

Robert Patterson seconded. All approved.
City Attorney Chad Cowan explained that a formal resolution must be passed to satisfy the requirements of the Texas Comptrollers Office. Misti Seay motioned to approve the Resolution, and

E. Discuss and take action approving a resolution to canvass and approve the results of the May 5, 2018 election where voters approved Proposition A that terminates the sales and use tax allocated to the INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC. and increases the tax rate for the Anson Development Corporation, Inc.

City Attorney Chad Cowan recommended that the City Council be appointed as the IDC Board of Directors. Mr. Cowan explained that the IDC will need to meet a few more times to enter into a lease agreement and proceed with dissolving the IDC. Misti Seay motioned to appoint Misti Seay, Gilbert Baladez, Robert Patterson, Linda Powell, and April Buchanan as the board of director for the Industrial Development Corporation of Anson, INC for a full term. Robert Patterson seconded. All approved.

D. Discuss and take action on appointing directors to the INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC.

City Attorney Chad Cowan explained that the current members have served several terms, and it is time to remove the current board of directors and appoint a new IDC board. Robert Patterson motioned to remove the current IDC Board of Directors, and Misti Seay seconded. All approved.

C. Discuss and take action on removing the current INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC board of directors.

Misti Seay motioned to approve the minutes adding that Chad Cowan was in attendance of the meeting. Robert Patterson seconded. All approved.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson). None.

Mayor Pro-tem Linda Powell called the meeting to order at 6:01pm and Robert Patterson provided the opening prayer.

The Anson City Council met on the 13th day of January 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, and Mayor Pro-tem Linda Powell. Also in attendance Police Chief Daniel Graziose, Cody Burleson, City Attorney Chad Cowan, and City Manager Sonny Campbell.

Anson City Council Meeting

Minutes





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Anson, Texas 79501

CITY OF ANSON

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F. Discuss and take action on the purchase of the Lozano Softball field better known as; R17384 CHAPMAN ANSON, BLOCK 4, ALL BLOCK 4 from Armando Lozano Jr.

City Attorney Chad Cowan expressed concerns about ownership of the north portion of the property and recommended that the city require a survey and title policy be provided at the seller's expense. City Manager Sonny Campbell explained that the Anson Development Corporation had previously approved to purchase the property for \$15,000, and that the property would be used as a girls softball field. Robert Patterson volunteered to negotiate the sale and terms with Armando Lozano Jr. for the purchase of the property. Misti Seay motioned that Robert Patterson negotiate the purchase of the Lozano Softball Field, and Linda Powell seconded. All approved.

G. Police Report.

- a. Update on police activity for the month of December. Chief Graziose provided the council with a report of police activity for December, and the 2024 Racial Profiling Report. Chief Graziose presented a PowerPoint presentation of case#APD2024-0251 outlining the series of events in the recent shooting.
- b. Update on case #APD2024-0241 Forgery of a Financial Instrument. Chief Graziose gave a presentation detailing how a check mailed to MetroCare of Abilene was intercepted, forged, and deposited by someone else. City Manager Sonny Campbell explained that there is no one to blame for this incident, but future payments to MetroCare would be made electronically.
- c. Update on Blue Santa Program. Chief Graziose provided the council the Blue Santa thank you letter drafted by LeeAnn Blankenship and expressed that the Blue Santa Program is successful due to everyone's efforts.

H. City Manager Report.

- a. Discussion of City of Anson water rates compared to surrounding communities. City Manager Sonny Campbell informed the council that the water rates may have to increase and of a project at the Water Treatment Plant that must be completed.
- b. Discuss the contract with Hawley Water Supply Corporation. Mr. Campbell informed the council that Hawley Water may be seeking to purchase water from SUN Water, but the city's contract with Hawley Water Supply Corporation would not change.
- c. Update on Wastewater Treatment plant TCEQ violations. Mr. Campbell informed the council that the WWTP was in violation of TCEQ regulation due to the improper disposal of grease at the facility. Mr. Campbell expressed the problem has been address and steps are being made to bring the facility into compliance.



Mayor

City Secretary

- 1. 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.)
- J. Discuss and take action on the accounts payable. Misti Seay motioned to approve the accounts payable, and Robert Patterson seconded. All approved.
- K. Adjourn. Robert Patterson motioned to adjourn the meeting at 7:40pm, and Misti Seay seconded. All approved.





Minutes

Anson City Council Meeting

The Anson City Council met on the 27th day of January 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Gilbert Baladez, Robert Patterson, Misti Seay, April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance City Secretary LeeAnn Blankenship, City Manager Sonny Campbell, City Attorney Chad Cowan, Police Chief Daniel Graziouse, and Cody Burleson.

Mayor Pro-tem Linda Powell called the meeting to order at 6:00pm, and Sonny Campbell provided the opening prayer.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).
Doug Burks, representing County Waste Service, asked if there was anything CWS could do to provide the city with better service, and thanked the council for choosing CWS.

B. Discuss and take action on the January 13, 2025 City Council meeting minutes.
Misti Seay motioned to approve the minutes, and Gilbert Baladez seconded. All approved.

C. Discuss and take action on a presentation from Tori Norman, representing the Anson Chamber of Commerce, regarding the 2025 Event Schedule and using the city's insurance policy for the events.
Tori Norman provided the following event schedule; Chamber Banquet 3/31/25, Cinco De Mayo 4/26/25, Citywide Garage Sale/Clean-up 10/4/2025, Car Show 10/25/25, Trunk or Treat (10/26/25 or 10/31/25 waiting on football schedule to finalize date), Christmas Tour of Homes 12/6/25, Parade of Lights 12/13/25, Christmas Pageant 12/14/2025, Cowboy Christmas Ball 12/18-20/25.
Tori Norman asked that the council approve including the Cinco De Mayo, Car Show, Trunk or Treat, and the Parade of Lights on the city's TML Insurance Policy. Sonny Campbell informed the council that three events were added to the city's insurance policy last year, but the Car Show was not included. Mr. Campbell informed the council that the city will need to contact TML to inquire about adding coverage for the Car Show event. Misti Seay motioned to table the item until details about adding the appropriate insurance coverage could be obtained. April Buchanan seconded. All approved.

D. Discuss & take action on Ordinance #956 ordering the General Election on May 3rd, 2025, for the purpose of filling the positions of Alderman Place IV & V. (First Reading)
Robert Patterson motioned to approve the first reading of Ordinance #956 ordering the May 3, 2025 General Election. Gilbert Baladez seconded. All approved.

E. Discuss and take action on the 2024 Racial Profiling Report.
Chief Daniel Graziouse presented the 2024 Racial Profiling Report. April Buchanan motioned to approve the 2024 Racial Profiling Report, and Robert Patterson seconded. All approved.



F. Presentation from Police Chief Daniel Graziose introducing a newly hired police officer. Chief Daniel Graziose introduced newly hired Officer, Jarod Smith, and provided an overview of his training and experience.

G. Presentation of the Q4 2024 Quarterly Financial Report. City Secretary LeeAnn Blankenship provided the council with the Q4 Financial Report.

H. Discuss and take action on Sonny & Adrian Campbell granting the City of Anson a water and sewer line easement near 2nd Street and Avenue C. City Attorney Chad Cowan explained that the city would need to accept an easement from Sonny & Adrian Campbell for newly installed water and sewer lines. April Buchanan motioned to approve accepting an easement from Sonny & Adrian Campbell regarding water and sewer lines near 2nd Street and Avenue C, with the exact location to be determined when a survey is complete. Robert Patterson seconded. All approved.

I. Discuss and take action on appointing the City Manager as the Authorized Representative of the City of Anson concerning a pending lawsuit. (The Council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.) City Manager Sonny Campbell asked that this item be tabled.

J. Discuss and take action on Invoice #549167 from Conley & Company. City Manager Sonny Campbell explained that he believes the additional charges stem from Conley & Company having inexperienced employees. He also expressed concern that a budget price was set for the audit but language in the contract allows for additional charges, language he feels was not properly disclosed. Mr. Campbell informed the council that Requests for Proposals would be prepared and that a new CPA Company may be hired. April Buchanan motioned to approve paying the invoice to Conley & Company, LLP, and negotiating the Finance Charges. Gilbert Baladez seconded. All approved.

K. Discuss and take action on the accounts payable. Misti Seay motioned to approve the accounts payable, and Gilbert Baladez seconded. All approved.

L. Adjourn. Misti Seay motioned to adjourn the meeting at 7:00pm, and Gilbert Baladez seconded. All approved.

City Secretary



Mayor

- A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson). None.
- B. Discuss and take action on the January 27, 2025 City Council meeting minutes. Linda Powell motioned to approve the minutes and Robert Patterson seconded. All approved.
- C. Discuss, consider, and take action to award the construction contract for the Water Treatment Plant Disinfection Improvements Re-Bid project. Emma MeeK, representing Jacob and Martin, provided an overview of the project and the necessity that the city completes the project by August 2025 to meet TCEQ and WCTMWD regulations. Emma explained DOWTECH Specialty Contractor were the lowest bidder at the latest bid opening with \$355,564.00. She expressed confidence in the contractor's ability to complete the work on time and within budget. Misti Seay motioned to award the Water Treatment Plant Disinfection Improvement Project to DOWTECH Specialty Contractors, INC., 4703 CR 527, Baird, TX 79504 for \$355,564.00. Gilbert Baladez seconded. All approved.
- D. Discuss and take action on a proclamation declaring March 2025 Colorectal Cancer Awareness Month. Julie St John was in attendance of the meeting and explained that a grant is in place to provide free colorectal cancer screening for eligible individuals in rural communities. Misti Seay motioned to declare March 2025 Colorectal Cancer Awareness Month, and Gilbert Baladez seconded. All approved.
- E. Discuss & take action on Ordinance #956 ordering the General Election on May 3rd, 2025, for the purpose of filling the positions of Alderman Place IV & V. (Second Reading) Linda Powell motioned to approve Ordinance #956 ordering the May 3rd, 2025 General Election and Gilbert Baladez seconded. All approved.
- F. Police Report for the month of January 2025. Police Chief Daniel Graiose provided the council with a report of police activity for the month of January.

The Anson City Council met on the 10th day of February 2025 at 6:00pm at 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Misti Seay, Gilbert Baladez, Robert Patterson, Linda Powell, April Buchanan, and Mayor Richard Abila. Also in attendance Cody Burlison, City Attorney Chad Cowan, City Manager Sonny Campbell, and Police Chief Daniel Graiose.

