



**AGENDA
REGULAR MEETING
FREEPORT CITY COUNCIL
MONDAY, JANUARY 6, 2020 at 6:00 P.M.**

Mayor:

Brooks Bass

Council Members:

Ken Green
Jerry Cain
Sandra Loeza
Roy Yates

City Manager:

Timothy Kelty

THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON MONDAY, THE 6th DAY OF JANUARY 2020, AT 6:00 P.M., AT THE FREEPORT POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS FOR THE FOLLOWING PURPOSES:

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

INVOCATION AND PLEDGE OF ALLEGIANCE: (Council Member)

CITIZENS' COMMENTS:

Members of the public are allowed to address the City Council at this time. *Note*, specific factual information or a recitation of existing policy may be furnished in response to an inquiry made, but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open meetings Act unless said notice appears herein. The public is reminded that there is a (4) minute time limit as approved by City Council on June 21, 2010.

PRESENTATIONS/ANNOUNCEMENTS: Announcements by Mayor, City Council and/or Staff

1. Presentation of Sanitary Sewer Lift Station assessment by Freese and Nichols.
2. Proclamation for Martin Luther King, Jr.

CONSENT AGENDA:

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.

3. Consideration and possible action on the approval of City Council meeting minutes from December 16, 2019. **(Wells)**
4. Discuss and consider changing the date of the second meeting in January due to the Martin Luther King, Jr. holiday, to Tuesday, January 21, 2020. **(Kelty)**
5. Consideration of approving to ratify the City Managers approval of the Windstorm Insurance Policy Renewal. Proposed by Victor Insurance for TWIA (Texas Windstorm Insurance Association). **(Miller-Ferguson)**

COUNCIL BUSINESS – REGULAR SESSION:

6. **Public Hearing:** Discuss and consider approval of BERNARD ACRES 1.05 Acres-2 Lots. Amended Plat of Lot 83 Block 1, Bernard Acres, Section II, According to the Recorded Plat in Volume 8, page 33 Plat Records, Brazoria County, Texas. **(Shoemaker)**
7. **Public Hearing:** Discuss and consider approval of a proposed re-plat of HAWKINS SUBDIVISION A Three Lot Subdivision of the Stephen and Paula Hawkins called 25.638 Acre Tract. Recorded in County Clerk's File 16-063090 of the Brazoria County Official Records. Situated in the Sterling McNeel League Abstract 94. City of Freeport, Brazoria County Texas. **(Shoemaker)**
8. Consideration of approving Ordinance No. 2020-2592 for proposed 2018-2019 budget amendment #7. **(Russell)**
9. Consideration of approving Freese and Nichols to study the storm drainage system in the North Velasco Boulevard area. **(Kelty)**

WORK SESSION:

10. **The City Council may deliberate and make inquiry into any item listed in the Work Session.**
 - A. Mayor Brooks Bass announcements and comments.
 - B. Councilman Green Ward A announcements and comments.
 - C. Councilman Cain Ward B announcements and comments.
 - D. Councilwoman Loeza Ward C announcements and comments.
 - E. Councilman Yates Ward D announcements and comments.
 - F. City Manager Tim Kelty announcement and comments
 - Southern Brazoria County Animal Shelter.
 - G. Updates on current infrastructure.
 - H. Update on reports / concerns from Department heads.

CLOSED SESSION:

11. Executive Session regarding a.) economic development (Projects 2019-2 and 2019-3) and Attorney Consultation (Possible Litigation) in accordance with Vernon's Texas Government Code Annotated, Chapter 551, 551.087 and Chapter 551, 551.071

COUNCIL BUSINESS – REGULAR SESSION:

12. Consideration and possible action to approve a resolution consenting to the creation of Freeport Municipal Utility District No. 1, to include land located within the City's corporate boundaries, and providing the conditions under which the consent is given." (Kelty)

ADJOURNMENT:


13. Adjourn.

Items not necessarily 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).

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 233-3526.

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the rear door of the City Hall, with 24 hours a day public access, 200 West 2nd Street, Freeport Texas, before 6:00 p.m. in accordance with Open Meetings Act.


Betty Wells, City Secretary
City of Freeport, Texas

***Proclamation of the City of Freeport Texas
Honoring the Vision, Work, and Life
of Reverend Dr. Martin Luther King Junior***

Whereas, every third Monday of the Month of January we as a Country celebrate the birthday of Reverend Dr. Martin Luther King Jr., a man who recognized the great injustice of segregation and discrimination and made it his life's purpose to right those wrongs in favor of justice, freedom, equality, fairness and reconciliation; and,

Whereas, Dr. King eschewed violence, relying instead on eloquence and the moral imperative of his convictions, braving imprisonment, violence, and threats, living by his belief that "history has proven over and over again that unmerited suffering is redemptive", to the point that he fatally fell to the violence he resisted; and,

Whereas, His life and great sacrifice was NOT in vain, but ended not before his nonviolent quest had irrevocably altered this land to the end toward which he fervently dreamed.

Whereas, to commemorate the life and work of Dr. King we pause to honor his life and engage in acts of service and love to our fellow man.

Therefore, I Brooks Bass, Mayor of Freeport do hereby Proclaim Monday January 20, 2020 as DR. MARTIN LUTHER KING JR. DAY in Freeport Texas

In witness thereof I have set my hand hereunto and caused the seal of the City of Freeport to be affixed this 6th day of January, 2020

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, December 16, 2019 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Brooks Bass
Councilman Jerry Cain
Councilman Ken Green
Councilwoman Sandra Loeza
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Stephanie Russell, Assistant City Manager
Betty Wells, City Secretary
Chris Duncan, City Attorney
Brenda Miller-Ferguson Human Resource Director
Courtland Holman, Economic Development Director
Ray Garivey-Freeport Chief of Police
David Hoeslewyn, Street Department Director
Nat Hickey, Property Manager
Kim Townsend, Freeport Parks Department Director
Chris Motley, Freeport Fire Chief
Darla Autrey
Laura Tolar, Assistant City Secretary/ Special Projects Coordinator

Visitors: Erin Wood Joseph Paul
Edmeryl Williams Angie Willaims
Randy Wilkinson, Sr Nicole Mireles
Sam Reyna Sheila Carter Monty
David Towers Brad & Erika Stephens
Randy & Kaylyn Wilkinson Roger Lackey
Melanie Oldham Mario Muraira
Donna Hayes Kenny Hayes
Jerry Meeks Desiree Pearson
Tommy Pearson Cindy Cain
Clinton Wong Louie Jones

Call to order.

Mayor Brooks Bass called the meeting to order at 6:00 p.m.

PRESENTATIONS/ANNOUNCEMENTS: Announcements by Mayor, City Council and/or Staff

Citizen lifesaving award

Freeport Police Chief Ray Garivey presented two Citizen Lifesaving Awards to Randy Wilkinson and Brad Stevenson.

Employee of the month

City employee Darla Autrey was presented with a certificate recognizing her as Employee of the Month for November 2019.

