

NOTICE OF PUBLIC HEARING
THE FREEPORT CITY COUNCIL
MONDAY, JANUARY 6TH, 2014, 6:00 P.M.
FREEPORT MUNICIPAL COURT ROOM
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.
FREEPORT, TEXAS
AGENDA
FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration of approving the December 16th, 2013 Council Minutes. Pg. 1-4
5. Attending citizens and their business.
6. Consideration of receiving, discussing, approving and authorizing publication of a final report from the Charter Review Commission 2013. Pg. 5
7. Consideration of rescheduling January 20, 2014 Council Meeting to Tuesday, January 21st, 2014 to observe Martin Luther King holiday.
8. Consideration of approving a residential tax abatement application and agreement and setting January 21, 2014 for a public hearing for Jansen & Julia Gast, 65 Marlin Drive, Freeport Texas, for construction of a new home. Pg. 6-17
9. Consideration of setting January 21, 2014 for a Joint Public Hearing with the Planning Commission to consider amending Section 155.032 (R-2A District) to add provisions for condominiums and Section 155.002 to add a definition of condominium. Pg. 18
10. Consideration of selling Block 51, Lot 22, Velasco Townsite known as 405 South Ave. G, Tax Id 8110-0502-000. Pg. 19-22
11. Consideration of selling the City Interest in Block 17, Lots 13, 14, Freeport Townsite, known as 322 East Broad Street, Tx. Id. 4200-0236-000. Pg. 23-28

Adjourn

Items not necessary discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

In compliance with the Americans with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be

received 48 hours prior to the meeting. Please contact the City Secretary office at 979-233-3526.

I, Delia Munoz City Secretary for the City of Freeport, Texas certify that this agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, January 3, 2014 at or before 5:00 p.m.

Delia Munoz - City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Freeport City Council met on Monday, December 16, 2013 at 6:05 p.m. at the Freeport Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Norma M. Garcia
Councilwoman Michelle Kent
Councilman Fred Bolton
Councilwoman Sandra Loeza
Councilwoman Sandra Barbree

Planning Commission: Edward T. Garcia

Staff: Jeff Pynes, City Manager
Gilbert Arispe, Asst. City Manager
Wallace Shaw, City Attorney
Delia Munoz, City Secretary
Larry Fansher, Parks Director
Nat Hickey, Property Manager
Brian Davis, Fire Chief

Visitors: Danny Gillchriest Melanie Oldham
Jerry Meeks Shannon Daughtry
Tina Rodgers Debra Martinez
Larry Daniels Esther Williams
Moby Burrridge Evelyn Burrridge
Lila Lloyd

Call to order.

Mayor Norma M. Garcia called the meeting to order at 6:05 p.m.

Invocation.

Mr. Shaw offered the invocation.

Pledge of Allegiance.

Moby Burrridge led the Pledge of Allegiance.

Consideration of approving the November 18, 2013 Council Minutes.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved November 18th, 2013 Council Minutes.

Attending citizens and their business.

There were none.

Public Hearing: The City Council of the City of Freeport and the Planning Commission of said city will conduct a public hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance of said city, codified as Chapter 155 of the Code of Ordinances of said City, to add condominium to Section 155.032 (R-2A District) and adding a definition of condominium to Section 155.002.

Mayor Norma Garcia announced that there would be no Public Hearing, due to the lack of quorum of the Planning Commission.

Consideration of approving Ordinance No. 2013-2056 to add to Section 155.002 a definition of condominium and to amend Section 155.032 to require that a condominium satisfy the requirements of Section 155.032 for townhouses unless such requirements conflict with the provision of Chapter 81 or 82 of the Property Code.

Reagenda this item.

