



**AGENDA  
REGULAR MEETING  
FREEPORT CITY COUNCIL  
MONDAY, MARCH 21, 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 21<sup>st</sup> DAY OF MARCH, 2022, AT 6:00 P.M., AT THE FREEPORT, POLICE DEPARTMENT, MUNICIPAL COURT ROOM, 430 NORTH BRAZOSPORT BOULEVARD FREEPORT TEXAS**

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

**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>**

**NOTICE TO THE PUBLIC:**

**The City of Freeport issues this correction and clarification regarding the posted meeting agenda for the City Council meeting of March 7, 2022.**

**The City Council desired to conduct a review of the job performance of the City Manager in executive session of the March 7, 2022. In connection with this review, the City Council and City Manager requested the presence of numerous city employees in executive session. Although the employees were primarily invited into executive session to discuss what they heard and saw, it was possible that some information may relate to aspects of their job duties.**

**Employees have a right to know in advance that Council may ask questions related to their job duties. The focus of the inquiry by the City Council was only concerning the City Manager and not the identified employees. The City Council wants to provide notice to the public that identification of an employee in the posted agenda of March 7, 2022 should not be interpreted as an accusation or inquiry of misconduct of those employees.**

**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 Employee of the Month for the month of February 2022. **(Kelty)**.

**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.

2. Consideration and possible action on the approval of City Council meeting minutes from March 3, 2022 and March 7, 2022. **(Wells)**
3. Consideration and possible action on the approval of street closures for Barcadia Easter Egg Hunt on April 17, 2022. **(Strahan)**
4. Consideration and possible action on the approval of street closures, for Barcadia 2<sup>nd</sup> Annual Downtown Freeport Bike Fest & Car Show, on May 14, 2022. **(Strahan)**
5. Consideration and possible action on the approval of street closures, for the Cinco De Mayo Festival. **(Strahan)**

**COUNCIL BUSINESS – REGULAR SESSION:**

6. **Public Hearing:** Joint Public Hearing with Planning and Zoning Commission and City of Freeport City Council, to consider an amendment to the City of Freeport Zoning Ordinance.

Proposed revisions to Section 155.403 of the City Code regarding Fences and Walls. **(Roman/Kelty)**

7. Consideration and possible action on Resolution 2022-2741, authorizing the sale of Levy property to Lucy Ware, owner of adjacent property located at 2 North Front Street. **(Kelty)**
8. Consideration and possible actions to approve Ordinance No. 2022-2660, closing and abandoning the remaining Division Street right of way between Front Street and the Brazos River and authorizing the sale of said property to Lucy Ware, owner of adjacent property located at 2 North Front Street. **(Kelty)**
9. Consideration and possible action approving the purchase of Police Radios through the Houston Galveston Area Council (HGAC) Cooperative Purchasing Contract RA05-21. **(Ezell)**
10. Consideration and possible action approving the purchase of two mowers for the Freeport Municipal Golf Course. **(Ezell)**
11. Consideration and possible action for the approval of Purchase of Code Software. **(Ezell)**

**WORK SESSION:**

12. **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:**

13. Executive Session regarding a.) (Potential Litigation) consultation with city attorney, b.) (Deliberations about Real Property), East End, and Brazos Cove, c.) (Personnel Matters) Discussion regarding Job Performance of City Attorney, Chris Duncan in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.071, 551.072, 155.074.

**COUNCIL BUSINESS – REGULAR SESSION:**

**ADJOURNMENT:**

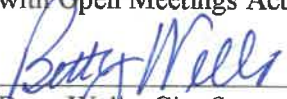
14. Adjourn.
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Items not necessarily discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government 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 2<sup>nd</sup> 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 Thursday March 3, 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 Via Facebook Live
- Cathy Ezell, Finance Director
- Chris Duncan, City Attorney
- Lance Petty, Public Works Director
- Chris Motley, Fire Chief
- Kacey Roman, Building Official
- Laura Cramer, Special Project Coordinator/GIS
- Ray Garivey, Freeport Police Chief

Visitors:

Raven Wuebker	Melanie Oldham
Tommy Pearson	Donna Hayes
Desiree Pearson	Sam Reyna
Manning Rollerson	Kenny Hayes
David McGinty	Sabrina Brimage
Nicole Mireles	DA, Tom Selleck
Ed Garcia	Mary Garcia
Mr. Scamanto	Willie Garcia
Keith Stumbaugh	Charles Zec, Attorney
Shonda Marshall	Sandra Barbree
Tim Sparkman	Robert Bacon

**Call to order.**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

Invocation and Pledge was led by City Manager Tim Kelty.

**CITIZENS' COMMENTS:**

Councilman Cain said he thinks it has been duly noted about the actions of Councilman Brimage, for the most people think this is unacceptable. Councilman Cain said these actions on council are when provoked. He said he hopes Councilman Brimage hears the citizens, and hears the council and tames it down some. He said he did not hear anyone say anything negative of Councilman Brimage in the police capacity.

Mayor Bass said there is a potential conflict with the charter. The Ordinance states the Police Chief can have 20 Reserve Officers, selected by the Police Chief and approved by Council. This was done in June of 2020. He said also according to the ordinance the removal of Reserve Officers is done by the Police Chief. Mayor Bass said that he did not believe that the City Council could do this removal. He spoke with City Attorney Chris Duncan, and Mr. Duncan informed him there is a Texas Attorney legal opinion.

City Attorney Chris Duncan said State Law governs the rules for Reserve Officers. City Council has to confirm by Resolution that Reserve Officers can serve, carry a weapon and perform as an officer. He said this does not say anything specific about the removal, if council can or cannot remove a Reserve Officer. He said it is a question if City Council can legally remove a Reserve Officer. Mr. Duncan recommended to go ahead with a Motion, and the vote, and then we can figure out the legal effect. Mr. Duncan said he also found Attorney General opinion JM386, concerns dual office holding and incompatibility. It says a City Councilman cannot work as a Reserve Officer. Once elected to City Council, the position of Reserve Officer is automatically prohibited. Mr. Duncan said he thinks the law is clear.

District Attorney Tom Selleck said that he has not reviewed the Texas Attorney Maddox opinion, and he does not know what General Paxton would rule. There have been several law changes since Attorney Maddox has been in office. He said he is familiar with Public Officials can't hold two offices, he said this is a constitutional issue. He said they have to waive the salary in one of these offices. He understands that the Reserve Officers are not paid in the City of Freeport. So, this is not an issue as far as being able to appoint the Reserve Officer. The Code of Ordinance speaks for this. Chief appoints and approved by Council. Chief removes the Reserves. Mr. Duncan is right; the vote may be a mute issue. An example is Randy Ryan, was a Reserve County Sheriff Captain and Mayor of Angleton. Mr. Duncan said there is a difference between dual office holding and incompatibility. You cannot be a boss and an employee. Since the Police Chief works under the council and sets the qualifications.

Mayor Bass asked Mr. Selleck if he thinks it is important to get an Attorney General opinion on this. Mr. Selleck said you can most defiantly request one.

Mayor Bass called the motion for a vote. With a vote of 2-2, motion failed. Mayor Bass and Councilman Cain voted "Ney". Councilman Brimage abstained.

#### **CLOSED SESSION:**

Open session was closed at 7:17 pm and Council entered into Executive Session

Executive Session regarding a.) (Personnel Matters) Review job performance issues of City Manager, in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive session was closed at 9:56 pm, and entered back into Regular Session.

Adjourn

On a motion by Councilman Pena, seconded by Councilman Cain, with all present voting "Aye", Mayor Bass adjourned the meeting at 9:56 P.M.

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Mayor, Brooks Bass  
City of Freeport, Texas

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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, March 7, 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 by phone

Staff: Tim Kelty, City Manager  
Betty Wells, City Secretary  
Cathy Ezell, Finance Director  
Chris Duncan, City Attorney  
Lance Petty, Public Works Director  
Chris Motley, Fire Chief  
Kacey Roman, Building Official  
James Carter, Veolia  
Ray Garivey, Freeport Police Chief  
Clarisa Molina, Administrative Assistant  
LeAnn Strahan, Destinations Director  
Toby Cohen, Information Technology

Visitors:

Raven Wuebker	David McGinty
Tommy Pearson	Desiree Pearson
Bob Casale	Stella Casale
Shonda Marshall	Lucy Ware
Aaron Ware	Nicole Mireles
Sam Reyna	Kenny Hayes
Con McCleaster	Diane McCleaster
Brent Bowles	Manning Rollerson
Sabrina Brimage	

**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.



## **PRESENTATION:**

Mayor Bass said it is his pleasure to present Certificates of Accomplishment for recognition to these Brazosport High School students for their qualifying for the State Unified Interscholastic Track and Field Meet. The certificates we presented to the following Brazosport High School students. Kevin Rodriguez, Vivianna Ruiz, Jocelyn Royston, Jacob Minor, Gion Labrada, Dominic Tovar, and Jose "Jojo" Rodriguez III. Mayor Bass said "Standing Tall, Standing Proud".

## **CITIZENS' COMMENTS:**

Shonda Marshall, 135 Brazos Landing spoke to council about a workshop that was hosted by the EDC. She said the speaker said he can walk into a room and in thirty minutes decide if the people are unified or divided. She said she instantly thought of our City. She said there is so much drama, and people are talking about our meetings. Ms. Marshall said a prominent pastor even commented on our meetings. She said she hopes we can come together as a city. She said a good debate is healthy. She said we need to come together and compromise. She said she begs of everyone to come together.

Mr. and Mrs. Casale, Snapper Lane spoke of a gate that he placed across Snapper Lane in front of his property six years ago. He said this was approved by the City of Freeport Code Enforcement. Mr. Casale said the reason for this gate is to keep people off of his property, to stop break-ins and to prevent drunk drivers from coming onto his property. He has had gas cans stolen, windows have been broken, and people have tried breaking in. He said this gate was removed without his permission by the City Manager and the Building Official Kacey Roman. The Casale's said that a dead-end street sign would help. Ms. Casale said they have placed cones on the driveway to keep people from using this as a turn around.

Sam Reyna, 2002 N. Ave G spoke to council about the editorial in the Fact's on Saturday on the sprinkler system and the firewalls. He also spoke of the inspections that have been done since October by Ms. Roman, and all of the failed of inspections by her. He spoke of all the 3<sup>rd</sup> Party inspections that have all passed, except for one, because the contractor was not at the property.

Manning Rollerson spoke to council of his concern in the decision of allowing Councilman Brimage to remain as a Reserve Officer for the City of Freeport Police Department. Mr. Rollerson spoke of the attack on in him 2005, he said this man may have been part of the attack on 1001 North Ave J. He said this is a conflict of interest. City Attorney Chris Duncan explained the rules of Citizens Comments. Mr. Rollerson spoke of the temperament in council. Mr. Rollerson said the bad outweighs the good. He said Council should look out for the citizens of Freeport. Mr. Rollerson spoke of how dysfunctional the City Council looks on Facebook Live. Councilman Brimage said he was not part of the Freeport Police Department in 2005.

Kenny Hayes spoke of the last meeting and the mention that one of our Council Members was a real racist. Mr. Hayes said he remembers when this Councilman and his family raised two black kids in his home, so they could finish school. Mr. Hayes said this is not a racist. He also said the City Manager is doing a great job with the staff that he has hired. Mr. Hayes said that he is puzzled at the agenda, and seeing that council is doing an employee review of the staff. He said I thought, this was Mr. Kelty's job.

Nicole Mireles spoke to council about everything going on and how the public is talking about our city council meetings, and how bad they are. She said it is horrible. She said when she served on council you never saw council act like this. She said there has to be unity. She said you need to respect your position. She said this is embarrassing.

Kenneth Glass spoke to council about trying to bring a Bar to the City of Freeport. He said he has been trying to do this for seven months. Mr. Glass said the Inspector has come out once and gave him a list of things to do. Mr. Glass said he has been calling, and emailing and no one will contact him back. He said this is going on entirely too long. He said he is trying to bring a business to Freeport. He asked that someone please come back and look at the things that have been done. He asked Council to please help him.

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

**Presentation from Brett Bowles from IAD for City Hall rehab.**

Mr. Bowles with IAD presented to council the City Hall rehab. He explained the layout of the first floor of City Hall which will include significant changes. He said that the second floor will be mainly cosmetic. There was discussion on the new room adjacent to council chambers being used for executive session and Jury room. There was discussion of the bank side of the building being the court and water department. There was discussion on the size of the first and second floors, first floor being 11,400 square feet and second floor 7,102 square feet. He said this is the net area inside the walls. There was discussion of the code department working with this project. He spoke of the glazing on the windows, he said this will bring it to windstorm compliance. There will also be a sprinkler fire prevention system, as well as landscaping. There was discussion on the storage for City Hall. This project plan includes putting the second elevator back into service, as well as a generator.

**Presentation by Building Official Kacey Roman on the improvements of the Building/Code Department**

Building Official Kacey Roman presented to council the improvements of operations of the Building/Code Department. She said the overview of this department is responsible for Building/Permit and Inspections, Health Permits and Inspections, all Code Enforcement, Short Term Rental Inspections, Planning and Zoning, Boards of Adjustments, and all Permit Desk Operations. Code Enforcement is working with residents to make their homes look good, she said there are hundreds that have been cleaned up. Ms. Roman said all forms are in English and in Spanish. She spoke of the dangerous structures in the City. Ms. Roman said the City approved a budget of \$75,000 to demo unsafe structures. If the city pays for the demo there is a property maintenance lien that is placed on the property. Once the property is sold the City is paid back. Ms. Roman said 50 % of the time the owners pay for the demo. Councilman Cain asked about the fence and driveway that was left on a property on second street. Ms. Roman said a Code Officer has been in contact with the owners. She said there is a large rack with all the forms for the Building/Code Department. She said these are checklist to help with questions. Councilman Pena asked if these have response times on these forms? Ms. Roman said this is something that can be added. Ms. Roman spoke of the outdated computer program. She said citizens cannot do anything online. Councilman Cain asked if this process has already begun? Ms. Roman said she has already gone out for bids. She said that she will be bringing Citizen Serve Program before council soon. She spoke of how COVID challenged this department. She said that cross training has been done. Ms. Roman said they are back to full staff with the exception of the building inspector. She said code is hanging doorhangers for the utility department, for the trash service, and for tires. Ms. Roman spoke of the third-party inspection company, BBG, she said they charge per inspection. It is \$105.00 for two inspections and \$32.00 for each additional. Ms. Roman said our city is helping other cities with training. She said, likewise other cities have helped us. She spoke of the future goals.

**COUNCIL REGULAR AGENDA:**

Consideration and possible action on the approval of City Council meeting minutes from February 22, 2022.

On a motion by Councilman Brimage, seconded by Councilman Cain. With all present voting "Aye" 5-0 vote, Council unanimously approved the Consent Agenda

Public Hearing was open at 7:42 PM.

**Public Hearing:** Consideration and possible action on approving re-plat for request for replat of subdivision of plat of Joseph Manjos Subdivision of Part of Lot 63 - Lot 66 of the San Bernard Syndicate Subdivision Being All That Certain Joseph Manjos Called 5.43 Acre Tract as Recorded Under Clerk's File No. 2018056364 Of the Brazoria County Official Records Same Being Part of All That Certain Lot 63. Lot 64 Lot 65 and Lot 66 In the San Bernard Syndicate Subdivision as Recorded in Volume 2, Page 135 of the Brazoria County Plat Records in the Thomas and William Alley Survey, Abstract 2 And the Thomas B. Bell Survey Abstract 41 In Brazoria County, Texas Containing 1 Block, 2 Lots.

Building Official Kacey Roman presented to council a re-plat for request for replat of subdivision of plat of Joseph Manjos Subdivision of Part of Lot 63 - Lot 66 of the San Bernard Syndicate Subdivision being all that Certain Joseph Manjos Called 5.43 Acre Tract as Recorded Under Clerk's File No. 2018056364 Of the Brazoria County Official Records Same Being Part of All That Certain Lot 63. Lot 64 Lot 65 and Lot 66 In the San Bernard Syndicate Subdivision as Recorded in Volume 2, Page 135 of the Brazoria County Plat Records in the Thomas and William Alley Survey, Abstract 2 And the Thomas B. Bell Survey Abstract 41 In Brazoria County, Texas Containing 1 Block, 2 Lots. Ms. Roman said this was approved by Planning and Zoning Commission.

Public Hearing was closed at 7:44 PM.

On a motion by Councilman Brimage, seconded by Councilman Cain. With all present voting "Aye" 5-0 vote, Council unanimously approved a re-plat for request for replat of subdivision of plat of Joseph Manjos Subdivision of Part of Lot 63 - Lot 66 of the San Bernard Syndicate Subdivision Being All That Certain Joseph Manjos Called 5.43 Acre Tract as Recorded Under Clerk's File No. 2018056364 Of the Brazoria County Official Records Same Being Part of All That Certain Lot 63. Lot 64 Lot 65 and Lot 66 In the San Bernard Syndicate Subdivision as Recorded in Volume 2, Page 135 of the Brazoria County Plat Records in the Thomas and William Alley Survey, Abstract 2 And the Thomas B. Bell Survey Abstract 41 In Brazoria County, Texas Containing 1 Block, 2 Lots. Ms. Roman said this was approved by Planning and Zoning Commission.

Public Hearing opened at 7:45 PM.

**Public Hearing:** Consideration and possible action on approving re-plat for Bastrop Beach – Block 17 Lot 1a – 0.806 Acre Amended Plat of Lots 1,6,7,10,11,14 And 15 Block 17 Of Bastrop Beach Subdivision, According to The Records Map or Plat Thereof in Volume 3, Page 98 of the Plat Recorded, Brazoria County, Texas

Building Official Kacey Roman presented to council a re-plat for Bastrop Beach – Block 17 Lot 1a – 0.806 Acre Amended Plat of Lots 1,6,7,10,11,14 And 15 Block 17 Of Bastrop Beach Subdivision, According to The Records Map or Plat Thereof in Volume 3, Page 98 of the Plat Recorded, Brazoria County, Texas. Ms. Roman said this was approved by Planning and Zoning Commission.

Public Hearing was closed at 7:46 PM.

On a motion by Councilman Cain, seconded by Councilman Brimage. With all present voting "Aye" 5-0 vote, Council unanimously approved a re-plat for Bastrop Beach – Block 17 Lot 1a – 0.806 Acre Amended Plat of Lots 1,6,7,10,11,14 And 15 Block 17 Of Bastrop Beach Subdivision, According to The Records Map or Plat Thereof in Volume 3, Page 98 of the Plat Recorded, Brazoria County, Texas. Ms. Roman said this was approved by Planning and Zoning Commission.

Consideration and possible action on Resolution 2022-2741, authorizing the sale of Levy property to Lucy Ware, owner of adjacent property located at 2 North Front Street.

Aaron and Lucy Ware, said they have purchased some land at 2 Front Street. Mr. Ware spoke to council about purchasing two pieces of property from the City, the levee property, and the adjacent remaining portion of undeveloped Division Street. Mr. Ware said this piece of property is too small to sell to anyone else except to them. Mr. Ware said the city did an appraisal on this property. He said that this is a restricted appraisal. He said the appraisal on the levee is \$23,000, and this is way too much. Mr. Ware said we want a fair price to this property. He said the Division Street ROW has a water pipe from BWA going through the property. The appraisal on this property was \$48,300, and this is way too much. Lucy Ware asked how much the appraisal cost the City? She said she just wants to pay a fair number for this property. Ms. Ware told Council this will be their second home, and not homestead. Ms. Ware said there is a waterline on the property, she said there is no record of this line anywhere, so BWA is going out to locate this line. She said this lot is not buildable. Ms. Ware said that Darla does a great job for the City of Freeport.

City Manager, Tim Kelty presented to council Resolution 2022-2741, authorizing the sale of Levy property to Lucy Ware, owner of adjacent property located at 2 North Front Street. Mr. Kelty said that Ms. Ware approached the city about wanting to purchase these two properties. Mr. Kelty explained the comps on each property that were used for the appraisal.

Councilman Pena asked why the appraisal was ordered? Mr. Kelty said the appraisal was ordered to expedite the process. Councilman Pena said he does not disagree with requesting a full appraisal. Mr. Kelty said the full appraisal is in the packet, it came in late this afternoon.

Ms. Ware said she called several appraisers and she was told no they would not do the appraisal. Ms. Ware spoke of the lots that was sold to Gardo Campbell, and she said that she knows of others that was given for free. She said Division Street is not worth anything to anyone. Councilman Pena asked if she had a copy of the properties she is speaking of.

City Attorney Chris Duncan asked if they want the property sold to Aaron and Lucy Ware, or just to Lucy Ware as listed on the agenda? Mr. and Mrs. Ware said to Arron and Lucy Ware. Chris Duncan asked Mrs. Ware if she received the information from the Public Information Request she had submitted on the property sales on the river? Mrs. Ware said no she did not. He asked if this is something they would like to look at? Mrs. Ware said that she is not here to start issues with the City. She said she did not get the records. She said that Mr. Kelty called, and she said that she just asked to be placed on the agenda. Ms. Ware made an offer to purchase both properties for the amount of \$15,000.