Mayor Richard Abila called the meeting to order at 6:07pm and Robert Patterson provided the second.

Anson City Council Meeting

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- G. Discuss and take action on a proposal to purchase new police patrol units. Chief Daniel Graiose gave a presentation explaining the mechanical failures occurring on current units and why purchasing two Police Pursuit Vehicles (PPV) is key to the department's success. City Manager Sony Campbell explained that two PPVs can be purchased with trading-in the falling units for \$60,000. After council discussion, Misti Seay motioned to approve the purchase of two new Police Pursuit Vehicles and that Sony Campbell is authorized to negotiate financing and sign contracts for the purchase. Robert Patterson seconded. All approved.
- H. Discuss and take action on the creation of a Theft of Service fee in regard to city utilities. (Mayor Abila called agenda items H & I simultaneously.) Sony Campbell expressed his concern over individuals breaking the city's locks on meters disconnected for nonpayment, and the need for a tampering fee to be imposed before water service can be restored. The council discussed possible solutions to reduce tampering of water meters for accounts disconnected for nonpayment. No action taken.
- I. Discuss and take action on Ordinance #957 amending the City of Anson Water, Sewer, and Garbage Utility rates. (RV PARKS) (First Reading.) Sony Campbell provided the council with Ordinance 957 proposing residential and business rate increases of water, sewer, garbage, and bulk water rates. His estimated overall increase will be \$15.00 per account, and would add a different rate schedule for RV Parks. First reading, no action taken.
- J. Discuss and take action on entering into a contract for Emergency Medical Services with MetroCare Services-Abilene, L.P. or other potential providers. (The council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.) The council adjourned into executive session at 7:44pm for consultation with attorney and reconvened in open session at 8:03pm. No action taken.
- K. Discuss and take action on the 2009 Chevrolet Ambulance VIN# 1GBJC84649E128268, regarding taking bids for the sale of the unit or converting the unit for other uses. Sony Campbell stated that he believes the Ambulance can best be utilized as a water leak repair vehicle and can be converted for a low cost. Misti Seay motioned to approved converting the 2009 Chevrolet Ambulance to a water leak repair vehicle, and Gilbert Baladez seconded. All approved.
- L. Discuss and take action on appointing the City Manager as the Authorized Representative of the City of Anson concerning the Christopher Levens VS. The City of Anson Lawsuit. (The Council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.) The council adjourned into executive session at 8:09pm for consultation with attorney and reconvened in open session at 8:21pm. April Buchanan motioned to appoint City Manager Sony Campbell the Authorized Representative of the City of Anson and that he can make decisions for the City during any mediation hearing regarding the Christopher Levens VS City of Anson Lawsuit. Misti Seay seconded. Mayor Abila asked each member of the council to cast a vote of yea or nay; Misti Seay-Yay, Gilbert





Mayor

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City Secretary

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O. Adjourn. Gilbert Baladez motioned to adjourn the meeting at 8:22pm and April Buchanan seconded. All approved.

N. Discuss and take action on the accounts payable. Linda Powell motioned to approve the accounts payable, and Misti Seay seconded. All approved.

M. Discuss and take action on the Anson Hardware accounts payable. Misti Seay motioned to approve the Anson Hardware accounts payable, and April Buchanan seconded. All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the discussion nor the vote.)

Baladez-Yay, Robert Patterson-Yay, Linda Powell-Yay, April Buchanan-Yay. The motion passed unanimously with all in favor.

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CITY OF ANSON





Mayor

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City Secretary

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Mayor Richard Abila opened the public for comment and discussion at 6:00pm. With no comment or discussion from the public the Public Hearing was closed at 6:06pm.

A. Regarding an application to amend the zoning map from Colton Brown 1719 21st Street, Anson, TX 79501 & Lois A. Haven 1871 Avenue N, Anson, TX 79501. The Applicants are requesting that 0.35 acres of land, more or less, more particularly described as the N/2 of the SE/4 of Block 2, and the south 31.5' of the NE/4 of Block 2, all in the JH Edmonds Addition to the Town of Anson be rezoned from SF Single-Family Residential District zoning to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District.

The Anson City Council held a Public Hearing on 24th day of February 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, Linda Powell, and Mayor Richard Abila. Also in attendance City Secretary LeeAnn Blankenship, President of the Zoning and Planning Commission Cody Burleson, City Attorney Chad Cowan, and City Manager Sonny Campbell, Colton Brown, and Lois Havens.

Anson City Council Public Hearing

Minutes





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**Anson City Council Meeting
Minutes**

The Anson City Council met on the 24th day of February 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, Linda Powell, and Mayor Richard Abila. Also in attendance City Secretary LeAnn Blankenship, President of the Zoning and Planning Commission Cody Burleson, City Attorney Chad Cowan, and City Manager Sonny Campbell.

Mayor Abila called the meeting to order at 6:00pm 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 an application to amend the zoning map from Colton Brown 1719 21st Street, Anson, TX 79501 & Lois A. Haven 1871 Avenue N, Anson, TX 79501. The Applicants are requesting that 0.35 acres of land, more or less, more particularly described as the N/2 of the SE/4 of Block 2, and the south 31.5' of the NE/4 of Block 2, all in the JH Edmonds Addition to the Town of Anson be rezoned from SF Single-Family Residential District zoning to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District.

Colton Brown and Lois Haven were in attendance of the meeting. President of the Zoning and Planning Commission, Cody Burleson, explained that the board met and approved the application after clarifying the zoning changes to two citizens in attendance. Ms. Havens explained that a new mobile home is ordered, and she would be in a very difficult position if the application was not approved. Robert Patterson motioned to approve the application from Colton Brown and Lois Havens to amend the zoning map, and Linda Powell seconded. All approved. Colton Brown thanked all of those in attendance for approving the application.

C. Discuss and take action on the February 10, 2025, City Council meeting minutes.

Misti Seay motioned to approve the February 10, 2025, City Council meeting minutes and Linda Powell seconded. All approved.

D. Discuss and take action on appointing Anita Aguirre as Election Judge for the May 3rd, 2025, General Election.

Linda Powell motioned to appoint Anita Aguirre as Election Judge for the May 3rd General Election, and Robert Patterson seconded. All approved.

E. Discuss and take action on Resolution#022425 entering into an Interlocal Agreement with the Anson Independent School District & Anson Hospital District regarding the May 3, 2025, General Election. City Manager Sonny Campbell informed the council that it was necessary to purchase new election equipment for approximately \$6,200.00 and that cost will be split between each entity. Linda Powell motioned to approve entering the interlocal agreement, and Robert Patterson seconded. All approved.



Mayor

City Secretary

Misti Seay motioned to adjourn the meeting at 7:33pm, and Linda Powell seconded. All approved.

J. Adjourn.

City Manager Sonny Campbell informed the council he has a meeting scheduled with Judge Dale Spurgin and AGH Administrator Ted Matthews to discuss funding EMS. The council discussed quality of service provided by MetroCare is not meeting expectations, and that they would like an explanation from Metro Care regarding the declining quality of service. Mr. Campbell asked that the council commit a specific dollar amount to contribute to funding the EMS, so that he can prepare the budget. Misti Seay believes that zero should be committed to fund EMS, Robert Patterson \$50K-75K (determined by the Hospitals Contribution), Linda Powell believes \$50K should be allocated. City Manager Sonny Campbell informed the council he would base the budget off a \$50K EMS contribution.

I. 2025-2026 Budget Workshop Presentation.

Linda Powell motioned to approve the accounts payable, and Robert Patterson seconded. All approved.

H. Discuss and take action on the accounts payable.

Patterson seconded. All approved.

City attorney Chad Cowan explained the RV utility rates were not prepared and asked that the language be struck from the Ordinance at this time. The council discussed the importance of limiting utility rate increases that effect the elderly on fixed incomes, but also the overall necessity of rate increases. The council reviewed the proposed rate amendments regarding water, sewer, garbage, tap fees, setting a \$200.00 tampering fee, and removing the language regarding RV parks. Linda Powell motioned to approve the second reading of Ordinance #957 approving the items discussed. Robert Patterson seconded. All approved.

G. Utility rates. (RV PARKS) (Second Reading.)

G. Discuss and take action on Ordinance #957 amending the City of Anson Water, Sewer, and Garbage

All approved.
Misti Seay motioned to accept the Certification of Unopposed Candidates, and Linda Powell seconded.

Place V, Robert Patterson, are unopposed.

F. Discuss and take action on accepting the Certification of Unopposed Candidates for the election scheduled to be held on May 3rd, 2025, where Alderman Place IV, April Buchanan, and Alderman





Mayor

City Secretary

Mayor Pro-tem Linda Powell opened the Public Hearing at 6:00pm for comment and discussion. With no public comment or discussion, Mayor Pro-tem Linda Powell closed the public hearing at 7:15pm.

Regarding the proposed 2025-2026 City of Anson Budget:

The Anson City Council held a public hearing on the 10th day of March 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance City Manager Sonny Campbell, City Attorney Chad Cowan, Cody Burleson, and City Secretary LeAnn Blankenship. Members of the public Micki Black.

Anson City Council Public Hearing

Minutes



The Anson City Council held a meeting on the 10th day of March 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance City Manager Sonny Campbell, City Attorney Chad Cowan (Leaving after Agenda item F.), Cody Burleson, and City Secretary LeeAnn Blankenship. Mayor Pro-tem Linda Powell called the meeting to order at 6:00pm and Robert Patterson provided the opening prayer.

Anson City Council Meeting

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A. Presentation from Citizens. No formal action may be taken. (limit 5 minutes per spokesperson)
None.

B. Open bids submitted from the city's request for proposals regarding the City of Anson's annual audit.

Mayor Pro-tem Linda Powell opened bids submitted by Merritt, McLane, Hamby, Roberts and McGe, and Conley and Company.

BID AMOUNTS FOR ANNUAL AUDIT

- Merritt, McLane, and Hamby \$27,000
- Roberts and McGe \$19,800, plus travel approx. \$450
- Conley and Company \$49,500

The council asked that each bid be researched further and a decision would be made at the next Council Meeting.

C. Discuss and take action on a proposal from Micki Black regarding operating the City of Anson Pool. (The council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.)