Consideration of a request from Will J. Brooks, Parade Co-Chairman of the 28th Annual Dr. Martin Luther King Jr Celebration Parade to close portions of the streets during the Parade to be held on Monday January 20th, 2014. The parade will start 11:00 a.m. and the staging area will start at 8:30 a.m. on Cherry Street, East Park, & Fourth and continue along 2nd Street to Hwy. 288 B to the Freeport Municipal Park.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved a request from Will J. Brooks, Parade Co-Chairman of the 28th Annual Dr. Martin Luther King Jr Celebration Parade to close portions of the streets during the Parade to be held on Monday January 20th, 2014. The parade will start 11:00 a.m. and the staging area will start at 8:30 a.m. on Cherry Street, East Park, & Fourth and continue along 2nd Street to Hwy. 288 B to the Freeport Municipal Park.

Consideration of approving an Investment Grade Audit with Schneider Electric for an energy performance contract utilizing the Region I Education Service Center (ESC) Interlocal Agreement.

On a motion by Councilman Bolton, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved an Investment Grade Audit with Schneider Electric for an energy performance contract utilizing the Region I Education Service Center (ESC) Interlocal Agreement.

Consideration of approving Ordinance No. 2013-2057 amending Division (B) of Section 71.21 of the Code of Ordinance of said City, which established the prima facie speed limit for school crossing zone of 20 miles per hour, to adjust the times therein specified for the Velasco Elementary, Lanier Middle School, Brazosport High School and Freeport Intermediate School speed zones to the current needs of each school; amending Divisions (A) (B) of Section 71.06 of the Code of Ordinance of said City designating one-way streets on Karankawa and McNeil during the times when school crossing zones are in effect as herein specified; amending divisions (A) and (D) of Section 71.30 of the Code of Ordinances of said city regulating turns by vehicles entering or existing from school driveways at Freeport Intermediate School, Lanier Middle School and Velasco Elementary School during the times when school crossing zones are in effect as herein specified; Amending Division (A) of Section 72.03 of the Code of Ordinances of said City regulating the stopping, standing, or parking of vehicles on the east side of Ave. B, on the South side of McNeil Street and on the North side of Karankawa Street during the times when school crossing zones are in effect as herein specified, providing for the posting of signs or other traffic control device giving notice thereof at such location.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Ordinance No. 2013-2057 amending Division (B) of Section 71.21 of the Code of Ordinance of said City, which established the prima facie speed limit for school crossing zone of 20 miles per hour, to adjust the times therein specified for the Velasco Elementary, Lanier Middle School, Brazosport High School and Freeport Intermediate School speed zones to the current needs of each school; amending Divisions (A) (B) of Section 71.06 of the Code of Ordinance of said City designating one-way streets on Karankawa and McNeil during the times when school crossing zones are in effect as herein specified; amending divisions (A) and (D) of Section 71.30 of the Code of Ordinances of said city regulating turns by vehicles entering or existing from school driveways at Freeport Intermediate School, Lanier Middle School and Velasco Elementary School during the times when school crossing zones are in effect as herein specified; Amending Division (A) of Section 72.03 of the Code of Ordinances of said City regulating the stopping, standing, or parking of vehicles on the east side of Ave. B, on the South side of McNeil Street and on the North side of Karankawa Street during the times when school crossing zones are in effect as herein specified, providing for the posting of signs or other traffic control device giving notice thereof at such location.

Mayor Garcia opened the work session at 6:36 p.m.

Work Session:

City of Freeport's Preliminary Audit presentation by Debra Martinez of Schneider Electric.

Debra Martinez spoke on facilities audited: City Hall, Police Department, Fire Department, Library, River Place, Municipal Marina, Historical Museum, Golf Course, Recreation Center, Waste Water Treatment Plant, Water Distribution System, Community Housing, and Street Department. She reviewed the potential annual savings of \$305,000. Rebates from CenterPoint and tax credits help finance the energy performance contract.

Mayor closed the formal session and opened the Executive Session at 6:50 p.m.

Executive Session:

Section 551.071, Government Code

Consultation with City Attorney concerning pending or contemplated litigation, settlement offers or other matter in which his duty to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Government Code, to wit:

- Related to ABC project.
- Propose annexation

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council adjourned at 7:15 p.m.

