



**AGENDA
REGULAR MEETING
FREEPORT CITY COUNCIL
MONDAY, AUGUST 19, 2019 at 6:00 P.M.**

Mayor:
Troy Brimage

Council Members:
Ken Green
Brooks Bass
Sandra Loeza
Roy Yates

City Manager:
Timothy Kelty

THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON MONDAY, THE 19th DAY OF AUGUST 2019, 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. Employee of the month.
2. Presentation of quarterly investment report for period ending June 30, 2019.(Russell) Pg.1161-1164

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 August 5th, 2019, and August 15, 2019..(**Wells**) Pg.1165-1172
4. Consideration and possible action to changing the date of the first Regular meeting in September due to the Labor Day holiday.(**Kelty**) Pg.1173

COUNCIL BUSINESS – REGULAR SESSION:

5. Consideration and possible action of authorizing Block 529 Lot 10 (106 North Ave B) to be declared surplus and authorize the City Manager to negotiate the terms of the sale or the property to adjoining land owner.(s). (**Tolar**) Pg.1174-1180
6. Consideration and possible action regarding an interlocal agreement with the Gulf Coast Center. (**Kelty**) Pg.1181-1199
7. Consideration and possible action on approval of proposal from BRW Architects for preparation of Architectural Feasibility Study for relocation and consolidation of most City Services to O.A. Fleming Campus. (**Kelty**) Pg.1200-1206
8. Consideration and possible action on task authorization from Freese & Nichols for Park Plan development at O. A. Fleming property. (**Kelty**) Pg.1207-1212
9. Consideration and possible action on task authorization from Freese & Nichols for Engineering water facilities condition assessment and capacity evaluation identifying capital needs. (**Kelty**) Pg.1213-1217
10. Consideration and possible action in regard to Prepay Bond Ordinance No. 2019-2579 (**Russell**) Pg.1218-1225
11. Consideration and possible action regarding accepting the 2019 Certified Appraisal Roll Totals.(**Russell**) Pg.1226-1241
12. Consideration and possible action on Acceptance of Effective and Rollback Tax Rate Calculations for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020. (**Russell**) Pg.1242-1250
13. Consideration and possible action to Propose a Tax Rate and set Public Hearings for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020. (**Russell**) Pg.1251-1252
14. Consideration and possible action on Ordinance No. 2019-2580 an Amendment to Ordinance Regarding Retiree Health Insurance. (**Russell**) Pg.1253-1260

WORK SESSION:

15. The City Council may deliberate and make inquiry into any item listed in the Work Session.
 - A. Mayor Troy T. Brimage announcements and comments.
 - B. Councilman Green Ward A announcements and comments.
 - C. Councilman Bass 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
 - G. Updates on current infrastructure.
 - H. Update on reports / concerns from Department heads.

CLOSED SESSION:

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

COUNCIL BUSINESS – REGULAR SESSION:

17. Consideration in open session of taking action on any matter discussed in closed executive session. **(Kelty)**

ADJOURNMENT:

18. 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. on this the 16th day of August, 2019.

Betty Wells, City Secretary
City of Freeport, Texas



City Council Agenda Item #2

Title: Presentation of the Investment Report for the quarter ended June 30, 2019

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

This report is presented for informational purposes. No Council Action is required.

Item Summary:

This report reflects that on June 30, 2019, the City's total portfolio of \$11,672,237 was managed in compliance with the PFIA and the City's investment policies.

Background Information:

The Public Funds Investment Act (PFIA), Texas Government Code, Chapter 2256 states that no less than quarterly, the Investment Officer(s) shall prepare and submit to the governing body a written report of investment transactions for all funds covered by the Act for the preceding reporting period. Presentation of this report fulfills that requirement.

Special Considerations: N/A

Financial Impact: N/A

Board or 3rd Party recommendation: N/A

Supporting Documentation:

Quarterly Investment Report



City of Freeport

**FY2018-2019
Quarterly Investment Report
Period Ending June 30, 2019**



Management Summary

In accordance with the City's Investment Policy, the Investment Officer shall prepare an investment report at least quarterly, including a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. This management summary is prepared in a manner consistent with the requirements of Section 2256.023 of the PFIA which should allow the City to ascertain whether investment activities during the reporting period have conformed to the investment policy.

The City invests cash that is not immediately needed for operations in TexPool and Securities issued by Agencies of the Federal Government as allowed by the Public Funds Investment Act and the City's Investment Policy.

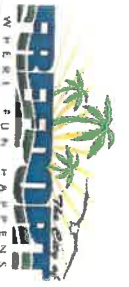
As of June 30, 2019, the City's cash and investments were as follows:

Investment Category	Book Value	Percentage	Weighted Average Maturity (Days)
Cash in Demand Accounts	\$4,112,037	35.23%	1.00
Government Pools	\$7,560,200	64.77%	1.00
Certificates of Deposit	\$0	0.00%	0.00
TOTAL	\$11,672,237	100.00%	1.00

The portfolio is highly liquid with over \$11.6 million or 100% available immediately. Interest rates on investments range from 2.33 % to 2.4% which is slightly down from the previous quarter.

Compliance: The City requires its depository banks to provide collateral for all deposits in excess of Federal Deposit Insurance. As of June 30, 2019, the market value of collateral pledged to the City by Texas Gulf Bank through the Baker Bond Accounting was \$6,172,325, 160% of deposits.

Market Value: The City currently holds no investments in which the book value differs from the market value. For all holdings, the book value is equal to the market value.



Quarterly Investment Report
April 30, 2019 - June 30, 2019

G/L Account	Description	Book Value	Current Interest Rate	Yield to Maturity	Maturity Date	Days to Maturity	Beginning Market Value for Period	Changes to Market Value	Ending Market Value for Period	Interest Paid YTD
Cash in Demand Accounts										
99-101-000	Operating Account	\$ 4,012,306	2.33%	2.33%	Demand	1	\$ 5,104,230	\$ (1,091,924)	\$ 4,012,306	\$ 53,409
87-101-000	Clearing Fund 87	\$ 52,120	2.33%	2.33%	Demand	1	\$ 46,983	\$ 5,138	\$ 52,120	\$ 1,139
15-101-000	Golf Fund	\$ -	2.33%	2.33%	Demand	1	\$ -	\$ -	\$ -	\$ 11
64-101-000	Capital Purchase DS	\$ 2,783	2.33%	2.33%	Demand	1	\$ 2,767	\$ 16	\$ 2,783	\$ 357
65-101-000	COO2008 \$3.3M DS	\$ 10,966	2.33%	2.33%	Demand	1	\$ 10,902	\$ 64	\$ 10,966	\$ 193
56-101-043	Water and Sewer I&S	\$ 11,215	2.33%	2.33%	Demand	1	\$ 11,150	\$ 65	\$ 11,215	\$ 193
	Historical Museum	\$ 22,646	2.33%	2.33%	Demand	1	\$ 22,721	\$ (75)	\$ 22,646	\$ -
	Total Cash in Demand Accounts	\$ 4,112,037					\$ 5,198,753	\$ (1,086,716)	\$ 4,112,037	\$ 55,302
Invested in Government Pools										
Multiple	TexPool	\$ 7,560,200	2.40%	2.40%	Demand	1	\$ 7,515,043	\$ 45,157	\$ 7,560,200	\$ 134,372
	Total Invested in Pools	\$ 7,560,200					\$ 7,515,043	\$ 45,157	\$ 7,560,200	\$ 134,372
	TOTAL ALL INVESTMENTS	\$ 11,672,237					\$ 12,713,796	\$ (1,041,559)	\$ 11,672,237	\$ 189,673

Investment schedules presented per the provisions of the Texas Code Chapter 2256 (Public Funds Investment Act) and the City's Investment Policy.

The City requires its depository banks to provide collateral for all deposits in excess of Federal Deposit Insurance. As of June 30, 2019, the market value of collateral pledged by Baker Bond Accounting to the City was \$6,172,325, 160% of deposits.

Unrealized gain/loss is the difference between the market value of the City's securities and what it paid for them. Gains and losses are realized only when a security is sold prior to maturity. Since it is the City's practice to hold all securities to maturity, it is unlikely that unrealized gains and losses will be realized. As of June 30, 2019, the City had no unrealized gains or losses.

Stephanie Russell
 Stephanie Russell, Investment Officer
 8/13/2019
 Date

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, August 5, 2019 at 4:32 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 Troy Brimage
- Councilman Brooks Bass
- Councilman Ken Green
- Councilwoman Sandra Loeza
- Councilman Roy E. Yates

Staff:

- Tim Kelty, City Manager
- Laura Tolar, Asst. City Secretary/Special Projects Coordinator
- Chris Duncan, City Attorney
- Brian Dybala, Golf Course Director
- Kim Townsend, Parks Director
- Chris Motley, Fire Chief
- Ray Garivey, Police Chief
- Stephanie Russell, Finance Director
- Loni Kershaw, Human Resources Director
- Courtland Holman, Economic Development Director
- Billy Shoemaker, Building Department Director
- Mike Praslicka, EMS Coordinator
- Kristi Mercado, Police Department
- Jerry Meeks, Veolia
- Eddie Norris, Street Department

Visitors:

Sam Reyna	Nicole Mireles
Melanie Oldham	Mario Muraira
George Matamoros	Manning Rollerson
Edmeryl Williams	Angie Williams

Call to order.

Mayor Troy Brimage called the meeting to order at 4:30 p.m.

Citizen's Comments

There were none.

WORK SESSION:

2019-2020 Budget Workshop

City Manager Tim Kelty and Assistant City Manager/Finance Director Stephanie Russell presented the proposed 2019-2020 budget to council.

Adjourn

On a motion by Councilwoman Loeza, seconded by Councilman Bass, with all present voting "Aye", Mayor Brimage adjourned the meeting at 5:26 PM.

Mayor, Troy Brimage
City of Freeport, Texas

Assistant City Secretary, Laura Tolar
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 Monday, August 5, 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 Troy Brimage
Councilman Brooks Bass
Councilman Ken Green
Councilwoman Sandra Loeza
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Laura Tolar, Asst. City Secretary/Special Projects Coordinator
Chris Duncan, City Attorney
Nat Hickey, Property Manager
Brian Dybala, Golf Course Director
Kim Townsend, Parks Director
Chris Motley, Fire Chief
Ray Garivey, Police Chief
Stephanie Russell, Finance Director
Loni Kershaw, Human Resources Director
Courtland Holman, Economic Development Director
Billy Shoemaker, Building Department Director
Mike Praslicka, EMS Coordinator
Kristi Mercado, Police Department
Jerry Meeks, Veolia
Eddie Norris, Street Department

Visitors: Sam Reyna Nicole Mireles
Melanie Oldham Mario Muraira
George Matamoros Manning Rollerson
Edmeryl Williams Angie Williams

Call to order.

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

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

Brazosport Independent School District Annual Report – Danny Massey.

Brazosport Independent School District Superintendent Danny Massey presented the school district's annual report to council.

Citizen's Comments

Manning Rollerson spoke to council regarding the recent shootings in the national news and expressed concerns over his son's employment application.

REGULAR SESSION

Consideration and possible action on the approval of City Council meeting minutes from July 15, 2019

On a motion by Councilman Bass, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved the minutes from the July 15, 2019 meeting.

Discuss and consider replacement of a current board member of the Freeport Economic Development Corporation with the appointment of Councilman Ken Green to that board

This item was pulled prior to discussion by the Mayor.

Discuss and consider authorizing the city to conduct engineering design by Freese & Nichols for sewer line replacement on North Velasco Boulevard and lift station rehabilitation for lift stations #5 and #13

City Manager Tim Kelty stated that engineering for these projects will cost \$24,600. Once plans and specifications are developed and the projects go out for bid the estimated cost for construction is approximately \$225,000.

On a motion by Councilman Bass, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved authorizing the city to conduct engineering design by Freese & Nichols for sewer line replacement on North Velasco Boulevard and lift station rehabilitation for lift stations #5 and #13.

Discuss and consider authorizing Freese & Nichols to conduct a lift station assessment

City Manager Tim Kelty stated that if the city doesn't maintain its infrastructure. TCEQ can force the city to do it. Assessments will be made on all 30 lift stations. Mr. Kelty said that he would keep council updated on the progress and will report back in ninety days. Councilman Brooks Bass will serve as a liaison on this project.

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved authorizing Freese & Nichols to conduct a lift station assessment.

Discuss and consider approving Resolution No. 2019-2602 denial of application for authority to increase rates submitted by Centerpoint Electric

Mr. Kelty stated that the city belongs to Texas Coast Utilities Coalition (TCUC). The attorney representing TCUC informed the coalition that the rates were not substantiated and encouraged members to not approve.

On a motion by Councilman Bass, seconded by Councilman Yates, with all present voting "Aye", Council unanimously approved Resolution No. 2019-2602 denial of application for authority to increase rates submitted by Centerpoint Electric.

Discuss and consider approving the proposal for the replacement of the HVAC unit at RiverPlace and accompanying maintenance agreement.

Parks Director Kim Townsend stated that the city has been experiencing major problems with the HVAC unit at RiverPlace. The system is 10 years old will cost approximately \$310,000 to replace. Repairs to the units are not advised because the coolant that the units use will not be available past 2020, and the new coolant available afterward does not work properly in the current system. The mechanical engineer the city is working with provided an independent review of the recommended system improvements and concurred that the recommended improvement were the best and most cost effective strategy for moving forward. The new unit will have a 20-year warranty and will be up to code.

On a motion by Councilwoman Loeza, seconded by Councilman Bass, with all present voting "Aye", Council unanimously approved the proposal for the replacement of the HVAC unit at RiverPlace and accompanying maintenance agreement.

Discuss and consider authorizing Block 716 Lot 17 (1209 North Ave. N) to be declared surplus and authorize the city to seek sealed bids for the property and set a bid date

On a motion by Councilman Bass, seconded by Councilwoman Loeza, with all present voting "Aye", Council unanimously approved declaring the property located at Block 716 Lot 17 (1209 North Ave. N) as surplus and authorizing the sale of that property to George Matamoros pending review by city attorney regarding necessity of an appraisal.

Consideration of approving an Interlocal Agreement between City of Freeport and the Brazoria County Health Department.

Fire Chief Chris Motley stated that the interlocal agreement sets responsibilities of the health pods. There is no cost to the city.

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved an Interlocal Agreement between City of Freeport and the Brazoria County Health Department.

Consideration and possible action on authorization of expenditure for material costs related to Brazoria County Interlocal agreement for asphalt paving of City Streets

Street Department Director David Hoelewyn stated that the cost of the asphalt and materials for paving under the interlocal agreement with Brazoria county will be approximately \$482,000.

City Manager Tim Kelty stated that this cost was not approved by council when the interlocal was approved. However, the cost is currently in the budget.

Councilman Bass asked who shoots the grades and Mr. Hoewelyn stated that city staff will complete that portion of the project.

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved the \$482,000 expenditure for material costs related to Brazoria County Interlocal agreement for asphalt paving of City Streets.

Consideration of Ordinance No. 2019-2578 adopting an amendment to the budget for the 2018-2019 fiscal year

Assistant City Manager/Finance Director Stephanie Russell presented to council the proposed items for budget amendment #5 to the 2018/2019 annual budget.

On a motion by Councilwoman Loeza, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved Ordinance No. 2019-2578 adopting an amendment to the budget for the 2018-2019 fiscal year.

WORK SESSION:

Mayor Brimage commended Mr. Kelty and Ms. Russell for the budget that was presented to council. He added it was very well put together.

Councilman Ken Green stated that he had driven his ward and counted 31 trash piles. He added that there is a boat anchored in the interlocal. Mayor Brimage stated that the GLO knew of the boat.

Councilman Brooks Bass stated that the Police Department needs to contact the school district and map out a safe route due to the street construction closures.

Councilwoman Loeza had nothing to report.

Councilman Yates had nothing to report.

City Manager Tim Kelty announced that the city staff would be having their employee picnic on Friday. He added that City Hall is continuing to experience elevator issues. Mr. Kelty said that depositary bids should be brought before council in September.

Update on reports / concerns from Department heads

Fire Chief Chris Motley stated that public comments close on the 15th for his grant. He added that he will be in maritime training for the next two days.

Open session was recessed at 7:13 pm and Council entered into Executive Session.

CLOSED SESSION:

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

REGULAR SESSION

Mayor Troy Brimage re-opened regular session at 7:21 pm

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

No action taken.

Adjourn

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Mayor Brimage adjourned the meeting at 7:22 PM.

Mayor, Troy Brimage
City of Freeport, Texas

Assistant City Secretary, Laura Tolar
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 Thursday, August 15, 2019 at 1:30 p.m. at the former O. A. Fleming Elementary Campus, 420 West 4th Street, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Troy Brimage
Councilman Brooks Bass- Absent
Councilman Ken Green
Councilwoman Sandra Loeza-Absent
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Laura Tolar, Asst. City Secretary/Special Projects Coordinator
Betty Wells, City Secretary
Stephanie Russell, Assistant City Manager/Finance Director

Visitors: Danny Massey, BISD Zeke Wintjen, BISD
Scott Schwertner, BISD Rebecca Kelly, BISD
Brent Jaco, BISD Gary Devries, BRW Architects

Call to order.

Mayor Troy Brimage called the meeting to order at 1:30 p.m.

WORK SESSION:

Tour O.A. Fleming campus for consideration of repurposing for City Services Complex

Staff of City of Freeport, BISD and BRW Architects, toured the O. A. Fleming Campus for the consideration of repurposing for City Services Complex.

Adjourn

On a motion by Councilman Green, seconded by Councilman Yates, with all present voting "Aye", Mayor Brimage adjourned the meeting at 2:16 PM.

Mayor, Troy Brimage
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas



City Council Agenda Item #4

Title: Consideration and possible action to change the date of the first regular meeting of City Council in September because of the Labor Day Holiday.

Date: 08/19/2019

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends changing of the first regular meeting in September to Tuesday September 3, 2019 at 6:00 p.m.

Item Summary: The first regular meeting in September falls on Labor Day, Monday September 2, 2019 because this is a national holiday. It is recommended that this meeting be rescheduled. It is recommended that the meeting be pushed back one day to Tuesday, September 3, 2019 at the same time.

Background Information: None

Special Considerations: A special meeting is also being planned for the following week for a required 2nd public hearing on the tax rate. The first required public hearing would occur at the September 3, 2019 meeting.

Board or 3rd Party recommendation: None

Financial Impact: None

Supporting Documentation: None



City Council Agenda Item #5

Title: Discuss and consider authorizing Block 529 Lot 10 (106 North Ave. B) to be declared surplus and authorize the City Manager to negotiate the terms of the sale of the property to the adjacent property owner(s) .

Date: August 19, 2019

From: Laura Tolar

Staff Recommendation:

Staff recommends Council authorize the property to be declared surplus and authorize the City Manager to negotiate the terms of the sale of the property to the adjacent property owner(s)

Item Summary:

The property located is located at 106 North Avenue B (Velasco Townsite, Block 529, Lot 10). Tiffanye Dunlap owns two vacant lots on the east side of this 25' lot and has made an offer to purchase. The property needs to be declared surplus. by City Council so the property can be sold.

Background Information:

This property was acquired by the city from All Saints Episcopal Church, Austin in November 2018 for \$750.00.

Special Considerations

N/A

Financial Impact:

Once owned privately, the city can begin collecting taxes on the property. The annual taxes for this property prior to the city purchasing was approximately \$65.00.