Micki Black explained that due to state law changes, she is required to have additional lifeguard staff, and her proposal was for a two-year contract at \$28,500.00 annually. April Buchanan motioned to approve hiring Micki Black as an independent contractor to operate the Anson City Pool for \$28,500.00 annually for a two-year term. Robert Patterson seconded. All approved.

D. Discuss and take action on amending the Zoning Ordinance as it applies to Recreational Vehicle (RVs).

City Manager Sonny Campbell explained that he believed RVs should be allowed in the designated Mobile Home area. The RVs must have an independent address, water and sewer tap, under pinning, not older than ten years, and must pass an inspection. The council discussed the pros-cons of allowing individuals to use RVs as a permanent residence. First Reading- No action taken.



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CITY OF ANSON



Mayor

City Secretary

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Robert Patterson motioned to adjourn the meeting at 8:40pm and Misti Seay seconded. All approved.

L. Adjourn.

motioned to not adopt a dress code and April Buchanan seconded. All approved. adopting a dress code and does not share the same view as Mayor Linda Powell. Misti Seay clothing should always be worn at council meetings. Misti Seay explained that she does not agree with that the council refrain from wearing sweatpants to council meetings and believes that appropriate Linda Powell addressed the council with concerns of clothing worn during council meetings. She asked

K. Discuss and take action on implementing a City Council dress code.

April Buchanan motioned to approve the accounts payable, and Misti Seay seconded. All approved.

J. Discuss and take action on the accounts payable.

discussion nor the vote.)

All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the Misti Seay motioned to approve the Anson Hardware account payable, and April Buchanan seconded.

I. Discuss and take action on the Anson Hardware accounts payable.

motion carried with 4 votes of Yay and two absent.

April Buchanan-Yay, Linda Powell-Yay, Gilbert Baladez-Absent, and Mayor Richard Abila-Absent. The member of the council was asked to cast a vote of Yay or Nay; Misti Seay-Yay, Robert Patterson-Yay,

April Buchanan motioned to approve 2025-2026 City of Anson Budget. Misti Seay seconded. Each

H. Discuss and take action on the 2025-2026 City of Anson Budget.

be allocated to EMS contribution. that returning lifeguards be reimbursed this expense. The council also recommended that \$50,000.00

council asked that \$2,250.00 be added to the City Pool Budget to cover lifeguard training expenses and City Manager Sonny Campbell provided the council with a detailed review of the proposed budget. The

G. Budget Workshop Presentation.

seconded. All approved.

only the sale of the overflow water by taking bids from the interested parties. April Buchanan could be sold, as the pond was not in compliance with TCEQ rules. Misti Seay motioned to approve

water from the Anson North Lake. Mr. Campbell explained that water from the overflow pond water City Manager Sonny Campbell explained that several businesses are interesting in purchasing raw

F. Discuss and take action on the sale of the overflow water at the Anson North Lake.

carried 3 in favor and one opposed.

the \$19,248.25 back-up Generator, Robert Patterson seconded. Misti Seay opposed. The motion building for \$19,248.25. After council discussion, April Buchanan motioned to approve the purchase of

that would power computers and lights for \$12,248.25 or a larger unit that could power the entire that a backup generator would eliminate the outages. Mr. Campbell presented a bid for a small unit

City Manager Sonny Campbell explained that recent power outages have forced City Hall to close and City Manager Sonny Campbell explained that recent power outages have forced City Hall to close and

E. Discuss and take action on purchasing a backup generator for City Hall.





Mayor

City Secretary

Mayor Pro-tem Linda Powell opened the Public Hearing at 6:00pm for comment and discussion. With no comment nor discussion, Mayor Pro-tem Linda Powell closed the public hearing at 6:58pm.

Regarding the proposed 2025-2026 City of Anson Budget.

The Anson City Council held a Public Hearing on the 24th day of March 2025, at 6:00, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, and Mayor Pro-tem Linda Powell. Also in attendance City Secretary LeeAnn Blankenship, Cody Burleson, Police Chief Daniel Graiose, City Attorney Chad Cowan, and City Manager Sonny Campbell.

Anson City Council Public Hearing

Minutes



The Anson City Council held a meeting on the 24th day of March 2025, at 6:00pm, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, and Mayor Pro-tem Linda Powell. Also in attendance City Attorney Chad Cowan, City Secretary LeeAnn Blankenship, Cody Burleson, Police Chief Daniel Graziop, and City Manager Sonny Campbell.

Mayor Pro-tem Linda Powell called the meeting to order at 6:00pm, 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 February 24, 2025 Public Hearing Minutes. Misti Seay motioned to approve the minutes, and Robert Patterson seconded. All approved.

C. Discuss and take action on the February 24, 2025 City Council meeting minutes. Robert Patterson motioned to approve the minutes, and Misti Seay p seconded. All approved.

D. Discuss and take action on the March 10, 2025 Public Hearing minutes. Misti Seay motioned to approve the minutes and Robert Patterson seconded. All approved.

E. Discuss and take action on the March 10, 2025 City Council meeting minutes. Robert Patterson motioned to approve the minutes and Misti Seay seconded. All approved.

F. Discuss and take action on ordering the cancellation of the May 3rd, 2025 election, and declaring the unopposed candidates April Buchanan, Place IV, and Robert Patterson, Place V, hereby elected. Robert Patterson motioned to approve ordering the cancellation of the May 3rd, 2025 election, and declaring the unopposed candidates April Buchanan, Place IV, and Robert Patterson, Place V, hereby elected. Misti Seay seconded. All approved.

G. Discuss and take action on hiring a company to perform the City of Anson's annual audit. City Secretary LeeAnn Blankenship provided the council with a score sheet summarizing her review of the proposals submitted by Merrit, McLane, and Hamby at \$27,000, Roberts and McGeer at \$19,800 plus travel expenses, and Condeley and Company at \$49,500. Mrs. Blankenship voiced she was highly impressed with both Merrit, McLane, & Hamby and Roberts & McGeer. After council discussion, Misti Seay motioned to hire Roberts and McGeer at a cost of \$19,800 plus travel expenses to perform the City of Anson's annual audit. Robert Patterson provided the second. All approved.

Anson City Council Meeting

Minutes





Mayor

City Secretary

- H. Police Report for the month of February. Police Chief Daniel Graziose provided the council with a report of police activity and updates on cases filed.
- I. Discuss and take action on re-appointing Bob Herndon to the West Central Texas Municipal Water District Board. Robert Patterson motioned to re-appoint Bob Herndon for a full term to the West Central Texas Municipal Water District Board, and Misti Seay seconded. All approved.
- J. Discuss and take action on Ordinance #958 amending the Zoning Ordinance as it applies to Recreational Vehicles. (First Reading.) City Attorney Chad Cowan presented the council with the proposed Ordinance regarding RVs and the rules that would regulate the use. After council discussion, no action was taken- First Reading.
- K. Discuss and take action on the City of Anson 2025-2026 Budget. City Manager Sonny Campbell presented the Anson Fire Department budget and updated the council on the EMS funding situation. Mr. Campbell asked that the council place \$75,000.00 that could be contributed towards funding an EMS Service. No Action Taken.
- L. Discuss and take action on awarding the Quarterly Employee Merit Award. (The Council may adjourn into executive session as allowed in Texas Gov't Code 551.074 Personnel Matters.) The council reconvened in open session at 7:48pm. Robert Patterson motioned that City Manager Sonny Campbell award the Quarterly Employee Merit Award, and Misti Seay seconded. All approved.
- M. Discuss and take action on the accounts payable. Misti Seay motioned to approve the accounts payable, and Robert Patterson seconded. All approved.
- N. Adjourn. Misti Seay motioned to adjourn the meeting at 7:49pm and Robert Patterson seconded. All approved.



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CITY OF ANSON



Mayor

City Secretary

Mayor Richard Abila opened the Public Hearing at 12:01pm for comment and discussion. City Manager Sonny Campbell updated the council on the status of EMS funding. With no comment or discussion from the public, Mayor Abila closed the public hearing at 12:14pm.

Regarding the City of Anson 2025-2026 Budget

The Anson City Council conducted Public Hearing on the 31st Day of March 2025 at 12:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, Linda Powell, April Buchanan, and Mayor Richard Abila. Also in attendance City Manager Sonny Campbell.

Public Hearing Minutes

Anson City Council





Mayor

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City Secretary

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the second. All approved.

April Buchanan made the motion to adjourn the meeting at 12:25pm and Robert Patterson provided

D. Adjourn.

motion carried with no opposition and one absent.

Patterson-Aye, Misti Seay-Aye, Linda Powell-Aye, April Buchanan-Aye, and Gilbert Baladez-Absent. The provided the second. Each member of the council was asked to cast a vote of Aye or Nay: Robert

Misti Seay made the motion to approve the 2025-2026 City of Anson Budget, and April Buchanan

C. Discuss and take action on the 2025-2026 City of Anson Budget.

reimbursement. Robert Patterson provided the second. All approved.

\$28,500.00 allocated to the contractor and \$2,250.00 to be used for Lifeguard training & training contractor Micki Black for operation of the Anson City Pool for a total amount of \$30,750.00,

Misti Seay made the motion to approve the entering into a 2-year contract with independent

B. Discuss and take action on the pool contract with Micki Black for 2-year term.

None.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).

prayer.

Mayor Richard Abila called the meeting to order at 12:14pm and Robert Patterson provided the opening

meeting City Manager Sonny Campbell.

Patterson, Misti Seay, Linda Powell, April Buchanan, and Mayor Richard Abila. Also in attendance of the

the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert the Anson City Council held a Special Called City Council meeting on the 31st day of March 2025 at 12:00pm at

Minutes

Special Called City Council Meeting





**Minutes
Anson City Council Meeting**

The Anson City Council met on the 14th day of April 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Gilbert Baladez, Robert Patterson, Misti Seay, and Mayor Richard Abila. Also in attendance Cody Burtson, City Manager Sonny Campbell, and City Attorney Chad Cowan.

Mayor Richard Abila opened the meeting at 6:00pm and Gilbert Baladez provided the opening prayer.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).
None.

B. Police Report:

a. Presentation from Police Chief Daniel Grazioplene acknowledging First Responders assistance to the Anson Police Department.
Chief Grazioplene described a recent incident that showcased the teamwork and the willingness of those involved to take action. Chief Grazioplene presented Certificates of Appreciation to Michael Prado, Jacob Presley, Alvin Garcia JR., Robert Patterson, Clyde Patterson, and Pete Klein.
b. Police Report for the month of March 2025.
Chief Grazioplene presented the report of police activity for the month of March and introduced the newly acquired K9 Officer Helix. Chief Grazioplene provided the council with a history of his training, the dire situation Helix was facing, and a demonstration of his drug sniffing abilities.

