



# CITY OF ANSON

1301 Commercial Ave  
Anson, Texas 79501

A Star of the Texas Midwest

## Minutes

### Anson City Council Meeting

The Anson City Council held a meeting on the 8<sup>th</sup> Day of September 2025 at 6:00pm, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Member of the council in attendance Linda Powell, Misti Seay, Robert Patterson, April Buchanan, Gilbert Baladez (leaving during agenda item F), and Mayor Richard Abila. Also in attendance Cody Burleson, City Manager Sonny Campbell, and City Attorney Chad Cowan. Members of the public in attendance Michael Marugg, Mitchell Hunter, Breanna Hunter, Blaise Reagan, and Elvira Ramirez.

Mayor Richard Abila called the meeting to order at 6:01pm and Robert Patterson provided the opening prayer.

- A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).**  
None.
- B. Discuss and take action on the August 25, 2025 City Council meeting minutes.**  
Robert Patterson motioned to approve the minutes and Gilbert Baladez seconded. All Approved.
- C. Discuss and take action on an application to amend the zoning map from Elvira Ramirez, 1402 Avenue H, Anson, TX 79501. The Applicant is requesting that 0.5 acres of land, more or less, , more particularly described as Northeast Quarter (NE/4) of Block 163,Duvall Addition to the Town of Anson, also known as 807 14th Street & 1402 Avenue H be amended from the current SF Single-Family Residential District to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District. The applicant has demolished the building at 807 14th Street and would like to install a new HUD Code Manufactured Home.**

City Manager Sonny Campbell explained that the Zoning and Planning Commission met earlier and approved the application. Mr. Campbell explained that the city completed the demolition of the old structure, and the area was ready for the installation of the new home. Linda Powell motioned to approve the application to amend the zoning map from Elvira Ramirez, and Robert Patterson seconded. All approved.



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**D. Discuss and take action on an application to Amend the Zoning Map.** Karla Limon-Member/Manager Estates Heritage LLC, 907 Saddle Brook Drive, Highland Village, Texas 75077. The Applicant is requesting that 3.880 acres of land, more or less, more particularly described as LOTS 3-6, Block 10; Lot 1&2 Block 7; Lot 2 Block 8; Lots 1-14, Block 3, all in the Chapman Addition and the lot described as Abstract 777-44 all in the City of Anson, Jones County, Texas, such lots being located in the northeast portion of town and specifically near the southeast corner of 2nd street and Avenue J; almost the entire city block between Avenues H and I between 3rd Street and 2nd Street; the southeast corner of Avenue I and 3rd Street; the northeast corner of 5th Street and Avenue I; and a lot near the southeast corner of 3rd Street and Avenue H (a map showing the exact location of all lots is available at City Hall). Zoning Requested; Amend current SF Single Family Residential District zoning as to LOTS 3-6, Block 10; Lot 1&2 Block 7; Lot 2 Block 8; all in the Chapman Addition and the lot described as Abstract 777-44 all in the City of Anson, Jones County, Texas and the current Multi Family District zoning as to; Lots 1-14, Block 3, Chapman Addition to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District/Zoning.

City Manager Sonny Campbell informed the council that the Zoning and Planning commission approved the application with the exception of LOTS 3-6, Block 10, Chapman Addition, due to concern from the neighboring property owner. The council listened to the concerns of the citizens in attendance, discussed the areas resembling a mobile home park if approved, the size of the land appropriate for a HUD manufactured Home, and the dire need for additional housing in Anson. Robert Patterson motioned to approve the application to amend the zoning map excluding LOTS 3-6, Block 10, Chapman Addition from Karla Limon-Member/Manager Estates Heritage LLC, acknowledging the potential negatives of allowing multiple mobile homes in a dense area but felt the need for housing in Anson was greater. Linda Powell seconded. The motion carried with 4 in favor and Misti Seay opposed.

**E. Discuss and take action on setting the City of Anson 2025-2026 Tax Rate.**

Linda Powell motioned "I move that the property tax rate be increase by the adoption of a Debt Rate of \$0.155127 per \$100.00 valuation." April Buchanan seconded.

Linda Powell motioned "I move that the property tax rate be increase by the adoption of an M&O tax rate of \$0.866759 per \$100.00 of valuation" April Buchanan seconded.

Linda Powell motioned "I move that the property tax rate be increased by the adoption of a tax rate of \$1.021886, which is effectively a 4.43% percent increase in the tax rate and approve the resolution setting the tax rate for the CITY OF ANSON." April Buchanan seconded.

Each Member of the council was asked to cast a vote of Aye or Nay; Misti Seay-Aye, Gilbert Baladez-Aye, Robert Patterson-Aye, Linda Powell-Aye, April Buchanan-Aye, and Mayor Richard Abila-Aye. All members were in favor with none opposed.



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**F. Discuss and take action on deliberation on the employment, evaluation, reassignment, duties, discipline, or dismissal of an employee, namely the City Manager. (The Council may adjourn into executive session as allowed in Texas Gov't Code 551.074 Personnel Matters.)**

The council adjourned into executive session at 6:45pm to deliberate personnel matters and reconvened in open session at 7:44pm, tabling the item.

**G. Discuss and take action on the City of Anson Personnel Policy.**

City Attorney Chad Cowan informed the council that under the new policy, newly hired full-time employees will begin receiving group health insurance benefits on the first day of the month that includes the ninetieth (90) day following date of hire. The employee's coverage must begin no later than the 91<sup>st</sup> day after their hire date. The second policy change; Employees that are regularly scheduled to work at least thirty (30) hours per week are considered to be full-time employees, and eligible for all benefits of full-time employees if such is approved by their supervisor and the City Manager. Such employee is eligible to receive Medicare Social Security Benefits and the 30 hours must be worked on days dictated by the employee's supervisor and City Manager and the employee's schedule may not be determined by the employee. April Buchanan motioned to adopt the personnel policy changes, and Robert Patterson seconded. All approved. (Misti Seay abstained from voting.)

**H. Discuss and take action on the Anson Hardware accounts payable.**

Misti Seay motioned to approve the Anson Hardware accounts payable, and Robert Patterson seconded. All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the discussion nor the vote.)

**I. Discuss and take action on the accounts payable.**

Linda Powell to approve the accounts payable, and Misti Seay seconded. All approved.

**J. Adjourn.**

Misti Seay motioned to adjourn the meeting at 7:58pm, and April Buchanan seconded. All approved.