The property is valued at \$2,340.00 by the Brazoria County Appraisal District. There are currently no liens on the property. Annual mowing costs are approximately \$300.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

- Map of the area with property ownership
- Map of area with aerial photos
- Brazoria County Appraisal District Property Sheet
- Brazoria County Tax Office Tax Payment Log

Velasco Townsite, Block 529 Lot 10



Brazoria CAD

Property Search > 260353 CITY OF FREEPORT for Year 2019

Tax Year: 2019

Property

Account

Property ID: 260353 Legal Description: VELASCO (FREEPORT), BLOCK 529, LOT 10
 Geographic ID: 8110-1257-000 Zoning: 8-27-09 AMS
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: N AVE B Mapsco: SBR110
 FREEPORT,
 Neighborhood: VELASCO (OLDER HOMES) Map ID:
 Neighborhood CD: S8110

Owner

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

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,340	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,340	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,340	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,340	

Taxing Jurisdiction

Owner: CITY OF FREEPORT
 % Ownership: 100.0000000000%
 Total Value: \$2,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$2,340	\$0	\$
CFP	CITY OF FREEPORT	0.628005	\$2,340	\$0	\$

DR2	VELASCO DRAINAGE DISTRICT	0.084120	\$2,340	\$0	\$
GBC	BRAZORIA COUNTY	0.367914	\$2,340	\$0	\$
JBR	BRAZOSPORT COLLEGE	0.298500	\$2,340	\$0	\$
NAV	PORT FREEPORT	0.040100	\$2,340	\$0	\$
RDB	ROAD & BRIDGE FUND	0.060000	\$2,340	\$0	\$
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.255300	\$2,340	\$0	\$
Total Tax Rate:		2.733939			
				Taxes w/Current Exemptions:	\$
				Taxes w/o Exemptions:	\$6

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.0717	3125.00	0.00	0.00	\$2,340	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$2,340	0	2,340	\$0	\$2,340
2018	\$0	\$2,340	0	2,340	\$0	\$2,340
2017	\$0	\$2,340	0	2,340	\$0	\$2,340
2016	\$0	\$2,340	0	2,340	\$0	\$2,340
2015	\$0	\$2,340	0	2,340	\$0	\$2,340
2014	\$0	\$2,340	0	2,340	\$0	\$2,340
2013	\$0	\$2,340	0	2,340	\$0	\$2,340
2012	\$0	\$2,340	0	2,340	\$0	\$2,340
2011	\$0	\$2,340	0	2,340	\$0	\$2,340
2010	\$0	\$2,340	0	2,340	\$0	\$2,340
2009	\$0	\$2,340	0	2,340	\$0	\$2,340
2008	\$0	\$2,030	0	2,030	\$0	\$2,030
2007	\$0	\$2,030	0	2,030	\$0	\$2,030
2006	\$0	\$2,030	0	2,030	\$0	\$2,030

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/8/2018	WD	WARRANTY DEED	TEXAS COMMERCE BANK- AUSTIN REAL ESTATE	CITY OF FREEPORT	18	058139	

Tax Due

Property Tax Information as of 08/16/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792

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Friday, August 16, 2019

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Receipt Date	Amount	Tax Year	Description	Payer
2019-01-25	\$63.97	2018	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2017-12-29	\$64.40	2017	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2016-11-16	\$64.52	2016	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2015-11-16	\$65.51	2015	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2014-11-07	\$66.75	2014	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2013-10-31	\$66.35	2013	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2012-11-19	\$66.73	2012	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2011-11-04	\$65.08	2011	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2011-01-14	\$64.28	2010	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2010-01-07	\$62.69	2009	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2008-11-10	\$52.27	2008	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2007-12-07	\$50.24	2007	Payment	TEXAS COMMERCE BANK-AUSTIN REAL ESTATE
2006-12-31	\$89.53	2004, 2006	Payment	TEXAS COMMERCE BANK-AUSTIN
2006-01-30	\$60.03	2005	Payment	TEXAS COMMERCE BANK-AUSTIN
2004-05-28	\$22.87	2003	Payment	TEXAS COMMERCE BANK-AUSTIN
2003-01-31	\$19.85	2002	Payment	ALL SAINTS ENDOWMENT
2001-12-14	\$19.81	2001	Payment	HARDING & CARBONE INC(138)
2000-11-30	\$19.47	2000	Payment	UNKNOWN
1999-12-29	\$19.14	1999	Payment	HARDING & CARBONE INC(138)
1998-12-31	\$19.17	1998	Payment	HARDING & CARBONE INC(138)
1997-12-31	\$19.31	1997	Payment	HARDING & CARBONE INC(138)
1996-12-31	\$19.69	1996	Payment	HARDING & CARBONE INC(138)

1996-01-31	\$18.80	1995	Payment	HARDING & CARBONE INC(138)
1996-01-31	\$0.89	1995	Payment	HARDING & CARBONE INC(138)
1994-12-31	\$18.92	1994	Payment	UNKNOWN
1994-12-31	\$0.89	1994	Payment	UNKNOWN
1993-12-14	\$18.57	1993	Payment	UNKNOWN
1993-12-14	\$0.97	1993	Payment	UNKNOWN
1992-12-18	\$12.15	1992	Payment	UNKNOWN
1992-12-18	\$0.95	1992	Payment	UNKNOWN
1991-12-17	\$0.93	1991	Payment	UNKNOWN
1990-12-21	\$0.94	1990	Payment	UNKNOWN
1989-12-31	\$2.16	1989	Payment	UNKNOWN
1989-01-23	\$2.15	1988	Payment	UNKNOWN
1987-12-18	\$2.15	1987	Payment	UNKNOWN

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City Council Agenda Item #6

Title: Consideration and possible action regarding an interlocal agreement with the Gulf Coast Center for the provision of public transportation.

Date: 08/19/2019

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends approval of this Interlocal agreement.

Item Summary: This proposed interlocal agreement renews an existing agreement with the Gulf Coast Center for regional public transportation. This Interlocal agreement extends the program three years through 2023 and provides for consideration of annual renewals after that. Through this agreement the participating and benefiting cities agree to share the local cost of the transit system which is used to match state and federal dollars which subsidize this program.

Background Information: The Gulf Coast Center (and its public transportation department Connect Transit), has been operating a fixed route public transportation system since 2010 to serve southern Brazoria County and the City of Freeport (UZA), located within southern Brazoria County, and the specific communities of Lake Jackson, Clute, Freeport, and Angleton (see System Map - Exhibit A

Special Considerations: None

Board or 3rd Party recommendation: None

Financial Impact: The annual cost of this service to the City of Freeport is \$26,552 which represents a 3.38% increase from the previous agreement. (See Exhibit B)

Supporting Documentation: Interlocal agreement, Ridership details

STATE OF TEXAS §

COUNTY OF BRAZORIA §

INTERLOCAL CONTRACT

This Interlocal Contract ("Agreement") is made and entered into and effective as of the ____ day of _____, 2019 ("Effective Date") pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between the **Gulf Coast Center (Center)**, established pursuant to provisions of Chapter 534 of the Texas Health & Safety Code Ann. (Vernon 1992), and the **City of Freeport (City)**, a Texas Home Rule City originally incorporated in April, 1960.

RECITALS

WHEREAS, pursuant to the Act, the Center and City are authorized to contract with eligible entities to perform governmental functions and services, including governmental functions in which the contracting parties are mutually interested;

WHEREAS, the Center (and its public transportation department Connect Transit), has been operating a fixed route public transportation system since 2010 to serve southern Brazoria County and the City of Freeport (UZA), located within southern Brazoria County, and the specific communities of Lake Jackson, Clute, Freeport, and Angleton (see System Map - Exhibit A);

WHEREAS, the Center, through Connect Transit, provides fixed route, ADA Para-transit, and Demand Response services within the City and surrounding area;

WHEREAS, the cities of Angleton, Lake Jackson, and Clute also participate in the Connect Transit program;

WHEREAS, the Texas Department of Transportation (TxDOT) is the "designated recipient" for federal formula funding distributed annually by the Federal Transit Administration (FTA) to small urbanized areas to support the planning, development, and operation of public transportation services;

WHEREAS, the Center, through an agreement with the "designated recipient" is the "Direct Recipient" and the named FTA "grantee" to receive the federal formula funding to support transit services in southern Brazoria County;

WHEREAS, the Center as the FTA “Direct Recipient”, can file grants, receive federal funding, oversee transit service contracts, develop capital facilities and enter into interlocal agreements with project partners;

WHEREAS, the Center also receives State of Texas public transportation funding to assist in the provision of transportation services within the urbanized area;

WHEREAS, the Center has developed a three (3) year transit services Funding Plan, to begin implementation in FY 2020 to provide continuing transit services within the urbanized area; and,

WHEREAS, the Center may implement pedestrian-transit connectivity and other capital improvements over the three (3) year duration of this agreement to be secured through separate Interlocal Agreements between the Center and City;

WHEREAS, the Center has developed a three (3) year projection of local share contributions, among the four (4) constituent cities within the urbanized area, which will be reviewed on an annual basis and adjusted as necessary to reflect actual experienced costs (Exhibit B).

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Center agree to the following terms, covenants, and conditions:

ARTICLE 1 – SOUTHERN BRAZORIA COUNTY TRANSIT PLAN

The Center and City agree that the continuation and improvement to fixed route transit and other related services will be operated in accordance with the proposed system map and schedule identified in Exhibit A, and that the Center will provide such services in accordance with all state and federal requirements. The initial operating plan may from time to time be adjusted in the interest of providing the most cost-effective transit services, in accordance with the provisions of Article 2.

ARTICLE 2 – TRANSIT SERVICES COMMITTEE

The City agrees to continue participation in the Southern Brazoria County “Transit Services Committee” (Committee) composed of one representative from each community which commits to financially support its respective local share of transit operating and/or development costs. The Committee will also include a representative of the Center and other appropriate stakeholders to be identified by the Committee. Meetings of the Committee will occur, at a minimum, on a quarterly basis, and will be coordinated by the Center.

ARTICLE 3 – FINANCIAL COMMITMENT OF STAKEHOLDERS

The City agrees to provide its respective local share component, as indicated in Exhibit B, necessary to match other available state and federal resources, and to provide these resources to the Center on a timely basis, subject to invoices from the Center. Financial commitments from the City will be dependent upon the joint financial commitments of other Southern Brazoria County Transit Services (SBCT) stakeholders. Should routes and schedules require adjustment, due to the addition or subtraction of participating cities, the financial commitment of the City will be adjusted, subject to approval by the Center and City.

The City may provide its annual contribution to support Connect Transit services either directly, through a lease of Connect facilities, or other value suitable to match federal and state funding which support Connect transit services which benefit the City of Freeport.

The Center agrees to establish an escrow account on behalf of the Southern Brazoria County Transit Service, which will be the depository for local share financial commitments from the stakeholders supporting the transit services. Funds within the account will be used solely to match state and federal funding, and to support the transit services described herein.

ARTICLE 4 - TERM OF AGREEMENT

This Agreement is for a three (3) year period but may be renewed thereafter on a yearly basis, subject to confirmation by the City and SBCT stakeholders that have confirmed their continuing local share commitment to the southern Brazoria transit services.

ARTICLE 5 – SUCCESSOR IN INTEREST

The Center and TxDOT are considering the benefits of creating a Bi-County Transit District (District), which would assume responsibility for Connect Transit services provided within Galveston and Brazoria counties. The City and Center agree that if a Bi-County Transit District is created pursuant to Chapter 458 of the Texas Transportation Code, this Agreement may be assigned to the new District with the written consent of both parties.

ARTICLE 6- CANCELLATION OF AGREEMENT

This agreement may be cancelled at any time by either party providing sixty (60) days notice of intention to terminate.

ARTICLE 7 – INDEMNIFICATION

To the extent authorized by the Constitution and laws of the State of Texas, and without waiving any defenses or consequences whatever, under the same, The Center shall indemnify and hold harmless the City, its Council, employees and agents from all suits,

actions, claims, costs or liability of any character, type or description, including attorneys' fees and legal expenses, brought, made for or on account of any death, injury or damage received or sustained by any person or property arising out of or occasioned by the acts or omissions, including the negligence, of Center or Center's agents or employees in the execution or performance of this Contract.

It is understood by Center that this "hold harmless" clause means that if the Center is negligent in any of its duties and any damage, death or injury occurs as a result of this negligence, the Center will be responsible for any costs resulting from the damage, death or injury, to the extent allowable by law.

ARTICLE 8 – LIABILITY

Section 8.01 - No Personal Liability of Center. To the extent allowed by law the Center's officers, either singularly or collectively, are not personally liable on this Agreement or for any breach thereof.

Section 8.02 - No Personal Liability of the City. To the extent allowed by law, the City's officers, agents and employees, either singularly or collectively, are not personally liable on this Agreement or for any breach thereof.

ARTICLE 9 – MISCELLANEOUS

Section 9.01 - Laws. The parties hereto agree to abide with all applicable laws, regulations, and grant provisions of the United States, the State of Texas, and any other lawful authorities having jurisdiction.

Section 9.02 - Notices. All notices, demands, or requests from one party to another shall be in writing and shall be personally delivered, sent by mail, certified, registered, express or overnight, postage prepaid, or sent by facsimile transmission, to the addresses stated in this Section, or to such other address as the party may request in writing, and are deemed to have been given at the time of delivery:

Gulf Coast Center, 10000 Emmett F Lowry Expressway, Suite 1220, Texas City, Texas, to the attention of the Chief Executive Officer.

City of Freeport, 200 W. 2nd Street, Freeport, Texas 77541, to the attention of Mr. Tim Kelty, City Manager.

Section 9.03 - Texas Law to Apply and Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Galveston County, Texas and Brazoria County, Texas.

Section 9.04 - Legal Construction. In case any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability does not affect any other provision hereof and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, if consistent with the overall intent of this Agreement.

Section 9.06 - Amendment. No amendment, modification, or alteration of the terms of this Agreement is binding unless in writing, dated subsequent to the Effective Date and executed by the City and the Center or their successors and permitted assigns.

Section 9.07 - Exhibits. All Exhibits attached to this Agreement are incorporated by reference.

Section 9.08 - Counterparts. This Agreement may be executed in any number of counterparts, and each counterpart is deemed to be an original instrument, but all such counterparts together constitute but one Agreement. A photocopy or facsimile reproduction of an original signature of a party on this Agreement binds that party to the terms, covenants and conditions of this Agreement.

Section 9.09 - Time is of the Essence. Time is of the essence in this Agreement.

Section 9.10 - Headings. The headings, captions, and arrangements used in this Agreement are for convenience only and do not affect the interpretation of this Agreement.

THIS AGREEMENT has been executed by the parties on the date and year first above written.

GULF COAST CENTER

By: _____
Melissa Tucker,
Chief Executive Officer

Approved as to form:

General Counsel to the Gulf Coast Center

CITY OF FREEPORT, TEXAS

By: _____
Tim Kelty, City Manager

Approved as to form:

City Attorney

Exhibit A: System Map

Exhibit B: Three (3) Year Local Share Cost Sharing

EXHIBIT A

521



Bailey's Prairie

Angleton

274

35

288B

2004

Richwood

523

332

288

Lake Jackson

Clute

Oyster Creek

332

Freeport

1495

**Southern Brazoria County
Fixed Route Service**






-  Regional Gold
-  Angleton MF
-  Freeport MF
-  LJ MF Blue
-  LJ/CLute MF Green



EXHIBIT B - MUNICIPALITY LOCAL SHARE BASIS FOR SUPPORT OF CONNECT TRANSIT SERVICES

Local share contributions from each municipality should be based on an equitable formula that takes into account each municipality's level of service and use of the fixed route transit system (fixed route trips and miles), use of the higher cost demand response service, and the municipality's share of the UZA population.

The table below presents service statistics for each municipality as follows:

1. Percentage of Connect Transit fixed route trips;
2. Percentage of total fixed route system miles; shared routes are apportioned among cities
3. Percentage of demand response trips originating in each municipality;
4. Percentage of the Lake Jackson/Angleton UZA population from 2010 U.S. Census

SBCT Municipality	Fixed Route Trips*	Fixed Route Miles*	Demand Response	Population	Current contribution	Current contribution %	Proposed Contribution %	Proposed Contribution	Contribution Delta
Lake Jackson	47%	40%	49.06%	38.94%	\$49,952	36.39%	43.71%	\$68,994	\$19,042
Angleton	21%	26%	29.15%	27.31%	\$37,749	27.50%	26.02%	\$41,080	\$3,331
Clute	6%	17%	14.46%	16.26%	\$23,884	17.40%	13.45%	\$21,232	(\$2,652)
Freeport	25%	17%	7.33%	17.50%	\$25,683	18.71%	16.82%	\$26,552	\$869
					\$137,268			\$157,858	\$20,590

*Ridership and route miles of Gold Regional is attributed 25% to each city.



Southern Brazoria County Transit Committee Meeting

Thursday, June 6, 2019, 9:00 am - Clute City Hall

Agenda

- Roll call and introductions.
- Review and approve minutes (will be e-mailed separately to committee by June 3, 2019) from last meeting.
- Review and discuss ridership report
- Preview new Route Maps / Timetables
- H-GAC update – Kari Hackett
- TxDOT update – Travis Madison
- City updates and discussion
- Other issues/concerns (TBD)
- Next meeting – Discuss a time and date for next meeting.
- Adjourn meeting.

Southern Brazoria County Transit Committee (SBCT)

Meeting minutes for Tuesday, January 29, 2019, 9:00 am – Clute City Hall

- **Roll Call and Introduction:**

Bill Yenne – Lake Jackson City Manager

Vicki Murray – Lake Jackson

Scott Albert – Angleton City Manager

CJ Snipes – Clute City Manager

Tim Kelty – Freeport City Manager

Barry Goodman – The Goodman Corporation

Sean Middleton – The Goodman Corporation, Transit Director, Connect Transit

Ted Ross – The Gulf Coast Center, Connect Transit Operations Manager

Travis Madison – Texas Department of Transportation

Paula Polk – Texas Department of Transportation

Kari Hackett (via phone) – Houston-Galveston Area Council

- Barry Goodman began the meeting with a discussion on the Connect separation study. He also outlined the current Southern Brazoria County Transit facility that has been planned. Barry outlines several other transit issues that are happening across the state.
- The meeting minutes from SBCT meeting on September 20, 2018 were reviewed and there were no corrections. Bill Yenne motioned to accept the minutes, this was seconded and approved.
- Sean Middleton made introductions and detailed the current ridership and discussed the current service offerings in Brazoria County. He also outlined the new training partnership with the Alvin Community College. This is a short CDL course which allows our non-CDL operators the opportunity to take a short class and then obtain their commercial driver's license through evaluation at the college.
- The group discussed a bi-county transit board and outlined how each city would like Connect Transit to proceed.
- Sean Middleton detailed the ridership report that was attached to the packet and discussed other Connect operations. Bill Yenne agreed with the ridership numbers and stated it might be a good time to reevaluate some of the routes in Southern Brazoria County. Connect personnel agreed and assured Mr. Yenne that processes are being reevaluated and improvements are being sought.
- The Texas Department of Transportation updated the members on some funding opportunities. TxDOT will hold webex meetings to outline the sidewalks funding opportunity. Travis Madison also spoke on Formula 5310 funding call for projects.
- The Houston-Galveston Area Council updated the members on the H-GAC Call for Project public comment period which ended in March. He also detailed the different public meetings in the region H-GAC is holding throughout the public comment period.
- The meeting came to an end and Bill Yenne moved to adjourn, CJ Snipes seconded, and the meeting was adjourned.

Southern Brazoria County Transit Ridership Report FY 2017 - FY 2018 - Qtr 1 2019

Fiscal Year 2017

Lake Jackson - Clute			Brazosport Regional			Angleton		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	2,169	87	Sep	1,384	55	Sep	2,021	81
Oct	2,240	90	Oct	1,453	58	Oct	2,077	83
Nov	2,160	90	Nov	1,354	56	Nov	1,908	80
Dec	1,801	75	Dec	1,216	51	Dec	1,537	64
Jan	1,699	71	Jan	1,284	54	Jan	1,620	68
Feb	1,623	74	Feb	1,393	63	Feb	1,668	76
Mar	1,732	64	Mar	1,385	51	Mar	1,716	64
Apr	1,471	64	Apr	1,116	49	Apr	1,563	68
May	1,428	55	May	1,318	51	May	1,476	57
Jun	1,502	58	Jun	1,289	49	Jun	1,546	59
Jul	1,472	61	Jul	883	37	Jul	1,523	63
Aug	1,350	64	Aug	1,158	55	Aug	1,455	69
Total:	20,647		Total:	15,233		Total:	20,110	

Regional			Freeport			Summary		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	3,318	133	Sep	2,609	104	Sep	11,501	460
Oct	3,293	132	Oct	2,960	118	Oct	12,023	481
Nov	3,074	128	Nov	2,549	106	Nov	11,045	460
Dec	2,716	113	Dec	1,994	83	Dec	9,264	386
Jan	2,938	122	Jan	2,402	100	Jan	9,943	414
Feb	2,834	129	Feb	2,387	109	Feb	9,905	450
Mar	2,673	99	Mar	2,312	86	Mar	9,818	364
Apr	2,421	105	Apr	2,051	89	Apr	8,622	375
May	2,689	103	May	2,398	92	May	9,309	358
Jun	2,566	99	Jun	2,114	81	Jun	9,017	347
Jul	2,190	91	Jul	1,662	69	Jul	7,730	321
Aug	2,302	110	Aug	1,669	84	Aug	8,027	382
Total:	33,014		Total:	27,107		Total:	116,204	

Southern Brazoria County Transit Ridership Report FY 2017 - FY 2018 - Qtr 1 2019

Fiscal Year 2018

Lake Jackson - Clute			Brazosport Regional			Angleton		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	1,470	59	Sep	1,031	41	Sep	1,506	60
Oct	1,534	61	Oct	1,267	51	Oct	1,549	62
Nov	1,504	63	Nov	1,159	48	Nov	1,578	66
Dec	1,487	62	Dec	1,246	52	Dec	1,564	65
Jan	1,223	51	Jan	1,256	32	Jan	1,292	52
Feb	1,758	80	Feb	1,249	43	Feb	1,531	61
Mar	2,180	83	Mar	1,192	32	Mar	1,651	59
Apr	2,185	93	Apr	1,235	53	Apr	1,567	67
May	2,392	102	May	1,026	44	May	1,552	66
Jun	1,922	82	Jun	1,068	45	Jun	1,856	79
Jul	1,923	82	Jul	1,287	55	Jul	1,822	78
Aug	2,092	89	Aug	1,167	50	Aug	2,041	87
Total:	21,670		Total:	14,183		Total:	19,509	

