



**AGENDA
REGULAR MEETING
FREEPORT CITY COUNCIL
MONDAY, MAY 16, 2022 at 6:00 P.M.**

Mayor:

Brooks Bass

Council Members:

Jeff Pena

Jerry Cain

Mario Muraira

Troy Brimage

City Manager:

Timothy Kelty

THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, WILL MEET ON MONDAY, THE 16th DAY OF MAY, 2022, AT 6:00 P.M., AT THE FREEPORT, POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD FREEPORT TEXAS

This meeting will be live streamed via Facebook Live and may be accessed on the City of Freeport Facebook page: <https://www.facebook.com/freeporttexas>

THE MEETING IS BEING HELD FOR THE FOLLOWING PURPOSES:

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

INVOCATION AND PLEDGE OF ALLEGIANCE: (Council Member)

CITIZENS' COMMENTS:

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

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

1. Presentation of the Employee of the Month for the month of April 2022. **(Kelty)**
2. Presentation by Brazosport Chamber of Commerce of the Annual Tourism Report.
3. Presentation by the US Army Corps of Engineers, on the status of the Freeport Project prior to the virtual public meetings.

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.

4. Consideration and possible action on the approval of City Council meeting minutes from April 18, 2022 and May 2, 2022. **(Wells)**
5. Consideration of approving various items and equipment for surplus and approve the sale of such items by auction. **(Cramer)**
6. Consideration and possible action on the road closure of 2nd Street for bridge repair by Union Pacific. **(Kelty)**

COUNCIL BUSINESS – REGULAR SESSION:

7. Consideration and possible approval for Resolution No. 2022-2746 for the renewal of Tax Abatement Policy. **(Kelty)**
8. Consideration and possible action regarding awarding bid for 2021 Community Development Avenue G and H Sanitary Sewer Line and Manhole Rehab, to Texas Pride Utilities, LLC, and authorizing the City Manager to execute the contract. **(Ezell)**
9. Discussion and direction from council regarding bid and contract for City Hall renovation. **(Kelty)**
10. Discuss and take Possible action on Regular and Bulk Trash Services by City of Freeport and Ameri-waste; review of Contract **(Pena/Muraira)**
11. Discuss and take Possible action on Street and Curb Striping and Signage on previously requested and newly requested streets in City of Freeport. **(Pena/Muraira)**
12. Discuss and take Possible Action on Street and Sidewalk Repair and Maintenance Schedule **(Pena/Muraira)**
13. Discuss and take Possible Action on Current List of Active Work Permits in City of Freeport, Red Tagged Permits. **(Pena/Muraira)**

WORK SESSION:

14. The City Council may deliberate and make inquiry into any item listed in the Work Session.

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

CLOSED SESSION:

15. Executive Session regarding a.) (Potential Litigation) consultation with City Attorney, b.) (Deliberations about Real Property), East End, in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.071, 551.072.

16. COUNCIL BUSINESS – REGULAR SESSION:

ADJOURNMENT:

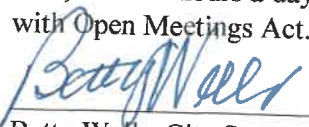
17. Adjourn.

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

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

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

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


Betty Wells, City Secretary,
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, April 18, 2022 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council:

- Mayor Brooks Bass
- Councilman Jeff Pena
- Councilman Jerry Cain
- Councilman Mario Muraira
- Councilman Troy Brimage

Staff:

- Tim Kelty, City Manager
- Betty Wells, City Secretary
- Cathy Ezell, Finance Director
- Chris Duncan, City Attorney
- Kacey Roman, Building Official
- Ray Garivey, Freeport Police Chief
- Clarisa Molina, Administrative Assistant
- Danny Gillchrist, Freeport Police Department
- Toby Cohen, Information Technology
- Chris Motley, Freeport Fire Chief

Visitors:

Raven Wuebker	David McGinty
George Matamoros	Kenny Hayes
Bob Casale	Marinell Music
Shonda Marshall	Lucy Ware
Aaron Ware	Melanie Oldham
Sam Reyna	Breanna Brimage
Con McCleaster	Diane McCleaster
Manning Rollerson	Desiree Pearson
Sabrina Brimage	Tommy Pearson
Nicole Mireles	Laura Lynch
Janell Marin	Jamie Ford
Pam Dancy	Jaclyn Hildreth
Ben Kelty	Diego Kelty
Alma Kelty	Ed Garcia
Roy Yates	Peggy Yates
Keith Stumbaugh	Ruben Renobato
Brenan Brimage	David Estrello

Rev. Jesse Rivet
Brian Thomas
Robert Bacon
Julian (711 West 10)

Raul Ramirez
Shana Garza
Shana Tidwell

Call to order.

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation was led by City Manager Tim Kelty, the Pledge was led by Mayor Bass.

CITIZENS' COMMENTS:

Marinell Music spoke on the investigation that is being conducted of Councilman Pena, and the separation agreement between the EDC and Courtland Holman. She said with this agreement, the City nor anyone else can get information from Mr. Holman on this, and we need his input. She asked Council to amend this agreement.

Pam Dancy said she wants to make sure that council knows she is not implying anything to anyone. She said that BrazTex was supposed to build 16 homes, and there were only 14 built. She asked where is 201 S. Front Street? She asked about the subdivision Bridge Point, that was supposed to be built. She said it was not built. She asked about the Veolia payment. She asked if there was an error in the agreement?

David Estrello said he owns Estrello Automotive. He said administration is treating the City as a Private Domain. Enacting rules and laws to fit their personal wants. He said the City drove out Intermedics, and now they are trying to drive out automotive repair shops.

Kenny Hayes spoke to council about the trash pictures that have been put on Facebook by councilmembers. He said he wishes that council would start going out and talking to the residents instead of putting pictures on Facebook. Mr. Hayes said he and Mr. Pearson will be starting a little group for Ward C. He said he has had no problems with the new trash service.

Tom Pearson said he wanted to bring up some things about the EDC Expenditures on the River Front. He said he was looking at the electrical and platform, he asked what is the purpose for this electrical system and the platform? He asked if permits were issued before this was put in? Were there construction plans? He asked if the Electrical Engineers are permitted with the City? Mr. Pearson asked who approves payments, and where is the money going?

Aaron and Lucy Ware spoke of the property at 2 South Front Street. They said they would like offer \$11,000 for the Levy property. Mr. Ware said this is good for the city because no one has offered \$11,000.

Sabrina Brimage spoke to council spoke about the two investigations that are going on by an outside attorney. She said to her knowledge, nothing has been done. She said she would like to see these done. She said there are things that need to be discussed in our city other than these investigations. She said every council meeting we are discussing investigations and nothing is getting done.

Manning Rollerson spoke of a PIR that he received. He said it is missing four officers. He said there is a coverup going on. Mr. Rollerson spoke of council acting like children. He said it is sad what the city

is going through. Mr. Rollerson spoke of the April boat rally that was held in the City of Freeport. He asked how the City did not know how this boat rally was going to happen? He said the Coast Guard did not know about this rally either.

George Matamoros spoke to council of his concern the direction the EDC is going. He said two members are running these meetings. Mr. Matamoros said the last meeting the EDC President, Mingo Marquez said they are the Board and citizens could not comment. He said the City Manager was not allowed to speak at this meeting. He asked council to look into the \$6000 invoice that was spent in electrical poles. He said Jeff said no one would quote on this job. He said it is time for council to remove these two from the EDC. He also said that he would like Jeff Pena to stop making negative comments about the city employees on social media.

Shawna Tidwell Office Manager with Penny's Electric spoke to council about the work that was done on the dock. She said her company went out to look at the work done because they were included on some invoices that are being talked about, and this has nothing to do with her company. She said so much of the work that was done, was not done properly. She said electrical companies are held to high standards and codes, and she does not understand why the city would not be held to those same standards and codes. She spoke of the EDC Meeting last week and not being allowed to talk. She said they don't like doing work with the EDC because they do not pay. She said it took seven months to get paid.

Brian Thompson with Penny's Electric spoke to council on the Riverfront lights. He said that the inspection on these lights should have never been passed and service turned on. He said the poles are not properly grounded, and there are holes the size of his hands, in the poles. He spoke of the permit charges. He said there are trip charges, which he doesn't believe there should be a trip charge.

Melanie Oldham spoke to council of her concerns of City Attorney Chris Duncan. She said she was approached by him, about Councilman Brimage. She said he told her Councilman Brimage has been talking to the Port Freeport and he would like to sell Lincoln Park, all the City owned Streets and ROW for \$440,000. She said she called Councilman Brimage and asked him about this statement. She said she is curious if this was Executive Session information.

Nicole Mireles said she has concerns with the EDC and how it is run. She said citizens were not allowed to talk. She said that Jeff Pena took over the meeting. She spoke of Councilmen Muraira and Pena adding to the Council agenda. She said it is ironic, but Muraira never speaks, it is always Jeff.

PRESENTATION/ANNOUNCEMENTS:

Presentation of the collection of delinquent taxes and court fine and fees from Mike Darlow with Perdue, Brandon, Fielder, Collins & Mott, LLP.

Mike Darlow with Perdue, Brandon, Fielder, Collins & Mott, LLP presented to council the annual collection of delinquent taxes and court fines and fees.

Presentation of the Annual Audit with Whitley Penn.

Laura Lynch with Whitley Penn presented to council the City's Annual Audit. It was a clean audit with no findings or issues to report.

Presentation for the Annual Veolia Report.

James Carter and Roger Rowe presented to council the Annual Veolia Report. Mayor Bass asked if there is a map of the sewer lines that have been replaced, he said he would like the citizens to see what has been replaced.

COUNCIL REGULAR AGENDA

Consideration and possible action on the approval of City Council meeting minutes from March 21, 2022, and April 4, 2022.

A motion was made by Councilman Brimage, seconded by Councilman Cain. With discussion that followed.

Councilman Pena asked if the Meeting Minutes from March 21, 2022 was amended to include the comment by Ms. Tilly? City Manager Tim Kelty said "yes".

Mayor Bass called the motion to a vote, with all present voting "Aye" 5-0 council unanimously approved the meeting minutes from March 21, 2022 and April 4, 2022.

Discussion and Possible Action regarding trash service agenda item revision

Sam Reyna spoke to council of the \$30.00 charge for anything over 5 CY. He read portions of the AmeriWaste contract. He spoke of the remodel work debris, he said it will not be picked up. Mr. Reyna spoke of the complaints that are coming in on AmeriWaste.

Janell Marin with AmeriWaste said there were 70 tons of bulky waste picked up in Freeport by AmeriWaste on the weekend before they took over, that was left by Waste Connections. She said since last Wednesday there has been 83 tons of bulky waste picked up in the City of Freeport. She spoke of the flyers and door hangers that have been sent out or hung on doors.

Jaime Ford the Freeport Supervisor with AmeriWaste showed a PowerPoint of what is compliant for pickup, and what is out of compliance.

Ms. Marin said there is about 7% that is out of compliance in the city, she said 53% is picked up, and about 47% is non-compliant. We need to continue to educate our citizens.

Councilman Cain said in Ward B this last pickup, he counted from the Saturday prior to the Saturday after was about 53% was picked up. Councilman Cain asked about the 18-inch diameter in wood, why 18-inches? Ms. Marin said it has to do with the blade and compacting system. She said anything over 18-inches will mess up the blades and the rails in the compacting system. Councilman Cain asked about the move out debris, he asked if this gets communicated to the city? Ms. Marin said yes, and the city reaches out to the owners of the home to let them know they are responsible.

Councilman Pena said 47% of trash is not being picked up. He said he has always seen trash service use a claw for bulky pickup. He said there is 60% of renters in Freeport. He said he would like to get the "mays" to "shalls" in the contract. Councilman Pena spoke about the tying and cutting of the brush. He said this is not practical. Councilman Pena said each Ward should maybe have a bin for brush only, or even have a community compost program. He spoke of having a drop off for hazardous waste and tires.

He said he does not want the residents to be penalized unfairly. He said there has to be better service solutions.

Councilman Muraira said he thinks that we need to schedule the city-wide cleanup sooner than the end of summer. He said he agrees that the citizens need to be educated. He spoke of a hazardous waste site. He does not want to see residents being fined yet, he said to give a deadline of when the fines will start.

Manning Rollerson said he has said for years that the city should have the city works back. He said the citizens should have the garbage picked up the way they want it picked up.

Mr. Bacon 1702 W. 10 asked about the elderly residents that are unable to tie and bundle their branches. Will we make this feasible for them?

Mayor Bass said he wants to make it very clear, Council had a chance to review this. There was a committee selected with two Councilman and the City Manager to review the RFP, Review the bids and Interview the contractors. One Councilman attended and the other did not. All Council voted for this.

Councilman Brimage said AmeriWaste is the only company that turned in a bid other than Waste Connections.

Julian (711 West 10) spoke to council about the trash service. He said he has no issues with the service. He said most citizens do not follow the rules.

Bob Casale said we need to decide on the issues with the trash. It does not take all this time to fix these problems.

Mr. Estrello said the more education and communications is needed. Mr. Estrello said the trash crew is good and fast at what they do.

Mayor Bass said Waste Connections had the same requirements as AmeriWaste.

Lucy Ware spoke about being a Landlord in Freeport. She said Landlords should not be responsible for tenant's move-out debris.

Pam Dancy has no problem with the service. Her problem is with trash being just thrown out. Citizens are failing.

Shonda Marshall spoke of the elderly and the handicap. She suggested a hotline system to help these individuals. Ms. Marshall said, we want to be compliant as well.

George Matamoros suggested creating a brush center to create mulch for the residents.

Councilman Pena said this is a long discussion, but he would rather give up an hour here tonight on this subject than wait 30-60 days for the trash to be picked up. Councilman Pena said that if there is an issue with something he will show up, because he is a gamer. Councilman Pena said we only had one bid, and the company needs to change for us.

Mayor Bass said the company said they will be up to talk about possible revisions.

Public Hearing: Public Hearing and discussion on Auto Repair and Service Ordinance

Mayor Bass opened the Public Hearing at 8:14 PM.

City Manager Tim Kelty presented to council discussion on the Auto Repair and Service Ordinance. He said that this ordinance was delivered to each business that are affected by this. They were invited to attend and submit their suggestions and attend a workshop. Based on feedback received the original ordinance was amended to accommodate some of the concerns. Mr. Kelty explained the ordinance and the changes.

George Matamoros spoke of a tire shop on Yellowstone that repairs big rigs on the side of the road. He said with this it turns Yellowstone to a one lane road. He spoke of these large trucks using Ave M and Ave O to get to this shop. He asked that this be looked into also.

Julian spoke to council about when an ordinance is passed, it needs to be enforced.

Mr. Estrello said it is appalling the reaction that was given to the Councilman, by the Mayor. He said council does not know what it takes to run an auto business.

Councilman Cain said he likes that minor repairs are being allowed to be done outside the shop. He said the Ordinance it keeps from having engines being rebuilt outside. He said we are talking about the trash on the streets, he said we have to help clean this City up. He said this is fair to the shop owners. He said there was good discussion with the shop owners when we had our last meeting with them.

Councilman Muraira said he is glad the changes were made to this ordinance. He said the city is showing that they want to be pro-business. He said we have heard the mechanics concerns. Councilman Muraira said there are a lot of complaints from citizens and mechanics, and this works both ways.

Councilman Pena said when he had the meeting with Councilman Muraira and mechanics, there was about twenty business owners. He said he is curious if there were the majority of business owners involved through this process? Councilman Cain said at the last meeting letters were sent out to all effected business owners. He said there were two written responses that were very vague. He said ultimately there were seven or eight owners that showed up to the meeting. Ms. Roman said there were emails sent, phone calls made and invitations delivered. She said we tried to get feedback. Councilman Muraira said he has also met with some mechanics and got their input. Councilman Muraira said they gave input, but they are not excited. Councilman Pena asked if there is an active list of non-compliant shops? Ms. Roman said no, we will start when the ordinance is passed.

Ms. Dancy said the shop owners are trying to make a living. But the city is trying to clean up the city as well.

Mayor Bass closed the Public Hearing at 8:32.

Consideration and Possible action on Ordinance No. 2022-2663 approving Amendment to the 4-inch Sewer Tap Ordinance

Finance Director Cathy Ezell presented to council Ordinance No. 2022-2663 approving Amendment to the 4-inch Sewer Tap Ordinance. She said the purpose for this ordinance will allow for the tap fees and cut-on and cut-off fees to be added to the Master Fee Schedule. She said it will also allow the city to re-coop cost.

A motion was made by Councilman Cain, seconded by Mayor Bass. With discussion that followed.

Councilman Pena said he is curious on this amendment is the 4-inch sewer tap attached to the drainage system? Mr. Kelty said it is the sanitary sewer system.

Mayor Bass called the motion to a vote, with all present voting "Aye" 5-0 council unanimously approved Ordinance No. 2022-2663.

Consideration and Possible Action on Resolution No. 2022-2745 Amending the Master Fee Schedule for Water and Sewer Taps Charges.

Finance Director Cathy Ezell presented to council Resolution No. 2022-2745 Amending the Master Fee Schedule for Water and Sewer Taps Charges. She said what this will do is establish the fees in the Master Fee Schedule. Mayor Bass asked about the current \$20 fee for the 4-inch sewer tap. Ms. Ezell said in the old ordinance the fee is \$20, she said a sewer tap being requested is \$1000, which is the city's cost for the installation of the new tap.

Councilman Pena asked who will this price increase affect? Ms. Ezell said it will affect new development. Ms. Ezell said this is a break even, the city is not making any money.

Mr. Garcia said he builds home in the city, he is wondering how this fee is comparable to other cities? He said the builders incur these fees and he thinks this will cause his cost to go up.

Councilman Pena thanked Mr. Garcia for his comment. Councilman Pena said he encourages development in the city, and he encourages a graduated fee increase. We want to encourage builders to come to the City of Freeport.

There was lengthy discussion on the utility fund.

Councilman Cain asked if the \$1000 charge was just passed recently, or is this something we have just been living with? Ms. Ezell said it is something we have been living with for a while, and we just have not adjusted the rates. Councilman Cain asked about larger than a 4-inch tap, how much more would this typically cost? Ms. Ezell said it will depend on the size, and the location of the tap.

Councilman Brimage removed himself from the vote because he is a builder and this will affect him.

Mr. Garcia asked Veolia will be the one putting in the sewer taps from now on? Ms. Ezell said yes, Veolia will be installing the sewer tap.

A motion was made by Councilman Cain, seconded by Mayor Bass. With discussion that followed.

Councilman Cain asked Mr. Garcia if this will cost him an extra \$200 and not an extra \$1000? Mr. Garcia said he is not sure of what the fee will be, he said he will have to talk with his contractor. Councilman Cain asked if this is passed, who will pay the \$1000? Ms. Ezell whoever applies for the sewer tap will pay the fee and then the city pays Veolia the actual cost of the tap.

An amended motion was made by Councilman Cain to the fee being charged in increments starting with a \$500 fee, and raising each year after, seconded by Mayor Bass. With discussion that followed.

Councilman Pena said he likes that Veolia is doing the taps, and he likes the graduated approach.

Mayor Bass called the motion for a vote. With a 4-0 vote council approved Resolution No. 2022-2745. Councilman Brimage abstained from the vote.

Consideration and Possible action on approval of Residential Street Lighting plan for 2022 street light additions.

City Manager Tim Kelty presented to Council Residential Street Lighting plan for 2022 street light additions. He said Centerpoint will allow us to install 50 lights per year with no cost to the city. He said once installed the city will be responsible for paying the electric bill for the lights. Mr. Kelty said there is concern that the City is dark and not well lit.

A motion was made by Councilman Pena, seconded by Councilman Cain. With discussion that followed.

Councilman Muraira said that he would like to make some changes. He said, the five lights from North Ave Q to North Ave U, between Yellowstone and Varner. Councilman Muraira said that he would like to move these to the 1700 block of 7th Street between Dixie and Yaupon. 6th Street between Dixie and Yaupon. 5th Street between Dixie and Yaupon. The other two would go at the intersection of North Ave D & Old River Road, the other light will go mid-block between North Ave B and C on Old River Road.

Councilman Pena amended his motion to include the changes requested by Councilman Muraira, seconded by Councilman Cain, with all present voting "Aye" 5-0 council unanimously approved Residential Street Lighting plan for 2022 street light additions.

Discussion on Tim Kelty's Job performance response.

Councilman Muraira presented to council Tim Kelty's job performance response. He said that he would like this to be moved to Executive Session. Mr. Kelty said that he would like this to remain in Open Session. Councilman Muraira said in regards to the job performance that occurred a few weeks ago, he thinks the process that we went with did not get down to what it should have. He said he believes a job performance review should list things that we can do better. Not a guilty or not guilty. Councilman Muraira said he thinks there are things that we can do better.

Mayor Bass said that Mr. Kelty gets an annual review each year. Each Council Member is given a form to evaluate how Mr. Kelty has done. He said what we did a month ago was respond to a list of accusations that council felt strongly enough to discuss. Mr. Kelty received this list and was given time to prepare in order to respond. Mayor Bass said there will be a job performance in August.

Councilman Pena said he assumed this item would be in Executive Session. He said the last meeting was a 4-1 vote, he voted Ney. He asked about the Open Record Request by the Fact's to get information on the discussion. He asked if this is now in public domain? Mayor Bass said he believes it is now in the public eye. City Attorney Chris Duncan said this item is in Open Session, it is now for Open Review. Councilman Pena said his performance review list of 14 items was not included in the review process. He said the Lucy Ware PIR on the property is not complete. He said he will be bringing this back as a request on an agenda.

City Manager Tim Kelty said allegations were made. He said he presented to council a book of responses with emails and other documentation refuting the allegations, so that he could show the allegations were false. He said that this is now Public Information, and he will answer any questions Council may have.

Pam Dancy said finds it funny that Mr. Kelty purchased a home from Mr. Brimage, when he was Mayor. She said this is stuff that happens that makes it look funny.

Mr. Kelty said the house had been listed for several weeks or months prior to him making an offer, and he paid the listed price.

Councilman Muraira said Mr. Kelty said the allegations were false. Councilman Muraira said there was a list, as Mr. Kelty said and his belief is you can't prove intentions. He said he will leave the rest to the Attorney General.

Attorney performance review

Councilman Pena said he assumed this would be in Executive Session. He said he would like to move this into Executive Session.

Mr. Duncan said he will wait to see what the council's preference is.

Councilman Brimage asked why would we go into Executive Session? He said it was put in Open Session, the people need to know, and Chris is a contractor. Councilman Brimage said our City Attorney has caused disruption in the City, we cannot operate on a normal basis anymore. Councilman Brimage said his time here is done, we have to move on.

Councilman Cain asked, what was discussed last week in Executive Session, if brought up in Open Session, would that be against the rules? Mayor Bass said this is a very slippery slope. He said he wishes neither of these items were placed on the Agenda.

Chris Duncan said that he will leave this to the preference to Council.

George Matamoros said where is the transparency if this goes into Executive Session?

Marinell Music said she has worked with Mr. Duncan on a lease agreement, she said she was misled by him.

Melanie Oldham said she does not understand the role of Mr. Duncan as the EDC and City Attorney. She said things are getting blurred, she said she is concerned.

There was discussion of TML handbook, of who is allowed to request to be moved to Executive Session.

Chris Duncan said he recommends council make a motion and take a vote of whether to keep in Regular Session or move to Executive Session.

Councilman Cain asked if discussed in Executive Session, can it be discussed in Open Session. Mayor Bass said we need the advice from City Attorney. Mr. Duncan said he cannot give advice because this pertains to him.

Lucy Ware asked who will pay for the legal advice? Mayor Bass said we do.

Councilman Brimage asked if we can discuss his termination, he is killing the city by dragging this out week after week.

Mayor Bass said we need to get the opinion from an outside TML Attorney.

Sabrina Brimage asked what will be done about Chris Duncan's social media post, making accusations against Councilman Brimage, that make Councilman Brimage look bad. She asked can the City Attorney be allowed to do this? She said would you allow an employee to do this, shouldn't he be treated the same as an employee? Mayor Bass asked Mr. Duncan if he made a post about a Councilman? Mr. Duncan said "yes I did".