Citizen's Comments

Desiree Pearson asked is the pothole on Caldwell and Ave A could be repaired, and not have just a little something placed to temporarily fix the problem.

CONSENT AGENDA:

Consideration and possible action on the approval of City Council meeting minutes from November 26, and December 2, 2019.

Consideration and possible action for EMS service agreement for EMS billing

On a motion by Councilman Yates, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved the Consent Agenda.

REGULAR SESSION

Consideration and possible action of approving the cost of proposed outriggers to the Mystery Boat.

Parks Director Kim Townsend presented to Council the proposed contractor SWS and bid of \$12,500.00 for the repair of the outriggers on the Mystery Boat. Mr. Lackey with SWS explained the reconstruction and updating of the Mystery Ship. Councilman Green said that he feels the \$12,500.00 seems very costly. Nicole Mireles asked Mr. Lackey if he had a location to do the repairs to the Mystery Boat. Mayor Bass asked Fire Chief Motley if he would be available for fire suppression.

On a motion by Councilman Yates, seconded by Councilwoman Loeza with all present and voting 4 to 1. Council approved the cost of repairs of the outriggers. Councilman Green voted no.

Consideration and possible action approving purchase of Watchguard.

Assistant City Manager Stephanie Russell presented to Council the purchase of a dash camera system and software for the Freeport Police Department patrol fleet. Ms. Russell said that this purchase is \$77,640.00 There is a grant that was awarded which will pay for the purchase. Per the City's purchasing policy since the purchase is over \$50,000.00 the purchase must come before Council. Mayor Bass said

this is budget neutral. David Fernandez from the Freeport Police Department told Council the dash camera system has not be upgraded for about ten years. He said that the current system is failing.

On a motion by Councilwoman Loeza, seconded by Councilman Green with all present and voting "Aye" council unanimously approved the purchase of dash camera system and software from Watchguard.

Consideration of approving and awarding the bid for contract for Lift Station No. 5 & 13 rehab and sewer line replacement

City Manager Tim Kelty presented to Council the approval of the bid from C & A Construction, LLC. This bid is for the rehab of Lift Station's No. 5 & 13, and the sewer line replacement project. This project was designed by Freese and Nichols. Sealed bids were received and opened on November 26, 2019. from Sorrell Construction, Matula & Matula Construction Inc., and C & A Construction, LLC. Freese and Nichols recommends that the City award the contract to C & A Construction, LLC. Mayor Bass asked if the contracts going forward if there will be language that defines start and end time.

On a motion by Councilman Yates, seconded by Councilman Cain with all present and voting "Aye" council unanimously approved, awarding the bid for contract for Lift Station No. 5 & 13 rehab and sewer line replacement to C & A Construction, LLC.

Consideration and possible action regarding the report of Charter Review Commission recommendations to place items on Charter Review Election Ordinance

City Manager Tim Kelty presented to Council the report from the Charter Review Commission recommendations. There is a total of eight recommendations to be presented to Council.

- (1) **Section 3.01 (b) (d) Number, Selection and Term 5.10 Limitation on Consecutive Terms of Office** Recommend amending the Charter "from two-year terms, to three-year terms for no more than two consecutive years for Mayor and City Council."

On a motion by Councilwoman Loeza, seconded by Councilman Yates with all present and voting "Aye" Council unanimously approved Section 3.01 (b) (d) and 5.10 to be placed on the May 2020 ballot.

- (2) **Section 3.01 (f)** Recommend amending the Charter to include "Election Dates as standardized by State Law."

On a motion by Councilman Yates, seconded by Councilman Cain with all present and voting "Aye" Council unanimously approved adding Section 3.01 (f) to be placed on the May 2020 ballot.

- (3) **Section 3.04 Compensation** Recommend amending the Charter that the "Mayor shall receive a monthly compensation of \$400.00 and Council to receive a monthly compensation of \$200.00. And the Mayor and Council shall receive an additional \$50.00 payable monthly for each posted meeting of the City Council that they attend."

On a motion to disapprove by Councilman Green, seconded by Councilman Yates with all present and voting "Aye" Council unanimously approved the rejection of doubling the Compensation that was recommended by the Charter Review Commission and not place the item on the May 2020 Ballot.

(4) Section 3.07 Powers of the City Council Recommend amending the Charter to “allowing the City Council to adopt, modify and carry out all plans proposed by the Planning Commission.”

On a motion by Councilwoman Loeza, seconded by Councilman Yates with all present and voting “Aye” Council unanimously approved amending Section 3.07 to be placed on the May 2020 ballot.

(5) Section 4.06 City Attorney Recommend amending the Charter to “eliminate” the requirement that the City Attorney must be a qualified voter in Brazoria County, Texas.

On a motion by Councilwoman Loeza, seconded by Councilman Cain with all present and voting 4 to 1 Council approved amending Section 4.06 to be placed on the May 2020 ballot. Mayor Bass voted no.

(6) Section 11.011 Selection of Newspaper for Publication Recommend amending the Charter to “require that every ordinance or resolution adopted by the City Council, shall be published in accordance with State Law.”

On a motion by Councilman Yates, seconded by Councilman Green with all present and voting “Aye” Council unanimously approved amending Section 11.011 to be placed on the May 2020 ballot.

(7) Section 1.02 Boundaries Recommend amending the Charter to “recognize the city boundaries as they currently stand and as may be amended in the future.”

On a motion by Councilman Cain, seconded by Councilman Yates with all present and voting “Aye” Council unanimously approved amending Section 1.02 to be placed on the May 2020 ballot.

(8) Section 3.10 Rules of Procedure Recommend amending the Charter to “allowing the recordation of adopted ordinances and resolutions to be permanently maintained by electronic means.”

On a motion by Councilwoman Loeza, seconded by Councilman Cain with all present and voting “Aye” Council unanimously approved amending Section 3.10 to be placed on the May 2020 ballot.

Consideration of approving Ordinance No. 2019-2591 to extend the industrial district contract

City Manager Tim Kelty presented to Council proposed Ordinance No. 2019-2591. An extension of the industrial district contract with DOW Chemical, BASF and Brock Stratton Ridge. He said that this is a joint agreement with the cities of Lake Jackson, Clute, and Freeport. Mr. Kelty said that this is an extremely important revenue source for the City of Freeport. The original agreement expires in 2026 and that the proposed extension agreement with the ordinance will ensure the revenue until 2034. Mr. Kelty said that the City of Clute has already approved their agreement, and the City of Lake Jackson was presenting theirs on December 16, 2019 to Council for approval. Melanie Oldham asked with this new legislation does this mean that cities cannot annex an industry or business without permission. Mayor Bass said that this was not included in the final passing of the legislation. Councilwoman Loeza asked if the year 2033 was correct in the ordinance. Mr. Kelty asked Council that Ordinance 2019-2591 be amended to the year 2034.

On a motion by Councilwoman Loeza, seconded by Councilman Green with all present and voting “Aye” Council unanimously approved Ordinance No. 2019-2591 to extend the industrial district contract, with the amendment to the ordinance in SECTION 1 to the year 2034.