C. Discuss and take action on the March 24, 2025 Public Hearing minutes.
Misti Seay motioned to approve the Public Hearing minutes amending the month to reflect March. Gilbert Baladez seconded. All approved.

D. Discuss and take action on the March 24, 2025 City Council meeting minutes.
Gilbert Baladez motioned to approve the minutes amending agenda item k to read \$75,000. Misti Seay seconded. All approved.

E. Discuss and take action on the March 31, 2025 Public Hearing minutes.
Misti Seay motioned to approve Public Hearing minutes with amendments, and Robert Patterson seconded. All approved.

F. Discuss and take action on the March 31, 2025 Special Called City Council Meeting minutes.
Robert Patterson motioned to approve the Special Called City Council Meeting minutes as presented, and Misti Seay seconded. All approved.



Mayor

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City Secretary

K. Adjourn.

Gilbert Baladez motioned to adjourn the meeting at 7:00pm and Misti Seay seconded. All approved.

(nor the vote.)

J.

Discuss and take action on the accounts payable.

Misti Seay motioned to approve the accounts payable, and Gilbert Baladez seconded. All approved. (Robert Patterson, having signed an affidavit of conflict of interest, did not participate in the discussion

I.

Discuss and take action on an Ordinance regulating the Anson City Park, including hours of operation and lighting at the park.

Alderman Misti Seay informed the council that there was not any signage at the Anson City Park indicating the hours of operation, there were damaged and exposed nails, and that the lighting was not adequate. Misti Seay explained that she would like the park(s) to be a family friendly and a safe environment and that she hoped funds and attention would be given to the parks. City Attorney Chad Cowan asked the council to review Ordinance 825 regarding park regulations and inform him of desired changes at the next meeting. First Reading no action taken.

H.

Discuss and take action on repairs to the Anson Opera House northside wall and crack in the west wall.

City Manager Sony Campbell informed the council that he is in contact with Don Davis, a brick mason, and anticipates the cost to repair the damage at the Opera House to be approximately \$30,000.00. Mr. Campbell explained that the Opera Board may approach the City Council to obtain a loan to repair the building. Misti Seay motioned to move forward with exploring options to repair/fund the repair of the Anson Opera House. Gilbert Baladez seconded. All approved.

G.

Discuss and take action on the sale of trust property known as; Lot Three (3), in Block Fifty-one (51), of the Original Town of Anson, Jones County, Texas R29045 for the amount of \$1,300.00 from Kareem Alshendi, 9733 Kingsmill Dr, Plano, Texas 75025.

Misti Seay motioned to approve the sale of Parcel ID R29045 for \$1,300.00 from Kareem Alshendi, and Robert Patterson seconded. All approved.



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CITY OF ANSON



**Minutes
Anson City Council Meeting**

The Anson City Council met on the 28th day of April 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Linda Powell, Gilbert Baladez, Misti Seay, and Mayor Richard Abila. Also in attendance Cody Burleson, City Secretary LeeAnn Blankenship, Police Chief Daniel Graziuse, City Attorney Chad Cowan, and City Manager Sonny Campbell. Mayor Richard Abila called the meeting to order at 6:00pm 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 April 14, 2025, City Council meeting minutes.
Misti Seay motioned to approve the minutes. Gilbert Baladez seconded. All approved.

C. Discuss and take action on a RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2025 AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

D'Anne Carson, representing Government Capital, explained the loan was for \$850,000, on a 15-year note, and the exact interest rate will be determined. Ms. Carson explained funds can be expended for roads, water treatment, sewer, water lines, downtown improvements, and various infrastructure projects. City Manager Sonny Campbell explained that after the various projects are completed any remaining funds can be used to pay off debt. Linda Powell motioned to authorize publication of notice of intention to issue certificates of obligation, series 2025 and authorize certain other matters relating thereto for the amount of \$850,000 on a 15-year term. Robert Patterson seconded. Mayor Abila asked each member of the council to cast a vote of Aye or Nay: Linda Powell-Aye, Robert Patterson-Aye, Misti Seay-Aye, Gilbert Baladez-Aye, and April Buchanan-Absent. The motion carried with 4 votes of Aye and 1 Absent.

D. Presentation of the Q1 Quarterly Financial Report.

City Secretary LeeAnn Seay presented the Q1 Quarterly Investment Report.

E. Discuss and take action on a quote to repair damage to the Anson Opera House Roof.

City Manager Sonny Campbell presented the council with an estimate from Clear Fork Roofing to repair/replace the shingle roof of the Opera House and to replace the Anson City Hall Roof. Mr. Campbell explained that he would like to have a copper-colored metal roof installed as it would increase the longevity of the roof and be aesthetically pleasing. The total cost of the Opera House new roof is \$61,364.00, of which the city's insurance policy will cover \$37,134.00 leaving \$24,230.00 that the city must provide. The cost to replace City Hall is \$42,132.00, which will be paid by the city's TML insurance policy. Linda Powell motioned to approve the estimate from Clear Fork Roofing Company to replace the Anson Opera House roof for \$61,364.00 and the Anson City Hall roof for \$42,132.00. Robert Patterson seconded. All approved.



Mayor

City Secretary

Linda Powell motioned to adjourn the meeting at 7:43pm and Misti Seay seconded. All approved.

J. Adjourn.

I. Discuss and take action on the accounts payable. Misti Seay motioned to approve the accounts payable, and Gilbert Baladez seconded. All approved.

H. Discuss and take action on Ordinance #960 Declaring the MTC Bluebonnet Detention Center Critical Infrastructure. (First Reading)
Police Chief Daniel Graziose explained that he was informed of a public demonstration that was planned to be held at or near the MTC Bluebonnet Detention Center on May 5, 2025. Chief Graziose explained the facility has gained national attention and the demonstration could range from 5-500 people. Chief Graziose presented the council with what he believes is evidence to designate the facility as critical infrastructure and a basic plan on how to ensure that the demonstration remains peaceful and orderly. City Attorney Chad Cowan explained that he would need more to time research the legality of the complex situation regarding public demonstration and the area of the MTC Bluebonnet Detention Center. First Reading no action taken.

G. Discuss and take action on Ordinance #959 regulating the Anson City Park, including hours of operation and lighting at the park. (Second Reading)
City Manager Sonny Campbell informed the council that he had a meeting with an AEP field engineer and they will replace, repair, and upgrade the lighting in the park areas. The council discussed rules and regulations at City Parks. -Tabled.

F. Discuss and take action on Ordinance #958 amending the Zoning Ordinance as it applies to Recreational Vehicles. (Second Reading)
City Attorney Chad Cowan informed the council that the ordinance was not fully prepared and asked the council to continue to review the ordinance. City Manager Sonny Campbell requested that the agenda item be tabled. Tabled.





Mayor

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City Secretary

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Gilbert Baladez motioned to adjourn the meeting at 12:45pm and Robert Patterson seconded. All approved.

- E. **Adjourn.**
With lack of a motion, the agenda item died.
- D. **Discuss and take action on a resolution designating the softball field and parking lot at the southeast corner of Avenue G and 2nd Street as a Free Speech/Protest area.**
approved.
- C. **Discuss and take action on a Resolution declaring the MTC Blue Bonnet Detention Center a Critical Infrastructure Facility.**
Robert Patterson motioned to approve the Resolution declaring the MTC Blue Bonnet Detention Center a Critical Infrastructure Facility with the wording presented. Gilbert Baladez seconded. All approved.
- B. **Discuss and take action on a Resolution closing 2nd Street from Avenue C to the eastern boundary line of the Jones County Law Enforcement Center Tract beginning at 12:01am the night of the 5th to 11:59pm the 5th, and Gilbert Baladez seconded. All approved.**
Robert Patterson motioned to approve the Resolution to close 2nd street from Avenue C to the eastern boundary line of the Jones County Law Enforcement Center Tract beginning at 12:01am the night of the 5th to 11:59pm the 5th, and asked the council to approve agenda items B and C.
Daniel Grazioplene explained his belief that if no control of the area is established that it will increase the likelihood of a negative incident, and asked the council to seek an attorney that specializes in Civil Rights issues. Mr. Cowan also expressed that he did not agree with Chief Grazioplene's interpretation of the law and does not believe the city can limit access to the Public Forum. Police Chief regarding the regulations regarding public protests and asked the council to seek an attorney that City Attorney Chad Cowan informed the council that he did not receive clear guidance from TML (Mayor Pro-tem Linda Powell called agenda items B, C, and D simultaneously.)
regarding the regulations regarding public protests and asked the council to seek an attorney that specializes in Civil Rights issues. Mr. Cowan also expressed that he did not agree with Chief Grazioplene's interpretation of the law and does not believe the city can limit access to the Public Forum. Police Chief Daniel Grazioplene explained his belief that if no control of the area is established that it will increase the likelihood of a negative incident, and asked the council to approve agenda items B and C.
Robert Patterson motioned to approve the Resolution to close 2nd street from Avenue C to the eastern boundary line of the Jones County Law Enforcement Center Tract beginning at 12:01am the night of the 5th to 11:59pm the 5th, and Gilbert Baladez seconded. All approved.
- A. **Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).**
None.

Mayor Pro-tem Linda Powell called the meeting to order at 12:00pm and Chad Cowan provided the opening prayer.

The Anson City Council met on the 2nd day of May 2025 at 12:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Gilbert Baladez, and Mayor Pro-tem Linda Powell. Also in attendance (City Manager Sonny Campbell, Police Chief Daniel Grazioplene joined via telephone) Cody Burleson, and City Attorney Chad Cowan.

Special Called City Council Meeting

Minutes



D. Discuss and take action on the April 28, 2025 City Council meeting minutes. Misti Seay motioned to approve the minutes, and April Buchanan seconded. All approved.

Robert Patterson seconded. All approved.
Texas for \$15,000.00 and to authorize City Manager Sonny Campbell to sign all necessary documents.
Seay motioned to accept the offer from Taylor Telephone Cooperative Inc, dba Taylor Telecom, for the purchase of Lots 1, 2, and 3, all in Block 5, Dana Scott Anson, Addition, City of Anson, Jones County, \$15,000. Taylor Telecom representatives provided the council with a history of the company, an explanation of the services they will bring to Anson, and answered any questions the council had. Misti Seay motioned to accept the offer from Taylor Telephone Cooperative Inc, dba Taylor Telecom, for the purchase of Lots 1, 2, and 3, all in Block 5, Dana Scott Anson, Addition, City of Anson, Jones County, Texas.