On a motion by Councilman Pena, seconded by Mayor Bass. With all present voting "Aye" 5-0 vote, Council unanimously approved to table Resolution 2022-2741, authorizing the sale of Levy property to Lucy Ware, owner of adjacent property located at 2 North Front Street. And to table Ordinance No. 2022-2660, closing and abandoning the remaining Division Street right of way between

Front Street and the Brazos River and authorizing the sale of said property to Lucy Ware, owner of adjacent property located at 2 North Front Street.

Consideration and possible action awarding bid and signing of the contract to Tex-Con Services for the rehabilitation of the Levee Walking Trail.

Public Works Director Lance Petty presented to council the possible action of awarding bid and signing of the contract to Tex-Con Services for the rehabilitation of the Levee Walking Trail. Mr. Petty said that staff recommends awarding the bid to Tex-Con Services. He said with the award of this bid the contractor will begin the rehabilitation of the walking trail. The rehabilitation will include 1.8 miles of granite to be installed. The cost of this project will be \$132,880.

On a motion by Councilman Muraira, seconded by Councilman Pena, with discussion that follows.

Mayor Bass asked if the 1.8 is from the bridge all the way around to Riverplace? Mr. Petty said yes.

Councilman Pena asked if this price includes demolition? Mr. Petty said yes. Councilman Pena asked when is the expected completion? Mr. Petty said it will within 90 days. Councilman Pena asked if this is the only proposal? Mr. Petty said yes, this is the second time we have bid this out.

Councilman Muraira asked if the city will be doing any work alongside the contractor? Mr. Petty said no. Councilman Muraira asked if they will be blocking off portions as they are working? Mr. Petty said yes.

Mayor Bass called the motion for a vote, with all present voting "Aye" 5-0 vote, Council unanimously approved awarding bid and signing of the contract to Tex-Con Services for the rehabilitation of the Levee Walking Trail

**WORK SESSION:**

Mayor Bass said he wants to talk about the GLO and the Grants that we received. He said if you recall we were approved last year for approximately \$12 million. These were two separate grants, one is for the renovation of the Waste Water Treatment Plant and the other for the I & I. He said that we met with the GLO representative recently at a kick-off meeting, and we can now begin and Engineering and Environmental Review. We cannot do any remedial work to sewer lines in the areas designated for these funds, without jeopardizing the entire grant. This is Federal money, and there are rules.

Mayor Bass said the question was asked about the language for Executive Session. He said this is with the advice from the City Attorney.

Councilman Pena asked about the pickup schedule for heavy trash pick-up. Mayor Bass said there is a schedule for each Ward, each week of the month. Councilman Pena asked for a follow up regarding the lawn care in the downtown park, and multiple contractors. He also said at 224 East Park and Broad Street, the corner lot has tall grass that needs to be taken care of. Councilman Pena asked about the gate that was removed from Mr. Casale's property and the follow up inspections for the business that Mr. Glass is wanting to open up. He said it is important all outstanding follow up inspections be done. Has all the paperwork been complete by Mr. Glass? Kacey Roman said that she has not heard back from Mr. Glass. Ms. Roman said that the recommendation from the City Attorney was to remove the gate from Mr. Casale's property because it was blocking at street ROW. Councilman Pena spoke about Shonda Marshall's comment, he said bygones and apologizes but healthy debate is very conducive, but they are crippled when you have insults and threats. He said it is our responsibility to act professionally, and

maturely. Councilman Pena said City Hall Employees and Elected Officials are not untouchable. He said currently there is a recall on my seat here on council. He said this fine. He said welcomes this. You are welcome to exercise the election laws. He said good and innocent people lose their jobs. Councilman Pena asked Mr. Kelty how many people he has fired since he has been the City Manager? Mr. Kelty said there have been two departments heads that has been terminated, and additional disciplinary action taken. Mayor Bass said that this is announcements and comments. Councilman Pena said creditability matters, doing what is right. He said he is concerned about our disciplinary policy and making sure as a city and as a council we hold each other accountable. He said State Law will not allow a Peace Officer serve as a Councilman. He said this poses a liability to the city.

Councilman Cain said on a weekly basis we come and discuss issues we see in the city. He said maybe a pot hole, or a structure that may need looking at. Councilman Cain said on one hand he is encouraged. He said council takes steps to look into any wrong doing, and/or misconduct. Conversations are had and proper steps are taken to resolve these issues. This is how it should be. We have two ongoing investigations, he said he is 100% for both, he voted for these. He said these will come out one way or another, and we may have another tough decision to make, and if we don't then we move on. Councilman Cain said his concern is that he doesn't want this to become the norm. Councilman Cain said there are many scandalous rumors and allegations around the City of Freeport. He said he does not think we will spend any time or money investigating whether or not our Council was involved in the Insurrection in Washington D.C. He said this is a rumor and allegation going around the city. Councilman Cain said he challenges this council to pick your battles. It takes a lot of everyone's time and energy, as well as tax payer's dollars. It also creates trust issues among Council Members, City Employees, and the Citizens of Freeport. I challenge you not to forget why you ran for these positions, and it is our part to do what we can to improve the lives of our residents, and the overall experience of Freeport.

Councilman Muraira said challenge accepted, Councilman Cain. Councilman Muraira said he got a complaint for 522 West 7 Street. He said it looks like there is a sinkhole. Mr. Petty said that he went and looked at this with the resident. Councilman Muraira said that he spoke to some people who have a sewer line problem on North Ave M. He asked that Mr. Kelty add this to his list. Councilman Muraira asked Mr. Petty for the sidewalk list. He said that he does like the work that has been done on the sidewalks. Councilman Muraira asked for the list of the water front properties that have been sold.

Councilman Brimage said that he wants to ask that we keep Previn Hobbs family in our prayers. He said Mr. Hobbs had dedicated many hours and years to the City of Freeport. He said that he hopes we remember Previn over the next few days and years. He was a good man.

Tim Kelty introduced Toby Cohen as our new IT Manager. He said he was given his first challenge with moving City Hall offices to the 3<sup>rd</sup> floor. Mr. Kelty apologized to the public for the challenges that has been presented by this move but it was necessary. Mr. Kelty said we will be keeping Utility Billing and Court, on the first floor for the next six weeks or so until the elevator doors are replaced. He said that he would like to commend Public Works and City Staff for the move upstairs. The second air quality test came back for the first floor, and there are no additional concerns.

City Attorney Chris Duncan spoke on the language that was used for Executive Session, he said the language used on the agenda was not the language he proposed. He said the language was not followed. Mayor Bass asked Mr. Duncan if he was saying the language that was used, was not the language he sent? Mr. Duncan said this is correct. He said the concern is the rights of the employees, and protect the rights of these employees. He said several employees will be called to talk of what they observed, not their job performance. And some will be called with the possibility of review related to their performance. Mr. Duncan said the problem is with the language used, if you are an employee and the

council is considering your job performance that goes to the general public. He said this is a disservice to the employees because it presents that their job performance is being scrutinized. Mr. Duncan said the City should issue something in writing for those employees who should not of had this language included. He said this will clear their name with the general public, that their job is being called into question. Mayor Bass said no one's job is being called into question. Chris Duncan said we can move forward, but there should be a correction issued to the public. Councilman Pena asked if the correction can be made after this Council Meeting? Mr. Duncan said yes. Mayor Bass asked each Council Member if they would like to move forward. Councilman Brimage, and Mayor Bass said yes to move forward. Councilman Cain said, as long as there is no liability to the city, Councilman Pena, as long as there is no liability to the city. Councilman Muraira said he would rather wait. Chris Duncan said he will get a correction to be posted in the same manner as the agenda is posted. Mayor Bass asked when this needs to be done? Mr. Duncan said we can take care of this tomorrow.

Fire Chief, Chris Motley commented on Manning Rollerson's comment in citizens comments. Chief Motley said Mr. Brimage was not there on this night at 1001 N. Ave J. Chief Motley said he was working this night, when Mr. Rollerson was arrested.

#### Update on reports / concerns from Department heads

#### **CLOSED SESSION:**

Open session was closed at 8:56 pm and Council entered into Executive Session.

Executive Session regarding a.) (Personnel Matters) Review of job performance of City Manager, Tim Kelty, in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Personnel Matters) Review of job performance of City Secretary, Betty Wells, in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Personnel Matters) Review of job performance of Building Official, Kacey Roman in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Personnel Matters) Review of job performance of Police Chief, Raymond Garivey in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Personnel Matters) Review of job performance of Public Works Director, Lance Petty in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Personnel Matters) Review of job performance of Freeport Fire Chief, Chris Motley in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Sections 551.074.

Executive Session regarding a.) (Potential Litigation) consultation with city attorney b.) (Deliberations about Real Property), East End, and Brazos Cove, d.) (Economic Development) Project 2022-C in accordance with Government Code Annotated, Chapter 551, Sections 551.071, 551.072, 551.087

Mayor Bass asked if there were any objections to the six people being allowed into Executive Session? All Council said there was no issue. Councilman Pena said he agrees as long as there is no liability to the City, and to the due process of Mr. Kelty.

Executive session was closed on March 8, at 12:01 am, and entered back into Open Session.

A motion was made by Councilman Cain, after full review of the documentation presented by Mr. Kelty and listening to the comments made, I would like to make a motion that Council finds that each the allegations made recently against him, and the City of Freeport Management staff are found to be unsubstantiated. We continue to support the efforts of this administration to put this City and its citizens first, and are excited about all the positive things that have occurred and are in the works. The motion was Seconded by Councilman Muraira. With a vote 4-1 council passed this motion. Councilman Pena voted "Ney".

### Adjourn

On a motion by Councilman Brimage, seconded by Councilman Cain, with all present voting "Aye", Mayor Bass adjourned the meeting at 12:06 A.M.

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Mayor, Brooks Bass  
City of Freeport, Texas

---

City Secretary, Betty Wells  
City of Freeport, Texas





## City Council Agenda Item # 3

**Title:** Barcadia Easter Egg Hunt Road Closures

**Date:** 3/21/2022

**From:** LeAnn Strahan, Museum Director/Main Street Coordinator

---

**Staff Recommendation:**

Staff requests that Council approve the road closures for Sunday, April 17, 2022 from 11:00am to 3:00pm for an Easter Egg Hunt.

**Item Summary:**

Mr. McDonald has requested road closures in order to host a Free Easter Egg Hunt including a few bounce houses/slides and photos with the Easter Bunny in downtown on Easter Sunday. This event is for children and will be family friendly. No alcohol will be allowed. Barcadia owners and staff will ensure the entire downtown area is cleaned up properly and will also employ private security during the event. Attendance is expected to be 500+.

The requested assistance from the City includes the use of barricades needed to block off the streets and additional trash cans and liners on Sunday, 4/17/2022 include the following:

9:00am - 4:00pm      Road closures - 2<sup>nd</sup> & 4<sup>th</sup> St. at W. Park & E. Park  
Broad at W. Park & E. Park

**Background Information:**

N/A

**Special Considerations**

N/A

**Financial Impact:**

N/A

**Board or 3<sup>rd</sup> Party recommendation:**

The Freeport Historical Commission & Main Street Advisory Board support this downtown event and recommend Council approval.

**Supporting Documentation:**

Request Letter  
Map of proposed road closures

## **LeAnn Strahan**

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**From:** Beach Bums Barcadia <beachbumsbarcadia@gmail.com>  
**Sent:** Wednesday, March 2, 2022 9:36 AM  
**To:** LeAnn Strahan  
**Subject:** Easter

I would like to get this event on city council agenda.

Easter Egg Hunt Sunday April 17th  
Time from 11am - 3pm  
Block off all of east & west park st downtown  
A few bounce houses/slides  
Pics with Easter bunny

**FREE EASTER EGG HUNT FOR EVERYONE**

This is a KIDS EVENT and FAMILY FRIENDLY. No alcohol will be allowed.

Barcadia owners/staff will ensure the entire downtown area is cleaned up properly

Barcadia will also employ private security for the event

We ask the city provides the barricades needed to block off the street as well as extra trash cans

Expected attendance 500 +

Thanks  
James McDonald  
979-480-4243



E Brazos

Tobey Hardware

Beach B Take

Freemont Museum and Visitor Center

E Park Ave

W Broad St

E Park Ave

E 4th St

W Park Ave

Park Ave Lofts & Studios

Epic Hookah Lounge

W Park Ave

W 4th St W 4th St

W Park Ave

W Park Ave

W Broad St W Broad St

Kiki's Tiki Cantina

W Broad St



2ND ANNUAL DOWNTOWN FREEPORT

# EASTER EGG BASH



**SUNDAY, APRIL 17 • 12PM-3PM**

OVER 25,000 EGGS FILLED WITH CANDY

100+ GOLDEN EGGS  
FILLED WITH FREE PLAY CARDS

INDOOR PICTURES  
WITH EASTER BUNNY



PRESENTED BY



**BARCADIA**





## City Council Agenda Item # 4

**Title:** 2<sup>nd</sup> Annual Barcadia Motorcycle & Car Show - Road Closures.

**Date:** March 21, 2022

**From:** LeAnn Strahan, Museum Director/Main Street Coordinator

---

### **Staff Recommendation:**

Staff recommends approval of road closures for a Barcadia hosted event scheduled for Saturday, May 14, 2022. This event will coincide with the Spring Market Day downtown and will need to edit previously approved road closures.

### **Item Summary:**

Pop's Pizza Barcadia is partnering with Los Camaradas MC Two Rivers to host their 2<sup>nd</sup> Annual Bike Fest & Car Show. Plans would also include vendor booths, food trucks, bounce houses and live music. They anticipate over 2,500 visitors in downtown for the event.

James McDonald is requesting permission for Barcadia to sell alcohol on event day, and to block off the 200-300 blocks of East & West Park at 2<sup>nd</sup> and 4<sup>th</sup> Streets. In addition, he is requesting to expand the Broad Street closures from the East Park alley to Cherry Street. Road closures would need to begin at 9am and would be reopened by 8pm.

Additional requests of the City include use of the mobile stage and extra trash cans/liners.

### **Background Information:**

Los Camaradas MC Two Rivers is an organized, non-violent motorcycle club made up of police officers, fire fighters and businessmen who meet regularly and are widely known for their charity events. Multiple car clubs from the Brazoria and Galveston County area are expected participate in the event. Security will be scheduled through Freeport Police Department, and additional private security guards will be on site.

### **Special Considerations**

N/A

### **Financial Impact:**

N/A

### **Board or 3<sup>rd</sup> Party recommendation:**

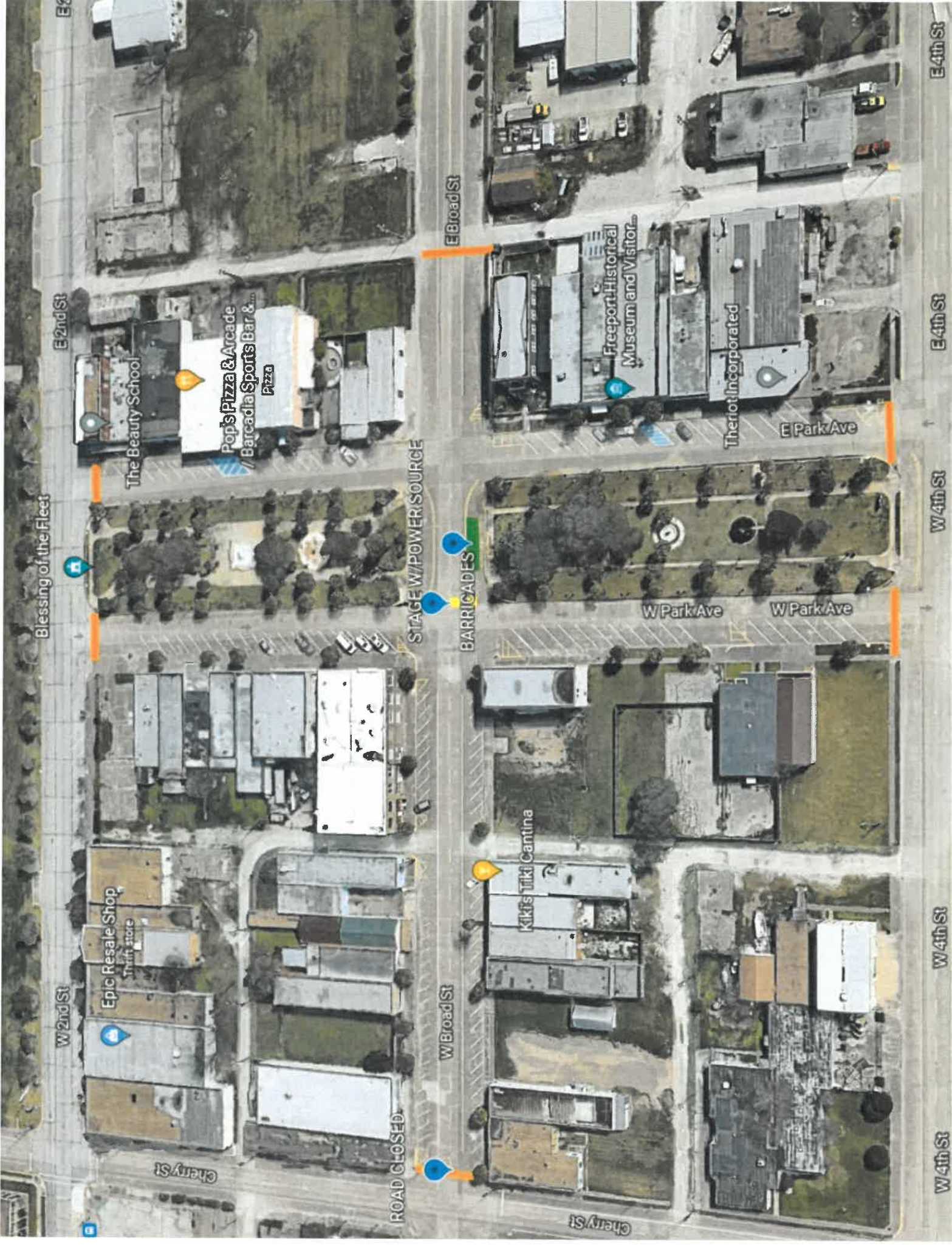
The Freeport Historical Commission & Main Street Advisory Board support this public event and agreed to share this date for Spring Market Days in an effort to increase foot traffic and grow interest in downtown Freeport.

**Supporting Documentation:**

Map – Proposed Roadblocks

Request Letter

Event Flyer



Blessing of the Fleet

E2nd St

W2nd St

Epic Resale Shop  
Thrift store

The Beauty School

Pop's Pizza & Arcade  
/ Barcadia Sports Bar &  
Pizza

ROAD CLOSED

STAGE W/POWER SOURCE

W Broad St

BARRICADES

Kiki's Tiki Cantina

E Broad St

Freeport Historical  
Museum and Visitor...

W Park Ave

W Park Ave

Theriot Incorporated

E Park Ave

Cherry St

Cherry St

W4th St

W4th St

W4th St

E4th St

E4th St

## Betty Wells

---

**From:** Beach Bums Barcadia <beachbumsbarcadia@gmail.com>  
**Sent:** Wednesday, March 16, 2022 10:45 AM  
**To:** LeAnn Strahan  
**Subject:** Bike fest & car show

2nd Annual Bike Fest & Car Show (flier attached)

Pop's Pizza & Barcadia, Los Camaradas MC Two Rivers

Pops Pizza & Barcadia Is located at 209 e Park St in Downtown Freeport. We are a family friendly pizzeria, arcade, pool hall and sports bar.

Motorcycle Club made up of Police Officers, Fire fighters and businessmen. History of doing multiple charity events. A NON VIOLENT motorcycle club that usually has monthly meetings.

Bike Show will consist of multiple biker clubs and individuals.

The car show will consist of classic cars and muscle cars. Multiple car clubs from the Brazoria & Galveston County Area.

We have have numerous vendors, bounce houses and other activities.

Security will be provided by the Freeport a police Department and privately hired security guards on site as well.



**BARCADIA**

**2ND ANNUAL BIKE FEST & CAR SHOW**

**LOS CAMAREROS**

**BUD LIGHT**

**SATURDAY • MAY 14, 2022**

**ULTRA**

**DOWNTOWN FREEPORT TEXAS**  
SECURITY PROVIDED BY FREEPORT POLICE DEPARTMENT

PIZZA • COTTON CANDY • POPCORN • SODAS • LIVE BANDS & DJs  
 BUNGE HOUSES • WATER SLIDES • CARNIVAL GAMES & MUCH MORE...

**ALL AGES WELCOME TO ATTEND**

POPSPIZZAONLINE.COM    **EVENT STARTS AT 11AM**    BEACHBUMSBARCADIA.COM

Expected attendance 1,000 +

Thanks  
 James



## City Council Agenda Item # 5

**Title:** Cinco de Mayo Celebration – Road Closures.

**Date:** March 21, 2022

**From:** LeAnn Strahan, Museum Director/Main Street Coordinator

---

**Staff Recommendation:**

Staff recommends approval of the requested road closures for the first Cinco de Mayo Celebration scheduled for Thursday, May 5, 2022, from 5pm-8pm in historic downtown.