WORK SESSION:

Councilman Green said that Ave B in Ward C has just one speed limit sign. He asked if there are regulations to get more signs on this street. Ray Garivey said that even if there is no sign posted the speed limit is 30 MPH. Councilman Green said that a resident said that school buses and the transit bus drivers are the worst at speeding down this road. Councilman Green thanked the team that put the Senior Citizen luncheon together, he said it was very nice. He also said that 6th Street and Walnut there is a sink hole that needs to be repaired. Melanie Oldham asked what repairs were being done in Ward A. David Hoelewyn said this will start after the first of the year with the interlocal.

Councilman Cain asked Street Department Director David Hoelewyn if there were any updates on the repairs that we have going on. David Hoelewyn said that the County has one more block that they were going to stabilize today, but they had some repairs that had to be done to waterlines, those were lowered today. And they should be stabilizing tomorrow. He said that it will be after the first of the year before they can get on the asphalt.

Councilwoman Loeza asked about Ave I, she said that there is a bush that has grown out and when you are trying to turn out you cannot see. She asked David Hoelewyn if this is something he can trim or cut down. Nicole Mireles said that there are cars that are parked on the street to where you cannot get around. Councilwoman also thanked the committee that put the Employee Christmas party together, she said that it was lots of fun, and she really enjoyed it.

Councilman Yates said that he wanted to thank the City Employee that repaired the big hole in a street that was reported to him from an employee at CVS Pharmacy. He said he did not remember the street, but the repair was done.

City Manager Tim Kelty said that there are several projects that we are moving forward on. He said that elevator at City Hall, the repair will begin the week of December 30 and it will take about a week to get the repair complete. The final phase of the repair for the HVAC began today and that will be completed. Mr. Kelty also said that he wanted to recognize and thank the employees that put the employee Christmas party together. He said that everyone had a great time. He also announced that he will be gone from December 26-31.

Update on reports / concerns from Department heads

Street Department Director David Hoelewyn said that Munson Street was completed last Friday. He also said that the generator on Mystery Harbor is up and running.

Freeport Fire Chief Motley said that Actions from Lake Jackson asked how the City gets such a large crowd at our Sr. Citizen luncheon, he said that they were very impressed. He said that going into the New Year we have some new mandates for Emergency Management training. He also said that in January or February there will be discussion on the 1495 bridge construction.

Open session was closed at 7:07 pm and Council entered into Executive Session.

CLOSED SESSION:

Executive Session regarding economic development (Projects 2019-2 and 2019-3) and Attorney Consultation (Potential Litigation) in accordance with Vernon's Texas Government Code Annotated, Chapter 551, 551.087 and Chapter 551, 551.071.

REGULAR SESSION

Mayor Brooks Bass re-opened regular session at 8:15 pm.

Consideration and possible action to approve a resolution consenting to the creation of Freeport Municipal Utility District No. 1, to include land located within the City's corporate boundaries, and providing the conditions under which the consent is given.

Resident Melanie Oldham said that the Urban Renewal land is in an AE flood zone cannot be built on. She said that she asked Mr. Wong if the public could look at his drainage plans. She said that she heard that these were just recently approved. She said that she wants the public to have a voice in this. she said that she hopes Council takes time on this. Mr. Wong said that he was not planning on speaking. He said that if we can get the Consent Resolution approved then it will go to TCEQ to approve the MUD. He said that the first thing he wants is to dig the retention pond around the entire property. He said he knows what needs to be done. Melanie Oldham said that the Charter said that there cannot be any building in an AE Flood Zone. Mayor Bass recommended to the public to go by the Drainage District and look at the approved plan. He also told Mr. Wong that he is the owner of the land, and the City wants to see this developed as much as he does. The Mayor said that he understands the deadline with TCEQ is January 31, 2020. Mayor Bass said that we are working hard. Mayor Bass said that Council had a very good discussion on the Consent Resolution.

On a motion by Councilwoman Loeza, seconded by Councilman Cain with all voting 4 to 1, Council approved to table a resolution consenting to the creation of Freeport Municipal Utility District No. 1, to include land located within the City's corporate boundaries, and providing the conditions under which the consent is given, until the next Council Meeting on January 6, 2020. Councilman Yates left Executive Session at 7:25 PM.

Consideration in open session of taking action on any matter discussed in closed executive session

No action taken.

Adjourn

On a motion by Councilwoman Loeza, seconded by Councilman Green, with all present voting "Aye", Mayor Brooks Bass adjourned the meeting at 8:25 PM.

Mayor, Brooks Bass
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas



City Council Agenda Item # 4

Title: Consideration and possible action on rescheduling of second regular City Council meeting in the month of January.

Date: 01/06/2020

From: Tim Kelty, City Manager

Staff Recommendation: Staff rescheduling the second regular City Council meeting in January to Tuesday January 21.

Item Summary:

The 2nd regular City Council in January falls on January 20 which is Martin Luther King Jr. Holiday. As a recognized holiday honoring Dr. Martin Luther King, Jr. City offices are closed and regular meetings suspended.

It is recommended that the meeting be rescheduled for the following day, Tuesday January 21 at 6:00 p.m.

Background Information: None

Board or 3rd Party recommendation: None

Financial Impact: None

Supporting Documentation: None



City Council Agenda Item #5

Title: Ratify Windstorm Insurance Policy Renewal

Date: January 6, 2020

From: Brenda Miller-Ferguson, Director of Human Resources

Staff Recommendation:

Ratify the City Manager's approval of the City's windstorm & hail insurance policy renewal for 2020 as proposed by Victor Insurance for TWIA (Texas Windstorm Insurance Association).

Item Summary:

Victor Insurance has provided a Windstorm & Hail Proposal effective January 6, 2020. Victor Insurance works in conjunction with Texas Municipal League Intergovernmental Risk Pool. The coverage premium is \$80,214 annually. This amount will be reduced somewhat due to the removal of the demolished Community House at 1300 W. 2nd Street. That change has been noted on the Proposal Acceptance Form.

Background Information:

In order to ensure coverage beginning January 6, 2020, the City Manager executed the Proposal Acceptance Form in December. Ratification of this renewal is being brought to Council because the amount exceeds \$50,000. TWIA was the only windstorm insurance option presented by Victor Insurance this year; however, we have requested more options and more time for consideration of future renewal proposals.

Special Considerations

River Place Pavilion, Library and the Golf Pro-Shop are covered under a separate policy that renews next summer.

Financial Impact:

\$80,214 annual premium, based on total property values of \$10,676,644 which is less than last year's premium of \$83,678.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Proposal Acceptance Form
Proposal

Windstorm Property Schedule

Victor Insurance Managers Inc.
Windstorm & Hail Proposal
(applicable to TWIA Policy only)

PROPOSAL ACCEPTANCE FORM

This form must be signed and returned to Victor Insurance Managers. **no later than December 27, 2019.**

Please Return To:

Heena.A.Patel@victorinsurance.com

PREMIUM PAYMENT

Your coverage will become effective on the date shown on page 3 provided the appropriate documents and full payment have been received by TWIA. Upon acceptance of our proposal, TMLIRP will submit a check on your behalf to TWIA in the amount of the total premium. TMLIRP coordinates all billing of the TWIA windstorm policies and will invoice you separately, since payment is required at the time of binding.