Adjourn

A motion was made by Councilman Brimage, seconded by Mayor Bass to adjourn. With a 3-2 vote, Mayor Bass adjourned the meeting at 9:55 PM. Councilmen Muraira and Pena voted "Ney"

Mayor, Brooks Bass
City of Freeport, Texas

City Secretary, Betty Wells
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, May 2, 2022 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council:

Mayor Brooks Bass
Councilman Jeff Pena
Councilman Jerry Cain
Councilman Mario Muraira
Councilman Troy Brimage

Staff:

Tim Kelty, City Manager
Betty Wells, City Secretary
Cathy Ezell, Finance Director
Chris Duncan, City Attorney
Kacey Roman, Building Official
Ray Garivey, Freeport Police Chief
Clarisa Molina, Administrative Assistant
Chris Motley, Freeport Fire Chief
Donna Fisher, Human Resource Assistant
LeAnn Strahan, Destinations Director
Yvette Ruiz, Planning and Zoning Coordinator

Visitors:

Raven Wuebker	David McGinty
George Matamoros	Kenny Hayes
Shonda Marshall	Lucy Ware
Aaron Ware	Melanie Oldham
Con McCleaster	Diane McCleaster
Desiree Pearson	Sabrina Brimage
Tommy Pearson	Jim Saccammano
Pam Dancy	Stoney Burke
Alma Kelty	Eric Hayes
Ruben Renobato	Andrew Dill
Robert Bacon	Kenneth Kaspar
Raul Ramirez	

Call to order.

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation was led by City Manager Tim Kelty, the Pledge was led by Mayor Bass.

CITIZENS' COMMENTS:

Ruben Renobato spoke to council about the City Attorney Job Performance Review. He said he is not sure of the motivation for this review. He said the City Attorney does not work at the pleasure of Council, but he does work for the city under an agreement. He asked is the question of competency, performance, duty or conduct? He said he does not agree with the City Attorneys contract being terminated, he does not feel that he has committed gross misconduct.

Jim Sacammano commended the City Manager and the City Departments and all their hard work. He also commended Veolia for their hard work.

George Matamoros, 1722 N. Ave O, spoke of the trash committee that was formed before the signing of the contract with AmeriWaste. He said one Councilman showed, and one did not participate. He said if you volunteer for something you need to make sure you are in attendance. He said this was an important issue for the whole city. He asked City Council about the four houses on Ave M, that sit unfinished. He said hurricane season is approaching, and these houses are rotting away. He said he knows there is a lawsuit, but can we ask the judge to allow this be torn down, so there is no damage done to other residence property because of the lawsuit with the EDC.

Pam Dancy said she wanted to publicly apologize to the city and council for how she acted on the last city council meeting.

PRESENTATION/ANNOUNCEMENTS:

Presentation of the Police Department Annual Traffic Contact Report for the year of 2021.

Police Chief Garivey presented to Council the Police Department Annual Traffic Contact Report for the year of 2021.

Presentation of the Second Quarter Investment Report.

Finance Director Cathy Ezell presented to council the Second Quarter Investment Report.

CONSENT AGENDA

Consideration and possible action on the approval of City Council meeting minutes from April 12, 2022, and April 18, 2022.

Consideration and possible action on the approval of an amendment to street closings for the Barcudia Bike and Car Show and Freeport Market Days.

Consideration and possible action approving proposal for 1-year agreement with Holmes Murphy and Associates for Employee Benefit Broker Services.

Councilman Muraira said that there was a mistake in the meeting minutes from April 18 regarding the approved Residential Street Lighting Plan 2022. What he requested is not correct in the minutes, and asked that this be amended.

Councilman Cain said the meeting minutes from April 12, 2022 has a misspelling, instead of Wang it should be Wong.

Mayor Bass said we will pull the meeting minutes from April 18, 2022 and consider them at the next city council meeting.

A motion was made by Councilman Cain, seconded by Councilman Muraira with all present voting "Aye" 5-0 council unanimously approved item numbers 3-5 on the consent agenda with the exception of the April 18 minutes.

COUNCIL REGULAR AGENDA

Joint Public Hearing was open by City Council and Planning and Zoning Commission at 6:20 PM

Public Hearing: A Joint Public Hearing of City Council and Planning and Zoning Commission and consideration and possible action on Ordinance No. 2022-2666 Zoning Map Amendment for BLOCK 81 of the Freeport Townsite LOTS 1, 2, 3, 4, 5, 6, identified as 602, 606, 610, 614, 618 and 622 W. First Street, in Freeport, Texas from C2 General Commercial to WR Waterfront Residential.

City Manager Tim Kelty said Mr. Campbell owns the property along the riverfront on West First Street. This property is currently zoned C2. When the Zoning ordinance and Map was updated recently it should have changed to WR, but was not. He said there is one property left without a construction permit, and Mr. Campbell would like to build a nice house on it, but the way it is now zoned he cannot.

Councilman Pena asked where will the final house be built on this property? City Manager Tim Kelty said it will be on the East Side.

Mayor Bass asked if notices were sent to residences in 200 feet of this change? Mr. Kelty said "yes".

Councilman Pena said if it is on the dry side of the levee, he does not have problem with this.

No one from the public made comment during the Public Hearing.

Joint Public Hearing was closed by City Council and Planning and Zoning Commission at 6:28 PM

Following a recommendation by the Planning and Zoning Commission to approve this item, a motion was made by Councilman Cain, seconded by Councilman Brimage, with a 4-1 vote, council approved Ordinance No. 2022-2666 Zoning Map Amendment for BLOCK 81 of the Freeport Townsite LOTS 1, 2, 3, 4, 5, 6, identified as 602, 606, 610, 614, 618 and 622 W. First Street, in Freeport, Texas from C2 General Commercial to WR Waterfront Residential. Councilman Pena voted "Ney".

Mayor Bass opened the Public Hearing at 6:29 PM.

Public Hearing: Public Hearing on Establishment of Reinvestment Zone 2022-01

City Manager presented to council the Establishment of Reinvestment Zone 2022-01. He said the city has been requested to consider approving a Tax Abatement, for an industry that is considering coming to the City of Freeport. The company plans to make \$114 Million on investment on property improvements.

The project will result in 260-300 jobs. Before a Tax Abatement may be considered by Council the Reinvestment zone must be created following a public hearing.

No one from the public offered any comments at the public hearing.

Mayor Bass closed the Public Hearing at 6:30 PM.

Consideration and possible action regarding Ordinance 2022-2665 Establishing Reinvestment Zone 2022-01.

City Manager Presented to council the approving Ordinance No. 2022-2665 Establishing Reinvestment Zone 2022-01. Staff recommends approving the Ordinance establishing the Reinvestment Zone 2022-01. He said there will be a Special Meeting on Thursday May 26, 2022 at 6 PM.

A motion was made by Councilman Pena, seconded by Councilman Muraira with all present voting "Aye" council unanimously approved Ordinance No. 2022-2665 Establishing Reinvestment Zone 2022-01.

Consideration and possible action on Auto Repair and Service Ordinance No. 2022-2664.

City Manager Tim Kelty presented to Council possible action on Auto Repair and Service Ordinance No. 2022-2664. He said this ordinance establishes guidelines regarding the storage, parking and repair of vehicles at auto repair, wrecker service and salvage yards, from parking outside of repair bays or screened or fenced yards, that will be in the public view. He said city staff and Councilmen Cain and Muraira met with businesses this would affect, and with this meeting several changes were made to the previously adopted ordinance.

A motion was made by Councilman Cain, seconded by Councilman Brimage with discussion that followed.

Councilman Muraira asked if business owners would need to apply for a permit to add screening to their fencing? Mr. Kelty said if it is the screen that goes through the fencing, and the fence already exist, no permit is needed. If they are building a new fence, they will need to get a permit. Councilman Muraira asked if the shops would be allowed to have the lifts outside to work on the vehicles? Mr. Kelty said if they are working behind the fence, this would not be an issue. He said if they are working outside of a repair bay, or outside of a fence in public view, the work would have to be completed the same day the work was initiated.

Mayor Bass called the motion for a vote, with a 4-1 vote council approved Auto Repair and Service Ordinance No. 2022-2664. Councilman Muraira voted "Ney".

Consideration and possible action approving Task Authorization # 22 with Freese and Nichols for the Sanitary Sewer Treatment Plant Improvements.

City Manager Tim Kelty presented to council Task Authorization # 22 with Freese and Nichols for the Sanitary Sewer Treatment Plant Improvements. He said with this task authorization Freese and Nichols will continue with design and bidding of the remaining improvements at the City's WWTP.

Mayor Bass asked if this was covered under 2021 Bond? Mr. Kelty said yes it is.

A motion was made by Councilman Brimage, seconded by Councilman Pena with all present voting "Aye", with a 5-0 vote council unanimously approved Task Authorization # 22 with Freese and Nichols for the Sanitary Sewer Treatment Plant Improvements.

Consideration and Possible action on Lease agreement with Verizon for placement of Telecommunications tower at Freeport Golf Course.

City Manager Tim Kelty presented to council Lease agreement with Verizon for placement of Telecommunications tower at Freeport Golf Course. Mr. Kelty said with this agreement the city will receive \$1000 per month lease payment, with an automatic 2% escalation every year. He said it is a 50-foot by 40-foot area at the entry to the golf course.

Councilman Brimage asked if this prevent growth from the golf course? Mr. Kelty said it is the first 50-feet of the property. Councilman Brimage asked if Brian Dybala in agreement with this? Mr. Kelty said yes.

Councilman Muraira asked how close this is to the residential homes, and how many homes are there? Mr. Kelty said there is one house across the street and there are a couple houses down on Slaughter road. Councilman Muraira asked if the owners were given notice of this tower being installed? Mr. Kelty said no, but this is something that can be done.

Councilman Pena asked how many cell towers are in the city? Mr. Kelty said is not sure of the number of towers in the city.

George Matamoros said he works in IT, he said this will bring high speed internet, it will boost the power around the city, and it will benefit the residents.

A motion was made by Councilman Brimage, seconded by Councilman Cain with a 4-1 vote council approved Lease agreement with Verizon for placement of Telecommunications tower at Freeport Golf Course. Councilman Muraira voted "Ney".

WORK SESSION:

Mayor Bass has asked Mr. Kelty to get with TXDOT about the patches on Brazosport Blvd., they are failing. Mr. Kelty is talking with them to get this repaired. Mayor Bass said the exit on 288 to 322 needs addressing with TXDOT as well. He announced that Council and City Manager will be meeting with AmeriWaste.

Mayor Bass gave kudos on Riverfest, he said the fireworks show was the best he has seen. He announced the National Day of Prayer is May 5, 2022 at 10 AM.

Councilman Pena said the Lion's Club, and the Fire Department did a great job on Riverfest. He said there are a lot of festivals that have been going on through the city. He said Earth Day, the Barcaidia Egg Hunt, he said kudos to Mr. McDonald. Councilman Pena said Cinco De Mayo is this week, as well as the National Day of Prayer. He spoke of the trash problem throughout the city, and he would like to advocate the good neighbor program. Councilman Pena asked about the 1495 bridge expansion, Mr. Kelty said he is meeting with TXDOT next week.

Councilman Cain gave a shout out to all departments involved in the Riverfest. He said it was a tremendous turnout. He said the fireworks were the best he had seen in a long time. Councilman Cain said he thinks a lot of good ideas came out of the trash discussion. He said the residents are responsible

and these piles are getting larger and larger. He said the citizens have to know what is required. Councilman Cain spoke of an email from a resident on 9th Street, the bulk trash was not picked up. Councilman Cain said he went over and this was not in compliance for pickup. He and Mr. Kelty helped him get the branches cut and bundled, and AmeriWaste picked up the bundles.

Councilman Muraira said he drove around, he said there are piles of trash and limbs piled up. He said citizens are asking if the city can get a claw for the large pickup. He said we may want to consider doing this in house. Councilman Muraira said he agrees with Councilman Cain the citizens need to do more, but the city needs to find a solution. He said the bulk trash was a problem before, and it still is today. Councilman Muraira asked Ms. Roman when the new code software program will begin. He said he would like to try this program out. Ms. Roman said this will be at least a year to implement. She said it is done in phases. Councilman Muraira said Riverfest was good, he said Freeport felt alive. He said props to the city, it was very well done.

Councilman Brimage thanked Kenny Hayes and Tommy Pearson for the work they did in Ward D with the residents. He said the properties that were not in compliance with trash, they helped to educate them. He said a lot of the residents did not know, but now they understand how this works.

Mr. Kelty said the waste company is still taking the trash to Houston because they are not taking it at Seabreeze. He said communication and education needs to continue. He said the trash is being put out soon. He thanked Mr. Hayes and Mr. Pearson for helping with the trash issues in Ward D. He also announced the first annual Cinco De Mayo Festival this Thursday May 5 starting at 5 PM. Mr. Kelty thanked Mr. Petty and his crew for the success of the Riverfest. He said he is excited that we could put on a top tier event. Mr. Kelty announced the bid opening on May 10 for City Hall renovations.

Update on reports / concerns from Department heads

Councilman Pena asked if the 2022-2023 street map has come out yet? Mr. Kelty said no this has not come out yet, it usually is done with the Strategic Plan Workshop. Councilman Pena said Bryan Beach trash pickup, the Public Works Department is doing a great job. But he did notice there is a lot of illegal dumping problem on Bryan Beach. Councilman Pena said the lights on 1st and 2nd Street are going out. He said the PD did a good job with directing traffic for Riverfest, but we need to get better lighting. He said he had a hard time seeing the officers. Mayor Bass said next event we need to check into more lighting set up. Councilman Pena said the last week he learned that there were allegedly threats made to people who were calling to report people that are illegally dumping. He asked if the Chief has heard about this. Councilman Pena asked Ms. Roman if there is a check list of things that do not require a permit, and the turn time on applications for permits. Ms. Roman said this is something that is being work on.

CLOSED SESSION:

Open session was closed at 7:22 pm, and entered into Executive Session.

Executive Session regarding a.) (Potential Litigation) consultation with city attorney b.) (Deliberations about Real Property), East End, 2 N Front Street c.) (Personnel Matters) Discussion regarding job performance of City Attorney, Chris Duncan, in accordance with Government Code Annotated, Chapter 551, Sections 551.071, 551.072, 551.074

Executive session was closed at 7:29 pm, and entered back into Open Session.

A motion was made by Councilman Muraira for Mr. Kelty to be out of Executive Session. Lack of second, motion fails.

A motion was made by Councilman Brimage, seconded by Councilman Cain to allow Ms. Wells and Mr. Kelty to remain in Executive Session with a 3-2 vote, council approved allowing Ms. Wells and Mr. Kelty to remain in Executive Session. Councilmen Muraira and Pena voted "Ney".

Open session was closed at 7:32 pm, and entered into Executive Session.

Executive Session was closed at 8:43 pm, and entered back into Open Session.

A motion was made by Councilman Brimage to terminate the Contract with City Attorney. The motion died for lack of a Second.

Adjourn

A motion was made by Councilman Pena seconded by Councilman Cain to adjourn. With all present voting "Aye" Mayor Bass adjourned the meeting at 8:44 pm.

Mayor, Brooks Bass
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas



City Council Agenda Item # 5

Title: Consideration and possible action by City Council approving items for surplus and authorize the sale with an online auction using Public Surplus

Date: May 16, 2022

From: Laura Tolar, Assistant City Secretary/Special Projects Coordinator

Staff Recommendation: Staff recommends City council approve the items designated as surplus and authorize staff to dispose of them through an online auction using Public Surplus.

Item Summary

Staff continues to identify items for surplus for housekeeping at city facilities.

Background Information:

The City of Freeport has worked with this online auction company previously and the auction was successful.

Special Considerations:

None.

Board or 3rd Party recommendation:

None.

Financial Impact:

Public Surplus will collect sales tax of items sold at 8.25%. The City will allow bidders 5-business days to pick up items. If items are not picked up within this allotted time, the City will charge \$10 a day for 15 additional days as storage fees before items are considered abandoned by the bidder.

Supporting Documentation:

Items to be declared surplus.



City Council Agenda Item # 6

Title: Consideration and possible action Authorizing the City Manager to approve the closure of a portion of West Second Street requested by Union Pacific for work to be completed on the Second Street Railroad overpass.

Date: May 16, 2022

From: Tim Kelty, City Manager

Staff Recommendation:

Staff requests the City Manager be given this authorization for this project's required street closure.

Item Summary:

Union Pacific is planning to make significant improvements to the West 2nd Street Bridge DOT 448680N in Freeport. The work is planned for this summer and they are requesting an approximate one-week window to complete the work during which time that section of Second Street would need to be closed to traffic.

While the exact date of the work is not yet set, in approving the closure the city will require Union Pacific to place digital signage, at least a week in advance of the closure, announcing the closure and providing the proper barricades and detour signage.

In addition union pacific will be required to make accommodations to maintain constant access to homes and businesses in the immediate vicinity.

Background Information:

Union Pacific's plan is to replace all existing timber spans with concrete spans on steel H-Pile. Union Pacific will repair the existing TPG over the roadway and reinstall it. They have attached the 10% plans for review.

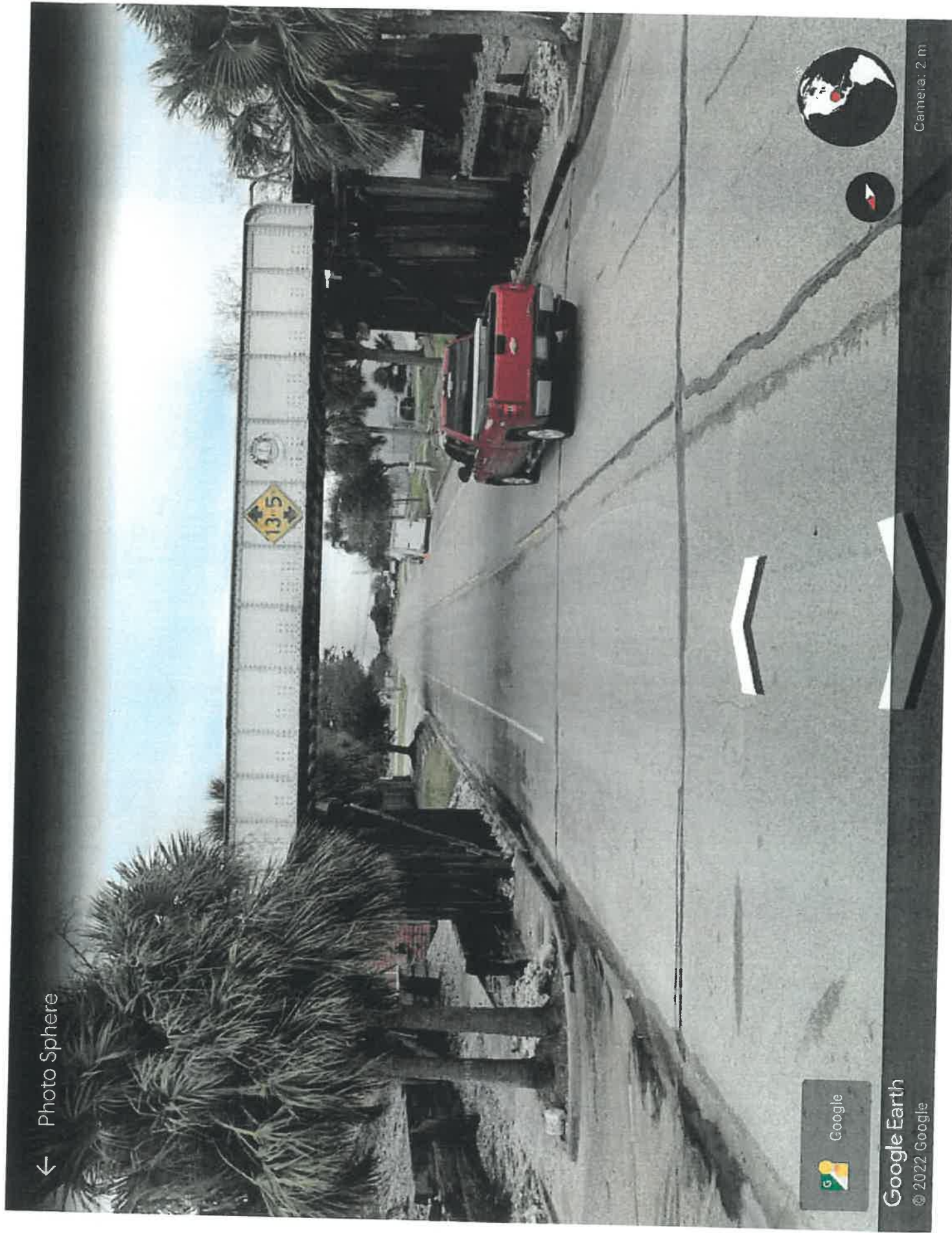
Union Pacific plans to have 100% plans completed by the end of the month.

Special Considerations: None

Financial Impact: None

Supporting Documentation: 10% plans from Union Pacific, area of closed street to through traffic.

← Photo Sphere



Google Earth
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Camera: 2 m



Google Earth

70 m

1 m

Camera: 555 m 23°57'10"N 95°21'15"W





City Council Agenda Item # 7

Title: Consideration and possible action of Resolution readopting guidelines and criteria for adopting Tax Abatements within the City of Freeport

Date: May 16, 2022

From: Tim Kelty, City Manager

Staff Recommendation:

Staff recommends that Council approve the Resolution extending the Tax Abatement policy for an additional 2 years.

Item Summary:

In order to be able to consider and approve tax abatement requests, according to Chapter 312 of the Texas Tax Code regarding Tax Abatements, every two years City Council is required to adopt guidelines and criteria governing tax abatement agreements. In June, 2020 City Council adopted guidelines and criteria for the approval of Tax Abatement in the city of Freeport. That policy will expire on June 15th.

Staff is recommending reapproving the existing policy for another two years. It focus is on business and industry development for targeted businesses and industries in four tiers of abatements that include job creation Categories A through D and a Fifth incentive for LEED projects that could incentivize mixed use projects such as retail – housing.

Duration of all abatement's incentives may be for a maximum for 10 years regardless of time of funding is abated. Example, if the tax abatement is for a total of four years, as shown in the Resolution under D – Category A, and the operation stops in year 6 then the operation clawback is that they would pay back the city the funds that were abated.

Background Information: None

Special Considerations: Since the current Tax abatement policy does not expire until June 15th this would not impact the previously requested abatement whose public hearing is scheduled for Thursday May 26th at 6:00 p.m.

Financial Impact:

None

Supporting Documentation:

Resolution - Freeport Tax Abatement Program

RESOLUTION NO. 2022-2746

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, ADOPTING GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS IN THE CITY OF FREEPORT UNDER CHAPTER 312 OF THE TEXAS TAX CODE TO BE EFFECTIVE ON JUNE 15, 2022.

WHEREAS, Chapter 312 of the Texas Tax Code requires the City Council to adopt guidelines and criteria governing tax abatement agreements every two years if the Council elects to be eligible to participate in tax abatement; and

WHEREAS, the guidelines and criteria may only be amended or repealed by a vote of three-fourths of the members of the City Council during the two-year period; and

WHEREAS, Tax Code § 312.002 (c-1) requires the City Council to hold a public hearing at which members of the public are given the opportunity to be heard, before it may adopt, amend, repeal, or reauthorize guidelines and criteria governing tax abatement; and

WHEREAS, the City Council has conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on the proposed adoption of guidelines and criteria governing tax abatement; and

WHEREAS, the City Council elects to remain eligible to participate in tax abatement as provided for in Chapter 312 of the Texas Tax Code and wishes to adopt guidelines and criteria governing tax abatement according to the terms set forth in this Resolution; NOW, THEREFORE;

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

Section 1. That it elects to remain eligible to participate in tax abatement as provided for in Chapter 312 of the Texas Tax Code, as amended, by adoption of these guidelines and criteria.

Section 2. That it adopts the following guidelines and criteria for granting tax abatement in the City of Freeport:

A. Definitions.

Abatement means the full or partial exemption of property from ad valorem taxes of certain real property and improvements thereon in a Reinvestment Zone designated by the City for economic development purposes.

District means the Brazoria County Appraisal District.