**Item Summary:**

Staff requests permission to block off the downtown median intersections as listed below:

- Broad Street from the east side of W. Park to the alley east of E. Park
- E. Park on the south side of Broad Street

Roads will need to be closed off by 3:00pm and will reopen no later than 9:00pm. The stage will be needed for a mariachi band. We are working to secure a group to perform traditional dances and other entertainment. We will also have food trucks on site and, upon approval, Barcadia will sell margaritas and beer.

**Background Information:**

This is our inaugural event.

**Special Considerations**

N/A

**Financial Impact:**

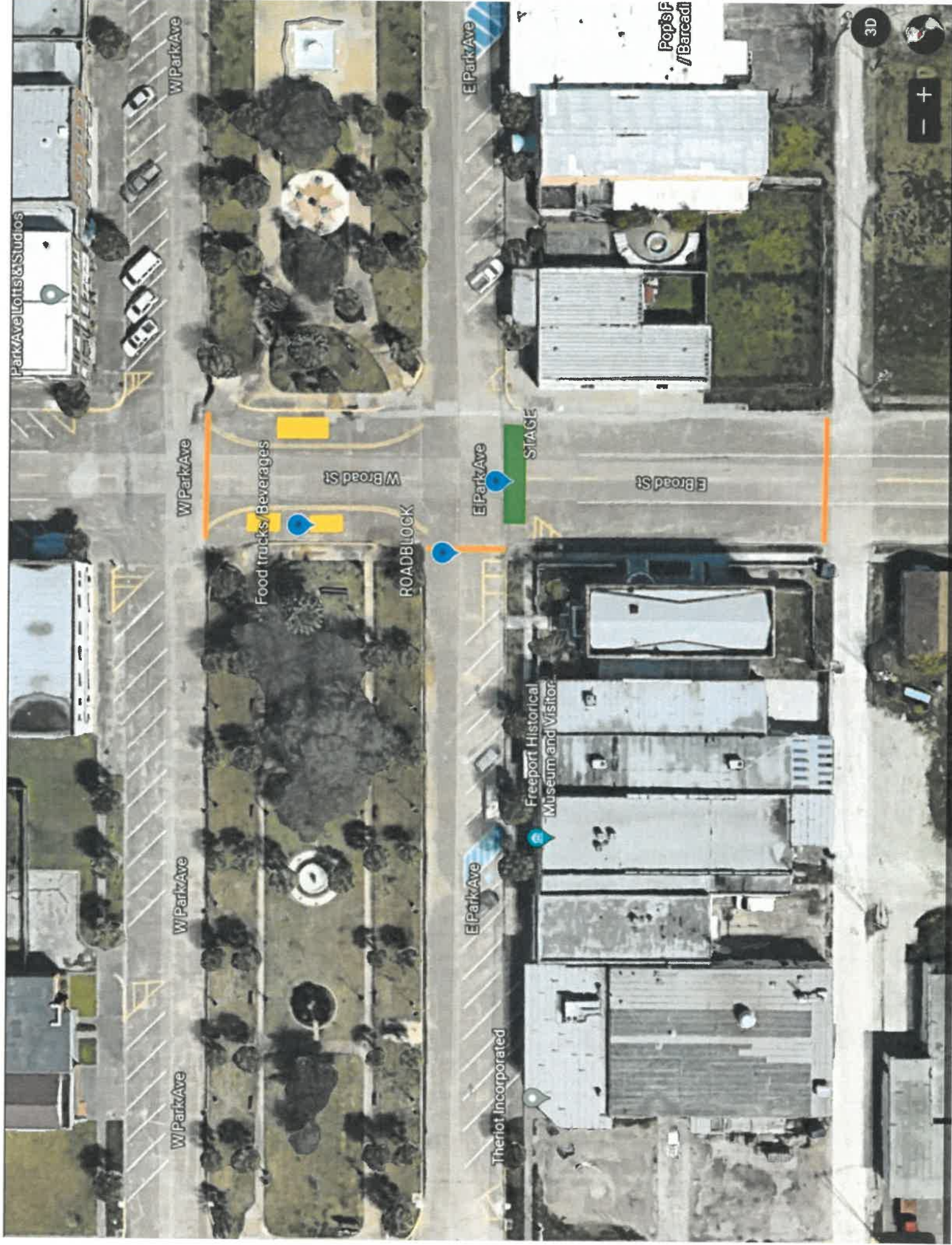
Allowance for a new Cinco de Mayo Celebration was included in the 2021-22 approved budget.

**Board or 3<sup>rd</sup> Party recommendation:**

The Freeport Historical Commission & Main Street Advisory Board supports this event as one of its Main Street events in historic downtown.

**Supporting Documentation:**

Map – Proposed Road Blocks/Setup  
Rack Card - Draft



Park Ave Lots & Studios

W Park Ave

W Park Ave

W Park Ave

W Park Ave

Food trucks / Beverages

W Broad St

ROADBLOCK

E Park Ave

E Park Ave

Theriot, Incorporated

Freeport Historical  
Museum and Visitor

STAGE

E Broad St

Pop's F  
/ Barcadi

3D



City of Freeport Presents



# CINCO DE MAYO

*Celebration*

Thursday, May 5th

5pm–8pm




*Music*

*Dancing*

*Food & Drinks*

Historic Downtown Freeport  
Phone: (979) 233-0066

 VisitFreeport TX



## City Council Agenda Item # 6

**Title:** Conduct joint public hearing with Freeport Planning and Zoning Commission to consider a text amendment to the City of Freeport Zoning Ordinance.

**Date:** March 21, 2022

**From:** Tim Kelty, City Manager / Kacey Roman, Building Official

---

**Staff Recommendation:**

Staff recommends conducting the joint public hearing with the Plan Commission and, following action by the Plan Commission, consider approving the ordinance.

**Item Summary:**

The proposed text amendment to the zoning ordinance would change the fence height limit from the current 6 feet to 7 feet for residentially zoned properties.

**Background Information:**

The Zoning Ordinance adopted by Council in January maintained the 6-foot limit on the height for fences constructed in residentially zoned areas from the previous ordinance. This creates a challenge to home owners that want to include a “rot board” at the bottom of the fence being installed to protect the longevity of the fence. Because pickets are customarily available at 6 feet, in order to comply with the ordinance if a rot board is installed each picket would need to be cut down. It is recommended that the height limit be increased to 7 feet to allow for this.

**Special Consideration:**

Homeowners looking to put in a nice fence around their property are making a significant investment. Being able to include the rot board and increasing the height limit to 7 feet allows them to better maintain their fences so that the fence remain a positive amenity for the neighborhood in the long term.

**Board or 3rd Party recommendation:** Pending action by the Planning and Zoning Commission

**Financial Impact:** None

**Supporting Documentation:** Ordinance.

**ORDINANCE NO. 2022-2661**

**AN ORDINANCE AMENDING SECTION 155.403 – ACCESSORY USES AND STRUCTURES, OF THE CODE OF ORDINANCES OF THE CITY OF FREEPORT, TEXAS; AMENDING THE PERMITTED HEIGHT OF FENCES IN RESIDENTIAL ZONING DISTRICTS; CONTAINING A PREAMBLE; CONTAINING A SEVERANCE CLAUSE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AND PROPERLY PUBLISHED FOR HEARING AS REQUIRED BY LAW AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS DESCRIPTIVE CAPTION HAS BEEN PUBLISHED TWICE IN THE BRAZOSPORT FACTS.**

**WHEREAS**, the City of Freeport, Texas is densely developed with residential and commercial structures; and

**WHEREAS**, the City of Freeport is undergoing an increased level of development and redevelopment of individual parcels of property within the city;

**WHEREAS**, the City Council seeks to assure orderly development;

**WHEREAS**, the City may establish by ordinance, general rules and regulations governing development of land within its corporate limits and areas of extraterritorial jurisdiction in order to promote the health, safety, morals or general welfare of the City and to promote the safe, orderly and healthful development of the City; and

**WHEREAS**, the City Council has determined, based upon the findings stated above, that the regulations established by the Ordinance are necessary for the good government, peace and order the City; and

**WHEREAS**, City Council finds that this Ordinance was adopted at a meeting which was open to the public and preceded by proper notice, as required by Chapter 551 of the Texas Local Government Code (the Open Meetings Act).

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

**Section 1.** The findings and recitations set out in the preamble to this ordinance are found to be true and correct and they are hereby adopted by the City Council and made part hereof for all purposes.

**Section 2.** Section 155.403, of the Code of Ordinances of the City is hereby amended and shall read as follows:

**155.403 Fences and Walls**

**(5)(a)** Rear Yard and Interior Side Yard. No fence or wall located in a rear or interior side yard shall exceed seven (7) feet in height above the grade of the adjacent property.

**(5)(c)** Front Yard and Street Side Yard. No fence or wall located in a front or street side yard shall exceed seven (7) feet in height. But in no case may a fence be built forward of the front building line.

**(5)(d)(ii)** Be seven (7) feet in height.

**Section 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgement or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

**Section 4.** All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

**Section 5.** This ordinance shall take effect and be in force from and after the descriptive caption of this ordinance has been published twice in the Brazosport Facts.

**READ, PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022.**

\_\_\_\_\_  
Brooks Bass, Mayor

**ATTEST:**

\_\_\_\_\_  
Betty Wells, City Secretary

**APPROVED AS TO FORM ONLY:**

\_\_\_\_\_  
Christopher Duncan, City Attorney





## City Council Agenda Item # 7

**Title:** Consideration and possible action on Resolution authorizing the sale of levee property to Lucy Ware, owner of adjacent property located at 2 North Front Street.

**Date:** March 21, 2022

**From:** Tim Kelty, City Manager

---

**Staff Recommendation:**

Staff recommends approval of the sale of this property with claw back provision in the deed.

**Item Summary:**

Ms. Ware has requested to purchase from the City the levee property between property she already owns, located at 2 N. Front street, and the Old River. She has plans to construct a home on the property in the very near future for her family. The appraised value of the property is \$23,300. Ms. Ware has made an offer of \$15,000 for both this property and the adjacent remaining undeveloped Division Street ROW.

**Background Information:** The City has had an appraisal of the property completed by Barry Coleman of Angleton Real Estate Appraisal. According to Mr. Coleman's appraisal letter attached, the property is a .1070-acre tract, and is appraised as a landlocked parcel with no access to public street or alley, and is considered best used for assemblage purposes

In his opinion the market value of the property is \$23,300.

**Special Consideration:**

In the past Freeport City Council has considered sales like this for the appraised value with deed restriction that included preserving the levee easement and including claw back provisions requiring construction of proposed improvements within a certain time frame. Staff recommends that time frame be three years. Ms. Ware said she plans to start the building process as soon as the property is acquired.

**Board or 3rd Party recommendation:** None

**Financial Impact:** This would net the city the sale price of the property

**Supporting Documentation:** Resolution, Appraisal, location aerial photo of property.

**RESOLUTION NO. 2022-2741**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A DEED TO CONVEY REAL PROPERTY TO LUCY WARE, WITH A REQUIREMENT TO BUILD A HOME ON SAID PROPERTY WITHIN 3 YEARS AND CONTAINING A REVERTER CLAUSE.**

**WHEREAS**, the City of Freeport, Texas is a home rule municipality; and

**WHEREAS**, Lucy Ware owns real property located at 2 Front Street, Freeport, Texas; and

**WHEREAS**, Lucy Ware seek to purchase property fronting the Old Brazos River, adjacent to her property and owned by the City of Freeport, Texas, said property identified as:

.1070 acres of land more or less, out of Closed Front Street and Part of Tract D18, out of Abstract 99, City of Freeport, Brazoria County, Texas.

; and,

**WHEREAS**, Lucy Ware seeks to develop the above property to build a residential home and

**WHEREAS**, the City Council finds that the waterfront property owned by the city is not accessible or developable by any other property owners, and that development by Lucy Ware will produce future tax revenue to the City; and.

**WHEREAS**, attached to this Resolution and incorporated herein are property descriptions of the land owned by Lucy Ware, the land owned by the City of Freeport being sold by this resolution, and an independent fair market value appraisal by a certified appraiser.

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

**SECTION 1. FINDINGS.** The City Council of the City hereby finds as true, the statements contained in the preamble set forth above.

**SECTION 2. AUTHORIZATION TO TRANSFER.** The Mayor of the City is hereby authorized to execute a deed without warranty of the subject property to Lucy Ware upon payment of the fair market value of \$23,300, said deed requiring that Lucy Ware build a residential home on said lot within 3 years and containing a reversion clause activated upon failure to comply with such requirement.

**SECTION 3. PROPER NOTICE AND MEETING.** It is hereby found and determined that the meeting at which this resolution was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Read, passed and adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brooks Bass, Mayor  
City of Freeport, Texas

ATTEST:

APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
Betty Wells, City Secretary  
City of Freeport, Texas

\_\_\_\_\_  
Christopher Duncan, City Attorney  
City of Freeport, Texas

**ANGLETON REAL ESTATE APPRAISAL**  
217 SEBESTA ROAD, ANGLETON, TEXAS 77515  
TELEPHONE (979-849-9600) OR (979-849-3334) FAX (979-849-8358)

**BARRY A. COLEMAN**  
TEXAS APPRAISER CERTIFICATION  
NUMBER TX-1324203-G

**WILLIAM E. COLEMAN, SRA**  
TEXAS APPRAISER LICENSE  
NUMBER TX-1360034 R

**March 2, 2022**

**Mr. Tim Kelty, City Manager**  
City of Freeport  
200 West 2<sup>nd</sup> Street #232  
Freeport, Texas 77541

**APPRAISAL:**

**Off Division St. R-O-W**  
**Ware Purchase**  
**Freeport, Texas 77541**

.....**\$800.00**

Thank you.

  
**Barry Coleman**

**APPRAISAL OF:**

**0.1070 Acres off North Front Street  
Freeport, Texas 77541**

**FOR:**

**Mr. Tim Kelty, City Manager  
City of Freeport  
200 West 2<sup>nd</sup> Street #232  
Freeport, Texas 77541**

**AS OF:**

**February 13, 2022**

**BY:**

**ANGLETON REAL ESTATE APPRAISAL  
217 SEBESTA ROAD  
ANGLETON, TEXAS 77515**

**ANGLETON REAL ESTATE APPRAISAL**  
217 SEBESTA ROAD, ANGLETON, TEXAS 77515  
TELEPHONE (979-849-9600) OR (979-849-3334) FAX (979-849-8358)

**BARRY A. COLEMAN**  
TEXAS APPRAISER CERTIFICATION  
NUMBER TX-1324203-G

**RONALD W. BARKER**  
TEXAS APPRAISER CERTIFICATION  
NUMBER TX-1327929-G

**WILLIAM E. COLEMAN**  
TEXAS APPRAISER LICENSE  
NUMBER - TX-1360034-R

March 2, 2022

**Mr. Tim Kelty, City Manager**  
City Of Freeport  
200 West 2<sup>nd</sup> Street #232  
Freeport, Texas 77541

Dear Mr. Kelty,

Pursuant to your request, we have this date completed an appraisal of the property located off North Front Street, Freeport, Texas, legally described as:

.1070 acres of land more or less, out of Closed South Front Street and Part of Tract D18, out of Abstract 99, City of Freeport, Brazoria County, Texas.

This parcel is valued as landlocked, with no access to a public street or alley, and is considered best use for assemblage purposes.

The purpose of this letter is to estimate the market value of the fee simple estate of the subject property, as is, as of February 13, 2022.

As presented in FIRREA 12 CFR Part 34, Market Value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acting in what he considers his own best interest;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;

- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

It is our opinion, based on inspection and analysis, subject to contingent and limiting conditions, that that the subject property has a market value of:


**TWENTY THREE THOUSAND THREE HUNDRED DOLLARS  
( \$23,300.00 )**

Your attention is directed to the narrative report containing pertinent facts, analysis and conclusions pertaining to the subject property and final estimate of value.

This appraisal has been prepared in accordance with and conforms to the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Thank you for the opportunity of serving you in regard to this matter.

Respectfully submitted,

  
Barry A. Coleman  
Texas Appraiser Certification  
License # TX-1324203-G

## **TYPE OF REPORT**

This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice, a written report intended to comply with requirements as set out in Standards Rule 2-2(b), of The Uniform Standards of Professional Appraisal Practice.

## **CLIENT AUTHORIZATION / CLIENT IDENTITY** SR 1-2 (2); 2-2(I)

The client ordering this appraisal report is Mr. Tim Kelty, City Manager, City of Freeport, Texas. This report is the sole property of the client or persons specifically authorized by the client, and any other reader is considered an unintended user.

## **INTENDED USE OF THE APPRAISAL**

Based on communication with the client at the time of the assignment, the intended use of this report is to assist the client in determining market value for marketing procedures.

## **SCOPE OF WORK**

The scope of the appraisal report involved inspection, analysis and data collection to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation authorized by Congress as the source of Appraisal Standards and Appraiser Qualifications, effective April 27, 1987. It is the intent of this report to conform with all requirements as set out by FIRREA (The Financial Institutions Reform, Recovery and Enforcement Act).

Physical inspection of the subject property was made by the appraiser. The physical inspection included photographing the site. **The subject site lies along the Brazos River Channel waterfront; however, per Clients Instructions, it is valued as if it does not have any public access.**

The neighborhood was physically inspected and analyzed for physical characteristics, amenities, land uses and market trends in an effort to assist the appraisers in determining highest and best use of the subject property and the collection of sales data.

The neighborhood or subject market area was researched in an effort to obtain the most recent and similar land sales, improved sales and market rentals. This process involved researching County Plat and Deed records, area multiple listing services, appraiser files and inquiries with area brokers and others active in the real estate industry. Every effort has been made to confirm sales and rental data for accuracy. Sales data selection included factors such as date of sale, size, location and physical characteristics. The appraiser signing this report collected and analyzed the sales and the rentals utilized in the appraisal and applied all applicable approaches.

As required by Standard 2-2(b), omission of any approach to value, for any specific reason, is explained in the appraisal process herein.



## **PURPOSE OF THE ASSIGNMENT**

The purpose of this report is to develop an opinion of market value of the subject property, as is, as of the effective date of appraisal. A current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the United State of America is as follows.

“The most probable price which a property should being in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

## **EFFECTIVE DATE OF THE APPRAISAL**

SR 1-2 (d); 2-2(vi)

The effective date of appraisal is the date which the value opinion applies and is generally the date of inspection. The effective date of this report is February 13, 2022.

## **DATE OF THE REPORT**

The date of the report is generally the date of the transmittal letter. The date of this report is March 2, 2022.

**PROPERTY INTEREST APPRAISED**

**SR 1-2 (e) (iii)**

The subject property is appraised as fee simple estate, or complete ownership, with all the bundle of rights, without regard to liens or encumbrances, as a whole and subject to any easements, reservations or restrictions of record. Any non real estate items included in the valuation herein, such as machinery, furnishings, fixtures or equipment will be set out and described in the improvement analysis and valued in the cost section of this report.

**LEGAL DESCRIPTION**

**SR 2-2a (iii)**

.1070 acres of land more or less, out of Closed South Front Street and Part of Tract D18, out of Abstract 99, City of Freeport, Brazoria County, Texas.

**OWNERSHIP**

Title to the subject property is held in the name of City of Freeport, as filed and recorded in the Official Records of Brazoria County, Texas.

**HISTORY OF OWNERSHIP / SALES HISTORY / CURRENT AGREEMENTS**

The subject property's ownership has been vested, as shown above, for many years. No sales history or current agreements are noted.

**TAX INFORMATION**

The property is not subject to taxation, as a publicly owned tract of land; however, it is appraised and lies within the following taxing entities, as follows:

County of Brazoria  
Brazosport Independent School District  
City of Freeport  
Velasco Drainage District  
Brazos River Harbor Navigation District – Port of Freeport  
Brazosport College District

The assessed value placed on the subject property, account number #655270, by the Brazoria County Appraisal District for taxing purposes, is \$64,390.00. The total rate is calculated to be \$2.598124 per hundred. The site valued herein, is part of a larger parcel found under this taxing account number, and is not valued individually.

### **EXPOSURE TIME**

Assuming adequate exposure and normal marketing efforts, the estimated exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded to in this analysis as of the date of this valuation) would have been within about 3-12 months.

### **EXTRAORDINARY ASSUMPTIONS**

As of the effective date of this report, the appraiser has not received any official meeting minutes or notifications other than verbal instructions to value the site as land locked, with no public access. This report is made on the extraordinary assumption that the site is indeed landlocked, with regard to improved public access. A major assumption of this analysis is that because of the abandoned access, the site's Highest and Best Use, is now assemblage with adjacent properties, and/or public infrastructural, transportation, and/or recreational use. The value indication will be impacted should the subject's access, or lack thereof, be different than what is described, herein.

### **COMPETENCY RULE**

Prior to accepting the assignment, the appraiser properly identified the problem and considered the knowledge and experience required to complete the assignment competently. The appraisers have completed appraisal reports on similar type properties and are competent to appraise this property.

### **CONFIDENTIALITY OF THE ETHICS RULE**

An appraiser must protect the confidential nature of the appraiser – client relationship. An appraiser must not disclose confidential factual data obtained from a client or the results of an assignment prepared for a client to anyone other than: 1) the client or personal specifically authorized by the client; 2) state enforcement agencies and such third parties as may be authorized by due process of law; and 3) a duly authorized professional peer review committee. It is unethical for a member of a duly authorized peer review committee to disclose confidential information or factual data presented to the committee.

