall be due and payable within thirty (30) days of the Owner's issuance of the notice of intent to terminate at the end of the then-current Contract Year.

10. Assignment. The Owner may not assign or otherwise transfer all or any of its interest under this Contract without the prior written consent of the Company. If the Company agrees to the assignment, the Owner shall remain responsible under this Contract, until its assignee assumes in full and in writing all of the obligations of the Owner under this Contract. Any attempted assignment by Owner in violation of this provision will be void and of no effect.

11. Indemnification. THE COMPANY AGREES TO INDEMNIFY THE OWNER AND HOLD THE OWNER HARMLESS FROM CLAIMS, DEMANDS, ACTIONS, DAMAGES, LIABILITY, AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, PERSONAL INJURY, AND/OR DAMAGE TO PROPERTY BY REASON OF AND TO THE EXTENT OF ANY NEGLIGENT ACT OF THE COMPANY OR ITS SUBCONTRACTORS, AGENTS, OR EMPLOYEES.

12. Assignment of Receivables. The Company reserves the right to assign any outstanding receivables from this Contract to its banking institution as collateral for any loans or lines of credit.

13. Miscellaneous Items. No modifications, amendments, or alterations of this Contract may be made, except in a writing signed by the Parties. No failure or delay on the part of any Party hereto in

exercising any power or right hereunder shall operate as a waiver thereof. The Parties expressly warrant that the individuals who sign below are authorized to bind them.

14. Visual Inspection Disclaimer. This Contract is based upon a visual inspection of the Tank. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Tank for all patent defects. If latent defects are identified once the Tank has been drained and is made available to the Company, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company re-negotiate the Annual Fees. The definition of a "latent defect" shall be any defect of the Tank which is not easily discovered (e.g., corrosion of the floor plates, corrosion of the roof plates or rafters, corrosion in areas inaccessible to maintain, damage to the roof of the Tank which is not clearly discoverable during the visual inspection, etc.).

15. Excessive Inflation. In the event that the aggregate of the Annual Inflation Rates (defined herein below) established for two (2) consecutive calendar years during the term of this Contract exceeds 12% in total, the Owner and the Company agree to renegotiate the Annual Fees and increase the Annual Fees throughout the remaining term of the Contract to compensate the Company for the excessive inflation. For purposes of this provision, the Annual Inflation Rate for each calendar year shall be established by the *Engineering News Report – Construction Cost Index ("ENR-CCI")*. In the event that the ENR-CCI index is discontinued, the Owner and the Company will negotiate and agree to an alternative index or methodology to address the excessive inflation. For illustrative purposes, if a Contract is executed in 2022, the first equitable adjustment could not be made until both the 2023 inflation rate and the 2024 inflation rate have been established. If the annual inflation rates for 2023 and 2024 are 5.0% and 7.1%, respectively, the Owner and the Company agree to renegotiate the current year's Annual Fee as well as the remaining Annual Fees for the remainder of the term of the Contract to address the excessive inflation.

16. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same Agreement. The Parties may utilize electronic means (including facsimile and e-mail) to execute and transmit the Agreement and all such electronically executed and/or transmitted copies of the Agreement shall be deemed as valid as originals.

17. Entire Agreement. This Agreement constitutes the entire agreement of the Parties and supersedes all prior communications, understandings, and agreements relating to the subject matter hereof, whether oral or written.

SIGNATURE PAGE TO FOLLOW

This Contract is executed and effective as of the date ("the Effective Date") that the last Party signs this Contract below.

OWNER:

City of Angleton

By: _____

Title: _____

Print Name: _____

Date: _____

Witness: _____

Seal:

COMPANY:

Utility Service Co., Inc.

By: _____

Title: _____

Print Name: _____

Date: _____

Witness: _____

Seal:

DRAFT



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 10th, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Hydrant Updates

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:
\$30,000.00

FUNDS REQUESTED:

FUND: 03

EXECUTIVE SUMMARY:

Hydrant Summary:

Hydrants are an integral part of the water distribution system and play an important role in firefighting. There are currently 820 hydrants in our entire water system. Of these there are currently a total of 25 out of service. There are also various other minor issues that affect hydrants as well. These minor issues do not make them inoperable but can make operation difficult and cause severe issues if left untreated. It is extremely important to have a hydrant maintenance program in place. This program should test hydrants annually, identify issues, and repair/replace hydrants. Prior to the 22-23 budget year there was no hydrant maintenance program in place. The first year there was a budget to utilize was in the 20-21 budget year at \$7,500 which was utilized for painting hydrants only. In the 21-22 budget year this increased to \$25,000. In this year a hydrant survey was performed, but there were minimal hydrants replaced. Also, data from this survey didn't include flow testing so the results were not in depth. In the 22-23 budget we were able to increase the budget to \$30,000. This allowed a hydrant survey to be performed on half of the hydrants in the city, and the replacement of 5-7 hydrants depending on exact issue. This was repeated in the 23-24 budget year. A \$15,000 dollar increase was requested in the 23-24 budget year but was not allocated. The same request was rolled over to the 24-25, and the 25-26 fiscal year budget requests. We attempted to increase the budget to allow for more repairs/replacements due to the amount we discovered out of service after our first survey. Since the program's inception we have been able to put 41 hydrants back in service across the city. We have also made various repairs to 48 hydrants. We still have hydrants that need replacement, or repairs, but we are constantly working to determine the most efficient manners to get as many back in operation as possible. Once all hydrants are in service, we can then focus resources on the minor repairs, preventative maintenance, and aesthetics. We are

also actively working with AFD to assist in flow testing of the hydrants. There may be capacity for them to assist PW in this matter.

Insufficient Fire Flow Areas:

There are many areas in the city that do not have sufficient fire protection. This is due to there not being a fire hydrant within 500 feet of a structure. There are some areas that this can be rectified by installing a hydrant, valve and some piping. However, a little over half of the areas identified would need an entire new line installed to accommodate. We evaluated the Holly, Mimosa and Gardenia area in depth to determine the costs of having adequate fire protection in this neighborhood. As seen in the GIS map the distance between existing hydrants on Holly and W Mimosa are well over 500 feet. The existing lines on these two streets are 2" on Holly, and 4" on Mimosa, respectively. Approximately 2900' of 8" PVC water line would need to be installed, along with 4 fire hydrants, valves, etc. At approximately \$50 per foot of line, and \$4,000 per hydrant would be an approximate cost of \$157,000, not including design. This is a perfect example of what the areas with undersized lines are facing to achieve adequate fire protection.

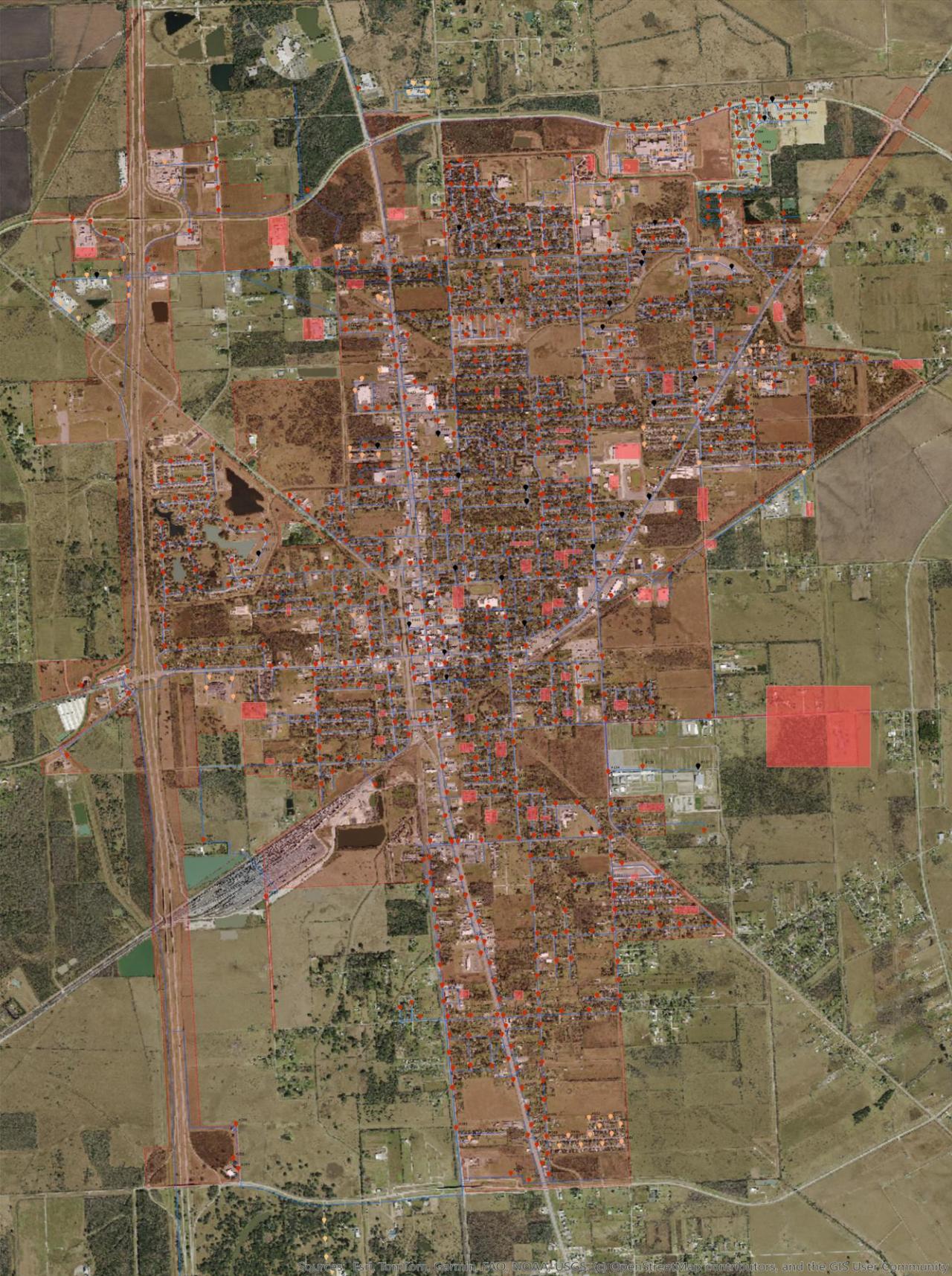
Bert Street Hydrant: This hydrant is located at 305 Bert Street. Our city staff last flushed this hydrant on June 13th, 2023. This hydrant was also most recently flushed on January 16th, 2025 as part of the 2025 hydrant inspections.

RECOMMENDATION:

Location	Line Size	Line Material	Distance to closest hydrant	Closest Hydrant Number	Comments	Hydrants to Add	Probable Cost
500-700 Blocks Buchta Road	2"	PVC	1,500 ft.	700		3	\$ 165,000.00
1308 East Cedar St - 3M	6"	Asbestos Cement	1,075 ft.	298	Private fire flow system confir	3	\$ 122,500.00
1400 East Cedar St - Rangen	6"	PVC	1,120 ft.	298		3	\$ 127,000.00
400 Block N Pecan; 935 East Magnolia	2"	PVC	505 ft.	N/A	Hydrant not numbered in GIS	2	\$ 60,500.00
North Arcola - East Locust to East Live Oak	4"	Cast Iron	675 ft.	555		2	\$ 77,500.00
700 Block Hurst	2"	PVC	700 ft.	511		2	\$ 80,000.00
700 Block McBride	2"	Galvanized	541 ft.	510		2	\$ 64,100.00
1000 Block East Miller	8"	Asbestos Cement	675 ft.	644		2	\$ 77,500.00
Shady Lane	2"	Galvanized	580 ft.	533		2	\$ 68,000.00
800 Block Akers	2"	PVC	690 ft.	507		2	\$ 79,000.00
800 Block North Rock Island	2"	PVC	520 ft.	511		2	\$ 62,000.00
900 Block North Arcola	2"	Cast Iron	750 ft.	643		2	\$ 85,000.00
1000 Block North Arcola	2"	Cast Iron	850 ft.	515		2	\$ 95,000.00
1000 Block Nottingham; Northside EST	2"	PVC	575 ft.	465		2	\$ 67,500.00
1000 Block Southampton	2"	Cast Iron	580 ft.	468		2	\$ 68,000.00
1000 Block Wimberly	2"	Cast Iron	630 ft.	467		2	\$ 73,000.00
Northview Court	2"	PVC	760 ft.	367		2	\$ 86,000.00
700, 701 Cotham	6"	Asbestos Cement	520 ft.	445		2	\$ 62,000.00
200 Block West Bronco Bend	6"	Asbestos Cement	660 ft.	249		2	\$ 76,000.00
2916 North Velasco - Tractor Supply	16"	PVC	1,280 ft.	251		3	\$ 143,000.00
501 Karankawa - Life 4 Square Church	6"	Asbestos Cement	860 ft.	245		2	\$ 96,000.00
619 North Hancock	2"	PVC	950 ft.	67		2	\$ 105,000.00
736 West Live Oak	6"	Asbestos Cement	525 ft.	80		2	\$ 62,500.00
300 Block West Murray	8"	Asbestos Cement	550 ft.	53		2	\$ 65,000.00
300 Block West Kiber	2"	PVC	716 ft.	39		2	\$ 81,600.00
300 Block West Peach	8"	PVC	638 ft.	55		2	\$ 73,800.00
760 Munson Place	8"	PVC	715 ft.	47		2	\$ 81,500.00
900 Block East Magnolia	2"	PVC	890 ft.	540		2	\$ 99,000.00
Love's / Carls Junior - South-west corner of property	12"	PVC	930 ft.	707		2	\$ 103,000.00
North segment of TXDOT Yard	16"	PVC	1,160 ft.	720	Private Hydrant	3	\$ 131,000.00
400 West Henderson Road - Water Plant #3	16"	PVC	550 ft.	253		2	\$ 65,000.00
East Half of Summer House Apartments	8"	PVC	1,130 ft.	623		3	\$ 128,000.00
AISD High School Baseball Field	12"	PVC	740 ft.	623		2	\$ 84,000.00
2398 East Mulberry	2"	PVC	1,030 ft.	331		3	\$ 118,000.00
2329 East Mulberry	8"	Asbestos Cement	820 ft.	336		2	\$ 92,000.00
East Half of Albion Apartments	8"	Asbestos Cement	600 ft.	352		2	\$ 70,000.00
East Half of Angleton Manor Apartments	8"	Asbestos Cement	620 ft.	N/A	Hydrant not numbered in GIS	2	\$ 72,000.00
1920 North Downing - AISD Bus Barn	12"	Asbestos Cement	680 ft.	470		2	\$ 78,000.00
1900 North Downing - AISD Admin Building	12"	Asbestos Cement	520 ft.	464		2	\$ 62,000.00
20799 CR 171 - Brazoria County Employee Health Center	6"	PVC	1,000 ft.	300	Private Hydrant	2	\$ 110,000.00
						87	\$ 3,516,000.00

Location	Line Size	Line Material	Distance to closest hydrant	Closest Hydrant Number
Fairground Lane	2"	PVC	1,270 ft.	125
Welch Park	2"	PVC	3,000 ft.	135
Fox Lane	2"	PVC	524 ft.	165
Ketchum	2"	PVC	575 ft.	275
Laura Leigh	8"	PVC	675 ft.	770
Caldwell	8"	PVC	660 ft.	622
S Front/220 - Mustang CAT	12"	PVC	1,100 ft.	706
1828 S Velasco	N/A	N/A	870 ft.	295
Fair Drive	2"	PVC	1,100 ft.	216
Grove Street	3"	AC	620 ft.	229
Vine Street	6"	AC	620 ft.	228
Dwyer	6"	AC	600 ft.	232
S Morgan	6"	AC	1,250 ft.	116
Sands	3"	AC	590 ft.	112
Evans	2"	CI	750 ft.	133
E Plum/Murray	2"	PVC	540 ft.	127
S Ramona	6"	AC	900 ft.	142
S Arcola	2"	PVC	800 ft.	111
CR 171/Buchta	6"	AC	1,600 ft.	299
Bates Park	2"	PVC	1,500 ft.	23
700 S Buchta	2"	PVC	100 ft.	700
2 Richland Circle	2"	PVC	600 ft.	325
End of E Hospital Drive	2"	PVC	810 ft.	327

Comments	Hydrants to Add	Probable Cost
	3	\$ 142,000.00
	6	\$ 330,000.00
	2	\$ 62,400.00
	2	\$ 67,500.00
	2	\$ 77,500.00
	2	\$ 76,000.00
	3	\$ 125,000.00
	2	\$ 97,000.00
	3	\$ 125,000.00
	2	\$ 72,000.00
	2	\$ 72,000.00
	2	\$ 70,000.00
	3	\$ 140,000.00
	2	\$ 69,000.00
	2	\$ 85,000.00
	2	\$ 64,000.00
	2	\$ 100,000.00
	2	\$ 90,000.00
	4	\$ 180,000.00
	3	\$ 165,000.00
	1	\$ 15,000.00
	2	\$ 70,000.00
	2	\$ 91,000.00
56	\$	2,385,400.00





AGENDA ITEM SUMMARY FORM

MEETING DATE: March 10th, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Master Meters

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

We currently have 9 existing mobile home communities, but only one of them with a master meter. We find it beneficial to have all these mobile home parks on a single master meter for several reasons.

- Master meters would create less assets for the city to manage, versus every single unit having an individual meter.
- It helps with water loss due to these communities being privately owned. If they are paying every drop, they will be more inclined to fix the leaks on their properties. It will also prevent theft of water if there is water being taken prior to being metered at each individual unit.
- It will help with ensuring full and timely payments from what can be a transient group of customers.
- There is less strain on staff for the constant reconnect/disconnect of people moving to and from the units.

Every mobile home community receives a single bill. From there they can install their own meters to each customer, or just bill based on a ratio calculation of some sort.

We can begin by having a town hall to discuss this item if desired. We could set a date for this to begin and give each community 90 days, or more, to get things in order. We would not charge them to install these as it is beneficial to the city for this change. There is no existing ordinance for this, and one can be created.

RECOMMENDATION: Staff is looking for council guidance on this matter.

MANUFACTURED HOME COMMUNITIES - MASTER METER

Cities Contacted That Responded		
Richwood	The City of Richwood does not allow mobile homes anymore. The mobile homes they do have are grandfathered in and each have their own meter and pay their own bill. Richwood will not be getting a master meter since they do not allow mobile homes anymore.	richwood@richwoodtx.gov Laura Tyner
Manvel	The City of Manvel on has one mobile home community and one RV park. Manvel uses a master meter (compound) to measure the usage to each, and the owner then bills the residents as part of their rent. Manvel believes a master meter is better for the utility in several ways. There's only one meter to maintain and read as opposed to multiple. Anything that breaks after the meter is the responsibility of the park to fix. Larger meters generally yield more in tap fees.	manvelpublicworks@cityofmanvel.com Ernie Means
Clute	The City of Clute has several mobile home communities, three of which have both a master meter and each mobile home has a meter. The remaining mobile home communities have individual meters. The three parks with the master meter are not billed off the master meters, but it allows them to compare the difference between what the master meter reads and what the individual meter reads. Clute is moving forward with master meters in all parks and removing individual meters, making park owner's responsible for bills and leaks and it will reduce unaccounted for use of water through leaks and theft.	jwilkinson@clutetexas.gov John Wilkinson
Pearland	The City of Pearland mobile home communities all have individual meters and Pearland is not putting master meters in anytime soon.	waterbilling@pearlandtx.gov Kelly Brown
Needville	The City of Needville has done mobile home communities both ways, with and without a master meter in the past. Needville does not allow mobile home communities in the city now.	bsebesta@cityofneedville.com Brian Sebesta
Rosenberg	The City of Rosenberg has master meters in their mobile home communities. The owner then bills the residents for water usage and the owner pays the bill. Rosenberg chose this route due to not having to open and close several accounts if each of the mobile homes has its own meter when a tenant moves in or out. The city is more likely to get payment from the owner versus the individual tenants. The one meter catches all usage, so the owner can install individual meters at their cost to monitor if they choose. This cuts down on unaccounted for use of water through leaks and theft.	jbreland@rosenbergtx.gov Jessica Breland
Texas City	The City of Texas City has one mobile home community and it is individually metered. If any mobile home communities are approved in the future, it will be a master meter type installation. The reason being is meter technology has allowed to get very low flows with large meters using the ultrasonics, plus they are very reasonably priced compared to the old compounds. It is so much easier to collect one bill instead of twenty to forty, from a very transient clientele.	cballast@texascitytx.gov Corbin Ballast
Plano	The City of Plano currently has two mobile home communities, and both have master meters installed as opposed to individual meters for each residence. The master meters are billed by the city to the property owners/community management. The mobile home communities bill the occupants of each residence individually through submetering or another form of allocated/ratio billing.	mbreault@plano.gov Maggie Breault
Richmond	The City of Richmond has master meters in all of their mobile home communities. They believe this cuts down on unaccounted for use of water through leaks and theft. Richmond does not allow new mobile home communities to come into the city.	Telephone
Belton	The City of Belton mobile home communities all have master meters, similar to an apartment complex, because each park is a single parcel of land, and there is only one utility meter. Everything beyond that meter is considered private property, and the mobile home park is responsible for maintaining and repairing the water lines inside the property.	mseele@beltontexas.gov Marcie Seele
Harker Heights	The City of Harker Heights have master meters on all manufactured home parks. Their manufactured home parks are ver old and the infrastructure inside of them is not the best. With a master meter in place, the city does not read the water meters in the park or maintain any of the infrastructure in the park.	mhyde@harkerheights.gov Mark Hyde

Cities Contacted That Did Not Respond		
Freeport		water@freeporttx.gov Utility Billing
Alvin		brandon.moody@alvin.gov Brandon Moody
League City		Telephone 281-554-1086
Dickinson		evenible@dickinsontexas.gov Public Works
Santa Fe		inforequests@santafe.gov City Secretary
Hitchcock		citysec@cityofhitchcock.org City Secretary
Bay City		979-245-2322 Nancy Massey
Pasadena		rgreen@pasadenatx.gov Robin Green
Galveston		customerservice@galvestontx.gov
Port Lavaca		khill@portlavaca.org K Hill
Palestine		Jason Shelton

