



**AGENDA
REGULAR MEETING
FREEPORT CITY COUNCIL
MONDAY, JANUARY 11, 2021 at 6:00 P.M.**

Mayor:
Brooks Bass

Council Members:
Jeff Pena
Jerry Cain
Mario Muraira
Roy Yates

City Manager:
Timothy Kelty

THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON MONDAY, THE 11TH DAY OF JANUARY 2021, AT 6:00 P.M., AT THE FREEPORT, POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD FREEPORT TEXAS

BECAUSE OF THE PUBLIC HEALTH THREAT, SEATING WILL BE POSITIONED TO MEET THE REQUIREMENTS OF THE CDC, AND ATTENDEES WILL BE REQUIRED TO WEAR A FACE MASK.

OR YOU MAY JOIN THE PUBLIC MEETING REMOTELY BY TELECONFERENCE BY DIALING:

(425) 436-6312 AND USING ACCESS CODE 5678901#

OR

AUDIO VISUAL CONFERENCE CALL USING:

PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.

International dial-in numbers: https://fccdl.in/i/council_mtg_011121

For users wanting to view and listen to the council meeting via a web browser go to https://join.freeconferencecall.com/council_mtg_011121

enter access code 5678901# and the online meeting code is: council_mtg_011121.

OR

Visit the App Store or Google Play to download FreeConferenceCall. Enter the phone number, access code and online code listed above to view the meeting.

REMOTE PARTICIPANTS WILL NOT BE ABLE TO ADDRESS COUNCIL DIRECTLY. **COMMENTS FROM REMOTE PARTICIPANTS MUST BE SENT VIA EMAIL TO publiccomments@freeport.tx.us ANY TIME PRIOR TO, OR DURING THE MEETING ALL COMMENTS RECEIVED WILL BE READ ALOUD INTO THE RECORD.**

THE MEETING IS BEING HELD 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, and must include name and address. *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.

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

1. Consideration and possible action on the approval of City Council meeting minutes from December 21, 2020. **(Wells)**
2. Consideration of Ratifying the Windstorm Insurance Policy Renewal. **(Ferguson)**

COUNCIL BUSINESS – REGULAR SESSION:

3. Consideration and possible action of approving Resolution No. 2021-2668 appointing a Board Member for Freeport Historical Commission and Main Street Board. **(Strahan)**
4. Consideration and possible action of appointing Council Liaison for all City of Freeport Boards and Commissions. **(Kelty)**

5. Consideration of approval of repair to the Trestle Bridge Storm Water Pump Station. **(Petty)**
6. Discussion regarding stormwater planning and maintenance throughout the city of Freeport. **(Kelty)**
7. Consideration and possible action on Resolution No. 2021-2669, a resolution amending the Freeport Personnel Policy Handbook to extend the temporary emergency sick leave policy to March 31, 2021. **(Ferguson)**

WORK SESSION:

8. **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 Pena Ward A announcements and comments.
 - C. Councilman Cain Ward B announcements and comments.
 - D. Councilman Muraira Ward C announcements and comments.
 - E. Councilman Yates Ward D announcements and comments.
 - F. City Manager Tim Kelty announcements and comments.
 - G. Updates on current infrastructure.
 - H. Update on reports / concerns from Department heads.

CLOSED SESSION:

9. Executive Session regarding a.) (Potential Litigation) consultation with attorney, b.) (Deliberations about Real Property), open space program, in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.071, 551.072.

COUNCIL BUSINESS – REGULAR SESSION:

ADJOURNMENT:

10. 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

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Tuesday, December 21, 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
Councilman Mario Muraira
Councilman Roy E. Yates Absent
Councilman Jeff Pena

Staff: Tim Kelty, City Manager Via Teleconference
Stephanie Russell, Assistant City Manager
Betty Wells, City Secretary Via Teleconference
Chris Duncan, City Attorney
Laura Tolar, Assistant City Secretary/ Special Projects Coordinator
Via Teleconference.
Ray Garivey, Freeport Police Chief
Lance Petty, Public Works Director
Chris Motley, Freeport Fire Chief
Clarissa Molina, Administrative Assistant
Giselle Hernandez, Accounts Payable Specialist
Donna Fisher, Human Resource Assistant

Visitors: Manning Rollerson David McGinty
Nicole Mireles Sandra Loeza
Cindy

Visitors, Via Teleconference: Amanda Vander Williams
Billy Shoemaker Courtland Holman
Kim Hammonds Eric Bailey
Paul Crow

Call to order.

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation was led by Tim Kelty and Pledge was led by Mayor Brooks Bass.

COUNCIL BUSINESS:

Consideration and possible action approving Ordinance 2020-2622 Canvassing the returns and declaring the results of the December 15, 2020 run-off Election for City Council Ward A, signing the required affidavit, and administering the oath for the successful candidate.

City Manager Tim Kelty presented to council Ordinance 2020-2622 Canvassing the returns and declaring the results of the December 15, 2020 run-off Election for City Council Ward A. He said that the runoff election for Ward A was held on December 15, 2020, Jeff Pena received the majority of the votes for this election.

On a motion by Councilman Green, seconded by Councilman Cain, with all present voting "Aye" 4-0 Council unanimously approved Ordinance 2020-2622 Canvassing the returns and declaring the results of the December 15, 2020 run-off Election for City Council Ward A.