C. Discuss and take action on a proposal from Taylor Telephone Cooperative Inc dba Taylor Telecom regarding the purchase of Lots 1, 2, and 3, all in Block 5, Dana Scott Anson, Addition, City of Anson,

City Manager Sonny Campbell explained that by allowing Arlington Baptist University to use the city's EIN to finance their road construction the city would receive approximately \$12,500.00 in return. April Buchanan motioned to approve the Resolution and Robert Patterson seconded. Each member of the council was asked to cast a vote of aye or nay: Misti Seay-Aye, April Buchanan-Aye, Robert Patterson, Aye, Linda Powell-Aye, Gilbert Baladez-Absent, and Mayor Richard Abila-Absent. The motion carried with 4 votes of Aye and 2 Absent.

B. Discuss and take action on a RESOLUTION APPROVING A LOAN AGREEMENT AMONG THE CORPORATION, ARLINGTON BAPTIST UNIVERSITY, AND A LENDER, AND RELATED MATTERS FOR A TAX EXEMPT LOAN.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson). None.

Mayor Pro-tem Linda Powell opened the meeting at 6:00pm and Robert Patterson provided the opening prayer.

The Anson City Council held a Special Called City Council meeting on the 29th Day of May 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Misti Seay, Robert Patterson, April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance Cody Burleson, City Manager Sonny Campbell, and Police Chief Daniel Graziose.

**Minutes
Special Called City Council Meeting**



- J. Discuss and take action on Ordinance #959 Regarding AN ORDINANCE PROVIDING FOR A CHANGE IN THE MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY OF ANSON, TEXAS. (First Reading)**
City Manager Sony Campbell explained that this would increase the city's matching contribution towards employee retirement from 1.5:2 to 2:2. First Reading no action taken.
- I. Discuss and take action on an estimate from Big Country Water Services to install new pumps at the lift station on 2nd Street and Avenue N.**
City Manager Sony Campbell informed the council that lightning struck the lift station at 2nd and Avenue N and that two new pumps must be purchased. The city has been using a temporary pump and the vacuum truck to keep the lift levels down. The council reviewed the bid from Big Country Water Services for the purchase and installation of two new 20HP pumps for \$41,089.00. Robert Patterson motioned to approve the purchase and installation of the lift station pumps from Big Country Water Services for \$41,089.00, and Misti Seay seconded. All approved.
- H. Discuss and take action on Ordinance #958 Declaring the MTC Bluebonnet Detention Center Critical Infrastructure. (Second Reading)**
City Manager Sony Campbell explained that a meeting was held with an attorney from Underwood Law Firm that specializes in this type of law, and that the attorney has reviewed and made changes to the ordinance. After council discussion, Misti Seay motioned to approve Ordinance #958, and April Buchanan seconded. All approved.
- G. Discuss and take action on Police Policies.**
Chief Daniel Graziose explained that the department must adopt personnel policies from TCOLE regarding Misconduct Allegations, Hiring Selection, and Internal Affairs policies. Misti Seay motioned to approve and adopt the policies described, and April Buchanan seconded. All approved.
- F. Police Report for the month for April.**
Chief Daniel Graziose provided the council with a report of police activity for the month of April.
- E. Discuss and take action on the May 2, 2025 Special Called City Council meeting minutes.**
Robert Patterson motioned to approve the Special Called minutes, and April Buchanan seconded. All approved.





Mayor

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City Secretary

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April Buchanan motioned to adjourn at 7:10pm and Robert Patterson seconded. All approved.

M. Adjourn.

Misti Seay motioned to approve accounts payable, and April Buchanan seconded. All approved.
L. Discuss and take action on the accounts payable.

April Buchanan motioned to approve the Anson Hardware accounts payable, and Robert Patterson seconded. All approved.
K. Discuss and take action on the Anson Hardware accounts payable.





**Minutes
Anson City Council Meeting**

5

The Anson City Council met on the 9th day of June 2024, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance were Robert Patterson, Linda Powell, April Buchanan, and Mayor Richard Abila. (Misti Seay arriving at agenda item D.) Also in attendance Cody Burleson, City Attorney Chad Cowan, and City Manager Sonny Campbell.

Mayor Richard Abila called the meeting to order at 6:00pm 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 May 29, 2025, Special Called City Council meeting minutes.
April Buchanan motioned to approve the Special Called minutes, and Robert Patterson seconded. All approved.

C. Discuss and take action on entering into a new farming lease for approximately 224 acres more or less, out of Section 1, Block 1, T&NO RR. Company Survey, Jones County, Texas, known as the Sewer Farm property with Conrad Roberts.
City Attorney Chad Cowan explained that the lease agreement was the same as the previous lease agreement. The terms of the lease agreement are 5 years with the option to renew it at the end of 5 years. April Buchanan motioned to approve a 5-year lease with an option to renew after 5 years and authorize Mayor Richard Abila to sign the agreement. Linda Powell seconded. All approved.

D. Discuss and take action on Ordinance #959 AN ORDINANCE PROVIDING FOR A CHANGE IN THE MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY OF ANSON, TEXAS. (Second Reading.)

The passage of the Ordinance would make the following change; effective July 1st, 2025 for each month of current service thereafter rendered by each of its employees who are members of the Texas Municipal Retirement System, the City elects to provide for each such member at the time of his or her retirement, a sum that is 200% of such member's accumulated deposits for such month of employment; and said sum shall be a liability of the City's account in the benefit accumulation fund. April Buchanan motioned to approve Ordinance #959 and Linda Powell seconded. All approved.



Mayor

City Secretary

approved.

Linda Powell motioned to adjourn the meeting at 7:03pm and Robert Patterson seconded. All

I. Adjourn.

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

H. Discuss and take action on the accounts payable.

discussion nor the vote.)

All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the April Buchanan motioned to approve the Anson Hardware accounts payable and Misti Seay seconded.

G. Discuss and take action on the Anson Hardware accounts payable.

action taken. First Reading.

City Attorney Chad Cowan explained that this Ordinance would establish limits on the time spent on fulfilling Public Information Requests and asked the council to review the ordinance thoroughly. No

Reading.)

F. Discuss and take action on Ordinance No. 961 ESTABLISHING MONTHLY AND ANNUAL TIME LIMITS ON TIME SPENT BY CITY PERSONNEL RESPONDING TO REQUESTORS OF PUBLIC INFORMATION (1st

with a lack of a second.

Anson. Linda Powell motioned to approve Ordinance #960 with discussed changes. The motion died permanent homes, with several of the council members not seeing it as an overall benefit to the City of used as under pinning. The council discussed the pros and cons of allowing individuals to use RVs as account, provide proof of RV ownership, RV size requirements, and types of allowable materials to be The council discussed an Occupancy Permit, requiring the owner of the RV to activate the water

Recreational Vehicles. (Second Reading.)

E. Discuss and take action on Ordinance #960 amending the Zoning Ordinance as it applies to





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CITY OF ANSON

Minutes

Anson City Council Meeting

The Anson City Council met on the 23rd day of June 2025 at 6:00pm at 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Misti Seay, Robert Patterson, Linda Powell, Gilbert Baladez, and Mayor Richard Abila. Also in attendance Cody Burleson, City Secretary LeAnn Blankenship, Police Chief Daniel Grajose, and City Manager Sonny Campbell.

Mayor Richard Abila called the meeting to order at 6:01pm and Gilbert Baladez 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 June 9, 2025 City Council meeting minutes.
Misti Seay motioned to approve minutes, and Gilbert Baladez seconded. All approved.

C. Consider for Approval: ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF ANSON, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2025; PRESCRIBING THE TERMS AND FORM THEREOF; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL THEREOF AND INTEREST THEREON; AWARDING THE SALE THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES, INCLUDING USE OF THE PROCEEDS THEREOF; AND MATTERS INCIDENT THERETO;
City Manager Sonny Campbell requested this item be tabled.

D. Police Report for the month of May 2025.
Police Chief Daniel Grajose provided the council with a report of Police activity for the month of May and informed the council of the resignation of James Blankenship and Elias Carrasquillo from the Police Department.

E. Discuss and take action on Ordinance No. 961 ESTABLISHING MONTHLY AND ANNUAL TIME LIMITS ON TIME SPENT BY CITY PERSONNEL RESPONDING TO REQUESTORS OF PUBLIC INFORMATION (2nd Reading).
City Manager Sonny Campbell informed the council that he believed a Resolution 2008-07 regarding Public Information requests was sufficient and Ordinance No. 961 was no longer needed. No action taken.



Mayor

City Secretary

Misti Seay motioned to adjourn the meeting at 6:44pm and Gilbert Baladez seconded. All approved.

J. Adjourn.

approved.

Robert Patterson motioned to approve the accounts payable, and Linda Powell seconded. All approved.

I. Discuss and take action on the accounts payable.

The City Council discussed the intersection of 21st and Avenue L, and the potential need to change street signage at additions locations. Linda Powell motioned to approve replacing the yield signs at the intersection of 21st Street and Avenue L, and Gilbert Baladez seconded. All approved.

H. Discuss and take action replacing the yield signs at intersection of 21st Street and Avenue L with stop signs.

approved.

statement approving any potential conflicts of interest in such representation. Misti Seay seconded. All 1:25-cv-00087-H; Chris Levens v. City of Anson, Texas, and authorizing the City Manager To sign a Kutchin, P.C., of the City of Anson and co-Defendant Daniel Graiose in the case of Civil Action No. Robert Patterson motioned to approve the joint representation by Fanning Harper Martinson Brandt & authorization to represent Sonny Campbell, Daniel Graiose, and the City of Anson. City Attorney Chad Cowan explained that the law firm was under new ownership and requires new authorization to represent Sonny Campbell, Daniel Graiose, and the City of Anson.

G. Discuss and take action on approving the joint representation by Fanning Harper Martinson Brandt & Kutchin, P.C., of the City of Anson and co-Defendant Daniel Graiose in the case of Civil Action No. 1:25-cv-00087-H; Chris Levens v. City of Anson, Texas, and authorizing the City Manager To sign a statement approving any potential conflicts of interest in such representation.

Gilbert Baladez seconded. All approved.