2310 E Mulberry St - Medical Meadows

\$ (

UNIT	AMOUNT	UNIT	AMOUNT	UNIT	AMOUNT	UNIT	AMOUNT
51	\$ 20.87	23	\$ 825.63	4	\$ 549.33	6	\$ 129.60
1	\$ 175.59	23	\$ 779.65	40	\$ 276.17	6	\$ 596.89
1	\$ 310.92	24	\$ 196.01	40	\$ 208.14	60	\$ 35.75
1	\$ 586.66	28	\$ 914.46	40	\$ 137.52	60	\$ 1,295.31
10	\$ 270.05	29	\$ 85.25	40	\$ 94.11	61	\$ 63.18
10	\$ 293.55	30	\$ 364.83	41	\$ 69.67	61	\$ 78.04
12	\$ 116.22	30	\$ 258.24	43	\$ 897.57	61	\$ 591.87
12	\$ 122.32	30	\$ 2,116.04	43	\$ 125.78	61	\$ 1,271.60
12	\$ 77.17	30	\$ 454.09	44	\$ 31.73	61	\$ 471.95
12	\$ 168.73	31	\$ 345.97	44	\$ 257.68	62	\$ 168.68
13	\$ 122.62	31	\$ 65.84	46	\$ 6.00	62	\$ 189.45
13	\$ 746.21	31	\$ 725.21	46	\$ 99.33	62	\$ 415.40
13	\$ 1,035.62	32	\$ 309.28	46	\$ 94.09	62	\$ 358.95
14	\$ 41.67	33	\$ 236.68	46	\$ 103.36	63	\$ 214.00
14	\$ 395.85	33	\$ 189.75	47	\$ 279.99	64	\$ 64.08
16	\$ 1,476.19	33	\$ 36.89	47	\$ 122.84	65	\$ 59.13
16	\$ 1,093.52	33	\$ 875.00	47	\$ 67.61	65	\$ 8.65
18	\$ 122.65	35	\$ 51.00	47	\$ 215.66	66	\$ 513.67
18	\$ 1,444.13	35	\$ 43.92	48	\$ 621.43	66	\$ 708.91
19	\$ 348.48	35	\$ 56.58	48	\$ 109.95	66	\$ 1,072.42
19	\$ 1,419.04	35	\$ 13.35	48	\$ 292.40	66	\$ 435.18
2	\$ 427.13	36	\$ 23.60	5	\$ 220.39	68	\$ 2,005.09
2	\$ 278.61	36	\$ 22.84	52	\$ 626.35	68	\$ 225.39
2	\$ 646.73	36	\$ 160.27	53	\$ 53.11	69	\$ 1,333.41
21	\$ 219.83	36	\$ 171.21	53	\$ 157.10	69	\$ 69.98
21	\$ 39.73	37	\$ 29.05	56	\$ 197.24	71	\$ 459.58
21	\$ 234.18	38	\$ 2,004.62	56	\$ 133.91	71	\$ 68.58
21	\$ 192.81	38	\$ 40.91	58	\$ 133.02	73	\$ 7.36
22	\$ 582.42	4	\$ 46.78	58	\$ 14.44	73	\$ 16.62
23	\$ 192.43	4	\$ 478.21	59	\$ 84.72	74	\$ 178.68
\$	13,201.93	\$	11,921.16	\$	6,280.64	\$	13,107.40

62,855.82)

UNIT	AMOUNT	UNIT	AMOUNT
74	\$ 42.87	B	\$ 294.20
74	\$ 1,292.23	D	\$ 558.52
74	\$ 1,326.32	D	\$ 80.60
74	\$ 94.88	H	\$ 3,450.35
75	\$ 348.33	H	\$ 374.67
75	\$ 16.61	I	\$ 192.73
75	\$ 41.45	I	\$ 362.35
75	\$ 0.10	J	\$ 137.79
75	\$ 233.68	J	\$ 1.17
77	\$ 284.67	J-2	\$ 64.18
77	\$ 53.54	K	\$ 155.14
79	\$ 2.81	K	\$ 587.22
79	\$ 198.81	M	\$ 313.12
81	\$ 179.85	S	\$ 468.66
81	\$ 22.77		
81	\$ 196.62		
81	\$ 246.12		
82	\$ 781.84		
82	\$ 397.13		
82	\$ 569.18		
82	\$ 762.93		
82	\$ 517.63		
83	\$ 137.36		
9	\$ 633.26		
9	\$ 18.17		
A	\$ 376.61		
A	\$ 699.75		
A	\$ 759.70		
A	\$ 595.76		
B	\$ 473.01		
\$	11,303.99		\$ 7,040.70

2125 E Mulberry St. - Lamplight

\$ (29

UNIT	AMOUNT	UNIT	AMOUNT
101	\$ 36.00	56	\$ 1,400.06
104	\$ 1,636.21	56	\$ 1,606.05
12	\$ 4,142.64	6	\$ 83.51
14	\$ 1,149.11	60	\$ 695.55
15	\$ 588.11	62	\$ 666.14
16	\$ 775.67	62	\$ 29.27
17	\$ 26.04	63	\$ 249.60
18	\$ 301.67	64	\$ 286.91
18	\$ 192.33	65	\$ 1,670.17
19	\$ 474.08	67	\$ 104.40
2	\$ 408.55	67	\$ 511.43
23	\$ 381.79	69	\$ 82.42
24	\$ 202.43	71	\$ 317.95
24	\$ 33.26	76	\$ 109.30
24	\$ 8.44	8	\$ 0.35
25	\$ 737.92	80	\$ 14.13
29	\$ 698.86	82	\$ 410.29
3	\$ 2.18	88	\$ 713.33
31	\$ 135.85	89	\$ 69.78
4	\$ 11.77	90	\$ 142.35
46	\$ 1,132.01	95	\$ 586.37
46	\$ 33.49	97	\$ 398.40
46	\$ 410.51	98	\$ 1,177.86
47	\$ 810.43	98	\$ 1,187.94
49	\$ 101.76	73	\$ 187.41
49	\$ 520.95	77	\$ 149.69
5	\$ 78.71	85	\$ 166.76
52	\$ 99.07	85	\$ 409.33
52	\$ 32.89	91	\$ 560.44
53	\$ 311.68		
53	\$ 106.93		

\$ 15,581.34 \$ 13,987.19

,568.53)

\$ (17,283.53)

2609 S FRONT ST

UNIT	AMOUNT	UNIT	AMOUNT
37	\$ 11.46	45	\$ 731.34
37	\$ 169.42	47	\$ 246.46
37	\$ 175.77	47	\$ 36.09
49	\$ 98.67	5	\$ 81.76
49	\$ 1,884.19	6	\$ 899.18
1	\$ 1,984.72	6	\$ 152.46
1	\$ 191.09	8	\$ 92.26
1	\$ 77.18	8	\$ 612.66
10	\$ 439.87	8	\$ 196.54
14	\$ 1,352.18		
14	\$ 166.28		
14	\$ 93.79		
19	\$ 1,673.96		
19	\$ 892.73		
21	\$ 1,082.96		
22	\$ 380.65		
25	\$ 215.74		
25	\$ 528.88		
29	\$ 1,053.11		
29	\$ 138.53		
31	\$ 179.75		
31	\$ 14.48		
39	\$ 107.51		
39	\$ 146.95		
39	\$ 150.78		
4	\$ 91.16		
4	\$ 255.04		
4	\$ 41.86		
45	\$ 161.71		
45	\$ 442.62		
45	\$ 31.74		

\$ 14,234.78 \$ 3,048.75

1392 Gifford Rd - Estes

\$

(5,329.33)

UNIT	AMOUNT
1	\$ 414.83
3	\$ 179.98
10	\$ 708.50
10	\$ 231.61
11	\$ 0.45
13	\$ 173.30
13	\$ 639.08
13	\$ 543.06
4	\$ 349.53
4	\$ 580.06
5	\$ 26.00
5	\$ 279.53
5	\$ 488.86
14	\$ 59.40
15	\$ 337.48
18	\$ 14.54
9	\$ 303.12

\$ 5,329.33

1032 S ANDERSON

\$ (6,509.73)

UNIT	AMOUNT
5	\$ 1,172.67
9	\$ 12.99
10	\$ 419.24
2	\$ 84.68
4	\$ 44.81
4	\$ 70.12
4	\$ 409.11
11	\$ 1,105.22
8	\$ 649.17
8	\$ 171.17
8	\$ 361.64
8	\$ 679.19
8	\$ 1,329.72
	\$ 6,509.73

324 CEMETERY

\$ (7,320.92)

UNIT	AMOUNT
10	\$ 47.46
11	\$ 518.69
13	\$ 7.34
17	\$ 60.83
20	\$ 26.87
21	\$ 1,271.11
23	\$ 673.51
24	\$ 249.60
24	\$ 142.86
25	\$ 41.17
26	\$ 11.12
26	\$ 60.26
26	\$ 495.65
28	\$ 1,003.98
29	\$ 317.80
29	\$ 185.79
29	\$ 375.63
30	\$ 94.48
30	\$ 491.81
32	\$ 3.51
33	\$ 57.56
4	\$ 389.54
5	\$ 495.00
7	\$ 290.61
7	\$ 7.34
8	\$ 1.40

\$ 7,320.92



THE HEART OF BRAZORIA COUNTY
ANGLETON

STAFF REPORT

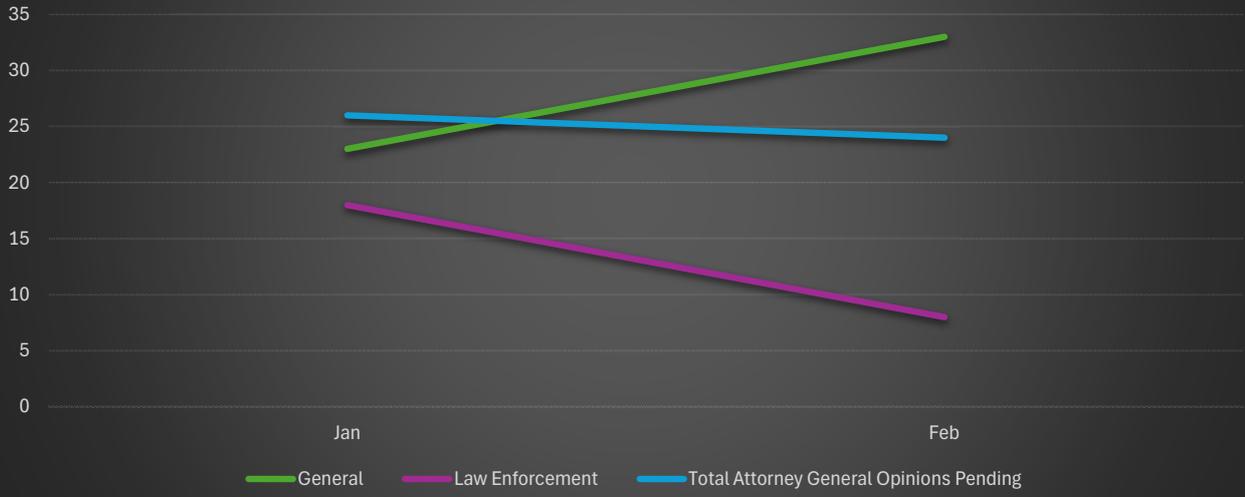
CITY SECRETARY'S OFFICE

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

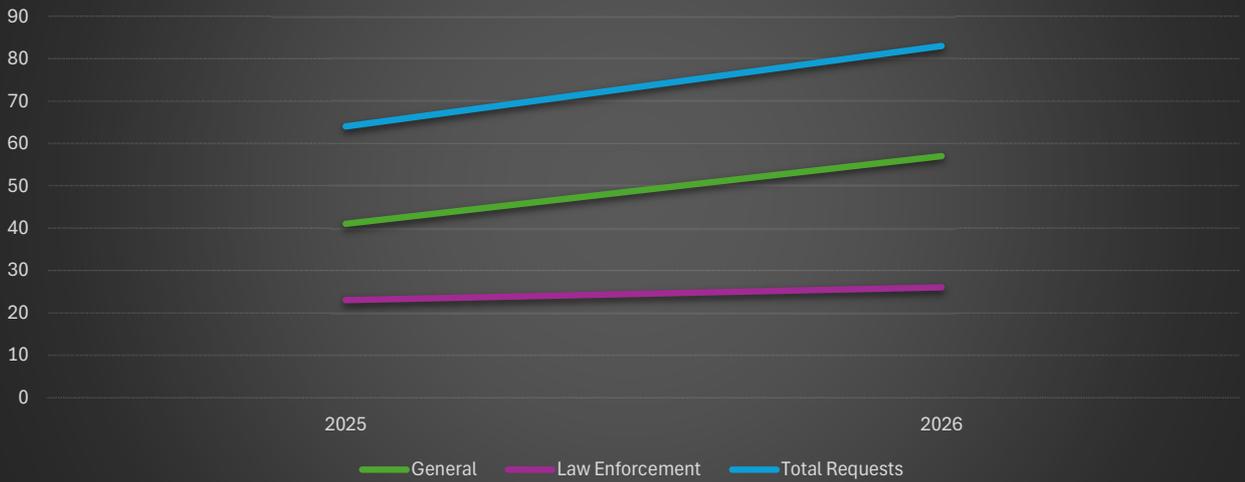
ACTIVITY	DESCRIPTION	MONTHLY TOTAL	YEAR-TO-DATE TOTAL
City Council Agendas	City Council meeting agendas, workshop agendas, and Notice of Quorums prepared and posted in accordance with Local Government Code	4	6
Executive Sessions	Executive Sessions posted	1	3
Council Minutes	Minutes approved	9	9
Ordinances	Ordinances written, processed, and/or published	3	8
Resolutions	Resolutions written and processed	6	8
Contracts/Agreements	Contracts & Agreements approved and executed	10	15
Deeds/Easements	Plats, deeds, and easements executed and recorded	0	1
Bids/RFPs/RFQs	Bids, RFPs, or RFQs awarded	2	2
Laserfiche Imaging	Scanned pages City-wide documents	4,437	6,137

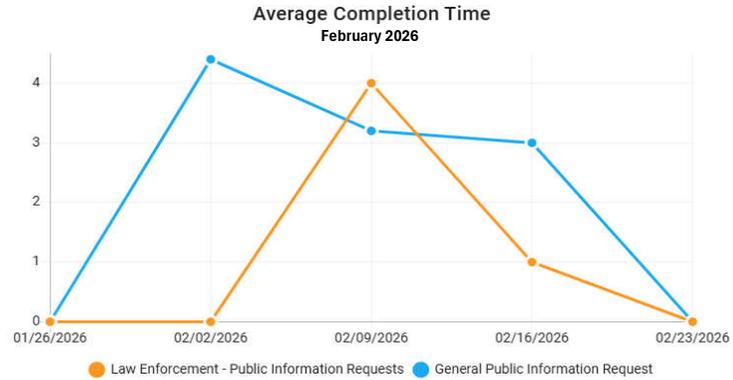
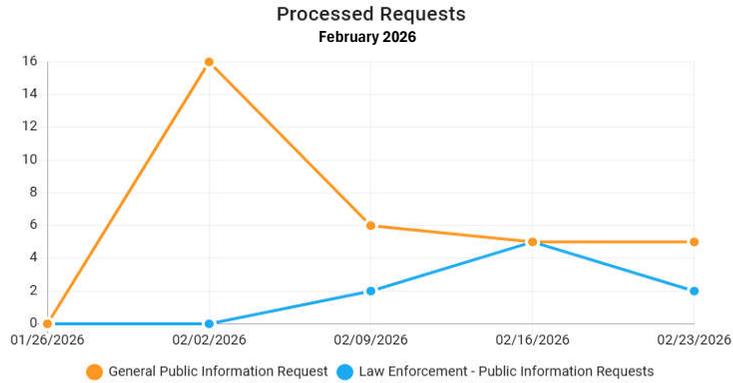
OTHER: N/A

Requests Received and Attorney General Opinions Pending 2026 Monthly Trend



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



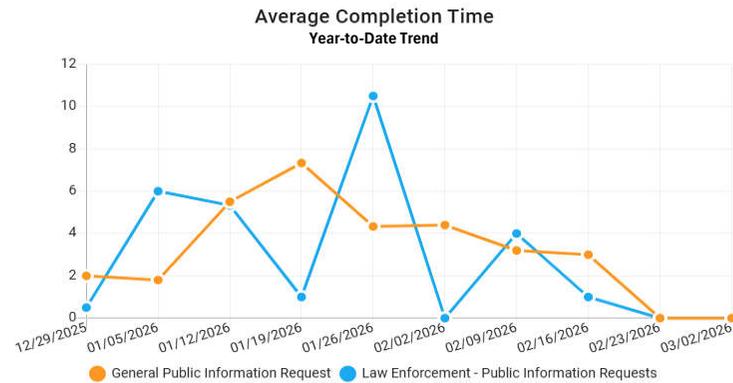
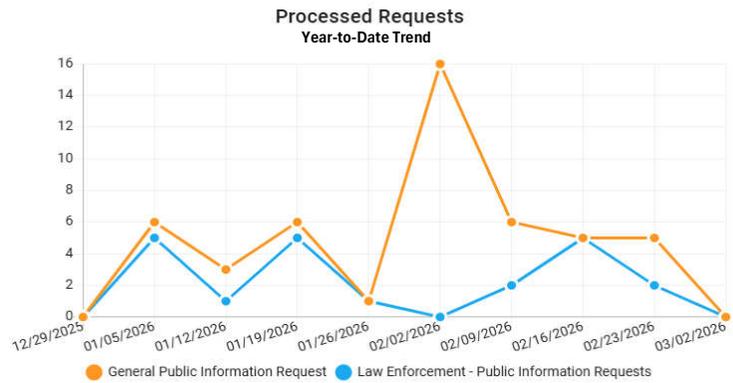


32
General Public Information Request

9
Law Enforcement - Public Information Requests

1.4
Law Enforcement - Public Information Requests

3.7
General Public Information Request



48
General Public Information Request

21
Law Enforcement - Public Information Requests

4.27
General Public Information Request

3.94
Law Enforcement - Public Information Requests

COMMUNICATIONS & MARKETING



PROJECTS

1. King Municipal Operations Center (KMOC)

KMOC PROJECT UPDATE 3/3/2026

UPDATES (REFER TO LOOKAHEAD):

1. In-wall and above ceiling MEP rough-in ongoing
2. A/C condensers and split units installed
3. Ceiling framing ongoing
4. One-siding walls (drywall)
5. Concrete paving poured
6. Canopy footings poured
7. Asphalt base installed
8. Preparing to start masonry
9. Storefront/door installation ongoing
10. Exterior waterproofing ongoing
11. Canopy to be installed later this month

ISSUES:

1. No major issues on site

Memorial/Graphics

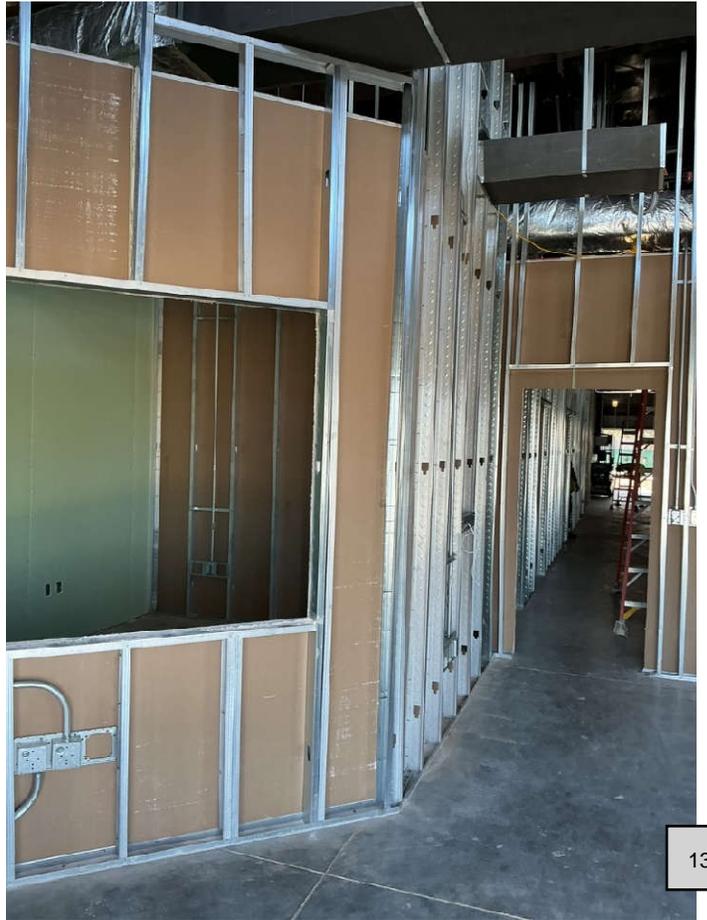
We have begun work on design and have engaged the King Family.

Three Week Look Ahead



3 Week
Look-Ahead Schedu

PROGRESS PICTURES





DEPARTMENTAL SUPPORT/COLLABORATION

- Working with Jason O'Mara on Sponsorship video, giving structure, and memorial for Abigail Arias Park. Arias family is working on the donation link information and we will be ready to wrap this up. We have reached out to a couple of metal vendors and are working on this as well.
- KMOC Tour for SALT and City Council, Public Works and Parks Employees
- Attended the AISD Meeting with consultants for Superintendent search.

SPECIAL EVENTS

Angleton Market Days - March 21/22

Marketing and logistics are in full swing. We have another full show with

Freedom Fireworks

Saturday, June 27 at 9:20 Pm at The Brazoria County Fairgrounds.

Artisan Market – Labor Day Weekend 2026

We reached out to vendors who participated in the inaugural year of this event in December to offer them priority registration in this juried show. We received a great response and are sending payment links now. After we get them registered and fill Angleton Market Days, we will begin posting a call for vendor applications for the Artisan Market and begin the jury process. We anticipate adding a third building with the amount of interest we are getting.

Angleton Market Days - November 21/22 Save the Date

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

Community Development Institute (CDI)

I will be attending the Community Development Institute Advanced workshop on March 4th and 5th.

Designed in partnership with Texas Downtown, this two-day immersive workshop delivers practical, hands on strategies in workforce development, infrastructure, innovation, community-led development, and cross-sector collaboration. CDI Texas Advanced will be held March 4-5, 2026, and focuses on applying proven community and economic development principles in real-world settings. These sessions count towards my recertification requirements for my Professional Community and Economic Developer Certification (PCED)

NEW INITIATIVES

- **Industry Partnerships/Business Retention - I have reached out to 3M and Rangen two times and will**

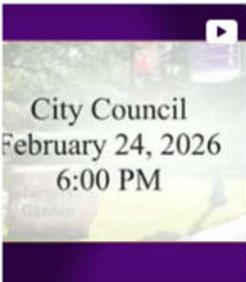
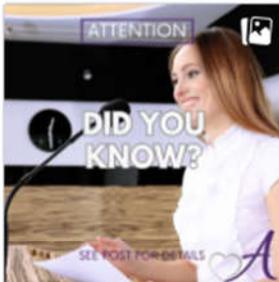
continue to try to set up a meeting with both of these industries as well as others on my list – stay tuned.

- Shop and Dine Local Campaign – We have the structure of the campaign established and will roll out in conjunction with a May Concert downtown! I am working on entertainment and branding now.

COMMUNICATIONS

Top Content

 <p>Public Safety Notice Update: AI...</p> <p>Wed Feb 4, 10:08am</p> <p>28.3K 40 4 17</p>	 <p>Utility Billing Payment Update The...</p> <p>Mon Feb 9, 2:37pm</p> <p>11.1K 11 7 2</p>	 <p>City of Angleton Joins the R.O.A.D. Ready...</p> <p>Wed Feb 11, 12:05pm</p> <p>10.2K 33 4 0</p>	 <p>City of Angleton Live Stream 02-24-2026</p> <p>Tue Feb 24, 5:55pm</p> <p>9.2K 36 139 12</p>	 <p>Waste Connections Service</p> <p>Wed Feb 4, 5:43pm</p> <p>5.8K 11 0 4</p>
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 <p>City of Angleton Live Stream 02-24-2026</p> <p>Tue Feb 24, 5:55pm</p> <p>9.2K 36 139 12</p>	 <p>Waste Connections Service</p> <p>Wed Feb 4, 5:43pm</p> <p>5.8K 11 0 4</p>	 <p>The City of Angleton will be conducting...</p> <p>Thu Feb 19, 8:26am</p> <p>5.8K 12 8 2</p>	 <p>Did You Know? How to Speak at an...</p> <p>Thu Feb 5, 7:00pm</p> <p>4.5K 9 0 2</p>	 <p>Utility Billing Payment Options...</p> <p>Fri Feb 6, 8:00am</p> <p>3.6K 5 1 1</p>
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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>	<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
 <p>CITY'S COMPREHENSIVE PLAN MAP EXERCISE</p> <p>Please click the link below to share your concerns and/or recommendations for the topics listed below. This is an interactive map that can be zoomed in or out to pinpoint a location and write your feedback. For example, if you have feedback about Lakeside Park or the SH 288 & SH 35 intersection, you can drop a pin directly on that location.</p> <ul style="list-style-type: none"> • Residential Uses • Non-residential Uses • Mobility • Infrastructure • Resiliency and Sustainability • Facilities, Parks, and Open Spaces • Character and Image <p>ANGLETON</p>	<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:

The Planning and Zoning Commission Meeting for 3/05/2026 has been cancelled. All four Ashland plats were delayed at the applicant’s request by a 30-Day waiver letter. They will be brought back in April, 2026.