Regional			Freeport			Summary		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	1,888	76	Sep	1,669	67	Sep	7,564	303
Oct	2,270	113	Oct	2,615	105	Oct	9,235	369
Nov	2,173	91	Nov	1,823	76	Nov	8,237	356
Dec	2,275	95	Dec	1,962	82	Dec	8,534	357
Jan	1,901	77	Jan	1,533	61	Jan	6,738	270
Feb	1,274	37	Feb	2,304	93	Feb	6,040	242
Mar	1,541	35	Mar	2,279	90	Mar	7,606	305
Apr	1,763	75	Apr	2,488	106	Apr	9,238	393
May	1,289	55	May	2,319	99	May	8,578	365
Jun	1,776	76	Jun	1,538	65	Jun	8,160	347
Jul	1,981	84	Jul	1,684	72	Jul	8,697	370
Aug	2,070	88	Aug	2,376	101	Aug	9,746	415
Total:	22,201		Total:	24,590		Total:	98,373	

Southern Brazoria County Transit Ridership Report

FY 2017 - FY 2018 - Qtr 1 2019

Fiscal Year 2019

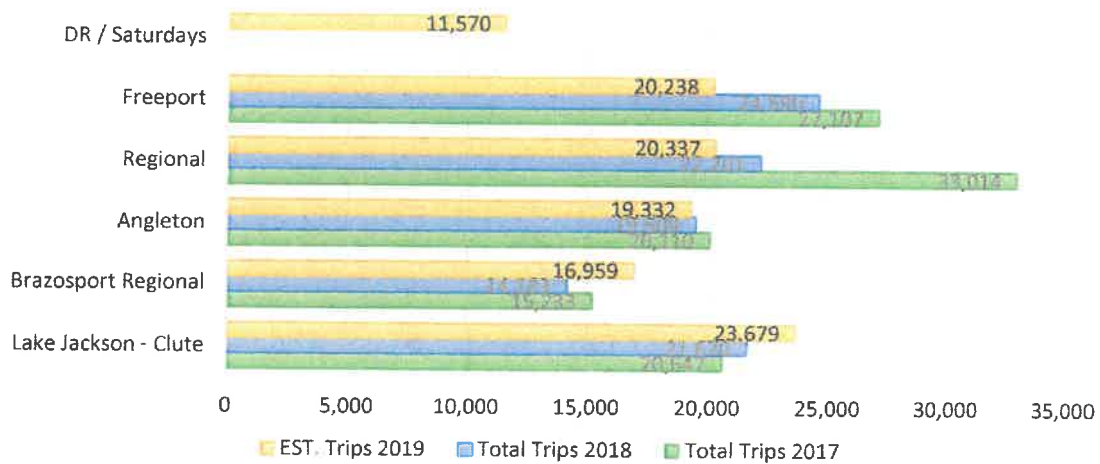
Lake Jackson - Clute			Brazosport Regional			Angleton		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	2,133	89	Sep	1,567	41	Sep	1,684	60
Oct	2,217	92	Oct	1,313	51	Oct	1,742	62
Nov	1,746	73	Nov	1,456	48	Nov	1,299	66
Dec	1,797	75	Dec	1,317	52	Dec	1,719	65
Jan	1,663	69	Jan	1,562	65	Jan	1,453	62
Feb	1,721	72	Feb	1,497	62	Feb	1,778	76
Mar	1,669	70	Mar	1,785	74	Mar	1,673	71
Apr	1,827	76	Apr	1,697	72	Apr	1,723	73
May		0	May		0	May		0
Jun		0	Jun		0	Jun		0
Jul		0	Jul		0	Jul		0
Aug		0	Aug		0	Aug		0
Total:	14,773		Total:	12,194		Total:	13,071	

Regional			Freeport			Summary		
Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day	Month	Total Trips	Avg Trips / Day
Sep	2,152	90	Sep	2,130	89	Sep	9,666	368
Oct	1,974	82	Oct	2,076	87	Oct	9,322	374
Nov	1,221	51	Nov	1,302	54	Nov	7,024	292
Dec	1,432	60	Dec	1,238	52	Dec	7,503	303
Jan	1,568	65	Jan	1,523	0	Jan	7,769	262
Feb	1,538	64	Feb	1,547	0	Feb	8,081	274
Mar	1,579	66	Mar	1,594	0	Mar	8,300	281
Apr	1,785	76	Apr	1,652	70	Apr	8,684	368
May		0	May		0	May	0	0
Jun		0	Jun		0	Jun	0	0
Jul		0	Jul		0	Jul	0	0
Aug		0	Aug		0	Aug	0	0
Total:	13,249		Total:	13,062		Total:	66,349	

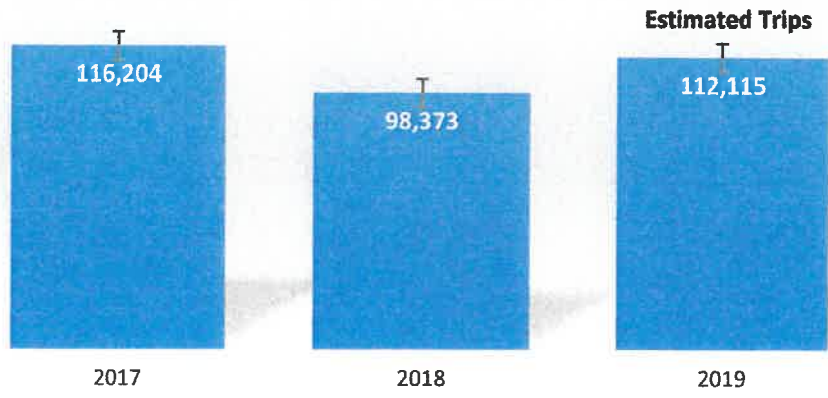
Total Year Average Based on First 2 Quarters	101,545
Total Year Average W/Sat Svc & ADA/DR	112,115

	Total Trips 2017	Total Trips 2018	EST. Trips 2019
Lake Jackson - Clute	20,647	21,670	23,679
Brazosport Regional	15,233	14,183	16,959
Angleton	20,110	19,509	19,332
Regional	33,014	22,201	20,337
Freeport	27,107	24,590	20,238
DR / Saturdays			11,570
	2017	2018	2019
Riders	116,204	98,373	112,115

SBCT FY 2017 and FY 2018



Ridership



**Southern Brazoria County Transit Ridership FY
2019 SATURDAY SERVICE - ADA / DR**

MONTH	YEAR	ADA / DR JAN - DEC	ADA / DR AVG Day	SATURDAY SERVICE JAN-DEC
SEPTEMBER	2018	472	21	586
OCTOBER	2018	476	21	460
NOVEMBER	2018	382	17	458
DECEMBER	2018	346	15	393
JANUARY	2019	496	22	417
FEBRUARY	2019	422	18	454
MARCH	2019	456	20	423
APRIL	2019	447	19	487
MAY	2019		0	
JUNE	2019		0	
JULY	2019		0	
AUGUST	2019		0	
TOTAL		3497		3678
PROJECTED TOTAL		5028		5691



City Council Agenda Item #7

Title: Consideration and possible action on approval of proposal for preparation of an Architectural Feasibility Study for relocation and consolidation of most City Services to O.A. Fleming Campus.

Date: 08/19/2019

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends approval of proposal.

Item Summary: Staff is proposing to contract with BRW Architects to complete a feasibility study to evaluate and program space for the relocation of City Services, including but not limited to all City Hall services, Street and Police department, as well as Parks Administration to the O.A. Fleming Elementary School Campus. The cost for the feasibility study is \$54,500 and will take an anticipated three months to complete.

Background Information: Currently the City has a land swap 50-year lease agreement with the ISD for the land around the school, in exchange for the land between 2nd street and the old river, where the HS Baseball/Softball facilities are located. We are currently working with the ISD on a deal for the complete exchange of deeds for the properties rather than leases.

BRW is an architectural firm that focuses primarily on Government designing public building construction and renovations. I have experience working with them on three different projects. In every case, BRW has delivered designs that that resulted in cost effective use of city funds, working their designs to fit the city's needs and budget constraints. In every case this preliminary feasibility study helped the city develop a scope that was reasonable and affordable and met the city's needs to the greatest extent practicable.

Special Considerations: The actual total cost of this relocation effort will be very large, will require the city to seek bond funding, and may likely be done in multiple phases - if determined to be feasible. Two options for bond funding for this project exist and can be explored: (1) a General Obligation bond, which would result in an addition to the city's Debt property tax rate and would need to be set for a bond election; and/or (2) include the project to be funded by a Tax Increment Revitalization Zone (TIRZ) which utilizes captured incremental tax increases from new economic development in the zone.

If the feasibility study determines that the project is something that council supports financially and is then proposed for the bond election, we will want to exercise the optional additional design services of Exterior façade design and rendering for the additional cost of \$6,000

Board or 3rd Party recommendation: None

Financial Impact: This cost of this Architectural feasibility study is included in the upcoming budget.

Supporting Documentation: Proposal



May 2, 2019

Tim Kelty
City Manager
City of Freeport
200 West 2nd Street
Freeport, TX 77541

DRAFT

**PROFESSIONAL SERVICES PROPOSAL FOR THE
CITY OF FREEPORT CITY HALL FEASIBILITY STUDY**

Brown Reynolds Watford Architects is pleased to submit this professional services proposal for a Feasibility Study to relocate City Hall functions into the former O.A. Fleming Elementary School. The project scope, along with our proposed team, scope of services, project schedule, and compensation are described below.

PROJECT SCOPE

The Feasibility Study will show how city department functions would fit into the approximately 100,000 SF existing elementary school consisting of four buildings. It will develop site and building concept designs considering demolition, renovation and additions to optimize department functions. The Study will also include a probable construction cost estimate and recommended total project budget, along with a proposed project schedule and phasing plan for the construction necessary to accommodate the desired city functions.

Basic Services shall include architectural programming, concept design, budgeting and scheduling services consisting of:

- Architectural space programming for 10-year forecast
- Concept site plan for city hall parking and pedestrian circulation (excludes sports fields redevelopment)
- Building blocking plans showing city department areas
- Construction cost estimates and total project budget and schedule/phasing recommendations

PROJECT TEAM

- Brown Reynolds Watford (BRW) Architects, Inc. Architecture
 – Gary DeVries, AIA, LEED AP Principal
 – Fred Clifford, AIA Director
- CCM Construction Services Cost Estimating
 Arlington, TX
 214-556-4510
 – John Coakley Estimator

SCOPE OF BASIC SERVICES

Project Visioning Session

BRW will lead a visioning session with the project Leadership Group to establish or confirm the Owner's vision and project goals. We will also confirm review and approval procedures and review the proposed project schedule and meeting dates.

Departmental Architectural Space Programming

BRW will conduct programming sessions with city departments to discuss current and future 10-year operational needs, including personnel, storage, equipment and site needs. We will then propose a Space Program for each room, parking and site amenity, along with common building spaces to determine the required gross building areas.

Concept Site Plan

BRW will evaluate architectural site conditions such as street access and circulation patterns to prepare a concept site plan showing site development for parking and sidewalk redevelopment.

Concept Building Blocking Plan

Based on the approved Space Program, BRW will prepare concept building blocking plans showing footprint areas for each city department, but not show individual rooms, walls or doors.

Total Project Budget and Schedule Recommendations

BRW will recommend a total project budget consisting of probable construction cost, owner's development cost and professional fees, along with contingencies and cost escalation factors as applicable. We will also prepare a probable Implementation Phasing Schedule as appropriate.

Draft Plan

The Draft Feasibility Study will consist of an Executive Summary of the project goals, proposed designs, budgets and schedules, supported by narratives, space programs, drawings, photographs, construction cost estimates and Owner-provided information.

Final Deliverable and City Council Presentation

The final deliverable will include two bound color copies and a .pdf version of the Feasibility Study in 8 ½" x 11" format. Additional printed copies are available as an additional reimbursable expense.

OWNER PROVIDED SERVICES

The City shall furnish the Architect with the following existing documents as are available:

- Property plat and survey
- Existing building drawings
- Property zoning maps
- Public utility maps
- City Thoroughfare Plan

OPTIONAL ADDITIONAL SERVICES

Building Floor Plan Field Measurement

If any form of the building floor plan is not available, BRW will field measure the building walls and doors in order to prepare a background floor plan.

Exterior Facade Design and Renderings

BRW will design front entry façade improvements to identify the building as a City Hall in lieu of an elementary school. Once the design is approved, we will prepare one color perspective rendering of the front façade.

EXCLUDED SERVICES

The services shown below are not anticipated at this time, however, they could be provided as an Additional Service:

- Building condition surveys and improvement recommendations
- Civil, structural and MEP engineering analysis and design
- Sports fields / exterior recreation site planning
- Building code and accessibility compliance assessment
- Zoning, plat, easement, flood plain and utility analysis
- Pre-Development meeting with city departments
- Assessment of existing buildings not listed herein
- Property boundary and topographic survey
- Geotechnical surveys
- Environmental or hazardous materials assessments
- Real estate land investigations
- Exterior building design, façade studies and renderings
- Public presentations and meetings
- City council Feasibility Study Power Point presentation

PROJECT SCHEDULE

BRW will provide a draft Feasibility Study to the best of our ability as shown below dependent on the Owner's review periods. We will deliver the final Feasibility Study within an additional 2 weeks after receiving the Owner's final review comments.

We anticipate the following meetings and approximate time periods:

- Meeting #1 – Architectural visioning sessions and department programming Week 1
- Meeting #2 – Review space program, concept site and building blocking plan Week 5
- Meeting #3 – Review project budget, schedule and draft Feasibility Study Week 9
- Owner review comment period Week 10
- Deliver final Feasibility Study (no meeting) Week 12

COMPENSATION

Based upon the scope of services described above, Brown Reynolds Watford Architects proposes lump sum fees and reimbursable expenses as shown below.

Basic Services Fee

• Project visioning session and space programming	\$11,000
• Concept site and building blocking plan	\$14,000
• Project budget and implementation schedule	\$5,500
• Draft and final Feasibility Study	\$11,000
<hr/>	
Total Basic Services Fee	\$41,500
Construction Cost Estimating Services	\$10,000
Reimbursable Expenses Allowance	\$3,000

Total Basic Services and Expenses	\$54,500
--	-----------------

Optional Additional Services

• Building floor plan field measurement	\$6,000
• Exterior façade design and rendering	\$6,000

Reimbursable expenses are in addition to the fee and will be invoiced at the same cost billed the Architect. Expenses include, but are not limited to, personal vehicle mileage, air fare, and/or rental car fees to the project location, out-of-house document reproduction and courier/overnight deliveries. Fees shall be invoiced monthly based on the percent complete, along with allowable reimbursable expenses.

Modifications to the project scope resulting in Additional Services beyond this proposal shall be authorized in writing by the Owner and be computed at 1.10 times the consultant fees billed the Architect. Additional Services performed by BRW Architects shall be compensated at the hourly rates listed below or for a negotiated lump sum fee.

BRW Architects

• Principal	\$240.00 per hour
• Director	\$200.00 per hour
• Project Manager and Designer	\$175.00 per hour
• Project Architect	\$140.00 per hour
• Architect	\$120.00 per hour
• Intern Architect I	\$90.00 per hour
• Intern Architect II	\$75.00 per hour
• Administration	\$60.00 per hour

Tim, Kelty
Professional Services Proposal
May 2, 2019
Page 5

We hope this proposal meets your expectations. Please contact us with any questions or comments. If acceptable, please prepare a professional services contract or sign this proposal as indicated below. We look forward to working with the City of Freeport.

BROWN REYNOLDS WATFOD ARCHITECTS, INC.

GARY DeVRIES, AIA
PRINCIPAL

APPROVED: CITY OF FREEPORT, TX

Signature

Date

Printed Name

Title



City Council Agenda Item #8

Title: Consideration and possible action on task authorization with Freese and Nichols Engineering for the development of park planning for the development of park facilities at the OA Fleming Property.

Date: 08/19/2019

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends approval of this Task Authorization by Freese and Nichols.

Item Summary: At the City's request Freese and Nichols has presented a task authorization for the planning for development of parks and recreation facilities at the OA Fleming property currently being leased by the city from the ISD under a 50-year agreement. The plan would identify the facilities and lay-out for the park's development along with engineering estimates on the associated costs.

Background Information: The Freeport Port Authority has long been interested in acquiring Lincoln Park in the east end. One of the considering factors in the possibility of this transaction is the fact that the city would have to create at least equal park facilities in another location. The OA Fleming property is about 5 blocks from the Lincoln Park location.

Also, a considering factor is not just the appraised value of the park, but more importantly the replacement value. The effort will provide us with the necessary information that is needed for that discussion.

Special Considerations: Recent conversation with the school district have reopened the possibility of acquiring this property outright. If this happens the available land area for park development is easily 4 times the size of Lincoln park and could potentially include additional opportunities for park development

Board or 3rd Party recommendation: None

Financial Impact: The cost of this authorization is \$20,000.

Supporting Documentation: Freese and Nichols task authorization #4



PROFESSIONAL SERVICES AGREEMENT – ATTACHMENT A
TASK AUTHORIZATION #4

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

FNI PROJECT PROJECT/PHASE/TASK
DATE: 8/8/2019

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: Freeport Park Master Plan

Description of Services: Services are described in Attachment B.

Deliverables: Opinion of Probable Cost and Final Park Master Plan

Schedule: Data Gathering, Base Mapping & Program Development in 6 weeks. Master Plan Concept Development in 6 weeks. For total time of 12 weeks.

Compensation shall be: A lump sum amount of Twenty Thousand Dollars (\$20,000.00).

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 Bavakian*

BY: _____

Mehran (Ron) Bavakian
Print Name

Print Name

TITLE: Associate

TITLE: _____

DATE: 8-8-19

DATE: _____

Attachment B

**City of Freeport
Freeport Park Master Plan
Task Order #4
SCOPE OF SERVICES**

August 8, 2019

I. PROJECT DESCRIPTION

Freese and Nichols, Inc. ("FNI") will perform professional design services for the City of Freeport ("City") for preparing a Master Plan for new Park. The intent of the Master Plan will be to prepare a conceptual plan identifying proposed improvements for the park. It will be a tool that the City can use to plan and guide the future development of the proposed amenities for the park site.

FNI has prepared this Scope of Services based upon the city's request for a proposal during an initial meeting between the City and FNI on July 9, 2019. The scope of work for the master planning and program for the park improvements includes professional landscape architectural design services. This scope of services does not include topographic surveying, schematic design, design development, or construction documents related to the development of the proposed park improvements.

II. SCOPE OF SERVICES

A. DATA GATERING, BASE MAPPING AND PROGRAM DEVELOPMENT

1. FNI will conduct a walk-through of the site and general area with the City to visually evaluate the existing site features, both on-site and off-site. In association with this site review, FNI will meet with City representatives to discuss the park development program and specifically define the City's goals for the master plan development.
2. FNI will utilize base map information for Freeport Park as shown on readily available aerial photography and as provided by the City for this scope of services. The City will also provide FNI any other available information required to perform this Scope of Services for on-site and off-site conditions including, but not limited to: above and below ground utilities; easements; property lines; rights-of-way, subdivision layouts, roadways, vegetation, soils/geotechnical information, hydrology/drainage information, etc. Should any additional site survey information be necessary, the City will be responsible for providing this to FNI.
3. Based upon the available aerial photography mapping and additional information provided by the City, FNI will summarize and prepare an existing condition base map(s) for use in the development of a Conceptual Master Plan.

Task A Deliverables:

- Site Walk-through and Meeting with City Representatives
- Park Development Program

B. MASTER PLAN CONCEPT DEVELOPMENT

1. Based on the City approved vision, goals and program, FNI will prepare one (1) Preliminary Design Concept Alternative for the proposed park improvements. The concept plan will be prepared as a trace overlay format, provided to the City, full size and to a measurable scale.
2. FNI will facilitate one (1) conference call with City representatives to review and discuss the preliminary design concept plan alternatives. During this conference call, a consensus for the Master Plan will be agreed upon which satisfies the program goals of the City.
3. Based upon an approved consensus Preliminary Master Plan, FNI will prepare a Preliminary Opinion of Probable Costs for the proposed improvements.
4. FNI will prepare and submit, electronically, a Final Master Plan which will be a color illustrative plan for the City to use in public presentations and as a guide for the future development of the project.

Task B Deliverables:

- Preliminary Design Concept Plan
- Preliminary Opinion of Probable Costs
- Review Meeting with City Representatives
- Final Master Plan (Illustrative)

III. BASIS OF COMPENSATION

Freese and Nichols agree to perform the professional services outlined in the Scope of Services for a lump sum fee of **\$20,000**. *(Note: scope task items can be added, removed or modified based on City of Freeport priorities, needs and budget)*

Billing will be monthly as work progresses. Reimbursable expenses will be in addition to the Master Planning Services cost. These expenses include, but may not be limited to such items as: reproduction costs, computer plotting, printing, mounting, travel/mileage, travel/tolls, copies, photography, meals, couriers/deliveries, etc.