## **NEIGHBORHOOD DATA**

A neighborhood is considered that area most closely surrounding the subject property. It may be a specific subdivision, a section of a community or in a small town or city, an entire community and may be comprised of a mixture of commercial, residential or agricultural utilizations.

Comparable sales used may or may not be within the defined neighborhood, but should be similar in present and future land use trends.

A neighborhood is an area with distinguishing characteristics, and is often defined by physical boundaries such as streets or roads, bodies of water, waterways or railroad tracks, and is often designed by zoning ordinances or deed restrictions.

A neighborhood generally goes through stages of growth, stability, decline and revitalization. These stages affect value when compared to other neighborhoods. Growth is a period during which the neighborhood gains public favor and acceptance; stability is a period of equilibrium without marked gains or losses; decline is a period of diminishing demand; and revitalization is a period of renewal, modernization and increasing demand.

The four forces affecting value are social, economic, governmental and environmental. Social considerations include population density, education and age levels, occupant employment type, neighborhood organizations and educational, medical, social and recreational services available. Economic considerations include income levels, degree of owner occupancy, rent levels, property value levels, vacancy rates, type of construction, age of properties and property use changes. Governmental considerations include such factors as land use and size, terrain, use density, noise levels or other nuisances, traffic volume, property maintenance and upkeep, availability and quality of utilities, surrounding development and proximity to churches, employment, shopping, schools and employment centers.

The subject neighborhood is physically defined as the Old Brazos riverfront area, within the City of Freeport, along with the adjacent commercial and residential neighborhoods.

It is an estimated 90 percent built up. Land uses are a mixture of commercial, both neighborhood and tourist related properties, and residential, with some light industrial uses.

Access within the neighborhood is ample and provided by various city and state maintained streets and arterials.

All public utilities serve the neighborhood and capacity is adequate for existing and future development.

Neighborhood appeal is rated average. The defined area's market is relatively stable, and is influenced by the Brazosport Industrial Complex and the Port of Freeport. The subject is located

along the Old Brazos River Channel. There are public and private land uses along the river. The subject area has been the focus of various redevelopment projects.

Fire and police protection are ample and provided by the City of Freeport.

Schools, churches, shopping, medical facilities and employment centers are all within close proximity.

## SITE ANALYSIS

The subject property is located within the northern portion of the City of Freeport. It is physically situated off of the southwest side of North Front Street, and additionally lies along the Old Brazos River Channel's northeast frontage. The tract is irregular in shape, and contains a total estimated area of .1070 acre, or 4,661 Sq. Ft. Access to the property is provided by navigable frontage along the Brazos River Channel. It is noted that the river access is limited to smaller craft, as the site is located upstream of the FM 1495 bridge. The bridge height would limit watercraft passage due to clearance being lower than commercial boat sale or tower clearance requirements. Indeed, most of the larger craft frontages along the Old Brazos River Channel are downstream of FM 1495. Larger watercraft can access between the areas of the flood protection gateway, and the Port of Freeport railroad trestle structure. The site is zoned W-1R, Waterfront Single Family Residential. No utilities are available as the site is landlocked. It is assumed there are no existing easements of any type. According to F.E.M.A. flood maps, panel number 48039C0780I, the subject property is situated within a designated zone "X", within the portion lying along the raised levee. The areas along, and including the sides of the levee, lying off water, are designated zone "A". The appraiser notes that the available flood maps are somewhat inconclusive as to exactly what portions of the property may be subject to build-up requirements and/or development restrictions. The subject is situated within census tract number 6643. Surrounding land uses are a mixture of commercial and residential uses. Reasonable inspection of the property revealed no known or obvious existing or potential environmental hazards. The value expressed in this report is based on the property being free of contamination or exposure to hazardous materials. The value in this report assumes no diminution in value due to the results of any environmental assessments, studies, or remediation reports. The subject is currently a vacant, riverfront tract used for levee construction and flood protection, along the river channel.



**VIEW OF SUBJECT SITE**



**VIEW OF OLD BRAZOS RIVER LEVEE ACROSS SITE**





**VIEW OF OLD BRAZOS RIVER FRONTAGE**



**VIEW OF OLD BRAZOS RIVER FRONTAGE**



**VIEW FACING EAST ALONG NORTH FRONT STREET**



**VIEW FACING WEST ALONG NORTH FRONT STREET**

Subject to the survey, a building easement now in force in the City of Houston, TX. Title Law website. There are no other titles or equipment rights shown affecting the lands of this property.

1001) Indicate record plat and subdivision. CLERK FILE NO. 2014-01210. FIELD FOR REFERENCE REGARDING NAME OF THIS SURVEY (2014) Indicate record plat and subdivision. VOLUME 21, PAGE 14 OF THE DEED RECORDS OF MARAZOLA COUNTY.

M Indicate field measurement units and dimensions.

- ◆ Sheet of Town
- ◆ County of Brazos

**SURVEY PLATS:**

TRACT 1, LOTS ONE (1) THROUGH, BLOCK ONE (1) OF VILLAGE HEIGHTS, MARAZOLA COUNTY, TEXAS ACCORDING TO THE DEED RECORDS IN VOLUME 21, PAGE 14 OF THE DEED RECORDS OF MARAZOLA COUNTY AND IN COUNTY CLERK FILE NO. 2004-0049 OF THE OFFICIAL RECORDS OF MARAZOLA COUNTY, TEXAS.

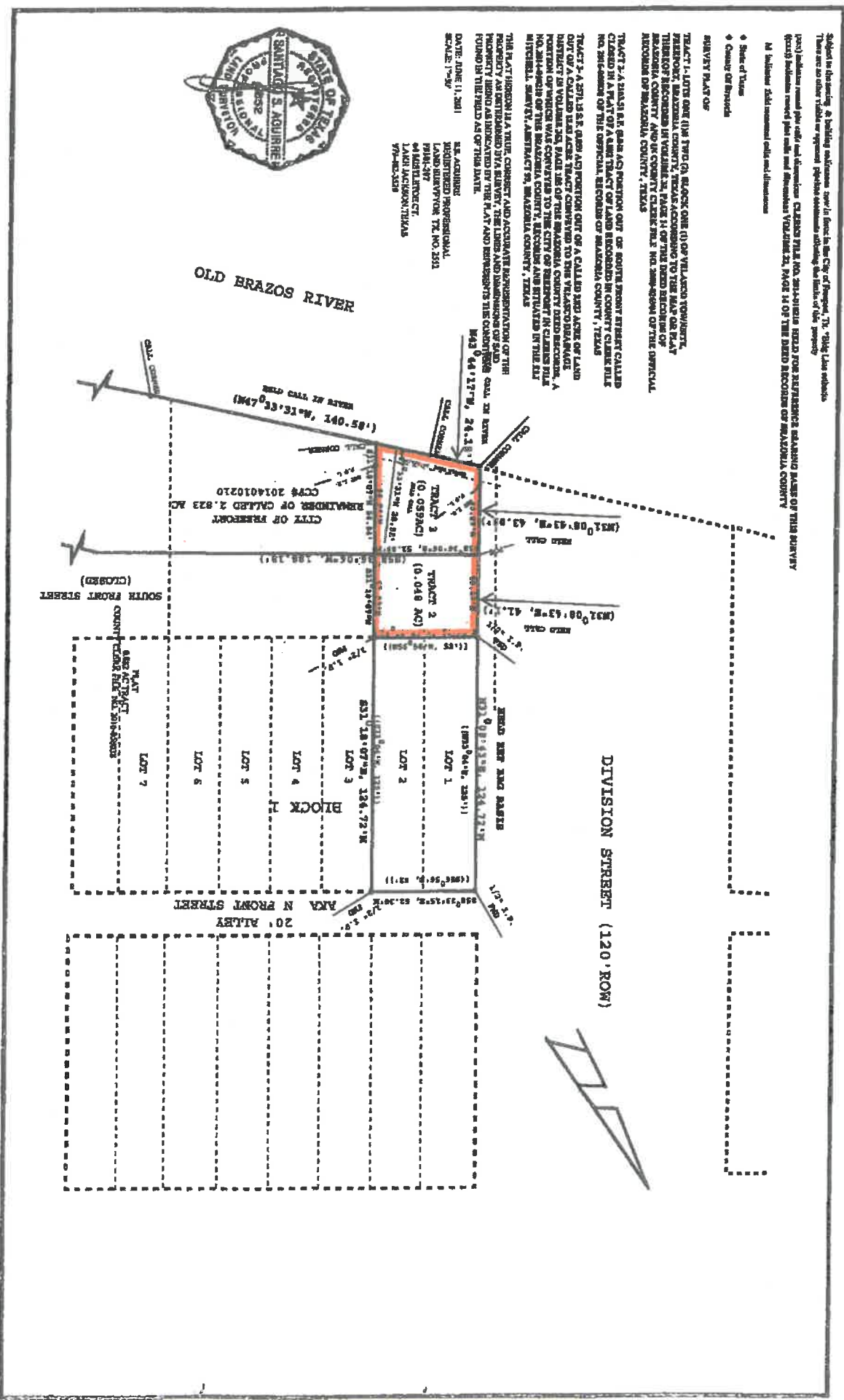
TRACT 2, A 264.21 A.C. GATE AND POSITION OUT OF SOUTH FRONT STREET CALLED CLOSED IN A PLAT OF LAND RECORDED IN COUNTY CLERK FILE NO. 2014-01210 OF THE OFFICIAL RECORDS OF MARAZOLA COUNTY, TEXAS.

TRACT 3, A 571.15 A.C. GATE AND POSITION OUT OF A CALLED 2003 ACRES OF LAND OUT OF A CALLED 2003 ACRES OF LAND RECORDED IN COUNTY CLERK FILE NO. 2014-01210 OF THE OFFICIAL RECORDS OF MARAZOLA COUNTY, TEXAS. A POSITION OF WHICH WAS CONVEYED TO THE CITY OF HOUSTON IN CLERK FILE NO. 2014-01210 OF THE MARAZOLA COUNTY, RECORDS AND SITUATED IN THE 111th MERIDIAN, SURVEY, TRACT 29, MARAZOLA COUNTY, TEXAS.

THIS IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY HEREIN DESCRIBED, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT AND DIMENSIONS THEREON FOUND BY THE FIELD AS OF THIS DATE.

DATE: JUNE 11, 2011  
 SCALE: 1"=50'

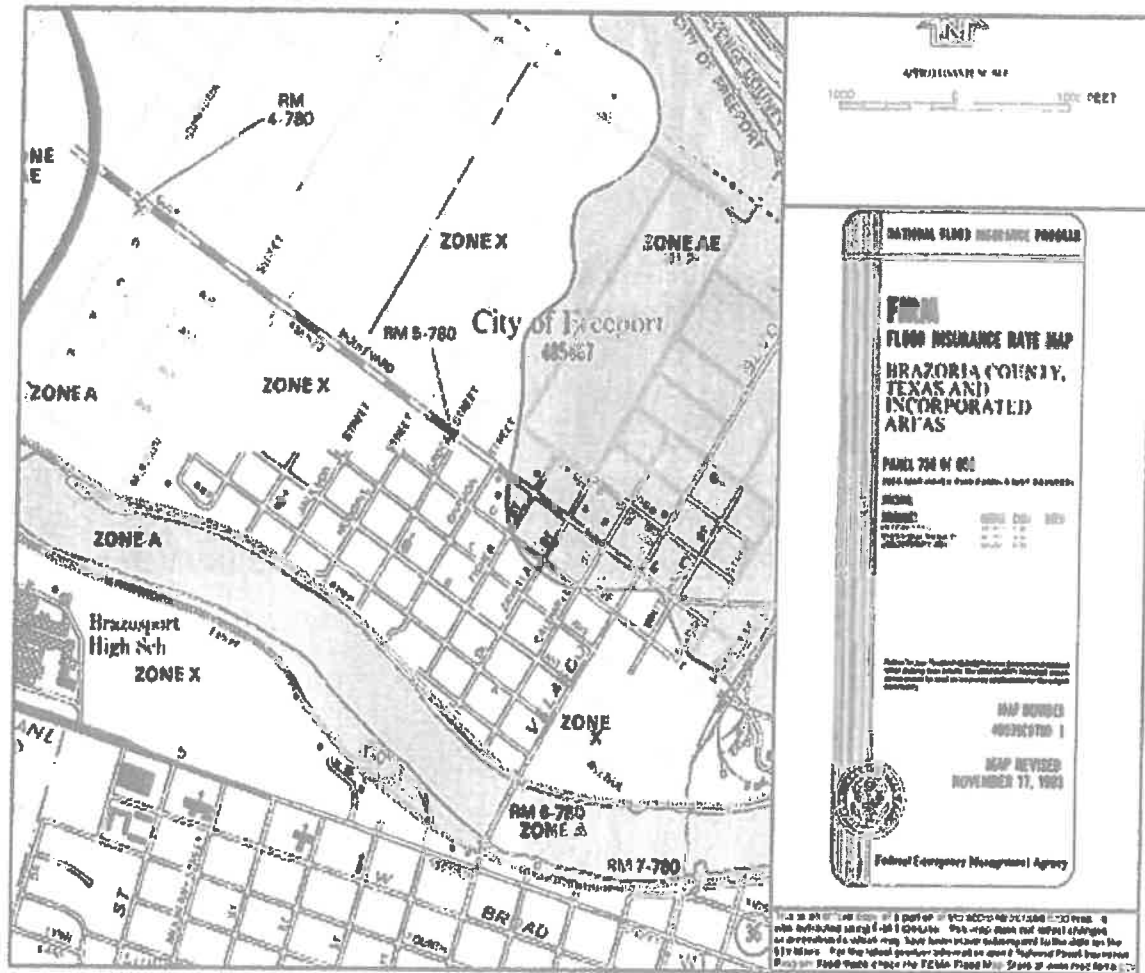
RE ACQUIRED  
 REQUISITED PROFESSIONAL  
 LAND SURVEYOR, TX. NO. 3511  
 701 W. HUNTER CT.  
 HOUSTON, TEXAS 77002  
 714-663-3511



DIVISION STREET (120' ROW)



# FLOOD MAPS



## HIGHEST AND BEST USE

Highest and Best Use is not an absolute fact but reflects an appraiser's opinion based on market knowledge and an analysis of prevailing market conditions. Highest and Best Use is defined as:

"The highest and best use of the land, which at time of appraisal, is legal and which will yield the highest net return in the reasonably foreseeable future."

In appraisal theory and practice, highest and best use represents the premises upon which value is based. There are two types of highest and best use. One is of the site or land as vacant. The other is as improved.

The first type, as vacant, assumes that the site is vacant or can be made vacant through removal of improvements. In analysis of this type, the appraiser must determine the best utilization of the site or what improvements should be placed thereon. If a site being studied is not vacant, it is often analyzed as though it were. The appraiser must determine if the existing improvements represent the best use of the site.

The second type, as improved, considers the use of the property as it exists. Consideration must be made as to whether the improvements should remain as they are at the time of appraisal, or whether they should be renovated, remodeled, expanded or replaced. Consideration must also be made as to whether utilization of existing improvements should remain the same. Generally the existing improvements or use will continue until the value of the land or site, in its highest and best use, exceeds the sum of the entire property, plus the cost to remove improvements.

Implicit in the above definitions of highest and best use are the concepts of time (duration period of that estimated highest and best use) and social, economic, governmental and physical (including locational) factors which influence value.

In both definitions of highest and best use there are four criteria that must be met. These are that the highest and best use must be physically possible, legally permissible, financially feasible and maximally productive.

The subject is a narrow strip lying along the Old Brazos River Channel. It is upstream of most of the commercial waterfront utilized for larger vessel commercial uses. It lies in an area where the watercraft access is suitable for smaller boats. Most of the surrounding properties are residential or public use properties. Most of the riverfront uses in this area are residential, public properties, and passive recreational.

The subject has no access, other than river access by watercraft, and/or pedestrian access via adjacent property. The appraiser feels that the limited access characteristics render the subject "landlocked". Further, the levee severely limits most potential uses other than assemblage with adjacent tracts.



## **THE APPRAISAL PROCESS**

Real estate valuation is a problem solving process in which support for a defined value is sought under market conditions existing at a specific point in time. The process is sensitive to the reactions of a typical purchaser for a particular type of property. Market value is the most probable sales price which a property will bring, and this price depends upon the typical purchaser reaction to the various supply and demand factors which affect the property being appraised. The highest and best use of the property, in relation to surrounding competitive properties, is particularly important. The appraiser then must seek answers to economic questions posed by the property under appraisal, questions which can only be answered through analysis of the behavior and motives of market participants.

Value cannot be know with absolute certainty, as neither the methods or techniques employed by the appraiser, nor the data available, lend themselves to precise quantification and scientific manipulation. A valuation is, therefore, no more than a researched, logical and supportable estimate made by a qualified appraiser, as of a specific date.

The appraisal problem is ordinarily solved through the use of the three generally accepted valuation techniques. Each technique has an individual concept and provides a separate indication of value for the subject property. The separately conceived value indications tend to form a zone of reasonability, and under the process known as correlation, the final value conclusion is found within this zone.

The three generally accepted approaches to the estimation of value are the Cost Approach, the Direct Sales Comparison Approach and the Income Approach. All of the data utilized in these approaches comes from market evidence in one form or another.

Within the Cost Approach, there are four basic steps required to arrive at a value indication. The first is to estimate the value of the land as if vacant and available for development to its highest and best use. A replacement cost estimate of existing improvements is then made. An estimate of depreciation from all causes is then subtracted from the developed replacement cost estimate of the improvements. The depreciation estimate includes consideration of deterioration of the physical qualities of the improvements, as well as obsolescence attributed to both functional and external considerations. The final step in the Cost Approach is the compilation of the depreciated estimated replacement cost of the improvements, to which is added the estimated land value, giving a value estimate of the property by the Cost Approach.

The subject property is essentially vacant land, and is being appraised as such; therefore, the Cost Approach is not necessary or applicable in this case.

The Direct Sales Comparison Approach produces a value estimate by comparing similar properties, which have been sold recently, or are currently under contract with all contingencies removed, to the subject property. An estimate of the degree of comparability is made by comparing such value influencing factors as financing terms, condition of sale, site value, quality of construction, age and condition, utility, equipment, amenities and marketability. Sale properties judged to be comparable tend to set a range in which the value of the subject property will fall. The Principle of Substitution is the controlling factor in this approach to value.

The Direct Sales Comparison Approach has been used, in this case to value the land, a portion being waterfront, and a portion being off water, interior situated. Research indicates a lack of improved sales applicable to the subject site, as improved.

The Income Approach is concerned with the present worth of future benefits of the property. Again, four basic steps are required for a value indication. These are the estimate of economic rent or income, expenses, economic life of the improvements and the selection of an appropriate capitalization rate for processing the net income. In this application, the appraiser estimates a gross annual income which the property should produce to attract investors in the market. From the gross income, expenses are subtracted to obtain a net income before recapture projection. Expenses include taxes, insurance, operating and maintenance costs and replacement reserves. An estimate of the economic life of the improvements requires a determination of the probable duration of the income stream. Rate selection requires market scrutiny for an interest rate reflective of current conditions. An applicable capitalization technique is then asserted, and the net income estimate is processed by the proper rate for a value estimate of the property.

The subject property is not leased or utilized for income related purposes, therefore, the Income Approach is not applicable or necessary, in this case.

## MARKET APPROACH

The Direct Sales Comparison Approach is the method of estimating market value by making direct comparisons of the subject, with similar properties that sold recently, under normal sales conditions. Adjustments to sales are often necessary to enhance comparability. The first adjustments required are for market conditions, which include condition of sale and financing terms. Secondly, adjustments are made for physical characteristics such as site value, improvements size, quality of construction, age, condition, appeal, off-street parking allowance, equipment and other amenities. This approach applies the principle of substitution in that a prudent purchaser would pay no more for a real property, than the cost of acquiring an equally desirable substitute on the open market. Therefore, sales and/or listing of properties with comparable location, characteristics and/or future earning capabilities would influence a prudent purchaser by offering alternative investments. This is the only approach which directly reflects the balance of supply and demand in actual trading in the market place. Units of comparison employed in the market are used to compare the comparable sales directly to the subject. Assuming reliable sales information to be available, this method is often recommended above all others.

Two units of comparison are derived from this approach, physical and economic. The physical unit of comparison is value derived by dividing the sale price of the similar properties, by the square foot, room, unit or other unit of comparison, depending upon property type. The economic unit of comparison applies to income characteristics of similar properties. Units of comparison may be the gross rent multiplier for residential properties or the gross income multiplier for income producing properties. The gross income multiplier is derived by dividing the sales price of similar properties, by the gross annual income. The gross income multiplier is then applied to the gross income of the subject property to derive an indicated estimate of value by this method.

The subject is vacant land, therefore, the direct sales comparison approach, "LAND" only is used herein.