City Council 3/10/2026 Agenda Items:

1. Update and discussion on the Comprehensive Plan and 2015 International Building Code Upgrade.

City Council 3/24/2026 Agenda Items:

1. Conduct a public hearing, discussion, and possible action regarding City Ordinance, Article V, Chapter 21, Amusement Redemption Machine Game Rooms, regulating the operation, possession, or use of amusement redemption machines within the city limits; providing clarity in licensing, definition, and restrictions.

2. Discussion and Update Gambit Battery Park

List of New Business/Commercial Certificates of Occupancy January-March 2026

Project Name and Location	Status
The Alley, 108 N. Velasco St.	Certificate of Occupancy Issued
Refine Coffee, 620 W. Mulberry St., Permit Issued. Coming soon. J&M Printing, 620 W. Mulberry St. - Relocate	Certificate of Occupancy Issued
Amber Ridge APTS Bldg 1,2,3, S-2 MAINT, A2 CLUBHOUSE 114 Woodway St.	Certificate of Occupancy Issued
Brazoria County Firefighters Training Center Building, 40570 Firefighter Rd _____	Certificate of Occupancy Issued
Window Tint & More - Alfonso Calvillo, 1393 S Velasco	Certificate of Occupancy Issued
Yaklin Auto Group, 40089 State Hwy 288 Permit Issued. Coming soon.	
Planet Fitness 1201 N. Velasco Permit Issued. Coming Soon	
Ms. Bee’s World, Drinks, Coffee, Deserts: 1409 S. Velasco St.	Certificate

CERTIFICATE OF OCCUPANCY REPORT:

The Certificate of Occupancy- Residential Report is attached.

Month	2026 Residential Total C.O.'s
January	19
February	17
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
Yearly Total	36

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
Commercial										
2025-2322	2/10/2026		1201 Henderson road, Angleton, TX 77515	\$0.00	HEALTH - ANNUAL	10/2/2025		0.00	10/3/2025	\$0.00
2025-2662	2/10/2026		921 Loop 274, Angleton, TX 77515	\$0.00	RETAIL HEALTH FOOD RENEWAL	11/21/2025	2/10/2026	0.00	11/21/2025	\$300.00
2026-140	2/2/2026	CABLETEX COMMUNICATION LLC	451 N VELASCO ST, ANGLETON, TX 77515	\$0.00	AT&T PROPOSES TO PLACE A TOTAL OF 4987' OF AERIAL AND BURIED FIBER OPTIC CABLE AT EXISTING UTILITY POLE LOCATED 183' EAST OF N FRONT ST (NORTHBOUN D LN) C/L.	1/30/2026	2/2/2026	0.00	1/30/2026	\$0.00
2026-150	2/3/2026		2900 N HWY 288, ANGLETON, TX 77515	\$0.00	Commercial Existing Building HVAC - Furnace and Evaporator Coil Change Out	2/2/2026		0.00	2/2/2026	\$60.00
2026-154	2/14/2026		100 W Magnolia St, Angleton, TX 77515	\$0.00	RETAIL HEALTH FOOD PERMIT	1/29/2026		0.00	2/3/2026	\$250.00

Item 10.

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
										Item 10.
2026-155	2/11/2026		1963 E MULBERRY ST HWY 35, Angleton, TX 77515	\$0.00	RETAIL FOOD RENEWAL LICENSE		2/11/2026	0.00	2/3/2026	\$200.00
2026-164	2/4/2026		1200 N Velasco suite 120, angleton , TX 77515	\$0.00	ANNUAL RENEWAL	2/4/2026		0.00	2/5/2026	\$300.00
2026-173	2/12/2026		700 Bates Park Road, ANGLETON, TX 77515	\$0.00	Event:: Angleton Girls Softball Tournament contact Todd Patterson Start Date of Event: 2/13/2026 End Date of Event: 2/15/2026	2/9/2026	2/12/2026	0.00	2/10/2026	\$40.00
2026-190	2/12/2026		604 N Velasco, Angleton, TX 77515	\$0.00	RENEW RETAIL FOOD PERMIT	2/10/2026		0.00	2/12/2026	\$0.00
2026-191	2/12/2026		1802 N VELASCO ST, Angleton, TX 77515	\$0.00	ANNUAL			0.00	2/12/2026	\$300.00
2026-200	2/17/2026		2301 W MULBERRY ST, Angleton, TX 77515	\$2,300.00	Ansul Fire Suppression System Installation.	2/11/2026		0.00	2/13/2026	\$0.00
2026-204	2/13/2026		1 Campus Drive, Angleton, TX 77515	\$0.00	Event:: Employee Health Benefits Fair Start Date of Event: 2/23/2026 End Date of Event: 2/23/2026	2/12/2026	2/19/2026	0.00	2/13/2026	\$40.00
2026-206	2/17/2026		1393 S Velasco, Angleton, TX 77515	\$0.00	NEW OCCUPANT	12/30/2025		0.00	2/17/2026	\$80.00

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
										Item 10.
2026-208	2/25/2026		1100 E Mulberry St, Angleton, TX 77515	\$0.00	RETAIL HEALTH FOOD RENEWAL	2/13/2026	2/25/2026	0.00	2/17/2026	\$250.00
2026-219	2/18/2026		217 BEECHNUT, Angleton, TX 77515	\$0.00	ANNAUL PERMIT			0.00	2/18/2026	\$0.00
2026-220	2/18/2026		1404 GIFFORD LN, Angleton, TX 77515	\$0.00	ANNUAL PERMIT			0.00	2/18/2026	\$0.00
2026-242	2/20/2026		1400 East Henderson Road, Angleton, TX 77515	\$0.00	CERTIFICATE OF OCCANCY PERMIT	2/20/2026		0.00	2/20/2026	\$80.00
2026-244	2/24/2026		20046, ANGLETON, TX 77515	\$0.00	PLUMBING FOR WATER AND DRAINS FOR FOOD TRUCK	2/20/2026	3/3/2026	0.00	2/20/2026	\$57.50
2026-248	2/24/2026		1239 E Mulberry St., Angleton , TX 77515	\$0.00	Event:: Crawfish Boil Start Date of Event: 2/28/2026 End Date of Event: 7/1/2026	2/21/2026	2/24/2026	0.00	2/23/2026	\$40.00
2026-250	2/24/2026		201 E Miller, Angleton, TX 77515	\$0.00		2/23/2026		0.00	2/24/2026	\$250.00
2026-260	2/25/2026		234 S Arcola St, Angleton, TX 77515	\$0.00	Event:: Peach Street Farmers Market Start Date of Event: 2/28/2026 End Date of Event: 2/28/2026	2/24/2026		0.00	2/25/2026	\$0.00
2026-262	2/26/2026		108 N VELASCO ST, Angleton, TX 77515	\$0.00	CO			0.00	2/26/2026	\$80.00

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
										Item 10.
2026-263	2/26/2026		1801 N Velasco St., Angleton, TX 77515	\$0.00	REPLACE EXISTING BUSINESS SIGNS ON BUILDING AND PYLONS - total of 19 signs	2/24/2026		0.00	2/26/2026	\$0.00
2026-266	2/27/2026		115 1/2 WOODWAY RD, ANGLETON, TX 77511	\$0.00	4' X 4' COMCAST POWER SUPPLY		3/3/2026	0.00	2/27/2026	\$65.00
2026-269	2/27/2026		1804 N Velasco St, Angleton, TX 77515	\$0.00	RETAIL HEALTH FOOD RENEWAL	2/25/2026		0.00	2/27/2026	\$250.00
2026-33	2/1/2026		601 N LOOP 274, Angleton, TX 77515	\$0.00	RETAIL FOOD RENEWAL			0.00	1/8/2026	\$250.00
2026-63	2/13/2026		1243 N VELASCO ST, Angleton, TX 77515	\$0.00	RENEW RETAIL HEALTH FOOD PERMIT	1/10/2026	2/13/2026	0.00	1/13/2026	\$300.00
Residential										
2025-1207	2/20/2026	Castlerock Communities LLC	1922 Middle Pass Lane, Angleton, TX 77515	\$0.00	NEW HOME BUILD	5/27/2025		0.00	5/27/2025	\$1,855.00
2025-2775	2/28/2026		221 BASTROP ST, Angleton, TX 77515	\$0.00	GS	12/26/2025	2/25/2026	0.00	12/29/2025	\$5.00
2026-117	2/2/2026	TEXAS CONCEPT BUILDERS	432 Rice St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/26/2026		0.00	1/27/2026	\$871.00
2026-120	2/9/2026	Adams Homes	8 KEYSTONE CT, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/27/2026		2,015.00	1/27/2026	\$1,082.50
2026-125	2/9/2026	Adams Homes	332 Bryan Way, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/27/2026		0.00	1/27/2026	\$1,051.00
2026-126	2/9/2026	Adams Homes	336 Bryan Way, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/27/2026		0.00	1/27/2026	\$1,061.00
2026-131	2/9/2026	KJR Construction llc	2817 WINCHESTER DR, Angleton, TX 77515	\$0.00	driveway	1/28/2026		0.00	1/28/2026	\$55.00

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2026-138	2/3/2026		44 ALEXANDER COURT, ANGLETON, TX 77515	\$0.00	INSTALLATION OF A 22KW STANDBY GENERATOR AND 200AMP SERVICE RATED TRANSFER SWITCH. INSTALLATION OF A PRECASTED GENPAD.	1/30/2026		0.00	1/30/2026	\$57.50
2026-139	2/3/2026		44 ALEXANDER CT., ANGLETON, TX 77515	\$0.00	INSTALLATION OF A GASLINE DESIGNATED FOR GENERATOR	1/30/2026	3/3/2026	0.00	1/30/2026	\$57.50
2026-141	2/13/2026	Century Communities	1593 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	1/30/2026	\$1,494.00
2026-141	2/13/2026	Century Communities	1593 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/24/2026		0.00	1/30/2026	\$1,494.00
2026-141	2/13/2026	Century Communities	1593 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/25/2026		0.00	1/30/2026	\$1,494.00
2026-143	2/13/2026	Century Communities	1600 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	1/30/2026	\$1,115.00
2026-144	2/13/2026	Century Communities	1609 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	2/2/2026	\$1,115.00
2026-145	2/13/2026	Century Communities	1616 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	2/2/2026	\$1,259.00
2026-146	2/13/2026	Century Communities	1601 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	2/2/2026	\$1,212.00
2026-147	2/2/2026		629 S Remington, Angleton, TX 77515	\$0.00	Upgrade breaker panel	2/2/2026		0.00	2/2/2026	\$57.50
2026-148	2/13/2026	Century Communities	1608 Elm Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	2/2/2026	\$1,212.00

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2026-149	2/4/2026		113 Bayou Bend Blvd, Angleton, TX 77515	\$0.00	New Gunite pool 28'x15' rectangular shape with 778 sq ft of new deck area with concrete and spray deck	2/1/2026		9,720.00	2/2/2026	\$65.00
2026-151	2/3/2026		513 Ramona, Angleton, TX 77515	\$0.00	Install 200amp service	2/2/2026		0.00	2/3/2026	\$57.50
2026-152	2/3/2026	MAINLINE GLASS INDUSTRIES INC	58 COLONY SQUARE, ANGLETON, TX 77515	\$0.00	WINDOW REPLACEMENT	2/2/2026		0.00	2/3/2026	\$0.00
2026-153	2/4/2026		113 Bayou Bend Blvd, Angleton, TX 77515	\$0.00	New deck around the swimming pool and attached to the house.	2/2/2026		0.00	2/3/2026	\$55.00
2026-156	2/4/2026		432 Rice St., Angleton, TX 77515	\$0.00	Have culverts set/installed in ditch in front of lot where new construction will be starting	2/3/2026		0.00	2/3/2026	\$125.00
2026-157	2/4/2026		113 Bayou Bend, Angleton, TX 77515	\$0.00	Electrical for swimming pool.	2/3/2026		0.00	2/4/2026	\$57.50
2026-158	2/4/2026		1425 S Blue Bonnet Ln, Angleton, TX 77515	\$0.00	Install ATS on exterior wall next to existing electrical service - generator wiring through attic to generator	2/4/2026		0.00	2/4/2026	\$57.50

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2026-159	2/4/2026		1425 S Blue Bonnet, Angleton, TX 77515	\$0.00	Gas Line to generator	2/4/2026		0.00	2/4/2026	\$57.50
2026-160	2/26/2026		10 Greystone Ct, Angleton , TX 77515	\$0.00	New Installation, 3.5 Ton gas furnace, boxes, grilles, returns, exhaust fans, and all the necessary for new installation	2/4/2026		0.00	2/4/2026	\$105.00
2026-161	2/26/2026		8 Gemstone Ct, Angleton , TX 77515	\$0.00	New Installation, 3.0 Ton gas furnace, boxes, grilles, returns, exhaust fans, and all the necessary for new installation	2/4/2026		0.00	2/4/2026	\$105.00
2026-162	2/4/2026		113 Bayou Bend Blvd, Angleton, TX 77515	\$0.00	Plumbing installation, Gas for heater and vacuum breaker (autofill) for a swimmingpool	2/4/2026		0.00	2/4/2026	\$57.50
2026-165	2/9/2026		1500 Alena Rd, Angleton, TX 77515	\$0.00	34' * 25' * 4" concrete slab 14" centers with 3/8 rebar	2/5/2026		0.00	2/5/2026	\$55.00

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2026-168	2/10/2026		113 Bayou Bend Ct, Angleton, TX 77515	\$0.00	new residential plumbing construction	2/4/2026		0.00	2/9/2026	\$112.50
2026-169	2/11/2026		736 Lorrain St, Angleton, TX 77515	\$0.00	Water Heater install	2/6/2026		0.00	2/9/2026	\$57.50
2026-170	2/12/2026	Coventry Homes	3538 Cardinal Pointe Dr, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/6/2026		0.00	2/10/2026	\$1,278.00
2026-170	2/12/2026	Coventry Homes	3538 Cardinal Pointe Dr, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/23/2026		0.00	2/10/2026	\$1,278.00
2026-170	2/12/2026	Coventry Homes	3538 Cardinal Pointe Dr, Angleton, TX 77515	\$0.00	NEW HOME BUILD	3/2/2026		0.00	2/10/2026	\$1,278.00
2026-171	2/12/2026	Coventry Homes	3534 Cardinal Pointe Dr, Angleton, TX 77515	\$0.00	New Single Family Home	2/6/2026		0.00	2/10/2026	\$1,278.00
2026-171	2/12/2026	Coventry Homes	3534 Cardinal Pointe Dr, Angleton, TX 77515	\$0.00	New Single Family Home	3/2/2026		0.00	2/10/2026	\$1,278.00
2026-172	2/10/2026		1100 Meadowlane St, Angleton, TX 77515	\$0.00	service upgrade to 200amp service	2/6/2026	2/11/2026	0.00	2/10/2026	\$65.00
2026-174	2/13/2026		1013 N. Valderas St, Angleton, TX 77515	\$0.00	gs	2/10/2026		0.00	2/10/2026	\$0.00
2026-175	2/10/2026		1216 N ROCK ISLAND, Angleton, TX 77515	\$0.00	Electrical service upgrade to residence	2/10/2026		0.00	2/10/2026	\$57.50
2026-176	2/12/2026		1923 STARGAZER LN, ANGLETON, TX 77515	\$0.00	IRRIGATION INSTALLATION	2/10/2026	2/23/2026	0.00	2/10/2026	\$75.00
2026-177	2/11/2026	HOME OWNER	616 S Remington Dr, Angleton, TX 77515	\$0.00	Installing a 10' X 20' portable building	2/10/2026	2/11/2026	0.00	2/11/2026	\$0.00
2026-178	2/12/2026		3552 ATLAS POINT LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00
2026-179	2/12/2026		3548 ATLAS POINT LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00
2026-180	2/12/2026		3627 ATLAS POINT LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00

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2026-181	2/12/2026		2010 STARLIGHT ST, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00
2026-182	2/12/2026		2014 STARLIGHT ST, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00
2026-183	2/12/2026		1911 STARGAZER LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026	2/23/2026	0.00	2/11/2026	\$75.00
2026-184	2/12/2026		1907 STARGAZER LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026	2/23/2026	0.00	2/11/2026	\$75.00
2026-185	2/12/2026		2125 E MULBERRY, ANGLETON, TX 77515	\$0.00	GAS PERMIT			0.00	2/11/2026	\$57.50
2026-186	2/12/2026		1915 STARGAZER LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026	2/23/2026	0.00	2/11/2026	\$75.00
2026-187	2/12/2026		3631 ATLAS POINT LN, ANGLETON, TX 77515	\$0.00	INSTALL IRRIGATION SYSTEM	2/10/2026		0.00	2/11/2026	\$75.00
2026-188	2/12/2026	Journey Builders TX INC	809 N Chenango St, Angleton, TX 77515	\$0.00	REMOVE OLD SHINGLES AND REPLACE WITH NEW	2/11/2026	2/17/2026	0.00	2/11/2026	\$90.00
2026-189	2/12/2026		1568 ELM COURT, ANGLETON, TX 77515	\$0.00	INSTALL A NEW 3.5 TON HVAC SYSTEM	2/9/2026		0.00	2/11/2026	\$105.00
2026-192	2/17/2026		866 OAK RIDGE DR, Angleton, TX 77515	\$0.00	Install 291 ft of 6'8" 3 rail wood privacy fence and 180 ft of 4 ft black ornamental metal fence	2/11/2026	2/17/2026	0.00	2/12/2026	\$70.00

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2026-193	2/18/2026	M&N Construction and Remodeling	1305 NORTHVIEW CT, Angleton, TX 77515	\$0.00	Remove roof and do a new roof remove damaged siding and install new siding	2/11/2026		0.00	2/12/2026	\$330.00
2026-194	2/12/2026		512 HOLLY ST, Angleton, TX 77515	\$0.00	Replacement of TNMP overhead service and main breaker panel	2/12/2026		0.00	2/12/2026	\$57.50
2026-195	2/12/2026		224 E ORANGE ST, Angleton, TX 77515	\$0.00	Provide and install new 200 amp meter pole in the yard, inline with the secondary poles. Pole approx 30-50 ft from last secondary pole. Approved by TNMP	2/12/2026		0.00	2/12/2026	\$57.50

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	2/13/2026		601 BRYAN ST, Angleton, TX 77515	\$0.00	Complete overhead service 200amp meter, panelboard, disconnect, 2 ground rods system with intersystem bonding bar, whole house surge protector and riser thru roof with wire.	2/11/2026		0.00	2/12/2026	\$57.50
2026-196										
	2/24/2026	Adams Homes	9 Keystone Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/12/2026		0.00	2/13/2026	\$0.00
2026-199										
	2/26/2026	Adams Homes	10 Keystone Ct, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/12/2026		0.00	2/13/2026	\$1,505.00
2026-201										
	2/26/2026	Adams Homes	236 Bryan Way, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/12/2026		0.00	2/13/2026	\$1,039.00
2026-202										
	2/26/2026	Adams Homes	229 Bryan Way, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/12/2026		0.00	2/13/2026	\$1,061.00
2026-203										
	2/27/2026	He Covers Me Metal Buildings	1101 N Belle Dr, Angleton, TX 77515	\$0.00	Metal carport on side of home even with front of house and set back over 25'	2/12/2026		0.00	2/13/2026	\$612.00
2026-205										
	2/25/2026		1001 MORNINGSIDE ST, Angleton, TX 77515	\$0.00	Building a new inground swimming pool	2/11/2026		360.00	2/17/2026	\$65.00
2026-207										
	2/18/2026		105 LARIAT LN, Angleton, TX 77515	\$0.00	Install new 200 amp meter loop through the roof breaker box and breakers	2/13/2026		0.00	2/17/2026	\$57.50
2026-209										

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2026-211	2/24/2026		412 Orange St, Angleton, TX 77515	\$0.00	Replace existing AC & Heating system with a new Ameristar 2.5 ton 14 seer natural gas system.	2/13/2026		0.00	2/17/2026	\$60.00
2026-213	2/17/2026		405 E Locust St, Angleton, TX 77515	\$0.00	replace water heater in utility room	2/16/2026		0.00	2/17/2026	\$57.50
2026-214	2/17/2026		524 Robin Ct, Angleton, TX 77515	\$0.00	install 23 roof mounted solar panels & battery system	2/17/2026		0.00	2/17/2026	\$65.00
2026-216	2/18/2026		309 RANCH HOUSE RD TX	\$0.00	SERVICE - CHANGE OUT			0.00	2/18/2026	\$57.50
2026-217	2/20/2026		16920 CR 39 TX	\$0.00	HOA COMMUNITY GARAGE SALE -19 HOMES (PLEASE SEE LIST OF ADDRESSES)		2/18/2026	0.00	2/18/2026	\$95.00
2026-218	2/20/2026		503 E ORANGE ST, Angleton, TX 77515	\$0.00	SHED			0.00	2/18/2026	\$139.50

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	2/20/2026		1505 GIFFORD LN, Angleton, TX 77515	\$0.00	Frame and pour driveway from existing slab at attached garage and existing shop slab. #3 rebar on 16" centers. Pictures and drawing attached.	2/18/2026		0.00	2/19/2026	\$55.00
2026-221										
	2/20/2026		218 LARIAT LN, Angleton, TX 77515	\$0.00	GS		2/19/2026	0.00	2/19/2026	\$5.00
2026-223										
	2/19/2026		1052 VINE ST, Angleton, TX 77515	\$0.00	Electrical Service Upgrade	2/19/2026		0.00	2/19/2026	\$57.50
2026-226										
	2/19/2026		2609 S FRONT ST, Angleton, TX 77515	\$0.00	new service			0.00	2/19/2026	\$57.50
2026-227										
	2/20/2026		805 E WILKINS ST, Angleton, TX 77515	\$0.00	GS		2/19/2026	0.00	2/19/2026	\$5.00
2026-230										
	2/21/2026		1005 MEADOW LN, Angleton, TX 77515	\$0.00	gs		2/19/2026	0.00	2/19/2026	\$5.00
2026-231										
	2/20/2026		1105 ISABELLA BLVD, Angleton, TX 77515	\$0.00	GS		2/19/2026	0.00	2/19/2026	\$5.00
2026-232										
	2/20/2026		1025 N ARCOLA ST, Angleton, TX 77515	\$0.00	gs		2/19/2026	0.00	2/19/2026	\$5.00
2026-234										
	2/23/2026	TUFF SHED. INC	866 OAK RIDGE DR, Angleton, TX 77515	\$0.00	Accessory Building - SHED	2/19/2026		0.00	2/19/2026	\$0.00
2026-235										
	2/20/2026	Lennar	1910 Starlight St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/6/2026		0.00	1/7/2026	\$1,314.00
2026-24										
	2/20/2026	Lennar	1910 Starlight St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/30/2026		0.00	1/7/2026	\$1,314.00
2026-24										
	2/21/2026		27 WAGON LANE LOOP, Angleton, TX 77515	\$0.00	GS	2/20/2026	2/20/2026	0.00	2/20/2026	\$5.00
2026-240										
	2/20/2026		733 REMINGTON, ANGLETON, TX 77515	\$0.00	GS		2/20/2026	0.00	2/20/2026	\$5.00
2026-241										
	2/23/2026		1564 Elm Court, Angleton, TX 77515	\$0.00	irrigation install permit	2/20/2026		0.00	2/20/2026	\$60.00
2026-245										