Administer oath of office to newly elected council member Ward A.

Mayor Brooks Bass swore in newly elected council member Jeff Pena for Ward A.

Councilman Jeff Pena thanked the people who supported and encouraged him in the election.

Citizen's Comments

Manning Rollerson spoke to council of his concerns of the young man on 2nd Street. He also spoke of the street light on the corner of his street stating that it is still out.

Mayor Bass also spoke of the Blessing Box at Sweet T's Diner.

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

Presentation recognizing outgoing Council Members Sandra Loeza, and Captain Ken Green.

Mayor Bass said that he appreciates all the work that was done while these council members served on this council. He spoke of the bonds that were passed. He said it is his honor to have served with these members.

City Manager Tim Kelty presented plaques to outgoing Council Members Sandra Loeza and Ken Green.

Ken Green thanked the council and the citizens of Ward A and the citizens of Freeport. He spoke of all the changes that were made.

Sandra Loeza, thanked the citizens of Freeport. She said that she enjoyed her time on Council and she is excited of all the changes that are coming to Freeport.

Employee service awards.

City Manager Tim Kelty said that these awards are given to recognize the commitment of longtime employees. He recognized 5-year employees: Patricia Castillo, Curtis Land, Abdul Martinez, Ashley Smith, and Arron Wagner. He recognized 10-year employee: Shawn Andel; and 15-year employees: Jessie Rodriguez and John Steig. These individuals were presented with a certificates and service pins.

City Manager Tim Kelty presented Donna Fisher with the Employee of the Year Award for 2020.

City Manager Tim Kelty presented the Director of the Year to Fire Chief Chris Motley for 2020.

Presentation of Employee of the Month for the month of November 2020.

City Manager Tim Kelty presented Giselle Hernandez with the employee of the month certificate for the month for November 2020.

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.

Consideration and possible action on the approval of City Council meeting minutes from December 7, 2020.

Consideration and possible action on changing the date of the first and second meeting in January 2021. Due to the New Year Holiday, and Martin Luther King Jr., holiday, to Monday January 11, and Tuesday January 19, 2021.

Consideration of approving various items and equipment for surplus and approving the disposition of such items, by auction or otherwise.

On a motion by Councilman Muraira, seconded by Councilman Cain, with all present voting "Aye" 4-0 Council unanimously approved the Consent Agenda.

COUNCIL BUSINESS – REGULAR SESSION:

Consideration and possible action of awarding Competitive Sealed Bid (CSB) #2008 Stormwater Pump Station Electrical Overhaul, to Infrastructure Engineering & Construction, LLC

Assistant City Manager Stephanie Russell presented to council the consideration of awarding Competitive Sealed Bid (CSB) #2008 Stormwater Pump Station Electrical Overhaul, to Infrastructure Engineering & Construction, LLC. She said that staff advertised for sealed bids and we received two bids. The lowest bid received was by Infrastructure_Engineering & Construction, LLC. She said that Freese and Nichols do recommend this company.

Council Muraira asked about the extra money in the amount of \$27,390.00 that was being saved on this bid, where it will go. Ms. Russell said that the extra money will stay in the Bond program to be used for other bond projects as council sees fit.

On a motion by Councilman Cain, seconded by Councilman Muraira with all present voting "Aye" 4-0 Council unanimously approved awarding Competitive Sealed Bid (CSB) #2008 Stormwater Pump Station Electrical Overhaul, to Infrastructure Engineering & Construction, LLC.

Consideration of requesting revisions to the County Interlocal street plan.

City Manager Tim Kelty presented to council the revisions to the County Interlocal street plan. He said that a list of streets were approved by Council in early November. Councilman Muraira has requested a

couple of changes to the list that was previously approved. The previous list as already been approved by the County, and it is unclear if they will approve the changes that are being requested.

Mayor Bass asked if the County has approved the changes. Mr. Kelty said that the county has not approved these changes yet. If approved tonight by council we will present to the County and hope to get these changes approved.

Councilman Pena asked when these repairs will begin? Mr. Kelty said that this is under the county control. He said that curb and gutter replacement has already begun on two streets, and water sewer lines are being planned for repair as well.

On a motion by Councilman Cain, seconded by Councilman Muraira with all present voting "Aye" 4-0 Council unanimously approved the County Interlocal street plan.

Consideration and possible action on approving designation of streets for 2021 concrete work Authorization for Freese and Nichols for engineering and bidding of those concrete streets.

City Manager Tim Kelty presented to council approving designation of streets for 2021 concrete work Authorization for Freese and Nichols for engineering and bidding of those concrete streets. He said that this will be paid for by part of the bond. He said that these are existing concrete streets, and will be replaced with concrete streets. He said that the next step is to have Freese and Nichols develop engineering specifications for the streets chosen and put the project for bid identify the streets that we want to replace.

Councilman Muraira asked what the total budget overall is. Mr. Kelty said about two and half million a year between asphalt and concrete. Councilman Muraira asked if we will be adding streets for next year. Mr. Kelty said yes. Councilman Muraira asked when we will discuss the next streets. Mr. Kelty said early March.

Ruben Renobato asked about 2nd Street, when the repairs will begin.

Mayor Bass said that this will be discussed in March.

Councilman Pena asked why 2nd Street was not brought into the street repair?