Ineligible Property includes:

1. Land;
2. Real property used for residential purposes;
3. Real property with a productive life of less than 10 years;
4. Tangible personal property that the District classifies as inventory or supplies;
5. Tangible personal property located on the Real Property Improvements prior to the effective date of the applicable tax abatement agreement;
6. Any property owned or leased by a member of the City Council or the planning and zoning commission on the effective date of a tax abatement agreement; and
7. Any other property for which Abatement is not allowed by state law.

Owner means the Owner of the real property to which the abatement agreement applies.

Personal Property means any property classified as tangible personal property by the District that is not Ineligible Property.

Real Property Improvement or Improvements means any new facility or structure or the expansion or modernization of an existing facility or structure classified as real property by the District that is not Ineligible Property.

Reinvestment Zone means an area that the City Council of the City of Freeport designates by ordinance as a Reinvestment Zone that meets the requirements of Chapter 312 of the Texas Tax Code.

Targeted Business or Industry means a type of business or industry that the City Council determines would primarily fall into one or more of the following classifications:

1. Regional or national corporate headquarters;
2. Scientific Research and Development and Related Manufacturing;
3. Advanced Technology Research and Development and Related Manufacturing;
4. Retail enterprises, including hotels, conference centers, restaurants, financial services, mixed use development, tourist and entertainment venues if located adopted map area as shown in Exhibit A;
5. Regional Entertainment;
6. Food Manufacturing;

7. Automobile, Truck, Engine, Train or Ship Development and Related Manufacturing;
8. Expansion of existing businesses via the addition of buildings, structures, fixed machinery or equipment for purposes of increasing production capacity and employment;
9. Medical Research and Development and Related Manufacturing; and
10. Administrative Services and Engineering related to Energy & Petroleum Industry.

Value means the appraised value as shown on the records of the District.

B. Minimum Qualifications for Abatement.

1. The City Council may grant Abatement for Real Property Improvements and Personal Property if:
 - (a) Upon completion: (1) The Cumulative Value of Improvements and Personal Property is at least \$1,000,000 with job addition; or (2) Improvements and Personal Property will be used by a Targeted Business or Industry with job addition; and
 - (b) A building permit for the Improvements has not been issued.
2. As to the Personal Property, the Personal Property is located on the same property as the Improvements for which Abatement is granted and the Abatement is for the same year or years as the Abatement of the Improvements; and
3. Any abated Improvements and Personal Property, must meet all the requirements of state law.

C. Factors Considered in Granting Abatement. To determine whether to grant Abatement, the types of property to be abated, and the percentage and duration of the abatement, the City Council may consider any factor that could have an impact on the community, including, but not limited to, the following:

1. The type, value, and productive life of the property to be abated;
2. The number of jobs that will likely be retained or created;
3. The amount of local payroll that will be created;
4. The amount of local sales taxes that will be generated;
5. The increase in the tax base during and after abatement;

6. The amount applicant proposes to expend on public infrastructure, whether on or off-site, to provide for or serve the Improvements;
7. The Improvements and Personal Property will be used by a Targeted Business or Industry;
8. The Value of the applicant's existing, improvements, personal property and investment within the City; and
9. The applicant's demolition of an existing improvement for purposes of building new Improvements within the City.

D. Amount and Duration of Abatement. The following table provides guidance when granting Abatement for Improvements and Personal Property for projects that meet the requirements of state law and these guidelines and criteria the City will use the guidelines regarding total added tax value and the minimum number of **Full Time Jobs** to be created with regard to the expansion of existing business and / or new business shown below. **Only persons in the direct employ of the property owner or lessee occupant of the Facility will be counted in satisfaction of the Full Time Job requirements. Contract, leased or temporary employees shall not be counted as Full Time Jobs. Duration of all abatements will be for 10 years regardless of time of funding is abated:**

Total Added Tax Value	and	# of Full Time Jobs	Recommended Abatement Schedule
Applicant Category A: <u>expansion to existing business only</u>			
\$1,000,000 to \$4,000,000		10 – 20	Year 1: 100% (const.) Year 2: 75% Year 3: 50% Year 4: 25%
Applicant Category B: <u>expansion to existing business and/or new business</u>			
\$4,000,000 to \$8,000,000		21-50	Year 1: 100% (const.) Year 2: 100% Year 3: 80% Year 4: 60% Year 5: 40% Year 6: 20%
Applicant Category C: <u>expansion to existing business and/or new business</u>			
\$8,000,000 to \$24,000,000		51-150	Year 1: 100% (const) Year 2: 100% (const) Year 3: 95% Year 4: 90% Year 5: 85%

Year 6 : 80%
 Year 7: 70%
 Year 8: 60%
 Year 9: 40%
 Year 10: 20%

Applicant Category D: expansion to existing business and/or new business

\$24,000,001 - \$40,000,000	150 or More	55% Up to 100%*
\$40,000,001 - \$75,000,000	200 or More	75% Up to 100%*
\$75,000,001 and Greater	300 or More	Up to 100%*

* Three years up to 100% but negotiable from years four to ten.

E. Leadership in Energy and Environmental Design (LEED®) Tax Abatement.

1. Definitions. In this section:

LEED Tax Abatement means an additional Abatement the City Council may grant under this section for Improvements that receive LEED certification.

LEED Value means the amount of the total Value of the Improvements that the City attributes to the LEED certification levels, calculated as follow:

<u>Certification Level</u>	<u>LEED Value</u>
Certified (Basic) Level	1.0% of the Value of the Improvements
Silver Level	2.5% of the Value of the Improvements
Gold Level	5.0% of the Value of the Improvements
Platinum Level	10.0% of the Value of the Improvements

2. Qualifications. In addition to any other Abatement on the Improvements granted under another section of this Resolution, the City Council may grant a LEED Tax Abatement for Improvements if the Owner:

- (a) Has applied for and is qualified to receive Abatement on the Improvements, other than the LEED Tax Abatement provided for in this section;
- (b) Has registered with the U.S. Green Building Council (USGBC) seeking LEED Certification for the Improvements prior to applying for tax abatement;
- (c) The LEED Value is at least \$100,000; and
- (d) Is receiving an Abatement of less than 100% of the Improvements under another section of this Resolution.

3. Amount. If granted, the LEED Abatement is for 100% of the LEED Value. The LEED Value abated under this section is deducted from the total Value of the Improvements before any other abatement is applied to those Improvements under any other section of this Resolution.

4. Time of Abatement. The Owner is qualified to receive the LEED Tax Abatement on the Improvements on January 1st of each year if:

- (a) The City has notified the Owner in writing that documents submitted by the Owner to the City are sufficient to verify that the Improvements are LEED certified;
- (b) The Owner is receiving an Abatement on the same Improvements under another section of this Resolution; and
- (c) The Owner has met any requirements of the District for receiving the LEED Abatement on the Improvements.

F. Conditions. A subcommittee of the City Council charged with Economic Development oversight may recommend and the City Council may impose any other conditions in a tax abatement agreement that the City Council deems necessary to promote the purposes of these guidelines.

G. Abatement Agreement Requirements. To receive abatement, the Owner of the Real Property Improvements must enter into the City's standard tax abatement agreement that provides for:

1. The kind, number, and location of the Improvements;
2. The annual percentage of Abatement for property receiving Abatement;
3. The duration of the agreement, but not exceeding ten years;
4. Recapture of abated taxes if the Owner breaches the agreement;
5. A City Council finding that abatement agreement complies with these guidelines;
6. Limiting the use of the Improvements to the purpose for which Abatement is granted;
7. The construction of Improvements by "separated contracts," as defined by State law or regulations, so that the City receives municipal sales taxes on the materials incorporated into the Improvements;
8. The Owner to certify annually that the Owner is in compliance with the abatement agreement and that the Owner will provide, upon the City's request, any information reasonably necessary for the City to determine if the Owner has complied with the

abatement agreement;

9. City access to the Improvements during regular business hours to determine if the Owner is in compliance with the abatement agreement and stipulates that employees and/or designated representatives of the City will have access to the abated property during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of prior notice, and will be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards. The City Tax Assessor-Collector has direct authority to act on behalf of the City with all inspections;
10. City to terminate the agreement if the Owner breaches the agreement;
 - a. **“Termination.”** If the company or individual (1) allows its ad valorem taxes owed the City to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or (2) violates any of the terms and conditions of the Agreement and fails to cure during the Cure Period (as defined below), the Agreement then may be terminated and all taxes previously abated by virtue of the Agreement will be recaptured and will be due and payable thirty (30) days after the termination of the Agreement;
 - b. **“Cure Notification.”** Should the City determine that the company or individual is in default according to the terms and conditions of its Agreement, the City shall notify the company or individual of such default in writing at the address stated in the Agreement, and if such is not cured within thirty (30) days from the date of such notice (“Cure Period”), then the Agreement may be terminated;
11. The Chief Appraiser of the Brazoria County Appraisal District shall annually determine an assessment of the real property covered under the Abatement. Each year, the company or individual receiving abatement shall furnish the Chief Appraiser with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser shall notify the City of the amount of the assessment.
12. The recording of a copy of the agreement in the Brazoria Real Property Records by the Owner;
13. Upon completion of construction, the designated representative of the City shall annually evaluate information regarding each facility receiving abatement to insure compliance with the Agreement, and a formal, written report shall be made to the City Tax Assessor- Collector and the City Council;
14. The City shall timely file with the Texas Department of Commerce and the State Comptroller’s Office all information required by the Tax Code. The City Tax

Assessor-Collector has direct authority to act on behalf of the City with this requirement;

15. The Abatement Agreement may not be transferred nor assigned by the holder to a new owner or lessee of the same facility without prior approval by the resolution of the Freeport City Council. Any assignment shall provide that all conditions, terms and obligations in the original Abatement Agreement are guaranteed by the execution of an additional contractual Agreement with the City as an addendum to the Abatement Agreement. No assignment or transfer shall be approved if the parties to the existing Agreement (the new owner or new lessee) are liable to any jurisdiction for outstanding taxes or other obligations;

16. Any other provisions required by law or required by the City Council.

H. Application and Processing.

1. Any person may request Abatement by filing a written application with the City on forms provided by the City for that purpose.

2. The City's Economic Development Corporation will review the application and make its recommendation to City Council. The City's Economic Development Corporation may develop policies and procedures for processing abatement applications that are not inconsistent with these guidelines or State law.

3. The City's Economic Development Corporation will review all abatement applications it receives. If City's Economic Development Corporation believes the City should grant Abatement to the applicant, it will submit the application to the City Council along with its recommendation of the terms and conditions under which Abatement should be granted. If the City's Economic Development Corporation believes Abatement should not be granted to the applicant, no further action will be taken on the abatement application unless the applicant requests in writing that the City's Economic Development Corporation submit the application and its negative recommendation to the full City Council.

4. Before the City Council may approve a Tax Abatement agreement or designate an area as a Reinvestment Zone, the City Council must first establish guidelines and criteria governing tax abatement agreements under the requirements of Chapter 312, Texas Tax Code. It is then necessary to designate a Reinvestment Zone by ordinance, which requires a public hearing under Chapter 312, Tex. Tax Code. The notice of the public hearing must be published in a newspaper having general circulation in the municipality not later than the seventh day before the date of the public hearing. The public hearing must be identified on the City Council agenda and posted as provided in the Open Meetings Act. Additionally, notice of the hearing must be delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone not later than the seventh day before the date of the

public hearing. The ordinance designating a Reinvestment Zone must be identified on the City Council agenda and posted as provided in the Open Meetings Act. A Reinvestment Zone ordinance requires two readings of the City Council.

5. Notice of any proposed abatement agreement to be presented to the City Council must be identified on a City Council agenda that must be posted as required by the Open Meetings Act, at least 30 days prior to the meeting as required Chapter 312, Tex. Tax Code, and given to other taxing jurisdictions, as required by state law. A tax abatement agreement must be approved by the affirmative vote of four or more City Council members at a regularly-scheduled meeting.

6. After a tax abatement agreement has been approved by City Council a copy of the abatement must be submitted to the Brazoria County Appraisal District.

I. City Discretion. The City's adoption of these guidelines and criteria does not:

1. Limit the City's discretion in deciding whether to enter into a specific tax abatement agreement; or

2. Limit the discretion of the City Council to delegate to its employees the authority to determine whether or not the City Council should consider a particular Application or request for Tax Abatement; or

3. Create any property, contract, or legal right in any person, partnership, corporation or other entity to have the City Council consider or grant a specific Application or request for Tax Abatement; and

4. The City Council expressly reserves the right to substitute other equivalent benefits or incentives in lieu of an offer of tax abatement. Such incentives include but are not limited to a cash advance or reimbursement payment or payments to offset a portion of any taxable liability that might otherwise be subject to abatement under this policy. In such case the abatement may be reduced or eliminated.

Section 3. That these guidelines and criteria are effective on June 15, 2022 and remain in force for two years, unless amended by a vote of three-fourths of the members of the City Council of the City of Freeport.

APPROVED on _____, 2022.

Brooks Bass, Mayor

ATTEST:

Betty Wells, City Secretary

Approved as to Form:











City Council Agenda Item # 8

Title: Consider Awarding Competitive Sealed Bid (CSB) Project/Bid No. B-21-UC-48-0005, 2021 Community Development Avenue G & H Sanitary Sewer Line and Manhole Rehab.

Date: May 16, 2022

From: Cathy Ezell, Finance Director

Staff Recommendation:

Staff recommends awarding Project Bid # B-21-UC-48-0005 bid.

Item Summary:

Staff advertised for Competitive Sealed Bids for the Avenue G & H Sanitary Sewer Line and Manhole Rehab, in The Facts newspaper on Thursday, Marcy 24, 2022 and Thursday, March 31, 2022. The pre-bid conference was held on April 5, 2022. Three bids were received and opened on April 14, 2022.

Freese and Nichols completed the analysis of the bids received. Freese and Nichols recommends that the City of Freeport award the bid to Texas Pride Utilities, LLC in the amount of 193,090.00

Background Information:

Freese and Nichols did an assessment on the system and determined that the sewer line on Avenue G & H would fit the cost set by the CDBG funding available. The City was able to obtain the CDBG funding through Brazoria County.

Special Considerations:

N/A

Financial Impact:

The funding of this project will be from a CDBG Grant.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Memo from Freese and Nichols with bid tabulation.

May 10, 2022

Tim Kelty
City of Freeport
200 W 2nd St
Freeport, TX 77541

Re: Project/Bid No.: B-21-UC-48-0005
2021 Community Development Avenue G & H Sanitary Sewer Line and Manhole Rehab

Dear Mr. Kelty:

Listed below is the summary of bids for the 2021 Community Development Avenue G & H Sanitary Sewer Line and Manhole Rehab. A total of five bid proposals were received on April 14, 2022.

Summary of Bids:

<u>Bidder</u>	<u>Total Bid</u>
1) Texas Pride Utilities, LLC	\$193,090.00
2) CZ Construction, LLC	\$238,550.00
3) PM Construction & Rehab, LLC DBA IPR South Central	\$289,748.75
4) Lopez Utilities Contractor, LLC	\$312,687.50
5) Cruz Tec, Inc.	\$377,022.50

Freese and Nichols' Opinion of Probable Construction Cost for the project was \$292,587.50 including the extra work. A copy of the bid tabulation is attached for your use and information. The project was bid with extra work items that may be required in addition to the base bid items to complete construction.

FNI has received positive feedback from references provided by Texas Pride Utilities, LLC and has had a positive work experience with Texas Pride Utilities, LLC on previous sanitary sewer projects. FNI has coordinated with Brazoria County who is administering the grant on the award.

Based on this information, Freese and Nichols recommends that the City of Freeport award the construction contract for this project to Texas Pride Utilities, LLC in the amount of \$193,090.00 including the extra work items.

Please call me at (832) 456-4745 if you have any questions.

Sincerely,



Jared Barber, P.E.
Freese and Nichols, Inc.



FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

City of Fresno
 Engineer: Freese and Nichols, Inc.
 Bid # B-21-UC-48-0005
 Bid Date: April 14, 2022 at 2:00 P.M.
 Title: Avenue G & H Sanitary Sewer Line and Manhole Rehab

Line	Description	UOM	QTY	Unit	Texas Pride Utilities, LLC		CZ Construction, LLC		PM Construction & Rehab, LLC		DHA, IPR, South Central		Lopez Utilities Contractor, LLC		Criz Tec, Inc.		Freese & Nichols, Opinion of Probable Construction Cost	
					Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit
1	MOBILIZATION (MAX 3% OF BASE BID TOTAL)	LS	1	\$3,000.00	\$7,500.00	\$7,500.00	\$3,000.00	\$7,500.00	\$7,000.00	\$7,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$7,100.00	\$7,100.00
2	TRAFFIC CONTROL (INCLUDING BARRIERS, BARRICADES, DETOUR SIGNS, TEMPORARY TRAFFIC CONTROL, ETC)	LS	1	\$4,000.00	\$2,500.00	\$2,500.00	\$4,000.00	\$2,500.00	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
3	TEMPORARY BYPASS PUMPING	LS	1	\$3,200.00	\$2,500.00	\$2,500.00	\$3,200.00	\$2,500.00	\$1,000.00	\$1,000.00	\$5,600.00	\$5,600.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$10,000.00	\$10,000.00
4	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)	LS	1	\$4,000.00	\$1,500.00	\$1,500.00	\$4,000.00	\$1,500.00	\$3,600.00	\$3,600.00	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
5	TRENCH SAFETY SYSTEM (TDS)	LF	300	\$50.00	\$15,000.00	\$1,000.00	\$300.00	\$1,000.00	\$4.00	\$1,200.00	\$125.00	\$37,500.00	\$37,500.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	
6	REMOVE AND REPLACE EXISTING 10-INCH SANITARY SEWER LINE BY OPEN CUT, ALL DEPTHS	LF	235	\$90.00	\$21,150.00	\$80.00	\$18,800.00	\$18,800.00	\$160.00	\$37,600.00	\$155.00	\$37,130.00	\$185.00	\$43,475.00	\$185.00	\$90.00	\$21,150.00	
7	PIPE BURST EXISTING 8-INCH SANITARY SEWER PIPE WITH 8" HDPE, ALL DEPTHS	LF	275	\$4.00	\$1,100.00	\$2.00	\$550.00	\$550.00	\$2.75	\$758.75	\$1.50	\$412.50	\$4.50	\$1,237.50	\$4.50	\$1,237.50	\$821.50	
8	PIPE BURST EXISTING 10-INCH SANITARY SEWER PIPE WITH 10" HDPE, ALL DEPTHS	LF	1266	\$36.00	\$45,576.00	\$60.00	\$75,960.00	\$75,960.00	\$72.00	\$91,092.00	\$65.00	\$82,362.00	\$64.00	\$80,960.00	\$64.00	\$80,960.00	\$115,125.00	
9	SANITARY SEWER SERVICE RECONNECTIONS, ALL DEPTHS	EA	38	\$600.00	\$23,400.00	\$900.00	\$34,200.00	\$34,200.00	\$450.00	\$17,100.00	\$625.00	\$23,750.00	\$64.00	\$24,375.00	\$64.00	\$24,375.00	\$88,950.00	
10	MANHOLE LINING AND REPLACE CONE, GRADE RINGS, INFLOW PREVENTER, FRAME AND COVER, INCLUDING CONCRETE BLOCKOUT, ALL DEPTHS	EA	5	\$4,800.00	\$24,000.00	\$2,500.00	\$12,500.00	\$12,500.00	\$42,000.00	\$210,000.00	\$5,200.00	\$26,000.00	\$5,200.00	\$26,000.00	\$5,200.00	\$26,000.00	\$31,200.00	
11	INSTALL END OF LINE CLEANOUT, ALL SIZES AND DEPTHS	EA	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,700.00	\$2,700.00	\$1,900.00	\$1,900.00	\$1,950.00	\$1,950.00	\$1,950.00	\$2,500.00	\$2,500.00	
12	REMOVE AND REPLACE ASPHALT PAVEMENT	SY	65	\$60.00	\$3,900.00	\$140.00	\$9,100.00	\$9,100.00	\$1,750.00	\$11,550.00	\$120.00	\$7,800.00	\$75.00	\$4,875.00	\$75.00	\$4,875.00	\$9,750.00	
13	SODDING	SY	200	\$10.00	\$2,000.00	\$2.00	\$400.00	\$400.00	\$5.00	\$1,000.00	\$15.00	\$3,000.00	\$4.00	\$800.00	\$4.00	\$800.00	\$2,000.00	
14	POST-CONSTRUCTION CCTV INSPECTION OF SANITARY SEWER LINE, ALL SIZES	LF	1775	\$4.00	\$7,100.00	\$2.00	\$3,550.00	\$3,550.00	\$4,481.25	\$7,362.50	\$1.50	\$2,662.50	\$4.50	\$7,987.50	\$4.50	\$7,987.50	\$3,500.00	
	Subtotal				\$167,840.00	\$201,025.00	\$201,025.00	\$237,466.25	\$237,466.25	\$250,487.50	\$237,466.25	\$250,487.50	\$309,297.50	\$309,297.50	\$309,297.50	\$321,500.00	\$321,500.00	
	EXTRA WORK																	
1	REMOVE AND REPLACE EXISTING 8-INCH SANITARY SEWER LINE BY OPEN CUT, ALL DEPTHS	LF	275	\$40.00	\$11,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$31,075.00	\$31,075.00	\$140.00	\$38,500.00	\$105.00	\$28,875.00	\$105.00	\$28,875.00	\$80.00	\$80.00
2	EXTRA HAND EXCAVATION	CY	25	\$5.00	\$125.00	\$500.00	\$500.00	\$500.00	\$923.00	\$923.00	\$70.00	\$1,760.00	\$65.00	\$4,225.00	\$65.00	\$4,225.00	\$1,250.00	\$1,250.00
3	EXTRA MACHINE EXCAVATION	CY	25	\$5.00	\$125.00	\$375.00	\$375.00	\$375.00	\$412.50	\$412.50	\$40.00	\$1,600.00	\$46.00	\$1,125.00	\$46.00	\$1,125.00	\$30.00	\$30.00
4	OBSTRUCTION REMOVAL BY EXCAVATION, ALL SIZES, ALL DEPTHS	EA	2	\$1,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$1,700.00	\$3,400.00	\$2,100.00	\$4,200.00	\$3,200.00	\$6,400.00	\$3,200.00	\$6,400.00	\$2,000.00	\$2,000.00
5	ABANDON SANITARY SEWER SERVICE CONNECTION	EA	2	\$100.00	\$200.00	\$800.00	\$800.00	\$800.00	\$1,000.00	\$1,000.00	\$975.00	\$1,950.00	\$1,200.00	\$2,400.00	\$1,200.00	\$2,400.00	\$1,000.00	\$1,000.00
6	POINT REPAIR OF 8-10" SANITARY SEWER, ALL LENGTHS, ALL DEPTHS	EA	2	\$100.00	\$200.00	\$450.00	\$450.00	\$450.00	\$1,250.00	\$1,250.00	\$50.00	\$1,000.00	\$1,450.00	\$2,900.00	\$1,450.00	\$2,900.00	\$500.00	\$500.00
7	FURNISH AND INSTALL SHALLOW DEPTH MANHOLE (0-4 FT DEPTH), INCLUDING ABANDONMENT OF EXISTING MANHOLE OR CLEANOUT	EA	1	\$400.00	\$400.00	\$4,000.00	\$4,000.00	\$4,000.00	\$6,000.00	\$6,000.00	\$2,000.00	\$4,000.00	\$4,200.00	\$8,400.00	\$4,200.00	\$8,400.00	\$3,000.00	\$3,000.00
8	FURNISH AND INSTALL NORMAL DEPTH MANHOLE (4-8 FT DEPTH), INCLUDING ABANDONMENT OF EXISTING MANHOLE OR CLEANOUT	EA	1	\$5,000.00	\$5,000.00	\$4,200.00	\$4,200.00	\$4,200.00	\$5,000.00	\$5,000.00	\$5,200.00	\$5,200.00	\$7,500.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00	
9	FURNISH AND INSTALL NORMAL DEPTH MANHOLE (4-8 FT DEPTH), INCLUDING ABANDONMENT OF EXISTING MANHOLE OR CLEANOUT	EA	1	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,200.00	\$5,200.00	\$9,500.00	\$9,500.00	\$17,500.00	\$9,500.00	\$17,500.00	\$7,500.00	\$7,500.00
	Subtotal				\$167,840.00	\$201,025.00	\$201,025.00	\$237,466.25	\$237,466.25	\$250,487.50	\$237,466.25	\$250,487.50	\$309,297.50	\$309,297.50	\$309,297.50	\$321,500.00	\$321,500.00	
	Total Base Bid				\$193,090.00	\$238,550.00	\$238,550.00	\$289,748.75	\$289,748.75	\$312,887.50	\$289,748.75	\$312,887.50	\$377,022.50	\$377,022.50	\$377,022.50	\$417,500.00	\$417,500.00	
	Total Base Bid + Extra Work				\$193,090.00	\$238,550.00	\$238,550.00	\$289,748.75	\$289,748.75	\$312,887.50	\$289,748.75	\$312,887.50	\$377,022.50	\$377,022.50	\$377,022.50	\$417,500.00	\$417,500.00	
																	\$245,887.50	
																		\$292,887.50
																		\$321,846.25

*Math Error in Highlighted Cell

Total w/ 10% Contingency



City Council Agenda Item # 9

Title: Discussion and direction from City Council regarding bid for City Hall renovation.