IV. SCHEDULE

A. Data Gathering, Base Mapping & Program Dev.	6 weeks
B. Master Plan Concept Development	6 weeks
Total Estimated Timeline	12 weeks

V. ASSUMPTIONS

- A. The City has designated the following preliminary program summary that was identified for the new Park in a conference call with the City on July 9, 2019. The preliminary program for the improvements is to develop a Master Plan for the park with the general park elements included in the nearby Lincoln Park including Sports Fields (Baseball, Softball, Soccer), Multi-use Courts, Parking, Trails, Group Pavilion, Exercise Stations, Picnic Stations and Open Spaces.**
- B. The City will provide, as expeditiously as possible, all existing data and base information currently in its possession and any additional survey information as necessary to complete the scope of services described herein. All information provided by the City is assumed to be accurate and complete, unless otherwise indicated by the City. Any information required to complete this scope of services that cannot be readily provided by the City will remain the responsibility of the City.**
- C. This Scope of Services does not include any public input meetings. Should any public input meetings be required to obtain input from citizens to complete this task, FNI will review with the City the required additional fees necessary to cover the increase in this scope of work.**
- D. This scope of services does not include any hydraulic or hydrology engineering modeling or design services including detailed hydrologic or hydraulic calculations, alternatives analysis to improve drainage conditions, design of storm water improvements or Federal Emergency Management Agency (FEMA) map revisions including Letter of Map Revision or a Conditional Letter of Map Revision.**
- E. This scope of services does not include any environmental engineering services including delineation of waters of the U.S., mapping of waters of the U.S., Section 404 permitting evaluation memorandum, Section 404 permit application, or consultation with the U.S. Army Corps of Engineers (USACE) or any water agency permitting or regulatory coordination with such agencies as the USACE, FEMA, TCEQ, or others.**
- F. This scope of services does not include any services for traffic studies or transportation engineering/planning services.**
- G. This scope of services does not include any mass grading plans or studies.**
- H. FNI will attend the meetings and/or presentations as described within this scope of services. Any additional meetings, workshops, public hearings, stakeholder meetings, focus groups, or presentations requested by the City will be considered as additional services as authorized by the City.**
- I. This scope of services does not include any 3D renderings, animations or models, or any special marketing graphics or booklets.**
- J. This scope of services does not include any schematic design, design development, construction documents, specifications or bid documents.**

VI. ADDITIONAL SERVICES

- A. Additional services not included in this Scope of Services will be negotiated with the City as necessary. Compensation will be based upon either a mutually agreed lump sum fee or an hourly basis. Items which would be considered Additional Services include those listed in the Assumptions, as noted above, plus any other items beyond this scope of services. Additional Services must receive written authorization from the City before being performed.**



City Council Agenda Item #9

Title: Consideration and possible action on task authorization with Freese and Nichols Engineering for water facilities condition assessment and capacity evaluation identifying capital needs.

Date: 08/19/2019

From: Tim Kelty, City Manager

Staff Recommendation: Staff recommends approval of this task authorization by Freese and Nichols.

Item Summary: The proposed work authorization from Freese and Nichols has them conduct a complete assessment of the condition and capacity of the City's water utility infrastructure, including pump stations, elevated towers, ground storage, wells, treatment equipment, and distribution lines. They will present a detailed report of findings and recommendations on system capital improvements, along with estimated costs. This is an approximately four and half month effort at a cost of \$45,200.

Background Information: None

Special Considerations: This is the second of four areas of study to determine the water and sewer utility's overall condition and capital improvement plan. The first, approved last month, was for the city's Sanitary Sewer lift stations. Remaining are an assessment of the City's sanitary sewer treatment plants, as well as an assessment of the Sanitary sewer collections system which would include a Infiltration and Inflow (I&I) study.

Board or 3rd Party recommendation: None

Financial Impact: The cost of this authorization is \$45,200.

Supporting Documentation: Freese and Nichols task authorization #7



PROFESSIONAL SERVICES AGREEMENT – ATTACHMENT A
TASK AUTHORIZATION #7

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

FNI PROJECT PROJECT/PHASE/TASK
DATE: 7/31/2019

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: Water Facility Condition Assessment and Capacity Evaluation

Description of Services: Services are described in Attachment B.

Deliverables: Technical Memorandum – Water Facility Condition Assessment and Capacity Evaluation.

Schedule: Draft Technical Memorandum to be provided 120 days after Notice to Proceed. Final Technical Memorandum to be provided 15 days after City Comments.

Compensation shall be: A lump sum fee of Forty-Five Thousand Two Hundred Dollars (\$45,200.00).

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 Bavarian

BY: _____

Mehran (Mr.) Bavarian
Print Name

Print Name

TITLE: Associate

TITLE: _____

DATE: 8-1-19

DATE: _____

Attachment B

City of Freeport
Water Facility Condition Assessment and Capacity Evaluation
Task Order #7
SCOPE OF SERVICES

Project Understanding:

Freese and Nichols, Inc. (FNI) will conduct a condition assessment and capacity evaluation (Study) of the above ground water facilities in the City of Freeport (City's) water system. The proposed major task items are as follows:

1. Task A – Project Management
2. Task B – Water Facility Condition Assessment and Capacity Evaluation
3. Task C – Improvement Recommendations and Technical Memorandum

It is understood that Veolia is operating the City's water system facilities; FNI will coordinate with City staff and Veolia as needed to conduct this Study.

Assumptions

This study does not include future projections for population or water service connections. It is understood that future master planning efforts will likely be needed to incorporate future capacity requirements into infrastructure recommendations.

ARTICLE 1

TASK A: PROJECT MANAGEMENT

A1. Meeting No. 1 - Project Kickoff

Conduct a project kickoff meeting with the City to review project scope, goals, project team members and schedule. FNI will provide the City with a data request memorandum identifying data needs. The meeting will include discussion of the following:

- Scheduling and project coordination
- Key City and/or Veolia personnel for on-site condition assessment
- Information and data needs from the City/Veolia

A2. Monthly Progress Reports

Monthly Status Reports will also be submitted that summarize progress and document upcoming tasks. The Reports will outline upcoming key decisions which will require input from or discussion with the City.

TASK B: WATER FACILITY CONDITION ASSESSMENT AND CAPACITY EVALUATION

B1. Conduct On-Site Condition Assessment of Above Ground Water Facilities

FNI will conduct an on-site assessment of the City of Freeport above ground water facilities, including: Wells, Pump Stations, Ground Storage Tanks, and Elevated Storage Tanks. TCEQ guidelines will be incorporated as part of the assessment. FNI will submit a proposed list of components to be assessed to City staff/Veolia before the on-site assessments and incorporate any feedback. The on-site assessment team will include:

- Project manager (FNI)
- Facilities design engineer (FNI)
- Electrical engineer (FNI)
- Veolia Operator and/or City staff

The site visits are for observing the condition only and do not include detailed testing of equipment. The on-site assessment does not include diving or entry of any tank structures.

Items to be provided by Owner (or Veolia on behalf of City of Freeport)

- a. Access to all sites and all locked items that need to be opened
- b. Available plans of tanks and associated systems
- c. Any previous assessments or engineering studies of water facilities

B2. Evaluate TCEQ Capacity Requirements for Compliance

FNI will evaluate the Freeport water system for compliance with the TCEQ Chapter 290 water system capacity requirements. FNI will analyze well production capacity, pumping capacity, elevated storage capacity, and total storage capacity to determine if any deficiencies exist.

B3. Meeting No. 2 – Review of Condition Assessment and Capacity Evaluation

FNI will meet with City staff to review the results of the condition assessment and TCEQ capacity evaluation.

TASK C: IMPROVEMENT RECOMMENDATIONS AND TECHNICAL MEMORANDUM

C1. Develop Improvement Recommendations and Draft Technical Memorandum

FNI will develop improvement recommendations based on the results of **Tasks B1** and **B2**. These recommendations could address condition-related and/or capacity-related issues. A draft technical memorandum (TM) will be developed. This TM will document the study approach, condition assessment and capacity evaluation findings, and improvement recommendations*. An electronic PDF copy of the draft TM will be provided to the City for review.

*Recommendations will be based on condition assessment and existing system capacity evaluations only.

C2. Meeting No. 3 - Review Draft Technical Memorandum

FNI will review the draft technical memorandum with the City and solicit feedback and comments. This review meeting could be conducted in-person or by phone, at the City's discretion.

C3. Submit Final TM

FNI will incorporate City feedback and comments into the TM and submit a final TM document. One electronic PDF copy and 3 hard copies of the TM will be provided.

C4. City Council Presentation

FNI will provide one (1) presentation to City Council on the results and findings of this Study.

Summary of Meetings

- Meeting No. 1 – Project Kickoff Meeting
- Meeting No. 2 – Review of Condition Assessment and Capacity Evaluation
- Meeting No. 3 – Review Draft Technical Memorandum

Summary of Deliverables

- Draft Technical Memorandum
- Final Technical Memorandum

Summary of Schedule

- Draft TM – Within 120 days of Notice to Proceed
- Final TM – 15 days after City Comments

Summary of Fee

FNI proposes to conduct the Water Facility Condition Assessment and Capacity Evaluation for a lump sum fee of \$45,200.

City of Freeport Water Facility Condition Assessment and Capacity Evaluation Summary of Fee by Task	
TASK A: PROJECT MANAGEMENT	\$6,200
TASK B: WATER FACILITY CONDITION ASSESSMENT AND CAPACITY EVALUATION	\$23,700
TASK C: IMPROVEMENT RECOMMENDATIONS & TECHNICAL MEMORANDUM	\$15,300
Project Total	\$45,200

ADDITIONAL SERVICES: Additional Services to be performed by FNI, if authorized by the City, which are not included in the above fee or the above description of services, are described as follows:

1. Additional City Council Presentations



City Council Agenda Item #10

Title: Consideration of an Ordinance Authorizing the Redemption of Certain Outstanding Obligations

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

Staff recommends approval of Ordinance #2019-2579

Item Summary:

In order to maintain a level debt rate, the City must advance some of its debt service payments in FY2019-2020. The Outstanding Obligation Ordinance accomplishes such redemption. The total amount of the proposed redemption shall not exceed \$295,000.

Background Information:

The City issued its Certificates of Obligation, Series 2008 for \$3,350,000. Pursuant to the Outstanding Obligation Ordinance, the City has the right to redeem all or a portion of the outstanding obligations in advance of their maturities. Below is the current debt service schedule:

Payment Date	Payment Amount	Interest	Principal	Balance
4/1/2008	-	-	-	3,350,000.00
4/1/2009	291,965.00	126,965.00	165,000.00	3,185,000.00
4/1/2010	295,711.50	120,711.50	175,000.00	3,010,000.00
4/1/2011	299,079.00	114,079.00	185,000.00	2,825,000.00
4/1/2012	297,067.50	107,067.50	190,000.00	2,635,000.00
4/1/2013	299,866.50	99,866.50	200,000.00	2,435,000.00
4/1/2014	297,286.50	92,286.50	205,000.00	2,230,000.00
4/1/2015	299,517.00	84,517.00	215,000.00	2,015,000.00
4/1/2016	296,368.50	76,368.50	220,000.00	1,795,000.00
4/1/2017	298,030.50	68,030.50	230,000.00	1,565,000.00
4/1/2018	299,313.50	59,313.50	240,000.00	1,325,000.00
4/1/2019	295,217.50	50,217.50	245,000.00	1,080,000.00
4/1/2020	295,932.00	40,932.00	255,000.00	825,000.00
4/1/2021	296,267.50	31,267.50	265,000.00	560,000.00
4/1/2022	296,224.00	21,224.00	275,000.00	285,000.00
4/1/2023	295,801.50	10,801.50	285,000.00	-
Total	4,453,648.00	1,103,648.00	3,350,000.00	

Special Considerations:

N/A

Financial Impact:

Approval of the Ordinance is necessary establish a Tax Rate for the 2019-2020 fiscal year.

Board or 3rd Party recommendation:

The City's Financial Advisor, Masterson Advisors, recommends the redemption.

Supporting Documentation:

Ordinance # 2019-2579

ORDINANCE NO. 2019-2579

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, AUTHORIZING THE REDEMPTION OF CERTAIN OUTSTANDING OBLIGATIONS; AND CONTAINING OTHER PROVISIONS RELATING THERETO

WHEREAS, the City of Freeport, Texas (the “City”) has heretofore issued its Certificates of Obligation, Series 2008 (the “Outstanding Obligations”) pursuant to an ordinance adopted by the City Council of the City on March 3, 2008 (the “Outstanding Obligation Ordinance”); and

WHEREAS, pursuant to the Outstanding Obligation Ordinance, the City has the right to redeem all or a portion of the Outstanding Obligations in advance of their maturities; and

WHEREAS, the City desires to redeem the Outstanding Obligations as more specifically described in Section 3 herein (the “Redeemed Obligations”) in advance of their maturities on February 1, 2020 (the “Redemption Date”); and

WHEREAS, the Outstanding Obligation Ordinance authorizes the City to accomplish such redemption by providing notice as required in the Outstanding Obligation Ordinance and depositing directly with the paying agent/registrar for the Outstanding Obligations (the “Paying Agent/Registrar”), lawfully available funds of the City in an amount sufficient to provide for the redemption of the Redeemed Obligations on the Redemption Date; and

WHEREAS, upon the deposit of funds with the Paying Agent/Registrar, the Redeemed Obligations shall no longer be regarded as being outstanding, except for the purpose of being paid pursuant to the funds deposited with the Paying Agent/Registrar; and

WHEREAS, the City Council of the City hereby finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended; now, therefore,

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

Section 1. Findings. It is hereby found and determined that the matters and facts set out in the recitals of this Ordinance true and correct and incorporated herein for all purposes. All capitalized terms not otherwise defined in the recitals to this Ordinance shall have the meaning set forth in the Outstanding Obligation Ordinance.

Section 2. Approval of the Redemption of Redeemed Obligations. It is hereby found and determined that sufficient lawfully available funds of the City will be available for the purpose of redeeming the Redeemed Obligations and to pay the costs relating thereto and it is in the best interest of the City to use such funds to effect the redemption of the Redeemed Obligations. The City Council of the City hereby authorizes the use of lawfully available funds in an amount sufficient to (i) provide for the payment of the principal of, interest on, and Prepayment Fee associated with the Redeemed Obligations when due on the Redemption Date

and (ii) pay any costs relating to the redemption of the Redeemed Obligations. The total amount used for such purposes shall not exceed \$295,000 and shall be specified in the closing memorandum prepared by the City’s financial advisor prior to the Redemption Date.

Section 3. Redemption Prior to Maturity of Redeemed Obligations. The City hereby calls the Outstanding Obligations described in Exhibit A attached hereto (collectively, the “Redeemed Obligations”) for redemption prior to Stated Maturity on the Redemption Date, at a price of par plus accrued interest to the Redemption Date plus the Prepayment Fees, and authorizes and directs notice of such redemption to be given in accordance with the terms of the Outstanding Obligation Ordinance.

Section 4. Deposit with the Paying Agent/Registrar; Payment of Costs. Available funds of the City in an amount sufficient to pay all principal of, interest on and the Prepayment Fees associated with the Redeemed Obligations due on the Redemption Date shall be deposited directly with the Paying Agent/Registrar on or before the Redemption Date, and all costs incurred in connection with the redemption of the Redeemed Obligations shall be paid in accordance with the instructions in the closing memorandum prepared by the City’s Financial Advisor.

Section 5. Related Matters. To satisfy in a timely manner all of the City’s obligations under this Ordinance, the Mayor, City Manager, the Assistant City Manager, the Interim City Secretary and all other appropriate officers and agents of the City are hereby authorized and directed to take all actions that are reasonably necessary to provide for the redemption of the Redeemed Obligations, including, without limitation, paying any fees or expenses required in connection with the redemption of the Redeemed Obligations and executing and delivering on behalf of the City all certificates, consents, receipts, requests, agreements and other documents as may be necessary to direct the application of funds of the City consistent with the provisions of this Ordinance. The City’s bond counsel, Bracewell LLP, and financial advisor, Masterson Advisors LLC, are hereby authorized and directed to assist the City in effectuating the intent of this Ordinance.

Section 6. No Personal Liability. No recourse shall be had for payment of principal of or interest on any Redeemed Obligations or for any claim based thereon against any member of City Council or employee of the City.

Section 7. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Ordinance nor their application to other persons or sets of circumstances shall be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 8. Effective Date. This Ordinance shall take effect immediately from and after its passage by the City Council of the City.

PASSED, PROVED AND EFFECTIVE on this _____ day of August, 2019.

Interim City Secretary
City of Freeport, Texas

Mayor
City of Freeport, Texas

[SEAL]

EXHIBIT A

SCHEDULE OF REDEEMED OBLIGATIONS

City of Freeport, Texas
Certificates of Obligation, Series 2008

(Redemption Date: February 1, 2020)

Original Dated Date	Stated Maturity	Outstanding Principal Installment	Principal Being Redeemed	Interest Rate
March 1, 2008	April 1, 2021	\$265,000	\$265,000	3.790%

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, the undersigned officer of the City Council of Freeport, Texas, hereby certify as follows:

1. The City Council of the City of Freeport, Texas, convened in a regular meeting on the _____ day of August, 2019, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Troy Brimage	Mayor
Ken Green	Council Member, Ward A
Brooks Bass	Council Member, Ward B
Sandra Loeza	Council Member, Ward C
Roy Yates	Council Member, Ward D

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, AUTHORIZING THE REDEMPTION OF CERTAIN OUTSTANDING OBLIGATIONS; AND CONTAINING OTHER PROVISIONS RELATING THERETO

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said ordinance be adopted; and, after due discussion, said motion, carrying with it the adoption of said ordinance, prevailed and carried by the following vote:

_____ Member(s) of City Council shown present voted "Aye."

_____ Member(s) of City Council shown present voted "No."

2. A true, full and correct copy of the aforesaid ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said ordinance has been duly recorded in the City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of said meeting pertaining to the adoption of said ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and

purpose of the aforesaid meeting, and that said ordinance would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this _____ day of August, 2019.

Interim City Secretary
City of Freeport, Texas

[SEAL]



City Council Agenda Item #11

Title: Consideration and Regarding Approval of the 2019 Certified Appraisal Roll

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

Staff recommends approval of the 2019 Certified Appraisal Roll.

Item Summary:

Approval of the certified appraisal roll is an annual process required by the Texas Property Tax Board. Section 26.09(e) of Texas Tax Code also requires Council to approve the tax roll after the roll is set. The roll lists all the taxable property and values within the City limits for 2019.

The taxable value for the 2019 Appraisal Roll is \$492,803,361 and the Appraiser's estimated taxable value for the 2019 Supplemental Roll (properties still under protest) is \$9,707,230. Therefore; the net taxable value for 2019 is \$502,510,591.

Background Information:

There are three main parts to the property tax system. First, the Brazoria Central Appraisal District (BCAD) sets the value of the property in our City's limits each year. Second, the Appraisal Review Board (ARB) settles any disagreements between the taxpayers and the BCAD about the value of any property under protest. Third, the City decides how much money it will need to spend to provide services to taxpayers. This determines the total amount of taxes that will need to be collected.

January 1 marks the beginning of the property appraisal process. What a property is used for on January 1, market conditions at that time, and who owns the property on that date determine whether the property is taxed, its value, and who is responsible for paying the tax.

Between January 1 and April 30, the BCAD processes applications for tax exemptions, agricultural appraisals and other tax relief. Around June 1, the ARB begins hearing protests from property owners who believe their property values are incorrect or who did not get exemptions or agricultural appraisals. The ARB is an independent panel of citizens responsible for handling protests about the BCAD's work. When the ARB finishes its work, the BCAD gives the City a list of taxable property.

The preliminary appraisal was provided by the BCAD in mid-May and the certified appraisal roll was provided in late July and revised the beginning of August. The certified appraisal roll is

utilized by the City in the calculation one of the City's largest revenue source. The Chief Appraiser certifies the appraisal roll that allows the County to calculate and submit the effective and rollback tax rates. The Certified Appraisal Roll lists all the taxable property and values within the City's limits for 2019.

Special Considerations:

N/A

Financial Impact:

Approval of the Certified Roll is necessary to establish a Tax Rate for the 2019-2020 fiscal year.

Board or 3rd Party recommendation:

The Certified Roll has already been approved by the Appraisal Review Board.

