

CITY MANAGER UPDATE

Lance Petty



AGENDA

Greetings

Thank You

Upcoming Events

Our Team

Employee of the Month

Our Vision

Our Work Plan

Our Work-Load Indicators

Capital Projects

Development

Congratulations

Current Job Openings






GREETINGS

A few years ago, I was assigned by my then boss Terry Benton a book called [13 Ways to Kill Your Community](#) by Doug Griffiths. The 13 things identified in the book that we,

as a community, should avoid doing are:

- 
- A close-up photograph of a bird's eye, likely a parrot, showing a prominent blue ring around the pupil. The surrounding feathers are yellow and white. The image is used as a background for a list of 13 items.
1. **Forget the water.** "Communities that don't have quality water need not expand effort on any other initiatives because nothing will improve until the quality of water improves."
 2. **Don't attract business.** Don't attract new businesses or strengthen existing ones.
 3. **Don't engage the youth.** "The future of your community is not about finding a way to keep the youth from leaving. the future of your community is dependent on providing all of them with a reason to want to come home when the adventure is over."
 4. **Deceive yourself.** Remain blind to what makes you great & what makes you weak.
 5. **Shop elsewhere.** Make sure more money leaves the community than arrives.
 6. **Don't paint.** Do nothing to make the community look visually appealing.
 7. **Don't cooperate.** Don't cooperate with other people, organizations, or communities.
 8. **Live in the past.** Hold on to the idea of some glorified utopia or a past injustice.
 9. **Shut out your seniors.** Relegate seniors to the sidelines.
 10. **Reject everything new.** Become entrenched in the status quo and what you know.
 11. **Ignore outsiders.** "Demanding the government create policies to assure you of your entitlements does nothing to ensure your success. It will, however, ensure you stay entitled and that will ensure your failure."
 12. **Grow complacent.** Lose interest in continued success; believe sustainability has been reached.
 13. **Don't take responsibility.** "The most effective way to create failure is to find someone else to blame for what is wrong in your community"



GRIFFITHS ADDED, "THE SUCCESS OF A COMMUNITY DOES NOT FALL SOLELY, OR EVEN PRIMARILY, TO THE RESPONSIBILITY OF GOVERNMENT AND THOSE ELECTED LEADERS. THE SUCCESS OF A COMMUNITY IS THE RESPONSIBILITY OF EVERY SINGLE MEMBER OF THAT COMMUNITY AND THAT SUCCESS IS DEPENDENT ON THE ATTITUDES THAT PREVAIL. MONEY IS NOT USUALLY THE ANSWER TO THE PROBLEM. IF A SOLUTION STARTS WITH MONEY, IT WILL FAIL BECAUSE IT WILL ONLY BE A MASK, NOT A SOLUTION THAT COMES FROM THE COMMUNITY."

THANK YOU FOR
YOUR SERVICE!!

Mayor Brooks Bass



UPCOMING EVENTS

MAY 15-JUNE 29

Fort Velasco
311 East Park
(Museum)

MAY 20

Senior Citizen
Commission
10:00 am Bingo
12:00 pm Meeting
110 Skinner St.
Velasco Comm. House

MAY 20

City Council
Meeting 6:00 pm
430 N. BPORT BLVD
(Police Department)

MAY 23

Board of
Adjustment 6:00 pm
430 N. BPORT BLVD
(Police Department)

MAY 24

Employee
Appreciation Pic Nic
1:00 – 5:00 pm
Freeport Municipal
Golf Course

UPCOMING EVENTS

MAY 28

Planning
Commission
Meeting 6:00 pm
430 N. BPORT BLVD
(Police Department)

JUNE 3-5

Cops with Kids
Camp
430 N. BPORT BLVD
(Police Department)

JUNE 3

City Council
Meeting 6:00 pm
430 N. BPORT BLVD
(Police Department)

JUNE 10

FEDC Meeting
6:00 pm
430 N. BPORT BLVD
(Police Department)

JUNE 17

City Council
Meeting 6:00 pm
430 N. BPORT BLVD
(Police Department)