Date: May 16, 2022

From: Tim Kelty, City Manager

Staff Recommendation:

Staff requests Direction from City Council on proceeding with City Hall renovation.

Item Summary:

The City advertised and received a single bid for the renovation of City Hall. The project as designed consists of improvements on the first and second floor that will include the addition of City Council/Court chambers and public restrooms on the first floor, required code improvements of hurricane rated windows, and fire suppression system, as well as reconfiguring city office space, repair of second elevator, mold remediation, replacement of carpet, lighting and other finishes, and landscaping. A generator was included as an alternate bid item, for which a grant request has been submitted to the Texas Department of Emergency Management.

The bid received was 1.46 million over the amount budgeted for the project.

We have 3 options:

1. Accept the bid and figure out a way to come up with the remaining funding necessary.
2. Accept the bid and negotiate with the contractor to reduce the scope to a more manageable amount.
3. Reject the bid, change the scope and rebid the project hoping to get a more manageable bid amount.

Background Information:

Option 1. Cathy has developed the attached spreadsheet that identifies a way to meet the needs of the bid as it is presented. It is problematic in that it does away with a few projects already planned and budgeted for, and it eats into funding otherwise available in the next fiscal years budget for projects not yet discussed.

Option 2. Legally we can accept the bid from Construction Masters, and prior to approving the contract negotiate a reduced scope of work. Staff has met with Mr. Bowles from IaD Architects and reviewed the scope of work included in the bid. We have identified a number of items that can be potentially eliminated or adjusted in the contract to potentially reduce the contract amount by as much as \$500,000 and perhaps more. If we meet with the contractor to discuss this option we would hope to be able to reduce the contract by around \$750,000.

Items that could be considered include (but are not limited to)

- Eliminating the repair of the second elevator,
- Changing the reconstruction of the penthouse to a roof hatch,
- Elimination of the Demolition of drive-through,
- Elimination of the work inside the vault (already completed),
- Eliminate the landscaping,
- Removing the mold remediation from the general contract (We would contract directly with a mold remediation contractor before work begins.)
- Making a couple of small changes to the interior construction design scope that would potentially have a significant impact, without changing the functionality of the overall design,
- Make changes to the scheduled finishes.

Option 3. If we make any of the above listed changes to scope and go back out for bid, we would hope to get additional participation and thus more competitive bids. We had good participation at the pre-bid meeting, (there were 5 general contractors who participated) and were expecting more bids, but were surprised that we only got 1 bidder to submit a bid. Staff has reached out to several of those contractors that were in attendance that did not submit and were told that they were simply very busy, and subcontractors were very busy and they struggled to get competitive bids. They said there is a great deal of uncertainty in the market for supplies and materials, both in the cost of those items and the assurance of timely delivery.

This option will also include additional project design fees.

Special Considerations:

Several of the big-ticket designed improvements proposed for the City Hall will go unnoticed by the casual observer. The replacement of all the windows on the first and second floor for Hurricane rated windows, and significant improvements to the HVAC and Air handling through out the first and second floor will have a significant impact on the heating/cooling/and humidity issues the building suffering from. The fire suppression system, will bring the building up to fire code and would be necessary with the proposed construction.

According to Architect Brent Bowles, this is not a band-aid that has been designed, but is a fully integrated design that will bring the building up to the standards necessary for the building's long-term viability. He has assured the city that this renovation is not just include cosmetic and functional changes.

Construction Masters is a well known company for projects of this size in the area. IaD Architects has significant experience working with them and expects that they would be cooperative in a negotiation of the contract.

Financial Impact:

Since the preliminary architecture design with cost estimates was presented to council early last year, there has been project creep. Scope items were added by both city council and by the engineer during full design as more thorough inspections identified additional issues that needed to be addressed. On top of that there has been about a 35% inflationary increase in building costs. Even with Options 2 or 3, additional funds will likely be necessary. It is likely that components of the the financial summary options developed by Finance director Cathy Ezell will be necessary.

Supporting Documentation: Financial options summary.

**City of Freeport
Analysis of Funds
For City Hall Renovations**

	Budget	Spent as of April 30, 2022	Remaining Budget
Fund 67 67-410-899	\$ 998,000.00	\$ 79,015.75	\$ 918,984.25
Fund 21 21-410-899	750,000.00	-	750,000.00
	<u>\$ 1,748,000.00</u>	<u>\$ 79,015.75</u>	<u>\$ 1,668,984.25</u>
Amount of Architectural Contract		\$ 108,600.00	
Amount Paid		<u>(79,015.75)</u>	
Remaining Contract amount		\$ 29,584.25	
Remaining Budget for Construction		\$ 1,639,400.00	
Renovation Construction Bid		\$ 3,100,000.00	
Amount to Fund		\$ 1,460,600.00	
Reallocated Pixie House Funding to other parks projects:		\$ 375,000.00	
Baseball Field @ Riverside		\$ 58,692.00	
Landing Rebuild		65,000.00	
Entry Palms		27,780.00	
Entry Lighting		13,260.00	
Recreation Center Pool		14,150.00	
Walking Trail		<u>140,000.00</u>	
		\$ 318,882.00	
Amount Remaining Park Project		\$ 56,118.00	
Reallocation of Capital Project Funds			
Landing Repairs		\$ 30,000.00	
Walking Trail		252,000.00	
Baseball Field @ Riverside		40,000.00	
Pedestrian Bridge		75,000.00	
Museum Façade		<u>100,000.00</u>	
		\$ 497,000.00	
Additional American Recover Act Funding		177,000.00	
Amount needed		\$ 786,600.00	
FY2023 General Fund (offset by American Recovery Act Funding)		786,600.00	
FY 2022-2023 Funding Amount		1,500,000.00	
FY2022-2023 Remaining ARAF Funding		713,400.00	

City of Freeport
Capital Projects
Update as of April 30, 2022

Project	Project Status	Budget/Estimated Cost	Spent To Date	Remaining Budget
Fund 67 - 2021 CO Bond Fund				
Lift Station 3, 4, and 14 Rehabilitation	Engineering Complete - Pre-Construction Meeting Held	\$ 1,735,713.00	\$ 130,100.66	\$ 1,605,612.34
FM 1495 Water Line Relocation	Engineering being done. Awaiting AFA agreement with TXDOT	514,169.00	23,333.00	490,836.00
Phase 1 SSOI Engineering	Engineering being done	215,926.36	22,974.00	192,952.36
Sanitary Sewer Collection Grant Match	Engineering and Env. Review underway	59,316.26	-	59,316.26
Wastewater Treatment Plant Grant Match	- Engineering and Env. Review underway	60,520.00	-	60,520.00
Avenue H Sewer Line Replacement Grant Match	Bids Received - Waiting to see if we can increase the scope of the project.	42,375.00	5,533.00	36,842.00
WWTP Improvements	Council Approved Task Authorization for Freese & Nichols engineering	1,928,630.00	-	1,928,630.00
Sewer Line Replacement SSOI	CCTV & Manhole inspections underway	443,350.38	-	443,350.38
	Total Fund 66 - 2021 CO Bond Fund	\$ 5,000,000.00	\$ 181,940.66	\$ 4,818,059.34
Fund 66 - 2020 CO Bond Fund				
Streets & Drainage Projects	Total Budget for Street Projects	\$ 6,375,000.00		
2019-2020 Asphalt Streets - County Interlocal carried over to 2021	Complete	\$ 135,359.00	\$ 135,358.40	\$ 0.60
2020-2021 Asphalt Streets - County Interlocal	Complete	382,973.00	321,260.88	61,712.12
2020-2021 Water/Sewer Relocation - Asphalt Streets	Complete	230,704.84	230,704.84	-
2021-2022 Asphalt Streets - County Interlocal	Waiting on County to Start	382,973.00	-	382,973.00
2021-2022 Water-Sewer Relocation - Asphalt Streets	Received 2 bids - looking at other options	25,000.00	-	25,000.00
2022 Phase 1 Concrete Streets - Engineering	In Construction Phase	285,130.00	252,509.81	32,620.19
2022 Phase 1 Concrete Streets - Construction	Construction work has begun.	2,360,304.00	189,427.15	2,170,876.85
2022-2023 Phase 2 Concrete Streets - Engineering	Engineering being done To be bid in August	291,570.00	171,518.00	120,052.00
2022-2023 Phase 2 Concrete Streets - Construction	Awaiting Completion of Engineering	2,216,279.16	-	2,216,279.16
Velasco Pump Station Improvements	Complete	315,707.00	316,706.61	0.39
Heritage House Renovations	On Hold	375,000.00	-	375,000.00
City Hall Renovations	Arch design complete - RFP published - bid opening May 10th	998,000.00	79,015.75	918,984.25
	Total Funding Fund 66 - 2020 CO Bond Fund	\$ 8,000,000.00	\$ 1,696,501.44	\$ 6,303,498.56
Fund 14 - Streets & Drainage Funds				
Sidewalk - Repairs & Replacement	2021-2022 Sidewalks - List	\$ 150,000.00	\$ -	\$ 150,000.00
	1022 W 11th - 100% Complete			
	Hickory/6th - 100% Complete			
	Beech/6th - 100% Complete			
	Locust/6th - 100% Complete			
	Holly/6th - 100% Complete			
	Mullberry/6th - 100% Complete			
	Yaupon/6th - 100% Complete			
	Velasco Bridge/2nd Street 60% Complete			
	Avenue A - 0% Complete			
2022-2023 Phase 2 Concrete Streets - Construction	Engineering being done	1,357,921.00	-	1,357,921.00
	Geotech Work			
	Total Funding Fund 14 - Streets & Drainage Fund	\$ 1,507,921.00	\$ -	\$ 1,507,921.00
Fund 21 - Facilities & Grounds CIP				
City Hall Renovations	Arch design complete - RFP published - bid opening May 10th	\$ 750,000.00	\$ -	\$ 750,000.00
Wall Partition - Temp Wall - Museum	Completed	5,000.00	4,841.20	158.80
Museum Façade	Architectural Design provided. Project on hold	100,000.00	-	100,000.00
Fire Station 1 Decon Room Phase II	Completed	24,000.00	18,498.99	5,501.01
Prelim Architectural Study Station 1	Proposal being complete to begin Preliminary Architectural work	20,000.00	-	20,000.00
Old Fire Station Roof	Complete	36,000.00	48,710.00	(12,710.00)

Radio Antenna Repairs - Fire							
Greens Resurfacing				11,665.00			11,665.00
Cart Path Repair				150,000.00			150,000.00
Prelim Architectural Study Club House - Golf				10,000.00			10,000.00
Building Access Control - Police				30,000.00			30,000.00
New Public Works Building				6,750.00			6,750.00
River Place Heating				230,000.00		101,304.35	128,695.65
Landing Repairs				32,000.00		35,673.00	(3,673.00)
Walking Trail				30,000.00			30,000.00
Baseball Field @ Riverside Park				300,000.00		3,000.00	297,000.00
Pedestrian Bridge @ SFA Park				40,000.00		20,593.13	19,406.87
				75,000.00			75,000.00
				\$ 1,850,415.00	\$ 232,620.67	\$ 1,617,794.33	

Fund 22 - Vehicle & Equipment Replacement Fund

New F-250 - Fire							
Radio Replacement - Fire				60,000.00		53,891.39	6,108.61
Replace 2 Ambulances				36,400.00			36,400.00
Replace Fire Equipment - Grant Funds				600,000.00		118,067.90	481,932.10
Tee Mower - Golf				131,013.00		46,698.20	84,314.80
Pro Gator Spray Rig - Golf				35,000.00			35,000.00
Z Master 72 Mower - Golf				38,000.00			38,000.00
Fairway Mower - Golf				6,000.00			6,000.00
Generator - Police				55,000.00			55,000.00
Radios Police - Grant Funds				60,000.00		19,671.20	40,328.80
Vehicle Replacement - Police				124,990.00			124,990.00
Tire Balancer				80,000.00			80,000.00
4 Work Trucks - Public Works				8,000.00		7,999.00	1.00
Jet Trailer				160,000.00		950.00	159,050.00
Vac Truck				70,000.00			70,000.00
Stripping Machine				85,000.00			85,000.00
Generators				8,000.00		7,710.00	290.00
				60,000.00			60,000.00
				\$ 1,617,403.00	\$ 254,987.69	\$ 1,362,415.31	

Fund 23 - Technology Fund

Security Logging Software - Police							
Server Replacement/Network Upgrade - Police				35,000.00		17,322.00	17,678.00
Hardware & Software for Dispatch				65,000.00			65,000.00
				22,000.00			22,000.00
				\$ 122,000.00	\$ 17,322.00	\$ 82,678.00	

Grant Funded Projects

CDBG MIT 2016 HUD - Sanitary Sewer Collection System SSOI							
CDBG MIT Harvey - Wastewater Treatment Plant Improvements							
CDBG - Bar Screen Replacement				5,991,626.00			5,991,626.00
CDBG - Avenue H Sewer Line Replacement				5,991,468.00			5,991,468.00
FEMA River Bank Erosion Project - Hurricane Harvey				193,271.00		127,462.85	65,808.15
				260,000.00			260,000.00
				\$ 12,662,158.00	\$ 127,462.85	\$ 12,534,695.15	

Other Projects

Incode Migration Project							
CitizenServe				208,000.00		40,283.25	167,716.75
				\$ 208,000.00	\$ 40,283.25	\$ 167,416.75	

Items being requested for 2022 EDC additional Funding

Senior Baseball Field Lighting							
				Project Actual Costs		EDC Funding	
				\$38,098.87		\$18,692.10	
				Available General Fund Budgeted			
				\$19,405.87			

Landing Rebuild	\$30,000.00	\$65,000.00	\$35,000.00
Entry Palms Replacement	\$0	\$27,780.00	\$27,780.00
Entry Lighting	\$0	\$13,260.00	\$13,260.00
Beach Tractor Replacement	\$0	\$48,800.00	\$48,800.00
Rec Center sand filters/Slide Pump/Dog House	\$0	\$14,150.00	\$14,150.00
Totals		\$207,088.87	\$157,682.10

Senior Field - the City reconstructed the Infield, Leveled Outfield, Repaired Dugouts and Installed new outfield fencing. The lighting was Budgeted in the project as well but after further inspections the wiring had been removed in the past. With the new wiring, the installation will need additional funding of \$18,692.10. Once this field is complete, all 5 baseball and softball fields will be complete with lighting.

Landing Rebuild - the City budgeted \$30,000 this fiscal year for repairs to the Landing on the River. The additional \$35,000.00 funding will cover the preliminary quotes received by the City. The increase in material costs has driven the project costs up.

Entry Palms - the City lost the majority of the Palm trees at the entrance on 288 during the winter storm. Insurance did not cover this damage. this is a non budgeted item and the cost to remove the existing and replace the Palm trees is \$27,780.00. The new palm trees are 9' Florida Sabal and are cold hardy to -15 degrees.

Entry Lighting - this is a non budgeted item, that has been requested recently to be installed in the entry. The City would install Ten 20ft poles with each pole having 2 LED street lights positioned to light up the entry. The cost for material and installation is \$13,260.00

New Beach Tractor - this is a non budgeted, emergency needed purchase to maintain the beach. The City's 2005 tractor that has been utilized for raking and cleaning the beach is non operable due to the transmission gears. The City has received quotes to tear apart the machine to determine necessary repairs. This option to repair will cost the city an estimated \$30,000 for a 2005 tractor with a lot of issues, due to the wear and tear of operation on the beach and the salt water. The City has received quotes to replace this tractor with a new one for a cost of \$48,800.00

Rec Center Swimming pool repairs - this is a non budgeted item, the sand filters for the swimming pool (2) of the (3) need replacement. The filters have holes that are beyond repair. The re-circulating pump for the slide is OOS and in need of replacement. The dog house that houses the electrical components is in disrepair and needs to be replaced.

Community Development

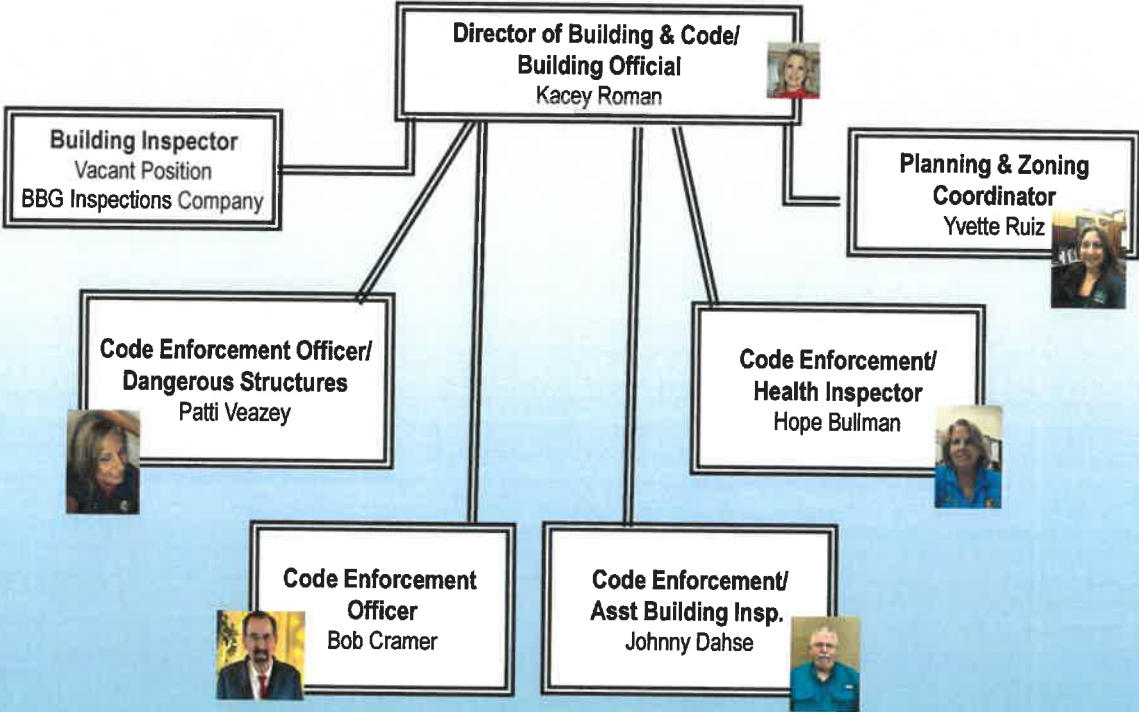


The Community Development Department is responsible for working with the citizens of Freeport and its development community, Boards and Commissions, and the elected officials while managing current and long-range planning, permitting and inspections, code enforcement and other activities in support of the City of Freeport. Our goal is to make our City a Healthy, Safe and Prosperous place to work and live.

Building Permits & Inspections
Health Permits & Inspections
Code Enforcement
Short Term Rental Inspections
Planning & Zoning
Board of Adjustments
Permit Desk Operations

Educate - Assist - Uplift

Community Development



Educate - Assist - Uplift

Conference Coming to Freeport!!



TEXAS ENVIRONMENTAL HEALTH ASSOCIATION



Gulf Coast Spring Conference Full Day Registration

• Tuesday, May 31, 2022, 8:00am – 4:00pm

The Gulf Coast Chapter of the Texas Environmental Health Association will be hosting a in-person educational conference in Freeport, Texas on Tuesday, May 31st, 2022. This conference will be a valuable resource for you to keep abreast of current issues, trends, and requirements and provide another opportunity to obtain continuing education credits required to renew your Sanitarian's or Code Enforcement license. Up to six continuing education hours will be available.

Confirmed topics include presentations on general environmental health, including food safety and industrial hygiene. Additional presentations will be announced shortly. You will receive a second notice once the agenda is complete, which will include registration details.

This conference is open to all sanitarians, code enforcement officers, inspectors, and other interested parties currently members of TEHA. The cost of this conference is \$60 for current TEHA members, and \$110 for non-members, which includes your annual membership. I am hopeful that you will be able to attend all or part of the day's sessions

Location:

Freeport, TX
[view map](#)

Contact:

Joshua Dufresne DrPH, RS, CPH, Chapter President
joshua.Dufresne@houstontx.gov

[Register for event](#)

The City of Freeport Community Development Department will be hosting the Gulf Coast Chapter of the Texas Environmental Health Association for their Spring Educational Conference.

Over 100 Health Inspectors, Code Enforcement Officers, Sanitarians and Municipal Inspectors are invited to attend.

Health Department

April Health Inspections

All Educational Walk-Throughs have been completed, and the Annual Inspections have begun. Thanks to the extra education, we have seen a huge improvement in the condition of our local Food Establishments.



Red Top Restaurant	327 S Brazosport Blvd	Score 99
Jack in the Box	2101 N Brazosport Blvd	Score 99
Freeport Elementary	1200 W. Eleventh	Score 100
Brazosport High School	1800 W. Second	Score 95
Freeport Intermediate	1815 W Fourth	Score 99

Coming Soon!!

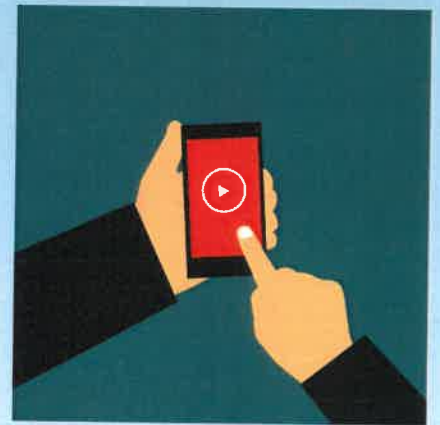
Informational Videos

We are currently working with the Toby Cohen, the IT Manager, to develop a series of short videos to be published for our Citizens. We are creating multiple Social Media Platforms, such as a YouTube Channel, TikTok, Instagram, etc, for City Info, Special Events, etc.

Some of the Videos being developed will include:

- When is a Permit Needed?
- What Can be Placed at the Curb for Heavy Trash?
- How much is 5 Cubic Yards?

The possibilities are endless!!



BoA Demolition Order

**A Permit has been pulled by the owner,
and demolition should begin within the next 10 days.**



915 ½ W. Broad

BoA Demolition Order

**A Permit has been pulled by the owner,
and demolition should begin within the next 10 days.**



1118 W. 2nd St.



Buildings Awaiting Demolition

BoA Demolition Order to be demolished within the next 30 days.



622 N Ave A



Heavy Trash

Code Enforcement has been working with owners to adhere to Heavy Trash Rules and dispose of garbage properly.



317 S Ave C



AFTER

Monthly Code Reports

Run Date: 05/01/2022 8:02 AM

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
4/1/2022	Hope Bullman	Pending	1100 N Brazosport Blvd Suite		Per Kacey and Kathy, All commercial customers are required to convert their solid waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke with health works coordinator , she said she would make contact with each company. Spoke with Amanda at Identigo, manager was gone and she did not know anything about it. Information paper was left.
4/1/2022	Hope Bullman	Pending	1309 N brazosport Blvd		Per Kacey and Kathy, All commercial customers are required to convert their solid waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke with Aladin, Manager, He said he was going to call today to make the change.
4/1/2022	Hope Bullman	Pending	1502 N Brazosport Blvd		Per Kacey and Kathy, All commercial customers are required to convert their solid waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke With Victor, owners brother, Stated he will give the information to his sister to call today.
4/1/2022	Hope Bullman	Pending	1510 Brazosport Blvd		er Kacey and Kathy, All commercial customers are required to convert their solid waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke with Manager, and left information. He stated he would make phone calls today.