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2026-246	2/20/2026		1008 WIMBERLY ST, Angleton, TX 77515	\$0.00	GS		2/20/2026	0.00	2/20/2026	\$5.00
2026-251	2/26/2026	Infinite Custom Patios	713 COTHARN DR, Angleton, TX 77515	\$0.00	Outdoor Bathroom and Outdoor Kitchen	2/23/2026		0.00	2/24/2026	\$49.20
2026-252	2/26/2026	Lennar	1614 Windrose Bend, Angleton, TX 77515	\$0.00	NEW HOME BUILD	2/23/2026		0.00	2/24/2026	\$1,263.50
2026-253	2/24/2026		208 Bennett Loop, Angleton, TX 77515	\$0.00	Covered patio made from galvanized steel. 4X4 - 11 gauge galvanized 2X6 - 14 gauge galvanized Metal Sheet - 26 gauge R Panel Charcoal Grey Welding Fabrication Total sq ft 90 sq ft	2/24/2026		0.00	2/24/2026	\$0.00
2026-254	2/25/2026		1304 GLENVIEW LN, Angleton, TX 77515	\$0.00	AC CHANGE OUT			0.00	2/25/2026	\$60.00
2026-255	2/25/2026		326 N Erskine St, Angleton, TX 77515	\$0.00	We will demo flooring, ceiling, walls insulation, kitchen and bathrooms gas permit	2/24/2026		0.00	2/25/2026	\$0.00
2026-256	2/25/2026		1308 HOSPITAL DR, Angleton, TX 77515	\$0.00				0.00	2/25/2026	\$57.50
2026-258	2/26/2026		713 Cotharn Dr, Angleton, TX 77515	\$0.00	Wire porch	2/24/2026		0.00	2/25/2026	\$65.00

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2026-259	2/26/2026		320 Swift Street, Angleton, TX 77515	\$0.00	A concrete walkway connecting the front door slab to the garage driveway that provides a smooth, stable, and slip-resistant surface for safe daily use for my elderly mother	2/24/2026		0.00	2/25/2026	\$55.00
2026-261	2/26/2026		132 E HOSPITAL DR, ANGLETON, TX 77515	\$0.00	PROVIDE DRAIN PAN UNDER ANY WATER OR SANITARY PIPING. RELOACTE WATER PIPING, PROVIDE NEW NATURAL GAS SERVICES.	2/25/2026		0.00	2/25/2026	\$57.50
2026-264	2/26/2026		208 Lasso st, angleton, TX 77515	\$0.00	GARAGE SALE	2/25/2026		0.00	2/26/2026	\$0.00
2026-265	2/27/2026		501 East Wilkins Street, Angleton, TX 77515	\$0.00	GARAGE SALE - 2/28/2026	2/25/2026	2/27/2026	0.00	2/26/2026	\$5.00
2026-267	2/27/2026		2856 RIMFIRE DR, Angleton, TX 77515	\$0.00	GARAGE SALE - 2/28/2026	2/27/2026	2/27/2026	0.00	2/27/2026	\$5.00
2026-268	2/27/2026		1228 San Felipe, Angleton, TX 77515	\$0.00	GARAGE SALE - 2/28/2026	2/27/2026	2/27/2026	0.00	2/27/2026	\$5.00

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Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2026-29	2/9/2026	P&F Residential and Commercial Contractors LLC	2804 N Velasco St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/7/2026		0.00	1/7/2026	\$2,045.50
2026-29	2/9/2026	P&F Residential and Commercial Contractors LLC	2804 N Velasco St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/16/2026		0.00	1/7/2026	\$2,045.50
2026-29	2/9/2026	P&F Residential and Commercial Contractors LLC	2804 N Velasco St, Angleton, TX 77515	\$0.00	NEW HOME BUILD	1/28/2026		0.00	1/7/2026	\$2,045.50
										\$42,221.20

Item 10.

Summary Notes

Building permits are down from 136 in January 2026 to 123 in February 2026.

Angleton
Angleton



121 S. Velasco Street
Angleton, TX 77515

YTD Residential Fees Collected \$34,822.20

YTD Commercial Fees Collected \$2,232.00

The largest commercial project for the month:

Permit #: 2026-200

Street: 2301 W MULBERRY ST

Value: \$2,300.00

Inspections made year to date are as follows:

Electrical Inspections	147
Flat Work Inspections	32
Food Inspections	11
Gas Inspections	60
Mechanical Inspections	77
Miscellaneous Inspections	205
Plumbing Inspections	204
Total # of Inspections	736

Major categories of permits issued y.t.d. as follows:

Commercial	60
Residential	199
Total # of Permits	259

February, 2026

This month's report concerning the activities of the Inspection Division is respectfully submitted. The summary is as follows:

Last Year - This Year	February, 2025	February, 2026	% Change
Number of Permits	191	123	-35.60%
Total Fees	\$77,011.78	\$37,054.20	-51.89%

Year to Date	January, 2025	January, 2026	% Change
	February, 2025	February, 2026	
Number of Permits	382	259	-32.20%
Total Fees	\$146,925.58	\$109,783.40	-25.28%

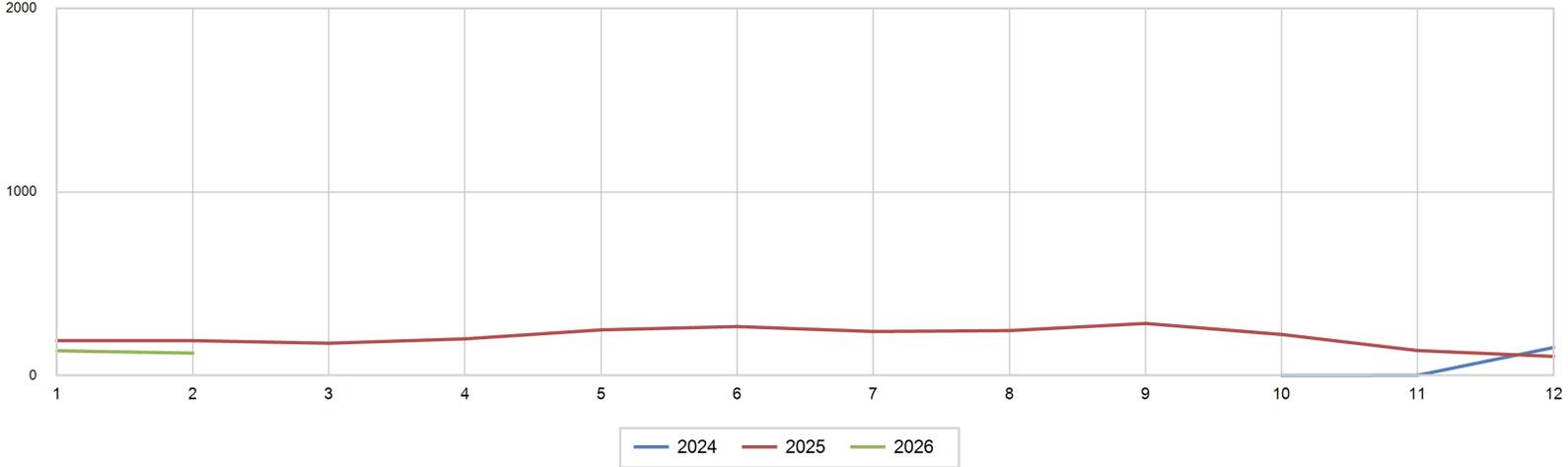
12 Months Previous Year	March, 2024	March, 2025	% Change
	February, 2025	February, 2026	
Number of Permits	540	2394	343.33%
Total Fees	\$213,635.10	\$702,300.11	-21,363,181.26%

		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Commercial	Addition (C)		1	
	Addition/Remodel (C)		4	
	Alcohol (C)		11	2
	Certificate of Occupancy (C)		19	6
	Commercial New	1	38	2
	Credit Business (Pay Day Loan) (C)	1	2	
	Demolition (C)		5	3
	Driveway Culvert Pipe Permit (C)		1	
	Driveway Flatwork Permit (C)		6	
	Driveway Flatwork Permit (R)		1	
	Electrical (C)	1	15	2
	Fence (C)		2	1
	Fire Prevention (C)		17	2
	Game Room Permit (C)		2	
	Garage Sale (C)		1	
	Irrigation (C)	1	1	
	Mechanical (C)	1	15	1
	Mobile Home Registration (C)		2	4
	Mobile Vending Unit (C)		4	2
	Not Set			3

		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Commercial	Plumbing (C)	2	34	3
	Remodel (C)		4	
	Retail Food (C)	9	125	17
	Sign (C)		19	4
	Special Event Permit (C)		1	
	Temporary Food Service (C)	2	45	6
	Utility Right of Way (C)		40	5
Total Commercial		18	418	60
Not Set	Not Set	1	3	
Total Not Set		1	3	
Residential	1 and 2 Family Residential (R)	24	221	24
	Addition/Remodel(R)		2	
	Animal (R)		3	
	Certificate of Occupancy (R)		46	
	Demolition (R)	1	2	2
	Driveway Culvert Pipe Permit (R)		10	1
	Driveway Flatwork Permit (R)	3	48	7
	Electrical (C)		1	
	Electrical (R)	26	483	38
	Fence (R)	6	55	3
	Fire Prevention (R)		2	1
	Garage Sale (C)		3	
	Garage Sale (R)	5	254	24
	Irrigation (R)		28	12
	Mechanical (R)	28	281	15
	Mobile Home Registration (R)		4	
	Not Set	1	3	
	Plumbing (C)		1	
	Plumbing (R)	44	420	22
	Remodel (R)		5	3
	Residential New (R)		207	44
	Swimming Pool/Hot Tub (R)		12	3
	Utility Right of Way (R)	1	5	

		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Total Residential		139	2,096	199
Total		158	2,517	259

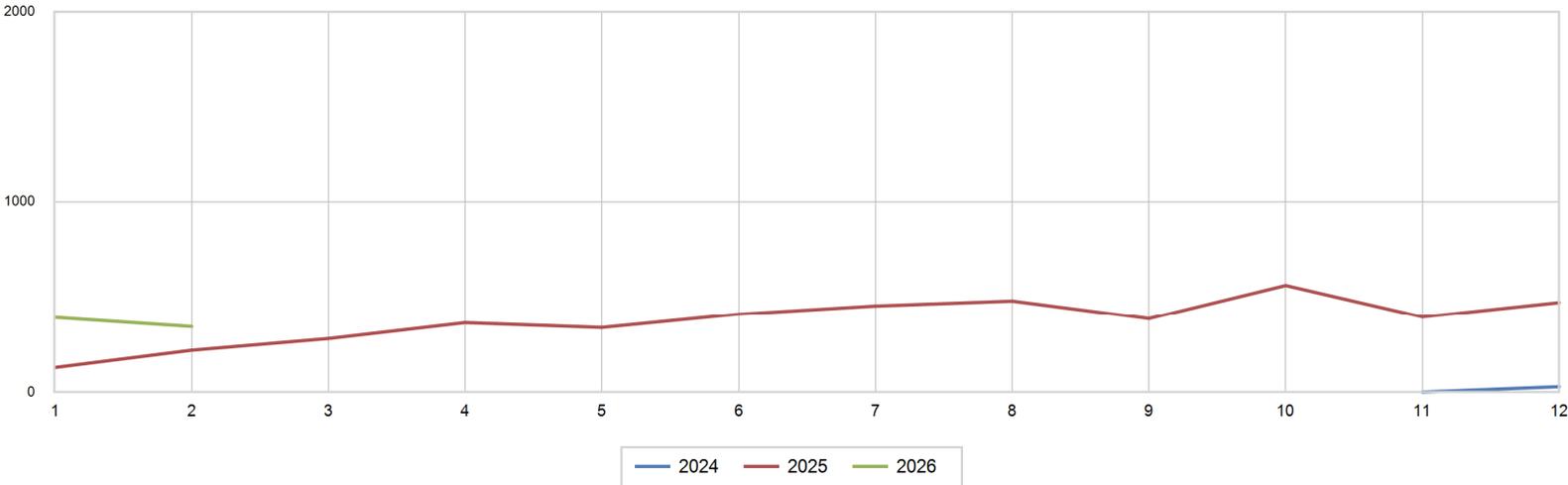
PERMITS ISSUED PER MONTH



DATA FOR PERMITS ISSUED PER MONTH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	1	0	0	0	0	0	1	2	154
2025	191	191	177	201	250	268	241	246	285	225	137	105
2026	136	123	0	0	0	0	0	0	0	0	0	0

INSPECTIONS PER MONTH



DATA FOR INSPECTIONS PER MONTH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	0	0	0	0	0	0	0	2	30
2025	130	220	281	364	339	410	454	480	386	562	395	472
2026	392	344	0	0	0	0	0	0	0	0	0	0

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
COMMERCIAL													
Alcohol (C)	2	0	0	0	0	0	0	0	0	0	0	0	2
Certificate of Occupancy (C)	3	3	0	0	0	0	0	0	0	0	0	0	6
Commercial New	2	0	2	0	0	0	0	0	0	0	0	0	4
Demolition (C)	3	0	0	0	0	0	0	0	0	0	0	0	3
Electrical (C)	1	1	0	0	0	0	0	0	0	0	0	0	2

BUILDING OFFICIAL'S MONTHLY REPORT						February, 2026					PERMITS ISSUED		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Fence (C)	1	0	0	0	0	0	0	0	0	0	0	0	1
Fire Prevention (C)	1	1	0	0	0	0	0	0	0	0	0	0	2
Mechanical (C)	0	1	0	0	0	0	0	0	0	0	0	0	1
Mobile Home Registration (C)	2	2	0	0	0	0	0	0	0	0	0	0	4
Mobile Vending Unit (C)	1	1	0	0	0	0	0	0	0	0	0	0	2
Plumbing (C)	2	1	0	0	0	0	0	0	0	0	0	0	3
Retail Food (C)	6	11	1	0	0	0	0	0	0	0	0	0	18
Sign (C)	3	1	0	0	0	0	0	0	0	0	0	0	4
Temporary Food Service (C)	2	4	0	0	0	0	0	0	0	0	0	0	6
Utility Right of Way (C)	4	1	0	0	0	0	0	0	0	0	0	0	5
Total Commercial	33	27	3	0	0	0	0	0	0	0	0	0	63
RESIDENTIAL													
1 and 2 Family Residential (R)	16	8	2	0	0	0	0	0	0	1	0	0	27
Demolition (R)	1	1	0	0	0	0	0	0	0	0	0	0	2
Driveway Culvert Pipe Permit (R)	0	1	1	0	0	0	0	0	0	0	0	0	2
Driveway Flatwork Permit (R)	2	5	0	0	0	0	0	0	0	0	0	0	7
Electrical (R)	22	16	3	0	0	0	0	0	0	0	0	0	41
Fence (R)	2	1	2	0	0	0	0	0	0	0	0	0	5
Fire Prevention (R)	1	0	0	0	0	0	0	0	0	0	0	0	1
Garage Sale (R)	9	15	0	0	0	0	0	0	0	0	0	0	24
Irrigation (R)	1	11	0	0	0	0	0	0	0	0	0	0	12
Mechanical (R)	9	6	1	0	0	0	0	0	0	0	0	0	16
Plumbing (R)	13	9	5	0	0	0	0	0	0	0	0	0	27
Remodel (R)	2	1	0	0	0	0	0	0	0	0	0	0	3
Residential New (R)	24	20	1	0	0	0	0	0	0	0	0	0	45
Swimming Pool/Hot Tub (R)	1	2	0	0	0	0	0	0	0	0	0	0	3
Total Residential	103	96	15	0	0	0	0	0	0	1	0	0	215
GRAND TOTALS	136	123	18	0	0	0	0	0	0	1	0	0	278

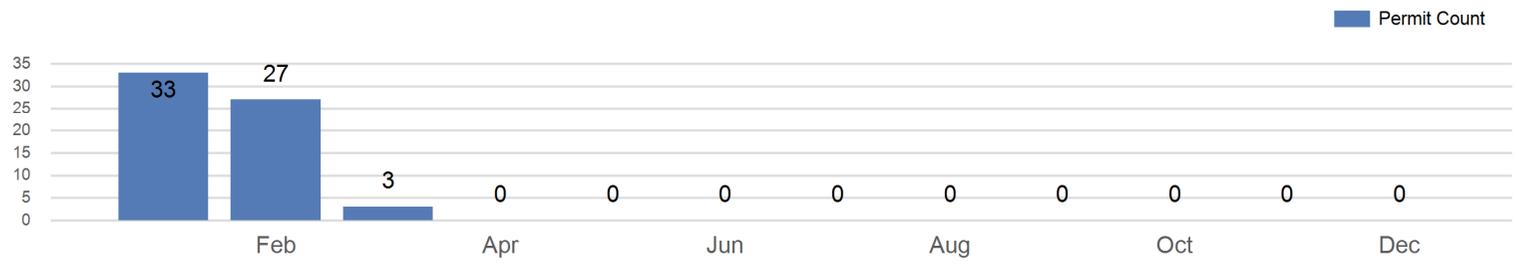
Total Code Compliance By Month

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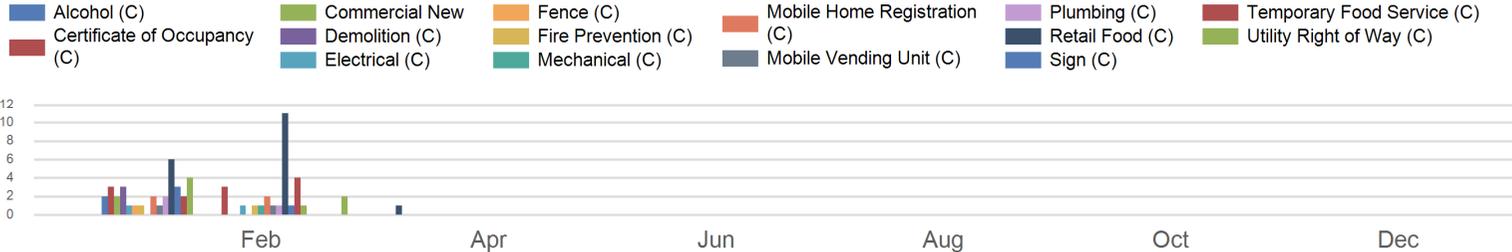
Total Code Compliance Per Sub Category By Month

No Data Available

Total Commercial By Month



Total Commercial Per Sub Category By Month



Total Engineering Per Sub Category By Month

No Data Available

Total Fire By Month

No Data Available

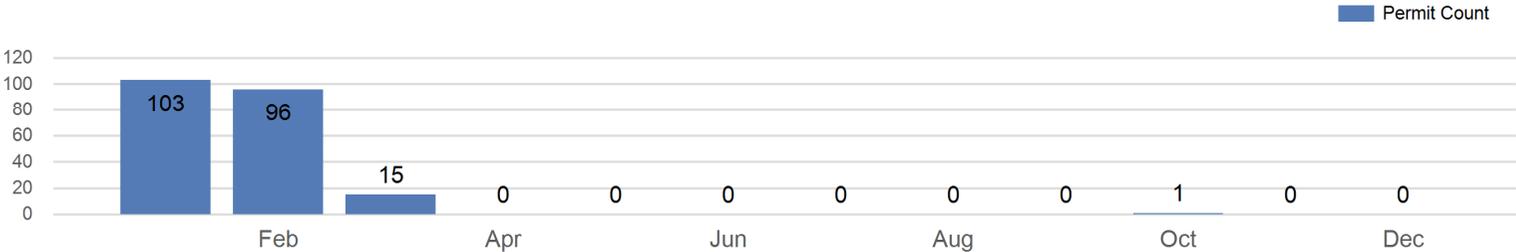
Total Public Works By Month

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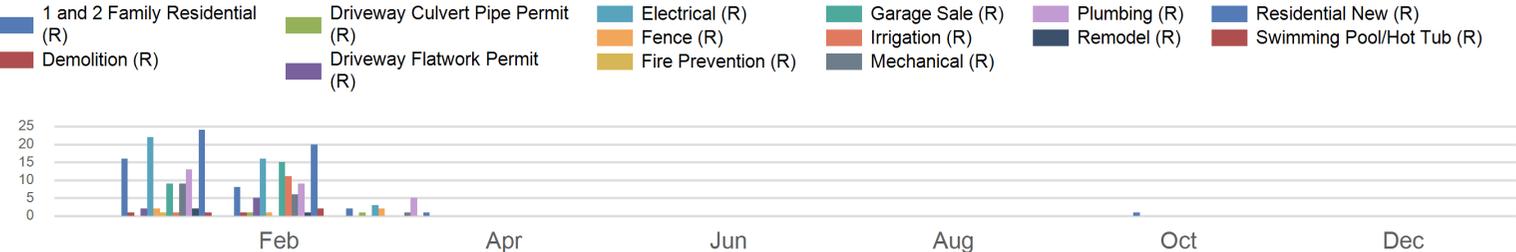
Total Public Works Per Sub Category By Month

No Data Available

Total Residential By Month



Total Residential Per Sub Category By Month



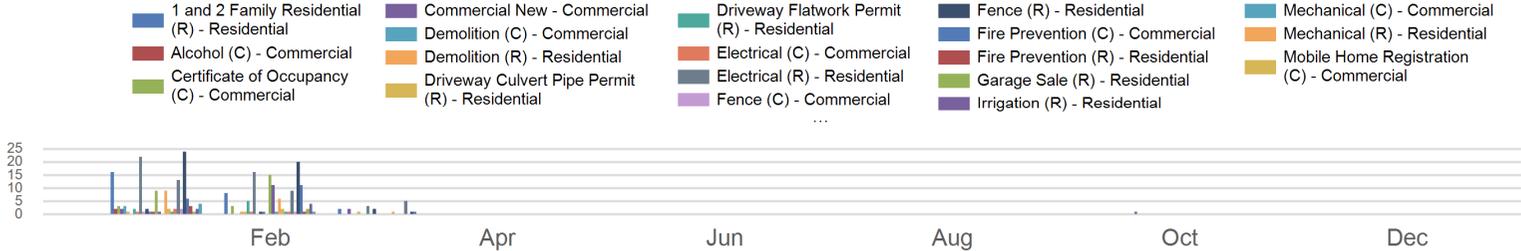
Total Not Set By Month

No Data Available

Total Not Set Per Sub Category By Month

No Data Available

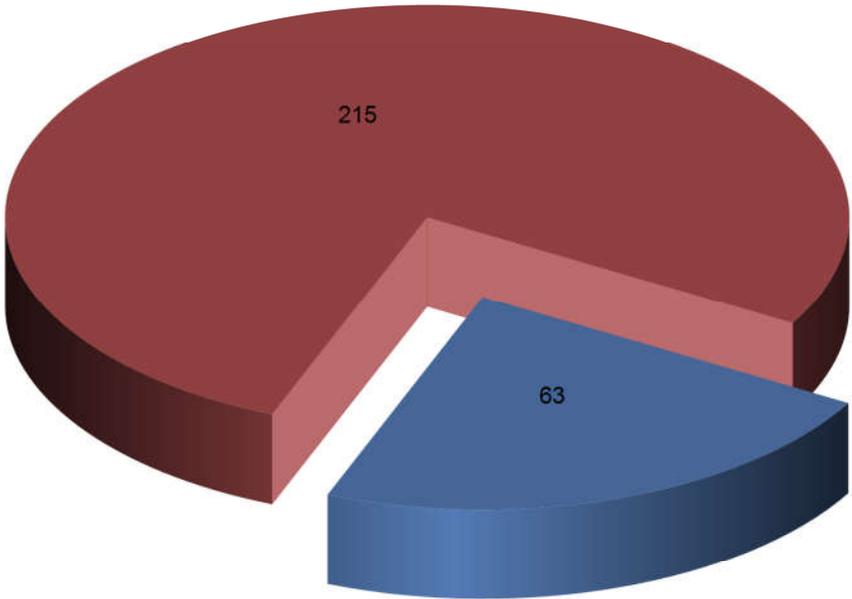
Total Category and Sub category By Month