OUR TEAM

LANCE PETTY
City Manager

JENNIFER HOWELL
Police Chief /
Assistant City
Manager

CHRIS MOTLEY
Fire Chief

CATHY EZELL
Finance Director

DONNA FISHER
Human Resource
Director

BRIAN DYBALA
Golf Course Director

RUDY RAGLE
Public Works Director

WADE DILLON
Museum Manager

OUR TEAM

ANA SILBAS
Main Street
Coordinator

CLARISA MOLINA
City Secretary

LAURA CRAMER
Special Projects
Coordinator

SHELBY ARAUJO
Building Official

ASHLEY FERGUSON
Assistant Finance
Director

CRYSTAL RUIZ
Executive Assistant to
the City Manager

VIDAL VILLEGAS
Public Works
Superintendent

TOBY COHEN
IT Manager

EMPLOYEE OF THE MONTH

March 2024

Firefighter – Ricky Swango

Firefighter – Abdiel Martinez

Firefighter – Evelyn Betancourt

April 2024

Corporal – Joaquin Torres

OUR VISION

THE CITY OF FREEPORT IS A SAFE AND WELCOMING COMMUNITY DEFINED BY OUR STRONG SENSE OF PLACE, ENTREPRENEURIAL SPIRIT, RECREATIONAL OPPORTUNITIES, AND PRESERVATION OF THE NATURAL ENVIRONMENT STRATEGICALLY LOCATED WHERE EVERYONE CAN THRIVE

OUR WORK PLAN

PROVIDE ORGANIZATIONAL EXCELLENCE

- A. Develop a high-performance workforce with a heart for service.
- B. Provide responsible and engaged government

OUR WORK PLAN

ENHANCE CITY SERVICES AND FACILITIES

- A. Deliver high-quality service to external and internal customers.
- B. Develop and maintain high-quality infrastructure, facilities, and systems.

OUR WORK PLAN

IMPROVE QUALITY OF LIFE AND PLACE

- A. Foster a cohesive and attractive community where people love to live.
- B. Enhance public safety services to create a community where people feel safe.
- C. Support high-quality, sustainable growth and development where people have a future.

OUR WORKLOAD INDICATORS

GOLF

ROUNDS

Month	2022/2023	2023/2024
March	2961	3444
April	2740	3285

MEMBERSHIPS

Month	2022/2023	2023/2024
March	195	201
April	192	203

Police Department

April	2024
Calls for Service	2030
Incidents	144
Traffic Stops	287
Animal Control	147
Code Enforcement	447
Training Hrs.	602

Finance Department

Month	2024
April Revenues Collected GF -	\$12,525,897
April Expenditures	\$10,857,881
April Revenues over Expenditures	\$1,668,015

OUR WORKLOAD INDICATORS

Water Department

Utility Billing

Court

April 2024 April 2024 April 2024

Revenues Collected	\$5,817,451	Active Accounts	3543	Citations Issued	163
Expenditures	\$4,769,941	Disconnected Services	52	Violations Issued	188
Revenues over Expenditures	\$1,047,509	Total New Services	75	Court Payments Received	\$31,692.87
		Billed Consumption Water	34,410,390	Warrants Issued	97
			\$468,423.60		
		Billed Consumption Sewer	21,563,290	Active Warrants	2,889
			\$258,564.18		
		Billed Garbage	\$71,929.94		
		Billed Ambulance	\$7,016.22		
			Total Billed		
			\$805,933.24		

OUR WORKLOAD INDICATORS

Fire Department

April	2024
Fire Response	17
EMS Response	166
Air Ambulance	4

Human Resource

April	2024
Unemployment Claims	0
Workers Comp Claims	2
FMLA/Medical Cases	1

Property/GIS

April	2024
Liens Collected	\$140
Lien Payoff Preparations	2
Liens Released	1
Tax Certificates	2
Filed Liens	13
Re Plats	1
New Address Assignments	1

Main Street

April	2024
4 th Nextrex Community Recycling Challenge Drop Off	
5 th Brazosport College Community Class on AI	
16 th Ann's Party Place Ribbon Cutting	
18 th The Texas of Tomorrow	
26 th Brazosport Breakfast Lions Club	