Windstorm & Hail Coverages Accepted

Selection	Option #	Total Limit	Premium
<input checked="" type="checkbox"/>	1	11,098,148	\$85,459 ★

Less 6A & 6B - Community House - 1300 W 2nd

By accepting this proposal, you acknowledge and understand a minimum policy premiums may apply, you have met all eligibility requirements regarding flood coverage at certain locations and you have reviewed the windstorm location's schedule and are in agreement with the locations and limits used in this proposal.

I, the undersigned, as an authorized representative of:

City of Freeport

do hereby accept on behalf of the above named political subdivision the portions of the proposal as indicated above.

Signature of Authorized

Official: *Tim Kest*

Title: City Manager

Date: 12-23-19

TMLIRP OFFICE USE ONLY

Contribution: _____ Verified by: _____ Contract #: _____

New Member

Member Re-awarding

Member Adding Coverage



VICTOR INSURANCE MANAGERS INC

December 17, 2019

Lei Loni Kershaw
Human Resources
City of Freeport
200 W 2nd St
Freeport, TX 77541-5773

RE: TWIA Wind/Hail Renewal Proposal

Expiring Policy(s): 000883522-01
Renewal Date: January 6, 2020

Dear Mr. Welch:

Enclosed is your Texas Windstorm Insurance Association (TWIA) renewal proposal for your windstorm coverage with an expiration date of January 6, 2019 prepared by Victor Insurance Managers Inc. your windstorm insurance agent.

Being your agent, Victor Insurance Managers has prepared your renewal proposal by using your expiring TWIA windstorm insurance policy and information received from or shared with Texas Municipal League Intergovernmental Risk Pool (TMLIRP) as part of our relationship with them.

Please refer to the attached proposal for specifics regarding limits, deductibles, coinsurance and other additional optional coverages available through TWIA. For actual terms, conditions, limitations, exclusions and warranties, please refer to the TWIA insurance policy specifically.

If you have any questions or find items needing to be amended, please contact me at (800) 284-4747 to discuss.

When you elect to bind coverage, please email the signed Proposal Acceptance Form to our office **no later than December 27, 2019** in order to maintain continuous coverage.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heena Patel', is written over a light blue horizontal line.

Heena Patel, AU
Senior Account Executive, Vice President

Victor Insurance Managers
 Windstorm & Hail Proposal
 (applicable to TWIA Policy only)

City of Freeport

January 6, 2019 to January 6, 2020

Option	Carrier	Property Type	Total Limit	Coinsurance	Valuation Basis	Deductible (per scheduled item/per occurrence)	Annual Premium
1	TWIA	Commercial	11,098,148	80%	Replacement Cost	2% or \$1,000, whichever is greater	\$85,459

Unless otherwise noted above, additional coverages available by endorsement are NOT included (Increased Cost of Construction, Business Income, etc.)

Comments: Current policy is written with a 2% deductible and 80% coinsurance.

HURRICANE SEASON IS FROM JUNE 1 – NOVEMBER 30

(refer to Designated Named Storms)

Victor Insurance Managers
Windstorm & Hail Proposal
(applicable to TWIA Policy only)

I. TWIA Guidelines

- Minimum Retained Premium
 - 90 days of coverage, but not less than \$100
- Exceptions
 - Sale of property
 - Total loss of property
 - Replacement with voluntary market policy

II. Definitions & Descriptions

- **Other Than Dwellings:** Other than residential occupancy locations and residential occupancies containing more than two living units.
 - Coinsurance – A coinsurance clause applies to all non-dwelling occupancies and contents, on all Texas Windstorm Insurance Association policies.
 - Deductible – The elected percent deductible applies **PER SCHEDULED ITEM PER OCCURRENCE** with a minimum deductible of \$1,000 per item. (See Proposal Options)
- **Dwellings:** Single family dwellings, duplex dwellings, contents or household goods. Dwellings shall also mean garage apartments, servant's houses, private garages, private barns, miscellaneous out buildings on dwelling premises, seasonal dwellings, private club houses and private camp houses.
 - Coinsurance – An 80% coinsurance clause applies to all types of dwellings and contents or household goods.
 - Deductible – A 1% deductible or \$100 minimum deductible applies **PER SCHEDULED ITEM PER OCCURRENCE**. Higher deductible options are available upon request.

III. Designated Named Storm

- No new or increased coverage shall be accepted when a windstorm designated as a hurricane by the United States Weather Bureau is in the Gulf of Mexico or within the boundaries of 80 degrees west longitude and 20 degrees north latitude. This exception does not apply to any renewal policy affording windstorm coverage if the expiring policy was written by TWIA and if the application for renewal was received by TWIA on or before the expiration of the existing TWIA policy or if mailed by registered or certified mail or United States Postal Service, or if sent by such other similar mailing procedure as approved by the board of directors, prior to the expiration of the existing TWIA policy.

Victor Insurance Managers
Windstorm & Hail Proposal
(applicable to TWIA Policy only)

IV. Requirements (to apply for and obtain windstorm & hail coverage)

- Address including city, zip code and county
- Occupancy description of each structure
- Date of construction of each structure
- Square footage of each structure
- Estimated Cash Value and Estimated Replacement Cost of each structure
- Flood Coverage may be required on buildings located in Flood Zone V
- Building Certificates (see requirements below)
 - If building was built before June 1, 1972, no certificate is needed
 - If building was built on or after June 1, 1972, but before January 1, 1988, a Form Pool-BC-10-85 may be required
 - If building was built on or after January 1, 1988, a Form WPI-8 is required
 - If any Remodeling, Repair or Re-roof has been completed after January 1, 1988

Note: The proposed premium does not include any costs you may incur to obtain certificates that are required for coverage placement or if updated certificates are required after a loss.

The maximum coverage limits (building and contents combined) available through TWIA are:

- Dwellings \$1,773,000
- Other governmental structures \$4,424,000

Structures that have values exceeding these maximum limits may be eligible for excess coverage through TMLIRP. The Pool's coverage at these locations is limited to that portion of any loss which is greater than the building and/or contents limits scheduled on your windstorm policy. If applicable, we have advised TMLIRP. If you have any questions about the excess coverage, please contact your TMLIRP underwriter.

The TWIA's windstorm coverage carries a coinsurance provision. This could result in a penalty if the property values are underestimated. (*refer to Coinsurance Example*) Variations are possible in the values listed in the Request for Proposal (RFP) and the values developed through this inspection. Any variations will be reviewed with your staff to determine the correct values for submission to the TWIA. This may result in an increase or decrease in the windstorm premium quoted. Any additional TWIA premium as a result of increased property values will be your responsibility.