## **LAND VALUE**

The estimation of land value is critical to the accuracy of an appraisal. Comparisons should be consistent, and only comparable properties should be used for comparison purposes. In estimated the value of the subject site, as if vacant and available to be put to its highest and best use, the Direct Sales Comparison Approach has been utilized. This technique is the method of estimating market value by making direct comparison of the subject property to similar properties that sold recently under normal sales conditions. Adjustments are often required to enhance comparability for market and physical characteristics. Market adjustments include financing, condition of sale and date of sale. Physical characteristic adjustments include access, size, location or other variables. This approach applies the principal of substitution in that a prudent purchaser would pay no more for a real property than the cost of acquiring an equally desirable substitute property on the open market. Therefore, sales and or listings of properties with comparable location, characteristics and future earning capabilities, would influence a prudent purchaser by indication the price level for alternative properties.

Properties considered similar for comparison purposes follow.

**LAND SALE NO. 1**

**GRANTOR:** City of Freeport

**GRANTEE:** Crow & Speir

**DATE OF SALE:** 6-12-2019

**RECORDING:** 2019-030401

**LEGAL DESCRIPTION:** .291 acre, out of Tract 2, Henninger S/D, Tract II, Abstract 211, City of Freeport, Brazoria County, Texas

**LOCATION:** Old Brazos River; Off North Front Street.  
Freeport, Texas

**CONSIDERATION:** \$10,000.00, or \$.79/Sq. Ft, land only

**SIZE:** 12,676 Sq. Ft.

**SHAPE:** Irregular

**UTILITIES:** None

**ACCESS:** None

**EASEMENTS:** none adverse noted

**USE AT SALE:** Vacant

**REMARKS:** The tract was purchased for assemblage purposes to gain water frontage and size.

**LAND SALE NO. 2**

**GRANTOR:** Cundieff Family Partnership

**GRANTEE:** WKB Ventures

**DATE OF SALE:** 10-26-21

**RECORDING:** 2021-072429

**LEGAL DESCRIPTION:** Lot 1A, Brazos Shore S/D, Section I, City of Freeport, Brazoria County, Texas

**LOCATION:** Second Street  
Freeport, Texas

**CONSIDERATION:** \$60,000 or \$4.98 Sq. Ft.

**SIZE:** 12,037 Sq. Ft.

**SHAPE:** Rectangular

**UTILITIES:** All Public

**ZONING / RESTRICTIONS:** Residential

**ACCESS:** Second Street

**EASEMENTS:** Several easements regarding electrical, shared drive, etc...  
No adverse easements or encroachments noted.

**USE AT SALE:** Vacant

**REMARKS:** The property was purchased at a considerable discount due to the easements. The seller stated he sold the site at a discount of 50% because of all the easements, shared drive.

**LAND SALE NO. 3**

**GRANTOR:** City of Freeport

**GRANTEE:** Jay Mejia

**DATE OF SALE:** July 2, 2018

**RECORDING:** 2018-041524

**LEGAL DESCRIPTION:** .2001 acre; Part of Abandoned South Front Street R-O-W.  
next to Tract F, Abstract 99, City of Freeport,  
Brazoria County, Texas

**LOCATION:** North Front Street  
Freeport, Texas

**CONSIDERATION:** \$45,800.00 or \$5.25/Sq. Ft.

**SIZE:** 8,717.5 Sq. Ft.

**SHAPE:** Rectangular

**UTILITIES:** Public

**ZONING / RESTRICTIONS:** WR-1A

**ACCESS:** North Front; Brazos riverfront

**EASEMENTS:** Typical utility

**USE AT SALE:** Vacant riverfront tract

**REMARKS:** The lot was a partial purpose of the Division Street R-O-W,  
City of Freeport, Brazoria County, Texas.

## COMMENTS

Sale #1 is the purchase of landlocked property by adjacent property owners for assemblage, access to River and size purposes Sale #2 is located across the River, and east of the FM 1495 Bridge. It was subject to several easements. Sale #3 was the sale of property almost adjacent to the subject property. It fronted on North Front street with all public utilities available.

Sales reflect a value range of \$.79 to \$5.25 per square foot. Not knowing the particulars regarding sale one, the greatest weight is given to sales two and three, reflecting a value of \$5.00 per Sq. Ft. to be reasonable for the subject site.

4,661 Sq. Ft X \$5.00/Sq. Ft. = \$23,305.00 or (\$23,300.00 Rounded)

**TWENTY THREE THOUSAND THREE HUNDRED DOLLARS**

**( \$23,300.00 )**



## **CORRELATION AND CONCLUSION**

Value Indicated by the Cost Approach	=	N/A
Value Indicated by Direct Sales Comparison	=	\$23,300.00
Value Indicated by the Income Approach	=	N/A

The Cost Approach is one of the three recognized approaches to value and is an important indicator. The strength of this approach is that it is applicable to all types of improved properties and is valid if cost and land value estimates are accurate; the greatest factor being the accuracy of estimated depreciation. The weakness of this approach is that it does not necessarily reflect prevailing market conditions or, in the case of income producing properties, consider vacancies. The ultimate objective of the appraisal is to estimate the value, not cost; therefore, the Cost Approach is generally given the least weight or reliance.

The Direct Sales Comparison Approach is the only approach which directly reflects the balance of supply and demand in actual trading within the marketplace. The approach applies the principal of substitution and actually compares sales of like properties. The weakness of this approach is the availability of recent sales of comparable property type, as well as variations in location, condition, quality of construction, size and dates of sale. The comparable sales utilized in the direct sales comparison approach have been confirmed and are considered the most recent and similar to the subject for comparison purposes.

The Income Approach is based on the assumption that there is a direct relationship between the amount of income a property produces and its market value. Value, by this approach, is therefore the present worth of anticipated future income benefits. This approach is extremely reliable in estimating the value of income producing properties. It considers actual market conditions prevailing at the date of appraisal. The weakness or strength of this approach depends upon the accuracy of the three basic steps: forecasting income and expenses, deriving net income and choosing the appropriate rate and capitalizing the net income by the appropriate technique.

The greatest reliance has been given to the value indicated by the Market Approach.

The final estimate of market value, as is, as of February 13, 2022, is:

**TWENTY THREE THOUSAND THREE HUNDRED DOLLARS  
( \$23,300.00 )**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. No responsibility is assumed for the legal description or for matters including legal and title considerations. Title to the property is assumed to be good and marketable unless otherwise noted.
2. The property is appraised as if free and clear of any and all liens or encumbrances unless otherwise noted.
3. Responsible ownership and competent property management are assumed.
4. Information, estimates and opinions furnished to the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.
5. All engineering is assumed to be correct. Any plot plans, building sketches, or other illustrative material in this report are included to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions on the property, subsoil or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws.
8. It is assumed that all applicable zoning and use regulations and restrictions are in compliance.
9. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or federal government or private entity or organization has been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. Unless otherwise agreed upon, possession of this report or a copy thereof, does not carry with it the right of publication. It may not be used for any other purpose by any person other than the party to whom it is addressed without written consent of the appraiser and then only with property written qualification and only in its entirety.
11. The appraiser preparing this appraisal report is not required to give further consultation, testimony, or be in attendance in court on behalf of the client unless arrangements have been previously made.

12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the organization with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior consent and approval of the appraiser.
13. Unless otherwise stated in this report, the existence of hazardous material may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead based paint or other potentially hazardous materials which may be in any improvements or whose presence may contaminate the soil and ground water may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property, or on or in the adjacent property being appraised. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to disclose them. The client is urged to retain an expert in the field, if desired.
14. Any other unknown conditions which could affect the property such as the discovery of archaeological sites, old cemeteries, etc., are assumed not to exist to the detriment of the property for purposes of this appraisal.
15. The values as concluded herein are entirely contingent upon the subject property not being within or subject to a federally designated potential endangered species area as defined by the U.S. Fish and Wildlife Service, which, as a result, might otherwise limit, restrict and/or prevent development of the subject property to its highest and best use.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased analysis, opinions and conclusions.
3. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusions contained in the report).
4. All conclusions and opinions, concerning the real estate, that are set forth in the appraisal report were prepared by the appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the appraisal report shall be made by anyone other than the appraiser, and appraiser shall have no responsibility for any such unauthorized change.
5. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
6. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
7. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
8. My compensation for completing this assignment is not contingent upon the development of report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
9. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
10. The appraiser Barry Coleman, has made a personal inspection of the property that is the subject of this report. No other significant professional assistance in the inspection, research, and processing of this appraisal was provided.
11. I have appraised similar type facilities and am competent to appraise these types of properties.
12. The appraiser **has not** performed appraisal services related to the subject property within the last three year period preceding the acceptance of this assignment. The previous appraisal was for loan processing procedures.
13. The estimate of market value in this appraisal report is not based in whole, or in part, upon race, color, religion, sex, handicap, national origin or familial status of the present owners or occupants or owners in the vicinity of the property appraised.

14. I am currently certified by the Texas Appraiser Licensing and Certification Board.  
through December 31, 2022.

  
Barry A. Coleman  
Texas Appraiser Certification  
Number TX-1324203-G

## **QUALIFICATIONS OF THE APPRAISER**

Barry A. Coleman is the owner of Angleton Real Estate Appraisal, with offices located at 217 Sebesta Road, Angleton, Texas. He has been actively engaged in the full time real estate appraisal business since April 1985.

### **CERTIFICATIONS/LICENSES:**

Texas Real Estate Salesman License No. 362589-03  
State Certified General Real Estate Appraiser, Certification Number TX-1324203-G

### **EDUCATION:**

Graduate of Angleton High School - 1982  
Successfully completed required courses and acquired salesman license - 1985.  
Brazosport College - TREC Courses  
28 hours of mandatory continuing education courses and USPAP update courses are required every two years by the Appraisal Standards Board and I have met these requirements since 1990.

### **EXPERIENCE:**

Appraisal experience includes assignments as follows:

Country Clubs, Motels, Medical Offices, Office buildings and office complexes, Convenience Stores, Shopping centers, Industrial complexes, Office-warehouses, Subdivisions, Farms and ranches, Single family dwellings, Multi-family dwellings, Churches, Restaurants and fast foods, Fabricating shops, Mobile home parks, Automobile dealerships, Estates, Grain elevators, Carwashes, Mini-storage facilities, Marinas, Day care centers, Airports, Hospitals, Community water systems, Private schools, Lumber yards, Ball rooms, Service stations and special use properties such as Docking facilities, Material yards and Bulk stations. Also included are Eminent Domain Appraisals for drainage easements, Powerline easements and Pipeline rights-of-way.

### **PARTIAL LIST OF CLIENTS:**

#### **Financial Institutions:**

First Prosperity Bank, N.A.; Texas Gulf Bank, N.A.; First State Bank - Clute; Brazoswood National Bank - Richwood; Express Bank; Bank of America; First National Bank - Alvin; First State Bank of Moulton; First National Bank - Lake Jackson; NCNB Texas National Bank; Ameritrust Texas, N.A.; Commercial State Bank; LaPort State Bank; Wells Fargo Bank; Texas National Bank - Tomball; First National Bank - Eagle Lake; Colorado Valley Bank - LaGrange; Compass Bank; Marchants Bank; NationsBank; First Community Bank, N.A.; Texas Independent Bank - Dallas; Union Planters Bank.

**Mortgage Companies:**

**First Interstate Mortgage Company; Prudential Relocation; Manufacturers Hanover Servicing, Inc.; Great Southwest Savings; Banc One Mortgage; Coldwell Banker Relocation; Greater Houston Financial Services, Inc.; I.T.T. Small Business Finance; PNL Credit Company, LLC - Fort Worth; Phoenix Mortgage Company; Metropolitan Mortgage and Securities Company, Inc.; Chemical National Mortgage Corporation; The Lending Center-Houston; Texas Independent Mortgage Company, Irving; Strategic Mortgage Services, California; Inspections Over America, Livingston; Acquisition Funding, Angleton; Mortgage Specialists, Inc., Fort Worth; Bayside Mortgage, Deer Park; Wells Fargo Mortgage.**



Thanks,

*Laura Cramer*

Special Projects Coordinator/Assistant City Secretary

City of Freeport

Direct: 979-871-0130

Main: 979-233-3526

Email: [lcramer@freeport.tx.us](mailto:lcramer@freeport.tx.us)





## City Council Agenda Item # 8

**Title:** Consideration and possible action on an ordinance closing and abandoning the remaining Division Street Right of Way between Front Street and the Brazos River and authorizing the sale of said property to Lucy Ware, owner of adjacent property located at 2 North Front Street.

**Date:** March 21, 2022

**From:** Tim Kelty, City Manager

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**Staff Recommendation:**

Staff recommends approval of the sale of this property with claw back provisions in the deed.

**Item Summary:**

Ms. Ware has requested to purchase from the City the East, approximate 75- foot wide, undeveloped Division Street ROW, adjacent to her property located at 2 N. Front Street. The property extends from Front Street to the edge of the Old River, and is .24252 acres, more or less. It contains an estimated 40-48 feet of usable water frontage. The property includes an existing BWA water line and 15-foot easement that crosses the property at an angle, negatively effecting the value of the property. She has plans to construct a home on the property in the very near future for her family. The appraised value of the property is \$48,300. Ms. Ware has made an offer of \$15,000 for both this property and the levee property.

**Background Information:** The City has had an appraisal of the property completed by Barry Coleman of Angleton Real Estate Appraisal. According to Mr. Coleman's appraisal letter attached, the property value is negatively impacted by the presence of a BWA Water Line Easement which crosses the property at an angle.

**In his opinion the market value of the property is \$48,300.** The appraisal is contingent upon the completion of a property survey which was not available to the appraiser at the time of the appraisal.

BWA has provided a partial survey of the property near the edge of the old River that shows the location of the Water Line and easement.

**Special Consideration:**

In the past Freeport City Council has considered sales like this for the appraised value with deed restriction that included preserving the levee easement and including claw back provisions requiring construction of proposed improvements within a certain time frame. Staff recommends that time frame be three years. Ms. Ware said she plans to start the building process as soon as the property is acquired.

**Board or 3rd Party recommendation:** None

**Financial Impact:** This would net the city the sale price of the property

**Supporting Documentation:** Ordinance, Appraisal, Partial Survey, and location aerial photo of property.

ORDINANCE NO. 2022-2660

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; VACATING, ABANDONING AND CLOSING THE PORTION OF THE DEDICATED STREET IN THE VELASCO TOWNSITE WITHIN SAID CITY, IN BRAZORIA COUNTY, TEXAS, KNOWN AS THE EAST ONE-HALF OF THE DIVISION STREET RIGHT-OF-WAY, HEREIN DESCRIBED; RESERVING ALL NECESSARY EASEMENTS FOR MAINTAINING AND UTILIZING UTILITIES, WATER LINES, CABLES, AND POLES WITHIN SUCH PORTION OF SAID STREET THEREBY VACATED, ABANDONED AND CLOSED WHICH ARE PRESENTLY IN USE OR THAT MAY BE REQUIRED IN THE FUTURE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY, CONVEYING, SUBJECT TO SUCH RESERVATION, AND TO THE REVERTER CLAUSE THERIN AND HEREIN DESCRIBED, SUCH PORTION OF SUCH PUBLIC STREET THEREBY VACATED, ABANDONED AND CLOSED TO LUCY WARE, THE ABUTTING PROPERTY OWNER, FOR THE FAIR MARKET VALUE THEREOF DETERMINED BY THE APPRAISAL ATTACHED HERETO IN ACCORDANCE WITH SECTION 272.001 OF THE LOCAL GOVERNMENT CODE AND THE REIMBURSEMENT OF THE CITY BY SAID OWNER FOR CERTAIN FEES THEREIN SPECIFIED; FINDING THAT THE VACATING, ABANDONING AND CLOSING OF SUCH PORTION OF SUCH PUBLIC STREET IS IN THE PUBLIC INTEREST AND THAT IT WILL BENEFIT THE PUBLIC; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, LUCY WARE, hereinafter "the Applicant," is the owner of property abutting upon the .24252 acre of land more or less known as the remainder of a part of Division Street right-of-way, a publicly dedicated right-of-way located south of Mystery Harbor Lane, and adjacent to the western boundary line of Applicant's property in Brazoria County, Texas; and,

WHEREAS, said street is a dedicated as a public street on the map or plat of the Velasco Townsite on file in the office of the County Clerk of Brazoria County, Texas, and said townsite is now within the corporate limits of the City of Freeport; and,

WHEREAS, the Applicant has petitioned the City Council of the City of Freeport to vacate, abandon and close the hereinabove described portion of said street and to convey the City's interest in the same to Applicant; and,

WHEREAS, the City of Freeport, Texas, is a "Home Rule City" and a "Home Rule Municipality" lying and situated in Brazoria County, Texas, as described in and defined by Section 5, Article XI of the Constitution of Texas and Section 1.005 of the Local Government Code of Texas, respectively; and,

WHEREAS, Sections 311.002(a) (2) and 311.008 of the Transportation Code and Sections 2.01 and 2.03 and Item (p) of Section 3.07 of the Home Rule Charter of the City of Freeport authorize the City Council thereof to adopt the provisions of this Ordinance; and,

WHEREAS, the vacating, abandoning and closing of such portion of said street would not deny access to a public street from any other property within the City of Freeport; and,

WHEREAS, the vacating, abandoning and closing of such portion of said street would be in the public interest and would benefit the public by allowing the improvement of such property, placing such property on the tax roll of the City and eliminating the obligation of the City to maintain the same; and,

WHEREAS, an appraisal of such portion of said street has been obtained in order to determine the fair market value thereof, a copy of such appraisal marked Exhibit "A" being attached hereto and incorporated herein by reference, and the City Council of the City of Freeport finds that, pursuant to Section 272.001 of the Local Government Code, such appraisal is conclusive of the fair market value thereof; and,

WHEREAS, the City has incurred expenses consisting of an appraiser's fee for such appraisal for which the City should be reimbursed by the Applicant.

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

First, the City Council of the City of Freeport, Texas, finds and declares that the findings of fact and conclusions of law set forth in the preamble to this ordinance are true and correct.

Second, the **.24252 acre** of land more or less known as a part of Division Street right-of-way, a publicly dedicated right-of-way located south of Mystery Harbor Lane, adjacent to the eastern boundary line of Applicant Abstract 99, in Brazoria County, Texas and East of the centerline of the Division Street right-of-way, is hereby declared to be vacated, abandoned and closed as a public right-of-way. Provided, however, the City of Freeport hereby reserves all necessary easements for maintaining and utilizing all utilities, water lines, cables, and poles presently in use or that may be required in the future. Provided further, with the consent of the City Manager and the appropriate official of all affected utility companies, the easement reserved herein may be released by the Mayor, if all lines, cables, poles and mains are relocated to another duly established easement at the expense of the Applicant.

Third, upon the payment by the Applicant to the City of Forty-Eight Thousand Three Hundred Dollars (\$48,300) the fair market value of such portion of said public street as determined by such appraisal and upon reimbursement of the City by the Applicant for the above mentioned appraiser's fee, the Mayor is hereby authorized to execute and acknowledge and the City Secretary to attest a Deed without Warranty conveying the City's interest in above described portion of the Division Street right-of-way to Applicant, his, her or its heirs or successors and assigns, forever, but reserving therein on behalf of the City an easement for all necessary utilities, water lines, cables, and poles presently in use or that may be required in the future as the City may determine in the exercise of its sole discretion and the condition that Grantee will construct on the property a house in compliance with all applicable building codes and acceptable to the City's Building Official to be completed within 3 years of the date of the deed.

Fourth, in the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Fifth, this ordinance shall take effect and be in force from and after its passage and adoption

READ, PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2022.

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Brooks Bass, Mayor  
City of Freeport, Texas

ATTEST:

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Betty Wells, City Secretary  
City of Freeport, Texas

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Christopher Duncan, City Attorney  
City of Freeport, Texas

**APPRAISAL OF:**

0.24252 Acre, more or less, off North Front Street,  
known as Division Street R-O-W,  
Freeport, Texas 77541

**FOR:**

Mr. Tim Kelty, City Manager  
City of Freeport  
200 West 2<sup>nd</sup> Street #232  
Freeport, Texas 77541

**AS OF:**

February 13, 2022

**BY:**

ANGLETON REAL ESTATE APPRAISAL  
217 SEBESTA ROAD  
ANGLETON, TEXAS 77515

**ANGLETON REAL ESTATE APPRAISAL**  
217 SEBESTA ROAD, ANGLETON, TEXAS 77515  
TELEPHONE (979-849-9600) OR (979-849-3334) FAX (979-849-8358)

**BARRY A. COLEMAN**  
TEXAS APPRAISER CERTIFICATION  
NUMBER TX-1324203-G

**RONALD W. BARKER**  
TEXAS APPRAISER CERTIFICATION  
NUMBER TX-1327929-G

**WILLIAM E. COLEMAN**  
TEXAS APPRAISER LICENSE  
NUMBER - TX-1360034-R

March 2, 2022

Mr. Tim Kelty, City Manager  
City Of Freeport  
200 West 2<sup>nd</sup> Street #232  
Freeport, Texas 77541

Dear Mr. Kelty,

Pursuant to your request, we have this date completed an appraisal of the property located on North Front Street, Freeport, Texas, legally described as:

0.24252 Acre, more or less, off North Front Street, known as Division Street R-O-W,  
City of Freeport, Brazoria County, Texas.

The purpose of this appraisal report is to estimate the market value of the fee simple estate of the subject property, as is, as of February 13, 2022.