Recreation

April	2024
Adult Daily Pass	\$155
Child Daily Pass	\$1
Senior Daily Pass	\$51
Student Daily Pass	\$237
Monthly Membership Individ.	\$720
Monthly Membership Senior	\$190
Monthly Membership Youth	\$10
Monthly Membership Family	\$180
City Employee Attendance	18
No. Hrs. Sports Fields Used	85
Facility Rental Revenue	\$15,579
Contract Classes	21

IT Department

April	2024
RiverPlace Network Upgrade	
MDM Management Provisioned	
Doors Upgraded at City Hall	
Security System Install at City Hall	
Emergency Phone Install on Elevator	

Public Works

April	2024
Sidewalk/Curb Repair	1400 Blk 6 th St
Sidewalk/Curb Repair	1600 Blk 6 th St
Alley Grade	1400 Blk 8 th St
Alley Grade	1500 Blk 6 th St
Culvert Jet	53 Marlin
Culvert Jet	805 7 th St
Culvert Jet	Yellowstone
Ditch Grade	Ave H
Ditch Grade	Bridge Harbor
Maintenance at (9) Parks	
Beach Maintenance/Litter Control	
Athletic Field Maintenance	
Facilities Maintenance	

Public Works Cont.

April	2024
Event Preparations	
Vehicle Maintenance	
Equipment Maintenance	
AC Repairs at City Hall	
Insulation Repair at Museum	
Light Repairs in Parks	
Remodel of FMP Kitchen	

CAPITAL PROJECTS

Fund 67 - 2021 CO Bond Fund				
Lift Station 3, 4, and 14 Rehabilitation	Complete	\$ 1,730,004.45	\$ 1,730,004.45	\$ -
FM 1495 Water Line Relocation	Construction has begun	481,665.00	460,313.72	21,351.28
Phase I SSOI Engineering	Project on hold	215,926.00	22,974.00	192,952.00
Sanitary Sewer Collection GLO Project	Construction has begun	59,316.26	59,316.26	-
Wastewater Treatment Plant Grant Match	Contractor Selected	60,520.00	-	60,520.00
Avenue H Sewer Line Replacement Grant Match	Complete	41,366.19	41,366.19	-
WWTP Improvements	Contractor Selected - Under Construction	1,928,630.00	74,358.00	1,854,272.00
Sewer Line Replacement SSOI	Project on hold - re allocate funds for SCADA installation water/wastewater	482,572.10	-	482,572.10
Lift Station #15 Pumps	Obtaining Bids	151,348.93	-	151,348.93
	Total Fund 66 - 2021 CO Bond Fund	\$ 5,151,348.93	\$ 2,388,332.62	\$ 2,763,016.31

CAPITAL PROJECTS

Fund 66 - 2020 CO Bond Fund				
Streets & Drainage Projects	Total Budget for Street Projects	\$ 6,375,000.00		
2019-2020 Asphalt Streets - County Interlocal carried over to 2021	Complete	\$ 206,053.24	\$ 206,053.24	\$ -
2020-2021 Asphalt Streets - County Interlocal	Complete	321,260.88	321,260.88	-
2020-2021 Water/Sewer Relocation - Asphalt Streets	Complete	230,704.84	230,704.84	-
2021-2022 Asphalt Streets - County Interlocal	Complete	333,531.08	333,531.08	-
2021-2022 alley Sewer Relocation - Asphalt Streets	Complete	66,676.49	66,676.49	-
2022 Phase 1 Concrete Streets - Engineering	Complete	316,203.58	316,203.58	-
2022 Phase 1 Concrete Streets - Construction	Complete	2,348,887.44	2,348,887.44	(0.00)
2022-2023 Phase 2 Concrete Streets - Engineering	Complete	426,380.00	426,380.00	-
2022-2023 Phase 2 Concrete Streets - Construction	Complete - Finishing Punch List	2,157,895.63	2,157,895.63	-
				-
Velasco Pump Station Improvements	Complete	316,707.00	316,706.61	0.39
Heritage House Renovations	Waiting on Council Approval - Quote received for Architectural/Engineering	375,000.00	-	375,000.00
City Hall Renovations	Complete	1,138,382.00	547,197.88	591,184.12
	Total Funding Fund 66 - 2020 CO Bond Fund	\$ 8,237,682.18	\$ 7,271,497.67	\$ 966,184.51