Alderman Misti Seay explained that she would like to have a standardized response confirming emails received from the public. City Attorney Chad Cowan explained that nothing beyond the Open Meetings Act is required but the council can respond if they choose to. Robert Patterson motioned to designate Misti Seay as the City Council representative when responding to emails received from the public.

F. Discuss and take action on creating a policy regarding the interaction of the City Council members and members of the public on social media and potentially appointing designated council members to respond to social media.



The Anson City Council met on the 14th Day of July 2025 at 6:00pm, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, April Buchanan, Misti Seay, and Mayor Richard Abila. Also in attendance Cody Burleson and City Manager Sonny Campbell. 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 June 23, 2025, City Council meeting minutes. Robert Patterson motioned to approve the minutes and Misti Seay seconded. All approved.

C. Discuss and take action on the City of Anson 2025-2026 Investment Policy. Misti Seay motioned to approve the City of Anson 2025-2026 Investment Policy, and April Buchanan seconded. All approved.

D. Discuss and take action on a memorandum of understanding between the City of Anson and The West Central Texas Council of Governments. City Manager Sonny Campbell explained that this would allow the WCTCOG to create a Hazard Mitigation plan for small municipalities.

E. Discuss and take action on the Personnel Policy in regard to eligibility for health insurance coverage. The council discussed how long an employee must work in a week to be considered full time and eligible for health insurance coverage. April Buchanan motioned to change the policy to reflect that an employee must work at least 30 hours per week to be considered fulltime and eligible for Health Insurance Coverage. Robert Patterson seconded. All approved.

F. Discuss and take action on a proposal from Airite Windows for the installation of windows at the Anson Opera House for \$3,932,73. The council reviewed the bid to replace the west facing Opera House wall windows and discussed the additional cost of renting a lift. Misti Seay motioned to approve the bid from Airite Windows for the installation of new windows and April Buchanan seconded. All approved.

G. Discuss and take action on a proposal from Airite Windows for the installation of windows at the Anson City Hall for \$4,819,29. The council reviewed the bid to replace 4 of the north facing windows at City Hall. The council requested that a bid be obtained to replace all of the windows in the City Hall building. Tabled.

Anson City Council Meeting

Minutes





CITY OF ANSON

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H. Discuss and take action on a contract for I.T. services. City Manager Sonny Campbell explained that there were no increases in expenses, and the contract was very similar to the previous agreement. After council discussion, April Buchanan motioned to approve entering into an IT Service Agreement with Sashacomp Services and Misti Seay seconded. All approved.

I. Discuss and take action on the Anson Hardware accounts payable. Misti Seay motioned to approve the Anson Hardware accounts payable and April Buchanan seconded. All approved.

J. Discuss and take action on the accounts payable. Misti Seay motioned to approve the accounts payable, and Robert Patterson seconded. All approved.

K. Adjourn. April Buchanan motioned to adjourn the meeting at 7:05pm and Robert Patterson seconded. All approved.

[Signature]
City Secretary



Mayor

[Signature]

E. Police Report for the month of July 2025. Police Chief Graziose provided the council with a report of police activity for the month of July.

D. Presentation from Anson Police Chief Daniel Graziose recognizing a citizen(s). Police Chief Daniel Graziose presented a Citizen Appreciation Award to Haley Barrera. Chief Graziose explained that on July 14, 2025, Haley Barrera displayed exceptional courage when, upon hearing a woman screaming in her neighborhood, responded by driving to the area to investigate and found an elderly woman lying on the ground in the fetal position being viciously attacked by two large pit bulls while attempting to protect her small dog. Mrs. Barrera then exited her vehicle and began shouting and clapping to run the dogs off and brought the woman and her little dog into her car until emergency services arrived. Chief Graziose expressed his belief that the bravery that Ms. Barrera showed that day saved the woman's life. The council thanked Haley Barrera for her heroic deeds.

C. Discuss and take action on a quote from Airtite Products for the installation of windows at the Anson City Hall. The council discussed funds being used to improve the City Hall building and questioned why more funds are not being used to improve the city streets. City Manager Sonny Campbell assured the council that street maintenance is being done, and more street work is planned. Misti Seay motioned to approve the installation of new windows for the North side of City Hall from Airtite Products for \$11,300.00, and Gilbert Baladez seconded. All approved.

B. Discuss and take action on the July 14, 2025 City Council meeting minutes. April Buchanan motioned to approve the minutes and Misti Seay seconded. All approved.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson). None.

The Anson City Council met on the 11th day of August 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, and Mayor Richard Abila. (Gilbert Baladez and April Buchanan arriving at 6:09pm.) Also in attendance Cody Burleson, Police Chief Daniel Graziose, City Attorney Chad Cowan, and City Manager Sonny Campbell. Mayor Richard Abila called the meeting to order at 6:00pm and provided the opening prayer.

Anson City Council Meeting

Minutes



- F. Discuss and take action on setting a preliminary tax rate for 2025-2026
 City Attorney Chad Cowan explained that the council can approve a proposed tax rate of \$1.021900 per \$100.00 of evaluation without voter approval. Robert Patterson motioned to approve setting the proposed City of Anson Tax Rate at \$1.021900 per \$100.00 of evaluation and Gilbert Baladez seconded. Mayor Richard Abila asked each member of the council to cast a vote of Aye or Nay; Misti Seay- Aye, Gilbert Baladez-Aye, Robert Patterson-Aye, April Buchanan-Aye, and Linda Powell-Absent. The motion passed with 4 votes of Aye, 1 Absent.
- G. Discuss and take action on Ordinance No. 959; AN ORDINANCE REGARDING THE CITY OF ANSON'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS ADOPTING A CHANGE IN THE CITY'S MATCHING RATIO. (First Reading)
 City manager Sony Campbell informed the council that this was the same Ordinance previously approved, but the effective date must reflect January 1, 2026. April Buchanan motioned to approve the first reading of Ordinance 959, and Robert Patterson seconded. All approved.
- H. Discuss and take action on Q2 2025 Quarterly Investment Report.
 City Manager Sony Campbell provided the council with the Q2 Quarterly Investment Report. Sony stated that he and the City Secretary would like to also give a financial report and for the council to inform them what they'd be interested in having on the report. The council asked that Mr. Campbell provide a collective report of larger or unexpected expenditures with an explanation to help the council be more informed and increase transparency. No action taken.
- I. Discuss and take action on establishing an annual City of Anson Employee Family Kickball Tournament in October.
 Alderman Misti Seay expressed that an employee and family kickball tournament would be fun and could be held in mid-October. The council discussed the event and if insurance coverage would need to be added. The item was Tabled.
- J. Discuss and take action on creating a policy of reimbursing employees for medical expenses if injured on the job.
 City Manager Sony Campbell explained that he does not believe that Worker Compensation benefits were sufficient in ensuring an employee was fully healed but only provided enough care for them to return to work. Mr. Campbell would like a policy in which the city would cover some expenses if Workers Compensation failed to provide adequate care for an employee. The council discussed the idea and City Attorney Chad Cowan explained that many details were left to be decided. The council asked that Mr. Campbell and Mr. Cowan proceed with creating a policy. The item was tabled.
- K. Discuss and take action on the Anson Hardware Accounts payable.
 April Buchanan motioned to approve the Anson Hardware Accounts payable, and Gilbert Baladez seconded. All approved.



1301 Commercial Ave
Anson, Texas 79501

A Star of the Texas Midwest

CITY OF ANSON



Mayor

City Secretary

approved.

April Buchanan motioned to adjourn the meeting at 7:30pm and Robert Patterson seconded. All

M. Adjourn.

L. Discuss and take action on the accounts payable. City Manager Sonny Campbell informed the council that he has been working overtime to repair lawnmowers and various equipment and that he would be adding this labor to payroll. April Buchanan motioned to approve the accounts payable, and Misti Seay seconded. All approved.



- A. Presentation from Citizens. No formal action may be taken. (limit 5 minutes per spokesperson). None.
- B. Discuss and take action on the August 11, 2025 City Council Meeting minutes. Misti Seay motion to approve minutes and Robert Patterson seconded. All approved.
- C. Discuss and take action on renting the Bluebonnet Softball facility to Ariel Lozano to host a 3-day Benefit Softball tournament from September 12th to September 14th. Ariel Lozano was in attendance of the meeting and explained that her brother was undergoing health issues and she would like to host a softball tournament to raise funds for his treatments. Ms. Lozano would like to host a 3-day tournament, but for a later date of September 19th -21st, and she anticipates 6-8 twelve-member teams. Robert Patterson motioned to approve renting the Bluebonnet Softball facility to Ariel Lozano for hosting a 3-day softball tournament beginning September 19th 8:00pm-2:00am, September 20th 12:00pm-2:00am, September 21st 12:00pm-5:00pm. There will be no rental fee, but all trash must be picked up and bagged daily. Gilbert Baladez seconded. All approved.
- D. Discuss and take action on the appointment of a Municipal Judge. (The Council may adjourn into executive session as allowed in Texas Gov't Code 551.074 Personnel Matters.) City Manager Sony Campbell informed the council that after conducting interviews with multiple candidates it is his recommendation to appoint Cheryl Guernsey as the Anson Municipal Court Judge. City Attorney Chad Cowan raised concerns about Cheryl Guernsey holding both the office of Justice of the Peace and Municipal Court Judge. Misti Seay motioned that City Manager Sony Campbell offer the position of Municipal Court Judge to Cheryl Guernsey pending City Attorney Chad Cowan's confirmation that she can fulfill both positions simultaneously. Robert Patterson seconded. All approved.
- E. Discuss and take action on the Industrial Development Corporation providing the Bluebonnet Softball Facility a grant for concession stand and seating improvements. Robert Patterson motioned to approve the IDC grant to the Bluebonnet Softball Facility for concession stand and seating improvement not to exceed \$15,000, and Gilbert Baladez seconded. All approved.

The Anson City Council met on the 25th day of August 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, Gilbert Baladez (arriving at 6:11pm), and Mayor Pro-tem Linda Powell. Also in attendance Cody Burleson, City Manager Sony Campbell, Police Chief Daniel Graziop, and City Attorney Chad Cowan.

Mayor Pro-tem Linda Powell called the meeting to order at 6:09pm and Cody Burleson provided the opening prayer.

Anson City Council Meeting

Minutes



1301 Commercial Ave
Anson, Texas 79501

A Star of the Texas Midwest



Mayor

[Handwritten signature]

City Secretary

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approved.