Mayor Norma Moreno Garcia
City of Freeport, Texas

Delia Munoz – City Secretary
City of Freeport, Texas

CITY OF FREEPORT
CHARTER REVIEW COMMISSION

FINAL REPORT

To the Honorable Mayor and City Council:


The Charter Review Commission for the June to December, 2013, term, having reviewed the Home Rule Charter of the City and having consulted with the City Manager, the City Attorney and others who are to be consulted, recommends the following changes be submitted to the citizens.

- 1.02 Boundaries- Refer to Planning Commission.
- 2.03 Eminent Domain- No change needed.
- 3.01 Number, Selection & Term- Continue having two (2) year terms for mayor & council persons.
- 3.05 Mayor Pro Temp- Have mayor pro temp rotate by ward.
- 3.15 Publication of financial statement- Publish financial statement on city website.
- 4.01 City Manager- Require City Manager to reside in the city.
- 4.02 Department of police- Require Chief of Police to reside in the city.
- 4.08 Fire department- Require Fire Chief to reside in the city.

Respectfully submitted the 21st day of December, 2013.


Eric Hayes, Chairman


Sandra Barnett, Vice President


Annette Sanford, Secretary


Jason Thompson, Member

TAX REINVESTMENT ZONE
RESIDENTIAL APPLICATION

SECTION I

Property Owner(s): Jasen + Julia Gast

Mailing Address: 12131 Pebblebrook Dr. Houston, TX 77024

Telephone Number: (281) 857-0938

Property Owner's Representative: N/A

Mailing Address: /

Telephone Number: /

Property Address (physical):

65 Marlin Freeport, TX 77541

Property Legal Description:

Bridge Harbor (A0051 FJ Calvit Div 8 (BCIC)) Lot 65, Freeport

Located within: City of Freeport YES Freeport ET N/A

Description of Project:

New home construction on (2) empty residential lots (64 + 65 Marlin) in Bridge Harbor.

Date of projected occupation of project/initiation of operations:
DEC 2013

SECTION II

Fiscal Impact:

What is the value of real property improvements added to the tax rolls? \$ (800K - 1.2mm)

What utility construction is required: tap into existing
power, sewer & water

Community Impact:

Is the project compatible with the City's comprehensive plan? YES

What adverse environment impact will be created by the project: _____

No adverse impacts will be seen on this
project.

Date: 11/11/13

Applicant(s) Signature(s)

Josef Just

NOTICE OF PUBLIC HEARING

The City Council of the City of Freeport, Texas, will hold a public hearing on Tuesday, the 21st day of January, 2014, beginning at 6:00 p.m., in the Police Department Municipal Courtroom located therein at 430 North Brazosport Boulevard, Freeport, Brazoria County, Texas, to consider designating the following described real property located within the corporate boundaries of the City as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement:

Lots 64 & 65, BRIDGE HARBOR SUBDIVISION, a subdivision in the Brazos Coast Investment Company Subdivision, Division 8, F.J. Calvit Survey, Abstract 51, Brazoria County, Texas, according to the map or plat thereof on file in the office of the County Clerk of said county.

On the same date and at the same time and place, the City Council of the City of Freeport, Texas, will consider entering into an agreement granting a tax abatement to the owner or owners of the above described real property.

All interested persons will be given an opportunity to speak and present evidence for or against such designation and for and against such abatement.

By order of the City Council this 6th day of January, 2014.



Delia Munoz, City Secretary
City of Freeport, Texas

This Tax Abatement Agreement (this "Agreement") is made by and between the City of Freeport, Texas a municipal corporation and home-rule city (the "City"), and JASEN and JULIA GAST, (the Owner", whether one or more), individuals residing at 12131 Pebblebrook Drive, Houston, Harris County, TX 77024, and who are the owners of the real property located within the Zone (as defined below).