Mayor Bass said that council presented the streets that they felt needed repairs in their Wards.

On a motion by Councilman Muraira, seconded by Councilman Cain with all present voting "Aye" 4-0 Council unanimously approved designation of streets for 2021 concrete work Authorization for Freese and Nichols for engineering and bidding of those concrete streets.

Consideration and possible action of approving a one-time hazard pay to City Employees.

Mayor Bass said that since the start of this pandemic there has been discussion of how we will take care of our employees. He said that we have provided PPE, and overtime. He said that there needed to be something else. He said that about two months ago staff said that we can use CARE money. He said that we are able to do a one-time hazard pay to employees.

City Manager Tim Kelty presented to council the possible action of approving a one-time hazard pay to City Employees. He said that our employees are essential workers. He said that the city received over

\$600,000.00 in the Corona Relief Fund. He said that we would like to give \$1000.00 to all full-time employees, and \$500.00 to part time employees, as Hazard Pay. He said that this is to show the appreciation to our employees for their dedication throughout the pandemic.

Mayor Bass asked when these funds will be available to employees. Ms. Russell said it would be included in their December 31 paycheck.

Nicole Mireles said that she was unhappy with the \$200.00 dollars given to the employees. She said that she felt that they needed more.

Councilman Pena asked if these funds were from Grant Money? Mayor Bass said that he believes that this is coming from unassigned revenue from the Corona Relief fund, which is part of the federal stimulus package.

Councilman Cain asked if this is budget neutral. Mayor Bass said yes.

Councilman Muraira asked about the total cost was? Mr. Kelty said about \$135,000.00. Councilman Muraira asked what would be left once this is done? Mr. Kelty said that he did not have this total available at this moment. Councilman Muraira asked if we could raise this hazard pay to \$1500.00. Mayor Bass said if a motion is made then yes, if we have the funds to meet our other obligations. Councilman Muraira asked if staff anticipated changes tonight? Mr. Kelty said that change was always a possibility. What is provided is completely up to City Council.

On a motion by Councilman Cain, seconded by Councilman Pena with all present voting "Aye" 4-0 Council unanimously approved a one-time hazard pay to Full Time City Employees of \$1000.00, and \$500.00 to Part Time Employees.

Consideration and possible approval of Resolution No. 2020-2667 for the Legislative Agenda

Assistant City Manager presented to council the approval of Resolution No. 2020-2667 for the Legislative Agenda. She said that this is just to approve the items that staff feels could impact the City. Mayor Bass said that this is a list of our priorities.

On a motion by Councilman Muraira, seconded by Councilman Cain with all present voting "Aye" 4-0 Council unanimously approved Resolution No. 2020-2667 for the Legislative Agenda

WORK SESSION:

Councilman Pena said that he did not want to use this time discuss the pot holes and the street lights. But said that he has received calls from Ward A residents over the streets and lights. He said that he wants to make sure that residents know that they are being heard. He said that he hopes we can engage our residents. He said that our website has a link for GovQa. He said that this needs to be promoted. Councilman Pena said that there were some lights that have been repaired but there are some that have not been repaired on the list that he provided a few weeks back.

Councilman Cain said that there is need for street repair on 2nd street. He said that there are street lights in the City that are not working at the intersection of Velasco and 2nd.

Councilman Muraira asked about the progress on the signs for the park and for Yellowstone street. Mr. Kelty said that the child at play signs have been ordered, and will be installed as soon as we get them in. He asked when the museum will reopen. Mr. Kelty said that there will be an emergency management meeting to discuss when this and other departments will reopen. Councilman Muraira said that he received a call from a resident about potholes in the alley of Walnut and Cedar Street, he asked if there is an update on this. Mr. Kelty said that this will be looked into.

Mayor Bass said that there are no reports from Councilman Yates, but he and his wife did test negative and we look forward to having him back.

City Manager Tim Kelty said that we have had a growing number of positive cases with City Employees.

Councilman Muraira asked about the \$27,000.00 that was left over, from the pump station repair where will this money be used. Mr. Kelty said that it will be used for drainage.

Mayor Bass said that the director reports are in the packets.

Update on reports / concerns from Department heads

No comment from department heads.

Open session was closed at 7:15 pm and Council entered into Executive Session.

CLOSED SESSION:

Executive Session regarding a.) (Potential Litigation) consultation with city attorney b.) (Deliberations about Real Property), 212 East Park Ave in accordance with Government Code Annotated, Chapter 551, Sections 551.071, 551.074.

REGULAR SESSION

Mayor Brooks Bass reconvened regular session at 7:50 P.M.

There was no action taken from executive session.

Adjourn

On a motion by Councilman Cain, seconded by Councilman Green, with all present voting "Aye", Mayor Brooks Bass adjourned the meeting at 7:50 PM.

Mayor, Brooks Bass
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas



City Council Agenda Item # 2

Title: Ratify Windstorm Insurance Policy Renewal

Date: January 11, 2021

From: Brenda Miller-Ferguson, Director of Human Resources

Staff Recommendation:

Ratify the City Managers' approval of the City's windstorm & hail insurance policy renewal for 2021 as proposed by Victor Insurance for TWIA (Texas Windstorm Insurance Association).