Gilbert Baladez motioned to adjourn the meeting at 7:00pm and Robert Patterson seconded. All

I. Adjourn.

accounts payable, and Robert Patterson seconded. All approved.

The Council reviewed the accounts payable and discussed concern with overtime accrual from City Manager Sonny Campbell performing repairs and maintenance outside the scope of responsibilities. The council asked that City Attorney Chad Cowan review the City Manager Contract and determine how best to compensate Sonny for his overtime work. Gilbert Baladez motioned to approve the

H. Discuss and take action on the accounts payable.

City Manager Sonny Campbell explained that the event can be added to the City's TML insurance policy for \$403.00. Misti Seay stated she believed this would increase camaraderie between the Police Department, Fire Department, City Council, Public Works, and their families. Linda Powell voiced opposition to the event and did not believe it was a wise expense. Robert Patterson motioned to establish an annual City of Anson Employee Family Kickball Tournament to be held October 18th, 2025, Misti Seay seconded. The motion carried with 3 in favor and one opposed.

G. Discuss and take action on establishing an annual City of Anson Employee Family Kickball Tournament in October.

approved.

Robert Patterson motioned to approve Ordinance No. 959, and Gilbert Baladez seconded. All

RATIO. (Second Reading)

F. Discuss and take action on Ordinance No. 959, AN ORDINANCE REGARDING THE CITY OF ANSON'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS ADOPTING A CHANGE IN THE CITY'S MATCHING





Mayor

City Secretary

Mayor Richard Abila closed the public hearing at 6:44pm.

No Public Comment.

C. Regarding the proposed City of Anson 2025-2026 Tax Rate.

Manufactured house at 807 14th Street.

Elvira Ramirez was in attendance of the meeting and expressed her excitement at having a new HUD Manufactured Home.

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 place a new HUD Code

B. Regarding an Application to Amend the Zoning Map. Elvira Ramirez, 1402 Avenue H, Anson, TX 79501.

closely resemble a Mobile Home Park.

Mr. Michael Marugg voiced his opposition to Lots 3-6, Block 10, Chapman Addition being rezoned. Mr. Marugg expressed concern about the proposed density of Manufactured Housing and that he would be more in favor if only one home were placed per two lots. Mitchell & Breanna Hunter voiced their concerns that if the application were approved for Lots 1-14 in Block 3, Chapman Addition, it would

A. Regarding 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 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. 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 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.

Mayor Richard Abila opened the public hearing at 6:00pm for comment and discussion.

The Anson City Council held a public hearing on the 8th day of September 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Linda Powell, Misti Seay, Gilbert Baladez, Robert Patterson, April Buchanan, Gilbert Baladez, and Mayor Richard Abila. Also in attendance Zoning and Planning Commission President Cody Burleson, City Manager Sony Campbell, and City Attorney Chad Cowan. Members of the public in attendance Michael Marugg, Mitchell Hunter, Breanna Hunter, Elvira Ramirez and Blaze Reagan.

Public Hearing

Minutes



- 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 Sony 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.

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

The Anson City Council held a meeting on the 8th 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 Sony Campbell, and City Attorney Chad Cowan. Members of the public in attendance Michael Marugg, Mitchell Hunter, Breanna Hunter, Blaise Reagan, and Elvira Ramirez.

Anson City Council Meeting

Minutes



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 increased 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 increased 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.

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.





Mayor

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City Secretary

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- J. **Adjourn.** Misti Seay motioned to adjourn the meeting at 7:58pm, and April Buchanan seconded. All approved.
- I. **Discuss and take action on the accounts payable.** Linda Powell to approve the accounts payable, and Misti Seay seconded. All approved.
- 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.)
- 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 nineteenth (90) day following date of hire. The employee's coverage must begin no later than the 91st 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.)
- F. **Discuss and take action on deliberation on the employment, evaluation, reassessment, 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.



The Anson City Council conducted a meeting on the 22nd day of September 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance; Robert Patterson, Linda Powell, and Mayor Richard Baladez arriving at 6:12pm.) Also in attendance; Cody Burleson, City Manager Sonny Campbell, and Police Chief Daniel Graziouse. Members of the public in attendance; Larry Langerhauz and Susan Holloway.

Mayor Richard Abila called the meeting to order at 6:12pm 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 September 8, 2025 Public Hearing minutes. Linda Powell motioned to approve the Public Hearing minutes and Gilbert Baladez seconded. All approved.
- C. Discuss and take action on September 8, 2025 City Council meeting minutes. Robert Patterson motion to approve the minutes, and Gilbert Baladez seconded. All approved.
- D. Police Report for the month of August 2025. Police Chief Graziouse provided the council with a report of police activity for the month of August 2025. City Manager Campbell informed the council that the canine unit recently became ill and required surgery. The canine has been added to the city's TML insurance policy.

E. Discuss and take action on replacing the yield signs with stop signs at the intersections of 8th Street & Avenue J, 8th Street & Avenue H, 8th Street & Avenue F, 8th Street & Avenue E, and C to stop signs. Robert Patterson motioned to approve changing the yield signs at the intersections of 8th Street & Avenue J, H, E, F, and C. Linda Powell motioned to approve changing the yield signs at the intersections of 8th Street & Avenue J, H, E, F, and C to stop signs. Robert Patterson seconded. All approved.

F. Discuss and take action on making the intersection of 8th Street and Avenue I a 4-way stop. Robert Patterson motioned to make the intersection of 8th Street and Avenue I a 4-way stop, and Linda Powell seconded. All approved.

Anson City Council Meeting

Minutes





Mayor

City Secretary

- G. Discuss and take action on nominating an individual(s) to the Jones County Appraisal District Board of Directors.**
Linda Powell motioned to nominate Dale Spurgin, Tucker Teague, Jim Astin, Jim Bailey, Eugene Griffith, and Robert Patterson to the Jones County Appraisal District Board of Directors and Gilbert Baladez seconded. All approved.
- H. Discuss and take action on the acquisition of 2363 US HWY 277 S. Anson, TX 79501, Parcel ID 52584 A0279 4 MEP&P TRACT 279-278A ACRES 2.0 from PAK HARRIS ENTERPRISES LTD P O BOX 5615 ABILENE TX 79606. (The council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.)**
Linda Powell motioned to authorize the purchase of property known as; 2363 US HWY 277 S. Anson, TX 79501, Parcel ID 52584 for \$5,995.00 and authorize City Manager Sonny Campbell to execute all necessary documents. Robert Patterson seconded. All approved.
- I. Discuss and take action on deliberation on the employment, evaluation, reassessment, 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.)**
City Attorney Chad Cowan joined the meeting via telephone. The council adjourned into executive session at 6:35pm for consultation with attorney and reconvened in open session at 6:57pm. Robert Patterson motioned to approve a contract extension of one year, a 3% salary increase, and changes to severance pay. Linda Powell seconded. All approved.
- J. Discuss and take action on the accounts payable.**
Robert Patterson motioned to approve the accounts payable, and Gilbert Baladez seconded. All approved.
- K. Adjourn.**
Robert Patterson motioned to adjourn the meeting at 7:01pm, and Gilbert Baladez seconded. All approved.





Minutes

Anson City Council Meeting

The Anson City Council held a meeting on the 27th day of October 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, Linda Powell, and Mayor Richard Abila. Also in attendance Cody Burtleson, City Attorney Chad Cowan (leaving after agenda item H), Police Chief Daniel Graiose, City Secretary LeAnn Blankenship (leaving after agenda item C), and City Manager Sonny Campbell.

Mayor Richard Abila called the meeting to order at 6:00pm 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 the September 22, 2025 City Council meeting minutes.

Linda Powell motioned to approve the minutes, and Robert Patterson seconded. All approved.

C. Discuss and take action on the City of Anson 2024-2025 Audit presented by Roberts & McGee, CPA.

Stacey McGee and Cara Hilbrich were in attendance of the meeting representing Roberts & McGee, CPA. Stacey and Cara presented the 2024-2025 City of Anson Audit explaining that their report was a nonmodified Audit report. Stacey and Cara explained the city's fund balances, expenditures, and areas they believed the city could improve. They asked the council to wait and approve the final draft of the audit. Robert Patterson motioned to take no action on the audit until the final draft was prepared, and Linda Powell seconded. All approved.

D. Discuss and take action an automotive damage claim from Don Heller. (The council may adjourn into executive session as allowed in Texas Gov't Code 551.071 Consultation with Attorney.)

The council adjourned into executive session at 6:49pm for consultation with attorney and reconvened in open session at 7:14pm. Linda Powell motioned to approve paying \$4,741.38 to Don Heller with a settlement agreement. Robert Patterson seconded. All approved.

E. Discuss and take action on converting the intersection of 13th Street and Avenue L to a 4-way stop.

Police Chief Daniel Graiose discussed with Council the amount of traffic, flow of traffic, and what would be most beneficial for the safety of the community in that area. Linda Powell motioned to approve converting the intersection of 13th Street and Avenue L to a 4-way stop and Robert Patterson seconded. All approved.

F. Police Report for the month of September.

Police Chief Daniel Graiose presented the September Police Report.



- G. Discuss and take action on an Interlocal Agreement between Anson Police Department and Hamlin Police Department for shared TangoTango Communication Services.
City Manager Sonny Campbell explained that by using the TangoTango services the city can utilize inexpensive cellular phones to act like traditional radios. Mr. Campbell also explained that the City of Hamlin and the Anson Independent school district would like to partner with the city, which would greatly reduce the cost to the City of Anson. Alderman Robert Patterson voiced concerns about the reliability of the TangoTango system and did not believe it was wise to use it as a primary communications system. Police Chief Daniel Graziose explained the system would be used as a backup. City Attorney Chad Cowan explained the need for a renewal date defined in the contract. Misti Seay motioned to approve entering an interlocal agreement between the Anson Police Department and the Hamlin Police Department for shared TangoTango Communication Service with Attorney Chad Cowan's modification to the agreement. Linda Powell seconded. All approved.
- H. Discuss and take action on obtaining an easement agreement to install sewer service at 2363 US Hwy 277 South, Anson, TX 79501.
City Manager Sonny Campbell explained the city would install a lift station at 2363 US HWY 277 South and run a sewer line north to another lift station behind 2600 S. Commercial Avenue, but an easement agreement was needed to enter the property and begin construction. City Attorney Chad Cowan explained that a survey must be completed before the easement can be finalized. Robert Patterson motioned to move forward with obtaining an easement agreement, and Misti Seay seconded. All approved.
- I. Discuss and take action on AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANSON, TEXAS AUTHORIZING THE ISSUANCE OF "CITY OF ANSON, TEXAS TAX ANTICIPATION NOTE, TAXABLE SERIES 2025," LEVYING AN ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE NOTE; PRESCRIBING THE FORM, TERMS, CONDITIONS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, AND DELIVERY OF THE NOTE; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND A PURCHASE LETTER; AND PROVIDING AN EFFECTIVE DATE.
City Manager Sonny Campbell explained this loan would refinance approximately \$365,000.00 of debt and would be financed through the First National Bank of Anson. Robert Patterson motioned to move forward obtaining the loan and Linda Powell seconded. All approved.
- J. Discuss and take action on the Anson Hardware accounts payable.
Robert Patterson motioned to approve the Anson Hardware accounts payable, and Misti Seay seconded. All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the discussion nor the vote.)

