



Minutes

Anson City Council Meeting

The Anson City Council met on the 14th day of September 2026 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, Gilbert Baladez, and Mayor Pro-tem Linda Powell. Also in attendance Cody Burleson, City Secretary LeeAnn Blankenship, Police Chief Michael Wilson, City Attorney Chad Cowan, and City Manager EJ Hernandez (leaving after agenda item C). Members of the public in attendance Lisa Smith, Steve Savage, Richard Seay, Geneva Ramos, and Cara Hilbrich.

Mayor Pro-tem Linda Powell called 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).

Steve Savage provided public comment congratulating Mike Wilson and EJ Hernandez on their recent appointments. He also raised concerns regarding low water pressure at his property, noting that the issue traces back to infrastructure decisions made decades ago when additional properties were tied into his line, and expressed his desire for a formal resolution for his water pressure issue.

Linda Powell read a public comment letter submitted by Christopher Ramirez regarding the presented audit and audit findings, in which he stressed the need to note the exact fiscal period covered for any findings, pointing out that due to recent changes in administration, carried-forward findings differ from new ones. Mr. Ramirez requested that future reports clearly categorize findings as new, continuing, or corrected to provide a clear record of progress.

B. Discuss and take action on the 2025-2026 City of Anson Audit presented by Roberts & McGee, CPA PLLC.

Cara Hilbrich with Roberts & McGee, CPA, reviewed the management letter with the Council, noting new GASB requirements, and discussed the Audit with the Council.

Misti Seay made a motion to approve the 2025-2026 City of Anson Audit and Robert Patterson provided the second. All approved.

C. Discuss and take action on an application to amend the zoning map from Geneva Ramos, 2902 Sayles Blvd, Abilene, TX 79605. The Applicant is requesting that 0.258 acres of land, more or less, more particularly described as Tract 1140-21, 204 Avenue K, being 70' X 140' in the North Side of the W/2 of section 2, Block 1, T&NO RR Company Survey and a part of GC&SF Co. Survey No. 1, Town of Anson, Jones County, Texas 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 would like to place a new HUD Code Manufactured Home on the property. City Attorney Chad Cowan explained section 208.6 of the zoning ordinance which describes the criteria the council should consider when determining whether to approve or deny an application to amend the zoning map. Geneva Ramos explained that the current plan is to place a new manufactured home



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and rent it to some of her family members. Misti Seay made a motion to approve the application to amend the zoning map from Geneva Ramos based on the zoning ordinance criteria and Robert Patterson provided the second. All approved.

D. Discuss and take action on the August 24, 2026 Public Hearing Minutes.

April Buchanan made a motion to approve the August 24, 2026 Public Hearing Minutes and Gilbert Baladez provided the second. All approved.

E. Discuss and take action on the August 24, 2026 City Council meeting minutes.

Robert Patterson made a motion to approve the August 24, 2026 City Council and Gilbert Baladez provided the second. All approved.

F. Discuss and take action on Ordinance 968 regarding WATER, SEWER, AND GARBAGE SERVICE utility rates. (Second Reading)

City Attorney Chad Cowan reviewed the proposed ordinance amendments, explaining that it prohibits the extension of municipal utility services outside city limits while grandfathering existing accounts currently receiving service, and clarifies regulatory rate caps for sub-metered utility customers. Misti Seay made a motion to adopt Ordinance 968 and April Buchanan provided the second. All approved.

G. Discuss and take action on an electricity extension contract.

City Secretary LeeAnn Blankenship advised the Council that an updated electric provider contract will be brought forward at a future meeting and cautioned that rate increases are expected. No action.

H. Discuss and take action on entering into a lease agreement for a T86 T4 Bobcat Compact Track Loader.

Cody Burleson informed the council that the current T86 lease expires in October and that the city can lease a new machine at a similar price on a 36-month lease agreement with a bucket and trencher attachment. Misti Seay made a motion to approve entering into a 36-month lease agreement with Bobcat of Abilene for a T86 T4 Bobcat Compact Track Loader. Robert Patterson provided the second. All approved.

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

April Buchanan made a motion to approve the Anson Hardware accounts payable, and Gilbert Baladez provided the second. 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 made a motion to approve the accounts payable, and April Buchanan provided the second. All approved.



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K. Adjourn.

April Buchanan made a motion to adjourn the meeting at 6:48pm and Gilbert Baladez provided the second. All approved.

City Secretary

Mayor