Item Summary:

Victor Insurance has provided a Windstorm & Hail Proposal effective January 6, 2021. Victor Insurance works in conjunction with Texas Municipal League Intergovernmental Risk Pool. The coverage annual premium is \$80,214 - which is the same as last year and under budget.

Background Information:

In order to ensure coverage beginning January 6, 2021, the City Manager executed the Proposal Acceptance Form which was due on December 23rd. Ratification of this annual renewal is being brought to Council because the amount exceeds \$50,000. TWIA has historically been the only windstorm insurance option presented by Victor Insurance, however, this year we requested more options and more time for consideration.

Victor insurance approached a total of seven (7) companies, including AmRisc, Catalytic, ICAT, Insurisk, Veloccity, Ventus, and TWIA. Four vendors declined bidding, and two vendors' bids were significantly higher than our current rates. TWIA provided the most competitive bid. City staff and the agent agree that the renewal proposal presented is the best option.

Special Considerations

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

Financial Impact:

\$80,214 annual premium, based on total property values of \$10,676,644. The renewal premium is less than the budgeted premium of \$83,781.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Proposal Acceptance Form

Proposal

Windstorm Property Schedule

2021 Renewal

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 Inc. no later than **December 23, 2020**

Please Return To:

Victor Insurance Managers Inc.
3100 Wilcrest Drive, Ste 200, Houston, TX 77042
Heena.Patel@Victorinsurance.com

PREMIUM PAYMENT

Your coverage will become effective on the date shown on the TWIA Commercial Renewal Offer Summary provided the appropriate documents and full payment have been received by TWIA on or before the effective date of coverage.

You will now have the following options for making payment. **Please indicate your selection below:**

- We will make payment directly to Texas Windstorm Insurance Association (TWIA)
- Payment will be made by TMLIRP on our behalf to TWIA in the amount of the total premium. TMLIRP will coordinate all billing of the TWIA windstorm policies and we will be invoiced separately by TMLIRP.

Windstorm & Hail Coverages Accepted

Deductible Option	Total Limit	Total Cost
2% per item	\$10,676,644	\$80,214.00

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: [Signature]

Title: City Manager

Date: 12/21/20

TMLIRP OFFICE USE ONLY

Contribution: _____ Verified by: _____ Contract #: _____



**TEXAS WINDSTORM
INSURANCE ASSOCIATION**

City Of Freeport
200 W 2nd St
Freeport, TX 77541

Policy Renewal Offer

Offer Date: 11/07/2020 Agent Name: Victor O. Schinnerer & Company Inc
Offer Reference Number: 000883522-03 Agent Phone: (713) 787-2400
Account Number: 000585836
Property Location: 212 West Park Avenue
Freeport, TX 77541

Dear City Of Freeport,

We are pleased to present you with an offer to renew your Texas Windstorm Insurance Association (TWIA) policy. Please confirm your coverage details on the enclosed Renewal Offer Summary. If any changes to your coverage are required, please contact your agent to discuss your options.

If you accept this renewal offer, the current amount due and due date are shown in the table below. Please note that the renewal policy will not be issued until TWIA receives payment. If you do not want to continue your TWIA coverage, you may disregard this renewal offer and your current policy will expire on January 6, 2021 at 12:01 a.m. CT.

Proposed Coverage Effective Date	Proposed Coverage Expiration Date	Total Premium	Payment Due Date	Amount Due
January 6, 2021 12:01 a.m.	January 6, 2022 12:01 a.m.	\$80,214.00	01/06/2021	\$80,214.00

Payment should be sent using the enclosed payment coupon. If TWIA receives payment by the due date listed above, the renewal policy will be issued with the proposed coverage effective date listed above. If payment is received after the due date listed above, there will be a lapse in coverage.

If you have any questions regarding this renewal offer of insurance, premium financing, or wish to pay electronically, please contact your agent.

Thank you,
Texas Windstorm Insurance Association

Texas Windstorm Insurance Association
5700 South MoPac Expressway, Building A, Austin, Texas 78749
P.O. Box 99090, Austin, Texas 78709-9090
800-788-8247 / Fax 512-899-4950

Windstorm Property Location Schedule - TWIA

ENTITY:

City of Freeport

Policy Effective Date
01/06/2021
Policy Expiration Date
01/06/2022

Total Values
10,676,644

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	13	Recreation Center	803 N Front Street	77541	1960	2,080	M	B	681,877	8,457
6B	13	Recreation Center - contents	803 N Front Street	77541	1972	2,080	M	C	74,656	887
7A	16	Park Restrooms	803 N Front Street	77541	1972	2,080	M	B	124,188	1,769
8A	5	Fire Dept Admin/Truck Bays	410 Brazosport Blvd	77541	1992	1,580	M	C	1,102,426	12,934
8B	5	Fire Dept Admin/Truck Bays - contents	131 E 4th Street	77541	1990	12,580	M	B	62,944	748
9A	31	Pixie Building	131 E 4th Street	77541	1990	12,580	M	C	120,000	1,640
9B	31	Pixie Building -contents	303 E. Park Avenue	77541	1920	2,544	F	B	40,000	449
10		Nate Hickey Building	303 E. Park Avenue	77541	1920	2,544	F	C	125,000	1,781
			212 West Park	77541	1949	2,500	M	B		

TOTAL VALUES: 10,676,644

80,214

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.