Supporting Documentation:

2019 Certified Roll

2019 CERTIFIED TOTALS

Property Count: 6,800

CFP - CITY OF FREEPORT
ARB Approved Totals

7/29/2019

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Land		Value				
Homesite:		25,567,534				
Non Homesite:		45,342,708				
Ag Market:		1,189,144				
Timber Market:		0		Total Land	(+)	72,099,386
Improvement		Value				
Homesite:		213,964,911				
Non Homesite:		297,512,905		Total Improvements	(+)	511,477,816
Non Real		Count	Value			
Personal Property:		607	154,355,910			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	154,355,910
				Market Value	=	737,933,112
Ag	Non Exempt	Exempt				
Total Productivity Market:	1,189,144	0				
Ag Use:	50,108	0	Productivity Loss	(-)	1,139,036	
Timber Use:	0	0	Appraised Value	=	736,794,076	
Productivity Loss:	1,139,036	0				
			Homestead Cap	(-)	10,779,538	
			Assessed Value	=	726,014,538	
			Total Exemptions Amount	(-)	233,211,177	
			(Breakdown on Next Page)			
			Net Taxable	=	492,803,361	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,094,829.75 = 492,803,361 * (0.628005 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 6,800

CFP - CITY OF FREEPORT
ARB Approved Totals

7/29/2019

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	5	16,031,087	0	16,031,087
DP	132	8,142,879	0	8,142,879
DV1	12	0	116,000	116,000
DV1S	2	0	10,000	10,000
DV2	6	0	54,000	54,000
DV3	9	0	102,000	102,000
DV3S	1	0	10,000	10,000
DV4	14	0	86,220	86,220
DV4S	2	0	24,000	24,000
DVHS	10	0	878,959	878,959
DVHSS	1	0	95,210	95,210
EX-XD	2	0	13,530	13,530
EX-XG	1	0	396,570	396,570
EX-XN	10	0	983,910	983,910
EX-XV	712	0	148,531,434	148,531,434
EX-XV (Prorated)	5	0	56,517	56,517
EX366	22	0	4,660	4,660
FR	1	0	0	0
HS	1,730	20,244,654	0	20,244,654
OV65	565	35,563,868	0	35,563,868
OV65S	5	355,829	0	355,829
PC	3	1,509,850	0	1,509,850
Totals		81,848,167	151,363,010	233,211,177

2019 CERTIFIED TOTALS

Property Count: 86

CFP - CITY OF FREEPORT
Under ARB Review Totals

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Land		Value			
Homesite:		338,890			
Non Homesite:		1,244,550			
Ag Market:		109,250			
Timber Market:		0		Total Land	(+) 1,692,690
Improvement		Value			
Homesite:		3,975,091			
Non Homesite:		5,541,230		Total Improvements	(+) 9,516,321
Non Real		Count	Value		
Personal Property:		1	217,180		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 217,180
				Market Value	= 11,426,191
Ag	Non Exempt	Exempt			
Total Productivity Market:	109,250	0			
Ag Use:	2,030	0	Productivity Loss	(-)	107,220
Timber Use:	0	0	Appraised Value	=	11,318,971
Productivity Loss:	107,220	0	Homestead Cap	(-)	191,609
				Assessed Value	= 11,127,362
				Total Exemptions Amount (Breakdown on Next Page)	(-) 576,025
				Net Taxable	= 10,551,337

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

66,262.92 = 10,551,337 * (0.628005 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 86

CFP - CITY OF FREEPORT
Under ARB Review Totals

7/29/2019

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	128,344	0	128,344
HS	14	133,537	0	133,537
OV65	5	314,144	0	314,144
	Totals	576,025	0	576,025

2019 CERTIFIED TOTALS

Property Count: 6,886

CFP - CITY OF FREEPORT
Grand Totals

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Land		Value		
Homesite:		25,906,424		
Non Homesite:		46,587,258		
Ag Market:		1,298,394		
Timber Market:		0	Total Land	(+) 73,792,076
Improvement		Value		
Homesite:		217,940,002		
Non Homesite:		303,054,135	Total Improvements	(+) 520,994,137
Non Real		Count	Value	
Personal Property:	608		154,573,090	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 154,573,090
			Market Value	= 749,359,303
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,298,394		0	
Ag Use:	52,138		0	Productivity Loss (-) 1,246,256
Timber Use:	0		0	Appraised Value = 748,113,047
Productivity Loss:	1,246,256		0	
			Homestead Cap	(-) 10,971,147
			Assessed Value	= 737,141,900
			Total Exemptions Amount	(-) 233,787,202
			(Breakdown on Next Page)	
			Net Taxable	= 503,354,698

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,161,092.67 = 503,354,698 * (0.628005 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 6,886

CFP - CITY OF FREEPORT
Grand Totals

7/29/2019

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	5	16,031,087	0	16,031,087
DP	135	8,271,223	0	8,271,223
DV1	12	0	116,000	116,000
DV1S	2	0	10,000	10,000
DV2	6	0	54,000	54,000
DV3	9	0	102,000	102,000
DV3S	1	0	10,000	10,000
DV4	14	0	86,220	86,220
DV4S	2	0	24,000	24,000
DVHS	10	0	878,959	878,959
DVHSS	1	0	95,210	95,210
EX-XD	2	0	13,530	13,530
EX-XG	1	0	396,570	396,570
EX-XN	10	0	983,910	983,910
EX-XV	712	0	148,531,434	148,531,434
EX-XV (Prorated)	5	0	56,517	56,517
EX366	22	0	4,660	4,660
FR	1	0	0	0
HS	1,744	20,378,191	0	20,378,191
OV65	570	35,878,012	0	35,878,012
OV65S	5	355,829	0	355,829
PC	3	1,509,850	0	1,509,850
Totals		82,424,192	151,363,010	233,787,202

2019 CERTIFIED TOTALS

Property Count: 6,800

CFP - CITY OF FREEPORT
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,945		\$3,090,070	\$232,225,408	\$157,128,975
B	MULTIFAMILY RESIDENCE	130		\$83,780	\$32,851,812	\$31,364,271
C1	VACANT LOTS AND LAND TRACTS	1,714		\$0	\$10,327,537	\$10,320,317
D1	QUALIFIED OPEN-SPACE LAND	11	727.7657	\$0	\$1,189,144	\$50,975
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$22,990	\$18,442
E	RURAL LAND, NON QUALIFIED OPE	96	1,036.4666	\$0	\$2,056,255	\$2,050,015
F1	COMMERCIAL REAL PROPERTY-	371		\$2,976,070	\$94,830,915	\$80,524,545
F2	INDUSTRIAL AND MANUFACTURIN	12		\$24,694,890	\$65,563,140	\$62,556,455
J2	GAS DISTRIBUTION SYSTEM	8		\$0	\$1,103,600	\$1,103,600
J3	ELECTRIC COMPANY (INCLUDING C	12		\$0	\$15,138,370	\$15,138,370
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$2,860,560	\$2,860,560
J5	RAILROAD	12		\$0	\$4,724,820	\$4,724,820
J6	PIPELAND COMPANY	37		\$0	\$7,454,090	\$7,454,090
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,334,370	\$1,334,370
L1	COMMERCIAL PERSONAL PROPE	466		\$8,320	\$67,923,560	\$67,888,460
L2	INDUSTRIAL AND MANUFACTURIN	22		\$726,020	\$45,188,440	\$45,188,440
M1	TANGIBLE OTHER PERSONAL, MOB	103		\$0	\$543,340	\$488,516
O	RESIDENTIAL INVENTORY	154		\$200,280	\$1,189,840	\$1,189,840
S	SPECIAL INVENTORY TAX	7		\$0	\$1,418,300	\$1,418,300
X	TOTALLY EXEMPT PROPERTY	752		\$417,700	\$149,986,621	\$0
	Totals		1,764.2323	\$32,197,130	\$737,933,112	\$492,803,361

2019 CERTIFIED TOTALS

Property Count: 86

CFP - CITY OF FREEPORT
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	51		\$19,930	\$3,466,771	\$2,721,859
B	MULTIFAMILY RESIDENCE	9		\$0	\$3,385,520	\$3,385,520
C1	VACANT LOTS AND LAND TRACTS	12		\$0	\$127,960	\$127,960
D1	QUALIFIED OPEN-SPACE LAND	1	27.0000	\$0	\$109,250	\$2,030
F1	COMMERCIAL REAL PROPERTY	13		\$0	\$4,119,510	\$4,096,788
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$217,180	\$217,180
Totals			27.0000	\$19,930	\$11,426,191	\$10,551,337

2019 CERTIFIED TOTALS

Property Count: 6,886

CFP - CITY OF FREEPORT
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,996		\$3,110,000	\$235,692,179	\$159,850,834
B	MULTIFAMILY RESIDENCE	139		\$83,780	\$36,237,332	\$34,749,791
C1	VACANT LOTS AND LAND TRACTS	1,726		\$0	\$10,455,497	\$10,448,277
D1	QUALIFIED OPEN-SPACE LAND	12	754.7657	\$0	\$1,298,394	\$53,005
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$22,990	\$18,442
E	RURAL LAND, NON QUALIFIED OPE	96	1,036.4666	\$0	\$2,056,255	\$2,050,015
F1	COMMERCIAL REAL PROPERTY	384		\$2,976,070	\$98,950,425	\$84,621,333
F2	INDUSTRIAL AND MANUFACTURIN	12		\$24,694,890	\$65,563,140	\$62,556,455
J2	GAS DISTRIBUTION SYSTEM	8		\$0	\$1,103,600	\$1,103,600
J3	ELECTRIC COMPANY (INCLUDING C	12		\$0	\$15,138,370	\$15,138,370
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$2,860,560	\$2,860,560
J5	RAILROAD	12		\$0	\$4,724,820	\$4,724,820
J6	PIPELAND COMPANY	37		\$0	\$7,454,090	\$7,454,090
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,334,370	\$1,334,370
L1	COMMERCIAL PERSONAL PROPE	467		\$8,320	\$68,140,740	\$68,105,640
L2	INDUSTRIAL AND MANUFACTURIN	22		\$726,020	\$45,188,440	\$45,188,440
M1	TANGIBLE OTHER PERSONAL, MOB	103		\$0	\$543,340	\$488,516
O	RESIDENTIAL INVENTORY	154		\$200,280	\$1,189,840	\$1,189,840
S	SPECIAL INVENTORY TAX	7		\$0	\$1,418,300	\$1,418,300
X	TOTALLY EXEMPT PROPERTY	752		\$417,700	\$149,986,621	\$0
	Totals		1,791.2323	\$32,217,060	\$749,359,303	\$503,354,698

2019 CERTIFIED TOTALS

Property Count: 6,800

CFP - CITY OF FREEPORT
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		2		\$0	\$31,296	\$16,700
A1	SINGLE FAMILY RESIDENCE	2,937		\$3,090,070	\$232,107,792	\$157,043,323
A2	MOBILE HOME ON LAND	8		\$0	\$86,320	\$68,952
B1	APARTMENTS	13		\$3,290	\$24,100,142	\$24,100,142
B2	DUPLEX	117		\$80,490	\$8,751,670	\$7,264,129
C1	VACANT LOT IN CITY	1,551		\$0	\$8,484,196	\$8,476,976
C2	COMMERCIAL OR INDUSTRIAL VAC	162		\$0	\$1,822,231	\$1,822,231
C3	VACANT LOT OUT SIDE CITY	4		\$0	\$21,110	\$21,110
D1	QUALIFIED AG LAND	11	727.7657	\$0	\$1,189,144	\$50,975
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$22,990	\$18,442
E1	FARM OR RANCH IMPROVEMENT	2		\$0	\$60,194	\$53,954
E2	FARM OR RANCH OUT BUILDINGS	50		\$0	\$210,450	\$210,450
E4	NON QUALIFIED AG LAND	44		\$0	\$1,785,611	\$1,785,611
F1	COMMERCIAL REAL PROPERTY	371		\$2,976,070	\$94,830,915	\$80,524,545
F2	INDUSTRIAL REAL PROPERTY	12		\$24,694,890	\$65,563,140	\$62,556,455
J2	GAS DISTRIBUTION SYSTEM	8		\$0	\$1,103,600	\$1,103,600
J3	ELECTRIC COMPANY	12		\$0	\$15,138,370	\$15,138,370
J4	TELEPHONE COMPANY	15		\$0	\$2,860,560	\$2,860,560
J5	RAILROAD	12		\$0	\$4,724,820	\$4,724,820
J6	PIPELINES	37		\$0	\$7,454,090	\$7,454,090
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,334,370	\$1,334,370
L1	COMMERCIAL PERSONAL PROPER	466		\$8,320	\$67,923,560	\$67,888,460
L2	INDUSTRIAL PERSONAL PROPERTY	22		\$726,020	\$45,188,440	\$45,188,440
M1	MOBILE HOMES	103		\$0	\$543,340	\$488,516
O1	RESIDENTIAL INVENTORY VACANT L	149		\$0	\$946,820	\$946,820
O2	RESIDENTIAL INVENTORY IMPROVEN	5		\$200,280	\$243,020	\$243,020
S	SPECIAL INVENTORY	7		\$0	\$1,418,300	\$1,418,300
X	TOTAL EXEMPT	752		\$417,700	\$149,986,621	\$0
	Totals		727.7657	\$32,197,130	\$737,933,112	\$492,803,361

2019 CERTIFIED TOTALS

Property Count: 86

CFP - CITY OF FREEPORT
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	51		\$19,930	\$3,466,771	\$2,721,859
B1	APARTMENTS	1		\$0	\$2,533,060	\$2,533,060
B2	DUPLEX	8		\$0	\$852,460	\$852,460
C1	VACANT LOT IN CITY	7		\$0	\$29,250	\$29,250
C2	COMMERCIAL OR INDUSTRIAL VAC	5		\$0	\$98,710	\$98,710
D1	QUALIFIED AG LAND	1	27.0000	\$0	\$109,250	\$2,030
F1	COMMERCIAL REAL PROPERTY	13		\$0	\$4,119,510	\$4,096,788
L1	COMMERCIAL PERSONAL PROPER	1		\$0	\$217,180	\$217,180
	Totals		27.0000	\$19,930	\$11,426,191	\$10,551,337

2019 CERTIFIED TOTALS

Property Count: 6,886

CFP - CITY OF FREEPORT
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		2		\$0	\$31,296	\$16,700
A1	SINGLE FAMILY RESIDENCE	2,988		\$3,110,000	\$235,574,563	\$159,765,182
A2	MOBILE HOME ON LAND	8		\$0	\$86,320	\$68,952
B1	APARTMENTS	14		\$3,290	\$26,633,202	\$26,633,202
B2	DUPLEX	125		\$80,490	\$9,604,130	\$8,116,589
C1	VACANT LOT IN CITY	1,558		\$0	\$8,513,446	\$8,506,226
C2	COMMERCIAL OR INDUSTRIAL VAC	167		\$0	\$1,920,941	\$1,920,941
C3	VACANT LOT OUT SIDE CITY	4		\$0	\$21,110	\$21,110
D1	QUALIFIED AG LAND	12	754.7657	\$0	\$1,298,394	\$53,005
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$22,990	\$18,442
E1	FARM OR RANCH IMPROVEMENT	2		\$0	\$60,194	\$53,954
E2	FARM OR RANCH OUT BUILDINGS	50		\$0	\$210,450	\$210,450
E4	NON QUALIFIED AG LAND	44		\$0	\$1,785,611	\$1,785,611
F1	COMMERCIAL REAL PROPERTY	384		\$2,976,070	\$98,950,425	\$84,621,333
F2	INDUSTRIAL REAL PROPERTY	12		\$24,694,890	\$65,563,140	\$62,556,455
J2	GAS DISTRIBUTION SYSTEM	8		\$0	\$1,103,600	\$1,103,600
J3	ELECTRIC COMPANY	12		\$0	\$15,138,370	\$15,138,370
J4	TELEPHONE COMPANY	15		\$0	\$2,860,560	\$2,860,560
J5	RAILROAD	12		\$0	\$4,724,820	\$4,724,820
J6	PIPELINES	37		\$0	\$7,454,090	\$7,454,090
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,334,370	\$1,334,370
L1	COMMERCIAL PERSONAL PROPER	467		\$8,320	\$68,140,740	\$68,105,640
L2	INDUSTRIAL PERSONAL PROPERTY	22		\$726,020	\$45,188,440	\$45,188,440
M1	MOBILE HOMES	103		\$0	\$543,340	\$488,516
O1	RESIDENTIAL INVENTORY VACANT L	149		\$0	\$946,820	\$946,820
O2	RESIDENTIAL INVENTORY IMPROVEM	5		\$200,280	\$243,020	\$243,020
S	SPECIAL INVENTORY	7		\$0	\$1,418,300	\$1,418,300
X	TOTAL EXEMPT	752		\$417,700	\$149,986,621	\$0
	Totals		754.7657	\$32,217,060	\$749,359,303	\$503,354,698

2019 CERTIFIED TOTALS

Property Count: 6,886

CFP - CITY OF FREEPORT
Effective Rate Assumption

7/29/2019 9:16:35AM

New Value

TOTAL NEW VALUE MARKET: **\$32,217,060**
TOTAL NEW VALUE TAXABLE: **\$29,100,503**

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	2	2018 Market Value	\$590
EX-XN	11.252 Motor vehicles leased for personal use	2	2018 Market Value	\$0
EX-XV	Other Exemptions (including public property, re	19	2018 Market Value	\$324,040
EX366	HB366 Exempt	4	2018 Market Value	\$1,450
ABSOLUTE EXEMPTIONS VALUE LOSS				\$326,080

Exemption	Description	Count	Exemption Amount
DP	Disability	2	\$106,672
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	2	\$22,000
DV4	Disabled Veterans 70% - 100%	2	\$14,220
HS	Homestead	41	\$869,070
OV65	Over 65	40	\$2,495,625
PARTIAL EXEMPTIONS VALUE LOSS			\$3,515,087
NEW EXEMPTIONS VALUE LOSS			\$3,841,167

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$3,841,167

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,705	\$84,303	\$17,866	\$66,437
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,704	\$84,324	\$17,870	\$66,454

2019 CERTIFIED TOTALS

CFP - CITY OF FREEPORT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
86	\$11,426,191.00	\$8,329,738



City Council Agenda Item #12

Title: Consider Acceptance of an Effective and Rollback Tax Rate for The Fiscal Year Beginning October 1, 2019 And Ending September 30, 2020.

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

Staff recommends acceptance of the 2019 Effective and Rollback Tax Rate calculations.

Item Summary:

Per Texas Tax Code Section 26.04(e), the Effective and Rollback Tax Rates must be submitted to the governing body of a taxing unit.

Although the actual calculation can become more complicated, a taxing unit's effective tax rate is a calculated rate generally equal to the last year's taxes divided by the current taxable value of properties that were also on the tax roll last year. The resulting tax rate, used for comparison only, shows the relation between the last year's revenue and the current year's values.

The rollback tax rate calculation splits the tax rate into two separate components - a maintenance and operations (M&O) rate and a debt service rate. M&O includes such things as salaries, utilities and day-to-day operations. Debt service covers the interest and principal on bonds and other debt secured by property tax revenues. The rollback tax rate is the sum of M&O and debt service rates.

The debt service rate portion is the tax rate necessary to pay the taxing unit's debt payments in the coming year. This part of the calculation does not depend on the last year's debt taxes at all; it considers the amount the taxing unit will need for the current year.

Based on the Certified Roll the Tax Collector, the City's Taxing Unit Representative, has calculated the following rates in accordance with State law:

2019 Rates	M&O Rate	Debt Rate	Total Rate
Effective Tax Rate	0.508059	0.110033	\$0.618092
Rollback Rate	0.535546	0.110033	\$0.645579

Background Information:

Truth-in-taxation requires the City to calculate two rates after receiving a certified appraisal roll from the chief appraiser - the effective tax rate and the rollback tax rate.

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year, based on a tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.

The rollback tax rate is a calculated maximum rate allowed by law without voter approval. In most cases, the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

The debt service portion of the overall tax rate may rise as high as necessary without triggering the threat of a rollback election.

Special Considerations:

N/A

Financial Impact:

Acceptance of the Effective and Rollback Rates is necessary to establish a Tax Rate for the 2019-2020 fiscal year.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

2019 Tax Rate Calculation Worksheet

2019 Tax Rate Calculation Worksheet

Date: 07/31/2019 07:29 PM

Taxing Units Other Than School Districts or Water Districts

CITY OF FREEPORT

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

Effective Tax Rate Activity	Amount/Rate
1. 2018 total taxable value. Enter the amount of 2018 taxable value on the 2018 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$468,129,990
2. 2018 tax ceilings. Counties, cities and junior college districts. Enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2018 adjusted taxable value. Subtract Line 2 from Line 1.	\$468,129,990
4. 2018 total adopted tax rate.	\$0.628005/\$100
5. 2018 taxable value lost because court appeals of ARB decisions reduced 2018 appraised value.	
A. Original 2018 ARB Values.	\$0
B. 2018 values resulting from final court decisions.	\$0
C. 2018 value loss. Subtract B from A. ³	\$0
6. 2018 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$468,129,990
7. 2018 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2018. Enter the 2018 value of property in deannexed territory. ⁴	\$0
8. 2018 taxable value lost because property first qualified for an exemption in 2019. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use	

the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.	
A. Absolute exemptions. Use 2018 market value:	\$326,080
B. Partial exemptions. 2019 exemption amount or 2019 percentage exemption times 2018 value:	\$3,515,087
C. Value loss. Add A and B. ⁵	\$3,841,167
9. 2018 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2019. Use only properties that qualified in 2019 for the first time; do not use properties that qualified in 2018.	
A. 2018 market value:	\$0
B. 2019 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A. ⁶	\$0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$3,841,167
11. 2018 adjusted taxable value. Subtract Line 10 from Line 6.	\$464,288,823
12. Adjusted 2018 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$2,915,757
13. Taxes refunded for years preceding tax year 2018. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2018. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2018. This line applies only to tax years preceding tax year 2018. ⁷	\$10,356
14. Taxes in tax increment financing (TIF) for tax year 2018. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 16D, enter 0. ⁸	\$0
15. Adjusted 2018 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14. ⁹	\$2,926,113
16. Total 2019 taxable value on the 2019 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. ¹⁰	
A. Certified values:	\$492,803,361
B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. Pollution control and energy storage system exemption : Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
D. Tax increment financing: Deduct the 2019 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2019 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. ¹¹	\$0

E. Total 2019 value. Add A and B, then subtract C and D.	\$492,803,361
17. Total value of properties under protest or not included on certified appraisal roll.¹²	
A. 2019 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. ¹³	\$9,707,230
B. 2019 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴	\$0
C. Total value under protest or not certified: Add A and B.	\$9,707,230
18. 2019 tax ceilings. Counties, cities and junior colleges enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
19. 2019 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$502,510,591
20. Total 2019 taxable value of properties in territory annexed after Jan. 1, 2018. Include both real and personal property. Enter the 2019 value of property in territory annexed. ¹⁶	\$0
21. Total 2019 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2018. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2018, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2019. ¹⁷	\$29,100,503
22. Total adjustments to the 2019 taxable value. Add Lines 20 and 21.	\$29,100,503
23. 2019 adjusted taxable value. Subtract Line 22 from Line 19.	\$473,410,088
24. 2019 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$0.618092/\$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2019 county effective tax rate. ¹⁹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(15)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(13)

⁸Tex. Tax Code Section 26.03(c)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012

¹¹Tex. Tax Code Section 26.03(c)

¹²Tex. Tax Code Section 26.01(c) and (d)

¹³Tex. Tax Code Section 26.01(c)

¹⁴Tex. Tax Code Section 26.01(d)

¹⁵Tex. Tax Code Section 26.012(6)

¹⁶Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2018 maintenance and operations (M&O) tax rate.	\$0.503854/\$100
27. 2018 adjusted taxable value. Enter the amount from Line 11.	\$464,288,823
28. 2018 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$2,339,337
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2018. Enter amount from full year's sales tax revenue spent for M&O in 2018 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$0
C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
E. Taxes refunded for years preceding tax year 2018: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2018. This line applies only to tax years preceding tax year 2018.	\$8,192
F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 16D, enter 0.	\$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$2,347,529

SECTION 3: Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.