V. IMPORTANT INFORMATION – Newly Acquired Property

- Automatic coverage is **NOT** provided for windstorm, hurricane & hail on new buildings or contents acquired during the policy period. If you plan to make such acquisitions, Victor O. Schinnerer & Co., Inc. and the Texas Municipal League Intergovernmental Risk Pool must be advised as soon as possible so the property can be added to your policy at the time you complete the transaction and become the owner of the property.

Victor Insurance Managers has no binding authority with TWIA.

Victor Insurance Managers
Windstorm & Hail Proposal
(applicable to TWIA Policy only)

ADDITIONAL TWIA COVERAGES AVAILABLE BY ENDORSEMENT

Did you know the International Building Code changed effective 6/1/2003 and your current coverage may not be adequate to fully cover the cost of the higher standards imposed by this new Building Code in the event of a covered loss?

Form No. TWIA 432 – Increased Cost of Construction

This endorsement will pay the increased cost in construction you incur due to the requirement to rebuild or repair the structure in accordance with the windstorm building code applicable to the specific area in which the structure is located in order to maintain insurance through the Texas Windstorm Insurance Association.

This coverage is additional insurance; however, in no event will payment of a covered loss under this policy including this endorsement exceed the total maximum limit of liability established by law that can be insured by the Texas Windstorm Insurance Association.

Coverage example for:

Building Insured Value = \$50,000

15% Increased Cost of Construction Coverage option

This will provide an additional \$7,500 in Insurance coverage for Building Code compliance costs.

Form No. TWIA 17 – Business Income Coverage and Extra Expense

Business income coverage is designed to supplement the insured's income when they have sustained a loss of "Business Income" and/or "Rental Value" due to the necessary suspension of the "operations" during the "period of restoration". This will include \$10,000 "Extra Expense" to pay for additional expense incurred to avoid or minimize the suspension of the operations.

- Maximum limit of liability is \$100,000 per item per occurrence (\$10,000 Extra Expense coverage is included in addition to the limit of liability provided)
- Daily limit per working day per building \$50.00 minimum to a \$1,000 maximum
- Number of working days covered is 60 days minimum to 365 days maximum

Note: These additional coverages must be elected on a per scheduled item basis.

**Please contact your Victor O. Schinnerer Windstorm Underwriter
@ (800) 284-4747 for a quote on this additional coverage.**

Windstorm Property Location Schedule - TWIA

ENTITY:

City of Freeport

Policy Effective Date
Policy Expiration Date

1/6/2020
1/6/2021

Total Values
11,098,148

TWIA #	TML #	Occupancy	Address	Zip Code	D.O.C.	AREA	CONST.	(B) Bldg or (C) Contents	100% Value	Annual Premium
1A	2	New City Hall	200-210 W 2nd Street	77541	1976	41,772	SWR	B	4,344,000	19,472
1B	2	New City Hall - contents	200-210 W 2nd Street	77541	1976	41,772	SWR	C	80,000	338
2A	4	New Police Station	430 N Brazosport	77541	1977	13,680	SWR	B	1,631,088	6,721
2B	4	New Police Station - contents	430 N Brazosport	77541	1977	13,680	SWR	C	302,756	1,148
3A	8	New Service Center	510 S Avenue "A"	77541	1960	23,900	M	B	927,282	11,501
3B	8	New Service Center - contents	510 S Avenue "A"	77541	1960	23,900	M	C	520,265	5,259
4A	10	Tourist Information Center	500 Brazosport	77541	1960	2,400	M	B	232,365	3,116
4B	10	Tourist Information Center - contents	500 Brazosport	77541	1960	2,400	M	C	35,622	423
5A	11	Community House	110 Skinner Street	77541	1960	2,000	M	B	257,669	3,412
5B	11	Community House - contents	110 Skinner Street	77541	1960	2,000	M	C	14,506	159
6A	12	Community House	1300 W 2nd Street	77541	1945	4,220	M	B	395,385	4,959
6B	12	Community House - contents	1300 W 2nd Street	77541	1945	4,220	M	C	26,119	286
7A	13	Recreation Center	803 N Front Street	77541	1972	2,080	M	B	681,877	8,457
7B	13	Recreation Center - contents	803 N Front Street	77541	1972	2,080	M	C	74,656	887
8A	16	Park Restrooms	410 Brazosport Blvd	77541	1992	1,580	M	B	124,188	1,769
9A	5	Fire Dept Admin/Truck Bays	131 E 4th Street	77541	1990	12,580	M	B	1,102,426	12,934
9B	5	Fire Dept Admin/Truck Bays - contents	131 E 4th Street	77541	1990	12,580	M	C	62,944	748
10A	31	Museum	303 E. Park Avenue	77541	1920	2,544	F	B	120,000	1,640
10B	31	Museum-contents	303 E. Park Avenue	77541	1920	2,544	F	C	40,000	449
11		Nate Hickey Building	212 West Park	77541	1949	2,500	M	B	125,000	1,781

*Renov
Remov*

TOTAL VALUES: 11,098,148
85,459
 Note: If any item listed is located in one of the designated National Flood Insurance Program (NFIP) Zones V, VE or V1-V30 and the structure has been constructed, altered, remodeled or enlarged on or after September 1, 2009, flood coverage is required to be eligible for windstorm coverage from the Texas Windstorm Insurance Association (TWIA). This applies to both new and renewal policies. The flood insurance requirement does not extend to structures being "repaired". "Repair" is defined as any reconstruction/restoration of an existing structure that is deteriorated or damaged.



City Council Agenda Item # 6

Title: Discuss and consider approval of BERNARD ACRES 1.05 Acres-2 Lots. Amended Plat of Lot 83 Block 1, Bernard Acres, Section II, According to the Recorded Plat in Volume 8, page 33 Plat Records, Brazoria County, Texas.

Date: January 6, 2020

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the re-plat of subject property

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Replat requested by owner to dedicate land for public easement.

Special Considerations

This property is Located in the City's ETJ.

Financial Impact:

None

Board or 3rd Party recommendation:

Planning and Zoning held their public hearing and vote to approve the re-plat and forward this item to council for final approval.

Supporting Documentation:

Copy of plat and associated paperwork will be attached.