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
4/1/2022	Hope Bullman	Pending	924 N ave F		Per Kacey and Kathy, All commercial customers are required to convert their soild waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke with Bianca, Little upset as to why they cant choose who they want for trash pickup. I explained to her the City of Freeport is under contract with this company and they have till 4/1/2022 to comply. She said she would call and make arrangements today.
4/1/2022	Hope Bullman	Applied	620 S Ave F		Per Kacey and Kathy, All commercial customers are required to convert their soild waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. No building, No working phone number from water department. Gate was locked, no one there.
4/1/2022	Hope Bullman	Pending	1316 N Brazosport Blvd		Per Kacey and Kathy, All commercial customers are required to convert their soild waste services to Ameri Waste by April 1, 2022. to be in compliance with city ordinance. Spoke with Teresa, Manager. She did say someone came by a couple of weeks ago about the dumpster. she is waiting on signiture of the owner, he is on vacation.
4/4/2022	Patti Veazey	Closed	1622 W 7TH ST		Overgrown vac property
4/4/2022	Patti Veazey	Closed	1009 W 4TH ST		Parking in yard and overgrown
4/4/2022	Patti Veazey	In Progress	1414 W 7TH ST	Reinspection	Send letter to cut property
4/4/2022	Patti Veazey	Closed	1411 W 5TH ST		Tires stacked by front door
4/4/2022	Patti Veazey	Closed	1222 W 4TH ST		Remove car and brush in alleyway
4/4/2022	Patti Veazey	Closed	1123 W BROAD ST		Cut alleyway left notice
4/5/2022	Patti Veazey	In Progress	415 N AVE A	Reinspection	Received complaint from planning meeting. Kacey assigned it to me. Starting dangerous structure on this. Large tree down in back yard toward the alleyway
4/5/2022	Patti Veazey	In Progress	421 N AVE A	Reinspection	

Create Date	Created By	Status	Address 1	Current Task	V_Summary If Violation
4/5/2022	Patti Veazey	In Progress	1018 Tarpon Ln Cr 756	Reinspection	Must remove fence it's blocking a city street on Tarpon In. Property is owned by Sorrell Family Limited PRTNSHP #1 LTD
4/5/2022	Patti Veazey	In Progress	191191 Sailfish	Reinspection	Remove fence on city right-away. Owner is Sorrell of properties
4/6/2022	Patti Veazey	In Progress	1225 W 9TH ST	Reinspection	dropped off a notice that they would need to put a fence around the pool they bought at wal-mart.
4/6/2022	Patti Veazey	Closed	1703 W 11TH ST	Initial Inspection	Dropped a notice that the water meter would be disconnected
4/6/2022	Patti Veazey	In Progress	1302 W 6TH ST	Reinspection	Johnny and I left a sticker to stop work until a permit is pulled. There is a for rent sign in the yard. Talk to owner and told him he had to get a permit
4/6/2022	Patti Veazey	Closed	710 KELLY LN		dropped of meter removal notice from the water dept
4/6/2022	Patti Veazey	In Progress	1702 W 10TH ST	Reinspection	white car parked in yard with expired inspection sticker. I dropped of a door knocker to remove vehicle along with the ord.
4/6/2022	Patti Veazey	In Progress	1218 W 11TH ST	Action Information	left a door hanger to remove the boat because its parked in the yard and not an approved surface. Also, cut the fence area and clean up all the debris on the porch and around the camper.
4/6/2022	Hope Bullman	New	1715 N AVE G	Initial Inspection	High grass and weeds. sending violation letter
4/6/2022	Hope Bullman	Pending	1713 N AVE G		No House Address, Vacant, High grass and weeds, debris to the rear of dwelling. Left door hanger. I will check back in 7 days
4/8/2022	Patti Veazey	Closed	1013 W 4TH ST		high grass and foam in yard
4/8/2022	Patti Veazey	In Progress	1326 W 7TH ST	Reinspection	Overgrown
4/8/2022	Patti Veazey	In Progress	204 W 8TH ST	Reinspection	Overgrown vac property sending notice
4/8/2022	Patti Veazey	In Progress	331 W 8TH ST	Reinspection	Need address and remove tires
4/8/2022	Patti Veazey	In Progress	822 W 8TH ST	Reinspection	Cut grass on city contracr
4/8/2022	Patti Veazey	Closed	627 W 2ND ST		Large pile of debris when there for awhile
4/8/2022	Patti Veazey	In Progress	323 W 1ST ST	Reinspection	Overgrown
4/9/2022	Patti Veazey	In Progress	1727 W 4TH ST	Reinspection	Left notice to cut high grass
4/9/2022	Patti Veazey	In Progress	1731-1733 W 7TH	Reinspection	Vac property overgrown and debris

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
4/9/2022	Patti Veazey	Closed	1823 W 11TH ST		Left a door hanger not to park in the yard
4/9/2022	Patti Veazey	In Progress	1734-1736 W 9TH	Reinspection	Vac property sending letter for high grass
4/9/2022	Patti Veazey	Closed	1703-1705 W 8TH		Overgrownvac property
4/9/2022	Patti Veazey	In Progress	810 W 9th	Action Information	Overgrown grass on vac house
4/9/2022	Patti Veazey	In Progress	807 W 6TH ST	Reinspection	Overgrown vac properties
4/9/2022	Patti Veazey	In Progress	606 W 7TH ST	Reinspection	Cut vac properties
4/9/2022	Patti Veazey	Closed	1860 ACACIA CIR		Placard a Chrysler 300 on the street that was inoperable
4/11/2022	Patti Veazey	In Progress	527-531 W 8th		4 unit under one structure. working without a permit. debris piled in the back yard
4/11/2022	Patti Veazey	In Progress	807 W 6TH ST	Reinspection	overgrown vac property
4/11/2022	Patti Veazey	Closed	1708 W 9TH ST		debris thrown in alleyway and overgrown
4/11/2022	Hope Bullman	Pending	125 Marlin Ave		Complaint, Owner is having a constant garage sale.
4/12/2022	Patti Veazey	In Progress	1702-1704 W 9th	Reinspection	overgrown
4/12/2022	Hope Bullman	In Progress	1819 N AVE H	Action Information	On 4/11/2022, drove by residence, large blue tarp covers roof. Repair/replace roof. Left door hanger. I will check back in 30 days.
4/12/2022	Patti Veazey	Closed	533 E BROAD ST		Tires and debris dumped in yard
4/12/2022	Patti Veazey	In Progress	1402 W 7TH ST	Reinspection	Tires and camper shell on property. Property is vacant
4/12/2022	Patti Veazey	In Progress	1615 W 5TH ST	Reinspection	
4/12/2022	Hope Bullman	In Progress	2213 YELLOWSTONE		Anonymous call came into our office about an family living in RV. Plugged into the dwelling. There were propane bottles around trailer.
4/13/2022	Patti Veazey	In Progress	409 S AVE G	Reinspection	clean up all trash and debris also cut the grass
4/13/2022	Patti Veazey	In Progress	811 W 12TH ST	Action Information	Call in about trash piled by the street but starting a dangerous structure file on this
4/13/2022	Patti Veazey	Closed	815 W 11TH ST		Left a door hanger to remove tires, appliances and other debris, cut grass
4/13/2022	Patti Veazey	Closed	1807 W 11TH ST		Left notice to tell them great job on their yard
4/13/2022	Patti Veazey	Closed	1706 W 10TH ST		Left them a thank you letter for a nice yard

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
4/14/2022	Patti Veazey	In Progress	1407 W 8TH ST	Reinspection	lady called in they won't pick her brush up. I went and took a picture going to call the trash pick-up company and talk to them. She doesn't have that much
4/14/2022	Patti Veazey	In Progress	210140 W Broad	Reinspection	Overgrown lot with accessory structure also debris dumped in the alleyway
4/14/2022	Hope Bullman	In Progress	2002 VICTORIA ST		Revised automotive-Dropped off invitation to come to council meeting on Monday night and revised ordinance. Good conversation about his plans for repairs and fence.
4/14/2022	Hope Bullman	In Progress	1805 YELLOWSTONE		Revised automotive-Dropped off invitation to come to council meeting on Monday night and revised ordinance. .
4/14/2022	Hope Bullman	New	1200 N AVE H		High grass and weeds.
4/14/2022	Hope Bullman	Pending	1823 N AVE I		Left Door Hanger, Remove debris from the front and back of dwelling, Inoperable vehicle. Needs to clean premises up.
4/20/2022	Patti Veazey	In Progress	720 N AVE C	Reinspection	
4/20/2022	Patti Veazey	In Progress	720-724 N AVE C	Reinspection	Overgrown vacant house
4/20/2022	Patti Veazey	In Progress	209333 W Brazo	Reinspection	Overgrown vac lot
4/20/2022	Patti Veazey	In Progress	209332	Reinspection	Overgrown vac lot
4/20/2022	Patti Veazey	In Progress	227 W Brazo	Reinspection	Overgrown vac lot
4/21/2022	Patti Veazey	Closed	202 W 1ST ST		Shut off on water notice
4/21/2022	Patti Veazey	Closed	224 W PARK AVE		Delivered notification of water being turned off
4/21/2022	Patti Veazey	Closed	430 E 2ND		Dropped off shut off notice on water
4/21/2022	Hope Bullman	Closed	1309 N brazosport Blvd # front and # Back		Delivered delinquent water bill notice on 4/21/22
4/21/2022	Patti Veazey	Closed	1853 w 2nd	Generate and Send Violation Notice	Dropped of disconnect on water bill
4/21/2022	Patti Veazey	In Progress	830 W 5TH ST	Reinspection	Overgrown yard left a door hanger
4/21/2022	Patti Veazey	Closed	918 W 5TH ST		Left a notice about disconnecting the water
4/21/2022	Patti Veazey	Closed	530 E 2nd		Dropped of notice to disconnect water
4/21/2022	Patti Veazey	In Progress	1530 W 7TH ST	Reinspection	Old black truck with trash in it and overgrown alleyway and yard, left a door hanger
4/21/2022	Hope Bullman	Closed	1805 YELLOWSTONE		delivered delinquent water bill notice on 4/21/22. Secretary called water department while I was there.

Create Date	Created By	Status	Address 1	Current Task	V_Summary If Violation
4/21/2022	Johnny Dahse	Closed	1605 N BRAZOSPORT BLVD		Delivered notification of water being suspended for none payment.
4/22/2022	Hope Bullman	In Progress	905 N AVE J		Spoke with manager she said corporate has sent water bill by mail.
4/22/2022	Hope Bullman	Pending	101 S Gulf Blvd A		Delivered delinquent water bill notice on 4/21/2022. Left with the employee, she stated she would give it to the owner.
4/22/2022	Hope Bullman	In Progress	307 SAILFISH		Delivered delinquent water bill notice on 4/21/2022. The fence was locked, notice was left in fence.
4/22/2022	Hope Bullman	Closed	1601 E HWY 332		Delivered delinquent water bill notice on 4/21/2022. Spoke with manager, she stated the bill was already paid.
4/22/2022	Patti Veazey	In Progress	1006 W 6TH ST	Initial Inspection	parking boat on street left a door hanger
4/26/2022	Patti Veazey	In Progress	1502 W 9TH ST	Reinspection	overgrown and trash and debris
4/26/2022	Patti Veazey	In Progress	1215 W 5TH ST	Reinspection	cut back yard
4/26/2022	Patti Veazey	In Progress	1740-1742 Lynn Ln	Reinspection	overgrown property
4/26/2022	Patti Veazey	In Progress	1747-1749 LYNN LANE	Reinspection	left notice on the door to cut grass and remove black truck in back yard. Also, se3nding to the owner.
4/26/2022	Patti Veazey	In Progress	1744-1746 LYNN LN	Reinspection	
4/26/2022	Patti Veazey	In Progress	1006 W 6TH ST	Reinspection	can't leave a boat parked on the street for along period of time.. Left a notice
4/26/2022	Patti Veazey	In Progress	610 N AVE G	Reinspection	Tires on property driving through yard leaving ruts
4/26/2022	Patti Veazey	In Progress	1739-1741 W 5th	Reinspection	Working without a permit
4/26/2022	Patti Veazey	In Progress	723 W 10TH ST	Reinspection	Overgrown
4/26/2022	Patti Veazey	Closed	602 W 1ST ST		Putting in driveway without permit
4/26/2022	Patti Veazey	In Progress	1530 W 9TH	Reinspection	Cut backyard and alleyway
4/26/2022	Patti Veazey	In Progress	1108-1110 W 9th	Initial Inspection	Indoor furniture on porch
4/26/2022	Patti Veazey	In Progress	431 W 4TH ST	Reinspection	Overgrown in areas
4/27/2022	Patti Veazey	Closed	1714-1716 W 8TH		Tagged vehicle on the street with expired tags
4/27/2022	Patti Veazey	In Progress	1726-1728 W 8TH	Initial Inspection	Vac property overgrown
4/27/2022	Patti Veazey	In Progress	1834 W 8TH ST	Action Information	Posted car on street with tow rope and flat tire also expired tags
4/27/2022	Patti Veazey	In Progress	1819 W 11TH ST	Reinspection	Boat parked in yard left a handout
4/28/2022	Patti Veazey	In Progress	810 W 10TH ST	Initial Inspection	Overgrown
4/28/2022	Patti Veazey	In Progress	519 S AVE H	Reinspection	Old camper torn apart needs removed
4/1/2022	Hope Bullman	Approved	1019 W 6th St		

Create Date	Created By	Status	Address 1	Current Task	V_Summary If Violation
4/8/2022	Hope Bullman	Approved	1019 W 6th St		
4/12/2022	Hope Bullman	Applied	307 S Gulf Blvd		
4/21/2022	Hope Bullman	Approved	127 BALDWIN RD		
4/22/2022	Hope Bullman	Applied	Freeport Municiple Park	Action Information	
4/27/2022	Hope Bullman	Applied	923 N Gulf Blvd		
4/27/2022	Hope Bullman	Applied	Freeport Municiple Park		
4/28/2022	Hope Bullman	Applied	Freeport Municiple Park		
4/28/2022	Hope Bullman	Applied	Freeport Municiple Park		
4/28/2022	Hope Bullman	Applied	Freeport Municiple Park		
4/29/2022	Hope Bullman	Applied	Freeport Municiple Park		
4/29/2022	Hope Bullman	Applied	541 E Louisiana St	Initial Inspection	



COMMUNITY DEVELOPMENT

PHONE: (979) 871-0109 ■ 200 S. 2nd St, Freeport, TX 77541

www.freeport.tx.us

Permit Requirements

2015 International Building Code - No building or structure, electrical, mechanical, plumbing system shall be installed, constructed, enlarged, altered, changed occupancy, repaired, moved, removed, converted, demolished, replace, changed, without first making application and obtaining a permit.

Permits related to, but not limited to; clearing and grading, critical area encroachment, land use development, shoreline development, and flood development might also be required. Please note that being exempt from a building permit does not mean you are exempt from another form of a permit as listed above or from other requirements such as setbacks from property lines, roads, drain fields, etc.

Exempt from Building Permits

- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work (only when NOT in conjunction with a larger remodeling job)
- Retaining walls which are not over 4 ft in height measured from the bottom of footing to the top of wall
- Replacement of decking on decks without replacement of any other structural members
- Swings, slides and other playground equipment accessory to a residence
- Window awnings supported by an exterior wall which do not project more than 54" and do not require additional support and not in setbacks
- Bathroom and kitchen fixture replacements without plumbing line modifications such as sink and toilets
- Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, washers and dryers.
- Prefabricated swimming pools less than 24 inches deep, not greater than 5,000 gallons and installed entirely above ground.
- Nonfixed movable fixtures, cases, racks, counters and partitions not over 5 ft 9 inches in height.
- The stopping of leaks in drains, water, soil, waste or vent pipe, provided, that if any concealed trap, drain pipe, water, soil, waste or vent pipe it becomes necessary to remove and replace, a permit shall be obtained and inspection made.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Emergency Repairs

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day.

This is not a complete comprehensive list. Please call the Permit Department if you have any questions.



Temporary Food Vendor Permit Application

Date(S) Of Event: _____

Place Of Event: _____

Vendor's Name: _____

Contact Person: _____

Address: _____

City And State: _____

Phone Number(S): _____

Email Address: _____

Types Of Food: _____

REQUIREMENTS:

- \$25.00 Temporary Vendor Permit fee.
- Health inspection of location must be done before permit will be issued.

Vendor's Signature

Date

Code Official - Freeport, Texas

***PERMITS MUST BE DISPLAYED AT ALL TIMES. FEES ARE NON-REFUNDABLE.**

Food Rules for Temporary Food Service Permit

Food to be administered to the public may **not** be prepared in a private residence.

Anyone serving food to the public must obtain a health permit. (Regardless of charging a fee or giving it away free)

A temporary health permit must be obtained two (2) full business days before the event date.

The following Requirements must be met:

- Food must be protected during storage, display, and cooking.
- Must be kept covered;
- All food must be from an approved source. (including ice)
- Must be stored on a clean, dry surface (not on the ground);
- Must be kept at the proper temperature.
 - Cold - 41°Fahrenheit or below;
 - Frozen foods - 0° Fahrenheit or below,
 - Hot Storage - 135°Fahrenheit or above.
- Thermometer required to verify temperatures.
- Food dispensing utensils should be stored in food with handle out.
- Potable water shall be available for washing, rinsing, sanitizing and hand washing.
- Three (3) plastic dish pans for washing, rinsing, and sanitizing of equipment and utensils.
- Bleach or other approved sanitizer must be provided.
- A water container with a spigot and bucket shall be available for employee hand washing.
- Warm running water, soap, disposable gloves, and individual paper towels must be provided.
- All vendors must have covered garbage containers and must keep the area clean and free of garbage.

Non-compliance of these rules will result in the immediate closing of the stand and/or a citation issued by the Health Department.



Finance, Court & Water Departments

Title: Monthly Report for March 31, 2022

Date: May 10, 2022

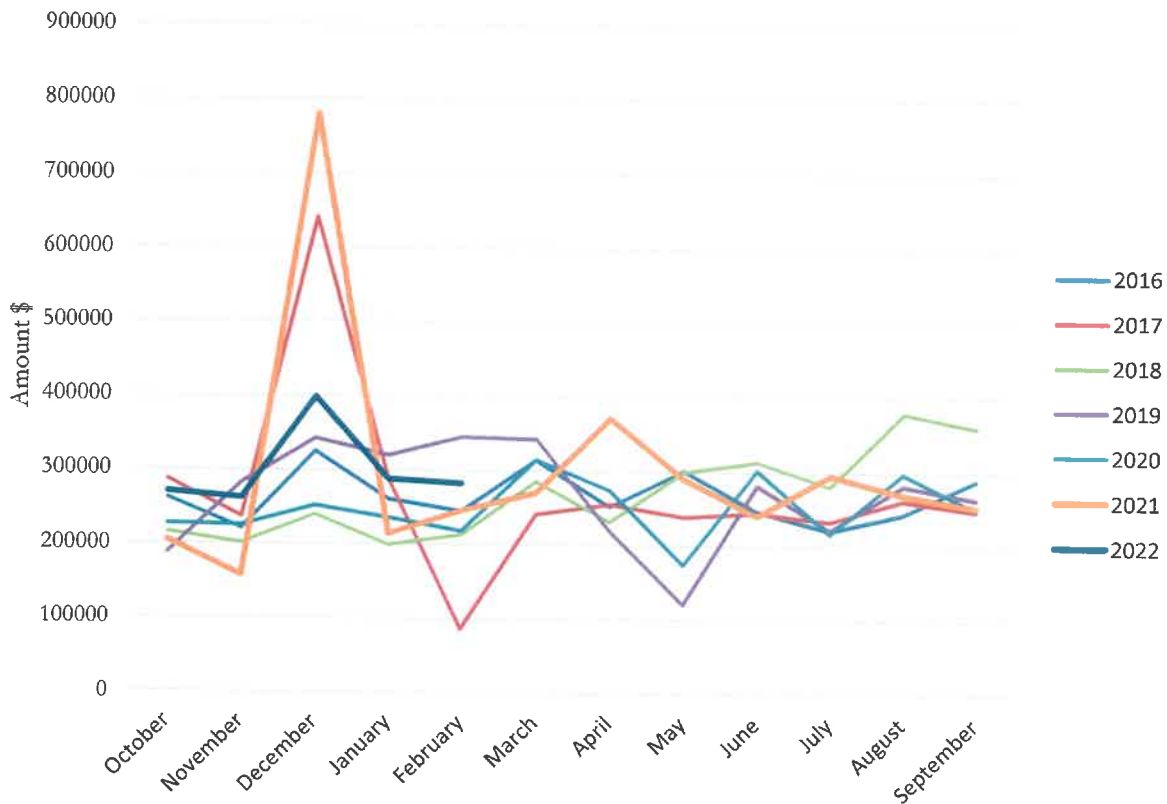
From: Cathy Ezell, Finance Director

Financial Information

The General Fund:

The revenues collected for the General fund as of April 30, 2022 are \$12,609,642 or 66.50 % of the total budgeted revenues. Sales tax revenue is collected two months in arrears. The sales tax collections received are less than last year at this time.

Comparison of Sales Tax Revenue by Year



The expenditures for the General Fund as of April 30, 2022 are \$11,297,950 or 54.15% of the budgeted expenditures. See the attached Monthly Financial Report for more detail.

The revenues are over the expenditures by 1,311,692. The fund balance or reserves of the General Fund as of April 30, 2022 is \$8,036,107. This is 39.58% of the expenditure budget.

Monthly Report Finance, Court & Water Departments

Water & Sewer Fund

The revenues for the Water & Sewer Fund as of April 30, 2022 are \$3,727,168 or 56.57% of the budgeted revenues. See the attached Monthly Financial Report for more detail.

The expenditures for the Water & Sewer Fund as of April 30, 2022 are \$3,154,158 or 48.72% of the budgeted expenditures. See the attached Monthly Financial Report for more detail. Veolia has notified the City that they have spent 80% of their Repair and Maintenance Budget.

The revenues exceed the expenditures by \$573,040. The fund balance or reserves for the Water & Sewer Fund as of April 30, 2022 is \$623,976. This fund balance is only 14.54% of the operating expenditures.

Customer Service Department

The Water Department and Municipal Court have been re-organized into one department, the Customer Service Department. On March 14, 2022, the utility billing and cash collections functions migrated to Incode 10. Also, the printing and mailing of bills was outsourced as the bill moved from post card bills to statement bills.

The Municipal Court functions will be the next to move to Incode 10. We have begun planning the migrations. The time line for this is approximately three months.

Other

The Finance, Human Resources, and Customer Service Department completed the review and purge of old records. We also re-organized the Vault to become the primary place for the storage of City records, with the help of the Building/Code and Public Works departments.



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
Deputy Chief
EMS Coordinator

Micheal Dumas
Deputy Chief
Fire Marshal

To: Mr. Kelly, City Manager
From: Christopher D. Motley, Fire Chief

Date: May 16, 2022

Re: March 2022
April 2022

Response alarms: March 2022 Fire - 10
 EMS - 147
 Total - 157

Significant Events:

Air Ambulance transport: 3
Request mutual aid into the city to cover EMS response: 4 FIRE 0
Mutual aid given to other cities to cover EMS response: 1 FIRE 0
Two EMS units working calls at the same time: 24
Three working EMS alarms: 3
Four working EMS alarms: 1
Five working EMS alarms: 0
Transport rate: 56%

Response alarms: April 2022 Fire - 18
 EMS - 157
 Total - 175

Air Ambulance transport: 2
Request mutual aid into the city to cover EMS response: 0 FIRE 0
Mutual aid given to other cities to cover EMS response: 0 FIRE 2
Two EMS units working calls at the same time: 22
Three working EMS alarms: 2
Four working EMS alarms: 0
Five working EMS alarms: 0
Transport rate: 58%

Equipment/Infrastructure:

Engine 902 out of service due to electronic controls.
Fire Station engine bay slab is failing due to road bed is washing out.
Gathered estimates from Public Works. Currently, reviewing budget to begin repairs. Estimate: \$15,000.00

Audit:

Texas Department of Insurance audit: Under review. No update.
Texas Commission on Fire Protection continue education audit. Passed.

