

State of Texas

County of Brazoria

City of Angleton

The City of Angleton, Texas City Council conducted its Regular Monthly Meeting at 7 p.m., Tuesday, December 4, 2007, with the following in attendance:

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| J. Patrick Henry III | Mayor |
| Roger D. Collins | Mayor Pro Tem -absent |
| Bonnie Church | Councilwoman |
| Jason Perez | Councilman |
| Gregg Dykes | Councilman |
| John Wright | Councilman |

OTHERS PRESENT:

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| Greg Smith | City Manager |
| Keith Vaughan | City Attorney |
| Amanda Davenport | City Secretary |

Herb Smith
And those listed on the guest registry.

CALL TO ORDER BY MAYOR HENRY.

Discussion and possible action on the Angleton Metroplex Subdivision.

Greg Smith presented this plat. This project is still moving forward as discussed, Moody Bank will be relocating, Hospital Drive will be constructed. We are in negotiations with Mr. King on the additional 10' for the sidewalk on the other side. We have a Memorandum of Understanding, both Walcik's have agreed to the MOU, we are working out some final verbiage. The P&Z committee gave their approval earlier this afternoon. Lot 3A on the plat is where Moody Bank will be constructed, they will not have access off of 288B, their access will be from Hospital Drive. Mr. King's property will access off Hospital

Drive and Christy's Bar's access will be on the North side of their building, the developer will compensate the bar with parking for their loss of parking.

Motion by Councilman Perez for approval of the plat.
Second by Councilwoman Church

Motion carried with 5 for; 1 absent; 0 against

Discussion and possible action on the Overton Park second preliminary plat.

Greg Smith presented this plat. Mr. Brian Smith is here if you have any questions. The big difference in this plat is that the detention has moved towards the back portion of the property. P&Z has approved this plat. Councilman Perez asks if the detention only benefits this property. Herb Smith answered that this will be a large net gain for that entire neighborhood, since there will be less impervious cover with the demolition of this apartment complex.

The developer is ready to start demolition and get on with this project.

Motion by Councilwoman Church for approval of the plat.
Second by Councilman Perez

Motion carried with 5 for; 1 absent; 0 against

Workshop regarding drainage and modifications to the Brazoria County Drainage Criteria Manual.

Herb Smith spoke discussing the two approaches to drainage. Conventional - ditches and pipes that carry the storm down stream and dispose of it in a regional detention pond or the Gulf of Mexico. If it rains harder than the detention is designed for then two things happen, flooding or the use of detention ponds. Detention works fine until it fills up, it is designed knowing it will not provide ULTIMATE protection. Some of the Counties around us have plans that make the developer pay for solving the public drainage problems in the way of detention ponds. Mayor Henry states that regional detention is not possible in all the areas of Angleton. Our current policy reflects that if there is regional detention available, we can consider

that. One size fits all may not work. Our ponds are currently designed for 100 year rains, right? Herb answered to detain the difference between the developed and undeveloped in the hundred year rain. Ft. Bend Cty's detention policy is very rigorous, regionalization is an excellent idea and where we can do it, we should. We are still stuck with how to size the regional ponds, by our current standards or something more stringent? Mayor Henry asked can we size for something past the hundred year flood stage? Herb stated the flood maps will recognize the 500 year flood. Mayor, for a 500 year flood would it increase by 80%? The 80% seems like a lot and it almost seems like a number was just picked from the air. Greg Smith asked Herb if we have studies of what ditches that flooded downstream to see if the ditches could handle more or not, is there a capacity study that are not the City's ditches. Herb, Ditch 9 that is being built will be a 100 year conveyance. Ditch 7 will be very close to the 100 year, all the others are less than ten. Hard to see how it could be improved now. We must work with the drainage district to take it past our neighbors. Mayor Henry says we are looking at being stuck with detention forever, regardless of what the Angleton Drainage District does. Councilman John Wright asked if he understood that there are two options one being using the current ditch methodology, and the other using detention on site or regional detention. Herb says nobody in the State of Texas to my knowledge will accept the detention ponds for maintenance, if they aren't maintained they silt up and clog and it is as if they were never there. We are stuck with them inside the city. Mayor says new things we can fix, but the old stuff we are stuck with detention ponds. Greg Smith asked is there a method to do it in a segmented fashion according to development sizes? This could be very cost deterrent for developers. Herb, we tell them to buy about 30% more land than they need for the development to have room for the detention. Mayor asked if the 80% is determined by the gravity, depth or an option. Herb said it is a volume. When land gets valuable they dig it deeper and place pumps in it. Herb suggests maybe to TIRZ out the oversizing on the larger developers? That would differentiate Angleton from Ft. Bend County. Greg Smith states that would be done by making the developer responsible for our current detention standards and then over time through an agreement the City would reimburse them for the additional detention over a period of time. Mayor likes that idea for huge development, but it still

might kill the smaller developer and doesn't work in other watersheds, only for future growth.

Greg Smith asked Keith Vaughan for a legal opinion regarding the ADD and City of Angleton and what happens if one entity adopts this policy and the other does not? That would be counterproductive, we'd have to meet with them and reach an agreement. Herb states that new development has no responsibility to correct standing problems, it is up to us to make sure new development doesn't add to the problem.

The ADD is placing culverts along Henderson to divert a lot of that water and replace that 42" pipe.

Mayor asks if we dig a pond in Freedom Park, do we say it is economic development or put an impact fee on the people that develop that land? Greg Smith asks what is the purpose of that pond?

Discussion ensued regarding overlaying Henderson, but cutting down at the bridge to allow the water to flow over.

Mayor stated that long term we need to create a Master Drainage Policy. Suggestion made that a sliding scale depending on size of development determines amount of detention required. What determines what a "Large" development is?

Where do we go from what we've discussed tonight? We need to have a policy outlined before February.

An ordinance on maintenance of the detention ponds.

Committee to write a policy and bring it back to the council.

Appoint committee Robert Heinemeyer, Greg Smith, Herb Smith, Patti Worfe, Keith Vaughan, Chris Peltier, Mr. Sheffield and Councilman John Wright. Joint meeting with Angleton Drainage District BEFORE adopting policy. Stay with the current plan in the short-term.

Meeting adjourned 8:20 p.m

J. Patrick Henry, Mayor

Amanda Davenport, City Secretary