LOCATION:
 SECTION 2, TOWNSHIP 19 N., RANGE 10E, COUNTY OF TARRANT, TEXAS.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS:
 [Signature]
 COUNTY COMMISSIONER

APPROVED BY THE CITY COUNCIL:
 [Signature]
 CITY CLERK

APPROVED BY THE PLANNING COMMISSION:
 [Signature]
 PLANNING COMMISSIONER

APPROVED BY THE RECORDS SECTION:
 [Signature]
 RECORDS SECTION

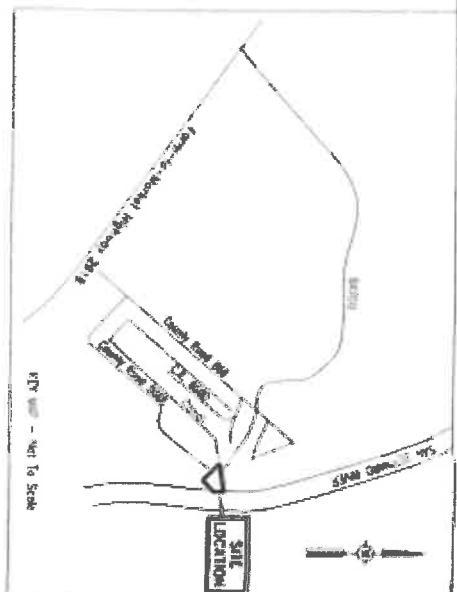
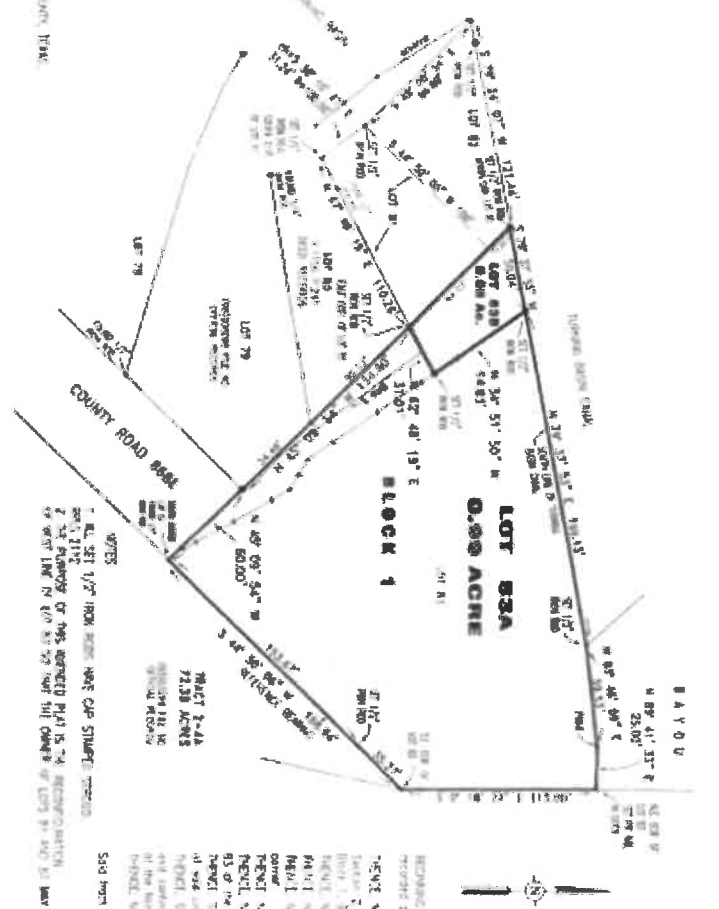
CITY COUNCIL APPROVAL:
 APPROVED BY THE CITY COUNCIL OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.

PLANNING COMMISSION APPROVAL:
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.

APPROVED BY THE RECORDS SECTION:
 APPROVED BY THE RECORDS SECTION OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.

APPROVED BY THE COUNTY COMMISSIONERS:
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TARRANT COUNTY, TEXAS, ON THIS 14th DAY OF _____, 2014.

RECORDS SECTION APPROVAL:
 APPROVED BY THE RECORDS SECTION OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.



REMARKS:
 THIS PLAT IS A CORRECTION OF THE PLAT OF LOT 82A AND LOT 82B, BLOCK 1, BERNARD ACRES, SECTION 2, TOWNSHIP 19 N., RANGE 10E, COUNTY OF TARRANT, TEXAS, AS SHOWN ON THE RECORDS SECTION OF THE CITY OF TARRANT, TEXAS, VOLUME 19, PAGE 23. THE CORRECTIONS ARE AS FOLLOWS:
 1. THE NORTH LINE OF LOT 82A IS CORRECTED TO BE 111.15 FEET LONG, BEARING S 89° 51' 30\"

APPROVAL:
 APPROVED BY THE RECORDS SECTION OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS:
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TARRANT COUNTY, TEXAS, ON THIS 14th DAY OF _____, 2014.

APPROVED BY THE CITY COUNCIL:
 APPROVED BY THE CITY COUNCIL OF THE CITY OF TARRANT, TEXAS, ON THIS 14th DAY OF _____, 2014.



4-14-19 11-22-18



City Council Agenda Item # 7

Title: Discuss and consider approval of a proposed re-plat of HAWKINS SUBDIVISION A Three Lot Subdivision of the Stephen and Paula Hawkins called 25.638 Acre Tract. Recorded in County Clerk's File 16-063090 of the Brazoria County Official Records. Situated in the Sterling McNeel League Abstract 94. City of Freeport, Brazoria County Texas.

Date: January 6, 2020

From: Billywayne Shoemaker Building Official

Staff Recommendation:

Approve the re-plat of subject property

Item Summary:

Hold public hearing and upon closing of public hearing approve replat.

Background Information:

Replat requested by owner, Lot 1 will be retained by current owners, Lot 2 is to be transferred to family member and Lot 3 to be listed for sale.

Special Considerations

This property is Located in the City's ETJ.

Financial Impact:

None

Board or 3rd Party recommendation:

Planning and Zoning held their public hearing and vote to approve the re-plat and forward this item to council for final approval.

Supporting Documentation:

Copy of plat and associated paperwork will be attached.



City Council Agenda Item # 8

Title: FY2018-2019 Proposed Budget Amendment #7

Date: January 6, 2020

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

I recommend the following final budget amendment to the FY2018-2019 Budget.

Item Summary:

This proposed budget amendment offsets major expenditure overages by shortages or increased revenue based on actuals (unaudited) through the end of the fiscal year. Overall, the net impact to the General Fund is zero.

Background Information:

Below is a summary of each of the proposed changes.

- A. Garbage Collection: Per the City's solid waste contract, charges from Waste Connection automatically increase by 100% of the actual percentage change in the Consumer Price Index (CPI). This year's CPI adjustment was 1.55% - Council previously increased the rates accordingly but the expenditures were not adjusted. Therefore; the Garbage Collection account is over by \$34,000.
- B. Golf Course: The golf course had major issues with its pump station and panel causing it to be replaced at the end of the year (\$26,350). Part of this expense was included in a prior budget amendment. Additionally, the Golf Course expended \$13,200 more in merchandise than expected due to customer demand.
- C. Salary/Vacancy Savings: Salary and benefit expenditures have been decreased across departments with substantial vacancy savings to offset the increase in expenditures.
- D. Court Security: Council approved an initial transfer and the creation of the Court Security fund in a prior budget amendment, however; after review of prior year expenditures, the actual amount due to the new fund is \$16,300 greater than originally estimated.
- E. State Seized: Council approved an initial transfer and the creation of the State Seized fund in a prior budget amendment, however; after review of prior year expenditures, the actual amount due to the new fund is \$9,300 less than originally estimated.
- F. Utility Fund: There were a couple of prior year expenditures that were not paid until this fiscal year. First, the City's annual payment to City of Oyster Creek for usage of their wastewater treatment plant was in arrears. The total of this debt was \$100,400 over budget.