CAPITAL PROJECTS

Fund 14 -Streets & Drainage Funds				
Road Failure - Avenue D	Complete	\$ 49,000.00	\$ 49,000.00	\$ -
Asphalt Streets 2022-2023	Construction has begun.	446,041.00	30,774.62	415,266.38
Entry Road for Park	Complete	150,000.00	101,655.10	48,344.90
Streets & Drainage Project	Project to be determined	452,077.20	-	452,077.20
2022-2023 Phase 2 Concrete Streets - Construction	Complete	1,641,328.37	1,116,223.47	525,104.90
Road Failure - 1420 10th Street	Complete	17,000.00	17,000.00	-
Rebuild Stormwater Pump	Complete	24,269.00	24,268.29	0.71
Repair Ally East 5th at Cherry	Complete	72,120.00	72,119.38	0.62
2022-2023 Phase 2 Concrete Streets - Engineering	Complete	53,783.15	53,783.15	-
Replace Asphalt Ave C & Quintana	Complete	30,000.00	30,000.00	-
Stormwater Pump	Complete	12,954.88	12,954.88	-
Repair Stormwater Pump	Complete	42,810.92	42,810.92	-
Asphalt Streets 2023-2024	Construction has begun.	570,178.00	99,795.38	470,382.62
Stormwater Project	Waiting for Project to be determined	500,000.00	-	500,000.00
Emergency Road Repair - 2nd Street	Complete	29,000.00	29,000.00	-
Emergency Road Repair - 8th / Velasco	Complete	28,800.00	28,800.00	-
Total Funding Fund 14 - Streets & Drainage Fund		\$ 4,119,362.52	\$ 1,708,185.19	\$ 1,440,794.71

CAPITAL PROJECTS

Fund 21 - Facilities & Grounds CIP				
City Hall Renovations	Council Decision to Re Bid or Sale of Property	\$ 750,000.00	\$ 2,503.00	\$ 747,497.00
Temp. Modular Building	Construction has begun.	426,095.00	311,683.99	114,411.01
Fire Station 1 Driveway	To be quoted	10,000.00	-	10,000.00
Radio Antenna Repairs - Fire	Repair has began	11,665.00	5,057.17	6,607.83
Greens Resurfacing	To be bid	175,000.00	-	175,000.00
Tee Renovations	Complete	55,000.00	49,520.00	5,480.00
Pumphouse Renovations	To be bid	40,000.00	-	40,000.00
Jail Facility Renovation	To be bid	115,000.00	-	115,000.00
Replacement of Main Electric Dist. Panel	Construction has begun.	20,000.00	-	20,000.00
Police Department Parking Lot Improvements	To be quoted	20,000.00	-	20,000.00
New Evidence Lockers	Ordered	11,000.00	9,600.00	1,400.00
Server Room Ventilation	To be quoted	12,500.00	-	12,500.00
Museum Remodel	To be quoted	22,500.00	-	22,500.00
New Display Cases	Complete	11,500.00	11,500.00	-
Library Nesting Training Tables	To be quoted	6,750.00	-	6,750.00
Park Equipment	Waiting to determine project	10,000.00	-	10,000.00
Riverplace Exterior Metal Coating	To be quoted	30,000.00	-	30,000.00
Splashpad Renovation	To be quoted	10,000.00	-	10,000.00
FMP Kitchen Remodel	Complete	40,000.00	13,698.25	26,301.75
Fuel Tank	Complete	68,639.30	30,000.00	38,639.30
Golf Fairway	Construction has begun.	200,000.00	14,184.50	185,815.50
	Total Fund 21 - Facilities & Grounds CIP	\$ 2,045,649.30	\$ 447,746.91	\$ 1,597,902.39