PERMITS ISSUED

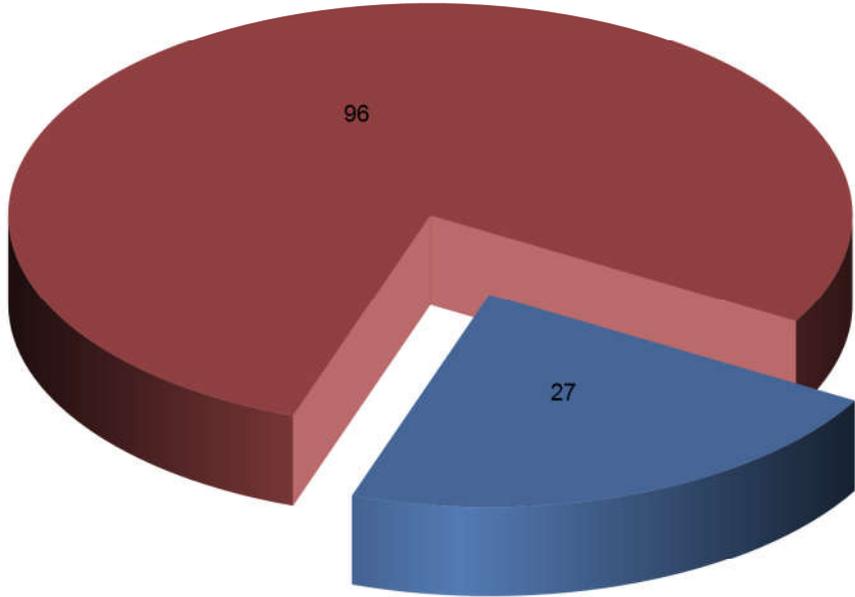
GRAPH DATA

Total Commercial	63
Total Residential	215
TOTAL	278



■ Total Commercial ■ Total Residential

PERMITS ISSUED For Month

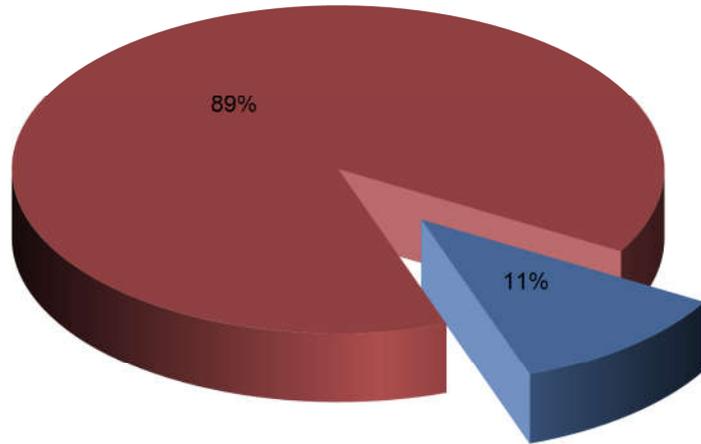


Commercial Residential

GRAPH DATA

Total Commercial	27
Total Residential	96
TOTAL	123

% PERMITS ISSUED (YTD)

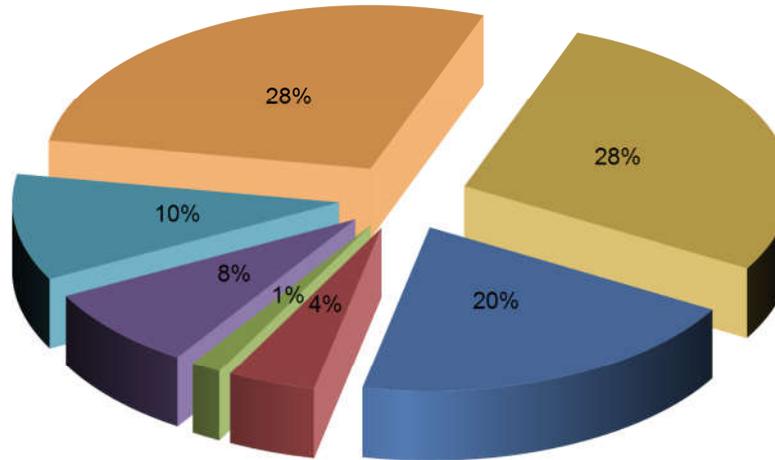


Commercial Residential

PERMITS ISSUED GRAPH

Residential	700	89%
Commercial	89	11%
Total # of Permits Issued	789	

% INSPECTIONS MADE (YTD)



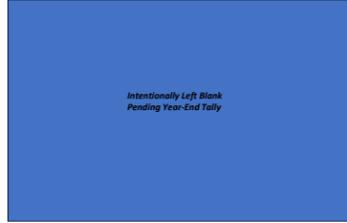
Electrical Inspections Gas Inspections Miscellaneous Inspections
 Flat Work Inspections Mechanical Inspections Plumbing Inspections
 Food Inspections

INSPECTIONS MADE GRAPH

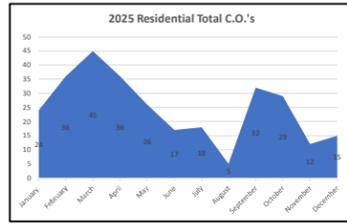
Electrical Inspections	147	20%
Flat Work Inspections	32	4%
Food Inspections	11	1%
Gas Inspections	60	8%
Mechanical Inspections	77	10%
Miscellaneous Inspections	205	28%
Plumbing Inspections	204	28%
Total # of Inspections	736	

City of Angleton
Single Family Homes Completion Totals
 Reported as of 3/1/2026

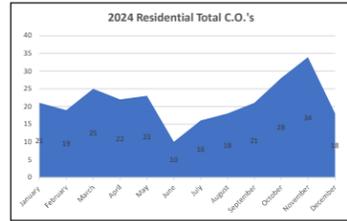
Month	2026 Residential Total C.O.'s
January	19
February	17
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
Yearly Total	36



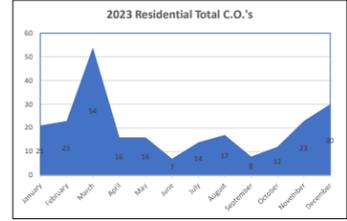
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	17
July	18
August	5
September	32
October	29
November	12
December	15
Yearly Total	295



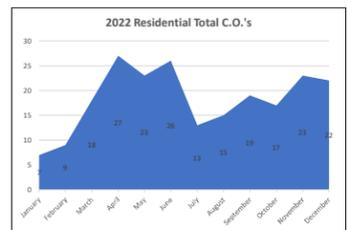
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	255



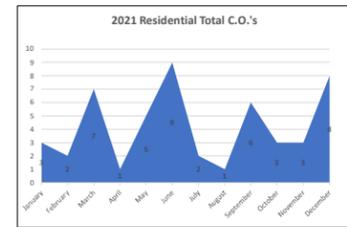
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	241



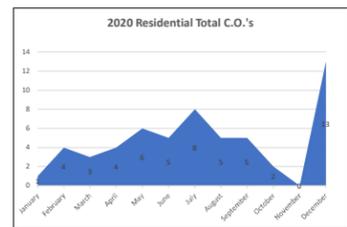
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	219



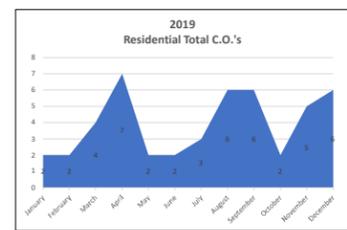
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	50



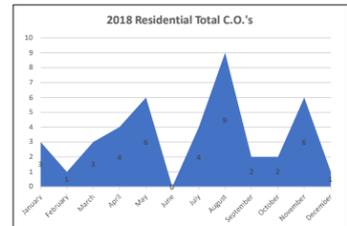
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	56



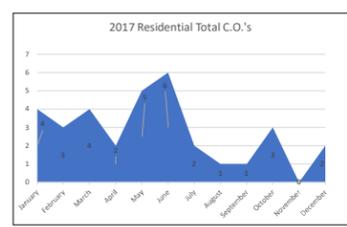
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	47



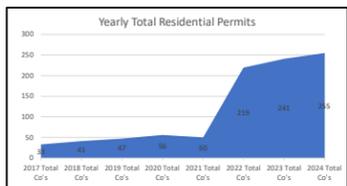
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	41



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



CITY OF ANGLETON CODE ENFORCEMENT REPORT - FEBRUARY, 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 - FEBRUARY, 2026

Item 10.

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
Puerto 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
Whataburger #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 - FEBRUARY, 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

CITY OF ANGLETON CODE ENFORCEMENT REPORT - FEBRUARY, 2026

Item 10.

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		Open/Processing
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		Open/Processing
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 - FEBRUARY, 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		Open/Processing
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		Open/Processing
1217 Clover	Yes	Fence			Paul McKeever		Open/Processing
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			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
905 N Valderas	Yes	Dead Tree			Billy Gipson		25-Jan Removed
603 W Orange	Yes	Substandard Structure			Paul McKeever		Open/Processing
609 W Orange	Yes	Substandard Structure			Paul McKeever		Open/Processing
616 Marshall	Yes	Substandard Structure			Paul McKeever		Corrected
709 W Miller	Yes	Substandard Structure			Billy Gipson		Open/Processing
825 Higgins	Yes	Fence Down			Billy Gipson		Completed
Property ID 161367	Yes	High Grass		Lien Filed	Billy Gipson		Completed
1024 Robinhood	Yes	High Grass		Lien Filed	Paul McKeever		Completed
220 N Erskine	Yes	Substandard Structure			Paul McKeever		Open/Processing
326 N Erskine	Yes	Substandard Structure			Paul McKeever		Open/Processing
3 Richland	Yes	High Grass			Paul McKeever		Open/Processing
414 W Live Oak	Yes	Pool Fence			Paul McKeever		Corrected
315 W Myrtle	Yes	Substandard Structure			Paul McKeever		Open/Processing
24 Rayburn Ridge	Yes	Pool Fence			Paul McKeever		Corrected
904 Wimberly	Yes	Trash/Debris			Paul McKeever		Open/Processing
732 Northridge	Yes	Junk Vehicle, High Grass, Rotten Fascia			Paul McKeever		Corrected
912 E. Cedar	Yes	Dilapidated Structure			Billy Gipson		Completed
801 Perry	Yes	Fence			Billy Gipson		Open/Processing
701 W Ash	Yes	Junk Vehicle			Paul McKeever		Open/Processing
904 W Live Oak	Yes	Junk Vehicle			Paul McKeever		Open/Processing
604 W Magnolia	Yes	Junk Vehicle			Paul McKeever		Open Processing
1124 E Miller	Yes	Fence			Paul McKeever		Open/Processing
1113 Morningside	Yes	Sign			Paul McKeever		Open/Processing
135 E Hospital	Yes	Grass			Paul McKeever		Corrected
Property ID 181989	Yes	High Grass			Billy Gipson		Completed
601Lorraine	Yes	Exterior Walls			Paul McKeever		Open/Processing
13 S Erik	Yes	Junk Vehicle			Paul McKeever		Open/Processing
121 E Ash	Yes	Exterior Walls			Paul McKeever		Open/Processing
Cricket Wireless		Signs			Paul McKeever		Corrected
1400 Henderson Rd		Signs			Paul McKeever		Corrected
Bandit Signs (2-20-26)		Signs			Paul McKeever		Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - FEBRUARY, 2026

Item 10.

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
273 Lasso	Yes	Fence			Billy Gipson		Open/Processing
121 E Ash	Yes	Dilapidated Structure			Billy Gipson		Open/Processing
909 Chevy Chase	Yes	Junk Vehicles			Billy Gipson		Open/Processing
905 Chevy Chase	Yes	Junk Vehicle			Billy Gipson		Open/Processing
812 N Downing	Yes	Dead Tree			Billy Gipson		Open/Pending
917 N. Arcola	Yes	Dead Tree/ Trash			Billy Gipson		Open/Pending
204 W. Munson	Yes	Substandard Structure			Billy Gipson		Open/ In Process
911 N. Arcola	Yes	Dead Tree/Trash			Billy Gipson		Open/Pending
Bandit Signs (2/25/26)		Signs			Paul McKeever		Completed
66 Alexander	Yes	Fence			Paul McKeever		Open/Processing
Property ID 703184	Yes	Substandard Structure			Paul McKeever		Open/Processing
412 NT J Wright	Yes	Outdoor Storage			Paul McKeever		Open/Processing
1201 Ramona	Yes	Fence			Paul McKeever		Open/Processing
1501 Gifford	Yes	Substandard Structure			Paul McKeever		Open/Processing

6- Month Restaurant Inspection Scores

Establishment Name	Address	Permit Due	Score
Angleton Christian School	976 Anchor Rd	9/1/2025	100
Angleton Express	1000 N. Velasco	10/1/2025	98
Angleton Head Start	651 W Miller	10/1/2025	100
Angleton Jr. High Market	1201 Henderson	10/30/2025	100
Angleton Seafood	201 W. Myrtle	9/1/2025	100
Bates Park Concession	700 Bates	9/5/2025	100
Best Vale Inn	1235 N. Velasco	9/1/2025	100
Bucee's #13	229 E. Mulberry	9/1/2025	100
Bucee's #21	931 N. Loop 274	10/1/2025	100
Bucee's #25	2304 W. Mulberry	3/12/2025	100
Chevron Handi Plus #15	2301 W. Mulberry	1/3/2026	75
Chinese Wok	630 N. Velasco	9/1/2025	100
Country Village Care	721 W. Mulberry	9/1/2025	100
Dees Best Donuts	1401 E. Mulberry	9/1/2025	100
Dirty South	116 N. Velasco	10/1/2025	96
Early Bird Taqueria	500 W. Mulberry	9/1/2025	100
El Patio	100 W. Magnolia	10/1/2025	100
Gionanni's Italian Kitchen	729 E. Mulberry	9/1/2025	100
Greenhouse Child Care	700 Henderson	9/1/2025	100
Honore's Café	517 N. Downing	9/1/2025	100
Imagination Station #2	1107 Anchor	9/1/2025	100
Kenjos	117 Myrtle	10/2/2025	100
Kroger Bakery	1804 N Velasco	12/1/2025	92
Kroger #256	1804 N Velasco	12/1/2025	92
Kroger Deli	1804 N. Velasco	12/1/2025	92
Kroger Meat	1804 N. Velasco	12/1/2025	92
La Casona	2909 N. Velasco	10/24/2025	94
Love's Travel Shop	19477 FM 523	10/1/2025	100
Luigi's Italian Restaurant	1223 N. Velasco	11/1/2025	100
Paradise City	1100 S Velasco	10/1/2025	100
Puerto Vallarta	1708 N. Velasco	8/1/2025	100
Smitharts Grill	2440 N. Velasco	12/16/2025	100
St. Thomas Food Pantry	415 S, Erskine	10/1/2025	100
Tint Treasures	729 W Mulberry	11/4/2025	100
Walmart Deli	1801 N Velasco	12/1/2025	100
Walmart Store #527	1801 N. Velasco	12/1/2025	100
Walmart Meat	1801 N. Velasco	12/1/2025	100
Dynasty Cuisine	500 S Velasco	9/1/2025	100
Churchs Chicken	1341 E. Mulberry	1/16/20276	100
Bridge Christian Academy	219 N. Arcola	1/14/2026	100
Bridge Community Church	219 N. Arcola	1/14/2026	100
Burger King #43	1209 Mulberry	1/20/2025	98

HUMAN RESOURCES

Colleen Martin March -2026

Human Resources Department Report-February 2026 Numbers

- **Currently, recruiting for**
 - 2 Police Officers
 - 1 Assistant City Secretary
 - 1 Parks Crew Member
 - 1 Wastewater Operator
 - Lifeguards-PT
 - Front Desk Clerk-Rec-PT
 - 1 Fire Lieutenant
- The Emergency Manager has resigned but here is no recruitment at this time.

Labor Numbers 10/1/2025-11/19/2025

- Labor Cost FY26 \$5.9m
- Labor Hours FY26 117.2k
- Overtime Costs \$191.9k
- OT% of Labor Cost 3.2%
- Overtime hours worked 4.8k

Staff Numbers are in the chart below as of 2/28/2026.

- February Headcount 173
- Fiscal Year Turnover Rate 10.8%
- Fiscal Year Separations
 - 3 Police Officers
 - 2 Parks Dept
 - 2 Firefighters
 - 4 PT Rec Employees
 - 1 City Secretary
 - 1 Streets
 - 1 Water Operator
 - 1 Wastewater Operator
- Fiscal Year New Hires
 - 2 Firefighters
 - 1 Parks Crew
 - 1 Telecommunicator

- 5 Police Officers
- 1 Wastewater Operator
- 1 Desk Clerk-Rec-PT
- 1 Facility Assistant-Rec-PT
- 1 Front Desk Clerk-Rec-Pt
- 4 Lifeguards
- 1 Receptionist-PT City Hall

<u>FTE Count</u>	FY23	FY24	FY25	FY26	<u>As of 2/28/2026</u>
City Mgr	1	1	0	0	
Animal Control	4	4	4	4	
City Sec	2	2	2	1	
Communications	2	2	1	1	
Courts	4	3	3	3	
Dev Svcs	7	8	7	7	
Emer Mgmt	2	3	1	1	
Finance	4	4	4	3	
Fire	7	6	4	6	
HR	2	2	1	1	
IT	3	3	3	3	
Parks	17	19	16	16	
Police	30	34	32	34	
Police Non-Uniformed	14	14	13	14	
Public Works	32	31	39	33	
Recreation Center/Div	8	8	8	8	
Utility Collections	6	5	5	5	
Total	145	149	143	140	
<u>Part Time Staff</u>					
Lifeguards			20		
Desk Clerks			5		
IT Assistant			2		
Rec Facility Assistants			3		
Utility Collections			1		
		Total	31		
Total Staffing	171				

MUNICIPAL COURT

CITY OF ANGLETON, TEXAS MUNICIPAL COURT FEBRUARY, 2026 REPORT		
ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	citations 194 - warnings 479 = 673	1,190
Code Enforcement	2	5
Animal Control	1	4
Municipal Court	36	106
School Officer	0	0
Warrants		
Warrants outstanding	229	442
Warrants issued	72	285
Warrants cleared	186	296
Dismissals		
Compliance Dismissals	23	44
Deferred/DSC Dismissals	93	221
Other		
New cases filed	197	360
Fees		
Omni Base State Fee	\$ 365.67	\$ 548.43
Child Safety Fee	\$ 568.00	\$ 1,338.00
State Criminal Costs and Fees	\$ 20,251.99	\$ 42,745.89
Amount collected by collection agency	\$ 5,504.86	\$ 8,017.86

February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	WEEK TOTAL
1	2	3	4	5	6	7	
	52	32	19	35	10		148
	16	8	2	12	7		45
8	9	10	11	12	13	14	
	29	18	18	17	20		102
	5	16	7	15	8		51
15	16	17	18	19	20	21	
		47	24	27	19		117
		20	11	14	12		57
22	23	24	25	26	27	28	
	31	23	23	18	17		112
	9	9	9	6	5		38
1	2	3	4	5	6	7	
							0
							0
8	9	Notes					MONTH TOTAL
		WARNINGS					479
		CITATIONS					191

PARKS & RECREATION

Parks & Recreation Monthly Report

Priority Projects

- **2024 ABLC Bond: Funds \$4M**
 - Abigail Arias Park
 - Current Status:
 - Bids were presented to Council on February 10th with recommendation to proceed with awarding a contract to D.L.Meachum
 - Playground and splash pad agreements have been executed.
 - Next Milestone: Execute contract with D.L. Meacham and issue notice to proceed.
 - Freedom Park Field Expansion:
 - Contracts approved by Legal and sent to Frost Construction for execution.
 - Next Milestone: Award official notice to proceed.
 - 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 - **TBD awaiting approval for slope in decking.**

Slide stairs and railing have been repainted. Pool slide repairs have started as well.





Tile & Deckings: Tile has started being replaced. The bead blasting has been completed, and the previous decking has been removed.

- Interior wall paint - in progress
- Basketball Gym Improvements (Flooring, ceiling, lighting, window shades): Moved to Summer 2026
- Multipurpose Room Improvements: Spring 2026
- ARC Sign: Spring 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: Equipment ordered with Cunningham Recreation and financing complete with Government Capital.
 - Next Milestone: Delivery of equipment tentative for late March to early April with installation anticipated to start at the end of April.
- **Bates Park Field #6**
 - Paragon was onsite February 26 & 27th to survey and markup field layout. AGSA scheduled to start cutting infield in the first week of March.
 - Next Milestone: Paragon to start installation of irrigation. Coordinate with contractors on concrete and fencing installation.

Parks - Fund 01-550

1. **Downtown Banners:** New 250 Anniversary banners installation began 1/30/26. Estimated completion 2/6/26. **Completed**
2. **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.
3. **Facility Maintenance:** Continuing to work through staff requests including facility and park lighting, window and floor cleaning, minor facility repairs, and general maintenance upkeep.
 4. **Work orders completed:** Park staff completed 90 worker orders for parks Facilities and other City facilities for the month of February Includes, electrical, plumbing, general maintenance.
 5. **Mowing:** Mowed 22 locations. This covers parks and ROW areas
 6. **Solar Street Lights:** Replaced 13 Solar St Light Heads.
 7. **Park Assessment:** Initial assessment complete and present to Parks Board for comments. Parks staff and sports associations to assess current field conditions.

Angleton Recreation Center - Fund 60

1. **Staffing:**
 - a. **The Facility Assistant Position has been filled**
 - b. Lifeguards are continuing to assist with opening and various other projects while the natatorium is under renovation.
 - i. Hiring campaign to start in mid-February to recruit spring and summer guards.
 - c. **Front Desk Clerk has an open position and is accepting applications and conducting interviews.**
2. **HVAC Repairs:**
 - a. **RTU-1 (Completed)**
 - i. The condenser fan motor and blades replaced
 - b. **RTU-2 (Waiting on parts last update 1/5/25)**
 - i. Moisture was found on the unit, causing a heating issue. Hunton is working on a repair plan for this unit
 - c. **RTU-3 (Completed)**
 - i. Condenser coil, liquid line drier repaired
 - d. **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)
 - e. **RTU-5 Completed 2/10/26**
 - i. Remove old draft motor assembly and install new blower assembly
 - f. **RTU-6**
 - i. This scope of work outlines the replacement of the TXV, accumulator, liquid line dryer, and motor pulley
 - Waiting on part ETA 2/10/26
 - ii. Replacing the compressor controller, but had a faulty LED indicator
 - g. **AHU- Split (Weightroom Outdoor Units) (Completed)**
 - i. Installed new crankcase heaters and fuses, changed out the contactors, and installed a new float switch.
3. **Programs and Promotions:**
 - a. Staff are developing a new marketing and promotion calendar to increase membership registration, day passes, and member retention efforts.

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.
- Registration for Summer Camp, Track Camp, and Swim Lessons opens March 16th.