Visit us online at www.freeport.tx.us
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Emergency Management:

Review daily COVID-19 Brazoria County Health reports. Providing this data to Freeport Police Department for first responder notification.

Winter Storm Declaration the City of Freeport is in recovery phase. Federal Declaration Category B: Protective Measures has been approved. Submitting application for reimbursement to FEMA. Received a response which is currently under review.

Monitoring weather activity affecting the Freeport community. This year Freeport has experienced several severe thunderstorms and gale force winds as cold fronts have moved across Texas.

This monthly, TIER II reports are being filed with the local responding fire department as required by SARA II Act.

Mitigation Grants:

FEMA: S.A.F.E.R. Grant application, awaiting announcement of award. This program addresses salaries for hiring and staffing firefighters for three years at no expense. During this time the City prepares itself for the salary increase over time. The SAFER grant would allow the department staffing to meet staffing level standards. This would raise the shift to six firefighters, currently five firefighters.

FEMA American Firefighter Grant, complete the application and awaiting announcement of award. Project 1.) Training and overtime for training: \$120,000.00. 2.) Brush/Wildland truck: \$125,000.00.

Personnel:

Staffing:

Fire Lieutenant Vacancy: One (Full-time)

Fire Fighter Vacancy: Two (Full-time)

Fire Fighter Vacancy: Six (Part-time)

EMS Vacancy: Four (Part-time). One position filled and orientation completed.

The hiring process for the department has been impacted significantly with Covid-19 hinder students to attend fire/EMS training and administering their exams for state licensing. The current employee market is greater than applicants including base salary, certification pay, and assignment pay, shift schedules and department increasing staff due to community growth.

Department operations application process remains open regardless of department staffing level. An applicant can schedule a cognitive test at any time. Then be eligible for the physical agility.

Training Employees:

Three employees currently in school.: Thomas Thornton; EMT-Advance to Paramedic. Kristopher Vierra; EMT-Advance to Paramedic.

Parker Jones; EMT-B to Advance-EMT.

Departmental training has been limited due to operations is running at minimum staffing.

Visit us online at www.freeport.tx.us
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Injuries:

Firefighter off duty due to workers compensation claim. Surgery delayed due to lack of follow up by workers compensation and Cigna insurance policy does not provide coverage for physicians whose practice is with CHI St. Luke's – Brazosport.

Public Relations:

Freeport Little League Parade
Grand Opening: Outriggers Restaurant
Easter Egg Hunt – Freeport Municipal Park
Freeport Riverfest – Freeport Fire & EMS Association

Prevention:

Council Chambers are sanitized by staff prior to each council meeting.
Highway information boards updated regularly for a COVID-19 update or weather.

Announcements:

FF Parker Jones and Anna, wife, had a baby boy, March 29, 2022.



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EMS Coordinator

Jason Shafer
Deputy Chief
Fire Marshal

Office of the Fire Marshal

April 2022 Monthly Report.

Fire/Safety Inspections:

Address	Inspection Type	Pass/Fail
3405 E 332	Paint Booth Suppression	Pass
1618 N Ave J	Overhead Hydro and Visual	Fail
919 W. Second St.	Yellow Tag follow up/Safety Inspection	
Total Inspections: 1		

Plans Review:

Name or Address	Type of Plan	COMMENTS Y/N
City Hall	Re-Model	Y
Brazosport HS	Re-Model, New Field House	Y
832 N. Brazosport Blvd.	Re-Model	Y
1019 W. Sixth	New Kitchen Suppression	N
320 S Gulf	Aboveground Sprinklers	Y
320 S. Gulf	Underground Sprinklers	Y
Total Reviews: 6		

Fire Investigations:

Address	Type of Fire	Disposition
418 W. First	Arson/Follow-up	Open/ Suspended
Total: Investigations: 1		



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Fire Safety Consultation/ Consultation:

Whom	In Reference to:
Building Official	Mist Lounge
Building Official	Mist Lounge
Building Official and Owner	823 N. Brazosport Blvd.
Total: 3	

Incident Response:

Location	Type of Incident	Disposition
LGN Gate 3	Laceration	Pt. TXP.
Total Calls: 1		

Public Education Events:

Location	Name of Event	Appx # people
Total: 0 COVID-19		

Stop Work Order's/ NOV's/ Fire Marshal's Orders:

Address	Description	Disposition
Total: 0		

Training:

Course Name	Hours

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Miscellaneous:

- Re-familiarization of city layout
- Re-familiarization of 2015 IFC
- Sr. Staff Meeting
- Meet and Great with all Crews
- New business cards ordered
- Quote & PO for mobile radio for new 910
- Renewed Blue Beam for Fire Marshal iplan Table
- Contacted DA, 418 W. First, DA declined charges

Monthly Golf Course Report April2022

For the month of April, we recorded our highest revenue month for any given month at \$93,650. While my staff continues to a great job, Mother Nature has been a key piece in our revenue numbers. We logged only .75 inches of rain this month with zero course closure days and zero cart path only days. Most of our categories saw record numbers and membership made a jump to 178 as well.

Our tournament numbers continue to look good this spring even with two cancellations. We will start our annual Brazos Cup qualifying in April with the actual event in May. We will also have our Club Championship in June. Our 3 person crawfish scramble has completely sold out this year. So we will have a very busy spring event wise.

One area of concern is all of our rising cost prices. Fertilizer and fuel being the biggest concerns. I believe we need to start looking at raising our daily fee prices as we are still very competitive with the area courses.

Thank you

Brian

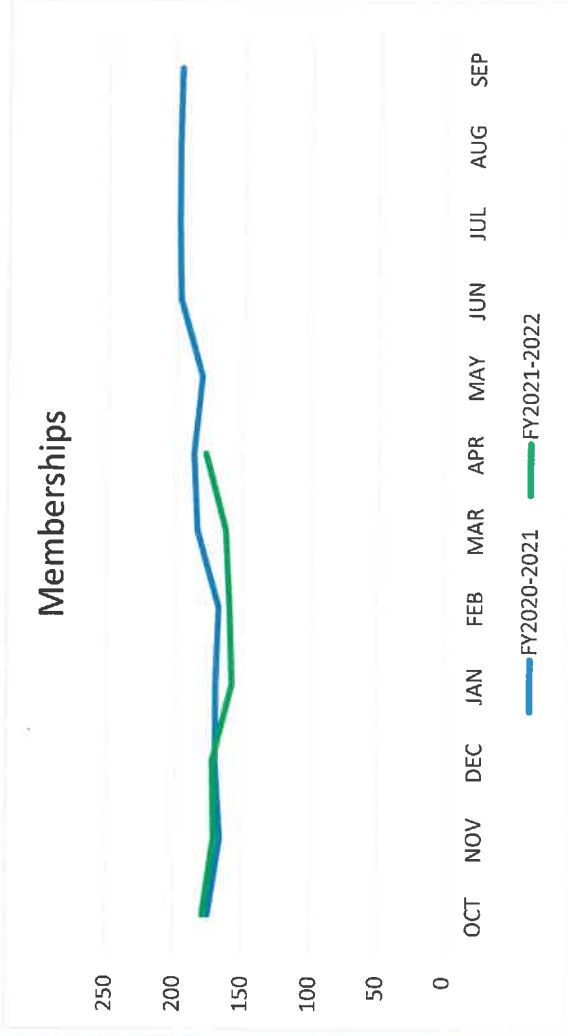
Rounds of Golf

Month	FY2020-2021	FY2021-2022
OCT	2396	1489
NOV	2407	2109
DEC	2022	2430
JAN	1860	1785
FEB	1364	1619
MAR	2252	2633
APR	2483	3089
MAY	1616	
JUN	2160	
JUL	1848	
AUG	2205	
SEP	1534	
	24147	15154



Memberships

Month	FY2020-2021	FY2021-2022
OCT	175	179
NOV	166	171
DEC	170	172
JAN	170	158
FEB	168	160
MAR	184	163
APR	187	178
MAY	181	
JUN	197	
JUL	198	
AUG	198	
SEP	197	



Revenue for the fiscal years

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2022
October	\$ 47,009.00	\$ 38,020.00	\$ 44,541.00	\$ 42,949.00	\$ 40,175.00	\$ 50,996.00	\$ 41,662.00	\$ 40,670.00	\$ 34,325.00	\$ 35,953.00	\$ 33,172.00	\$ 40,639.00	\$ 27,027.00	\$ 34,039.00	\$ 42,407.50	\$ 62,202.91	\$ 51,147.84
November	\$ 27,799.00	\$ 33,807.00	\$ 35,020.00	\$ 44,707.00	\$ 39,303.00	\$ 36,034.00	\$ 42,510.00	\$ 44,313.00	\$ 28,636.00	\$ 26,980.00	\$ 19,944.00	\$ 31,995.00	\$ 30,448.00	\$ 23,229.00	\$ 43,338.77	\$ 64,634.00	\$ 56,586.76
December	\$ 34,148.00	\$ 25,466.00	\$ 37,308.00	\$ 36,530.00	\$ 20,950.00	\$ 35,136.00	\$ 31,312.00	\$ 32,258.00	\$ 29,786.00	\$ 29,645.00	\$ 26,178.00	\$ 24,651.00	\$ 20,856.00	\$ 40,933.00	\$ 48,990.47	\$ 56,927.48	\$ 62,544.32
January	\$ 38,163.00	\$ 19,599.00	\$ 23,783.00	\$ 40,207.00	\$ 21,224.00	\$ 27,521.00	\$ 49,248.00	\$ 25,563.00	\$ 37,898.00	\$ 20,982.00	\$ 36,242.00	\$ 30,449.00	\$ 30,342.00	\$ 30,229.00	\$ 23,365.55	\$ 56,651.51	\$ 47,116.31
February	\$ 29,092.00	\$ 31,360.00	\$ 29,207.00	\$ 40,299.00	\$ 16,899.00	\$ 32,118.00	\$ 27,440.00	\$ 36,248.00	\$ 32,762.00	\$ 31,605.00	\$ 30,448.00	\$ 30,449.00	\$ 21,772.00	\$ 26,749.00	\$ 37,454.31	\$ 41,451.22	\$ 49,126.05
March	\$ 44,484.00	\$ 50,244.00	\$ 45,181.00	\$ 51,199.00	\$ 52,873.00	\$ 64,305.00	\$ 39,994.00	\$ 58,128.00	\$ 44,011.00	\$ 29,929.00	\$ 34,261.00	\$ 39,413.00	\$ 52,056.00	\$ 52,147.00	\$ 56,303.83	\$ 67,691.37	\$ 69,982.06
April	\$ 52,898.00	\$ 44,170.00	\$ 54,841.00	\$ 60,003.00	\$ 58,698.00	\$ 57,655.00	\$ 57,937.00	\$ 46,802.00	\$ 51,866.00	\$ 33,553.00	\$ 28,234.00	\$ 58,911.00	\$ 60,713.00	\$ 82,079.00	\$ 13,723.75	\$ 75,786.66	\$ 93,650.43
May	\$ 49,583.00	\$ 50,784.00	\$ 59,984.00	\$ 65,535.00	\$ 46,083.00	\$ 53,246.00	\$ 57,807.00	\$ 51,940.00	\$ 56,256.00	\$ 48,499.00	\$ 30,164.00	\$ 50,065.00	\$ 57,692.00	\$ 62,730.00	\$ 28,942.99	\$ 58,401.78	
June	\$ 38,039.00	\$ 52,831.00	\$ 65,674.00	\$ 62,065.00	\$ 46,083.00	\$ 53,246.00	\$ 57,807.00	\$ 51,940.00	\$ 56,256.00	\$ 48,499.00	\$ 30,164.00	\$ 50,065.00	\$ 57,692.00	\$ 62,730.00	\$ 28,942.99	\$ 58,401.78	
July	\$ 40,396.00	\$ 35,250.00	\$ 58,329.00	\$ 62,141.00	\$ 40,405.00	\$ 52,427.00	\$ 61,151.00	\$ 55,923.00	\$ 48,913.00	\$ 26,082.00	\$ 8,162.00	\$ 37,417.00	\$ 59,075.00	\$ 62,154.13	\$ 63,463.78		
August	\$ 40,352.00	\$ 41,420.00	\$ 38,504.00	\$ 63,134.00	\$ 48,395.00	\$ 44,385.00	\$ 45,158.00	\$ 50,193.00	\$ 44,700.00	\$ 43,387.00	\$ 86,186.00	\$ 37,656.00	\$ 52,448.00	\$ 69,071.00	\$ 50,746.13	\$ 57,641.43	
September	\$ 35,529.00	\$ 37,527.00	\$ 23,756.00	\$ 49,098.00	\$ 41,066.00	\$ 44,276.00	\$ 42,282.00	\$ 48,075.00	\$ 46,545.00	\$ 43,727.00	\$ 30,306.00	\$ 23,868.00	\$ 58,221.00	\$ 67,005.00	\$ 58,155.52	\$ 57,091.00	
Total	\$ 477,492.00	\$ 460,478.00	\$ 514,128.00	\$ 617,861.00	\$ 485,557.00	\$ 557,456.00	\$ 546,766.00	\$ 525,006.00	\$ 481,682.00	\$ 392,155.00	\$ 399,979.00	\$ 434,860.00	\$ 480,324.00	\$ 585,100.00	\$ 523,369.18	\$ 707,657.75	\$ 430,153.77

**City of Freeport
Freeport Historical Museum/Main Street Program
Monthly Summary Report**

April 2022

Exhibits

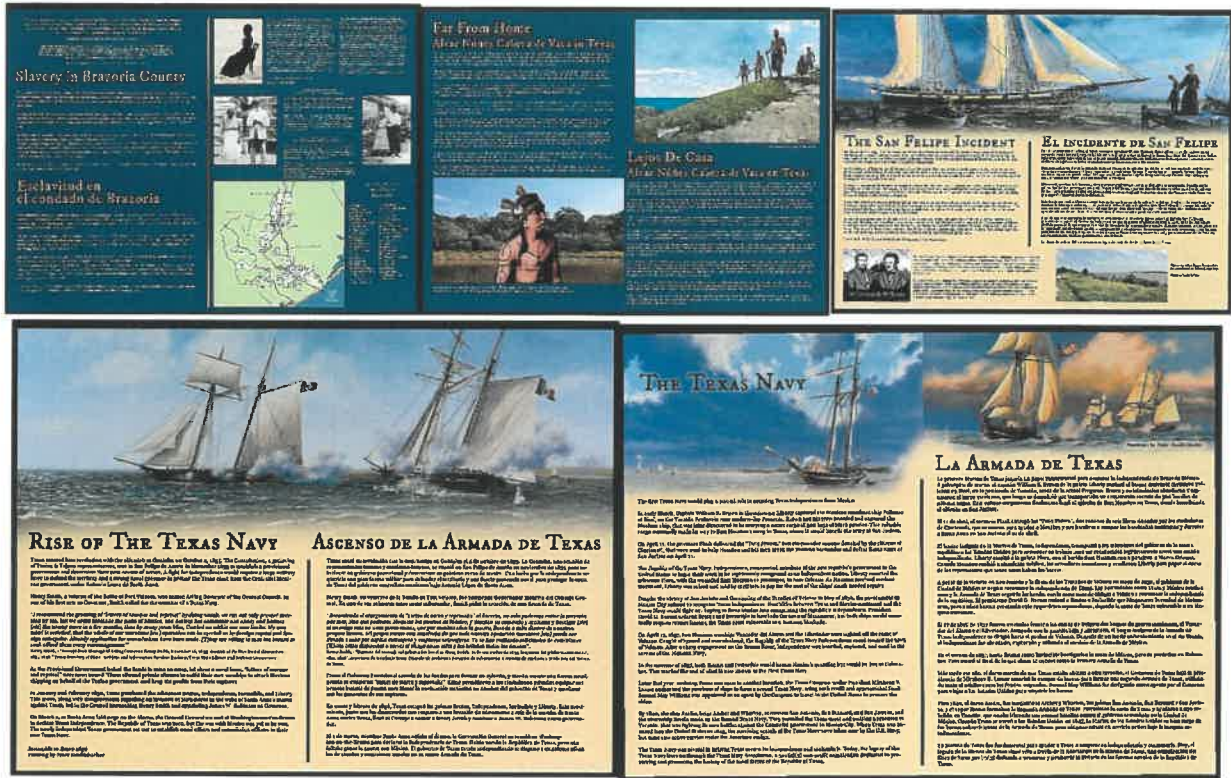
There were no temporary exhibits in the month of April as Museum staff utilized the temp hall space for museum projects, Main Street meetings, and prepared for the city's first Cinco de Mayo Celebration in May.



Residents from Watercrest at Shadow Creek Ranch in Pearland visited toward the beginning of April. Efforts will be made by museum staff to reach out to local assisted senior living facilities and schools to schedule museum visits.

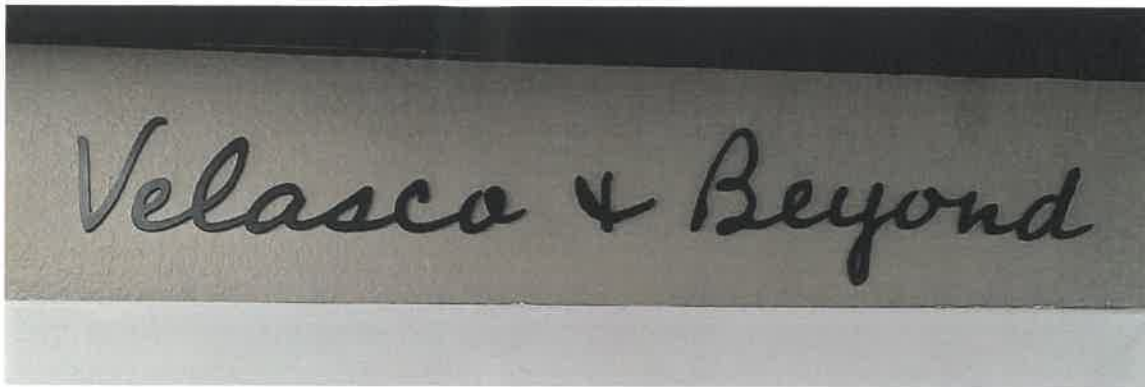
Staff Updates

Our Museum Coordinator designed the next five, 36-inch x 48-inch interpretive panels to eventually be displayed within the museum and the Texas Navy Room.



Light-weight, laser-cut wooden letters were created and installed to mark each significant corridor throughout the museum, enhancing the visitor experience by continuing to establish visual cues.





ALX Graphics out of Angleton produced our new perforated door graphic created by Wade using a photo of Bryan Beach. The company was recommended to us by James McDonald of our Historical Board.



Throughout the month of April, Wade assisted the staff at *San Felipe de Austin State Historic Site's Fire on The Brazos* event on April 9th with a visitation of 150 guests and *San Jacinto Battleground State Historic Site's San Jacinto Celebration* living history events on April 22nd & 23rd with a visitation of 3,500 guests over the course of both days. Staff from both sites will assist us with our Fort Velasco Day living history event in late June.



On April 26th, the museum was temporarily closed as a thunderstorm knocked out power the previous evening. CenterPoint was called out to replace a part and restore power. Power was restored around 11am and the museum reopened.

The very next day, museum staff noticed issues with the museum's AC system not working properly. Maintenance staff acted quickly to alleviate temperatures by bringing in a rolling AC unit from city hall. Realizing additional cool air was needed to protect the museum's collection, staff purchased two blower fans. As of May 10th, the issue with the museum's AC has yet to be resolved.



Special Events

With the Easter holiday and non-city related events held downtown, there were no special events held in April. Barcudia hosted an Easter Egg Hunt on Easter Sunday, and Freddy Aguirre coordinated an Earth Day event the weekend prior. Both events were well received and welcomed new foot traffic downtown. Staff worked to coordinate the upcoming inaugural Cinco de Mayo Celebration scheduled for May 5th, and we are partnering with James McDonald for our Spring Market Day joining the 2nd Annual Barcudia Bike Fest & Car Show on Saturday, May 14th.



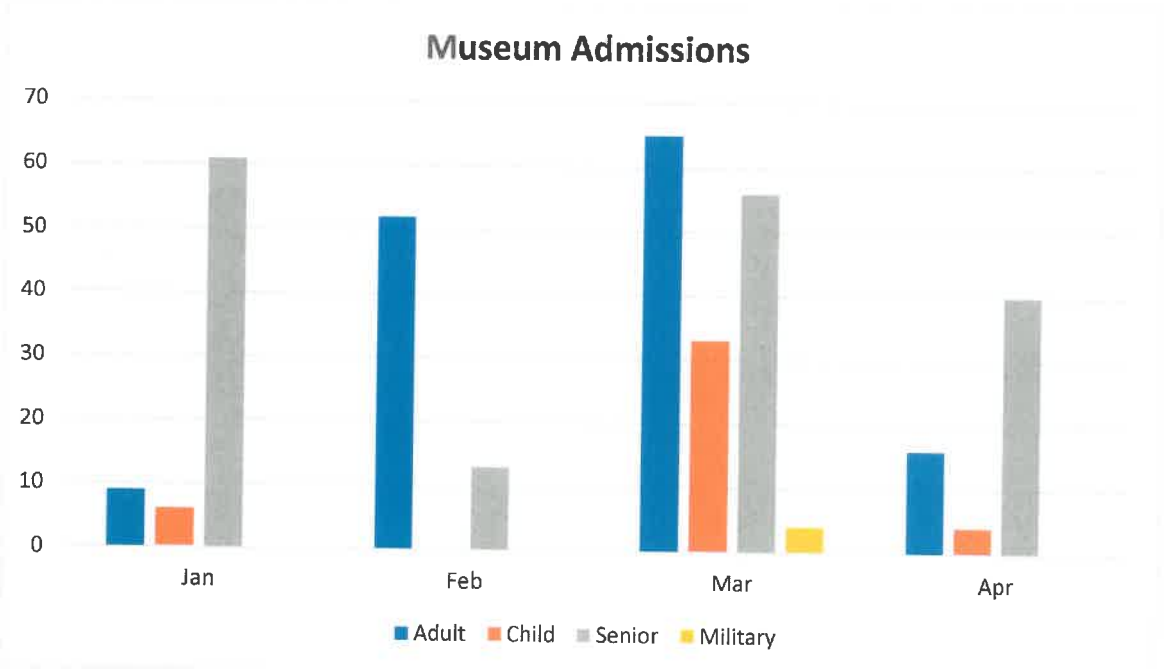
Main Street

The TMSP Resource team arrived in April for their first visit and met with various stakeholders including Freeport EDC, educational and financial leaders, investors, property and business owners, etc. to discuss various ideas for what we want our future downtown to look like. Each component of Main Street **The Four Point Approach®** will be represented by a committee of members including three Historical Board members and two additional members most suitable for Economic Development, Organization, Promotion and Design. The Resource Team Report will give us direction to launch the program in Historic Downtown Freeport. While we are in a holding pattern waiting on the Resource Team Report which we expect in early June, we are working to secure those committee members so we can start off at ground zero together to develop our plan for Downtown.

LeAnn participated in a Downtown TX webinar on developing successful partnerships for your downtown. This was the first in a series which provided thought provoking information and a glimpse into experiences similar communities deal with on a regular basis. Additionally, this is a resource that allows Main Street Managers to identify successful growth patterns in similar cities, and Q&A opportunities to gather feedback from a statewide database.