W I T N E S S E T H:

WHEREAS, the construction of new/modernization of existing residences within the City is paramount to the City's continued economic development; and

WHEREAS, the Owner desires to construct a dwelling costing in excess of \$5,000.00 to be used for the Owner's secondary personal residence; and

WHEREAS, the Owner has filed a written request for tax abatement, dated as of November 11, 2012, in accordance with the City's Resolution No. 2013-2411 adopted August 5, 2013, ("the Resolution") which continues the property tax abatement program for the City of Freeport in designated reinvestment zones; and

WHEREAS, it is reasonably likely that this Agreement will be of benefit to property within and adjacent to the Zone and that would contribute to the economic development of the City; and

WHEREAS, the City Council has determined that the Improvements are practical and are of benefit to the land within the Zone and to the City; and

WHEREAS, City Council finds that there will be no substantial potential adverse effect on the provision of City services or on the tax base caused by this Agreement; and

WHEREAS, the Owner has represented that the facility will be designed and constructed to meet all applicable federal, state, and local regulations concerning environmental degradation of hazard; and

WHEREAS, the City Council finds that the planned use of the Improvements, when constructed and operated in accordance with applicable environmental standards, will not constitute a hazard to public health, safety, or morals; and

WHEREAS, City Council finds that the terms of this Agreement meet the applicable requirements of the Resolution and The Texas Tax Code; and

NOW THEREFORE, the parties hereto, for and in consideration of

the premises and mutual promises stated herein, agree as follows;

1. Definitions

The following terms shall have the meanings assigned below, unless otherwise defined or the context clearly requires otherwise.

"Abatement Period" means that period which commences on the first day of the Effective Date of Abatement and ends three (3) years thereafter.

"BCAD" means the Brazoria County Appraisal District.

"City" means the City of Freeport, Texas.

"City Manager" means the City Manager of the City.

"Effective Date of Abatement" means the January 1, 2014.

"Eligible Property" means the new residential structure which expands the local tax base as that term is defined in the Guidelines and Criteria for Tax Abatement in the City of Freeport attached to and adopted by the Resolution.

"Improvements" means the improvements to the property, more fully described in Section 5 below constituting the Project.

"Ordinance" means City of Freeport Ordinance Number 2014-_____, which created the Zone.

"Owner" means JASEN and JULIA GAST.

"Project" means the improvements to be constructed by the Owner on the Real Property as more fully described in Section 5(c) below.

"Property" means the real property to be improved, as more fully described in Section 3(a) below.

"Resolution" means City of Freeport Resolution 2013-2411 adopted August 5, 2013, establishing the property tax abatement program for the City in designated reinvestment zones, for which an abatement is being granted.

"Tax Code" means the Texas Property Tax Code, as amended.

"Zone" means the J & J GAST Reinvestment Zone, which is more particularly described in the Ordinance.

2. Authorization

This Agreement is authorized by Resolution which established the property tax abatement program for properties in designated reinvestment zones and by the Ordinance.

3. Property

(a) The Street Address of the taxable real property to be improved under this Agreement is 65 Marlin Drive, Freeport, TX 77541. The legal description is Lots 64 & 65, BRIDGE HARBOR SUB., a subdivision in the Brazos Coast Investment Company Subdivision, Division 8, F.J. Calvit Survey, Abstract 51, Brazoria County, Texas

(b) The BCAD tax number of the Property are
Property ID: 192210 & 193311
Graphic ID: 21190-0065-000 and 2190-0066-000

4. Representations and Warranties by the Owner

(a) The Owner represents and warrants (1) the Owner owns the Property and that the Property is located within the boundaries of the Zone; (2) the Owner is authorized to execute this Agreement and to complete the Improvements described in Section 5 hereof and in the project description marked Exhibit "B" and attached hereto; (3) that as of January 1, 2014, the Property had an approximate appraised value of \$141,650.00; (4) the construction of the Improvements described in Exhibit "A" began before January 1, 2014, and that construction of the Improvements were completed as of the effective date of this Agreement; (5) the construction of the Improvements shall be completed as described in Exhibit "A", all for the purpose of constructing the dwelling therein described; and (6) The total size of the Property is approximately 0.2710 acres.

(b) The Owner represents and warrants that the value of the Property will increase by at least \$300,000.00 upon completion of the Improvements.

(c) The Owner represents and warrants that the Improvements will not solely or primarily have the purpose of transferring employment from one part of the City to another.

(d) The Owner represents and warrants that it will construct and operate the Project described in Exhibit "A" attached hereto and incorporated herein by this reference.