2. Camps and Rec Programs

- Little Ballers is from February 4 - March 25 and we average 10–12 participants weekly, with a lifeguard assisting throughout the month. February focused on dribbling, defense, and passing. As we head into March, kiddos will work on shooting, endurance, and scrimmaging.
- The Adult Women's Volleyball League is from February 12 - March 26 with six teams and has completed three intriguing games so far. Participants have shared positive feedback about the program and the opportunity to connect. Communication is managed through GroupMe, and championship rings and a plaque have been bought for the pending winning team. March marks the second half of the season.
- Adult Cooking Methods Class - March 1 - 16 participants
- Upcoming programs:
 - i. Green Garden Series - March 4th - 27 registered
 - ii. Spring Break Camp - March 9th
 - iii. CPR/First Aid Class - March 25th

3. Senior Programs

- Silver Hearts Monthly Drop in Program Participation Totals for February:
 - i. Bingo 68 | Bean Bag Baseball 25 | Chair Volleyball 64 | Bunco 10
 - ii. Valentines Social - 50 participants - **6 waitlisted**
 - iii. Potluck - 19 participants
 - iv. The Great American Dessert Experience - 16 participants
 - v. VS games - 16 participants - **2 waitlisted**
- March Lunch Bunch - Seahorse Bar And Grill
 - i. 24 participants - **9 waitlisted**
- March Day Trip - Armand Bayou Nature Center
 - i. 24 participants - **2 waitlisted**

4. Events

- Father Daughter Dance: A Night In Emerald City - Feb. 21
 - i. 135 participants
- Lakeside Bridal Show - Sunday, May 3rd - Your one-stop destination for planning the perfect "I do"

Parkland Dedication - FUND 96

1. **Bates Park Pickleball Courts:** Completed - roadwork repairs done in January.
2. **Downing Tennis Courts:** - Project complete. Update signage installed.
3. **New Abigail Park Parcel:** Parks and Public Work have worked to remove more items which will reduce the funding needed to remove the remaining structural foundation.
4. **Ashland Fees:** Staff are expecting Parkland Fees from Ashland Development. Current fee expected in March \$61,152.00 (Total Project \$1.9 million)

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:** Awards to resume in April.
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.

GRANTS

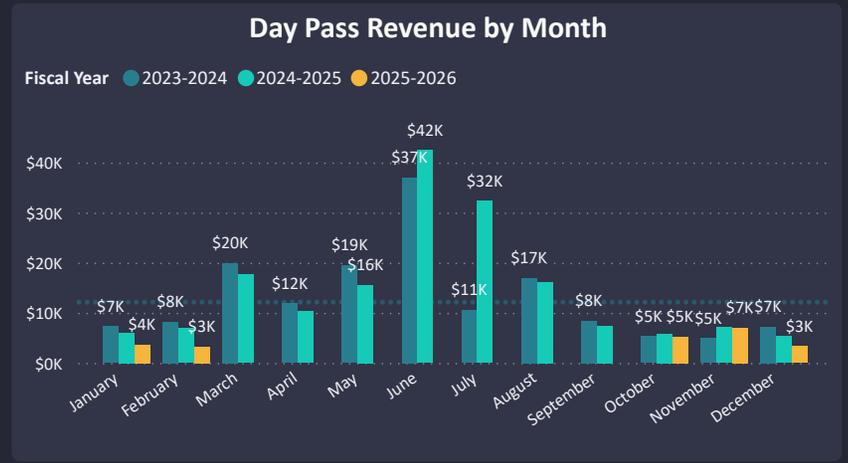
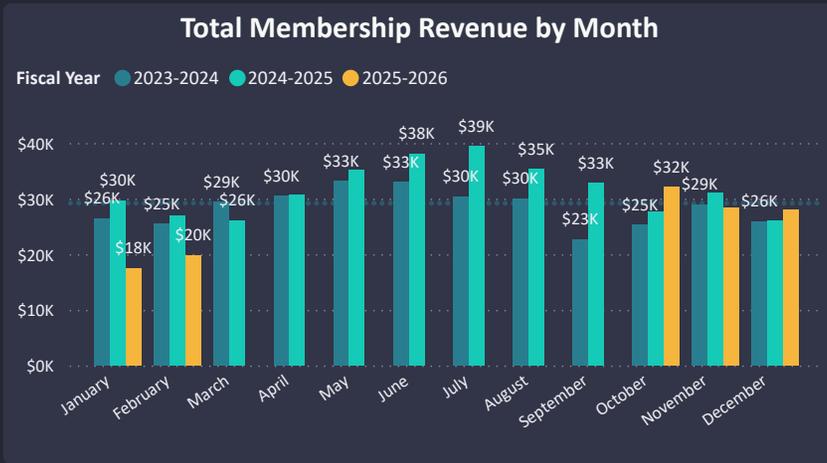
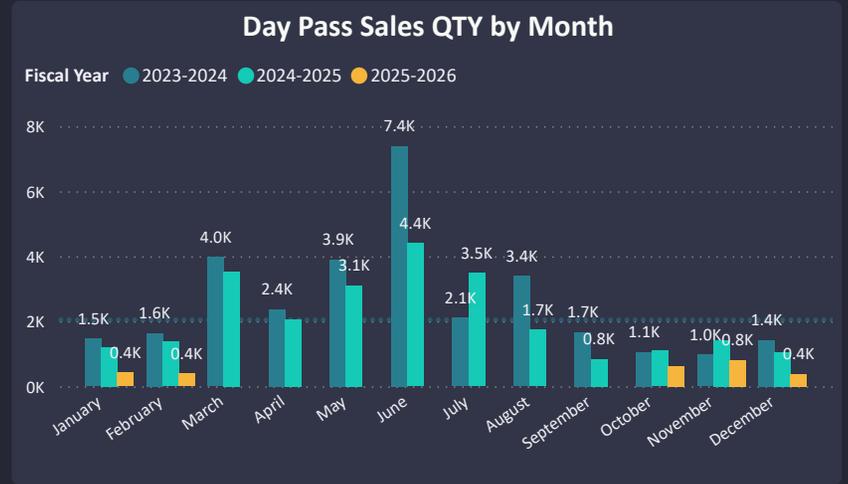
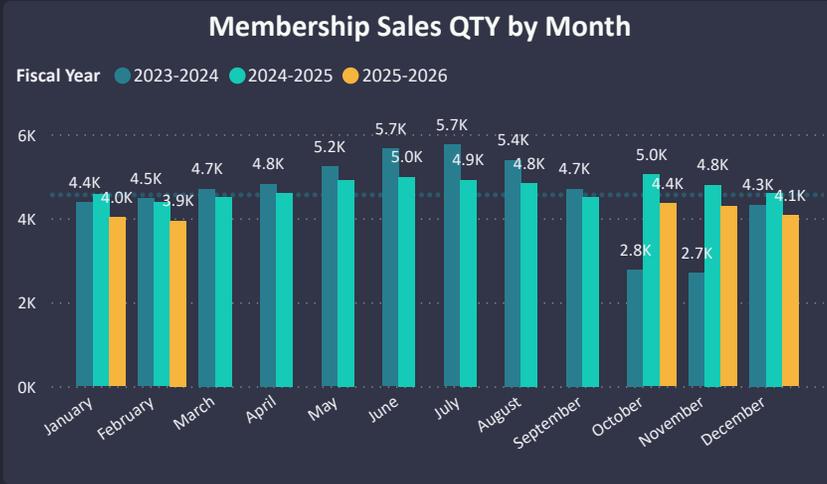
1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond): TPWD reviewed and approved park plan sets. The director continues to complete quarterly reports as required with the grant.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded 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	
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	\$125,715.5

Day Pass Revenue by Month

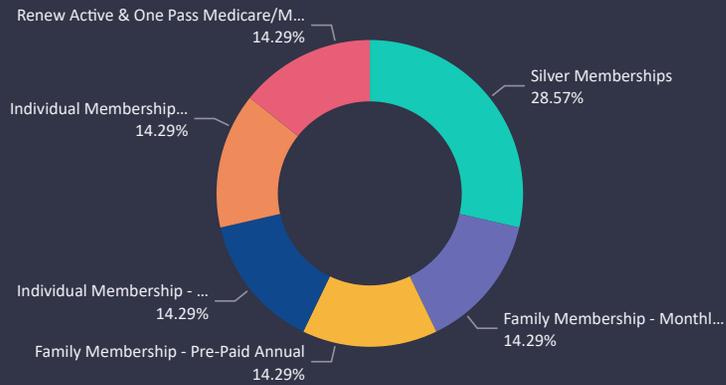
Month	2023-2024	2024-2025	2025-2026
January	\$7,310	\$5,970	\$3,585
February	\$8,190	\$6,855	\$3,235
March	\$19,880	\$17,625	
April	\$11,805	\$10,293	
May	\$19,465	\$15,505	
June	\$36,985	\$42,385	
July	\$10,525	\$32,315	
August	\$16,930	\$16,115	
September	\$8,380	\$7,395	
October	\$5,305	\$5,795	\$5,165
November	\$4,850	\$7,040	\$7,000
December	\$7,185	\$5,245	\$3,260
Total	\$156,810	\$172,538	\$22,245



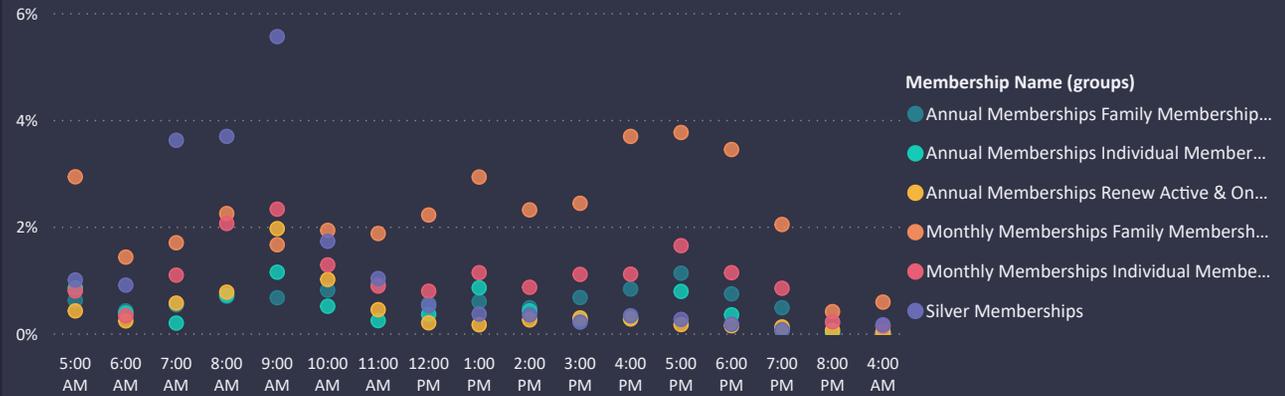
ARC Attendance

Select Fiscal Year
 2025-2026

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

845
Total Households

2884
Transaction QTY.

\$125,715.5
Total FY Revenue

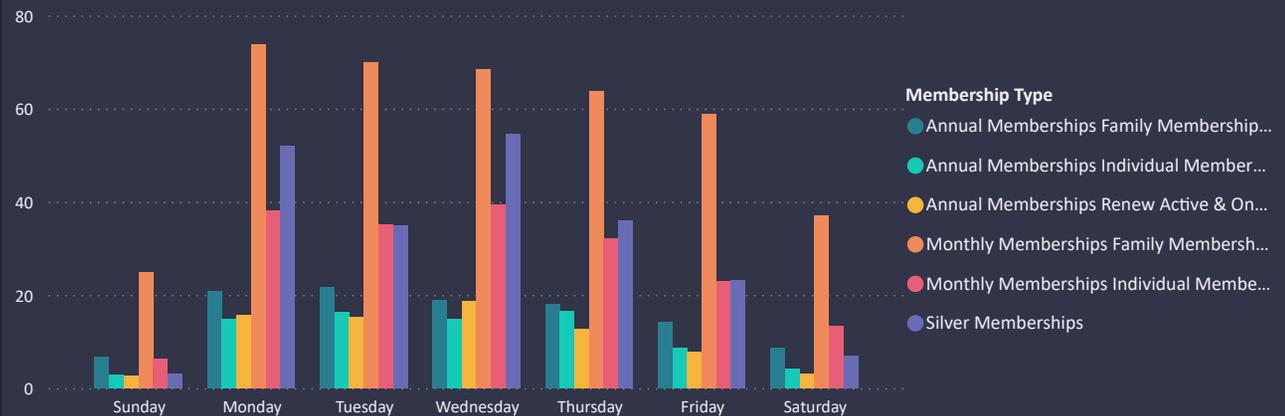
Membership Usage Info.

21935
Total Member Visits

1633
Unique Member Visits

13.43
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week



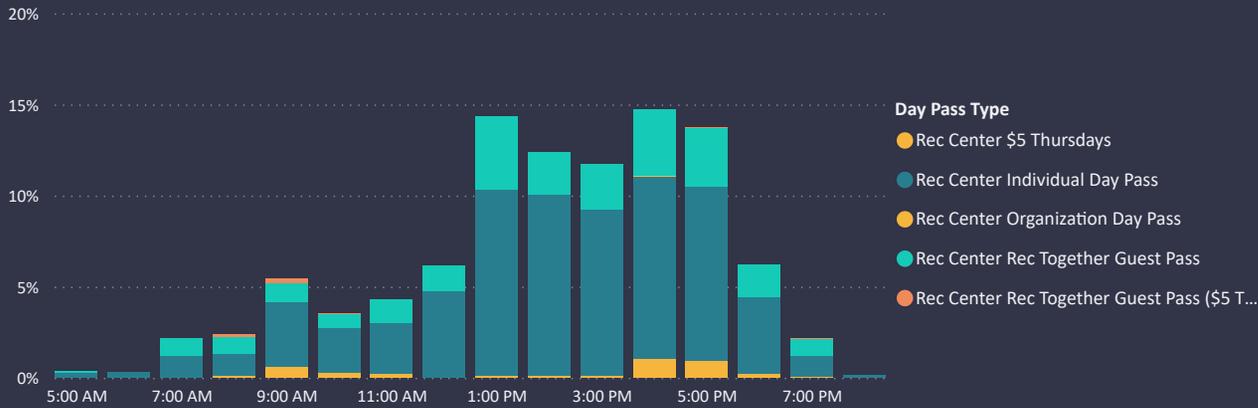


ARC Day Pass Sales

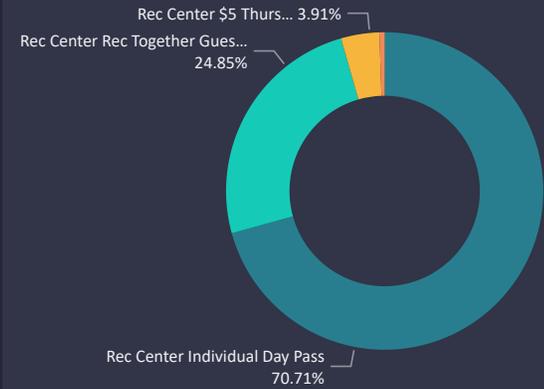
Select Fiscal Year

2025-2026

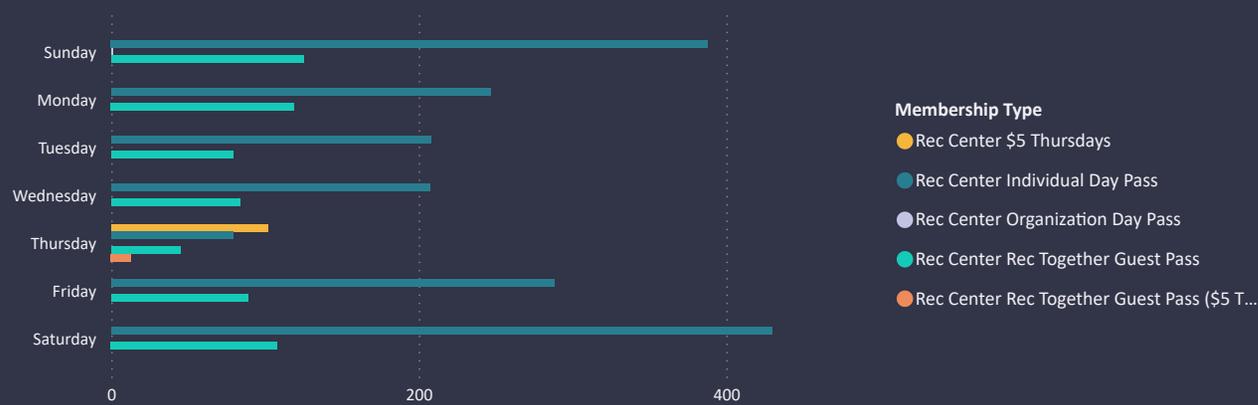
Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



ARC Average Membership Check-Ins by Day of the Week



Day Pass Sales Info.

2614

Quantity

894

Count of User

\$22,245

Total

Day Pass Revenue by Day

Day Name	Total
Sunday	\$4,495
Monday	\$3,065
Tuesday	\$2,475
Wednesday	\$2,490
Thursday	\$1,555
Friday	\$3,325
Saturday	\$4,840
Total	\$22,245



ARC Revenue Performance

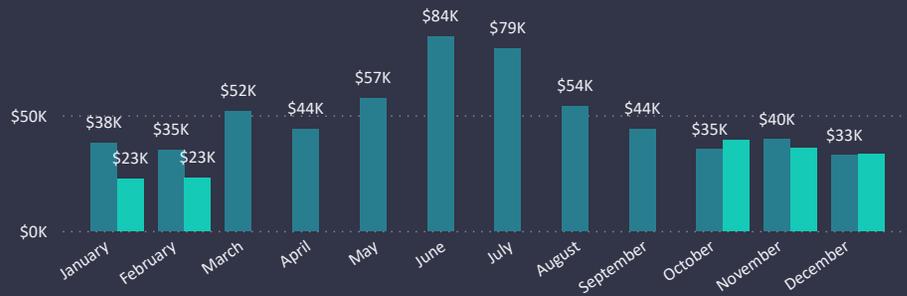
Select Fiscal Year

2024-2025

2025-2026

Total Angleton Recreation Center Revenue

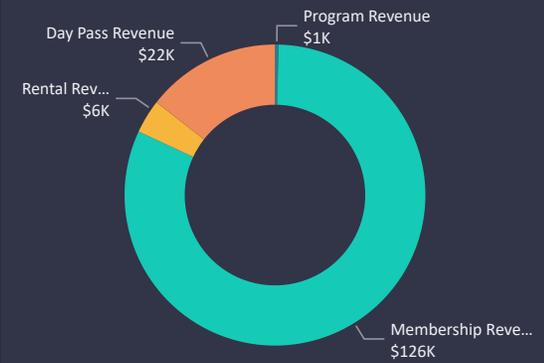
Fiscal Year ● 2024-2025 ● 2025-2026



FY 25-26 ARC Total & Goal

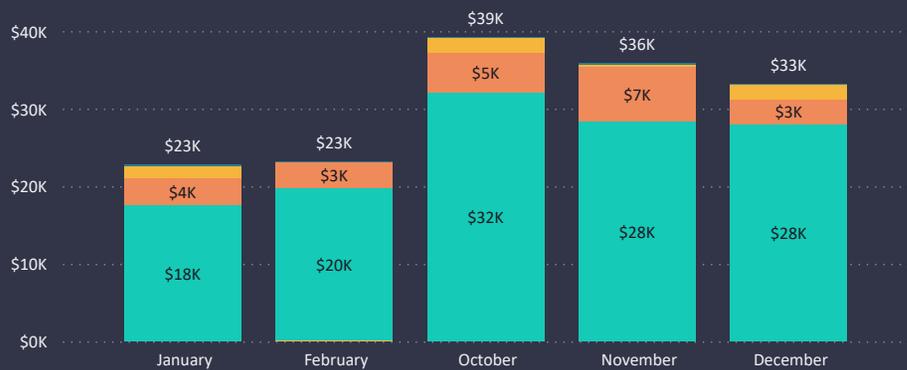
\$154,143
Goal: \$557,292

Revenue Breakdown



Revenue by Category

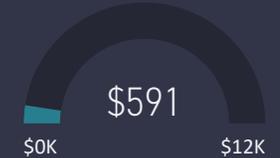
● Total Revenue (Membership) ● Daily Entry Fee ● Room Rental Fees ● Total Revenue (ARC Programs)



Membership Revenue



Program Revenue



Day Pass Revenue



Rental Revenue





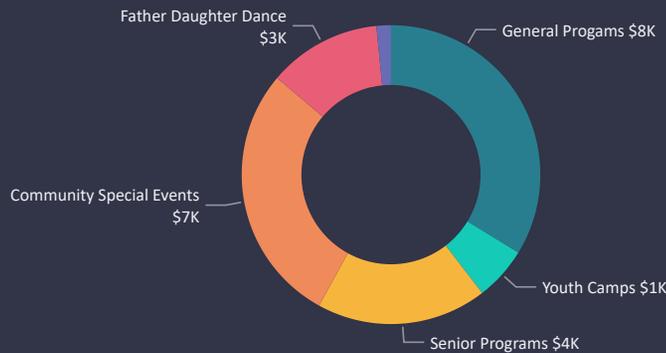
Recreation Division Revenue Performance

Select Fiscal Year

2024-2025

2025-2026

Sales Revenue Breakdown

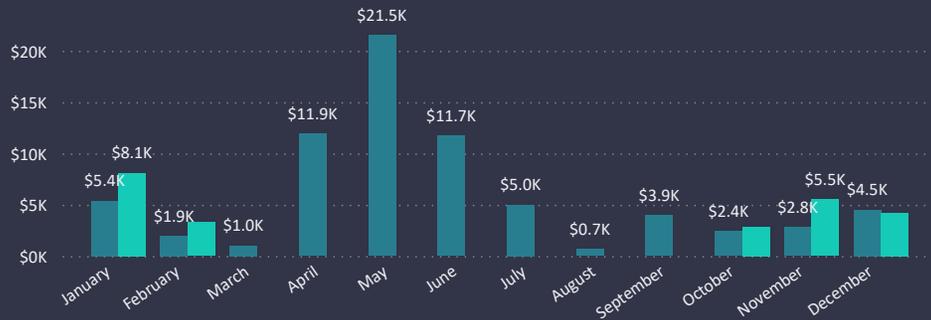


FY 25-26 Recreation Total & Goal

\$23,942
 Goal: \$82,752

Recreation Monthly Revenue Totals

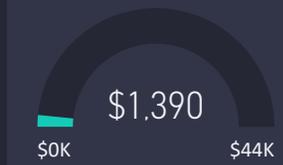
Fiscal Year ■ 2024-2025 ■ 2025-2026



General Programs



Youth Camps



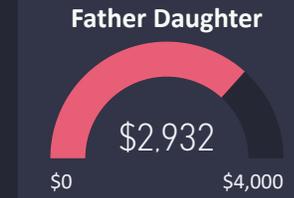
Senior Programs



Events



Father Daughter



Misc. Programs



POLICE DEPARTMENT



ANGLETON ANIMAL SERVICES 2026

DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0											0
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	49	28											77
Pick-Ups	34	25											59
Service In	0	0											0
Owner Surrender	12	7											19
Currently Housing	16	21											37
CATS													
Euthanized	3	2											5
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	17	29											46
Pick-Ups	18	10											28
Service In	0	0											0
Owner Surrender	1	3											4
Currently Housing	18	2											20
OTHER ANIMALS													
Euthanized	0	0											0
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	0	0											0
Pick-Ups	0	2											2
Animal Carcass	4	5											9
Owner Surrender	0	0											0
Return to Wild	1	2											3
CONTACTS AT THE SHELTER													
Walk-Ins, Phone Calls, Calls for Service, Donations, etc.	256	371											627