It is the insured's responsibility to identify and disclose to our office any of the described structures subject to this eligibility requirement prior to inception. Proof of flood coverage for those structures will be required to be eligible for coverage from TWIA. Our office can assist you in placing flood coverage if necessary.

12/22/2020



City Council Agenda Item # 3

Title: Consideration of approving Resolution No. 2021-2668 for the appointment of candidate to fill vacancy on Freeport Historical Commission and the Main Street Advisory Board.

Date: December 21, 2020

From: Betty Wells, City Secretary

Staff Recommendation:

Staff recommends appointing a new board member to fill the remaining term of the vacant position on the Freeport Historical Commission & Main Street Advisory Board.

Item Summary:

The City has a position that is up for consideration of appointment by Council. Freeport Historical Commission & Main Street Advisory Board Member, Carmen Read stepped down creating a vacancy. The City has received applications from people interested in serving on the Freeport Historical Commission and Main Street Advisory Board to fill the remaining term of the vacant position. May 2022 is the end of the term.

Background Information:

Residents are appointed by council for two-year terms.

Special Considerations:

N/A

Financial Impact:

N/A

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Resolution: 2020-2668

Applications

RESOLUTION NO. 2021-2668

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, NOMINATING, CONSTITUTING AND APPOINTING OR REAPPOINTING A QUALIFIED PERSON TO THE HISTORICAL COMMISSION AND THE MAIN STREET BOARD OF SAID CITY; PROVIDING FOR THE DUTIES OF OFFICE; AND PROVIDING FOR THE TAKING OF THE OATH OF OFFICE REQUIRED BY LAW.

WHEREAS, the term of office of the below named member of the Historical Commission and the Main Street Board of the City of Freeport, Texas ("the City") has expired; and,

WHEREAS, the City Council of the City desires to appoint or re-appoint the below named qualified person as member of said committee.

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

SECTION ONE (1): APPOINTMENT

The City Council of the City hereby nominates, constitutes and appoints or reappoints the following named qualified person to the Historical Commission and the Main Street Board of the City for the remaining portion of a term of two (2) years which expires on May 31 2022 and until a successor for such person shall have been appointed and qualified, to-wit:

The City Council of the City hereby nominates, constitutes and reappoints the following named qualified person to the Historical Commission and the Main Street Board of the City to fulfill the remaining portion of a term of one (1) which expires on May 31 2021 and until a successor for such person shall have been appointed and qualified, to-wit:

SECTION TWO (2): DUTIES

The above named appointee(s) shall perform all of the duties imposed on members of the Historical Commission and the Main Street Board of the City by law and the ordinances and resolutions of the City.

SECTION THREE (3): OATH OF OFFICE

Before engaging in the performance of the duties of office, such appointees shall take the Constitution Oath of Office as required by law.

READ, PASSED AND ADOPTED this ____ day of _____, 2020.

Brooks Bass, Mayor
City of Freeport, Texas

ATTEST: _____
Betty Wells, City Secretary
City of Freeport, Texas



City Council Agenda Item # 4

Title: Consideration and possible action on appointing of City Council Liaison for City of Freeport Boards and Commissions.

Date: 01/11/2021

From: Tim Kelty, City Manager

Staff Recommendation:

Staff recommends Council members volunteer and formally be appointed to serve as Liaisons to the various boards.

Item Summary:

According to Title 3, chapter 32 of the City of Freeport Code of Ordinances, the City Council shall appoint a representative from its members to serve as liaisons between the City Council and the various boards. This has not been done in quite some time. With the change in councilmembers both recently and with Mayor Bass' appointment just over a year ago, some boards are unrepresented.

Background Information:

Currently there are 5 active boards and 2 other boards that are not active that require additional appointments to be able to meet with a quorum.

Active boards include:

- Planning Commission
- Board of Adjustments
- Economic Development Corporation
- Senior Citizens Commission
- Historical Commission and Mainstreet Advisory Board

Two Boards that are inactive because of a lack of members include:

- Beautification, Parks,
- Library Board

Special Consideration:

None

Board or 3rd Party recommendation:

None

Financial Impact:

No financial impact.

Supporting Documentation:

None



City Council Agenda Item # 5

Title: Consideration of approval of Trestle Bridge Storm Water Pump Station

Date: January 11, 2021

From: Lance Petty, Public Works Director

Staff Recommendation:

Staff recommends council approve repair (rebuild) of Pump #1 at the Trestle Bridge Pump Station by Coastal Machine & Mechanical, LLC

Item Summary:

This request is for approval of the rebuild of Pump #1 located at the Trestle Bridge Pump Station listed below for the total proposed cost of \$30,300.00

Overhaul/Rebuild Pump	\$20,450.00
Install Complete	\$4,350.00
Totals	\$24,800.00

Background Information:

This recommendation comes following the removal and diagnostic testing performed by Coastal Machine & Mechanical, LLC on December 20, 2020. The repair work includes Labor, material and equipment to overhaul vertical pump and install. Price includes blast and paint, material, machine work and balance impellers.