Second, the September 2018 water consumption payment to Brazosport Water Authority was not paid until December 2018 (this fiscal year). This brought the account \$183,000 over budget. These expenditures have been offset by a \$283,400 transfer from the General Fund.

- G. Beach Maintenance Fund: The annual reimbursement from the GLO was increased by \$905, therefore; the revenues expenditures have been adjusted to reflect the new total. The net impact to the fund is zero.
- H. Debt Service Fund: The City paid an \$10,208 to close out an existing loan. This payment was not budgeted but is offset by Property Tax revenues. The net impact to the fund is zero.

Special Considerations:

N/A

Financial Impact:

Overall, the net impact to the General Fund is zero.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Ordinance No. 2020-2592

ORDINANCE NO.2020-2592

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; CONTAINING FINDINGS OF FACTS; AMENDING THE BUDGET FOR THE FISCAL YEAR 2018-2019; CONTAINING SAVINGS CLAUSES; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, pursuant to the provisions of Subsection (a) of Section 102.007 of Chapter 102 of the Local Government Code and the provisions of Article 9 of the Home Rule Charter of the City of Freeport (hereinafter sometimes "the City"), the budget for the 2018-2019 fiscal year of the City was finally approved by the City Council, being the governing body thereof, by its Ordinance No. 2018-2554, read, passed and adopted on the 17th day of September, 2018, (hereinafter sometimes "the Budget"); and,

WHEREAS, Subsection (b) of Section 102.009 of the Local Government Code provides that, after final approval of the budget, the governing body of a municipality may spend municipal funds only in strict compliance with the budget, except in an emergency, but Section 102.010 of said Code provides that the provisions of Chapter 102 thereof do not prevent the governing body of such municipality from making changes in the budget for municipal purposes; and

WHEREAS, Subsection (c) of Section 102.009 of said Code provides that the governing body of a municipality may authorize an expenditure as an amendment to the original budget only in the case of grave public necessity to meet an unusual and unforeseen condition that could not have been included in the original budget through the use of reasonably diligent thought and attention; and,

WHEREAS, Section 9.16 of the City's Home Rule Charter provides that the budget may be amended and appropriations altered in accordance therewith in cases of public necessity, the actual fact of which shall have been declared by the City Council; and,

WHEREAS, the adoption of this ordinance and the amendments of the Budget is necessary for and in the best interest of the health, safety and general welfare of the inhabitants of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS:

SECTION ONE (1): FINDINGS OF FACT

In connection with the amendment and revision of the Budget, the City Council of the City makes the following findings:

(1) The amendments and revisions set forth in the Budget were the result of numerous public workshop meetings called and conducted in the manner required by the Texas Open Meetings Act, codified as Chapter 551, Government Code.

(2) A public hearing was held on the Budget on September 18, 2017 and conducted in the manner required by Section 102.006 of the Local Government Code and the City's Home Rule Charter.

(3) Notice of such public hearing was published in the Brazosport Facts, a newspaper of general circulation in and the official newspaper of the City in the manner and time required by Chapter 102 of said Code and the City's Home Rule Charter.

(4) A grave public necessity exists and to meet an unusual and unforeseen conditions that could not have been included in the original budget through the use of reasonably diligent thought and attention and the Budget must be amended and revised with respect of the new or additional expenditures set forth in Exhibit "A" attached hereto and made a part hereof, such unusual and unforeseen conditions also being set forth in said Exhibit "A".

(5) The proposed changes are set forth in Exhibit "A" attached hereto and made a part hereof.

(6) All of the changes set forth in Exhibit "A" are for municipal purposes.

(7) The several amounts stated in Exhibit "A" as the amended or revised expenditures are hereby appropriated to and for the objects and purposes therein named.

(8) The contingent appropriations, as amended and revised in said Exhibit "A", do not exceed three (3%) percent of the total amended and revised budget appropriations reflected therein.

(9) The amended and revised expenditures of the general fund and the debt service fund contained in the Budget, as amended by said Exhibit "A", do not exceed the resources of each fund, as amended and revised.

SECTION TWO (2):

The existing budget of the City of Freeport, Texas, for the fiscal year 2018-2019, as heretofore amended by Ordinance No. 2018-2563, read, passed and adopted on November 19, 2018; Ordinance No. 2018-2564, read, passed and adopted on December 17, 2018; and Ordinance No. 2019-2570 , read passed and adopted on April 1, 2019; Ordinance No. 2019-2575, read, passed and adopted on June 17, 2019; Ordinance No. 2019-2578, read, passed and adopted on August 5, 2019; Ordinance No. 2019-2583, read, passed and adopted on September 16, 2019; and is hereby amended and revised as reflected in said Exhibit "A".

SECTION THREE (3):

As required by Subsections (c) and (d) of Section 102.009 of the Local Government Code, upon the passage and adoption of this ordinance, the amended and revised budget adopted hereby shall be filed with the City Secretary of the City to be maintained in the official records of the City, and a certified copy of this ordinance, with Exhibit "A" attached thereto, shall be filed by the City Secretary with the County Clerk of Brazoria County, Texas, and a copy sent to the State Comptroller of Public Accounts for the State of Texas.

SECTION FOUR (4):

Nothing contained in this ordinance shall cause any rights heretofore vested to be altered, affected or impaired in any way and all such rights may be hereafter enforced as if this ordinance had not been adopted.

SECTION FIVE (5):

In the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a

court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

SECTION SIX (6):

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED this 6th day of January, 2020.

Brooks Bass, Mayor,
City of Freeport, Texas

ATTEST:

Betty Wells, City Secretary,
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Chris Duncan, City Attorney,
City of Freeport, Texas

**Exhibit A
City of Freeport
FY 2018-2019 Proposed Budget Amendment #7**

#	Proposed Amendments	Account No.	Account Description	Current Budget	Inc./ (Dec.)	Amended Budget
<u>GENERAL FUND</u>						
EXPENDITURES						
A	Garbage Collection	10 564-499	Garbage Collection	945,000	34,000	979,000
B	Golf Course	10 656-899	Capital Outlay	96,200	26,350	122,550
		10 656-401	Merchandise	130,000	13,200	143,200
C	Salary/ Vacancy Savings	10 410-100	Salaries/Wages	578,441	-33,000	545,441
		10 410-230	TMRS	84,388	-8,600	75,788
		10 410-413	Professional Services	437,180	-25,000	412,180
		10 530-100	Salaries/Wages	555,499	-50,000	505,499
		10 557-100	Salaries/Wages	118,153	-7,350	110,803
		10 557-210	Group Insurance	37,286	-8,000	29,286
		10 557-230	TMRS	24,672	-8,400	16,272
		10 575-100	Salaries/Wages	560,987	-30,600	530,387
		10 575-210	Group Insurance	136,680	-6,000	130,680
		10 575-230	TMRS	94,585	-16,000	78,585
		10 655-100	Salaries/Wages	544,442	-7,000	537,442
		10 655-210	Group Insurance	168,667	-21,000	147,667
		10 655-230	TMRS	103,156	-17,000	86,156
		10 665-100	Salaries/Wages	281,800	-97,000	184,800
		10 665-425	Contract Labor	58,100	-29,000	29,100
Subtotal Expenditures				4,955,236	-290,400	4,664,836
TRANSFERS						
D	Court Security	10 700-041	Transfer to Court Sec.	50,000	16,300	66,300
E	State Seized	10 700-043	Transfer to State Seized	84,000	-9,300	74,700
F	Utility Fund	10 700-056	Transfer to Water	675,759	283,400	959,159
Subtotal Transfers				809,759	290,400	1,100,159
Net Impact General Fund					0	