RICHWOOD ANIMAL SERVICES 2026

DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0											0
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	8	2											10
Pick-Ups	6	2											8
Service In	0	0											0
Owner Surrender	0	0											0
Currently Housing	0	0											0
CATS													
Euthanized	0	1											1
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	0	1											1
Pick-Ups	1	2											3
Service In	0	0											0
Owner Surrender	0	0											0
Currently Housing	1	0											1
OTHER ANIMALS													
Euthanized	0	0											0
Died in Shelter	0	0											0
Claimed, Adopted, Rescued	0	0											0
Pick-Ups	0	0											0
Animal Carcass	0	0											0
Owner Surrender	0	0											0
Return to Wild	0	0											0



ANGLETON POLICE DEPARTMENT CRIME TRENDS

CLASS A CRIME TRENDS	Feb-25	Feb-26	Jan-Dec 2025	Jan-Dec 2026
Homicide Offense	0	0	0	0
Sex Offenses	1	1	2	4
Assault Offenses	14	14	27	20
All Other Part A Crimes Against Persons	6	4	9	6
Total Group A Crimes Against Persons	21	19	38	30
Robbery	1	2	2	2
Burglary	5	3	7	6
Theft Offenses	9	9	24	22
Motor Vehicle Theft	2	1	4	1
Fraud Offenses	2	6	4	8
Destruction/Damage/Vandalism	2	3	9	5
All Other Part A Property Crimes	2	2	3	4
Total Group A Property Crimes	23	26	53	48
Narcotic Offenses	13	6	17	16
Weapons Law Violations	1	2	2	2
All Other Part A Crimes Against Society	1	0	1	1
Total Group A Crimes Against Society	15	8	20	19
Total Group A Offenses	59	53	111	97
CLASS B CRIME TRENDS	Feb-25	Feb-26	Jan-Dec 2025	Jan-Dec 2026
DWI	7	4	15	15
Liquor Law Violations	1	0	1	0
Trespass of Property	2	0	3	2
All other Part B Crimes	6	6	13	13
Total Group B Offenses	16	10	32	30
Total All Group Offenses	75	63	143	127



Criminal Investigations Division

Feb-26

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Land (5310)	1	1	0	0	0	0	0
Cpl. Phillips (5311)	1	1	0	0	0	0	0
Cpl. Cobos (5312)	9	7	0	0	0	0	2
Cpl. Koziol (5313)	5	2	0	0	0	0	3
Cpl. Burch (5314)	4	4	0	0	0	0	0
TOTALS	20	15	0	0	0	0	5

Cases Year To Date: January - December 2026

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Land (5310)	9	3	0	0	0	0	6
Cpl. Phillips (5311)	7	3	0	0	0	1	3
Cpl. Cobos (5312)	17	8	1	0	1	0	7
Cpl. Koziol (5313)	5	2	0	0	0	0	3
Cpl. Burch (5314)	9	3	0	0	2	0	4
TOTALS	47	19	1	0	3	1	23

Current Active Case Workload

Sgt. Land (5310)	9
Cpl. Phillips (5311)	8
Cpl. Cobos (5312)	14
Cpl. Koziol (5313)	4
Cpl. Burch (5314)	9
TOTALS	44



ANGLETON POLICE DEPARTMENT

MONTHLY COMPARISON

ANNUAL MONTHLY COMPARISON

	Dec-25	Jan-26	Feb-26	YTD Total	Feb-24	Feb-25	Feb-26
ARRESTS	59	54	46	100	105	42	46
TOTAL Charges	82	70	62	132	194	55	62
Misdemeanor - Class C	18	17	16	33	131	16	16
Misdemeanor - Class A & B	46	35	39	74	40	27	39
FELONY	18	18	7	25	23	12	7
TOTAL CALLS FOR SERVICES	4,614	4,415	4,001	8,416	6,833	4,750	4,001
POLICE	3,918	3,674	3,264	6,938	6,168	4,072	3,264
FIRE	89	103	110	213	53	86	110
EMS	516	510	512	1022	480	486	512
ANIMAL SERVICES	91	128	115	243	132	106	115
AVG. RESP TIME - PRIORITY	3:54	3:28	3:21	3:24	3:09	3:09	3:21
AVG. RESP TIME - NON PRIORITY	4:21	4:07	4:26	4:16	4:45	4:02	4:26
BUSIEST DAY(†)	WED	SAT	WED		THUR	MON	WED
BUSIEST TIMES(†)	12:00 AM	9:00 AM	11:00 AM		12:00 AM	9:00	11:00 AM
TOTAL TRAFFIC ENCOUNTERS	691	570	636	1,206	547	669	636
DOCUMENTED TRAFFIC CITATIONS	733	503	720	1,223	472	682	720
OTHER CLASS C CITATIONS**	28	14	26	40	19	32	26
MOTOR VEHICLE CRASH	57	29	39	68	70	35	39
AUTO - PEDESTRIAN ACCIDENTS	2	2	1	3	0	0	1
SPEEDING STUDIES	0	0	1	1	0	0	1
TOTAL WARRANTS CLEARED	131	110	190	300	193	173	190
COLLECTION AMOUNT CLEARED	\$44,149.88	\$39,838.35	\$67,400.38	\$107,238.73	\$69,690.11	\$61,254.33	\$67,400.38
ESTIMATED MONEY RECEIVED	\$15,586.00	\$13,517.42	\$27,039.90	\$40,557.32	\$23,013.02	\$35,916.95	\$27,039.90
TOTAL WARRANT ARRESTS	16	10	21	31	21	11	21
TOTAL COMMUNITY EVENTS	2	0	0	0	0	0	0
TOTAL PTO HOURS TAKEN	706.35	515	613.5	1,128.50	277.3	427	613.5

PUBLIC WORKS

Public Works

February 2026

PRIORITY PROJECTS

1. **Lift Station #8 Sanitary Sewer Rehabilitation:** King Solutions was active in the area this month performing CCTV work on all sanitary sewer lines. There is still approximately 30% of tapes to be received/reviewed. Due to discoveries during the CCTV process, we are having to revise the amendment.
2. **Lift Station #24 Sanitary Sewer Rehabilitation:** Contracts have been executed. A pre-construction meeting has been scheduled for February 5th. The notice to proceed has been issued with a project start date of March 2nd, 2026. This project will have a timeline of 45 days.
3. **WWTP Improvements:** City engineer provided proposal that was approved at city council in February. They can now begin work on determining pricing.
4. **Meter Exchange Project:** Aqua Metric is working towards the next phase of replacing the 135 1.5"-2" meters. City staff will continue to replace the meters that had conflicts.
5. **Lorraine Street Sanitary Rehabilitation Project:** City engineer proposal for design, bid and construction of this project was approved at city council in February.
6. **Street Bond Package III (Parish/Sliver Saddle):** We have coordinated a pre-construction meeting for March 10th, 2026. We will determine the project start date during this meeting.
7. **Brazoria County Overlays (Interlocal) 24-25FY:** Henderson Road and Western Avenue were selected for the 25-26FY projects. We are still awaiting confirmation on the start date of the 24-25FY projects.
8. **288B Utility Improvements:** City engineers will begin to move forward with the bid phase of this project.
9. **TXDOT TA Downtown Improvements Project:** We have worked through the 60% plans with TXDOT engineers. The city has met with TXDOT engineers to finalize the aesthetics of the project.
10. **Lead Service Line Inventory:** the PIF sent to TWDB for funding on the replacements was received by the state. TWDB is currently waiting for the allotment from EPA.

MONTHLY REPORT TOPICS

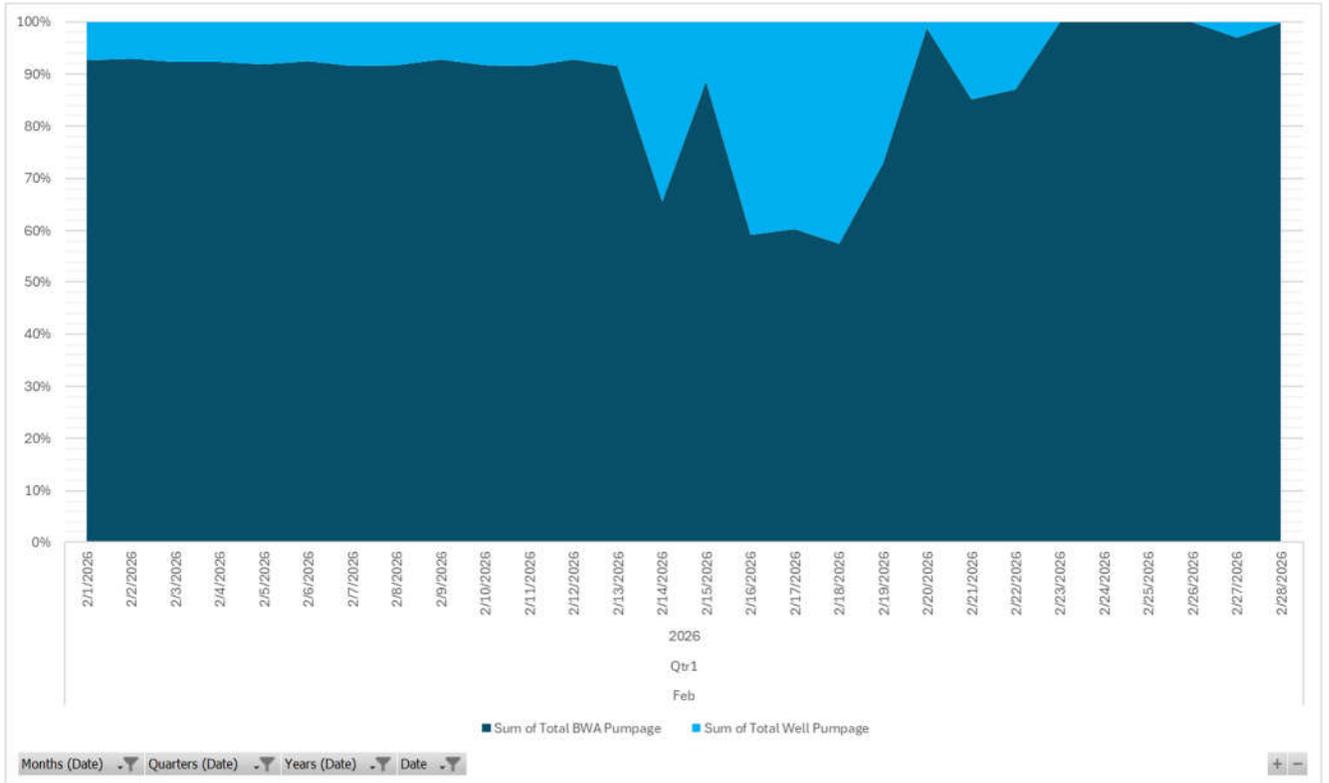
- **Equipment** –The patch truck was delivered on January 27th. Training for the operation of the truck occurred on the week of February 16th. The new dump truck is set for early delivery in May 2026. Staff have successfully auctioned off 2 of the 3 surpluses vehicles/equipment.
- **Drainage** –. In the month of February, the entire street of Pyburn was completed (452 feet of ditch cutting and 18 culverts cleaned). Travis Ct and Painters Ct were completed as well

(694 feet of ditch cutting and 9 culverts cleaned). Rice St (712 feet of ditch cutting and 13 culverts) and S Morgan (1,427 feet of ditch cutting and 31 culverts) In March we have scheduled the area behind Bert and Laurie St, along with Dwyer. E Kiber from Chenango to Downing, Grove Drive, and Hospital Dr from Rayburn Ridge to city limits.

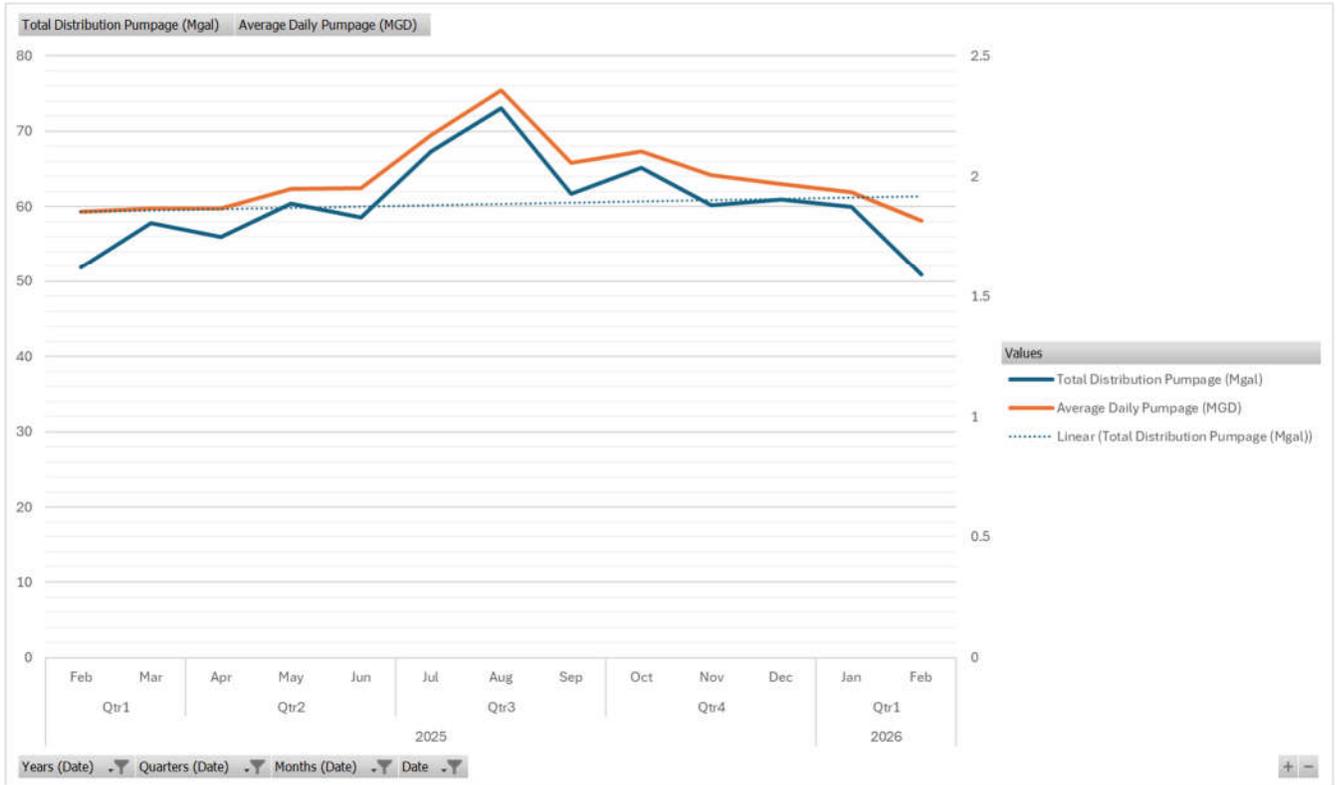
- **Water Treatment** - In the month of February our water operations staff produced 52,548,000 gallons of water. The daily average flow was 1.816 MGD. The highest use day was February 14th at 2.211 MG. Overall we utilized 65.08% of the BWA contract water this month. Once mixer is delivered, it will be installed in the tank. The removal of the aeration tower and old storage tank from the Henderson facility has been completed. Flushing was completed in February, and staff began evaluating the reports. Staff will begin with several replacement of hydrants.
- **Wastewater Treatment Plant** - This month our wastewater treatment plant staff treated 43,570,520 gallons of wastewater. The daily average flow was 1.556 MGD. The total rainfall for the month was 1.97". The highest flow was recorded on February 15th, at 3.726 MG. This occurred during a rainfall event of 1.23" we received the day of. We are currently working on costs to upgrade the VFD for the influent pumps. The automatic transfer switch is completely installed and online.
- **Work Orders** – For the entire month of February we received 176 Public Works related work orders. Of these work orders 125 were completed. This puts us at a completion percentage rate of about 71% for this month. There were also 71 back logged work orders completed, putting PW at 196 work orders completed in February. The average turnaround time for work orders over the past month has been approximately 3 days.
 - In total there have been 19,350 work orders entered into iWorQ. Of these, 18,694 have been completed to date. This gives an overall completion of approximately 96% across the city.

Type of Work	Received	Resolved
Water Leaks/Issues	34	27
Sewer Issues	29	25
Streets/Drainage Issues	51	33
Water Taps	18	0
Sewer Taps	18	17
Signage/Lighting	26	23
Total	176	125

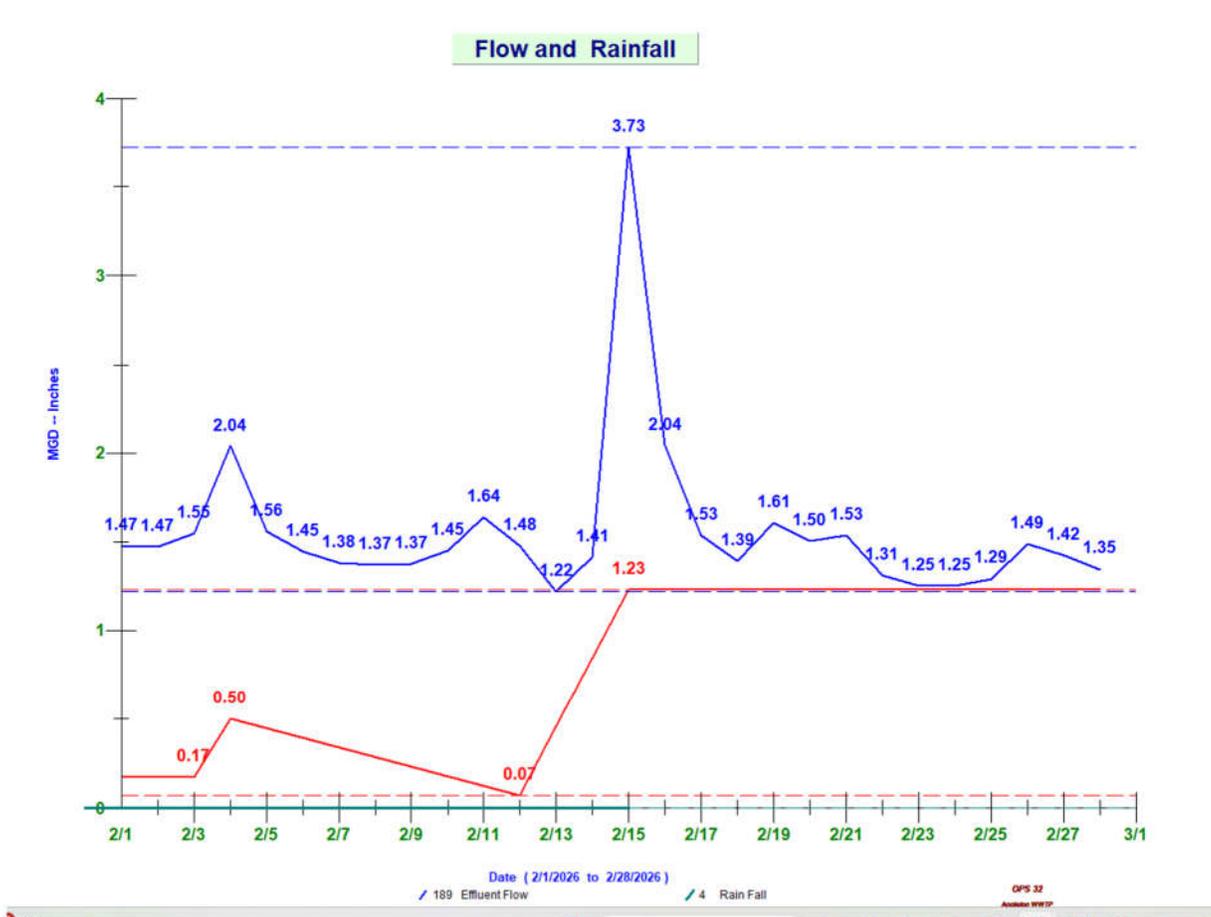
Water - February 2026 Source Water Utilization



Water – Monthly Distribution, 12 Months



Rainfall vs Flow – WWTP February 2026



UTILITY BILLING

2026 JANUARY

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7894	122	3195	25687	36898
ARREARS	\$ 301,924.29	\$ 23,081.57	\$ 849,055.12	\$ 153.88	\$ 1,174,214.86
CURRENT	\$ 1,343,500.60	\$ 4,316.00			\$ 1,347,816.60
BALANCE	\$ 1,645,424.89	\$ 27,397.57	\$ 849,055.12	\$ 153.88	\$ 2,522,031.46

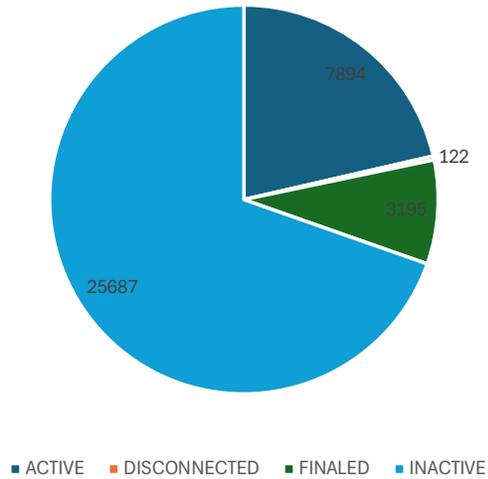
CALCULATION SUMMARY

TOTAL CHARGES	\$ 1,351,366.60
DEPOSIT RETURNS	\$ (3,550.00)
TOTAL CURRENT	\$ 1,347,816.60

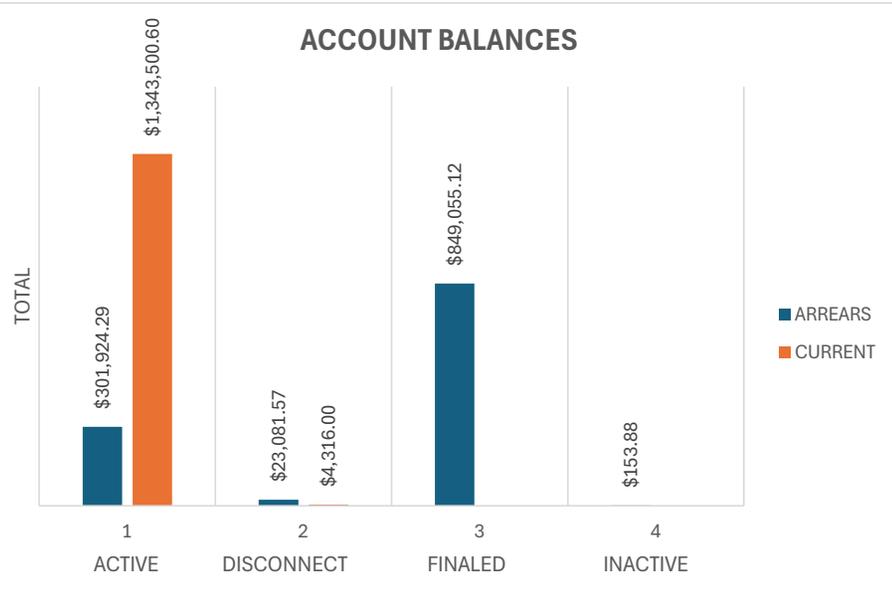
ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	101
DISCONNECT-NO TRANSFER	117
DISCONNECT-TRANSFER	5