Special Considerations

Financial Impact:

The proposed costs of repairs are included as an attachment

Board or 3rd Party recommendation:

None

Supporting Documentation:

- Quote from Coastal Machine & Mechanical, LLC
- Photos of damaged pump parts

Coastal Machine & Mechanical, LLC
14004 HWY 288B
Angleton, Tx 77515
Phone: 979/848-8900

ESTIMATED PROPOSAL

GENERAL CONTRACTORS
FABRICATION / MACHINE WORKS - MAINTENANCE & REPAIR \ FIELD SERVICES

TO: City of Freeport
Email: lpetty@freeport.tx.us
Attn: Lance Petty

PROP: P-20397
Date: December 21, 2020
Page: Cover

COASTAL MACHINE & MECHANICAL, LLC, is pleased to quote labor, material and equipment to overhaul vertical pump and install. Price includes blast and paint, material, machine work and balance impellers. Install includes manpower to set rebuilt pump and price for crane.

F.O.B. Coastal Shop
Delivery: 2 Weeks
Terms: Net 30 days
Invoice: Upon receipt of material and/or progress billing
Payable at the office of COASTAL MACHINE & MECHANICAL, LLC, Angleton, Texas

FOR THE ESTIMATED PRICE OF (\$30,300.⁰⁰) Dollars
Pull pump and DIQ-\$5,500.00
Overhaul-\$20,450.00
Install-\$4,350.00

CLARIFICATIONS:

- (1) The estimated price above does not include any delays or job scope changes. It is based solely on the job scope detailed on this proposal.
- (2) Due to the tariffs on steel products, all quotations are valid for five (5) days from date of proposal and are subject to change without notice.
- (3) Price excludes premium time (if applicable).
- (4) Based on a continuous flow of work from commencement to completion and is exclusive of any remobilization costs.
- (5) This proposal is based on quantities received and does not include items not detailed, dimensioned or specified.
- (6) A signed copy of this proposal with purchase order or work order by accounting department will be necessary for a job order to be assigned and material purchased.
- (7) Coastal Machine & Mechanical, LLC [CMM] guarantees its labor for 90 days from the date delivery. CMM warrantees its labor if the defect is related to the original repair service. We will not warrantee any parts as CMM is not a manufacturer. We will contact the manufacturer of said parts on behalf of our customer if they fail or go out within the 90 days of delivery. We will not warrantee any alterations, repairs by other parties or any other event beyond the control of CMM. Defects or damage resulting from misuse, abuse or negligence will void this warranty.

All agreements are contingent upon delays beyond our control and unavoidable such as strikes, accidents, delays of carriers and acts of God.

No charges for labor or material furnished by the purchaser shall be allowed as a credit on this agreement, unless authorized in writing by COASTAL MACHINE & MECHANICAL, LLC.

This proposal includes Workmen's Compensation Insurance, Texas Unemployment Insurance and Social Security Taxes. Any special insurance requirements must be requested prior to award of contract. TEXAS STATE OR LOCAL SALES AND USE TAXES ARE NOT INCLUDED.

This proposal, when signed by the purchaser or his duly authorized representative, implies an acceptance of the above conditions and terms and this proposal becomes a contract in full force and effect. The contract, when so made, contains all of the representatives and agreements on the part of COASTAL MACHINE & MECHANICAL, LLC.