As presented in FIRREA 12 CFR Part 34, Market Value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acting in what he considers his own best interest;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;

- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

It is our opinion, based on inspection and analysis, subject to contingent and limiting conditions, that that the subject property has a market value of:


**FORTY EIGHT THOUSAND THREE HUNDRED DOLLARS  
( \$48,300.00 )**

Your attention is directed to the narrative report containing pertinent facts, analysis and conclusions pertaining to the subject property and final estimate of value.

This appraisal has been prepared in accordance with and conforms to the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Thank you for the opportunity of serving you in regard to this matter.

Respectfully submitted,

  
Barry A. Coleman  
Texas Appraiser Certification  
License # TX-1324203-G



## **TYPE OF REPORT**

This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice, a written report intended to comply with requirements as set out in Standards Rule 2-2(b), of The Uniform Standards of Professional Appraisal Practice.

## **CLIENT AUTHORIZATION / CLIENT IDENTITY**

SR 1-2 (2); 2-2(I)

The client ordering this appraisal report is Mr. Tim Kelty, City Manager, City of Freeport, Texas. This report is the sole property of the client or persons specifically authorized by the client, and any other reader is considered an unintended user.

## **INTENDED USE OF THE APPRAISAL**

Based on communication with the client at the time of the assignment, the intended use of this report is to assist the client in determining market value for marketing procedures.

## **SCOPE OF WORK**

The scope of the appraisal report involved inspection, analysis and data collection to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation authorized by Congress as the source of Appraisal Standards and Appraiser Qualifications, effective April 27, 1987. It is the intent of this report to conform with all requirements as set out by FIRREA (The Financial Institutions Reform, Recovery and Enforcement Act).

**Physical inspection of the subject property was made by the appraiser. The physical inspection included photographing the site. No survey was provided, and the value contained herein is subject to change upon completion of a survey.**

The neighborhood was physically inspected and analyzed for physical characteristics, amenities, land uses and market trends in an effort to assist the appraisers in determining highest and best use of the subject property and the collection of sales data.

The neighborhood or subject market area was researched in an effort to obtain the most recent and similar land sales, improved sales and market rentals. This process involved researching County Plat and Deed records, area multiple listing services, appraiser files and inquiries with area brokers and others active in the real estate industry. Every effort has been made to confirm sales and rental data for accuracy. Sales data selection included factors such as date of sale, size, location and physical characteristics. The appraiser signing this report collected and analyzed the sales and the rentals utilized in the appraisal and applied all applicable approaches.

As required by Standard 2-2(b), omission of any approach to value, for any specific reason, is explained in the appraisal process herein.

## **PURPOSE OF THE ASSIGNMENT**

The purpose of this report is to develop an opinion of market value of the subject property, as is, as of the effective date of appraisal, subject to a Survey, depicting the location of the BWA Water Line easement and an Abandoned Storm Drain traversing the property. The Value contained herein is subject to change based on survey. A current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the United State of America is as follows.

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

## **EFFECTIVE DATE OF THE APPRAISAL**

SR 1-2 (d); 2-2(vi)

The effective date of appraisal is the date which the value opinion applies and is generally the date of inspection. The effective date of this report is February 13, 2022.

## **DATE OF THE REPORT**

The date of the report is generally the date of the transmittal letter. The date of this report is March 2, 2022.

**PROPERTY INTEREST APPRAISED**  
**SR 1-2 (e) (iii)**

The subject property is appraised as fee simple estate, or complete ownership, with all the bundle of rights, without regard to liens or encumbrances, as a whole and subject to any easements, reservations or restrictions of record. Any non real estate items included in the valuation herein, such as machinery, furnishings, fixtures or equipment will be set out and described in the improvement analysis and valued in the cost section of this report.

**LEGAL DESCRIPTION**  
**SR 2-2a (iii)**

0.24252 Acre, more or less, off North Front Street, known as Division Street R-O-W,  
City of Freeport, Brazoria County, Texas .

**OWNERSHIP**

Title to the subject property is held in the name of City of Freeport, as filed and recorded in the Official Records of Brazoria County, Texas.

**HISTORY OF OWNERSHIP / SALES HISTORY / CURRENT AGREEMENTS**

The subject property's ownership has been vested, as shown above, for many years. No sales history or current agreements are noted.

**TAX INFORMATION**

The property is not subject to taxation, as a publicly owned tract of land; however, it is appraised and lies within the following taxing entities, as follows:

County of Brazoria  
Brazosport Independent School District  
City of Freeport  
Velasco Drainage District  
Brazos River Harbor Navigation District – Port of Freeport  
Brazosport College District

The assessed value placed on the subject property, account number #693303, by the Brazoria County Appraisal District for taxing purposes, is \$19,610.00. The total rate is calculated to be \$2.598124 per hundred.

### **EXPOSURE TIME**

Assuming adequate exposure and normal marketing efforts, the estimated exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded to in this analysis as of the date of this valuation) would have been within about 3-12 months.

### **EXTRAORDINARY ASSUMPTIONS**

An extraordinary assumption is made off of drawings furnished the appraiser as to the BWA Water Lines placement within the Right-of-Way. If the calculations made herein of useable water frontage of 48.3 feet changes, based off a current survey depicting the actual easement lines, the value is subject to change. Another extraordinary assumption is made, that the storm water line traversing the property can be removed, and that the site can be leveled and utilized for single family residential use.

### **COMPETENCY RULE**

Prior to accepting the assignment, the appraiser properly identified the problem and considered the knowledge and experience required to complete the assignment competently. The appraisers have completed appraisal reports on similar type properties and are competent to appraise this property.

### **CONFIDENTIALITY OF THE ETHICS RULE**

An appraiser must protect the confidential nature of the appraiser – client relationship. An appraiser must not disclose confidential factual data obtained from a client or the results of an assignment prepared for a client to anyone other than: 1) the client or personal specifically authorized by the client; 2) state enforcement agencies and such third parties as may be authorized by due process of law; and 3) a duly authorized professional peer review committee. It is unethical for a member of a duly authorized peer review committee to disclose confidential information or factual data presented to the committee.

## NEIGHBORHOOD DATA

A neighborhood is considered that area most closely surrounding the subject property. It may be a specific subdivision, a section of a community or in a small town or city, an entire community and may be comprised of a mixture of commercial, residential or agricultural utilizations.

Comparable sales used may or may not be within the defined neighborhood, but should be similar in present and future land use trends.

A neighborhood is an area with distinguishing characteristics, and is often defined by physical boundaries such as streets or roads, bodies of water, waterways or railroad tracks, and is often designed by zoning ordinances or deed restrictions.

A neighborhood generally goes through stages of growth, stability, decline and revitalization. These stages affect value when compared to other neighborhoods. Growth is a period during which the neighborhood gains public favor and acceptance; stability is a period of equilibrium without marked gains or losses; decline is a period of diminishing demand; and revitalization is a period of renewal, modernization and increasing demand.

The four forces affecting value are social, economic, governmental and environmental. Social considerations include population density, education and age levels, occupant employment type, neighborhood organizations and educational, medical, social and recreational services available. Economic considerations include income levels, degree of owner occupancy, rent levels, property value levels, vacancy rates, type of construction, age of properties and property use changes. Governmental considerations include such factors as land use and size, terrain, use density, noise levels or other nuisances, traffic volume, property maintenance and upkeep, availability and quality of utilities, surrounding development and proximity to churches, employment, shopping, schools and employment centers.

The subject neighborhood is physically defined as the Old Brazos riverfront area, within the City of Freeport, along with the adjacent commercial and residential neighborhoods.

It is an estimated 90 percent built up. Land uses are a mixture of commercial, both neighborhood and tourist related properties, and residential, with some light industrial uses.

Access within the neighborhood is ample and provided by various city and state maintained streets and arterials.

All public utilities serve the neighborhood and capacity is adequate for existing and future development.

Neighborhood appeal is rated average. The defined area's market is relatively stable, and is influenced by the Brazosport Industrial Complex and the Port of Freeport. The subject is located

along the Old Brazos River Channel. There are public and private land uses along the river. The subject area has been the focus of various redevelopment projects.

Fire and police protection are ample and provided by the City of Freeport.

Schools, churches, shopping, medical facilities and employment centers are all within close proximity.

## SITE ANALYSIS

The subject property is located within the northern portion of the City of Freeport. It is physically situated along the south side of North Front Street. It is estimated to contain a total area of .24252 acre of land, or 10,564.02 feet more or less (subject to survey) with 48.3 feet of useable and accessible water frontage along the Old Brazos River Channel. A levee borders the water frontage and according to the city of Freeport, nothing may be built on the levee that may harm the structural integrity. A 15 foot wide, BWA Water Line Easement is located on the property, along with a supposed, abandoned storm water drain line. The site has an elevated, non-surfaced area traversing the center of it, from North Front Street to the top of the levee. It is assumed that the portion of this raised area, not contained within the BWA Water Line Easement, may be leveled and brought back to natural grade if needed. Also, is assumed that prior to any construction, that the Storm Water Drain pipes may be removed, and that its removal will not affect the integrity of the levee. If any detriment is found to the Levee from the removal of this storm water drain, then the levee would have to be repaired to its former structural integrity.

The tract is basically rectangular in shape.

It is noted that the river access is limited to smaller craft, as the site is located upstream of the FM 1495 bridge. The bridge height would limit watercraft passage due to clearance being lower than commercial boat sale or tower clearance requirements. Indeed, most of the larger craft frontages along the Old Brazos River Channel are downstream of FM 1495. Larger watercraft can access between the areas of the flood protection gateway, and the Port of Freeport railroad trestle structure. The site is zoned W-1R, Waterfront Single Family Residential. All utilities are assumed available. According to F.E.M.A. flood maps, panel number 48039C0780I, the subject property is situated within a designated zone "X", within the portion lying along the raised levee. The areas along, and including the sides of the levee, lying off water, are designated zone "A". The appraiser notes that the available flood maps are somewhat inconclusive as to exactly what portions of the property may be subject to build-up requirements and/or development restrictions. The subject is situated within census tract number 6643. Surrounding land uses are a mixture of commercial and residential uses. Reasonable inspection of the property revealed no known or obvious existing or potential environmental hazards. The value expressed in this report is based on the property being free of contamination or exposure to hazardous materials. The value in this report assumes no diminution in value due to the results of any environmental assessments, studies, or remediation reports. The subject is currently a vacant, riverfront tract that is the remnants of the Division Street Right-of-Way.



**VIEW OF SUBJECT SITE**





**VIEW OF FOLD BRAZOS RIVER LEVEE ACROSS SITE**



**VIEW OF OLD BRAZOS RIVER FRONTAGE**



**VIEW OF OLD BRAZOS RIVER FRONTAGE**



**VIEW OF ACCESS POINT FOR BRAZOS RIVERER WATER AUTHORITY WATERLINE  
EASEMENT TRAVERSING SUBJECT SITE**



**VIEW OF STORM DRAIN CULVERTS EXTENDING FROM  
RIVER TOWARD FRONT STREET**



**VIEW OF SUBJECT FACING NORTH FROM TOP OF LEVEE**

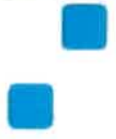
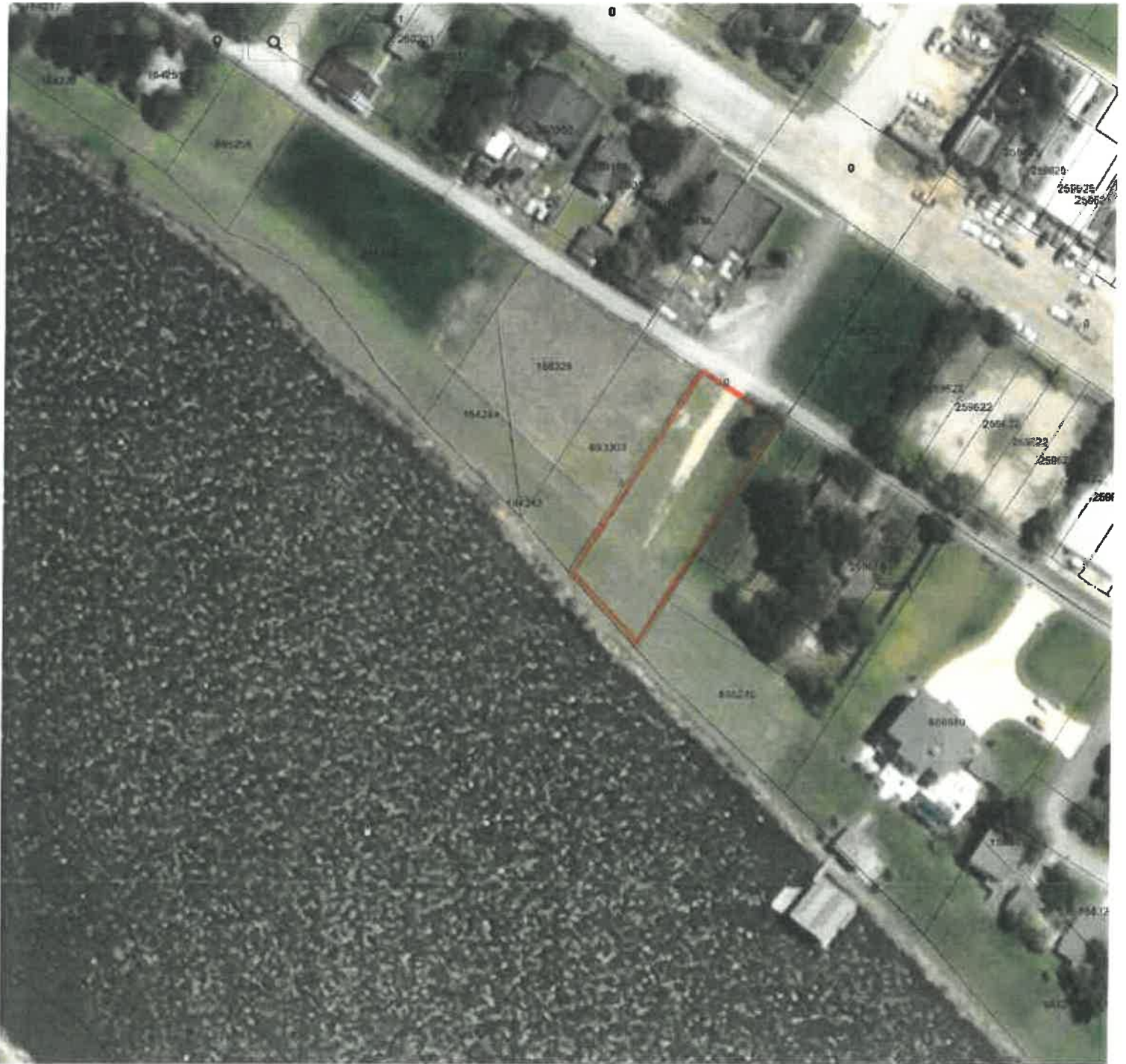


**VIEW FACING WEST ALONG NORTH FRONT STREET**

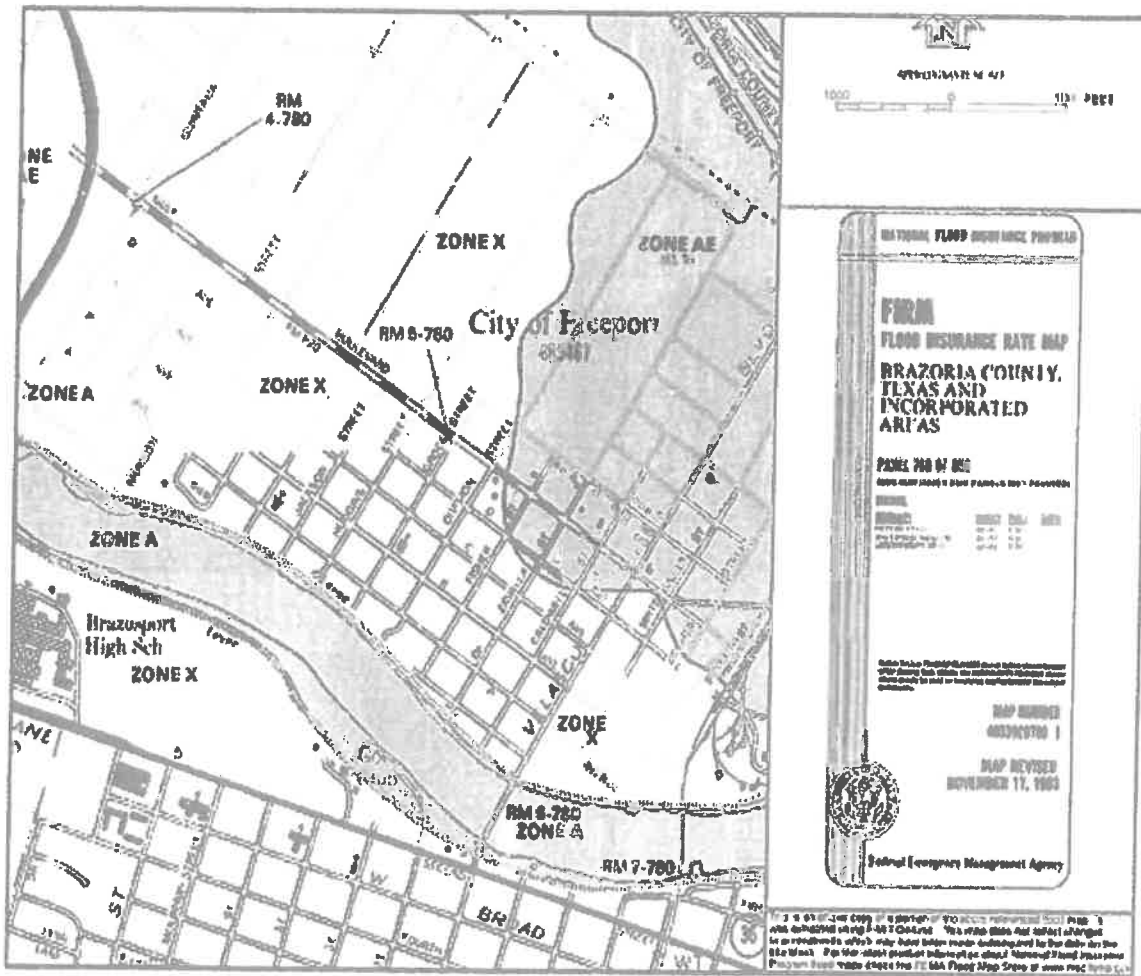


**VIEW FACING EAST ALONG NORTH FRONT STREET**





# FLOOD MAPS



## HIGHEST AND BEST USE

Highest and Best Use is not an absolute fact but reflects an appraiser's opinion based on market knowledge and an analysis of prevailing market conditions. Highest and Best Use is defined as:

"The highest and best use of the land, which at time of appraisal, is legal and which will yield the highest net return in the reasonably foreseeable future."

In appraisal theory and practice, highest and best use represents the premises upon which value is based. There are two types of highest and best use. One is of the site or land as vacant. The other is as improved.

The first type, as vacant, assumes that the site is vacant or can be made vacant through removal of improvements. In analysis of this type, the appraiser must determine the best utilization of the site or what improvements should be placed thereon. If a site being studied is not vacant, it is often analyzed as though it were. The appraiser must determine if the existing improvements represent the best use of the site.

The second type, as improved, considers the use of the property as it exists. Consideration must be made as to whether the improvements should remain as they are at the time of appraisal, or whether they should be renovated, remodeled, expanded or replaced. Consideration must also be made as to whether utilization of existing improvements should remain the same. Generally the existing improvements or use will continue until the value of the land or site, in its highest and best use, exceeds the sum of the entire property, plus the cost to remove improvements.

Implicit in the above definitions of highest and best use are the concepts of time (duration period of that estimated highest and best use) and social, economic, governmental and physical (including locational) factors which influence value.

In both definitions of highest and best use there are four criteria that must be met. These are that the highest and best use must be physically possible, legally permissible, financially feasible and maximally productive.

The subject is the remnants of the Division Street Right-of-Way. There is a 15 foot wide BWA Water Line Easement located on the site. An undefined, storm water drain line is also located on the site. It is upstream of most of the commercial waterfront utilized for larger vessel commercial uses. It lies in an area where the watercraft access is suitable for smaller boats. Most of the surrounding properties are residential or public use properties. Most of the riverfront uses in this area are residential, public properties, and passive recreational.

The subject fronts along North Front Street and all public utilities are assumed available to the site. It is assumed that the highest and best use is for Single Family Residential Development.

## THE APPRAISAL PROCESS

Real estate valuation is a problem solving process in which support for a defined value is sought under market conditions existing at a specific point in time. The process is sensitive to the reactions of a typical purchaser for a particular type of property. Market value is the most probable sales price which a property will bring, and this price depends upon the typical purchaser reaction to the various supply and demand factors which affect the property being appraised. The highest and best use of the property, in relation to surrounding competitive properties, is particularly important. The appraiser then must seek answers to economic questions posed by the property under appraisal, questions which can only be answered through analysis of the behavior and motives of market participants.

Value cannot be know with absolute certainty, as neither the methods or techniques employed by the appraiser, nor the data available, lend themselves to precise quantification and scientific manipulation. A valuation is, therefore, no more than a researched, logical and supportable estimate made by a qualified appraiser, as of a specific date.