Activity	Amount/Rate
<p>41. Taxable Sales. For taxing units that adopted the sales tax in November 2018 or May 2019, enter the Comptroller's estimate of taxable sales for the previous four quarters.²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2018, skip this line.</p>	\$0
<p>42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.²¹</p> <p>Taxing units that adopted the sales tax in November 2018 or in May 2019. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.²²</p> <p>- or -</p> <p>Taxing units that adopted the sales tax before November 2018. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.</p>	\$0
<p>43. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.</p>	\$502,510,591
<p>44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.</p>	\$0/\$100
<p>45. 2019 effective tax rate, unadjusted for sales tax.²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.</p>	\$0.618092/\$100
<p>46. 2019 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2018 or in May 2019. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2018.</p>	\$0.618092/\$100
<p>47. 2019 rollback tax rate, unadjusted for sales tax.²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.</p>	\$0.645579/\$100
<p>48. 2019 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.</p>	\$0.645579/\$100

¹⁷Tex. Tax Code Section 26.012(17)

¹⁸Tex. Tax Code Section 26.04(c)

¹⁹Tex. Tax Code Section 26.04(d)

²⁰Tex. Tax Code Section 26.041(d)

²¹Tex. Tax Code Section 26.041(i)

²²Tex. Tax Code Section 26.041(d)

²³Tex. Tax Code Section 26.04(c)

²⁴Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ²⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ²⁶	\$0
50. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$502,510,591
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by \$100.	\$0/\$100
52. 2019 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.645579/\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.618092
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.645579
Rollback tax rate adjusted for pollution control (Line 52)	\$0.645579

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here

Printed Name of Taxing Unit Representative

Ro'Vin Garrett,

Digitally signed by Ro'Vin Garrett, PCC
 DN: cn=Ro'Vin Garrett, PCC, o=Brazoria
 County, ou=Tax Assessor-Collector,
 email=roving@brazoria-county.com, c=US
 Date: 2019.07.31 19:30:16 -05'00'

sign here **PCC**

Taxing Unit Representative

Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)



City Council Agenda Item #13

Title: Consider Proposing a Tax Rate and setting Hearings as necessary for The Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

Staff recommends that Council propose the current tax rate of \$0.628005. Council can approve the recommendation, amend it, or approve another proposal on another date. However, a tax rate must be proposed to comply with the statutory requirements concerning the levying and assessing of property taxes.

Approval of the proposed tax rate should be made with the following motion;

“I move to propose a tax rate of \$ _____, which is a tax increase of _____ % above the Effective Tax Rate, to be adopted at a future meeting”.

Should the Council choose to propose a tax rate above the effective rate, staff recommends holding the first Public Hearing on Tuesday, September 3, 2019 (Special Meeting) at 6:00 pm; the Second Public Hearing on Proposed Tax Rate on Monday, September 9, 2019 (Special Meeting) at 6:00 pm and the adoption of the Tax Rate on Monday, September 16, 2019 at 6:00; with such meetings to be held at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas.

Item Summary:

Based on the 2019 Certified Roll and the Effective and Rollback Tax Rate Calculations, the following table shows the financial impact of each rate. The current tax rate is above the Effective Tax Rate but below the Rollback Tax Rate.

2019 Rates	M&O Rate	Debt Rate*	Total Rate	M&O Tax Levy	M&O Tax Levy Increase	% Tax Increase
Current Rate as 2019 Rate	0.517972	0.110033	\$0.628005	\$2,602,864	\$235,981	1.6%
Effective Tax Rate	0.508059	0.110033	\$0.618092	\$2,553,050	\$186,167	0%
Rollback Rate	0.535546	0.110033	\$0.645579	\$2,691,175	\$324,292	4.45%

*Must adopt this rate.

Background Information:

The Tax Code requires some taxing units to publish their calculated effective and rollback tax rates or to mail them to each property owner. A taxing unit is required to hold two public hearings and publish newspaper ads before adopting a tax rate that exceeds the lower of the rollback rate or the effective tax rate.

If a taxing unit proposes to adopt a tax rate that is equal to or less than the effective tax rate, two public hearings are not required (assuming that the rollback rate is higher than the effective rate). The taxing unit can simply adopt the tax rate at a regular meeting.

The rollback tax rate is the highest tax rate a taxing unit may adopt before requiring voter approval at an election. In the case of a taxing unit other than a school district, the voters by petition may require that a rollback election be held if the unit adopts a tax rate in excess of the unit's rollback tax rate.

Once the proposed tax rate is applied to the City's 2019 taxable value, it will produce appropriate revenue to fund the majority of the expenditures of the General Fund (e.g., Police, Public Safety, Public Works, Municipal Court, and Administrative Operations). The I & S portion of the tax rate combined with other revenues that have been appropriated for debt service will provide appropriate revenue to fund all the current debt for FY 2019-2020, and principal and interest payments on debt obligations, etc.).

Special Considerations:

N/A

Financial Impact:

Proposing Tax Rate is necessary to adopt a Tax Rate for the 2019-2020 fiscal year.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

N/A



City Council Agenda Item #14

Title: Consideration of an Ordinance # 2019-2580 Amending Retiree Benefits

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

Staff Recommendation:

Staff recommends approval of Ordinance # 2019-2580.

Item Summary:

The City recently approved new providers for health benefits resulting in lower monthly premiums. The City currently provides benefits and a supplemental payment towards the premium for retirees. The ordinance that established this program specifies the amount of the supplement and the provider, TML Health Benefits Pool. Since both the provider and premium have changed, the ordinance must be amended.

The City currently pays \$750 per month for each retiree covered under the plan. The total monthly premiums under the current plans range from \$1,309-1,459, leaving \$559-709 to be paid by the retiree. The new monthly premium for an individual is \$569 – only \$10 more than the current payment being made for the base plan. Therefore; staff recommends eliminating the supplement payment made by the City altogether. There are currently two retirees enrolled in the plans.

Background Information:

The City established benefits for retirees in 2014. Per the Ordinance, a “retiree” is defined as an employee who is under 60 years of age and has been covered by TMRS (Texas Municipal Retirement System) for at least 20 years, or an employee who is 60 years of age or older and has been covered by TMRS for at least 5 years. The employee must also work for the City of Freeport for a period of eight continuous years.

Special Considerations:

N/A

Financial Impact:

The proposed Ordinance will save the City an estimated \$13,656 per year based on the current number of retirees enrolled.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:
Ordinance 2019-2580

ORDINANCE NO. 2019-2580

AN ORDINANCE AMENDING THE OFFERING OF HEALTH BENEFITS COVERAGE TO CITY OF FREEPORT RETIREES; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Freeport adopted Ordinance No. 2014-2073 to provide health benefits coverage to its retirees;

WHEREAS, the City of Freeport established an Employee Benefits Trust pursuant to Texas Local Government Code Chapter 172, Texas Government Code Chapter 791, and the Texas Trust Code to provide health benefits coverage for employees and retirees and dependents of employees and retirees, of Texas political subdivisions under an Employee Benefits Trust;

WHEREAS, the City of Freeport desires to continue to provide health benefits coverage to its retirees through the Trust provided that the cost for such coverage be paid in full by the retiree.

WHEREAS, the City of Freeport desires to select a plan of benefits for its retirees to be provided by Employee Benefits Trust; and

WHEREAS, providing retiree coverage under the Employee Benefits Trust is in the best interest of the City of Freeport, its retirees, and the public generally;

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

SECTION 1: The foregoing recitals are incorporated into this Ordinance as findings of fact.

SECTION 2: The City of Freeport hereby elects to provide health benefits coverage to its retirees through the City's Employee Benefits Trust.

SECTION 3: The City of Freeport hereby adopts the following definition of "retiree" for purposes of this ordinance:

An employee who is under 60 years of age and has been covered by TMRS (Texas Municipal Retirement System) for at least 20 years, or an employee who is 60 years of age or older and has been covered by TMRS for at least 5 years. The employee must also work for the City of Freeport for a period of eight continuous years and meet the definition of retiree for purposes of this ordinance.

SECTION 4: The City of Freeport hereby adopts the benefit plans provided by the Employee Benefits Trust to be provided to its retirees.

SECTION 5: The Employee Benefits Trust provides that the Board of Trustees may adopt rules and regulations which may amend this plan in the future. Other coverage's will be as established annually by the Employee Benefits Trust Board of Trustees.

SECTION 6: This ordinance will only apply to individuals retiring after its effective date or to employees, which retired under a previous ordinance. For individuals retiring after the effective date of this ordinance to qualify they must enroll for this coverage within thirty (30) days of their retirement. This benefit will terminate when the retiree attains age 65.

SECTION 7: This ordinance may be repealed or modified at any time but will remain in effect for any employee retiring while it is in effect.

SECTION 8: All existing City of Freeport ordinances in conflict with the provisions of this Ordinance are repealed to the extent of the conflict.

SECTION 9: It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 10: This Ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED on this _____ day of August, 2019.

City Secretary
City of Freeport, Texas

Mayor
City of Freeport, Texas

Retiree Ordinance/Resolution

STATE OF TEXAS

§

COUNTY OF Brazoria §

§

ORDINANCE NO. 2014-2073

AN ORDINANCE AUTHORIZING THE OFFERING OF HEALTH BENEFITS COVERAGE TO *City of Freeport* RETIREES; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the *City of Freeport* desires to provide health benefits coverage to its retirees;

WHEREAS, TML MultiState Intergovernmental Employee Benefits Pool (IEBP) is a health risk pool established pursuant to Texas Local Government Code Chapter 172, Texas Government Code Chapter 791, and the Texas Trust Code to provide health benefits coverage for employees and retirees and dependents of employees and retirees, of Texas political subdivisions under an Interlocal agreement;

WHEREAS, the *City of Freeport* is currently offering health benefits coverage through IEBP pursuant to Interlocal agreement and Chapter 172 of the Texas Local Government Code, both of which would allow the extension of benefits to retirees of the *City of Freeport* ;

WHEREAS, the *City of Freeport* desires to provide health benefits coverage to its retirees through IEBP and that the cost for such coverage be paid for *by the City of Freeport to a maximum of \$750 per month; Any additional amount will be the responsibility of the retiree.*

WHEREAS, the *City of Freeport* desires to select a plan of benefits for its retirees to be provided by IEBP; and

WHEREAS, providing retiree coverage under IEBP Interlocal Agreement is in the best interest of the *City of Freeport*, its retirees, and the public generally;

BE IT ORDAINED BY THE CITY COUNCIL OF THE *City of Freeport*, Texas THAT:

SECTION 1: The foregoing recitals are incorporated into this Ordinance as findings of fact.

SECTION 2: The *City of Freeport* hereby elects to provide health benefits coverage to its retirees through IEBP under the Pool's Interlocal Agreement.

SECTION 3: The *City of Freeport* hereby adopts the following definition of "retiree" for purposes of this ordinance:

An employee who is under 60 years of age and has been covered by TMRS (Texas Municipal Retirement System) for at least 20 years, or an employee who is 60 years of age or older and has been covered by TMRS for at least 5 years. The employee must also work for the *City of Freeport* for a period of eight continuous years and meet the definition of retiree for purposes of this ordinance.

SECTION 4: The *City of Freeport* hereby adopts the following benefit plans to be provided to its retirees through IEBP:

Pg. 839

- *The medical plan adopted for retirees which are provided for in the IEBP Pre Sixty-Five Retiree Pool Plans.*

SECTION 5: The Interlocal Agreement in effect between the City of Freeport and IEBP provides that the Board of Trustees may adopt rules and regulations which may amend this plan in the future. Other coverage's will be as established annually by the TML MultiState Intergovernmental Employee Benefits Pool Board of Trustees.

SECTION 6: This ordinance will only apply to individuals retiring after its effective date or to employees, which retired under a previous ordinance. For individuals retiring after the effective date of this ordinance to qualify they must enroll for this coverage within thirty (30) days of their retirement. This benefit will terminate when the retiree attains age 65.

SECTION 7: This ordinance may be repealed or modified at any time, but will remain in effect for any employee retiring while it is in effect.

SECTION 8: The City Secretary is hereby ordered to enter a copy of this Ordinance in the City minutes.

SECTION 9: All existing *City of Freeport* ordinances in conflict with the provisions of this Ordinance are repealed to the extent of the conflict.

SECTION 10: It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 11: This Ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED this 8th day of September, 2014.

MAYOR

Norma Garcia

ATTEST:

Delia Munoz
City Secretary

STATE OF TEXAS

§

COUNTY OF Brazoria §

§

ORDINANCE NO. 2014-2073

AN ORDINANCE AUTHORIZING THE OFFERING OF HEALTH BENEFITS COVERAGE TO *City of Freeport* RETIREES; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the *City of Freeport* desires to provide health benefits coverage to its retirees;

WHEREAS, TML MultiState Intergovernmental Employee Benefits Pool (IEBP) is a health risk pool established pursuant to Texas Local Government Code Chapter 172, Texas Government Code Chapter 791, and the Texas Trust Code to provide health benefits coverage for employees and retirees and dependents of employees and retirees, of Texas political subdivisions under an Interlocal agreement;

WHEREAS, the *City of Freeport* is currently offering health benefits coverage through IEBP pursuant to Interlocal agreement and Chapter 172 of the Texas Local Government Code, both of which would allow the extension of benefits to retirees of the *City of Freeport* ;

WHEREAS, the *City of Freeport* desires to provide health benefits coverage to its retirees through IEBP and that the cost for such coverage be paid for *by the City of Freeport to a maximum of \$750 per month; Any additional amount will be the responsibility of the retiree.*

WHEREAS, the *City of Freeport* desires to select a plan of benefits for its retirees to be provided by IEBP; and

WHEREAS, providing retiree coverage under IEBP Interlocal Agreement is in the best interest of the *City of Freeport*, its retirees, and the public generally;

BE IT ORDAINED BY THE CITY COUNCIL OF THE *City of Freeport*, Texas THAT:

SECTION 1: The foregoing recitals are incorporated into this Ordinance as findings of fact.

SECTION 2: The *City of Freeport* hereby elects to provide health benefits coverage to its retirees through IEBP under the Pool's Interlocal Agreement.

SECTION 3: The *City of Freeport* hereby adopts the following definition of "retiree" for purposes of this ordinance:

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SECTION 4: The *City of Freeport* hereby adopts the following benefit plans to be provided to its retirees through IEBP:

- *The medical plan adopted for retirees which are provided for in the IEBP Pre Sixty-Five Retiree Pool Plans.*

SECTION 5: The Interlocal Agreement in effect between the City of Freeport and IEBP provides that the Board of Trustees may adopt rules and regulations which may amend this plan in the future. Other coverage's will be as established annually by the TML MultiState Intergovernmental Employee Benefits Pool Board of Trustees.

SECTION 6: This ordinance will only apply to individuals retiring after its effective date or to employees, which retired under a previous ordinance. For individuals retiring after the effective date of this ordinance to qualify they must enroll for this coverage within thirty (30) days of their retirement. This benefit will terminate when the retiree attains age 65.

SECTION 7: This ordinance may be repealed or modified at any time, but will remain in effect for any employee retiring while it is in effect.

SECTION 8: The City Secretary is hereby ordered to enter a copy of this Ordinance in the City minutes.

SECTION 9: All existing *City of Freeport* ordinances in conflict with the provisions of this Ordinance are repealed to the extent of the conflict.

SECTION 10: It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 11: This Ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED this 8th day of September, 2014.

MAYOR Norma Moreno Garcia

Norma Moreno Garcia

ATTEST:

Dolores Munoz

City Secretary



EDC MONTHLY REPORT

Title: Tax Increment Reinvestment Zone

Date: August 14, 2019

From: Courtland Holman, Executive Director

Staff Recommendation:

The Freeport Economic Development Corporation recommend that the city council supports the development of a Tax Increment Reinvestment Zone.

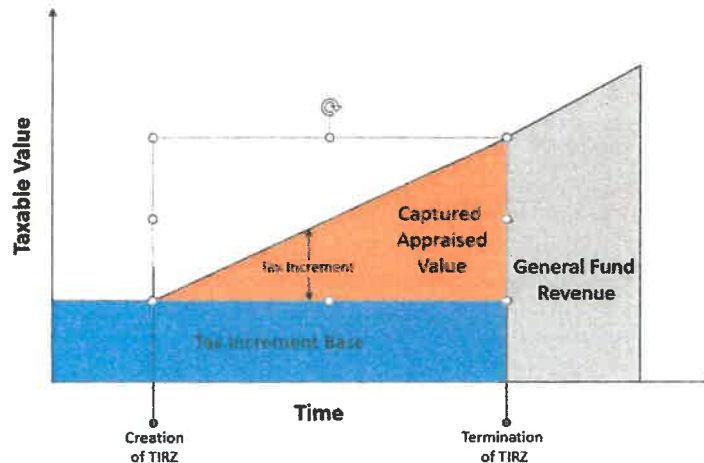
Item Summary:

On Tuesday August 13, 2019 the FEDC Board approved a contract with Travis James of TXP to help the EDC and City develop a Tax Increment Re-Investment Zone (TIRZ) that could encompass over 500 acres in order to incentivize development in an area of the city that has Blight or could be Redeveloped into a better use. TXP is a well-known company within Texas that has developed about 1/4th of all TIRZ in Texas.

Background Information:

A TIRZ is:

- A tool local governments use to finance public improvements and infrastructure within a defined area
- Future tax revenues from each participating taxing unit can be used to pay for improvements
- The additional tax revenue that is received from the properties is referred to as the “tax increment”
- Each taxing unit can choose to dedicate all, a portion of, or none of the tax increment
- Cities or counties initiate tax increment financing
- No increase in tax rate – dedication of the incremental tax revenues
- Creation initiated by governing body or property owner petition
- Cities can allocate sales tax increment
- Provide additional funds for identified projects
- Aligns benefits and resources
- Keeps pace with rising construction costs
- Reduce need for other tax borrowings
- Off-balance sheet funding



Eligible Capital Costs are:

- Acquisition and construction of public works, public improvements new buildings, structures, and fixtures
- Acquisition, demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures
- Remediation of conditions that contaminate public or private land or building;
- Preservation of the façade of a public or private building
- Demolition of public or private buildings
- Acquisition of land and equipment and the clearing and grading of land
- Financing cost
- Real property assembly cost
- Professional service cost
- Imputed administrative cost
- Relocation cost
- Organizational cost
- Interest before and during construction and for one year after completion of construction, whether or not capitalized
- Cost of operating the reinvestment zone and project facilities

Steps to Creating a TIRZ

1. Prepare a preliminary reinvestment zone financing plan
2. Publish the hearing notice at least 7 days before hearing
3. Hold a public hearing
4. Governing body designates zone by ordinance or order
 - Create Board of Directors
 - Participating taxing entities are represented on Board
5. Prepare project plan and financing plan
6. Collect the tax increment
7. Board of Directors makes recommendations to the governing body

Key Issues to Consider

- What types of projects will be attracted to this area and when?
- What level of increment should be contributed by the City and/or County?

Possible TIRZ 1 area TBD



Special Considerations

None

Financial Impact:

The FEDC has approved a \$45,000 contract with TXP (Phase 1 = \$22,000, Phase 2 = \$22,500)

Board or 3rd Party recommendation:

The Freeport Economic Development Corporation recommends that the city council support the development of a Tax Increment Reinvestment Zone.

Supporting Documentation:



Phase 1: Freeport Downtown TIRZ Feasibility Analysis

TXP will rely on the City of Freeport legal resources to manage the legal requirements associated with TIRZ creation, public notices, and legal documents. If required, TXP can recommend a law firm to assist for an additional fee.