WE ARE AN EQUAL OPPORTUNITY EMPLOYER
OUR CONTINUOUS IMPROVEMENT PROGRAM IS ONGOING

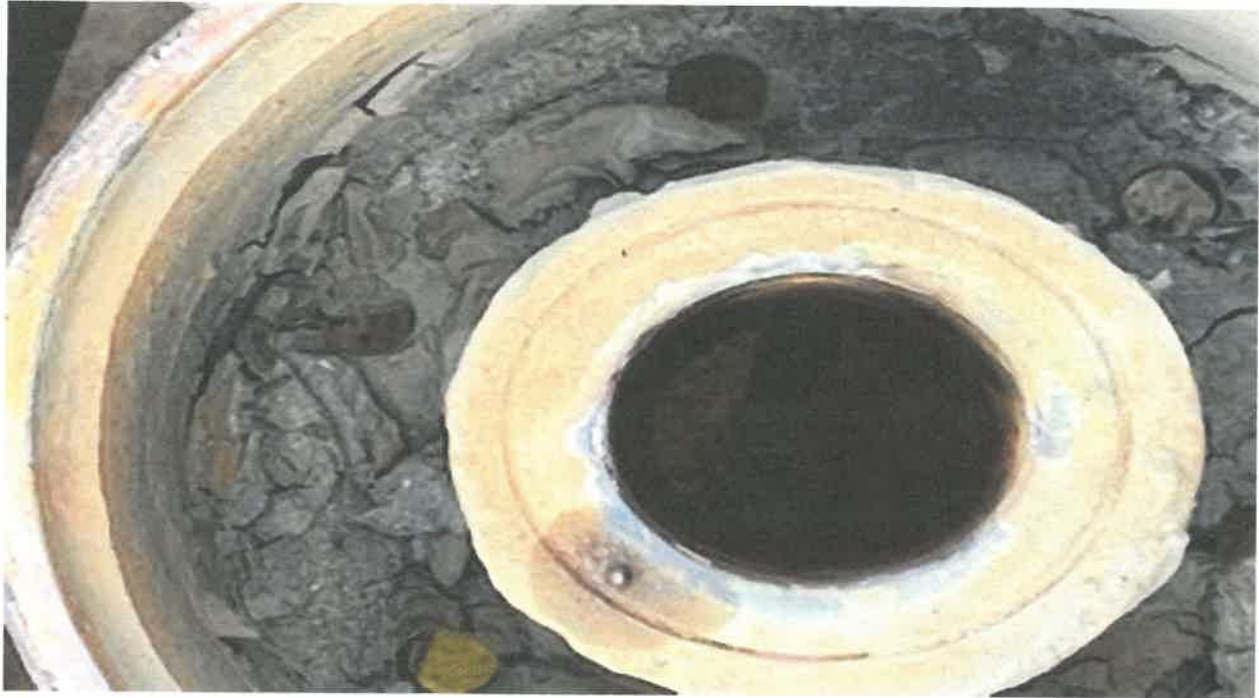
Very respectfully,

Purchaser's Signature

Cody Lindsay
COASTAL MACHINE & MECHANICAL, LLC











City Council Agenda Item # 6

Title: Initiation of consideration and discussion regarding stormwater planning and maintenance throughout the city of Freeport

Date: January 11, 2021

From: Lance Petty, Public Works Director
Tim Kelty, City Manger
Brooks Bass, Mayor

Staff Recommendation:

Staff recommends opening discussion regarding ongoing and long-term planning and maintenance for stormwater and drainage issues throughout the city of Freeport.

Item Summary:

The City of Freeport has significant stormwater and drainage issues throughout the city. Historically the city has responded from a reactionary stance to specific problems as they come up, or our identified by irate citizens. As far as current staff is aware no long-term plan has been developed or implemented to deal with the issue in a more systematic, impactful, and cost-effective manner.

Background Information:

With the levy surrounding the majority of the City of Freeport, it is mostly developed inside a bowl, and in some cases lying below sea level. It relies on both roads, open ditches, and closed stormwater drainage systems to convey stormwater to pump stations which remove water into the Brazos River, Old River and Dow Canal.

Issues include:

- Streets that do not drain properly.
- Streets that have been built up over the years reducing their capacity to move water.
- Ditches that have not been cleaned regularly and have become silted-in.
- Driveway culverts that have become plugged.
- Inlets and culverts that have settled and no longer function as designed.
- Pump stations that may be under designed or not maintained properly

Special Considerations

The city issued revenue-neutral bonds last year that can be used to address some of these issues. However most of the discussion up to this point has been focused primarily

on Street improvements (these street improvements will address the first 2 bullet points)

At past strategic planning retreats there has also been the discussion of creating a separate storm water utility which would create a dedicated source of funding specifically for correct these issues.

Financial Impact: Until a course of action is determined there is no impact

Board or 3rd Party recommendation: None

Supporting Documentation: None



City Council Agenda Item # 7

Title: Consideration and possible action on Resolution No. 2021-2669, a resolution amending the Freeport Personnel Policy Handbook.

Date: January 11, 2021

From: Brenda Miller-Ferguson, Director of Human Resources

Staff Recommendation: Staff recommends approving this Resolution.

Item Summary:

This Resolution extends a temporary change to the Freeport Personnel Policy Handbook regarding Emergency Paid Sick Leave for COVID-related absences.

Background Information:

The original “Temporary Emergency Paid Sick Leave Policy” allowed an employee up to 80 hours of paid sick leave, in accordance with the Emergency Paid Sick Leave Act under the FFCRA. The sunset date of that act was December 31, 2020. The legislature did not extend that act, however they did extend the federal payroll tax credit provision to March 31, 2021, for employers who voluntarily extend the emergency paid sick leave benefits to employees.

To discourage employees from reporting to work when they are sick, staff recommends extending the Temporary Emergency Paid Sick Leave Policy for COVID-related absences through March 31, 2021. The primary provisions of the policy include:

- Employees may receive Emergency Paid Sick Leave at the employee’s regular rate of pay, unless the leave is to care for a family member, then sick leave will be paid at two-thirds the employee’s regular rate.
- Full-Time employees – may receive up to a maximum of 80 hours of Emergency Paid Sick Leave.
- Part-Time employees – may receive the number of hours that the employee works, on average, over a two-week period of Emergency Paid Sick Leave.
- Emergency Paid Sick Leave is limited to 80 hours for full-time employees and to the number of average hours worked in a two-week period for part-time employees, and ends when the leave has been exhausted; the need causing the employee’s eligibility for the

leave ends, or on the expiration of the policy extension (March 31, 2021), whichever is earlier.

- If the employee needs more time than what is allowed by this policy, then the employee may use his or her accrued leave time (e.g. sick leave, vacation, personal, floating holiday, or holiday bank for Fire). When all time has been exhausted the employee may be allowed to go into negative sick leave accrual status for up to a maximum of 80 hours. This negative sick leave balance will be considered a salary advance and require the employee to reimburse the City either through future accruals or cash payment.

Special Consideration:

The circumstances that make this action important include the sunset date of the original Legislation which mandated temporary paid sick leave benefits, and continued COVID-related absences in our employee population.

Board or 3rd Party recommendation: Federal legislation has extended payroll tax credits through March 31, 2021, to employers who voluntarily extend the emergency paid sick leave benefits for employees.

Financial Impact: Additional payroll expense may be incurred for Emergency Paid Sick Leave, up to the limit of 80 hours. The financial impact is difficult to predict because it would be incurred as a direct result of COVID-related employee absences. This impact will be off-set slightly by the extended federal payroll tax credit.