(e) The Owner represents and warrants that the Improvements will be designed, constructed, and operated in accordance with all applicable federal, state, and local environmental regulations, and that the construction and operation of the improvements will not cause environmental degradation or hazard to the Property or the environs of the City.

5. Terms of the Agreement

(a) The Owner shall make the Improvements substantially in conformity with the descriptions, plans and specifications as described in Exhibit "A".

(b) The Improvements shall be completed in accordance with the provisions of Exhibit "A" and the City's Building and other Standard Codes and shall conform to the City's Zoning Ordinance. In case of any conflict, the Building or Standard Code, or Zoning Ordinance as the case may be, shall prevail. In addition, the Owner shall comply with City's Subdivision Ordinance, if applicable.

(c) Upon completion of the Improvements, the Owner shall use the Property for the proposed use specified in this paragraph during the Abatement Period specified in Section 6 hereof. However, the City Council may approve a change from the proposed use in writing, if the City Council determines that the change is consistent with the guidelines adopted by the Resolution and with the City's general purpose of encouraging development or redevelopment of the Zone during the Abatement Period specified in Section 6 hereof. The proposed use of the Property (unless and until the City Council approves a change in use) is for a private dwelling, pursuant to and to the extent described in Exhibit "A" attached hereto and

(d) The Owner shall allow the City's employees access to the Property for the purpose of inspecting the Improvements to ensure that the Improvements were completed and are being maintained in accordance with the terms of this Agreement. All inspections will be made only after giving the Owner notice at least twenty-four (24) hours in advance thereof, and will be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the Project. All inspections will be made with one (1) or more representatives of the Owner and in accordance with the owner's safety and security standards, but this shall not act as a limitation on the City's ability to perform any inspection or enter the affected property pursuant to the Code of Ordinances, the Building or other Standard Code or otherwise.

(e) The Owner shall maintain the Improvements in good repair and condition during the Abatement Period specified in Section 6 hereof.

(f) The Owner shall provide the City's employees access to all records requested and necessary for the purpose of conducting an audit of the Project. Any such audit shall be made only after giving the Owner notice at least seven (7) days in advance thereof, and will be conducted in such a manner as to not unreasonably interfere with the operation of the Project.

(g) The Owner shall not assign this Agreement without the written approval of the City Council. In addition, any such assignment must be approved by City Council.

6. Tax Abatement

(a) Abatement on the Improvements specifically listed in Exhibit "A" shall be permitted only for the value of new "eligible property" constructed or added after January 1, 2013, subject to the limitation stated in subsection 5(c) above. In addition, this exemption from taxation is specifically subject to the rights of the holders of outstanding bonds of the City. The portion of the value of new eligible improvements subject to the abatement shall be 100% of the value of such improvements being abated the first year, 75% of such value the second year and 50% of such value the third year. If the construction period extends beyond three (3) years from the Effective Date of Abatement, the Improvements shall be considered completed for purposes of abatement

three (3) years from the Effective Date of Abatement.

(b) From the Effective Date of Abatement to the end of the Abatement Period, taxes shall be payable as follows:

1. The value of (i) the property on which the project is located without regard to any improvements thereon and (ii) any tangible personal property not attached to the land And for which an abatement has not been specifically granted shall be fully taxable;

2. The base year value of any improvements on the property which are not eligible improvements shall be fully taxable;

3. The additional value of the eligible improvements constructed after January 1, 2014, but before the effective date of this Agreement, shall be taxable in accordance with Section 6(a) of this Agreement.

(c) The City shall enter into only one tax abatement agreement for the Project described in Exhibit "A" of this Agreement during the existence of the J & J Gast Reinvestment Zone.

7. Default and Recapture

(a) This Agreement shall terminate in the event that the use and operation of the facility for the purpose specified in Section 5(c)above is discontinued, for any reason excepting fire, explosion, other casualty or accident, or natural disaster, continuously for a period in excess of twelve (12) month during the Abatement Period. The Owner shall not be entitled to the abatement of taxes for that twelve month period during which the facility was not used and operated for such purpose. The taxes abated during that twelve month period shall become immediately due and payable, and shall be paid to the City within sixty (60) days from the date of termination of this Agreement.