Linda Powell
Mayor

City Secretary

L. Adjourn.
Linda Powell motioned to adjourn the meeting at 8:01pm and Misti Seay seconded. All approved.

K. Discuss and take action on the accounts payable.
After council review and discussion, Linda Powell motioned to approve the accounts payable, and Misti Seay seconded. All approved.

A Star of the Texas Midwest

1301 Commercial Ave
Anson, Texas 79501



CITY OF ANSON

Mayor

Linda Powell
approved

City Secretary

F. Adjourn. Robert Patterson motioned to adjourn the meeting at 6:19pm and Linda Powell seconded. All approved.

E. Discuss and take action on the accounts payable. Robert Patterson motioned to approve the accounts payable, and Gilbert Baladez seconded. All approved. (Linda Powell abstained from the discussion and the vote.)

D. Discuss and approve award to selected engineering/architectural/surveying service provider(s) for grant pre-application, application and project implementation for the City of Anson 2025-2026 Texas Community Development Block Grant Program for Program funded and administered by the Texas Department of Agriculture. City Manager Sonny Campbell explained that the city must select an engineering firm and that potential water and sewer projects would be discussed at a later date. He stated that the selection committee recommended the council choose Jacob and Martin. Robert Patterson motioned that Jacob & Martin be awarded a contract to provide TXCDBG application and project-related professional engineering/architectural/surveying services for the 2025-2026 Texas Community Development Block Grant Program project. Gilbert Baladez seconded. All approved.

C. Presentation on the Q3 2025 Quarterly Investment Report. City Manager Sonny Campbell provided the council with a Q3 Quarterly Investment Report.

B. Discuss and take action on the October 27, 2025 City Council meeting minutes. Linda Powell motioned to approve the minutes, and Robert Patterson seconded. All approved.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson). None.

Mayor Abila called the meeting to order at 6:02pm and Robert Patterson provided the opening prayer.

Holloway.

The Anson City Council held a meeting on the 10th day of November 2025, at 6:00pm, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Linda Powell, April Buchanan, and Mayor Richard Abila. (Gilbert Baladez arriving at agenda item D.) Also in attendance Cody Burleson and City Manager Sonny Campbell. Members of the public in attendance Susan Holloway.

Anson City Council Meeting

Minutes





Anson City Council Meeting

Minutes

The Anson City Council met on the 8th Day of December 2025 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, and Mayor Pro-tem Linda Powell. Also in attendance Cody Burleson, Police Chief Daniel Graziose, City Attorney Chad Cowan, and City Manager Sonny Campbell.

Mayor Pro-tem Linda Powell called the meeting to order at 6:00pm 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 resignation of Mayor Richard Abila. Robert Patterson made the motion to accept the resignation letter from Richard Abila and Misti Seay provided the second. All approved.
- C. Discuss and take action on the November 10th, 2025 City Council meeting minutes. Misti Seay made the motion to approve the November 10th, 2025 City Council meeting minutes, and Robert Patterson provided the second. All approved.
- D. Discuss and take action on an application from Jack Nawejl 1601 Peach Street, Abilene, TX 79602. The Applicant is requesting that 3.393 ACRES OF LAND out if Survey #14, Block #1, T&NO RR as the Bailey Barn in the NE corner the City currently zoned as AO Agriculture Open be granted a Special use Permit to allow for an RV Recreational Vehicle Park. The applicant plans to operate a Recreational Vehicle RV on the property. City Attorney Chad Cowan explained that no action was needed on this item as the Zoning and Planning Commission tabled the item and will review it at a later date. No action taken.
- E. Discuss and take action on allocating votes for the candidate(s) for the Jones County Appraisal District Board of Directors. Misti Seay made the motion to allocate the city's 349 votes to the candidate Robert Patterson. Linda Powell provided the second. All approved. (Robert Patterson abstained from the discussion and vote.
- F. Discuss and take action on the future use of property located at 2363 US Hwy 277 South, Anson, TX 79501 Parcel ID 52584. City Manager Sonny Campbell explained that after inspecting the property he did not believe it was realistic for the City of Anson to provide water due to the distance from a water main, updated the council on the sewer installation/easement, and asked if the council would like to continue water

1301 Commercial Ave
Anson, Texas 79501



CITY OF ANSON

service with Hawley Water supply for approximately \$44,00 a month. Robert Patterson made the motion to continue service with Hawley Water Supply, and Misti Seay provided the second. All approved.

G. Police Report for the month of November.
Police Chief Daniel Graziose presented a Letter of Commendation to Office Mady Lovett for her outstanding service. Officer Lovett pursued a homicide suspect and was able to safely secure a kidnapped infant. Police Chief Graziose provided the council with a report of police activity for the month of November and summary of the arrest of Candy Thompson.

H. Discuss and take action on the City of Anson Police Policy regarding civil standbys.

Tabled.

I. Discuss and take action on authorizing the Government Capital Securities Corporation to make submissions regarding the Texas Comptroller House Bill 103.

City Manager Sony Campbell informed the council that they can authorize Govt. Capital to access the City of Anson's Comptroller website account to make submissions to fulfill HB103. Robert Patterson made the motion to authorize Government Capital Securities Corporation to make submissions regarding the Texas Comptroller House Bill 103. Misti Seay provided the second.

J. Consider for Approval: AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANSON, TEXAS AUTHORIZING THE ISSUANCE OF "CITY OF ANSON, TEXAS TAX ANTICIPATION NOTE, TAXABLE SERIES 2024," LEVYING AN ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE NOTE; PRESCRIBING THE FORM, TERMS, CONDITIONS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, AND DELIVERY OF THE NOTE; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND A PURCHASE LETTER; AND PROVIDING AN EFFECTIVE DATE.

D'Anne Carson Representing Government Capital Securities Corporation was in attendance of the meeting and explained the agenda language needed to be corrected to correctly reflect certificates of obligation loan. City Attorney Chad Cowan explained that the agenda language can be corrected for the second reading of Ordinance #962. No action taken first reading.

K. Discuss and take action on acquiring financing for the purchase of new vehicles and a dump truck.
City Manager Sony Campbell explained that the city can purchase three new police vehicles and a new dump truck through American National Leasing Company and the city can acquire the vehicles through the governmental lease purchase program. Mr. Campbell informed the council that two of the current police vehicles will be used by the public works department and that some of the old dump trucks could be sold to help cover the expense of the new purchases. The council discussed the importance of city employees being responsible and maintaining vehicles and equipment in good condition. Misti Seay made the motion to approve purchasing to purchase 3 new police vehicles and a new dump truck through American National Leasing Company utilizing the governmental lease purchase program. Robert Patterson provided the second. All approved.

Mayor Pro-tem



City Secretary

approved

Misti Seay made the motion to adjourn the meeting at 7:41pm and Robert Patterson provided the second. All

Q. Adjourn.

second. All approved.

Robert Patterson made the motion to approve the account payable, and Misti Seay provided the

P. Discuss and take action on the accounts payable.

not participate in the discussion nor the vote.)

Robert Patterson made the motion to approve the Anson Hardware accounts payable and Misti Seay provided the second. All approved. (Linda Powell having signed an affidavit of conflict of interest did

O. Discuss and take action on the Anson Hardware accounts payable.

RVs allowed per acre. Tabled.

The council discussed appropriate spacing of RVs to prevent the rapid spread of fire and the number of

N. Discuss and take action on Ordinance #961 amending the City of Anson Zoning Ordinance regarding RV Park regulations. (First Reading)

acres. Robert Patterson provided the second. All approved.

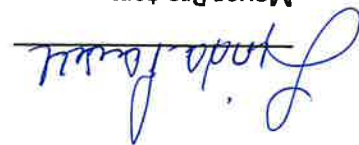
M. Discuss and take action on amending the application fees for zoning requests or permits. City Attorney Chad Cowan informed the council of the increased zoning applications and the time spent processing the application and recommended the fees be increased. Linda Powell made the motion to charge \$500.00 for applications less than 3 acres and \$1000 for applications for more than 3

L. Discuss and take action on Ordinance #960 regarding WATER, SEWER, AND GARBAGE SERVICE utility rates. (First Reading) City Manager Sonny Campbell informed the council he would like to increase all utility rates by 3% and determine the appropriate rates to charge RV parks. Robert Patterson asked that Mr. Campbell try and limit the effect of rate increases on low-income residents.



City Secretary

Mayor Pro-tem



approved.

Robert Patterson motioned to adjourn the meeting at 12:11pm and Misti Seay provided the second. All

C. Adjourn.

second. All approved.

B. Discuss and take action on ORDINANCE #962 AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF ANSON, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2026; PRESCRIBING THE TERMS AND FORM THEREOF; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL THEREOF AND INTEREST THEREON; INCLUDING THE SALE THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES, CITY MANAGER SONNY CAMPBELL EXPLAINED THAT THE FUNDS WOULD BE USED TO PAY FOR THE WATER TREATMENT PLANT IMPROVEMENTS. MISTI SEAY MOTIONED TO APPROVE ORDINANCE #962 AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF ANSON, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2026. ROBERT PATTERSON PROVIDED THE

None.

A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).

prayer.

Mayor Pro-tem Linda Powell called the meeting to order at 12:09pm and Cody Burleson provided the opening

Burleson.

April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance City Manager Sonny Campbell and Cody Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, Misti Seay, The Anson City Council met on the 15th day of December 2025 at 12:00pm at the Anson City Hall, 1301

Special Called City Council Meeting

Minutes