Supporting Documentation: Resolution, Personnel Policy Change Exhibit

RESOLUTION NO. 2021-2669

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS EXTENDING THE TEMPORARY EMERGENCY PAID SICK LEAVE POLICY.

WHEREAS, a novel coronavirus, now designated COVID-19, has been declared a global pandemic; and.

WHEREAS, on March 20, 2020 Mayor Bass, signed a Declaration of Disaster governing the City of Freeport, Texas; and

WHEREAS, the United States Congress passed the Families First Coronavirus Response Act (FFCRA) and the U.S. Department of Labor promulgated new regulations for emergency paid leave effective April 1, 2020 through December 31, 2020; and

WHEREAS, the US Department of Labor did not extend FFCRA regulations for emergency paid leave beyond the sunset date on December 31, 2020; and

WHEREAS, the City of Freeport enacted a temporary emergency paid leave through December 31, 2020, to respond to the COVID-19 pandemic conditions; and

WHEREAS, continuing COVID-19 pandemic conditions have prompted reassessment of the temporary emergency paid leave policy;

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

SECTION 1. EXTENSION of TEMPORARY PAID SICK LEAVE POLICY. That the City Council hereby approves and adopts the Extension of Temporary Paid Sick Leave Policy attached hereto as Exhibit "A", which shall expire on March 31, 2021.

SECTION 2. PROPER NOTICE AND MEETING. It is hereby found and determined that the meeting at which this resolution was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Read, passed and adopted the _____ day of _____, 2020.

Brooks Bass, Mayor
City of Freeport, Texas

ATTEST:

Betty Wells, City Secretary
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Christopher Duncan, City Attorney
City of Freeport, Texas



EXTENSION of TEMPORARY EMERGENCY PAID SICK LEAVE POLICY

The City of Freeport voluntarily extended provisions of the Emergency Paid Sick Leave policy through March 31, 2021. The original policy was adopted in accordance with the Emergency Paid Sick Leave Act (EPSLA), which provided up to 80 hours of paid emergency sick leave for COVID-related illness through December 31, 2020.

EFFECTIVE DATE:

This policy extension is effective through March 31, 2021. The original policy was effective on April 1, 2020 through December 31, 2020.

ELIGIBLE EMPLOYEE:

Any full-time or part-time employee currently employed by the City. This policy does **NOT** apply to Emergency Responders, however the exception below remains in effect for this extension.

EXCEPTION TO ELIGIBLE EMPLOYEE SECTION:

In lieu of Temporary Emergency Paid Sick Leave, Emergency Responders will qualify for up to 80 hours of COVID related sick leave that does not reduce their standard sick leave accrual. This paid leave for Emergency Responders applies only to COVID related sick time for the employee and requires documentation from a medical professional.

REASONS FOR EMERGENCY PAID SICK LEAVE:

For the purpose of this policy extension the provisions originally available in the Emergency Paid Sick Leave Act are extended as follows. An employee is eligible to receive paid sick leave for the following reasons:

1. The employee is subject to a federal, state or local quarantine or isolation order related to COVID-19;
2. The employee has been advised by a health care provider to self-quarantine because of COVID-19;
3. The employee is experiencing symptoms of COVID-19 and is seeking a medical diagnosis;
4. The employee is caring for a family member subject or advised to self-quarantine or isolation;
5. The employee is caring for a son or daughter whose school or place of care is closed, or child care is unavailable, due to COVID-19;
6. Employee is experiencing substantially similar condition specified by Department of Health and Human Services

COORDINATION OF PAY:

Employees may receive Emergency Paid Sick Leave at the employee's regular rate of pay, unless the leave is to care for a family member (for reasons 4, 5 and 6 above), then sick leave will be paid at two-thirds the employee's regular rate.

Full-Time employees – may receive up to a maximum of 80 hours of Emergency Paid Sick Leave.

Part-Time employees – may receive the number of hours that the employee works, on average, over a two-week period of Emergency Paid Sick Leave.

Emergency Paid Sick Leave is limited to 80 hours for full-time employees and to the number of average hours worked in a two-week period for part-time employees, and ends when the leave has been exhausted; the need causing the employee's eligibility for the leave ends, or on the expiration of the policy extension (March 31, 2021), whichever is earlier.

If the employee needs more time than what is allowed by this policy, then the employee may use his or her accrued leave time (e.g. sick leave, vacation, personal, floating holiday, or holiday bank for Fire). When all time has been exhausted the employee may be allowed to go into negative sick leave accrual status for up to a maximum of 80 hours. This negative sick leave balance will be considered a salary advance and require the employee to reimburse the City either through future accruals or cash payment.

EMPLOYEE'S NOTICE REQUIREMENTS:

Employees will need to submit a request in writing to Human Resources for temporary COVID-related emergency paid leave. The employee must notify his or her supervisor and/or the Department Director of the need for leave.

SUPERVISOR'S NOTICE REQUIREMENTS:

All supervisors must immediately notify both their Department Director and Human Resources, if an employee informs them of the need for leave under the temporary COVID-related emergency paid sick leave policy.

REQUIRED DOCUMENTATION:

The employee will need to provide documentation from a medical professional stating the need for, and duration of, the COVID-related absence.