(b) The Owner shall be in default hereof in the event that the Owner:

1. allows ad valorem taxes owed the City to become delinquent and fails to timely and properly follow the legal procedures for their protect and/or contest; or

2. has made any material representation which is determined to be false or misleading in any respect; or

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3. is in breach of any material warranty and fails to cure within 60 days from the date notice is provided thereof as described below (the "Cure Period"); or

4. violates any of the terms and conditions of this Agreement and fails to cure during the Cure Period.

(c) Should the City Council determine that the Owner is in default according to the terms and conditions of this Agreement, the City Manager shall notify the Owner in writing at the address stated in this Agreement, and if such default is not cured during the Cure period, then this Agreement may be terminated as to all parties and all taxes previously abated by virtue of this Agreement, shall be recaptured, and paid by the Owner within sixty (60) days of the termination.

8. Administration

(a) For purposes of this Agreement, the value of the real and personal Property comprising the Zone, including the value of the Improvements listed in Exhibit "A" hereof, shall be the same as the value of the Improvements determined annually by the chief appraiser of BCAD. Each year, the Owner shall furnish the City with such information as may be necessary for calculating the amount of abatement. Once the value of the Improvements has been established and the amount of the abatement calculated, the chief appraiser of the BCAD shall notify the affected jurisdictions that levy taxes of the amount of assessment.

(b) Upon the completion of construction of the Improvements, the City Manager shall annually evaluate each facility receiving abatement to ensure compliance with this Agreement and prepare a report of any violations of this Agreement.

9. Compliance with State and Local Regulations

Except as specifically provided herein, nothing in this Agreement shall be construed to alter or affect the obligation of the Owner to comply with any ordinance, rule or regulation of the City, or the laws and regulations of the State of Texas and the United States.

10. Merger

The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

11. Notice

All notices shall be in writing and unless hand delivered, shall be sent by U.S. Mail certified, return receipt requested. If mailed, any notice or communication shall be deemed to be received three (3) days after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the following address:

To the Owner

12131 Peeblebrook Dr.
Houston, TX 77024

To the City

If mailed or personally delivered:

City Manager
200 West Second Street
Freeport, TX 77541

Each party may designate a different address by giving the other party written notice ten (10) days in advance of such designation.

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12. Effective Date

If approved by the Mayor and City Council, the Effective Date of this Agreement shall be the Effective Date of Abatement as defined in Section 1 hereof.

This agreement has been executed by the parties in multiple originals, each having full force and effect.

Jasen Gast, Owner

Julia Gast, Owner

THE CITY OF FREEPORT, TEXAS

BY _____
Its Mayor

ATTEST:

Its City Secretary

APPROVED AS TO FORM

Its City Attorney

C\Freeport.Abt\Gast-J&J-TxAbt-Agr

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATION, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING AND INTEREST IN ANY LAND LOCATED WITHIN A R-2A ZONING DISTRICT, AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA, TEXAS.

A joint public hearing will be held on Tuesday, the 21st day of January 2014, at 6:00 o'clock p.m., central standard time, at the Police Department Municipal Courtroom of the City of Freeport, Texas located at 430 North Brazosport Boulevard, within the corporate limits of said city, in Brazoria County, Texas, at which time and place the City Council and the Planning Commission of said City will conduct a joint public hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance of said city, codified as Chapter 155 of the Code of Ordinances of said City, to add condominium to Section 155.032 (R-2A District) and adding a definition of condominium to Section 155.002 of said chapter.

By Order of the City Council of the City of Freeport, Texas made on the 18th day of November, 2013.

**Delia Munoz
City Secretary
City of Freeport, Texas**



PROPERTY MANAGEMENT

Jeff Pynes

January 3, 2014 Chief Executive Officer
City Manager

Jeff Pynes
City Manager

re: Lot 22, Block 51, Velasco Townsite
Tax ID 8110-0502-000

Please place the following item on the January 6, 2014, City Council agenda:

Discuss / consider the sale of lot 22, block 51, Velasco
Townsite, known as 405 South Avenue G
Tax ID 8110-0502-000

Cesar Alejandro Martinez and Maria G. Calderon have requested the purchase of the
above noted property and the City council requested an appraisal to determine value.

