

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, January 13, 2020 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  
Billy Shoemaker, Code/Permit Department Director  
Chris Motley, Chief Freeport Fire Department  
Courtland Holman, Freeport EDC Director

Visitors:	Bobby Jo Casale	Stella Casale
	Alia Vinson	Clinton Wong
	Manning Rollerson	Mario Muraira
	Sam Reyna	Keith Stumbauugh
	David Towers	Edmeryl Williams
	Angie Williams	Melanie Oldham
	James Barnett	Sandra Barnett
	Tyrone Morrow	Darlene Wier

Call to order.

Mayor Brooks Bass called the meeting to order at 6:01 p.m.

Executive Session regarding 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 did not enter into Executive Session.

## **REGULAR SESSION**

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.

Mayor Brooks Bass stated that this process started back in 2013. He said that Council past and present have worked hard to come to this point. Mayor Bass said what this City Council does, will be as transparent as possible, because we work for the city.

Mayor Bass allowed the citizens the opportunity to speak at the opening of the meeting.

Mr. Bob Casale, Stella Casale, Manning Rollerson, and Keith Stumbaugh had questions. Mayor Brooks Bass said that their questions would be addressed

Aliah Vinson, Attorney for Clinton Wong, asked that council delay taking formal action tonight until she and her client have had a chance to review this new Consent Resolution.

City Manager Tim Kelty presented to council the resolution consenting to the creation of Freeport Municipal Utility District No. 1, including 327 acres of land, located within the City's corporate boundaries, and providing the conditions under which the consent is given. Mr. Kelty said that this process started back as early as 2013 when the Development Agreement was approved. This agreement stipulated that the City would approve a MUD on the 327 acres. And the City would approve new zoning for this area, along with a 380 Agreement. Mr. Wong in January 2018 submitted a petition with the TCEQ for a MUD that included 343 acres. Mr. Kelty explained what a MUD is. He said that a MUD works as a separate governmental entity that is created under the authority of the State, through the TCEQ (Texas Commission Environmental Quality) there is a board of elected officials that can create projects within the MUD, or outside the MUD, that benefit the MUD. The MUD can then levy a tax to support these projects. This additional tax is assessed against the properties inside the Municipal Utilities District (MUD). This does not affect the tax payers' rates outside the MUD. These taxes are still collected and paid by the property owners and collected by the entities, and they pay the MUD tax. Mr. Kelty said what we are trying to do tonight is to allow for the development of the 327 acres through the requested MUD. Mr. Kelty stated that there is still a lot that must be worked out, including a utility agreement, and zoning.

Councilman Yates stated that we want to generate tax money for the city, which we need, for the school district and the county. He also said that we do not have to split this with the cities of Clute or Lake Jackson.

Keith Stumbaugh said that he hopes the city will continue to build residential on the limited land that the city has. Mayor Brooks Bass said that this Consent Resolution if passed tonight, will not prohibit this. This is up to Mr. Wong, this is his property.

Councilman Ken Green said that he understands that this will be an industrial MUD, will there be any residential in this MUD.

Melanie Oldham said that she appreciates the time that she has been given to speak on this issue. Melanie Oldham asked if the MUD will ever come to an end. Chris Duncan, City Attorney said there is language in the Consent Resolution that will prevent this MUD from going on forever.

On a motion by Councilwoman Loeza, seconded by Councilman Green, with all present voting “Aye,” Council unanimously approved the 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.

Adjourn

On a motion by Councilwoman Loeza, seconded by Councilman Cain, with all present voting “Aye”, Mayor Brooks Bass adjourned the meeting at 7:18 PM.

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Mayor, Brooks Bass  
City of Freeport, Texas

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City Secretary, Betty Wells  
City of Freeport, Texas