Step 1: Data Collection & Public Input

The initial phase of the project requires an assessment of the Downtown TIRZ location. TXP will take the lead for collecting data and baseline information on the local economy, infrastructure, land use, and regulatory environment. As part of this task, TXP will obtain parcel data, GIS files, and taxable values from the Appraisal District. TXP understands the City of Freeport already has already collected some of this information.

During Trip #1, TXP project team members will meet with city staff, land owners, city council members, and other key stakeholders. TXP will require assistance from the Client in arranging these meetings.

The outcome of Step 1 is to determine the preliminary boundary (or a number boundary options) for the TIRZ and create a realistic forecast for the amount of development that could occur within the TIRZ. Most TIRZ plans fail because the development forecast is too high. Before proceeding to the next step, TXP and the Client will need to reach consensus on the TIRZ boundary, overall development forecast, private sector spending per land use type, and which public sector jurisdictions will likely participate in the TIRZ.

Step 2: Infrastructure Cost Analysis, Identification, and Evaluation

Following the collection of relevant data, TXP will work with the Client, private land owners, and other stakeholders to identify the necessary infrastructure projects required in the potential TIRZ. If required, TXP can contract with an engineering firm to provide these services but at an additional cost to the Client. Once the list of infrastructure projects has been developed, TXP and the Client will prioritize the spending.

All the projects identified cannot be funded through TIRZ dollars. TXP will identify major categories that are appropriate for different types of improvements based on the scale and impact of the improvements. Using this methodology, the TIRZ can better leverage other funding sources to ensure that all the needed public improvements can be undertaken to make the TIRZ and the City sustainable in the long run.

The outcome of Step 2 is a list of larger catalytic projects that should be funded by the TIRZ. This list will not include every possible type of project, but rather major categories of spending.



August 5, 2019

Mr. Courtland Holman
Executive Director
Freeport Economic Development Corporation
200 West Second Street Suite 232
Freeport, TX 77541

Mr. Holman,

Thank you for the opportunity to provide consulting services to City of Freeport and the Freeport Economic Development Corporation (Client) related to creating a tax increment reinvestment zone (TIRZ). This letter summarizes our conversations regarding this project and can serve as the contract between the Client and TXP, Inc.

As background, TXP has decades of experience assisting clients with all phases of TIRZs as well as similar public finance tools such as Public Improvement Districts. First, TXP offers unbiased guidance regarding whether or not a TIRZ or any other instruments is the appropriate financing mechanism to implement. Second, TXP is frequently retained to review and update the tax revenue projections of existing TIRZs. Third, TXP has a 30-year track record of successfully working with all levels of government including cities, counties, hospital districts, community colleges, and water districts. Past TIRZ clients for this type of analysis include Austin, Brownsville, Dallas, Dayton, El Paso, Fort Worth, Irving, McKinney, New Braunfels, Odessa, and San Antonio. Last, the firm has experience working on small and large acreage TIRZ plans that have unique characteristics.

In addition to the detailed Scope of Work, TXP has provided a few TIRZ project examples. TXP can provide more samples and references if requested.

If this document accurately summarizes the terms of our contract, please sign below on this and the attached copy. Retain one copy for your records and return one to me.

Best regards,

Travis D. James
Vice President

Mr. Courtland Holman
Executive Director
Date

Page 1



Step 3: Preliminary TIRZ Tax Revenue Forecast

Using the findings of Steps 1 and 2, TXP will forecast annual property and sales tax revenues generated within the TIRZ(s) for 10 to 20 years. TXP will develop two or three scenarios that represent the range of likely outcomes. The majority of TXP work effort will be spent building and refining the tax revenue forecast model.

TXP will review the findings of Step 3 with the Client and other stakeholders as part of Trip #2.

Step 4: Determine if TIRZ is Feasible

Based on Steps 1 to 3, TXP will assist the Client in determining if the TIRZ is feasible. TXP will provide unbiased advice as to whether or not a TIRZ, the projected developments, and infrastructure can be advanced with a TIRZ.

In Step 4, TXP will factor in what other taxing jurisdictions might participate. TXP recommends meeting with these other jurisdictions during Trips #1 and #2. Understanding who is likely to participate can have a material impact on whether or not a TIRZ is feasible.



Phase 2: Freeport Downtown TIRZ Implementation

Assuming the City of Freeport decides to move forward with the TIRZ, TXP will complete the following steps after receiving written approval to proceed.

Step 5: Assist Freeport in Developing a Preliminary Reinvestment Zone Financing Plan

As required by state law, TXP will assist the Client in developing a preliminary reinvestment zone financing plan. This plan will be shared with other taxing entities as part of the notice of intent to create a TIRZ.

Step 6: Attend TIRZ Public Hearing

As required by state law, the City or County must hold a public hearing on the creation of the zone and its benefits to the municipality and to property in the proposed zone. TXP will attend this meeting as part of Trip #3. As part of this trip, TXP can meet with other community stakeholders.

Step 7: TIRZ Final Project and Financing Plan

The financing plan created by TXP will include an annual budget (costs and revenues) based on projected tax revenue, infrastructure needs, and a realistic timeline that phases in infrastructure spending over the duration of the TIRZ. In addition, the financing plan will highlight other funding and governance challenges facing the TIRZ that could have a material impact on funding the plan.

Step 8: Final Plan Presentations and Product

The TXP project team will present the findings to the Client during Trip #4. TXP will provide the final report in Word document form as well as GIS mapping files. Once the work is completed, effective communication of the findings and recommendations is the bridge to actual implementation.



Preliminary Project Timeline

TXP believes it will take 4 to 5 months to complete each TIRZ project. This would include a total of four trips as outlined in the proposed scope of work. State law dictates the public hearing schedule and notice requirements.

Step	Month 1	Month 2	Month 3	Month 4	Month 5
	Aug	Sept.	Oct	Nov	Dec
Part 1: TIRZ Feasibility Analysis					
1: Data Collection & Public Input	Trip #1				
2: Review Infrastructure Projects & Costs					
3: Preliminary Tax Revenue Forecast					
4: Determine if TIRZ is Feasible		Trip #2			
Part 2: TIRZ Implementation					
5: Preliminary TIRZ Financing Plan					
6: Attend TIRZ Public Hearing			Trip #3		
7: TIRZ Project and Financing Plan					
8: Final Plan Presentations and Product				Trip #4	

Preliminary Project Timeline

The professional fee for a single Downtown TIRZ project will be a fixed price fee of **\$44,500**. This project is divided into two phases. The City of Freeport will need to provide TXP written notice to proceed with Phase 2:

Phase 1 Fixed Fee is \$22,000

Phase 2 Fixed Fee is \$22,500

This fee includes all "normal" costs of doing business (ex. routine copying costs). Travel expenses and other Client approved costs (ex. data from a third-party) will be billed at cost to the client.

TXP will be paid within 30 days of submitting an invoice.



Select TIRZ Project Examples

Real Estate Demand, Absorption, and Taxable Value Analysis for the Fort Worth Trinity River TIRZ (2009, 2015, 2017, and 2019)

Client: Tarrant Regional Water District

Realignment of Fort Worth's Trinity River followed by the successful implementation of the Trinity River Vision (TRV) project would have a dramatic impact on the City's economic development future. Because a number of variables influence the amount of tax revenue generated by the development, TXP created a series of scenarios based on the existing TRV TIF model as well as historic residential development patterns in greater downtown Fort Worth. After the initial analysis was completed, TXP was again hired to update key regional economic trends including the overall TRV development in light of the changing economic environment. TXP's revenue forecast will be used by the TIRZ board to update the financing plan. TIF 9 (Trinity River Vision) is almost 4,000 acres.

Brooks TIRZ (2014, 2016, and 2019)

Client: Brooks (former Brooks Airforce Base in San Antonio)

TXP has been retained multiple times to estimate the current impact of Brooks tenant activity on the regional economy and forecast the economic and tax impact of Brooks at build out. TXP has found that Brooks and its TIRZ have outperformed the region in terms of property and sales tax generated. The Brooks Development Authority, supported by the City of San Antonio and Bexar County, has transformed the former military base into the leading commercial destination in southeast Bexar County. TXP also created a detailed labor force profile of firms within Brook's footprint for the purposes of better understanding compensation in the context of tenant negotiations. This was used to highlight future development opportunities for the Brooks area.

City of Dayton, Texas and Liberty County Tax Increment Reinvestment Zone #1 (2018 to present)

Client: City of Dayton, Texas

The City of Dayton hired TXP as their consultant to assist in creating a new tax increment reinvestment zone (TIRZ). The Gulf Inland Logistics Park is a multi-modal transportation and logistics center, featuring more than 1,500 acres of available land to meet the needs of today's logistics, transportation, and manufacturing businesses. The master-planned park will include rail service provided by CMC Railroad, BNSF Railway, and Union Pacific Railroad. TXP performed all the tasks necessary for TIRZ creation including coordinating with the landowner, City of Dayton, and Liberty County. The TIRZ and project plan was approved by both Liberty County and the City of Dayton in the fall of 2018. TXP is now working on a downtown TIRZ for Dayton.



City of Odessa, Texas Downtown Tax Increment Reinvestment Zone (2018 to 2019)

Client: City of Odessa, Texas

The City of Odessa, Texas was interested in implementing a tax increment reinvestment zone (TIRZ) to fund a portion of the infrastructure and maintenance costs associated with redeveloping Downtown Odessa. Many of the opportunities, challenges, and required improvements were already outlined in the *Downtown Design + Implementation Plan (2016)*. TXP was retained to assist Odessa in implementing its first TIRZ. The City of Odessa approved the TIRZ boundary in the fall of 2018. TXP is currently assisting Odessa in having other taxing jurisdictions join the TIRZ.

Value Capture Implications of Extending the Duration of the Waller Creek Tax Increment Financing (TIF #17) (Spring 2018)

Client: City of Austin, Texas

TXP was tasked with providing analytical assistance to the City of Austin related to the extension of the duration of the downtown Waller Creek TIF. The following is an outline of the major steps in the project. TXP took the lead for collecting information on the local economy, real estate projects, infrastructure planning, land use issues, and the regulatory environment. As part of this task, TXP worked with existing stakeholders to identify expected patterns of development in the TIF. Special emphasis was placed on collecting and reviewing the historical performance of the TIF, development by year by land use, and taxable values versus construction costs. Using the findings, TXP projected annual property tax revenues generated within the TIF for the proposed extension. TXP developed several scenarios that represent the range of likely outcomes in terms of ad valorem tax revenue. Using this information, a representative financing plan also was created. The findings were presented to the Austin City Council, and the TIF extension was approved.

City of El Paso, Texas Tax Increment Reinvestment Zone 9 & PID (2016 to 2017)

Client: City of El Paso, Texas

The City of El Paso was interested in establishing a Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) to pay for a portion of the Eastside Sports Complex. In 2012, partial funding for the Eastside Sports Complex was approved by City of El Paso voters as part of the quality of life bonds. In March 2016, the City of El Paso, the El Paso Water Utilities Public Service Board, and Ranchos Real Land Holdings, LLC entered into a development agreement that outlines how the area within the TIRZ will be developed, how a PID (including assessment and duration) will be managed, and the development of the Eastside Sports Complex. TXP was retained to develop a real estate build out forecast for the area as well as a feasibility analysis, project plan, and financing plan for the PID and TIRZ. The El Paso City Council adopted the TIRZ in May 2017.



City of Irving, Texas Tax Increment Reinvestment Zone 6 (2016)

Client: City of Irving, Texas

The City of Irving, Texas was considering implementing a tax increment reinvestment zone to fund the long-term redevelopment around the former Texas Stadium site. The potential 1,000 acre TIRZ area is served by several major freeways, including State Highway 183, State Highway 114, Loop 12, and Spur 482 as well as new DART Rail stations. Given the size and scope of the infrastructure required to achieve the development outlined in the Planned Unit Development #6 plan, tax increment financing was determined to be an appropriate funding strategy to implement the plan. TXP was retained to develop a real estate build out forecast for the area as well as a project plan and financing plan for the TIRZ. Irving City Council adopted the TIRZ in November 2016.

Webb County Transportation Reinvestment Zones (2016)

Client: Webb County-City of Laredo Regional Mobility Authority

Webb County retained TXP, in early 2016, as part of a consulting team examining the feasibility of creating a countywide Webb County Transportation Reinvestment Zone (TRZ). TXP analyzed GIS data and certified appraisal rolls from the Webb County Appraisal District. TXP established a baseline property value forecast for a Webb County TRZ. TXP was subsequently rehired to analyze the possibility of a City of Laredo TRZ along Vallecio Road.

Cameron County Transportation Reinvestment Zones (2008 to 2016)

Client: Cameron County Regional Mobility Authority

TXP began working for the Cameron County Regional Mobility Authority (CCRMA) in 2008. TXP's first project focused on economic and demographic analysis related to CCRMA transportation planning – locally referred to as the CCRMA System Map. As part of this effort, TXP created a long-range Cameron County economic and demographic forecast of key variables such as population, employment, and income. From 2010 to 2013, TXP assisted the CCRMA and Cameron County with the analysis required to establish several transportation reinvestment zones along the county's major roadway corridors. In 2015, TXP assisted the CCRMA in establishing the first countywide TRZ in the State of Texas.

Transportation Reinvestment Zones: Hays County and City of San Marcos (2012 to 2013)

Client: Hays County, Texas and the City of San Marcos, Texas

Hays County and the City of San Marcos retained TXP to identify potential transportation reinvestment zone (TRZ) alignments for the FM 110 roadway project. TRZs are similar to TIRZ, but used primarily for transportation projects. The analysis provided a 25-year TRZ revenue forecast for each jurisdiction that could be incorporated into the overall financing plan for the FM 110 project. TXP worked with the Clients to properly and legally define the TRZ boundaries based on existing parcels and established the baseline property value. For the forecast, TXP created two growth scenarios to provide a rough estimate



of future growth: 1) baseline appreciation, and 2) baseline appreciation plus a conservative level of new growth within the TRZ. The City and County TRZs were approved in 2013.

Downtown Brownsville, Texas Financing Plan (2011)

Client: Brownsville Economic Development Council / Greater Brownsville Incentives Corp

In early 2011, TXP was engaged to build on the recent Imagine Brownsville Comprehensive Plan to develop an implementation strategy for the redevelopment of the downtown area. This included the documentation of baseline property values for both TIRZ analysis and possible City acquisition of key sites, the identification and prioritization of catalytic infrastructure and market-development projects, evaluation of both existing and potential revenue streams in light of local political and fiscal constraints, and the creation of a financing strategy that accommodates a multi-phased approach to project implementation. The broad-based financing strategy identified how, and when, to integrate catalytic projects into an overall redevelopment plan for the City's downtown and document baseline values for proposed investment focal area boundaries.

McKinney Town Center and Airport Initiative: Feasibility Analysis of Tax Increment Reinvestment Zones and Public Improvement Districts (TIRZ) 1 and 2 (2010)

Client: City of McKinney, Texas

As part of a large, multi-disciplinary team, TXP was hired by the City of McKinney to evaluate the potential creation of two tax-increment financing districts as part of Phase 2 of the Town Center Study Initiative (TC-TIF). The analysis included a discussion of the market environment, including the macro situation, overall economic and demographic forecasts, and projections of specific real estate demand; alternative scenarios on the ultimate value of the property base included in the TC-TIF, and finally a recommendation of next steps to be taken.

San Antonio TIRZ #31 "Midtown" Market Demand & Tax Revenue Forecast (2010)

Client: San Antonio River Authority

The consulting team developed a Master Plan for the Midtown TIRZ with a vision for the sustained vitality of the Cultural Corridor of San Antonio. It is not just a vision document reflecting community input and professional planning expertise; it also fundamentally provides a critical path for the reinvention of MidTown Brackenridge as a model for redevelopment in the Central City of San Antonio. TXP's report included 1) Economic and demographic assessment – highlighting current economic and demographic trends in Midtown; 2) Midtown market demand – projecting future growth and property values based on existing inventory, vacant tracts, and developer plans; 3) Fiscal analysis – updating the December 2008 financing plan, and 4) Summary of key opportunities and challenges for Midtown.

**Freeport Historical Museum
Monthly Summary Report
July 2019**

Special Events/Exhibits

Deep Water Shark Exhibit – The Deep Water Shark Exhibit opened on July 3rd and was originally planned to end on July 26th. Due to overwhelming popularity, we have extended the exhibit through the month of August. This exhibit brought far more visitors than any other in the past two years. Following a Southeast Texas Museum Association meeting at the end of the month, I invited museum staff from George Ranch and the Houston Museum of Natural Science to come out for a visit. One of the first questions asked when viewing the exhibit was if it was available for rent. I believe that would be a great benefit to us to recuperate the initial cost of the exhibit, while also potentially alleviating our storage issues. On another note, the total expenses for this exhibit came to about \$500, which includes advertising, because the entire exhibit with decorations and signage is already owned. If you haven't already done so, please make a point to stop by and see the sharks for yourself.

KidFest – 2019 KidFest was held on July 27th and, as always, we had a great turnout with children of all ages joining in on the activities. Based on the number of leis given out for the Hawaiian themed event, we estimate 2,500-3,000 participants this year.

Issues to address next year include more ice for the drinks, better DJ and sound system needed, and possibly revisiting the rental of inflatables to include more than one vendor. Positive aspects this year were the time change to evening, which was largely welcomed by the masses and the return of Ms. Monkey's Emporium. This year's event ended \$2,000 under budget.

I would advise that next year we purchase more event t-shirts and set up a booth to sell, as there were lots of requests for t-shirts. I would also like to request a committee to organize and plan the event, as it proves to be a lot for myself and two part time employees to cover. We need designated setup and cleanup crews for an event this size.

Thank you to Mr. Kelty, Ms. Russell, Parks, Streets, PD and Fire/EMS for their support in this year's event.

Maintenance

We are currently waiting on work to begin for a new roof over the entire museum complex. Thank you to the Mayor and City Council for your approval of replacing our roof.

Thanks to Maintenance, our A/C is back to cooling properly. No contractor was required.

We have ongoing issues with our train system in the Children's Exhibit. We are working with the Brazos Valley Railroad Society to identify the problem(s) and get it back on track.

Statistical Data

Revenues

Admission Fees	3,859.00
Donations	132.58
Gift Shop	880.67
TOTAL	\$4,872.25

Museum Attendance

Adults	424
Children	546
Seniors	119
TOTAL	1,089

July Monthly Report

1. Meeting for Fall Fest
2. Planning and organizing Fall Fest
3. Maintaining and running the pool and lifeguards.
4. Paint Samples bought and about to paint.
5. freshened the Glass Painting on the Breakroom.
6. Bought Some Décor for the front entrance that has had a lot of compliments.
7. Interviewing for Part-time Rec Attendant.
8. Painting almost done around the gym.
9. Found part-time rec attendant.
10. Made new logs for pool safety with chemicals.
11. Having Task sheets filled out on every shift by Rec Attendants.

Maintenance :

- Replaced 2 Pool Main Drain Vent Covers
- Fixed a Door that had fallen partially off building.
- Men's restroom Door Replaced.
- Concession AC fixed due to clogged drain.

Thank You,

Haley Killion

Rec Supervisor.

Parks Monthly Progress Report

July 2019

Facilities

1. *Beach Start-Up
2. *A/C at River Place
3. *Rental Agreement
4. Flowerbeds- grooming corridor
5. Help museum get sharks ready for exhibit
6. Clean all lights with bleach at Splashpad
7. Set up tables and chairs to City Hall
8. Painted all of Memorial park
9. Painted all trash cans black at Memorial Park
10. Picked up water at Veolia for kid fest
11. Fixed bench seat at splash park picnic table
12. Painted all curbs at memorial park
13. Nominate Employee of the month- Kimberly Hammonds
14. Finished getting sharks to museum
15. Paint walls at RP
16. *Quotes to repair Antonelli waiting on last quote to be sent
17. *Quotes for Heritage House windows
18. Trees on 288 trimming and hauling off limbs
19. Moved all vehicles to auction line at service center
20. Painted all new lines at Service Center
21. Finalize preparation for Fishing Fiesta
22. Touch up paint at FMP picnic tables and ticket booth
23. Order shirts, hats, visors, for City Picnic
24. Fill in at VIC when needed

GROUNDS

1. Helped set up and tear down stage for fishing fiesta

2. Mowed big lots, landing, LED, Riverside
3. Helped move dinosaurs from Museum to H.H.
4. Set up barricades for kids fest
5. Haul trash cans, troughs, chairs, tables, lights to museum for kid fest
6. Changed belts on finishing deck for tractor
7. Help set up tents and tables for kid fest
8. Help haul all trash off for kid fest & fishing fiesta
9. Haul off trash from wet lands that was thrown there
10. Pick up trash on levees before mowing
11. Weed all Flower beds throughout City
12. Weed eat inside fence area at Rec Center
13. Bag up all leaves and blow off City hall
14. Help set up Stage at RP for fire department
15. Picked all limbs up behind OPD put in dumpster
16. Trimmed all palms at River Place for Fishing Fiesta
17. Trimmed and shaped all trees and bushes down 288
18. *Clean inlets on FMP and Ave. A
19. *Spray all insides of playgrounds
20. Prepare grounds at River Place for fishing fiesta

*Denotes Work in Progress

Routine Monthly Tasks

1. Mow, weed eat, edge, and spray 12 parks and levees every week
2. Litter Control from 288 Entrance throughout the city.
3. Clean all 10 rentals before & after each rental.
4. Mowing Contractors: schedule mows and inspect work
5. Beach Preparedness: litter control, trash cans, roll offs, post signs, and schedule porta cans.
6. Seasonal flowers all flower beds
7. Seasonal painting at all parks, basketball courts, playground equipment
8. Ballparks & Maintenance mow, weed eat fence lines, and spray

9. Clean Inlets as needed due to rain.

Monthly Golf Course report July 2019

For our monthly golf course report, I will start out by giving you our monthly goals vs actual numbers followed by details regarding the month.