An appraisal determined the value to be \$2,000.00, with the total price to be as follows:

Appraised value of property	\$2,000.00
Appraisal fee	350.00
Deed preparation	<u>185.00</u>
Total cost	\$2,535.00.

Total amount of \$2,535.00 has been paid in full by Western Union Money Order Nos.
14-742399404, 14-742399405 and 14-14-742399406.

Find attached the following: a). Plat showing location
b). Property data sheet,

N C Hickey
Property

/s



Block: 51 Owner City of Freeport

Lot(s) 22 Tax ID 8110-050³-000 Deed 06-024265

Street Address 405 S. Ave G

Velasco Blvd

S. Ave G

Alley

S. Ave F

24	Cesar Martinez	20	Cesar Martinez	21	Cesar Martinez	22	Freeport ISD <i>YES S. AVE G</i>	23	Cesar Martinez	24	Freeport ISD
1	Freeport ISD	2	Freeport ISD	3	Freeport ISD	4	Freeport ISD	5	Freeport ISD		

Cesar Martinez wants to buy. Call Maria Martinez @ 373-7832. Jeff to see if can sell without advertising 2-25-13. Approved for sale by council 11-19-2012. COUNTY APPROX VALUE \$1410,000
YES - CAN SELL w/o ADV. PER WANTS

Britt Batley

3

Property Search Results > 259993 CITY OF FREEPORT for Year 2014

Property

Account

Property ID: 259993 Legal Description: VELASCO (FREEPORT), BLOCK 51, LOT 22
 Geographic ID: 8110-0503-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: S AVE G Mapsco:
 FREEPORT,
 Neighborhood: VELASCO Map ID:
 Neighborhood CD: S8110

Owner

Name: CITY OF FREEPORT Owner ID: 21410
 Mailing Address: 200 W 2ND ST % Ownership: 100.0000000000%
 FREEPORT, TX 77541-5773
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CITY OF FREEPORT
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CFP	CITY OF FREEPORT	N/A	N/A	N/A	N/A
DR2	VELASCO DRAINAGE DISTRICT	N/A	N/A	N/A	N/A
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A
JBR	BRAZOSPORT COLLEGE	N/A	N/A	N/A	N/A
NAV	PORT FREEPORT	N/A	N/A	N/A	N/A
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.0717	3125.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013		\$0	\$1,410	0	1,410	\$0
2012		\$0	\$1,410	0	1,410	\$0
2011		\$0	\$1,410	0	1,410	\$0
2010		\$0	\$1,410	0	1,410	\$0
2009		\$0	\$1,410	0	1,410	\$0
2008		\$0	\$2,030	0	2,030	\$0
2007		\$0	\$2,030	0	2,030	\$0
2006		\$0	\$2,030	0	2,030	\$0
2005		\$0	\$2,030	0	2,030	\$0
2004		\$0	\$700	0	700	\$0
2003		\$0	\$700	0	700	\$0
2002		\$0	\$700	0	700	\$0
2001		\$0	\$700	0	700	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/14/2006 12:00:00 AM	WD	WARRANTY DEED	THE MILDRED ROL	CITY OF FREEPOR	06	024265	0
2	9/1/1994 12:00:00 AM	TD	TRUSTEE'S DEED	ROUSH W & M FAM	THE MILDRED ROL	94	038634	0

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.2

Database last updated on: 12/26/2013 9:18 PM

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PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

January 2, 2014

Jeff Pynes
City Manager

Please place the following item on the January 6, 2014, Council agenda:

Discuss / consider the sale of City interest in lots 13-14, block 17
Freeport Townsite, known as 322 East Broad Street
Tax ID 4200-0236-000

This is a re-agenda item from ^{May 6,} ~~November 11,~~ 2013. The Council deferred action on the sale of their interest in the property pending settlement of the outstanding post judgment liens in the amount of \$518.34. Mr. Dennis Ashley has been contacted and has agreed to settle the outstanding lien on the above referenced trust property.