Statistical Data

Revenues	Apr-22	Last Month	YTD
Donations	85.00	10.00	5,600.00
Special Events	100.00	25.00	1,694.00
Admission	212.00	604.00	1,361.00
Gift Shop	169.00	42.00	439.00
TOTAL	\$566.00	\$681.00	\$9,094.00





Human Resources Monthly Report

Date: May 4, 2022

HR TEAM: Cathy Ezell, Donna Fisher and Mary Chavez

HR Services Team Priorities and Results for April 2022:

- **Welcomes and Well-wishes:**
 - **We are excited to welcome:**
 - **Samantha Garay – Dispatcher – Police Department**
 - **Ethan Thayer – Maintenance Technician – Parks Department**
 - **Eliana Casas – Part-time Pro Shop Attendant – Golf Course**
 - **Sarah Soto – Part-time Pro Shop Attendant – Golf Course**
 - **Kaytee Ellis – Administrative Assistant - EDC**
- **Training/Coaching/Performance Improvement:**
 - **Performance Issues Addressed:** We had one (1) employee terminations for performance this month.
- **Employee Turnover/Recruiting/Hiring Progress:**
 - **Employee Turnover:** We had five (5) employee separations in March. One employee from the Police Department, one from the Fire Department, one from the Public Works Department and two from the Golf Course.
 - **Internal Transfers/Promotions:** We had zero (0) internal transfers/promotions in March.
 - **Recruiting:** Active recruiting searches include:
 - Part-time EMT
 - Economic Development Director
 - Lifeguards - Seasonal
 - Firefighter/EMT – Full and Part Time
 - Building Inspector
 - Part-time Range Attendant
 - Dispatcher
 - Public Works Superintendent
 - **Recruiting Sources** include: City website, The Facts Online, Texas Municipal League, Strategic Government Resources, Workforce Solutions, Industry-specific organizations, Community College programs for maintenance and Police, social media, and networking.
- **Risk Management and Insurance Updates:**
 - **Unemployment Claims:** We had zero (0) unemployment appeals during the month of March. We have won one (1) unemployment appeal cases this calendar year (Jan.- December). The City's account will not be charged for this unemployment claim.

- **Workers Compensation Claims:** We had two (2) active Workers Comp. claims in March; one (1) in Fire, and one (1) in Public Works.
- **Family & Medical Leave Cases (FMLA)-** We had three (3) active FMLA cases in March.
- **Property/Liability/Accident Claims-** We had zero (0) new property claims in April.
- **Record Retention:** We are continuing to move files that are not in current use but need to be retained to the vault.
- **Employee Benefits:** We received word that our current Employee Benefits Broker was retiring at the end of September. We contacted other cities to find out who they used as a broker, and have reached preliminary agreement with a new broker.
- **Training/Development:** We are making a list of webinar/video trainings available from TML to develop a regular training schedule.

Priorities for May:

- **Employee Benefits** – Work with new broker to prepare RFP for employee health, dental, vision and ancillary coverages.



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 April my officers responded to 2008 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:

On April 24th at approximately 4:30pm, Officers responded to 1010 Magnolia on a subject who had been shot. The 23-year-old victim, from Angleton, had driven himself to the CHI Hospital in Lake Jackson after he had been shot in the shoulder and hand by three unknown suspects. The victim did survive his injuries and told investigators that he was sitting in his vehicle in the parking lot of 1010 Magnolia when he was approached by three unknown subjects who attempted to rob him and shot him in the process. The victim was very vague with investigators and uncooperative. We believe this may have been a narcotics transaction gone bad. This case is active and being investigated by Detective Sergeant Cardozo.

Community Events:

The police department supported the Brazosport High School Girls Softball Team with their Annual Back the Blue Softball game, which honored men and women in Law Enforcement. Our girls proudly wore Thin Blue Line jerseys showing their support for Law Enforcement.

Your police department also participated in a fundraiser car show over at the high school supporting the Class of 2023. We had our Autism Humvee on display since it was Autism Awareness Month.



To Protect, Serve, Model Integrity and Demonstrate Professionalism

The Annual Night in the Spotlight Prom for students with special needs was held at River Place. There were 90 students in attendance and the event was chaperoned by volunteers and First Responders from all over the county. It was a beautiful night for these special students and the police department was proud to be part of it.

Employee of the Month:

On 04/30/2022 at approximately 9:24pm, Officer D. Mosley responded to the Remington Apartments regarding a juvenile overdose call. Officer Mosley arrived on scene to find a 15-year-old male juvenile unresponsive. Officer Mosley immediately began CPR on the unresponsive juvenile. During CPR, the juvenile gasped for air and appeared to start breathing on his own but then again became unresponsive. The juvenile was also foaming at the mouth and bleeding from both nostrils. Officer Mosley continued performing CPR until Freeport EMS arrived on scene and then he assisted with loading the juvenile into the ambulance where he was then transported to CHI Saint Luke's Hospital in Lake Jackson.

Before leaving the scene, Freeport EMS informed Officer Mosley that the juvenile was in stable condition and would be transported for further evaluation.

Because Officer Mosley jumped into action to save a life of a total stranger because he cared and took an oath to help others in need, he is our Employee of the Month for April. We are proud of Officer Mosley!

Open Positions:

We currently have one vacant Dispatcher position at the police department and currently reviewing applications. We hope to have this position filled soon.

Chief Raymond Garivey

Freeport Police Department

(979) 415-4187

Property & Monthly Report April 2022

Property:

- Lien Calculations/Payoff Preparations/Releases – Collected: \$ 0.00

Information Technology:

- Update website
- Update social media
- Attended 4 Boards/Commissions meetings for setup and broadcast

GIS:

- Update ownership data
- Departmental Map Requests
- 200' Replat maps with ownership
- 911 Address Range Verifications
- New Address Assignments
- Departmental Data Information Requests
- Illumination Lighting

Projects:

- Surplus Auction 90%
 - May 2022
- Marlin Avenue (Bridge Harbor) 5%
 - Renumbering of Addresses for 911 purposes

Information Technology Monthly Report

- Updated Bandwidth of City hall to 1g/1g at less cost
- Upgraded Fire Department computer drives for performance
- Installed and initiated access card door control for third floor
- Configured new VPN for off-site work access capabilities
- Configured new location for KIP scanner use

Upcoming Projects:

- Executime Deployment and time clock management
- Helpdesk/Ticketing support.
- Automated patching and reporting.
- In-depth asset management tracking.
- Door badge reader upgrades for city hall remodel
- Rec center network security and phone line upgrade
- Security camera coverage of third floor
- Migration of water / court to third floor
- Configure city hall computer policy for more security and faster day-to-day use.
- Register City as Dell self-service for warranty repairs on-site
- New City badges with door access

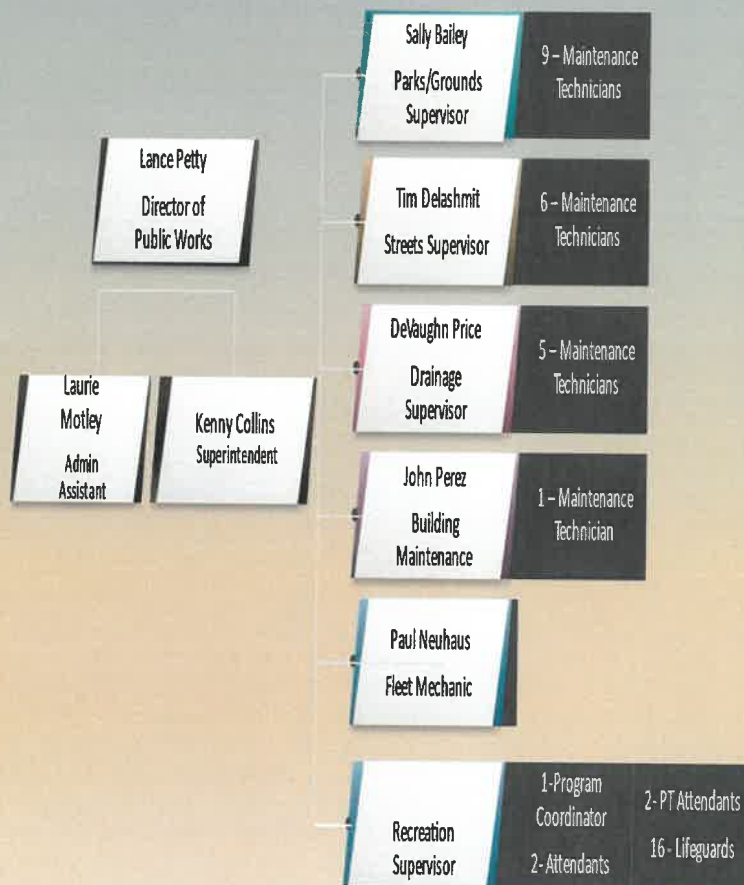
MAY 2022



PUBLIC WORKS MONTHLY REPORT MAY 2022

City of Freeport

Public Works Organization Chart



Key Activities

Parks / Grounds Division

Under the direction of the Parks/Grounds/Facilities Supervisor, this division provides services to the community by conducting preservation and beautification of the City's parks, ball fields, building grounds and open spaces.

Activities this month:

1. Mow and Landscape (9) City Parks weekly
2. Mow, and drag (5) youth baseball/softball fields daily
3. Mow football and soccer fields weekly
4. Mow big lots weekly
5. Mow landing weekly
6. Mow and landscape around (6) city buildings weekly
7. Litter control city right-of-way's weekly
8. Litter control (2) beaches daily
9. Clean and sanitize public restrooms at (2) parks daily
10. Weed and maintain flower beds city wide

Key highlights this month:

1. Prepare and set up facilities for rentals
2. Parks Equipment Maintenance

Parks

Play Ground Maintenance

Turf Maintenance

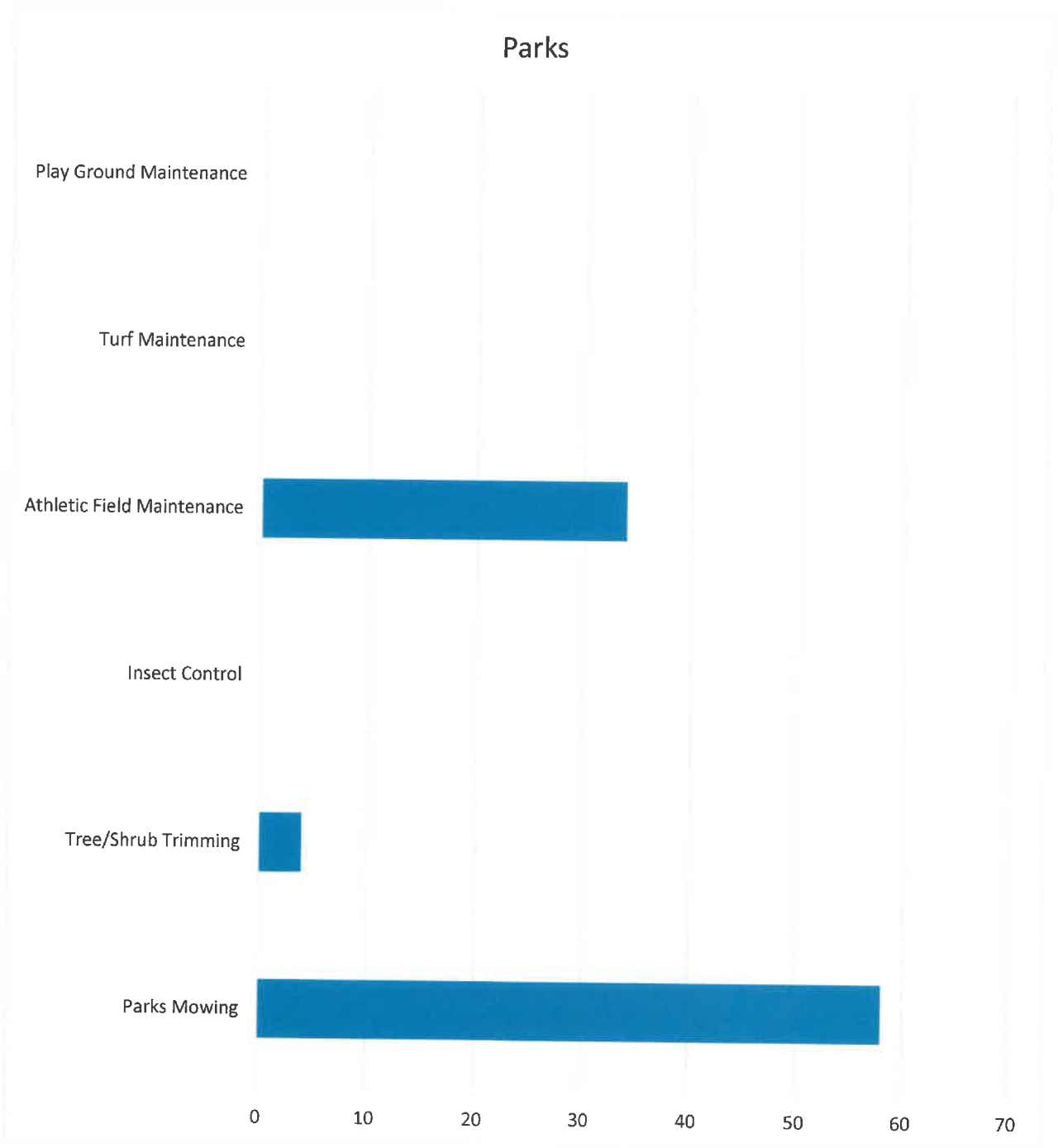
Athletic Field Maintenance

Insect Control

Tree/Shrub Trimming

Parks Mowing

0 10 20 30 40 50 60 70



Key Activities

Building Maintenance Division

Under the direction of the Public Works Superintendent, this division provides services to the community by conducting preventative maintenance and repairs on all city property and buildings.

Activities this month:

1. River Place – repair broken stall doors from rental
2. River Place – repair floor scrubber
3. Arrington Park – repair picnic table
4. Recreation Center – ordered new pump for slide
5. FCHP -repair splash pad
6. FMP – repair wooden stairs on Levee
7. River Place – repair ice maker
8. Golf Course – installed blinds in Pro shop
9. City Hall – repair plumbing on third floor
10. FS1 – install gate
11. Memorial Park – repair fountain

Key highlights this month:

1. Preventative maintenance HVAC systems citywide
2. Memorial Park – remove and repair broken benches
3. FMP – remove and replace park lighting

Building Maintenance

Cosmetic Repairs

Flooring

Plumbing

Electric

HVAC

0

5

10

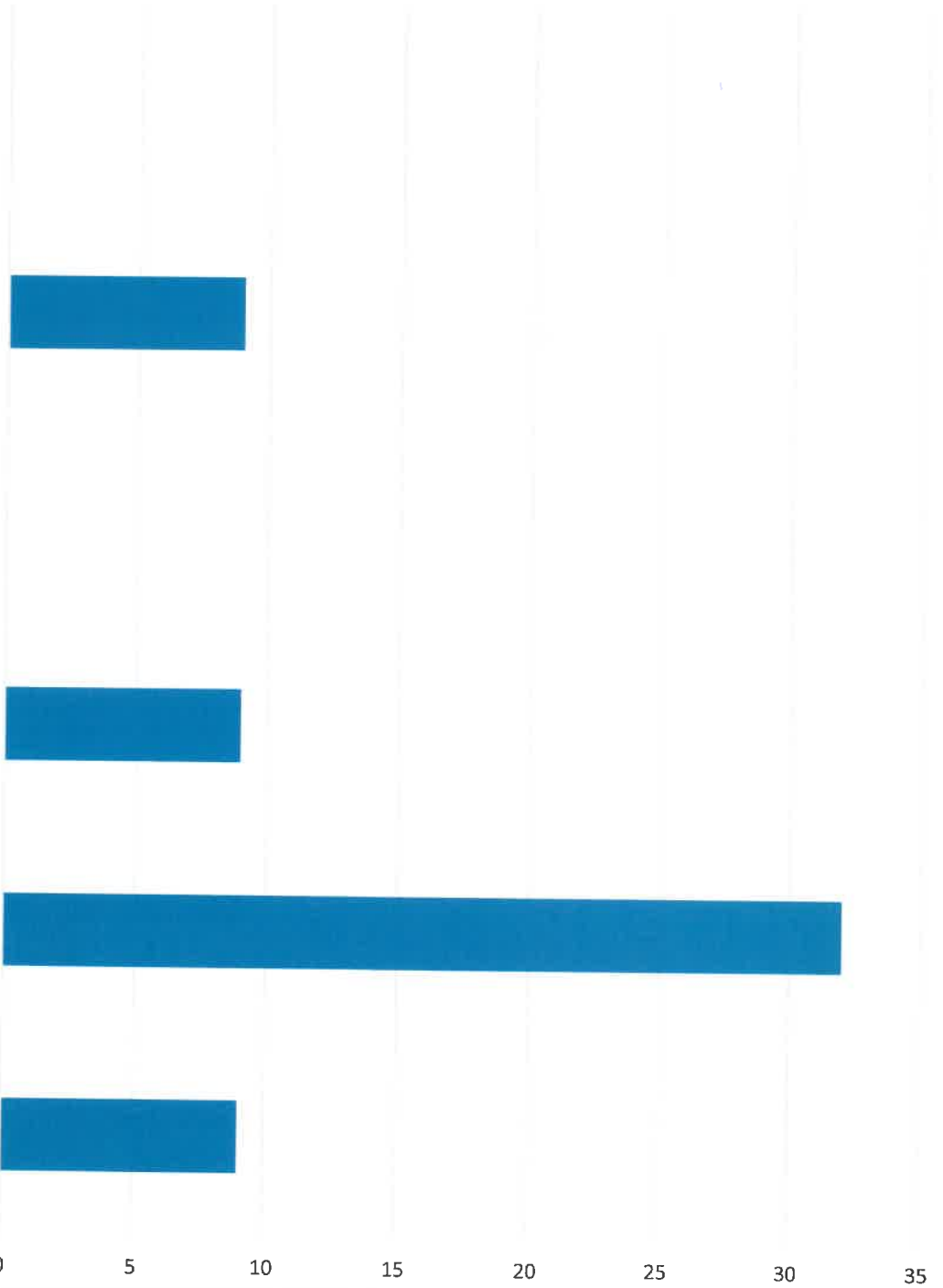
15

20

25

30

35



Key Activities

Streets Division

Under the direction of the Streets Supervisor, this division provides street maintenance services to the community by pothole patching, curb, gutter and sidewalk repair and replacement of city streets and alleys. This division also provides sign maintenance which includes the installation and repair of roadway signs and the repair and maintenance of roadway markings within the city's right-of-way.

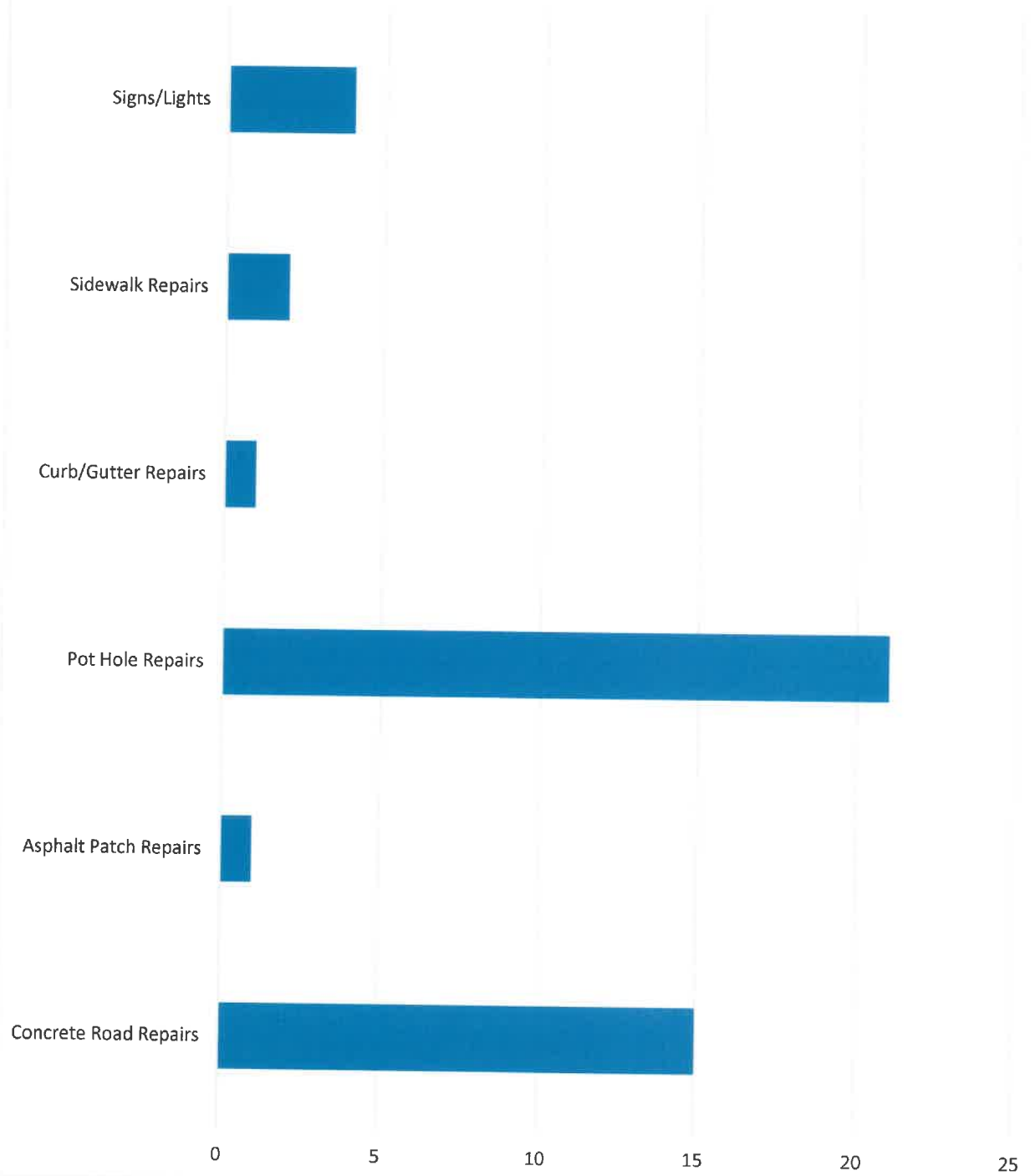
Activities this month:

1. Patch potholes all Quadrants
2. Hickory/2nd remove failed concrete
3. Hickory/2nd set up and pour concrete
4. Avenue A/Lively – remove failed sidewalk
5. Avenue A/Lively – pour sidewalk
6. FMP -set up for new trash dumpster pads
7. FMP – poured new trash dumpster pads
8. Alleys – blade
9. Maintain message boards
10. Replace faded street signage

Key highlights this month:

1. City Wide - Trim trees of roadway

Streets



Key Activities

Drainage Division

Under the direction of the Drainage Supervisor, this division is responsible for all repairs and maintenance of the city's stormwater collection system. This division also installs new culvert piping upon customer permitting.