	Goal	Actual	Difference
Green fee	\$16,000	\$18,971	\$+2,971
Cart Rental	\$8,000	\$ 8,322	\$+322
Merchandise	\$7,000	\$19,533	\$+12,533
Prep Food	\$ 900	\$ 943	\$+43
Beer Sales	\$ 5,000	\$ 6,421	\$+1,421
Drinks/Chips	\$ 3,500	\$ 4,732	\$+ 1,232
Memberships	\$ 7,000	\$ 10,147	\$+3,147
Total	\$47,400	\$69,069	\$+21,669

For the month of June we exceeded our revenue goal by \$21,669 which is the highest revenue for the month of July in the last 19 years. We continue to see growth in membership as well as we are now closing in on 140 members this is an increase of almost 40 members in the last year.

Our junior golf clinic has been a success and will wrap up in August but we will be offering another one in the fall. We have also had request for our ladies clinic to return so with the help of our volunteers this will be back in the fall as well. We have these programs to be beneficial to our family memberships as well as another avenue to give back to our community.

Thank you

Brian Dybala



CITY OF FREEPORT
FREEPORT FIRE & EMS DEPARTMENT

131 East 4th Street
Freeport, Texas 77541
Phone (979) 233-2111
Fax (979) 233-4103

Christopher Motley
Chief / EMC

Mike Praslicka
EMS Coordinator

To: Mr. Kelty, City Manager

From: Christopher D. Motley, Fire Chief

Date: August 13, 2019

Re: July 2019

Response alarms: July: Fire – 13
EMS: - 179
Total: 192

Significant Events: Increase of high heat index weather related responses.
Increase of fire alarm responses.
Air Ambulance transport: 4
Request mutual aid into the city to cover EMS response: 1
Two EMS units working calls at the same time: 27

Equipment/Instructure: Ambulance out of service due to diesel injector's replacement, air conditioner repair and door handle mechanism. At one time, the department had one ambulance to respond to any EMS calls for about an hour. The repair was performed internal by the Service Center Mechanic. At this time, all Ambulances have been repaired and are in service for call. Engine 901 is in service but is pending service to repair a leaking water tank under manufactory lifetime warranty. Updating building infrastructure for internet connectivity for the Emergency Office Center. Fire Station #1, main air conditioner in the EOC/training room is out. Scheduled repair August 15, 2019.

Emergency Management: Processing Hurricane Harvey reimbursement for response and recovery expenses. CDBG-DR approval of Resolution for the main waste water treatment plant improvements. Public Comment closes for this grant application on August 15, 2019.

Personnel: Probationary FF Brennon Malone completed orientation and on shift.
Fire Marshal vacancy: Application under review.

Public Relations:

Kidfest
Fishin' Fiesta
Beach Patrol: Bryan Beach and Brazos River for situational awareness of the beach front access and public awareness water hazards.

Visit us online at www.freeport.tx.us
facebook.com/FreeportFire
fire@freeport.tx.us

**STREET DEPARTMENT
MONTHLY REPORT--- July, 2019**

Drainage Set culverts

1314 West 5th--20ft
1315 West 4th-35 ft
1316 West 5th--20ft
1317 West 4th--35ft
1318 West 5th--20ft
1326 West 5th--20ft
1328 West 5th--20ft
1330 West 5th--20ft
520 West 8th---20 ft
823 N. Ave. D--20 ft

Cut drainage and jetted out culvert pipe

1315 West 4th alley-----800 ft

Concrete report:

1. Remove forms and backfill around pad and sidewalk @ splash pad
2. Set forms. Pour, remove forms, and backfill @ 1302 N. Ave. M
- 3- Set forms, rebar, & pour sidewalk @ 1202 West Broad
- 4- Drill holes, set forms, and rebar on pedestals for school zone lights @
12th & Velasco and 2nd and 288
5. Remove inlet top @ 1821 N. Ave. J , form, rebar and pour new
top on inlet.
6. 700 block N. Ave D build catch basin in alley
7. Break out and remove sidewalk @ 609 West 6th

Pothole repair:

Completed 33+ work orders for QPR asphalt
27+ alley Blocks with Crushed concrete repairs

Rainy Day Schedules-- Total 4 days:

Total 4 tons of trash/debris collected

Mowing Report:

City owned lots completed 100 % of lots 2- times and
100 % of ROW /drainage ditches 2-time

Sweeper operations:

Swept quadrants A,B,C,&D one total round this month and began
second round. Have completed 1/2 of Quads A&B

Also worked on.

Beach entrance repair, road Maint, and beach cleanup.

Projected work August, 2019

Drainage--- 1500 to 1800 block N. Ave. Q --1600 lin.ft.

Drainage--- 915 West 6th --850 lin.ft.

4-culverts--80 lin. ft.

Complete volleyball court

Sidewalk for Weight Station

Sidewalk for Fire Station Extension

Oversee Contractors on concrete jobs and offer assistance
where and if needed.



FREEPORT POLICE DEPARTMENT

430 N. Brazosport Blvd • Freeport, TX 77541 • 979.239.1211 • Fax 979.239.2075

*Lt. Corey Brinkman
CID Commander*

*Raymond Garivey
Chief of Police*

*Capt. Danny Gillchriest
Patrol Division Commander*

To: Mayor and Council

During the Month of July, my officers responded to 2555 calls for service. Those calls include all crime related calls, calls for citizen assistance, Animal Control calls, citizen contact and traffic stops. Anytime an officer calls out on the radio, a call type is generated.

Significant Incidents:

Narcotics Task Force executed a search warrant at 807 N Ave F (Riverside Apartments) and seized a pretty significant amount of illegal narcotics. One arrest was made and said "dope house" was shut down.

Two of our Detectives, Kristy Mercado and Clay Hutcherson, busted a trailer theft ring. Trailers were being stolen in our city and surrounding cities as well. Two persons were arrested and charged in this investigation.

Community Events:

Freeport PD proudly hosted the Love with Lemons lemonade sale in council chambers. Six year old from Las Vegas traveled to Freeport to sell her lemonade to raise funds for injured officers. Out of all her Texas police department stops, Freeport was the top selling fundraiser.

Freeport PD also participated in the Billfish Tournament by escorting the boats out into the Gulf in our pd boat. It was a great event.

Participated in the Officer 758's Cancer Fight Foundation at the fairgrounds which raised funds to assist the families of children in our area dealing with childhood cancer.



To Protect, Serve, Model Integrity and Demonstrate Professionalism

Employee of the Month:

During the week of July 4th, two trailers were reported stolen within 24 hours of each other. Detectives Hutcherson and Mercado jumped into action to begin working these theft cases. They worked together chasing down tips and leads in the case and were able to locate both trailers in two separate areas of the county within 48 hours of the initial report. Through their investigation, two other stolen trailers from Brazoria county were also recovered. Armed with evidence, these investigators were able to file multiple felony charges in reference to the stolen trailers. The relentless pursuit of criminals shown by these two Detectives has earned them employee of the month for July 2019.

Open Positions:

We currently have (2) School Crossing Guard positions open as well as (1) Animal Control Officer position.

Sincerely,

Chief Raymond Garivey

Freeport Police Department

(979) 415-4187



Finance, Court & Water Departments

Title: Monthly Report for July 2019

Date: August 19, 2019

From: Stephanie Russell, Assistant City Manager/Finance Director

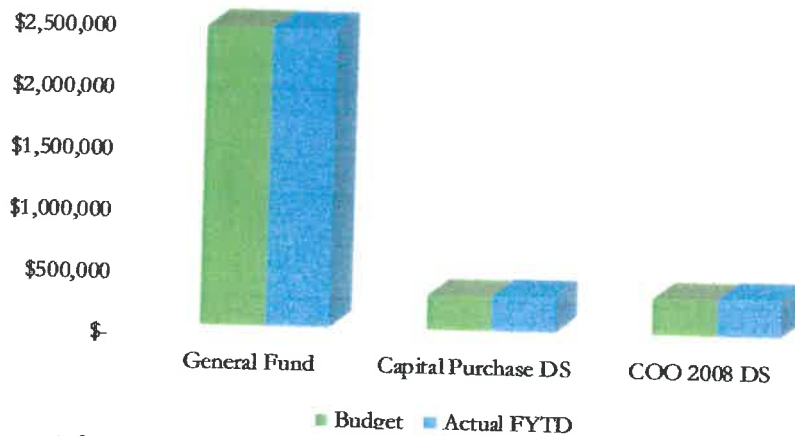
Major Revenue

Property Tax

As of the end of June, the City had received 100% of its Property Tax Revenue.

Fund	Budget	Actual FYTD	% Rcvd FYTD
General Fund	\$ 2,412,833	\$ 2,410,170	100%
Capital Purchase DS	\$ 279,907	\$ 290,152	104%
COO 2008 DS	\$ 295,518	\$ 306,377	104%
Total	\$ 2,988,258	\$ 3,006,699	101%

Property Tax Budget vs. Actual



Industrial District Contracts

The City has received 100% of its revenue to-date.

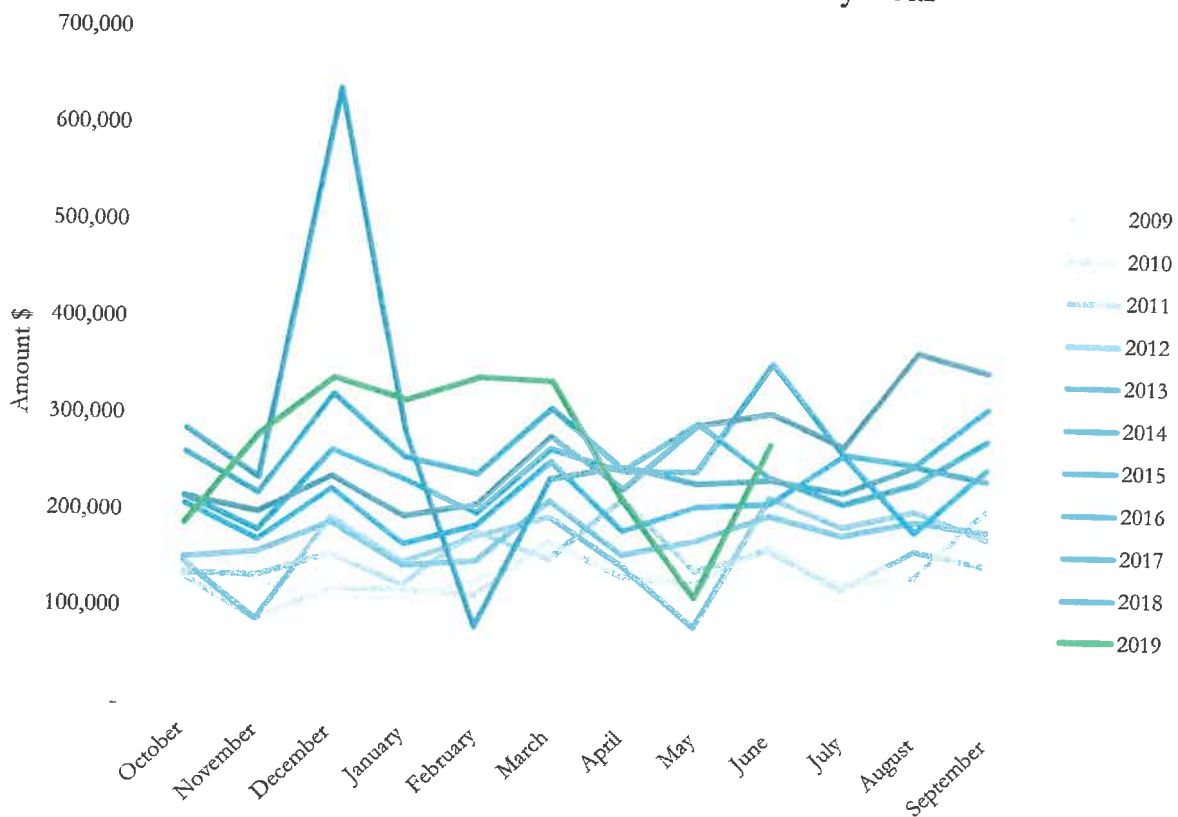
Agreement	Amended Budget	Actual YTD	% Rcvd FYTD
Brazosport IDA	4,273,311	4,273,311	100%
Freeport IDA	1,484,553	1,484,553	100%
Freeport LNG	1,775,000	1,775,000	100%
Total	\$ 7,532,864	\$ 7,532,864	100%

Sales Tax

Sales Tax Revenue is up about 11% from this time last fiscal year (June) and trending over budget – over 108% has been received for only 75% of the year. Please note, there is a two-month lag from when Sales Tax is collected and received by the City; thus, June’s Sales Tax was received in August.

Actual Sales Tax	FY2018	FY2019	% Change
October	215,308	187,361	-13%
November	200,806	281,761	40%
December	239,165	341,499	43%
January	198,873	319,310	61%
February	212,567	343,893	62%
March	284,577	341,557	20%
April	231,594	219,081	-5%
May	298,921	120,460	-60%
June	312,884	280,807	-10%
July	280,065	-	
August	378,933	-	
September	359,563	-	
Grand Total	3,213,257	2,435,727	
Total Budget	2,437,000	2,250,000	-8%
% of Budget YTD	131.9%	108.3%	

Comparison of Sales Tax Revenue by Year



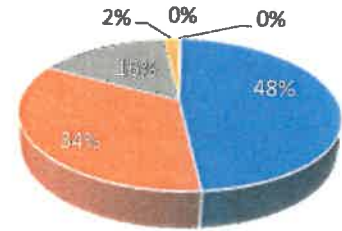
Utilities

	FY2018	FY2019 YTD
Service Categories		
Water	\$ 2,790,757	\$ 2,204,967
Sewer	\$ 1,910,245	\$ 1,562,957
Garbage	\$ 877,392	\$ 738,725
Ambulance	\$ 92,044	\$ 77,885
Surcharges	\$ 3,048	\$ 235
Miscellaneous	\$ 9,456	\$ 14,175
Total	\$ 5,682,942	\$ 4,598,943

Water Consumptions (Gallons)		
Billed Consumption	418,205,000	321,613,000
Unbilled Consumption	1,991,000	717,000
Total	420,196,000	322,330,000

Sewer Consumptions (Gallons)		
Billed Consumption	314,830,377	249,318,143
Unbilled Consumption	0	0
Total	314,830,377	249,318,143

Services by Category



- Water
- Sewer
- Garbage
- Ambulance
- Surcharges
- Miscellaneous

Municipal Court

	Total FY2018	FY2019 YTD
Violations		
Filed	4,195	3,194
Completed	2,892	2,097
Outstanding Violations	1,303	1,097
Warrants		
Issued	1,189	544
Cleared	1,301	697
Change in Total Warrants	-112	-153
Other Paid Cases	86	207
Total Fees/Fines Paid*	\$ 647,702	\$ 460,312
* Includes Regulatory, State & Other Agency Fees		
Municipal Court Revenue	\$ 473,531	\$ 231,612
Budget	\$ 418,000	\$ 425,000
% Completed	113%	54%



Accounts Payable

Purchase Orders	FY2018	FY2019 YTD
Outstanding	11	38
Partial	20	51
Completed	870	546
Total	901	635

Ongoing Initiatives

FY2017-2018 Audit

The final audited Annual Financial Report is now posted on the City's website under http://www.freeport.tx.us/page/finance_budget

Banking RFP

Four Proposals in response to our Request for Applications (RFA) were opened Thursday, August 1st. The consultant and staff are currently evaluating the proposals for future recommendation.

Budget

The proposed budget was delivered to Council the week of July 29th and presented August 5th. Council will review the certified roll, effective and rollback tax rate calculations, and propose a tax rate during the August 19th meeting.

Financial Software

The City is not fully utilizing its financial software to its maximum capacity. Therefore; staff is currently working with the software provider to expand our use within the available modules and evaluate adding new ones. Additionally, staff is also evaluating the cost versus benefit of newer versions of the current software and other software that is available.

Human Resources

The search for a new Human Resources Director is currently underway. Two applicants were interviewed early August but will not be moving forward in the process. The position has been reposted and an interview has already been scheduled with a promising applicant.

Policies

Staff is reviewing current policies and procedures to determine updates and new policies moving forward. Staff is currently working on administrative procedures to ensure internal controls and financial accountability.

Purchasing Cards

Initial forms have been submitted to the State for both the purchase and fuel cards. Staff has met with both providers to begin the implementation process. Staff expects full implementation to be complete before the end of the fiscal year.

Records

Staff has been diligently working to sort and organize the massive volume of paper records left by the previous Director for ease of reference and compliance with records retention.

DIRECTORS NOTES TO CITY COUNCIL

TOP 12

Submitted Project Hermes Arkadia for the Wong Property. The Office of the Governor has been asked to convey this RFI and if you are in one of the select areas receiving this RFI directly from our office please follow the submission instructions. The Office of the Governor has been contacted by a consulting group representing a petrochemical company who is looking to invest up to \$1.2 billion along the Texas gulf coast potentially creating 430 new jobs. Consultant has conveyed an aggressive construction schedule. ***QUICK TURN-AROUND*** All submittals must be fully complete and received by EDT no later than Noon, Friday July 19, 2019. (This was a 3 day turnaround).

Discuss with Natalie Wilson of Neon Cloud for the development of video contact to market the city.

I have been contacted by a site consultant in Indiana as he knows our city and is guiding a chemical manufacturing firm from outside the US to locate in Freeport. I have provided him with some base information until he provides me with more information on the needs of the company. My understanding is that this firm will need about 15 acres and will invest \$20MM. They prefer to own the site. It would be a 4-story tall building.

Contacted Kendig Keast to have them send me a proposal for the development of a Downtown Revitalization Plan. Although we may not contract with them, I need the cost to place in the budget discussion. This also reminded them to send over the final Strategic Plan as adopted.

Evening meeting with Imad's development group. Imad was not able to make the meeting but his associates presented to the sub-committee and one councilmember on some of their proposed developments. They need to get back to us values as well as contact many of the large industrial companies of which the contact was provided at the meeting.

Obtained a Project request from GHP and the Governor's office for Project Outfield Green that is a 24-hour turnaround which I have created a basic packet that was submitted on Thursday afternoon. The company manufactures Sulphur-free bio-diesel fuel from waste animal fats, used cooking oil and vegetable oils. Due to increased demand, the company is now looking for a new facility site. The new facility requires a port adjacent site between 100 to 200 acres with access to a minimum draft of 35', but with 40' draft preferred. Access to a natural gas line will be crucial and proximity to a gas-fired power plant would also be preferred. Capital investment for the project is estimated at \$1.5 billion, and the facility is expected to hire 125 employees with average wages of \$75,000 by 2023.

My scheduled conference call with Brett Malky and Tim at 10:30AM to see if there is a relationship that we can create in order for Brett's company to help us redevelop our downtown. Brett will be sending Tim and I a proposal for review.

Tim, Troy, Gina (Brazoria County Hispanic Chamber of Commerce), ReMax Agent rep from the chamber and I met with the Mexican Consulate in Houston to start discussion on a Sister City relationship and better ties in order to bring and export business opportunities. For the past few weeks I have been talking to our Hispanic Chamber of Commerce Director in developing a sister city relationship with a city

in Mexico if it is acceptable with the City Manager, Mayor, city, and city in Mexico. Such relationship can spur investment into Freeport.

The 9th largest housing developer in the nation Wade Journey / Waterstone presented their desire to building housing in freeport but is challenged with the lack of available land. I have him on the August 13 agenda to present what he would like to build in the city. I have previously sent to the sub-committee an invite to see his product at Livingston. If interested please let me know so I can let him know or possibly after his presentation. Previously Charles of Waterstone Development and I discussed developing housing in the City of Freeport. from \$120,000 to \$285,000 but realistically needing from \$185 up to \$285K. He would like to build on a couple of city or EDC property in the south side and north side of the city as a test. Then either build on larger acreage. The product he showed the board is well built to a good standard.

A new FEDC By-Laws was presented to the board for review that has greater depth and specificity. No action taken as it is still being developed.

The EDC has approved a contract with Retail Strategies in the amount of \$45,000 (split in 2 payments). This company will provide demographic/psychographic data as well as assist the EDC in attracting developers and specific businesses to the community. The board was presented with Buxton as an alternate. The team of council, city staff, and EDC that went to ICSC met with both companies.

The EDC has approved a contract with Travis James of TXP in the amount of \$45,000 (split in 2 payments) to develop.