CAPITAL PROJECTS

Fund 22 - Vehicle & Equipment Replacement Fund				
Replace 2 Ambulances	Ordered & Received Some Outfitting	\$ 600,000.00	\$ 395,901.96	\$ 204,098.04
Equipping new reserve firefighters	To be quoted	12,000.00	-	12,000.00
Furnishings/Appliances Fire Station 2	To be quoted	30,000.00	-	30,000.00
Fire-Portable Radios	Ordered	36,400.00	-	36,400.00
Fire-Reserve PPE	To be quoted	19,100.00	-	19,100.00
5210 Tractor	Complete	36,000.00	35,539.02	460.98
Ztrak mowers	Complete	59,000.00	36,602.28	22,397.72
Zmaster 72" Mower	Complete	17,000.00	17,619.42	(619.42)
Vehicle Replacement - Police	Ordered	376,006.00	162,712.77	213,293.23
Generator - Police	Waiting on electrical work to be completed	60,000.00	19,671.20	40,328.80
Replace Gate Motor	To be quoted	15,000.00	-	15,000.00
Sever Switch Replacement	Complete	15,000.00	19,445.49	(4,445.49)
New Motion Cyber Security	To be quoted	10,000.00	-	10,000.00
Offsite Backup & Software	To be quoted	14,000.00	-	14,000.00
One Ton Dump Truck	Complete	90,000.00	80,861.64	9,138.36
1/2 Ton 4X4 Work Truck	Complete	120,000.00	71,215.50	48,784.50
3/4 Yard Concrete Mixer	Complete	10,000.00	4,200.00	5,800.00
Generators	Request for Proposals will go out in for Lift Station Generators	60,000.00	-	60,000.00
Total Fund 22 - Vehicle & Equipment Replacement		1,579,506.00	843,769.28	735,736.72

CAPITAL PROJECTS

Fund 25 - Projects Fund				
Demolition of OA Fleming	Complete	\$ 240,000.00	\$ 223,461.59	\$ 16,538.41
Infrastructure OA Fleming Streets	Engineering	1,500,000.00	-	1,500,000.00
Infrastructure OA Water/Sewer	Engineering	1,000,000.00	-	1,000,000.00
Lift Station	Engineering has begun	1,200,000.00	29,200.00	1,170,800.00
OA Fleming Park	Engineering	600,000.00	10,000.00	590,000.00
	Total Fund 25 - Projects Fund	\$ 4,540,000.00	\$ 262,661.59	\$ 4,277,338.41

CAPITAL PROJECTS

Grant Funded Projects				
CDBG MIT 2016 HUD - Sanitary Sewer Collection System SSOI	Construction has begun.	\$ 5,931,626.00	\$ 2,078,592.44	\$ 3,853,033.56
CDGB MIT Harvey - Wastewater Treatment Plant Improvements	Contractor Selected - Pre Construction	5,991,468.00	788,947.18	5,202,520.82
Lift Station #3 Generator	Awarded Bid	36,000.00	-	36,000.00
Lift Station #4 Generator	Awarded Bid	36,000.00	-	36,000.00
Lift Station #14 Generator	Awarded Bid	36,000.00	-	36,000.00
		\$ 12,031,094.00	\$ 2,867,539.62	\$ 9,163,554.38

DEVELOPMENT

19 Acres on Avenue J - Jim Maddox/Freeport 19 LLC	City and Developer finalizing agreement with Financial advisors to bring to council 130 single family lots - homes ranging from 1200 - 2000 sqft
OA Fleming - 23 Acres	City has received appraisal for property at \$2,345,000.00 (2) developers interested 130 single family lots or 500 multi family units
8.8 Acres owned by the EDC along the River on West Brazos	EDC working on Ginsler Project for development, also have developer interested Mix use - Hotels, Restaurants, Shops etc.



CONGRATULATIONS

Jerry Cain – Mayor

Jarvis Davis – Ward B Councilman

Winston Rossow – Ward D Councilman





CURRENT JOB OPENINGS

Police Department - Crossing Guard (Part-Time). During school year

Police Department - Police Officer (Full-Time).

Police Department - Telecommunications Officer (Dispatcher) (Full-Time).

Police Department - Jailer (Full-Time).

Fire Department-Firefighter/EMT Full-Time and Part-Time Immediate Openings

Fire Department - EMT (Part-Time).

Public Works - Maintenance Technician II (Full-Time).

Public Works - Building Maintenance Lead Technician (Full-Time).

Public Works - Maintenance Technician I (Full-Time).

Community Development - Building Inspector (Full-Time)

Recreation Center - Lifeguards (Part-Time) - Seasonal; During Pool Season.

Recreation Center - Recreation Attendant (Part-Time).