The following documents attached:

- a. Memo regarding payment of liens and condition of property
- b. Letter from Dennis Ashley re: payment of liens
- c. Calculation of liens due
- d. Photographs

N C Hickey
Property

/s



PROPERTY MANAGEMENT

November 11, 2013

— Jeff Pynes
City Manager

re: Lots 13-14, block 17, Freeport Townsite
322 East Broad Street
Tax ID 4200-0236-000

Please place the following item on the ^{May 6,} ~~November 18,~~ 2013 Council agenda:

Discuss / consider the sale of City interest in lots 13-14, block 17,
Freeport Townsite, known as 322 East Broad Street
Tax ID 4200-0236-000

This property was struck-off by Sheriff Sale in April 2012 in trust to the City of Freeport. On August 16, 2013, the City received notice that Dennis Ashley, owner of Ashland Investments Inc had made an offer of \$2,800. After court cost plus post judgment of \$2779.77 there remained \$20.23 to distribute among the 6 taxing entities having an interest in the property.

City records showed there were outstanding post judgment liens due the City in the amount of \$518.34.

Mr Ashley's offer was on the City Council agenda for May 6, 2013, which was rejected pending settlement of the outstanding liens. Ms Lacey Powell with the Brazoria County Tax Office was notified of the rejection May 7, 2013.

Mr. Ashley contacted the City regarding the rejection and was advised the City had two (2) outstanding care of premises lien on the property which would have to be satisfied, and asked if he was aware of the condition of the house. He advised that he would pay the liens and that he had inspected the house and was aware of the condition. He advised his company purchased distressed property which they rehabilitated for re-sale.

Find attached the following: Letter, Ashland Investment Inc., 9-24-13
Lien calculation
Sale calculation
Photographs

This is a re-agenda from May 6, 2013.


N C Hickey
Property

Pg. 24

ASHLAND INVESTMENTS INC.

P. O. BOX 841784
PEARLAND, TX 77584
281-750-2711
FAX 832-220-4911

B17
L13-14

September 24, 2013

City of Freeport
200 W. Second St.
Freeport, Texas 77541

Re: Trust Property/4200-0236-000 (322 E Board St, Freeport TX)

Dear Mr. Hickey,

I have resubmitted the "Resale Offer Form" for the following property as we discussed. Please let this letter serve as notice that Ashland Investments Inc. will settle any outstanding balances/liens owed to the City of Freeport in addition to our offer made. Please feel free to contact us with any questions you might have. Thank you for the opportunity.

Thank you,



Dennis Ashley
Ashland Investments Inc.
979-481-1477

RECEIVED
SEP 24 2013
PROPERTY MGMT

Lien Payoff Calculation

	A	B	C	D	E	F	G	H	I	J	K
1	Owner			Block		Lot(s)	Situs Address		Account No.		
2	REL-Stringfellow Interest			17		13-14	322 East Broad		4200-0236-000		
3	<i>Freeport Trust</i>										
4	Cause No		N/A								
5	Judgment date		N/A								
6	Sheriff Deed		N/A								
7	Deed Date		N/A								
8											
9		Amt of	Interest	No.	Per Mo.	Total		Adm			
10	Lien	Lien	From	#Mo	Interest	P&I	File	Fee	Total		B+F+G+H
11											
12											
13	12-015350	\$ 259.17	4/11/2012	18	\$ 2.16	\$ 38.88	16	\$35.00	\$ 349.05		
14	12-016620	\$ 259.17	3/14/2012	19	\$ 2.16	\$ 41.04	16	\$35.00	\$ 351.21		
15											
16									\$ 700.26		
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5-6-2013
7-6-2013
2/20/13

10-18-13-2-27-13
2013-12-14-13
979-481-1477

PL 979-481-1477 Dennis Ashley

12-01-13



12-01-13
on 1.1.13.13.13

12-01-13



Brew

PB-27



299 1, 1000 Broad