OF ACCOUNTS



ACCOUNT BALANCES



2026 FEBRUARY

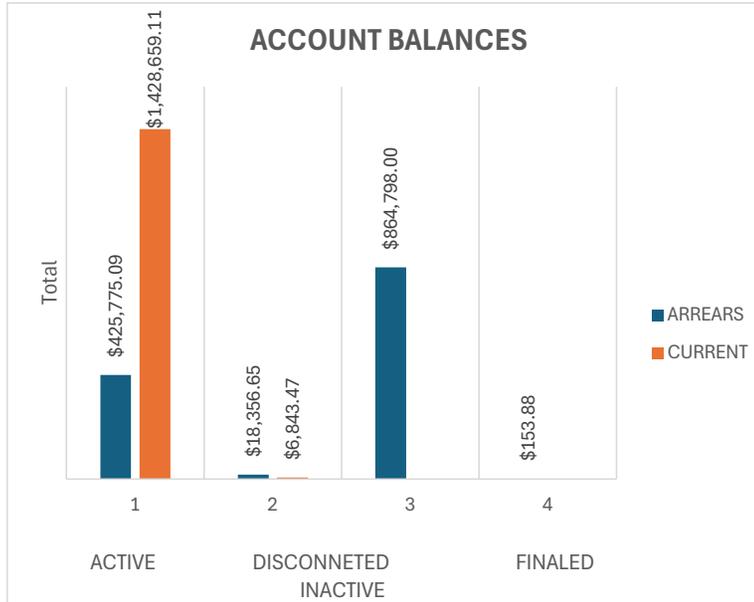
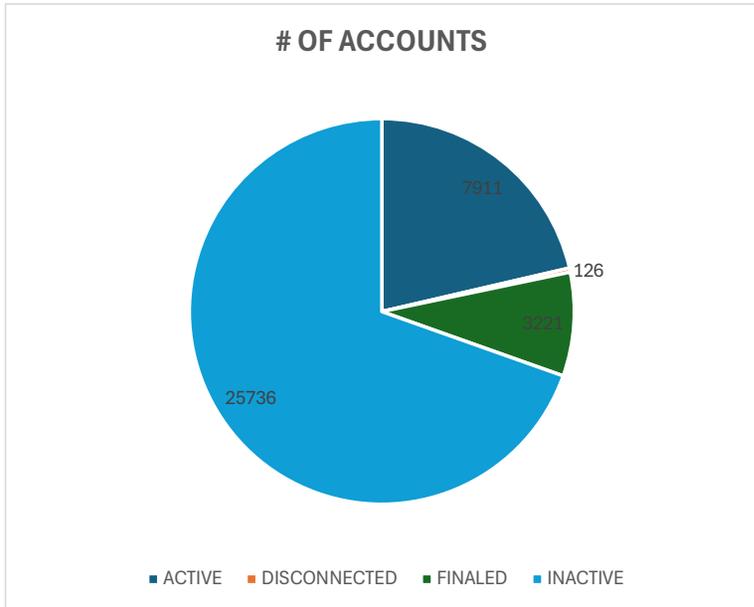
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7911	126	3221	25736	36994
ARREARS	\$ 425,775.09	\$ 18,356.65	\$ 864,798.00	\$ 153.88	\$ 1,309,083.62
CURRENT	\$ 1,428,659.11	\$ 6,843.47			\$ 1,435,502.58
BALANCE	\$ 1,854,434.20	\$ 25,200.12	\$ 864,798.00	\$ 153.88	\$ 2,744,586.20

CALCULATION SUMMARY

TOTAL CHARGES	\$ 1,536,068.40
DEPOSIT RETURNS	\$ (8,800.00)
TOTAL CURRENT	\$ 1,527,268.40

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	100
DISCONNECT-NO TRANSFER	144
DISCONNECT-TRANSFER	8



2025 DECEMBER

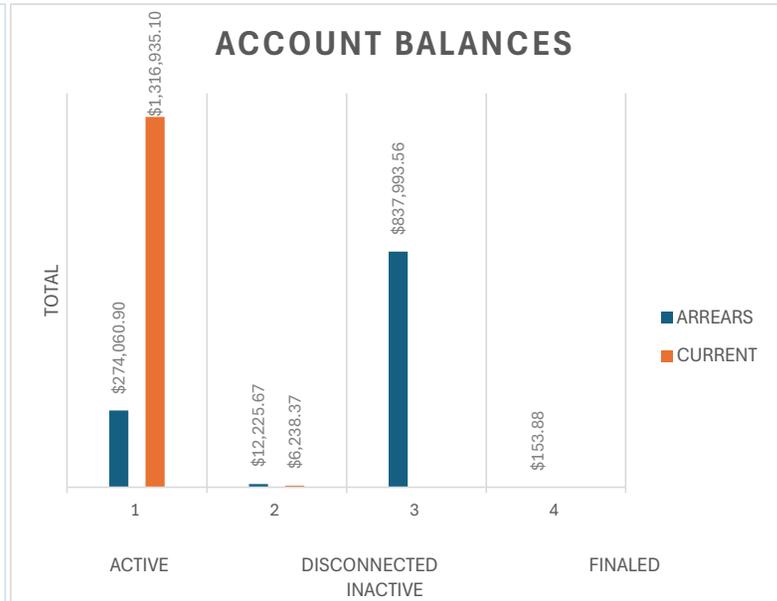
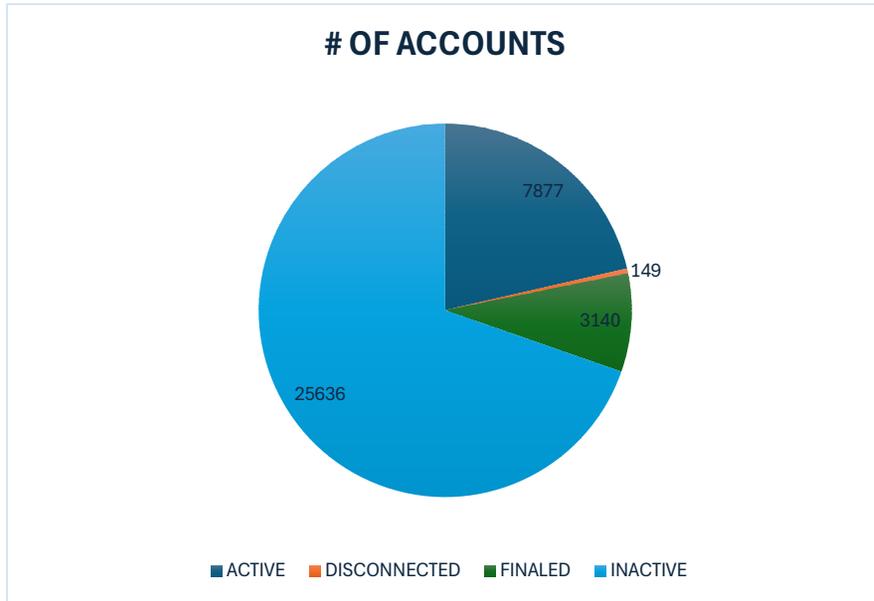
ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7877	149	3140	25636	36802
ARREARS	\$ 274,060.90	\$ 12,225.67	\$ 837,993.56	\$ 153.88	\$ 1,124,434.01
CURRENT	\$ 1,316,935.10	\$ 6,238.37			\$ 1,323,173.47
BALANCE	\$ 1,590,996.00	\$ 18,464.04	\$ 837,993.56	\$ 153.88	\$ 2,447,607.48

CALCULATION SUMMARY

TOTAL CHARGES	\$ 1,326,903.47
DEPOSIT RETURNS	\$ (3,730.00)
TOTAL CURRENT	\$ 1,323,173.47

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	120
DISCONNECT-NO TRANSFER	137
DISCONNECT-TRANSFER	12



2026 JANUARY

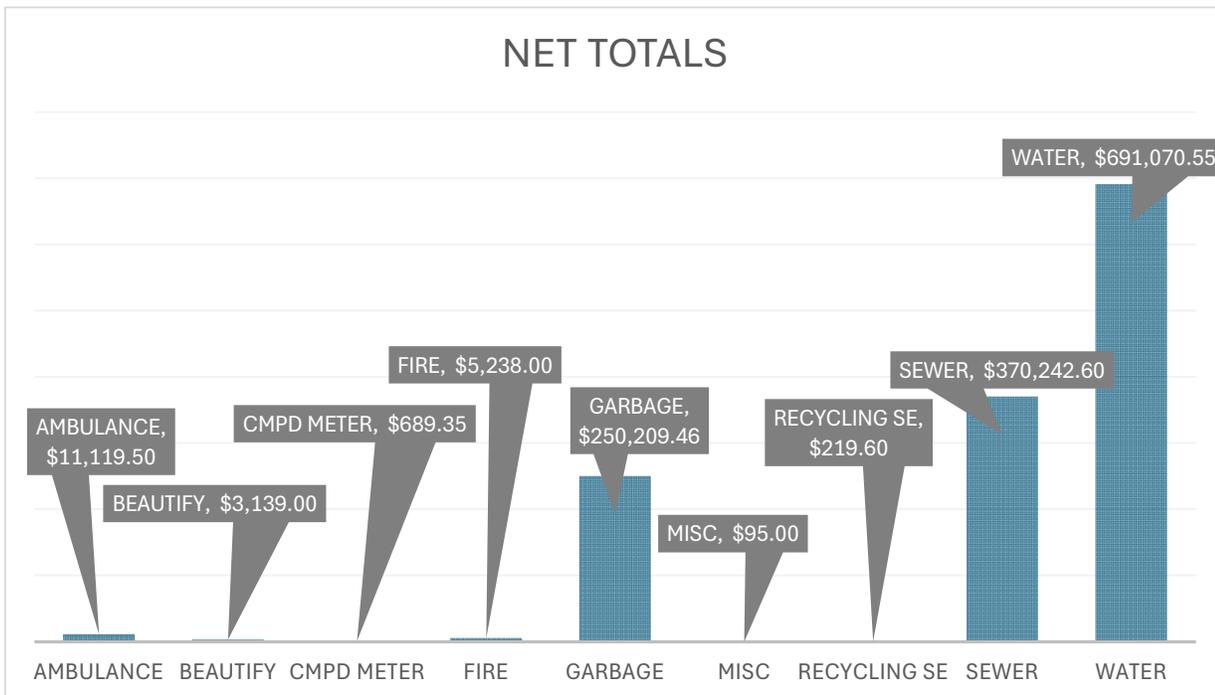
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2471	\$ 11,119.50		
BEAUTIFY	3140	\$ 3,139.00		
CMPD METER	11	\$ 689.35		
FIRE	2619	\$ 5,238.00		
GARBAGE	7399	\$ 250,209.46	\$ 19,330.41	\$ 234,549.79
MISC	5	\$ 95.00		
RECYCLING SE	18	\$ 219.60	\$ 13.13	\$ 158.60
SEWER	7488	\$ 370,242.60		
WATER	7838	\$ 691,070.55		
TOTALS		\$ 1,332,023.06	\$ 19,343.54	\$ 234,708.39

CONSUMPTION

BILLED	UNBILLED	TOTAL
850.00		4631.00
450277.00		450277.00
490793.00	1027.00	488039.00

NET TOTALS



2026 FEBRUARY

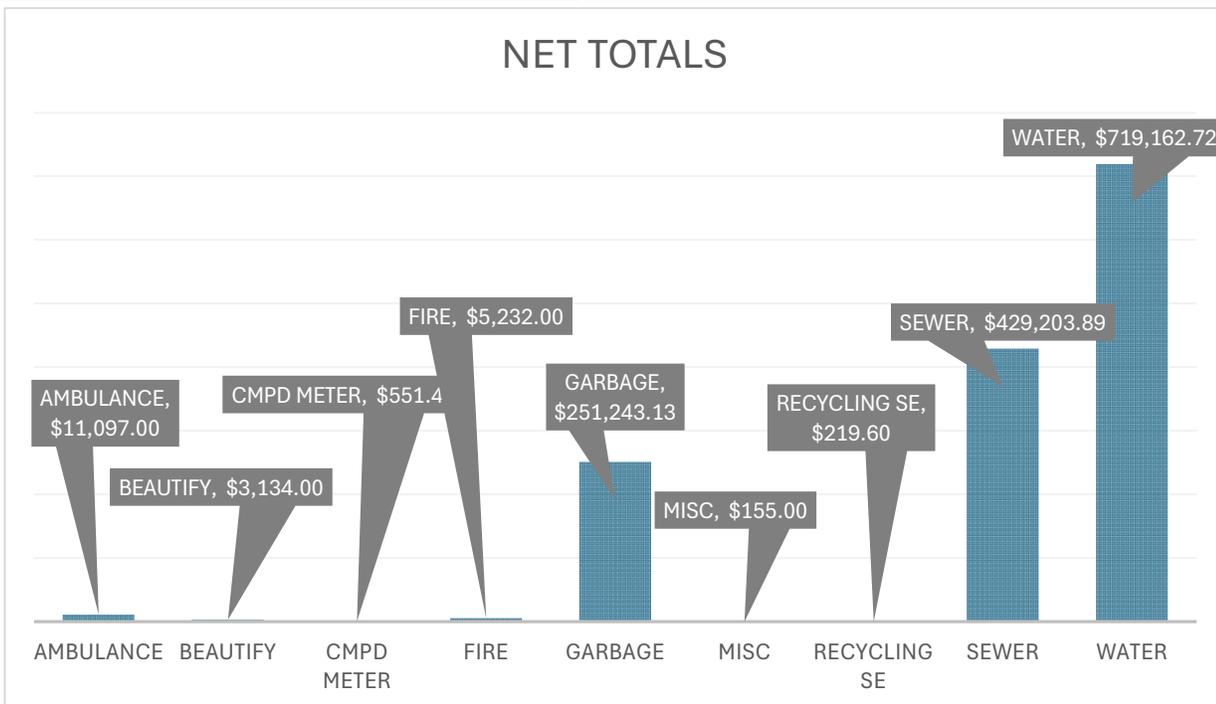
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2466	\$ 11,097.00		
BEAUTIFY	3125	\$ 3,134.00		
CMPD METER	11	\$ 551.48		
FIRE	2616	\$ 5,232.00		
GARBAGE	7411	\$ 251,243.13	\$ 19,415.63	\$ 235,583.46
MISC	8	\$ 155.00		
RECYCLING SE	18	\$ 219.60	\$ 13.13	\$ 158.60
SEWER	7512	\$ 429,203.89		
WATER	7861	\$ 719,162.72		
TOTALS		\$ 1,419,998.82	\$ 19,428.76	\$ 235,742.06

CONSUMPTION

BILLED	UNBILLED	TOTAL
680.00		3601.00
560679.00		560679.00
605247.00	957.00	603283.00

NET TOTALS



2025 DECEMBER

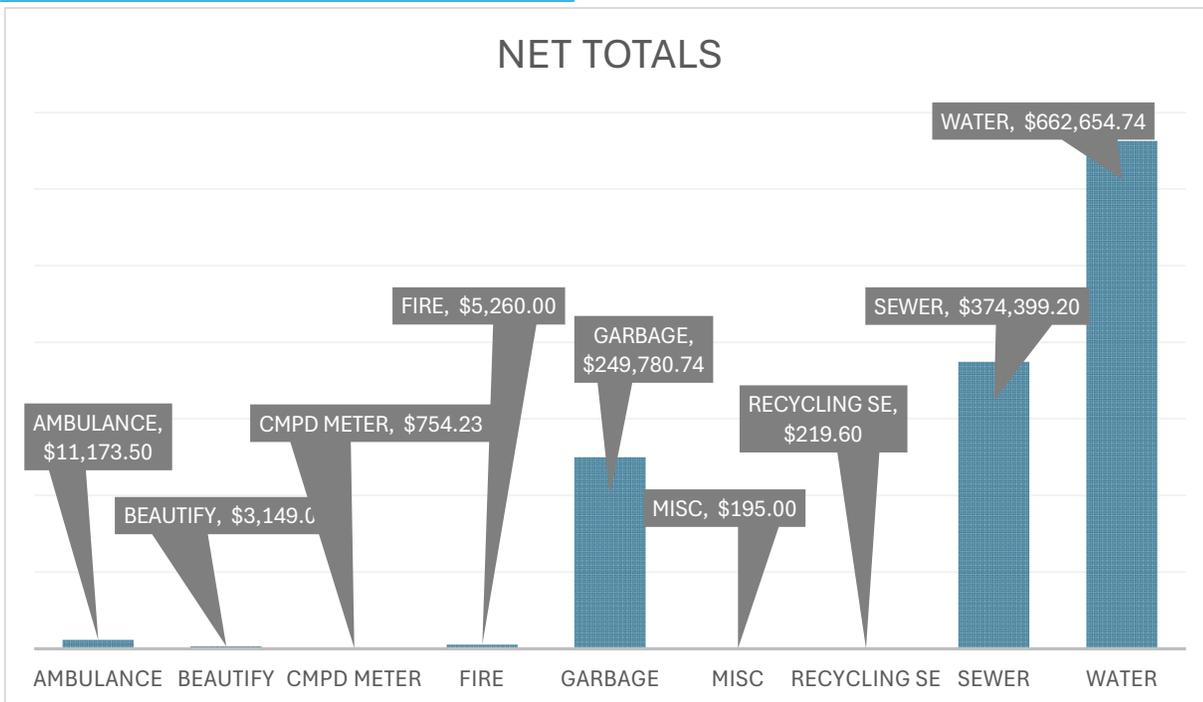
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2483	\$ 11,173.50		
BEAUTIFY	3150	\$ 3,149.00		
CMPD METER	11	\$ 754.23		
FIRE	2630	\$ 5,260.00		
GARBAGE	7378	\$ 249,780.74	\$ 19,304.33	\$ 234,232.44
MISC	9	\$ 195.00		
RECYCLING SE	18	\$ 219.60	\$ 13.13	\$ 158.60
SEWER	7477	\$ 374,399.20		
WATER	7846	\$ 662,654.74		
TOTALS		\$ 1,307,586.01	\$ 19,317.46	\$ 234,391.04

CONSUMPTION

BILLED	UNBILLED	TOTAL
930.00		7019.00
449114.00		449114.00
496331.00	689.00	490931.00

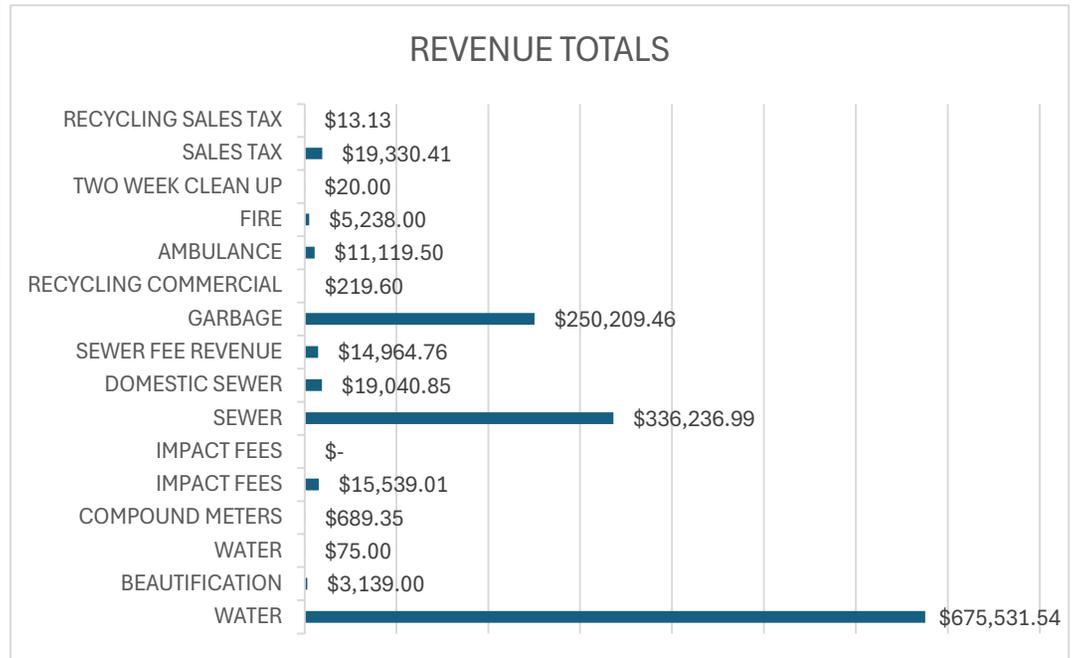
NET TOTALS



2026 JANUARY

REVENUE CODE TOTALS

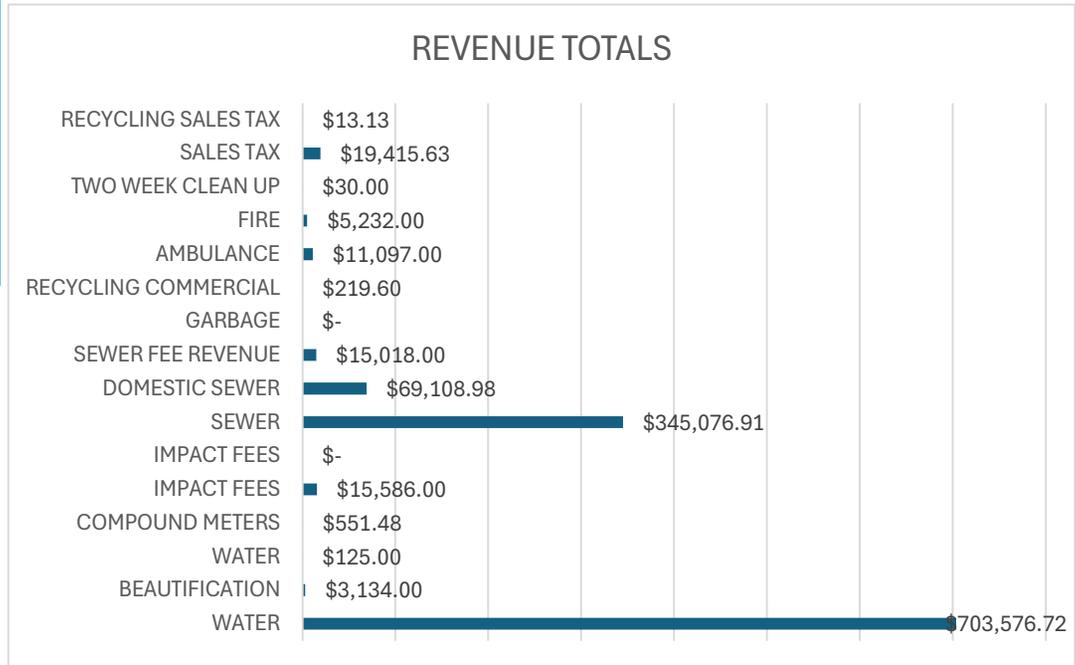
	R/C	DESCRIPTION	AMOUNT
SVC	100	WATER	\$ 675,531.54
	101	BEAUTIFICATION	\$ 3,139.00
	102	WATER	\$ 75.00
	103	COMPOUND METERS	\$ 689.35
	105	IMPACT FEES	\$ 15,539.01
	106	IMPACT FEES	\$ -
	200	SEWER	\$ 336,236.99
	201	DOMESTIC SEWER	\$ 19,040.85
	205	SEWER FEE REVENUE	\$ 14,964.76
	300	GARBAGE	\$ 250,209.46
	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



2025 DECEMBER

REVENUE CODE TOTALS

	R/C	DESCRIPTION	AMOUNT
SVC		100 WATER	\$ 647,096.38
		101 BEAUTIFICATION	\$ 3,149.00
		102 WATER	\$ 175.00
		103 COMPOUND METERS	\$ 754.23
		105 IMPACT FEES	\$ 15,558.36
		106 IMPACT FEES	\$ -
		200 SEWER	\$ 324,479.89
		201 DOMESTIC SEWER	\$ 34,975.18
		205 SEWER FEE REVENUE	\$ 14,944.13
		300 GARBAGE	\$ 249,780.74
		305 RECYCLING COMMERCIAL	\$ 219.60
		500 AMBULANCE	\$ 11,173.50
		600 FIRE	\$ 5,260.00
		761 TWO WEEK CLEAN UP	\$ 20.00
	TAX		400 SALES TAX
		405 RECYCLING SALES TAX	\$ 13.13
		R/C TOTALS	\$ 1,326,903.47