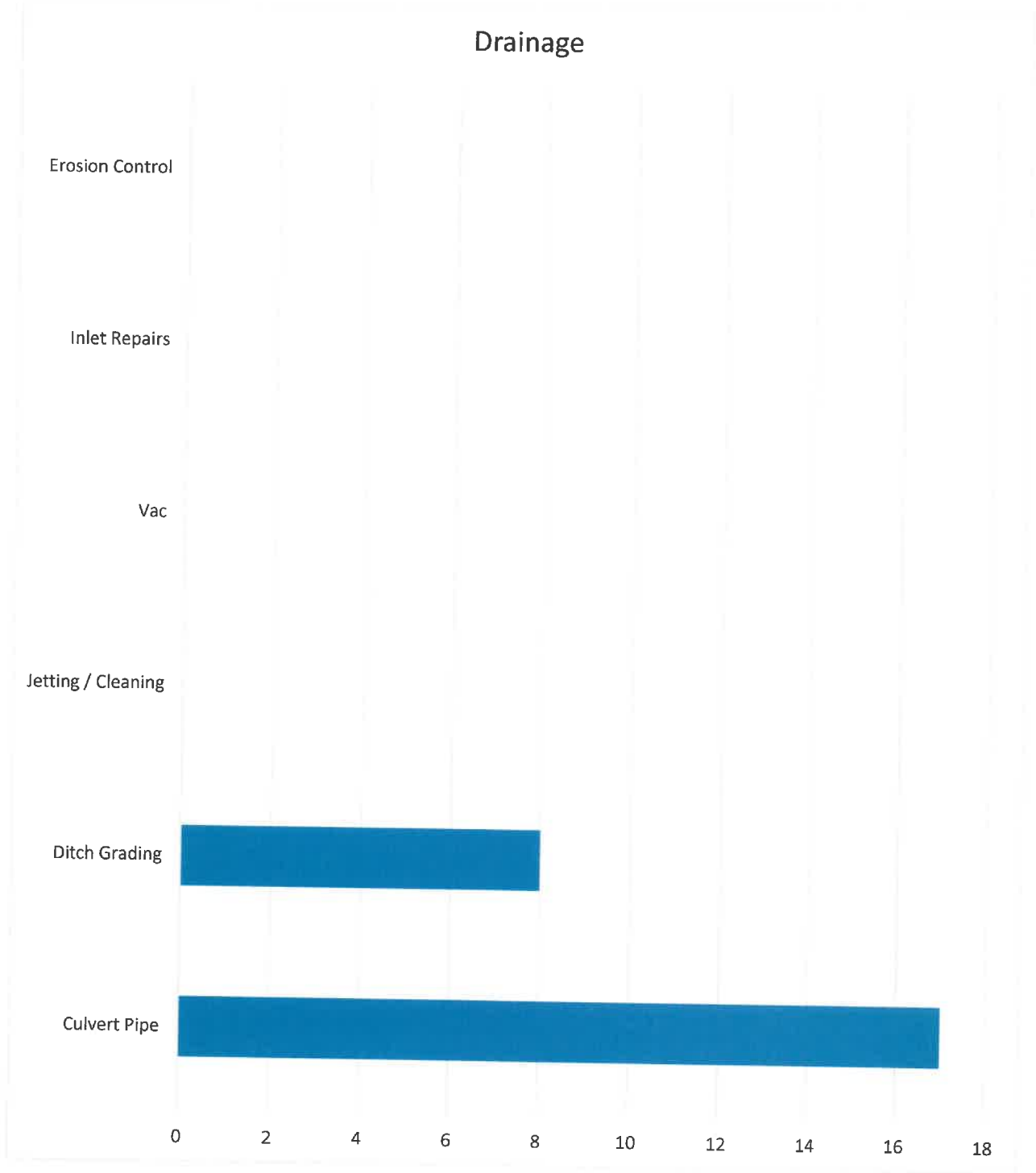
Activities this month:

1. Mow and weed eat all quadrants
2. Britt Bailey - completed grading ditch
3. 400 Blk Britt Bailey – set culverts
4. Riverside Baseball entrance – installed 77ft of culvert piping
5. 900 Blk 4th – Grade ditch
6. Preventative maintenance on storm water pump stations
7. Mow all quadrants
8. Clean citywide storm drain inlets
9. City wide alleys - blade
10. Street sweep all quadrants
11. Avenue A pump station - mow
12. City wide – weed control all ditches and outfalls

Key highlights this month:

1. Slaughter road – completed removal of culvert pipes

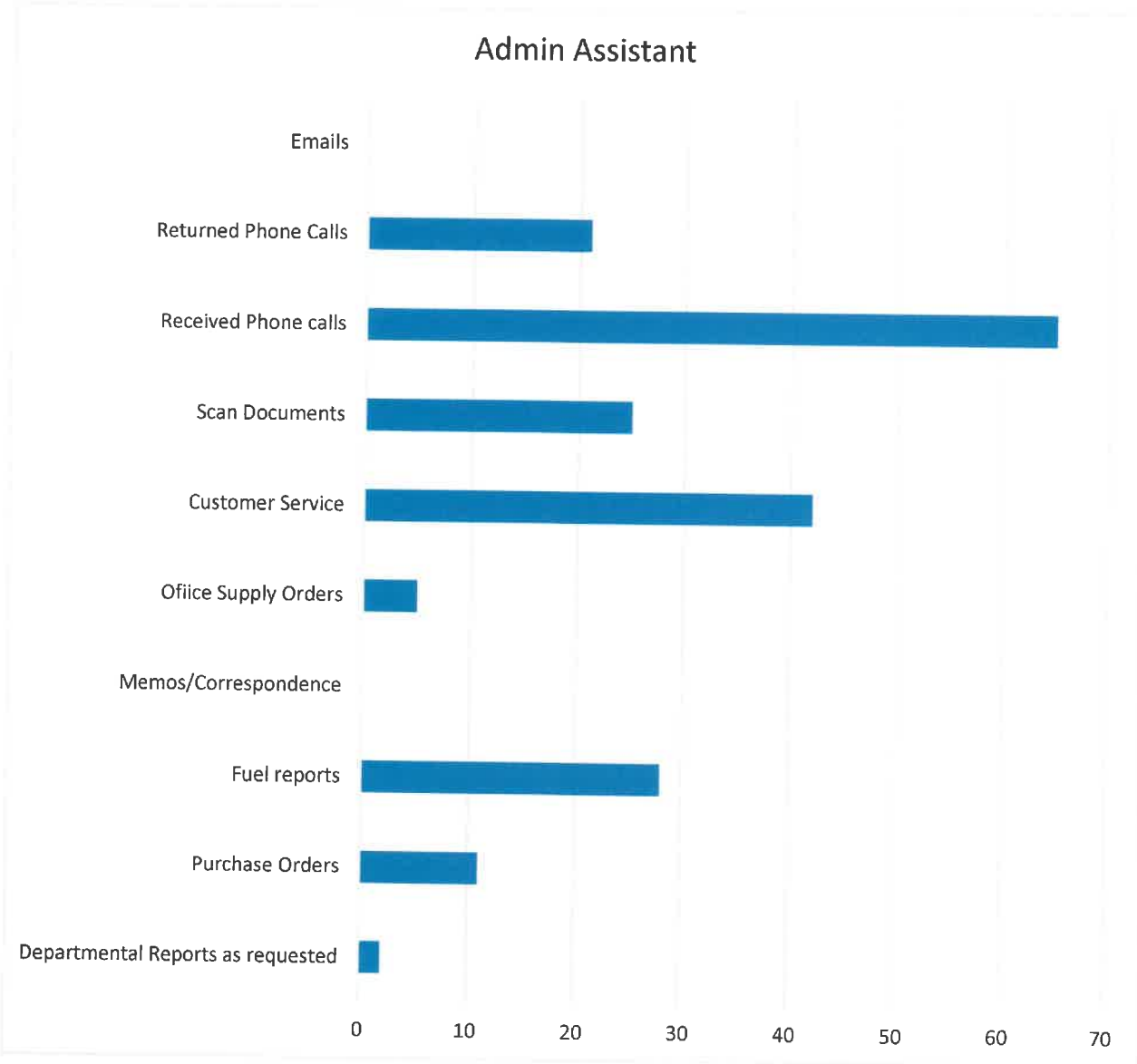
Drainage



Key Activities

Administration

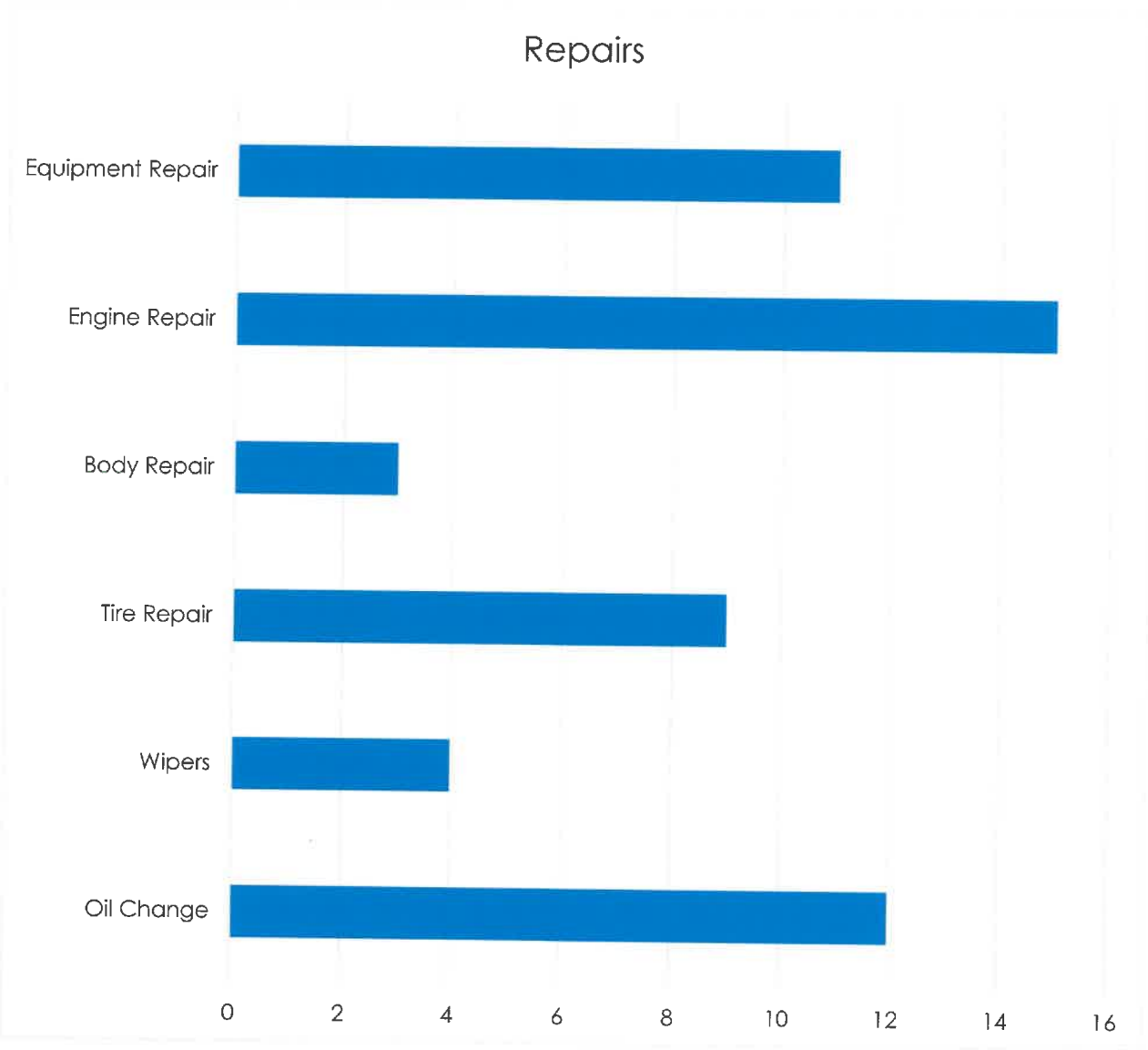
Under the direction of the Director of Public Works, this position is responsible for all customer service and administrative work for the department



Key Activities

Fleet Maintenance

Under the direction of the Director of Public Works, this division is responsible for all repairs and maintenance of the city's Fleet



Key Activities

Facilities

Under the direction of the Parks/Grounds/Facilities Supervisor, this division provides services to the community by conducting preservation and beautification of the City's Facilities, building grounds and open spaces.

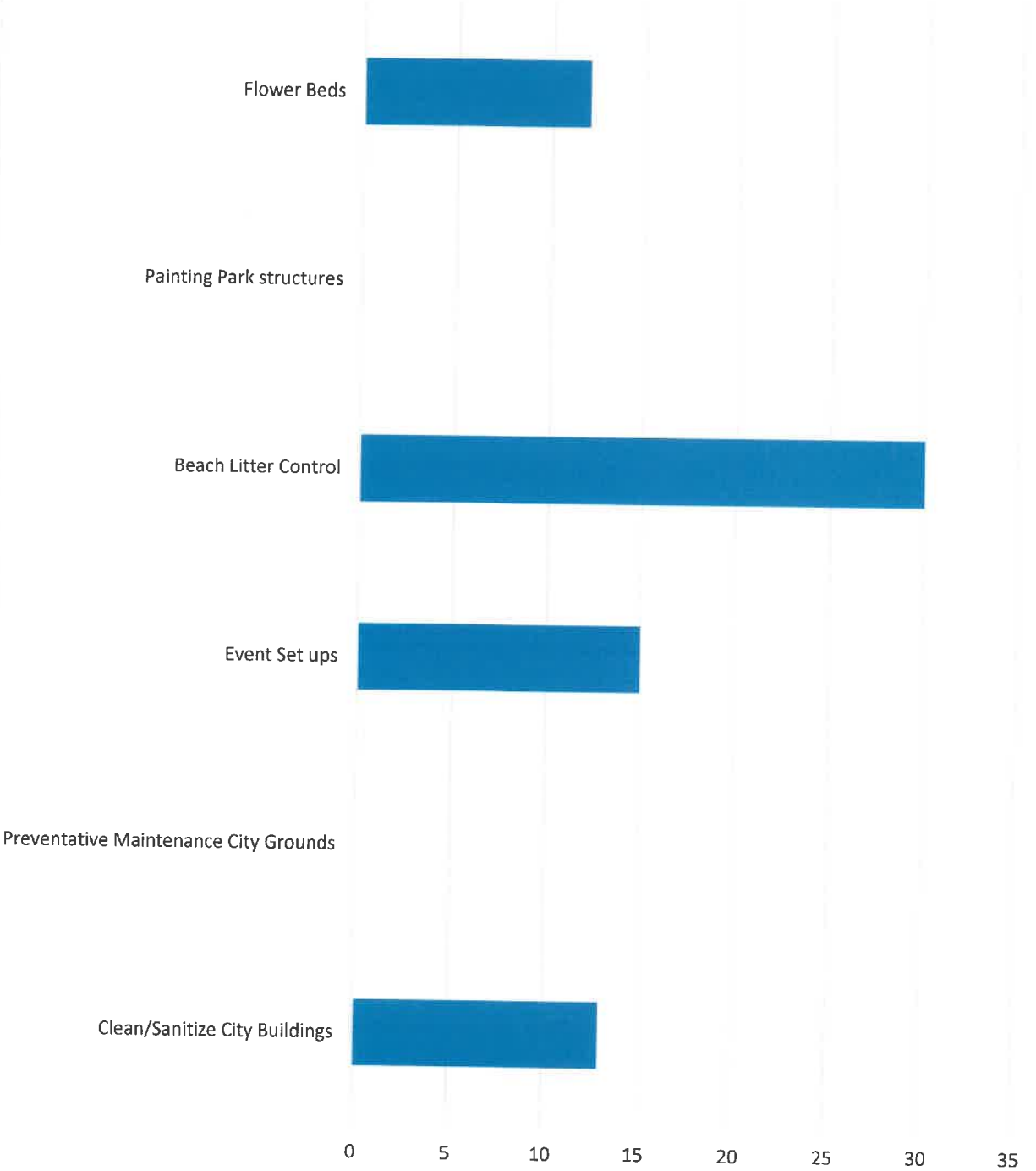
Activities this month:

1. Museum – flower bed maintenance
2. Pixie House – flower bed maintenance
3. City Wide – trim trees
4. Riverplace – flower bed maintenance
5. City Hall – flower bed maintenance
6. Velasco House – flower bed maintenance
7. Bryan Beach – litter control
8. Surfside Beach – litter control

Key highlights this month:

1. Facility clean/set up rentals
2. Litter Control city wide
3. Clean and sanitize all city facilities

Facilities



Key Activities

Recreation

Under the direction of the Recreation Supervisor, this division provides services to the community through recreation, events and programs

- Seniors Day was April 18th (Every 3rd Monday of the month)
- Staff Updates- We are still looking for Lifeguards for our pool season which starts after school ends this year. We had a Lifeguard Class on April 1st & 2nd and working on having another next month.

APPLY WITHIN

CITY OF FREEPORT

LIFEGUARDS NEEDED

AT LEAST 15 YEARS OF AGE

LIFEGUARD CLASS APRIL 1ST & 2ND FOR THOSE WHO NEED TO BE CERTIFIED

For any questions please contact (979) 233-6061 // Recreationcenter@freeport.tx.us

EMAIL APPLICATIONS TO: HUMANRESOURCES@FREEPORT.TX.US

- Events- We had 2 events: Easter Eggstravaganza & Riverfest. Easter Eggstravaganza was April 9th and Riverfest was April 29th & 30th.



FREEPORT

EASTER EGGSTRAVAGANZA

SATURDAY 9 APRIL
STARTING AT 9 AM FREEPORT, TX

FREEPORT MUNICIPAL PARK
 421 N Brazosport Blvd

Free for Everyone
 For more info (979) 233-6061




FREEPORT

LIONS Brazos County Hispanic Lions Club

Riverfest

FRIDAY
 WHISKEY DANIEL BAND - BLACKTOP REVELRY

SATURDAY
 KATE WATSON - LA REUNION NORTEÑA - AMANDA SOLIS A TRIBUTE TO SELENIA

FREEPORT FIRE DEPARTMENT BBQ COOKOFF \$20 WINE & CHEESE ALL YOU CAN SAMPLE SATURDAY 11:00AM - 2:00PM

CALIENTE GRASSHOPPER COOKOFF

FIREWORKS | VENDORS | PETTING ZOO | VENTRILOQUIST | CORNHOLE TOURNAMENT
 KIDS INFLATABLES | BBQ COOKOFF | CRAWFISH COOKOFF | BEAUTY PAGEANT

APRIL 29TH & 30TH 2022
FREEPORT MUNICIPAL PARK
CALIENTE COOKOFF.COM | FREEPORT.TX.US

CALIENTE COOKOFF INFO: LINDS ADAMS 979.417.7613 | BBQ COOK OFF INFO: CHRIS MATEY 979.233.2111
 CHART VENDORS INFO: RECREATIONCENTER@FREEPORT.TX.US

- Current Programming- We have one Zumba instructor that has classes 8:30- 9:30 am on Mondays, Wednesdays and Saturdays and 6- 7 pm on Wednesdays.

- Facebook Data-

	December	January	February	March	April
People like Freeport Recreation page	3,048	3,073	3,103	3,136	3,161
People follow The Freeport Recreation page	3,133	3,168	3,198	3,241	3,270

- Revenue-

	December	January	February	March	April
Adult Daily Pass	\$95	\$250	\$275	\$295	\$80
Child Daily Pass	\$63	\$77	\$109	\$92	\$46
Senior Daily Pass	\$24	\$30	\$39	\$150	\$114
Student Daily Pass	\$249	\$234	\$159	\$213	\$117

	December	January	February	March	April
Monthly Membership Family	\$120	\$90	\$60	\$270	\$180
Monthly Membership Individual	\$240	\$540	\$640	\$620	\$660
Monthly Membership Senior	\$120	\$180	\$140	\$190	\$190
Monthly Memberships Youth	\$120	\$60	\$60	\$70	\$120

- Attendance-

	December	January	February	March	April
Monthly Membership Individual	107	93	202	231	269
Monthly Membership Family	28	11	27	75	88
Monthly Membership Senior	64	40	76	121	104
Monthly Memberships Youth	72	35	54	65	64
City Employee	76	30	53	61	37
Daily Admissions- Adult	1	1	12	55	16
Daily Admissions- Senior	12	49	13	50	38

Projects:

1. Concrete bid roads Phase I – in construction
2. Submitted a Sidewalk replacement plan for Strategic Planning.
3. Public Works building – plumbing complete, slab scheduled 5/13
4. Landing repairs – EDC for additional funding
5. Levee walkway – in construction
6. Senior baseball field project – EDC additional funding for lighting
7. Entrance Palm tree re construction - EDC for funding assistance
8. Velasco/Ave A sidewalk installation – 80% complete, waiting on house removal



April 2022



Monthly Report

City of Freeport, TX.

Water and Wastewater Operations

I. Summary of work activities during the reporting month March - 2022

Parameter	April 2022	Year to Date
Recordable Accidents	0	0
Lost Time Accidents	0	0
Restricted Duty Days	0	0

a. Collections Systems and Wastewater Treatment Plant Operations and Maintenance

3. Sanitary Sewer Overflows

a. Actual SSO's in April = 0

5. Customer Service Calls =27

6. Emergency & Miscellaneous Repairs

a. Wastewater repairs =7

b. Manhole repairs = 0

ii. Wastewater Treatment Plant Operations

Parameter	Monthly Performance	Permit Limit
Permit Violations	0	
Average Daily Flow	0.584 MGD	2.25 MGD
Max Daily Flow	1.007 MGD	2.25 MGD
2 HR. Peak Daily Flow (gpm)	972 gpm	5555 gpm
Influent TSS (mg/l)	665 mg/l	
Influent BOD (mg/l)	96.26 mg/l	
Effluent TSS (mg/l)	12.94 mg/l	20 mg/l
Effluent BOD (mg/l)	4.04 mg/l	20 mg/l
Effluent Coliform Geometric Mean (MPN)	27 MPN	35 MPN
Plant Odor Complaints	0	

1. Non-standard operating conditions –
 - a.
2. Regulatory agency reporting – All standard monthly reports submitted in a timely manner with no exceptions reported back from the regulator.

iii. Collection System Pump Station and Wastewater Treatment Plant Equipment/Facility Maintenance

1. Total preventive maintenance work orders completed =305
2. Total corrective maintenance work orders completed =35
3. All wastewater collection system pump stations were routinely checked and maintained as scheduled
 - a. Wastewater pump stations monitored = 29
4. Maintenance projects
 - a. Distribution pump #3 was installed and is in service at Slaughter Road water site.

- III. Listing of Permit Violations
 - a. None

IV. Water Distribution System Operations & Maintenance

New Connects	125
Reconnects	72
Disconnects	83
Off for Non-payment	161
Off & Lock	161
Rereads	130
Repaired water leaks on City Lines	15
Customer Leaks	6
Replaced Meters	6
Pulled Meters	0
New Water Taps	1
Hung Tags	0
Replaced Service Lines	7
Replaced Water Meter Valves	2



April 12, 2022

Subject: March 2022 Monthly Operations Report

- I. Summary of work activities during the reporting month March - 2022
 - a. Safety

There were no OSHA Recordable Incidents or Lost Time Accidents
 - b. Collections Systems and Wastewater Treatment Plant Operations and Maintenance
 3. Sanitary Sewer Overflows
 - a. Actual SSO's in Jan. = 0
 5. Customer Service Calls =0
 6. Emergency & Miscellaneous Repairs
 - a. Wastewater repairs =5
 - b. Manhole repairs = 0
 - ii. Wastewater Treatment Plant Operations
 1. Permit Violations – None
 - a. Average daily flow = 0.621 MGD
 - b. Max daily flow = 0.995 MGD
 - c. Max permitted 2 hr. Peak daily flow = 5555 gpm
 - d. Actual 2 hr. Peak daily flow = 1042 gpm
 - e. Influent BOD/TSS mg/l = 203.13 mg/l / 555.63 mg/l
 - f. Effluent BOD/TSS mg/L = 4.26 mg/l / 5.28 mg/l
 - i. Permit Limits for Effluent BOD/TSS mg/L = 20/20
 - g. Effluent Coliform = (Geometric Mean)) 33 MPN
 - i. Permit Limits for Effluent Enterococci = (Geometric Mean) 35 MPN
 - h. Plant Odor complaints = 0
 2. Non-standard operating conditions –
 - a.
 3. Regulatory agency reporting – All standard monthly reports submitted in a timely manner with no exceptions reported back from the regulator.

Monthly Operations Report: March -2022

iii. Collection System Pump Station and Wastewater Treatment Plant Equipment/Facility Maintenance

1. Total preventive maintenance work orders completed =340
2. Total corrective maintenance work orders completed =31
3. All wastewater collection system pump stations were routinely checked and maintained as scheduled
 - a. Wastewater pump stations monitored = 29
4. Maintenance projects
 - a. Pulled distribution pump #1 from Slaughter Road water plant for repairs. Estimated time to place back into service is end of April 2022.

III. Listing of Permit Violations

- a. None

IV. Water Distribution System Operations & Maintenance

- a. New Connects – 106
- b. Reconnects – 191
- c. Disconnects – 40
- d. Off for Nonpayment – 0
- e. Off & Lock – 0
- f. Rereads – 239
- g. Repaired water leaks on City Lines – 7
- h. Customer Leaks – 4
- i. Replaced Meters – 0
- j. Pulled Meters – 0
- k. New water taps – 0
- l. Hung Tags –0
- m. Replaced service Lines – 0
- n. Replaced water meter valves – 0