The appraisal problem is ordinarily solved through the use of the three generally accepted valuation techniques. Each technique has an individual concept and provides a separate indication of value for the subject property. The separately conceived value indications tend to form a zone of reasonability, and under the process known as correlation, the final value conclusion is found within this zone.

The three generally accepted approaches to the estimation of value are the Cost Approach, the Direct Sales Comparison Approach and the Income Approach. All of the data utilized in these approaches comes from market evidence in one form or another.

Within the Cost Approach, there are four basic steps required to arrive at a value indication. The first is to estimate the value of the land as if vacant and available for development to its highest and best use. A replacement cost estimate of existing improvements is then made. An estimate of depreciation from all causes is then subtracted from the developed replacement cost estimate of the improvements. The depreciation estimate includes consideration of deterioration of the physical qualities of the improvements, as well as obsolescence attributed to both functional and external considerations. The final step in the Cost Approach is the compilation of the depreciated estimated replacement cost of the improvements, to which is added the estimated land value, giving a value estimate of the property by the Cost Approach.

The subject property is essentially vacant land, and is being appraised as such; therefore, the Cost Approach is not necessary or applicable in this case.

The Direct Sales Comparison Approach produces a value estimate by comparing similar properties, which have been sold recently, or are currently under contract with all contingencies removed, to the subject property. An estimate of the degree of comparability is made by comparing such value influencing factors as financing terms, condition of sale, site value, quality of construction, age and condition, utility, equipment, amenities and marketability. Sale properties judged to be comparable tend to set a range in which the value of the subject property will fall. The Principle of Substitution is the controlling factor in this approach to value.

The Direct Sales Comparison Approach has been used, in this case to value the land, a portion being waterfront, and a portion being off water, interior situated. Research indicates a lack of improved sales applicable to the subject site, as improved.

The Income Approach is concerned with the present worth of future benefits of the property. Again, four basic steps are required for a value indication. These are the estimate of economic rent or income, expenses, economic life of the improvements and the selection of an appropriate capitalization rate for processing the net income. In this application, the appraiser estimates a gross annual income which the property should produce to attract investors in the market. From the gross income, expenses are subtracted to obtain a net income before recapture projection. Expenses include taxes, insurance, operating and maintenance costs and replacement reserves. An estimate of the economic life of the improvements requires a determination of the probable duration of the income stream. Rate selection requires market scrutiny for an interest rate reflective of current conditions. An applicable capitalization technique is then asserted, and the net income estimate is processed by the proper rate for a value estimate of the property.

The subject property is not leased or utilized for income related purposes, therefore, the Income Approach is not applicable or necessary, in this case.

## MARKET APPROACH

The Direct Sales Comparison Approach is the method of estimating market value by making direct comparisons of the subject, with similar properties that sold recently, under normal sales conditions. Adjustments to sales are often necessary to enhance comparability. The first adjustments required are for market conditions, which include condition of sale and financing terms. Secondly, adjustments are made for physical characteristics such as site value, improvements size, quality of construction, age, condition, appeal, off-street parking allowance, equipment and other amenities. This approach applies the principle of substitution in that a prudent purchaser would pay no more for a real property, than the cost of acquiring an equally desirable substitute on the open market. Therefore, sales and/or listing of properties with comparable location, characteristics and/or future earning capabilities would influence a prudent purchaser by offering alternative investments. This is the only approach which directly reflects the balance of supply and demand in actual trading in the market place. Units of comparison employed in the market are used to compare the comparable sales directly to the subject. Assuming reliable sales information to be available, this method is often recommended above all others.

Two units of comparison are derived from this approach, physical and economic. The physical unit of comparison is value derived by dividing the sale price of the similar properties, by the square foot, room, unit or other unit of comparison, depending upon property type. The economic unit of comparison applies to income characteristics of similar properties. Units of comparison may be the gross rent multiplier for residential properties or the gross income multiplier for income producing properties. The gross income multiplier is derived by dividing the sales price of similar properties, by the gross annual income. The gross income multiplier is then applied to the gross income of the subject property to derive an indicated estimate of value by this method.

The subject is vacant land, therefore, the direct sales comparison approach, "LAND" only is used herein.

## LAND VALUE

The estimation of land value is critical to the accuracy of an appraisal. Comparisons should be consistent, and only comparable properties should be used for comparison purposes. In estimated the value of the subject site, as if vacant and available to be put to its highest and best use, the Direct Sales Comparison Approach has been utilized. This technique is the method of estimating market value by making direct comparison of the subject property to similar properties that sold recently under normal sales conditions. Adjustments are often required to enhance comparability for market and physical characteristics. Market adjustments include financing, condition of sale and date of sale. Physical characteristic adjustments include access, size, location or other variables. This approach applies the principal of substitution in that a prudent purchaser would pay no more for a real property than the cost of acquiring an equally desirable substitute property on the open market. Therefore, sales and or listings of properties with comparable location, characteristics and future earning capabilities, would influence a prudent purchaser by indication the price level for alternative properties.

Properties considered similar for comparison purposes follow.

**LAND SALE NO. 1**

**GRANTOR:** Cundieff Family Partnership

**GRANTEE:** Petr A. Richardson Revocable Trust

**DATE OF SALE:** 12-7-2021

**RECORDING:** 2021-080435

**LEGAL DESCRIPTION:** Lot 1, Brazos Shore S/D, Section I, City of Freeport,  
Brazoria County, Texas

**LOCATION:** Old Brazos River; Second Street  
Freeport, Texas

**CONSIDERATION:** \$100,000.00, or \$1,975.00 per F.F. River

**SIZE:** 10,517 Sq. Ft.

**SHAPE:** Rectangular

**UTILITIES:** All

**ACCESS:** Second Street

**EASEMENTS:** none adverse noted

**USE AT SALE:** Vacant

**REMARKS:** The tract was purchased for Residential home construction.



**LAND SALE NO. 2**

**GRANTOR:** Cundieff Family Partnership

**GRANTEE:** WKB Ventures

**DATE OF SALE:** 10-26-21

**RECORDING:** 2021-072429

**LEGAL DESCRIPTION:** Lot 1A, Brazos Shore S/D, Section I, City of Freeport, Brazoria County, Texas

**LOCATION:** Second Street  
Freeport, Texas

**CONSIDERATION:** \$60,000 or \$4.98 Sq. Ft.; \$976.00 F.F. River

**SIZE:** 12,037 Sq. Ft.

**SHAPE:** Rectangular

**UTILITIES:** All Public

**ZONING / RESTRICTIONS:** Residential

**ACCESS:** Second Street

**EASEMENTS:** Several easements regarding electrical, shared drive, etc...  
No adverse easements or encroachments noted.

**USE AT SALE:** Vacant

**REMARKS:** The property was purchased at a considerable discount due to the easements. The seller stated he sold the site at a discount of 50% because of all the easements, shared drive.

**LAND SALE NO. 3**

**GRANTOR:** Cundieff Family Partnership

**GRANTEE:** Chase Theriot

**DATE OF SALE:** 4-26-2021

**RECORDING:** 2021-027047

**LEGAL DESCRIPTION:** Lot 8, Brazos Shore S/D, Section I, City of Freeport, Brazoria County, Texas

**LOCATION:** Old Brazos River; Second Street  
Freeport, Texas

**CONSIDERATION:** \$120,000.00, or \$2,231.00 per F.F. River

**SIZE:** 12,887 Sq. Ft.

**SHAPE:** Rectangular

**UTILITIES:** All

**ACCESS:** Second Street

**EASEMENTS:** None adverse noted

**USE AT SALE:** Vacant

**REMARKS:** The tract was purchased for Residential home construction.

## COMMENTS

All sales have River Frontage and are located across the river and east of the subject. Sale two had several easements and the seller discounted the sales price 50% for these.

Sales reflect a value range of \$976.00 to \$2,231.00 per front foot of river frontage. A value of \$1,000.00 per front foot is considered to be reasonable for the subject site.

48.3 F.F. X \$1,000.00 per F.F. = \$48,300.00

**FORTY EIGHT THOUSAND THREE HUNDRED DOLLARS**

**( \$48,300.00 )**

## CORRELATION AND CONCLUSION

Value Indicated by the Cost Approach	=	N/A
Value Indicated by Direct Sales Comparison	=	\$48,300.00
Value Indicated by the Income Approach	=	N/A

The Cost Approach is one of the three recognized approaches to value and is an important indicator. The strength of this approach is that it is applicable to all types of improved properties and is valid if cost and land value estimates are accurate; the greatest factor being the accuracy of estimated depreciation. The weakness of this approach is that it does not necessarily reflect prevailing market conditions or, in the case of income producing properties, consider vacancies. The ultimate objective of the appraisal is to estimate the value, not cost; therefore, the Cost Approach is generally given the least weight or reliance.

The Direct Sales Comparison Approach is the only approach which directly reflects the balance of supply and demand in actual trading within the marketplace. The approach applies the principal of substitution and actually compares sales of like properties. The weakness of this approach is the availability of recent sales of comparable property type, as well as variations in location, condition, quality of construction, size and dates of sale. The comparable sales utilized in the direct sales comparison approach have been confirmed and are considered the most recent and similar to the subject for comparison purposes.

The Income Approach is based on the assumption that there is a direct relationship between the amount of income a property produces and its market value. Value, by this approach, is therefore the present worth of anticipated future income benefits. This approach is extremely reliable in estimating the value of income producing properties. It considers actual market conditions prevailing at the date of appraisal. The weakness or strength of this approach depends upon the accuracy of the three basic steps: forecasting income and expenses, deriving net income and choosing the appropriate rate and capitalizing the net income by the appropriate technique.

The greatest reliance has been given to the value indicated by the Market Approach.

The final estimate of market value, as is, as of February 13, 2022, is:

FORTY EIGHT THOUSAND THREE HUNDRED DOLLARS  
( \$48,300.00 )

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. No responsibility is assumed for the legal description or for matters including legal and title considerations. Title to the property is assumed to be good and marketable unless otherwise noted.
2. The property is appraised as if free and clear of any and all liens or encumbrances unless otherwise noted.
3. Responsible ownership and competent property management are assumed.
4. Information, estimates and opinions furnished to the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.
5. All engineering is assumed to be correct. Any plot plans, building sketches, or other illustrative material in this report are included to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions on the property, subsoil or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws.
8. It is assumed that all applicable zoning and use regulations and restrictions are in compliance.
9. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or federal government or private entity or organization has been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. Unless otherwise agreed upon, possession of this report or a copy thereof, does not carry with it the right of publication. It may not be used for any other purpose by any person other than the party to whom it is addressed without written consent of the appraiser and then only with property written qualification and only in its entirety.
11. The appraiser preparing this appraisal report is not required to give further consultation, testimony, or be in attendance in court on behalf of the client unless arrangements have been previously made.


12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the organization with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior consent and approval of the appraiser.
13. Unless otherwise stated in this report, the existence of hazardous material may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead based paint or other potentially hazardous materials which may be in any improvements or whose presence may contaminate the soil and ground water may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property, or on or in the adjacent property being appraised. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to disclose them. The client is urged to retain an expert in the field, if desired.
14. Any other unknown conditions which could affect the property such as the discovery of archaeological sites, old cemeteries, etc., are assumed not to exist to the detriment of the property for purposes of this appraisal.
15. The values as concluded herein are entirely contingent upon the subject property not being within or subject to a federally designated potential endangered species area as defined by the U.S. Fish and Wildlife Service, which, as a result, might otherwise limit, restrict and/or prevent development of the subject property to its highest and best use.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased analysis, opinions and conclusions.
3. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusions contained in the report).
4. All conclusions and opinions, concerning the real estate, that are set forth in the appraisal report were prepared by the appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the appraisal report shall be made by anyone other than the appraiser, and appraiser shall have no responsibility for any such unauthorized change.
5. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
6. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
7. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
8. My compensation for completing this assignment is not contingent upon the development of report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
9. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
10. The appraiser Barry Coleman, has made a personal inspection of the property that is the subject of this report. No other significant professional assistance in the inspection, research, and processing of this appraisal was provided.
11. I have appraised similar type facilities and am competent to appraise these types of properties.
12. The appraiser has not performed appraisal services related to the subject property within the last three year period preceding the acceptance of this assignment. The previous appraisal was for loan processing procedures.
13. The estimate of market value in this appraisal report is not based in whole, or in part, upon race, color, religion, sex, handicap, national origin or familial status of the present owners or occupants or owners in the vicinity of the property appraised.

14. I am currently certified by the Texas Appraiser Licensing and Certification Board,  
through December 31, 2022.

  
Barry A. Coleman  
Texas Appraiser Certification  
Number TX-1324203-G



## QUALIFICATIONS OF THE APPRAISER

Barry A. Coleman is the owner of Angleton Real Estate Appraisal, with offices located at 217 Sebesta Road, Angleton, Texas. He has been actively engaged in the full time real estate appraisal business since April 1985.

### CERTIFICATIONS/LICENSES:

Texas Real Estate Salesman License No. 362589-03  
State Certified General Real Estate Appraiser, Certification Number TX-1324203-G

### EDUCATION:

Graduate of Angleton High School - 1982  
Successfully completed required courses and acquired salesman license - 1985.  
Brazosport College - TREC Courses  
28 hours of mandatory continuing education courses and USPAP update courses are required every two years by the Appraisal Standards Board and I have met these requirements since 1990.

### EXPERIENCE:

Appraisal experience includes assignments as follows:

Country Clubs, Motels, Medical Offices, Office buildings and office complexes, Convenience Stores, Shopping centers, Industrial complexes, Office-warehouses, Subdivisions, Farms and ranches, Single family dwellings, Multi-family dwellings, Churches, Restaurants and fast foods, Fabricating shops, Mobile home parks, Automobile dealerships, Estates, Grain elevators, Carwashes, Mini-storage facilities, Marinas, Day care centers, Airports, Hospitals, Community water systems, Private schools, Lumber yards, Ball rooms, Service stations and special use properties such as Docking facilities, Material yards and Bulk stations. Also included are Eminent Domain Appraisals for drainage easements, Powerline easements and Pipeline rights-of-way.

### PARTIAL LIST OF CLIENTS:

#### Financial Institutions:

First Prosperity Bank, N.A.; Texas Gulf Bank, N.A.; First State Bank - Clute; Brazoswood National Bank - Richwood; Express Bank; Bank of America; First National Bank - Alvin; First State Bank of Moulton; First National Bank - Lake Jackson; NCNB Texas National Bank; Ameritrust Texas, N.A.; Commercial State Bank; LaPort State Bank; Wells Fargo Bank; Texas National Bank - Tomball; First National Bank - Eagle Lake; Colorado Valley Bank - LaGrange; Compass Bank; Marchants Bank; NationsBank; First Community Bank, N.A.; Texas Independent Bank - Dallas; Union Planters Bank.

**Mortgage Companies:**

**First Interstate Mortgage Company; Prudential Relocation; Manufacturers Hanover Servicing, Inc.; Great Southwest Savings; Banc One Mortgage; Coldwell Banker Relocation; Greater Houston Financial Services, Inc.; I.T.T. Small Business Finance; PNL Credit Company, LLC - Fort Worth; Phoenix Mortgage Company; Metropolitan Mortgage and Securities Company, Inc.; Chemical National Mortgage Corporation; The Lending Center-Houston; Texas Independent Mortgage Company, Irving; Strategic Mortgage Services, California; Inspections Over America, Livingston; Acquisition Funding, Angleton; Mortgage Specialists, Inc., Fort Worth; Bayside Mortgage, Deer Park; Wells Fargo Mortgage.**

**BARRY ALBERT COLEMAN**  
217 SEBESTA RD  
ANGLETON, TX 77515



TEXAS APPRAISER LICENSING &  
CERTIFICATION BOARD

## **Certified General Real Estate Appraiser**

**Appraiser: Barry Albert Coleman**

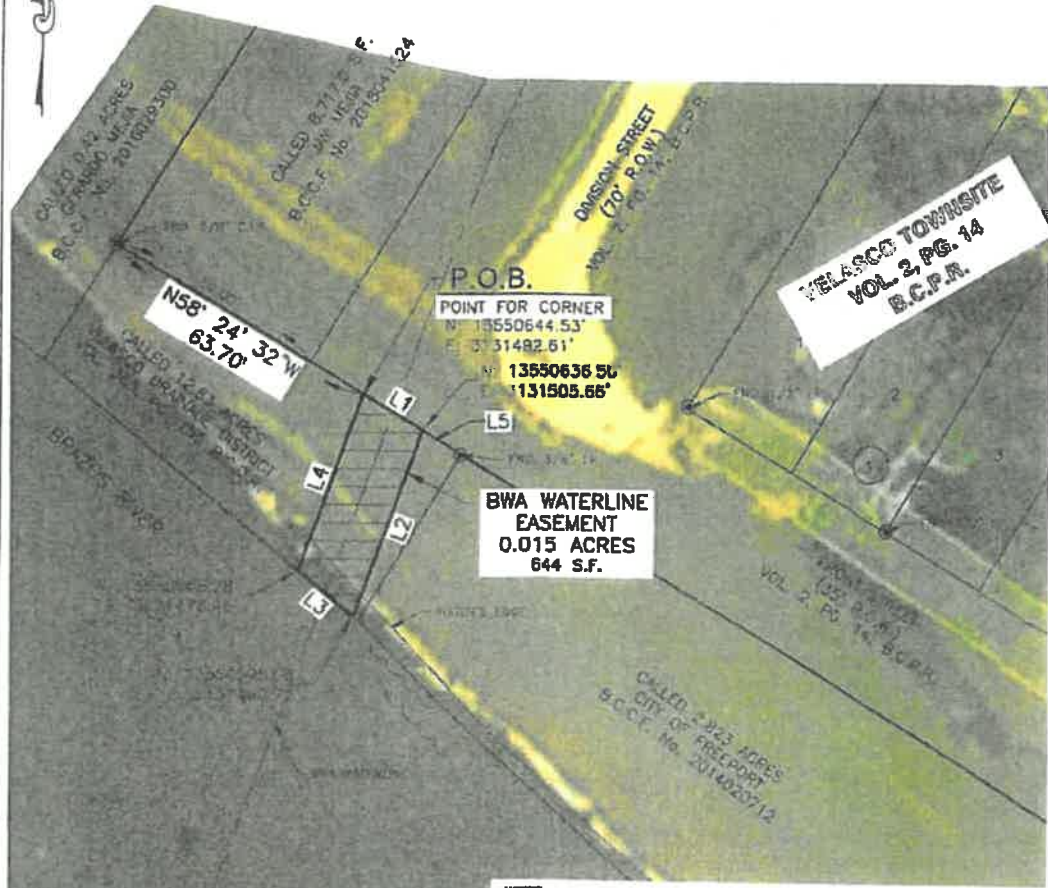
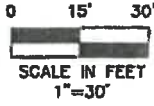
**License #: TX 1324203 G**

**License Expires: 12/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
**Certified General Real Estate Appraiser**

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
**Chelsea Buchholz**  
Commissioner



N58° 24' 32" W  
63.70'

P.O.B.  
POINT FOR CORNER  
N 13550644.53'  
E 3731492.61'  
N 13550636.56'  
E 1131505.66'

BWA WATERLINE  
EASEMENT  
0.015 ACRES  
644 S.F.

VELASCO TOWNSITE  
VOL. 3, PG. 14  
B.C.P.R.

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS. COORDINATES SHOWN HEREON ARE IN GRID.
2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY BAKER & LAWSON INC. AND ACCOMPANIES THIS EXHIBIT.

**REVISED:**

**EASEMENT EXHIBIT**  
BEING A 0.015 ACRE TRACT  
15' BWA WATERLINE EASEMENT  
OUT OF A CALLED 12.83 ACRE TRACT  
RECORDED IN THE NAME OF VELASCO DRAINAGE DISTRICT  
VOL. 353, PG. 155, B.C.D.R.  
LOCATED IN THE CHRISTIAN HENNINGER SURVEY, ABSTRACT No. 211  
IN BRAZORIA COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 12TH DAY OF MARCH 2021.