#	Proposed Amendments	Account No.	Account Description	Current Budget	Inc./ (Dec.)	Amended Budget
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Utility Fund

REVENUE

F	Transfer from GF	56	710-010	Transfer From GF	675,759	283,400	959,159
				Subtotal Revenue	675,759	283,400	959,159

EXPENDITURES

F	Oyster Creek Exp	56	565-495	Oyster Creek Agreement	73,825	100,400	174,225
	Sep'18 Water	56	565-496	BWA Water Resale	2,277,600	183,000	2,460,600
				Subtotal Expenditures	2,351,425	283,400	2,634,825

Net Revenue Less Expenditures **0**

Beach Maintenance Fund

REVENUE

G	GLO Reimbursement	17	356-105	Beach Revenue	8,500	905	9,405
				Subtotal Revenue	8,500	905	9,405

EXPENDITURES

G	GLO Expenses	17	576-100	Salaries-Wages	0	6,500	6,500
		17	576-210	Group Insurance	0	2,325	2,325
		17	576-591	Beach Maintenance Expense	6,500	-5,920	580
				Subtotal Expenditures	6,500	2,905	9,405

Net Revenue Less Expenditures **-2,000**

Debt Service Fund

REVENUE

H	Property Tax	64	310-120	Prior Year Taxes	0	12,600	12,600
				Subtotal Revenue	0	12,600	12,600

EXPENDITURES

H	Final Loan Pmt	64	615-700	Principal	273,000	10,000	283,000
		64	615-710	Interest	6,607	208	6,815
				Subtotal Expenditures	279,607	10,208	289,815

#	Proposed Amendments	Account No.	Account Description	Current Budget	Inc./ (Dec.)	Amended Budget
Net Revenue Less Expenditures					2,392	



City Council Agenda Item # 9

Title: Consideration and possible action on task authorization with Freese and Nichols Engineering assessment and recommendation for the storm sewer pump behind the service center east of Velasco Blvd.

Date: 01/06/2020

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends authorizing Freese and Nichols to move forward with this work.

Item Summary:

This action would authorize Freese and Nichols to proceed with the overall evaluation of the pump station north of the Old River and east of Velasco Blvd behind the City Service Center. This pump station has been plagued with issues over the years from failing pumps and motors to failing back up power. At a recent meeting, City Council has requested that we have the City Engineer to complete a thorough evaluation of the stations design and effectiveness, troubleshoot the system, and make any recommendations for improvement.

The proposed work is expected to take 30 days, and if authorized a report and recommendation should be ready in February. The cost for the evaluation is \$15,000.

Background Information: The station currently includes two motors and pumps with a capacity 12,500 GPM each. Included are two 20 diameter pumps and two 75 hp motors. The motors are less than 3-years old. One pump was originally built in the 1980's and rebuilt in 2017. The other pump was brand new as of 2018. The back-up generator installed new in 2017, runs on natural gas.

Board or 3rd Party recommendation: None

Financial Impact: The cost of this authorization is \$15,000.

Supporting Documentation: Freese and Nichols task authorization #10



PROFESSIONAL SERVICES AGREEMENT – ATTACHMENT A
TASK AUTHORIZATION #10

City of Freeport
City Hall
200 West 2nd Street
Freeport, TX 77541

FNI PROJECT PROJECT/PHASE/TASK
DATE: 1/3/2020

This authorization is in accordance with the terms and conditions outlined in the Master Agreement executed on June 17, 2019 and expires on June 17, 2020.

Project Name: Stormwater Pump Station Assessment

Description of Services: Services are described in Attachment B.

Deliverables: Stormwater Pump Station Assessment Memo.


Schedule: Technical Memorandum to be provided 30 days after Notice to Proceed.

Compensation shall be: A lump sum amount of Fifteen Thousand Dollars (\$15,000.00).

All other provisions, terms and conditions of the Professional Services Agreement which are not expressly amended shall remain in full force and effect.

FREESE AND NICHOLS, INC.

CITY OF FREEPORT, TEXAS

BY: 
Mehran (Ron) Bavarian
Print Name

BY: _____

Print Name

TITLE: Associate

TITLE: _____

DATE: 1-3-20

DATE: _____

ATTACHMENT B
City of Freeport
Stormwater Pump Station Assessment
Task Order #10

SCOPE OF SERVICES

Project Understanding:

Freese and Nichols, Inc. (FNI) will perform an assessment on the stormwater pump station on N. Velasco Blvd. north of the river. FNI will assess the condition of the pumps, electrical equipment, and the site to determine what, if any, improvements are needed to increase reliability of the pump station. FNI will prepare a memo with recommendations for improvements, estimated costs, and a summary of the assessment.

Assumptions:

1. No capacity analysis will be performed as a part of this assessment.
2. City will provide record drawings and data on pumps, generator, and electrical gear

ARTICLE I

TASK A: PUMP STATION ASSESSMENT

A1. Pump Station Assessment

FNI will perform a site visit to assess the condition and reliability of the existing pump station. This will include evaluation of the following components:

- Two existing 12,500 gpm pumps
- Improvements necessary to install a 3rd smaller pump in empty slot
- Two motors
- Natural gas generator
- Electrical equipment
- Piping
- Paving, lighting, and other site items

FNI will provide a deliverable summarizing the analysis for each component, proposing recommendations as necessary, and provide an opinion of probable construction cost for any improvements.

Natural gas-powered pumps will be evaluated and discussed in the letter as an option to address reliability concerns.

Summary of Meetings & Presentations

1. Site Visit for Assessment
2. Memo review meeting at City of Freeport

Summary of Deliverables

1. Memo summarizing assessment and recommendations

Summary of Schedule

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services as follows:

1. Stormwater Pump Station Assessment Memo – 30 days after NTP

If FNI’s services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in City or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation.

Summary of Fee

FNI shall perform the proposed scope of services based on rates based on those set in the Master Agreement. FNI proposes to conduct the Stormwater Pump Station Assessment for a lump sum fee of \$15,000. A breakdown of the fee by task is the following:

City of Freeport Stormwater Pump Station Assessment Summary of Fee by Task	
TASK A: PUMP STATION ASSESSMENT	\$15,000
Project Total	\$15,000