DEVIN R. ROYAL DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6667



Baker & Lawson Inc.  
300 East Cedar, Angleton, TX 77515  
Phone # 978-848-8881  
www.bakerlawson.com  
Licensed Surveying Firm No. 10052600

Line No.	Length	Direction
L1	15.37'	S28° 24' 32" E
L2	44.04'	S48° 14' 50" W
L3	15.25'	N57° 14' 16" E
L4	41.72'	N10° 24' 54" E
L5	10.25'	S48° 14' 50" E

**LEGEND**

- A.E. = AERIAL EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- FND = FOUND
- No. = NUMBER
- C.I.R. = CAPPEED IRON ROD
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL., Pg. = VOLUME, PAGE
- ⊙ = FOUND MONUMENT AS NOTED
- = SET 5/8" CIR "BAKER&LAWSON"

JOB NO.: 14589	DRAWN BY: CAP	CHK BY: DRR
DRAWING NO.: 14589-0.015 EmL.dwg	SCALE: 1"=30'	DATE: 03/15/2021

4/18/2021 10:28:42 AM C:\Users\jroyal\OneDrive\Documents\Survey\Projects\14589-0.015 EmL.dwg 03/15/2021 Devin Royal



County: Brazoria  
Project: BWA Crossing Brazos River  
Job No.: 14569

**FIELD NOTES FOR 0.015 ACRE TRACT  
15' BWA WATERLINE EASEMENT 2**

Being a tract of land containing 0.015 acres (644 square feet) of land, located in the Christian Hermiger Survey, Abstract Number (No.) 211, in Brazoria County, Texas, being a portion of a called 12.83 acre tract recorded in the name of the Velasco Drainage District under Volume (Vol.) 363, Page 155 of the Brazoria County Deed Records (B.C.D.R.); Said 0.015 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) Central Zone, per GPS observations, coordinates shown hereon are in grid):

**BEGINNING** at a point on the southwest right-of-way (R.O.W.) line of Front Street (35 feet wide per Vol. 2, Page 14 of the Brazoria County Plat Records (B.C.P.R.)), on the north line of said 12.83 acre tract, for the north corner of the herein described tract, from which a 5/8-inch iron rod with cap found on the east line of a called 0.42 acre tract recorded in the name of Gerardo Mejia under B.C.C.F. No. 2016029300, at the north corner of said 12.83 acre tract, at the west corner of a called 8,717.5 square foot tract recorded in the name of Jay Mejia under B.C.C.F. No. 2018041524, bears North 58 degrees 24 minutes 32 seconds West, a distance of 63.70 feet; (N: 13,549,435.77, E: 3,130,881.18);

**THENCE**, with the southwest R.O.W. line of said Front Street and the northeast line of said 12.83 acre tract, South 58 degrees 24 minutes 32 seconds East, a distance of 15.32 feet to a point for the east corner of the herein described tract, from which a 5/8-inch iron rod found at the northwest corner of a called 2.823 acre tract recorded in the name of the City of Freeport under B.C.C.F. No. 2014020712, bears South 58 degrees 24 minutes 32 seconds East, a distance of 10.06 feet;

**THENCE**, through and across said 12.83 acre tract, South 19 degrees 49 minutes 50 seconds West, a distance of 44.04 feet to a point on the southwest line of said 12.83 acre tract, being on the Brazos River, for the south corner of the herein described tract;

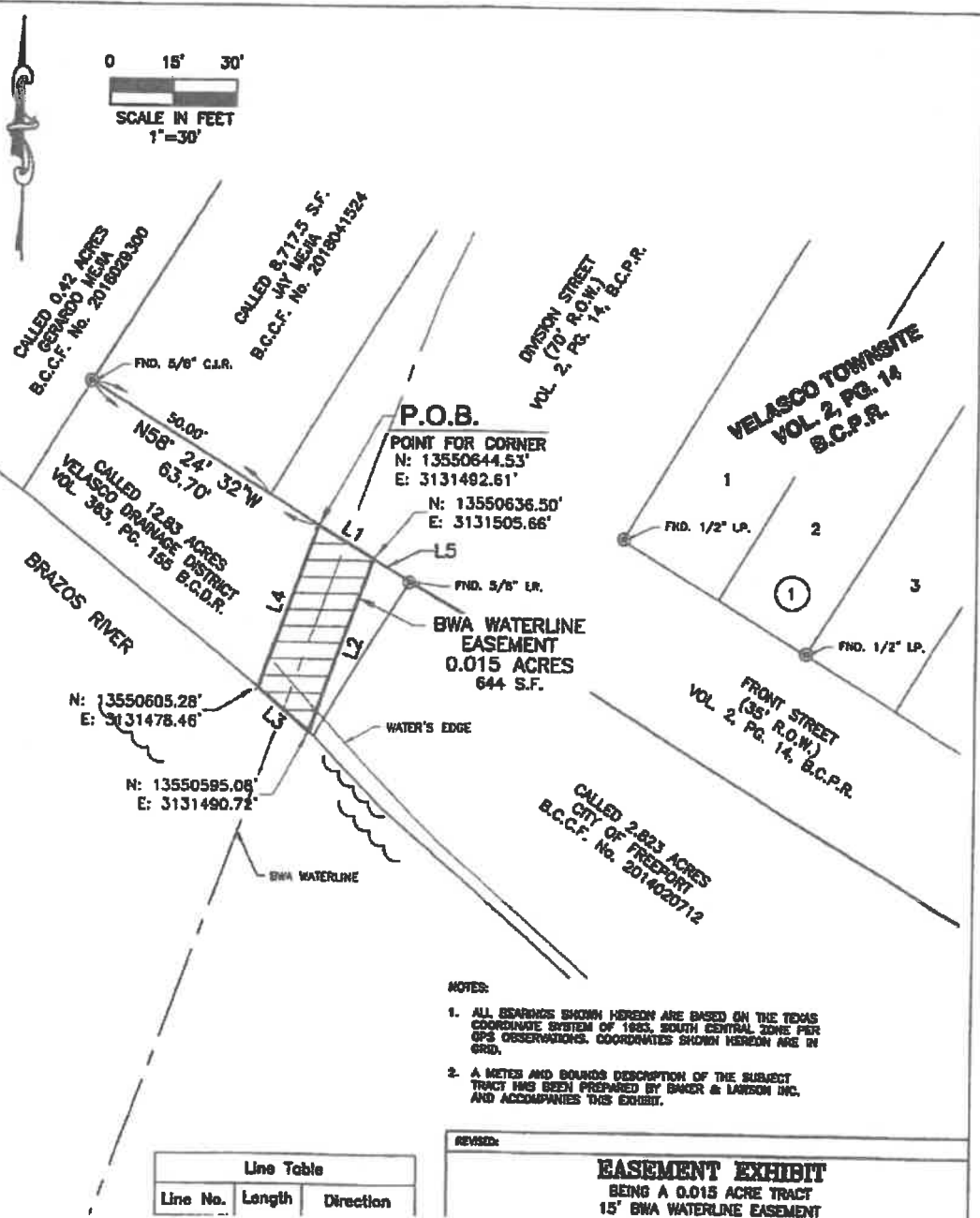
**THENCE**, with the Brazos River, being the southwest line of said 12.83 acre tract, North 50 degrees 14 minutes 16 seconds West, a distance of 15.96 feet to a point for the west corner of the herein described tract;

**THENCE**, through and across said 12.83 acre tract, North 19 degrees 49 minutes 50 seconds East, a distance of 41.72 feet to the **POINT OF BEGINNING**, containing 0.015 acres of land, more or less.

A survey plat of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

*Devin Royal 6-17-21*  
Devin R. Royal  
Registered Professional Land Surveyor  
Texas Registration No. 6667





0 15' 30'  
SCALE IN FEET  
1"=30'

CALLED 0.42 ACRES  
GERARDO MESA  
B.C.C.F. No. 2018028300

CALLED 8,717.5 S.F.  
MAY MESA  
B.C.C.F. No. 2018041324

DIVISION STREET  
(70' R.O.W.)  
VOL. 2, PG. 14, B.C.P.R.

VELASCO TOWNSITE  
VOL. 2, PG. 14  
B.C.P.R.

50.00'  
N58° 24' 32"W  
63.70'  
CALLED 12.83 ACRES  
DRAINAGE DISTRICT  
VOL. 383, PG. 155 B.C.D.R.

P.O.B.  
POINT FOR CORNER  
N: 13550644.53'  
E: 3131492.61'  
N: 13550636.50'  
E: 3131505.66'

N: 13550605.28'  
E: 3131478.48'

N: 13550585.08'  
E: 3131490.72'

BWA WATERLINE  
EASEMENT  
0.015 ACRES  
644 S.F.

FND. 1/2" LP.

FND. 1/2" LP.

FRONT STREET  
(35' R.O.W.)  
VOL. 2, PG. 14, B.C.P.R.

CALLED 2,823 ACRES  
CITY OF FREEPORT  
B.C.C.F. No. 2014020712

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS. COORDINATES SHOWN HEREON ARE IN GRID.
2. A METERS AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY BAKER & LARSON INC. AND ACCOMPANIES THIS EXHIBIT.

REVISED:

Line Table		
Line No.	Length	Direction

**EASEMENT EXHIBIT**  
BEING A 0.015 ACRE TRACT  
15' BWA WATERLINE EASEMENT



## City Council Agenda Item # 9

**Title:** Consider authorizing the purchase of radios.

**Date:** March 21, 2022

**From:** Cathy Ezell, Finance Director

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**Staff Recommendation:**

Staff recommends authorization to purchase Police radios in the amount of \$125,056.86 through Houston Galveston Area Council (HGAC) Cooperative Purchasing Contract RA05-21.

**Item Summary:**

The Police Department has submitted a request to replace radios for the department. The department is proposing to utilize a cooperative contract through HGAC (Contract #RA05-21) to procure radios from Motorola Solutions.

**Background Information:**

The Police Department applied for a grant through the DJ-Edward Byrne Memorial Justice Assistance Grant Program. A grant in the amount of \$124,989.51 was received for the purchase of the radios.

**Special Considerations:** N/A

**Financial Impact:**

The City will fund \$67.35 and the grant will fund \$124,989.51.

**Board or 3<sup>rd</sup> Party recommendation:** N/A

**Supporting Documentation:**

All Quotes from Cooperatives  
Statement of Grant Award  
Grant Application



**MOTOROLA  
SOLUTIONS**

# QUOTE

HGAC Contract RA05-21

**VENDOR** Motorola Solutions, Inc.  
**ADDRESS** PO Box 404059  
Atlanta, GA 30384-4059

**BILLING** FREEPORT POLICE DEPARTMENT  
**ADDRESS** DAVID FERNANDEZ  
979-971-0157

**SHIP TO**  
**ADDRESS**

1/18/22				
QTY	ITEM #	DESCRIPTION	COST	EXTENDED
38	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	\$ 2,998.17	\$ 113,930.46
38	Q806	ADD: ASTRO DIGITAL CAI OPERATION	\$ -	\$ -
38	QA05574AA	ADD: UL APPROVED BATTERY (NNTN8930)	\$ 80.30	\$ 3,051.40
38	H38	ADD: SMARTZONE OPERATION	\$ -	\$ -
38	Q361	ADD: P25 9600 BAUD TRUNKING	\$ -	\$ -
38	QA00580	ADD: TDMA OPERATION	\$ -	\$ -
38	G996	ADD: PROGRAMMING OVER P25 (OTAP)	\$ -	\$ -
38	QA01767	ADD: LINK LAYER RADIO AUTHENTICATION	\$ -	\$ -
38	QA01648	ADD: ADVANCED SYSTEM KEY	\$ -	\$ -
38	Q885	ADD: 2 YR SERVICE 3 YEAR TOTAL	\$ -	\$ -
38	NNTN8860	CHARGER, IMPRES 2, 3A, 115VAC, US/NA	\$ 112.50	\$ 4,275.00
38	T7914	RADIO MANGEMENT	inc	inc
38	UA0049AA	LICENSE FOR RADIO MANGEMENT	\$ 100.00	\$ 3,800.00
HGAC Contract RA05-21				
			<b>SUBTOTAL</b>	<b>\$ 125,056.86</b>
			<b>SHIPPING</b>	<b>\$ -</b>
			<b>TAX</b>	<b>\$ -</b>
			<b>TOTAL</b>	<b>\$ 125,056.86</b>

Prepared by: Sam Shimfessel  
Phone: (281) 924-9804  
Email: [sam@callmc.com](mailto:sam@callmc.com)



## David Fernandez

---

**From:** Jake Vierra <jake.vierra@advantagetx.com>  
**Sent:** Friday, February 18, 2022 10:21 AM  
**To:** David Fernandez  
**Subject:** Motorola Interest

Fernandez,

I received your request for quote on Motorola radios from the office this morning. I looked up your department and your account is already assigned to MCA (Mobile Communications America). Since your account is already associated with that dealer I am unable to provide pricing however the pricing I would be providing on HGAC would be exactly the same that they can provide. Let me know if you are not able to get ahold of anyone at that company or are having difficulty and I can get you in touch with the Motorola Senior Accounts Manager for that region.

We are able to assist with any other communications needs so please don't hesitate to reach out with anything you may need. Have a great weekend!

Jake Vierra  
Account Manager  
Motorola Manufacture Representative (MR)  
**Advantage Communications Inc.**  
***"Get the Advantage"***  
Office: 830-792-5511  
Cell: 210-563-1569

**David Fernandez**

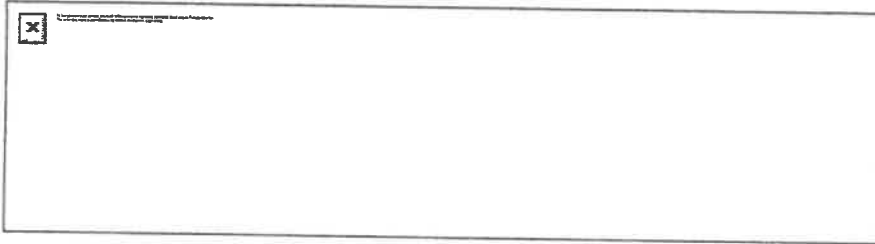
---

**From:** Lloyd Waugh <lloyd.a.waugh@motorolasolutions.com>  
**Sent:** Friday, February 18, 2022 11:42 AM  
**To:** David Fernandez  
**Subject:** Quote as requested Freeport Subscribers  
**Attachments:** CITY OF FREEPORT 38 APX 6000 UL PORTABLE RADIO WITH RADIO MGMT  
2-18-22LAW.xlsx

Please see attached quote as requested.

Lloyd Waugh  
Senior Account Manager  
Motorola Solutions, Inc.

M. 713-578-0059  
E. [lloyd.a.waugh@motorolasolutions.com](mailto:lloyd.a.waugh@motorolasolutions.com)  
[Find Me on LinkedIn](#)



*For more information on how and why we collect your personal information, please visit our [Privacy Policy](#)*



**MOTOROLA  
SOLUTIONS**

# QUOTE

HGAC Contract RA05-21

**VENDOR** Motorola Solutions, Inc.  
**ADDRESS** PO Box 404059  
Atlanta, GA 30384-4059

**BILLING** FREEPORT POLICE DEPARTMENT  
**ADDRESS** DAVID FERNANDEZ  
979-971-0157

**SHIP TO**  
**ADDRESS**

QTY	ITEM #	DESCRIPTION	COST	EXTENDED
38	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	\$ 3,171.77	\$ 120,527.26
38	Q806	ADD: ASTRO DIGITAL CAI OPERATION	\$ -	\$ -
38	QA05574AA	ADD: UL APPROVED BATTERY (NNTN8930)	\$ 80.30	\$ 3,051.40
38	H38	ADD: SMARTZONE OPERATION	\$ -	\$ -
38	Q361	ADD: P25 9600 BAUD TRUNKING	\$ -	\$ -
38	QA00580	ADD: TDMA OPERATION	\$ -	\$ -
38	G996	ADD: PROGRAMMING OVER P25 (OTAP)	\$ -	\$ -
38	QA01767	ADD: LINK LAYER RADIO AUTHENTICATION	\$ -	\$ -
38	QA01648	ADD: ADVANCED SYSTEM KEY	\$ -	\$ -
38	Q885	ADD: 2 YR SERVICE 3 YEAR TOTAL	\$ -	\$ -
38	NNTN8860	CHARGER, IMPRES 2, 3A, 115VAC, US/NA	\$ 112.50	\$ 4,275.00
38	T7914	RADIO MANGEMENT	inc	inc
38	UA0049AA	LICENSE FOR RADIO MANGEMENT	\$ 100.00	\$ 3,800.00
		HGAC Contract RA05-21		
<b>SUBTOTAL</b>			<b>\$ 131,653.66</b>	
<b>SHIPPING</b>			\$ -	
<b>TAX</b>			\$ -	
<b>TOTAL</b>			<b>\$ 131,653.66</b>	

2/18/22

Prepared by: Lloyd Waugh  
Phone: (713) 578-0059  
Email: lloyd.a.waugh@motorolasolutions.com

**Statement of Grant Award (SOGA)**

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

<b>Grant Number:</b>	4265301	<b>Award Amount:</b>	\$124,989.51
<b>Date Awarded:</b>	10/14/2021	<b>Grantee Cash Match:</b>	\$0.00
<b>Grant Period:</b>	10/01/2021 - 09 30/2022	<b>Grantee In Kind Match:</b>	\$0.00
<b>Liquidation Date:</b>	12/29/2022	<b>Grantee GPI:</b>	\$0.00
<b>Program Fund:</b>	DJ-Edward Byrne Memorial Justice Assistance Grant Program	<b>Total Project Cost:</b>	\$124,989.51
<b>Grantee Name:</b>	Freeport, City of		
<b>Project Title:</b>	Portable Radio Upgrade		
<b>Grant Manager:</b>	Marvin Alcorn		
<b>Unique Entity Identifier (UEI):</b>	182748061		

<b>CFDA:</b>	16.738 - Edward Byrne Memorial Justice Assistance Grant Program
<b>Federal Awarding Agency:</b>	U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance
<b>Federal Award Date:</b>	9/17/2020
<b>Federal/State Award ID Number:</b>	2020-DJ-BX-0034
<b>Total Federal Award/State Funds Appropriated:</b>	\$12,503,443.00
<b>Pass Thru Entity Name:</b>	Texas Office of the Governor – Criminal Justice Division (CJD)
<b>Is the Award R&amp;D:</b>	No
<b>Federal/State Award Description:</b>	The purpose of this program is to reduce crime and improve the criminal

justice system.

**Agency Name:** Freeport, City of  
**Grant/App:** 4265301 **Start Date:** 10/1/2021 **End Date:** 9/30/2022  
**Fund Source:** DJ-Edward Byrne Memorial Justice Assistance Grant Program  
**Project Title:** Portable Radio Upgrade  
**Status:** Application - Award Accepted by Applicant **Fund Block:** 2020

**Eligibility Information**

**Your organization's Texas Payee/Taxpayer ID Number:**  
17460008893004

**Application Eligibility Certify:**

Created on:1/26/2021 10:13:57 AM By:David Fernandez

**Profile Information**

**Applicant Agency Name:** Freeport, City of  
**Project Title:** Portable Radio Upgrade  
**Division or Unit to Administer the Project:** Police Department Technology Unit  
**Address Line 1:** 430 N Brazosport Blvd  
**Address Line 2:**  
**City/State/Zip:** Freeport Texas 77541-3802  
**Start Date:** 10/1/2021  
**End Date:** 9/30/2022

**Regional Council of Governments(COG) within the Project's Impact Area:** Houston-Galveston Area Council  
**Headquarter County:** Brazoria  
**Counties within Project's Impact Area:** Brazoria

**Grant Officials:**

**Authorized Official**

**Name:** Tim Kelty  
**Email:** tkelty@freeport.tx.us  
**Address 1:** 200 W 2nd st  
**Address 1:**  
**City:** Freeport, Texas 77541  
**Phone:** 979-233-3526 **Other Phone:**  
**Fax:**  
**Title:** Mr.  
**Salutation:** Mr.  
**Position:** City Manager

**Financial Official**

**Name:** Stephanie Russell  
**Email:** srussell@freeport.tx.us  
**Address 1:** 200 W. 2nd Street  
**Address 1:**  
**City:** Freeport, Texas 77541  
**Phone:** 979-871-0107 **Other Phone:** 979-233-3526  
**Fax:** 979-233-8867

**Title:** Ms.  
**Salutation:** Ms.  
**Position:** Finance Director

**Project Director**

**Name:** David Fernandez  
**Email:** dfernandez@freeport.tx.us  
**Address 1:** 430 N Brazosport Blvd  
**Address 1:**  
**City:** Freeport, Texas 77541  
**Phone:** 979-871-0157 Other Phone:  
**Fax:**  
**Title:** Mr.  
**Salutation:** Officer  
**Position:** Patrol

**Grant Writer**

**Name:** David Fernandez  
**Email:** dfernandez@freeport.tx.us  
**Address 1:** 430 N Brazosport Blvd  
**Address 1:**  
**City:** Freeport, Texas 77541  
**Phone:** 979-871-0157 Other Phone:  
**Fax:**  
**Title:** Mr.  
**Salutation:** Officer  
**Position:** Patrol

**Grant Vendor Information**

**Organization Type:** Unit of Local Government (City, Town, or Village)  
**Organization Option:** applying to provide services to all others  
**Applicant Agency's State Payee Identification Number (e.g., Federal Employer's Identification (FEI) Number or Vendor ID):** 17460008893004  
**Data Universal Numbering System (DUNS):** 182748061

**Narrative Information**

**Introduction**

The purpose of this funding is to support projects that promote public safety, reduce crime, and improve the criminal justice system.

The funding announcement, located on the [eGrants Calendar](#) page, describes the organization types, activities, and costs that are eligible under the announcement. The PSO's [eGrants User Guide to Creating an Application](#) guides applicants through the process of creating and submitting an application in eGrants. Information and guidance related to the management and use of grant funds can be found in the [The PSO's Guide to Grants](#), located on the [PSO Resource for Applicants and Grantees webpage](#).

**Certifications**

In addition to the requirements found in existing statute, regulation, and the funding announcement, this program requires applicant organizations to certify compliance with the following:

**Constitutional Compliance**

Applicant assures that it will not engage in any activity that violates Constitutional law including profiling based upon race.

**Information Systems**

Applicant assures that any new criminal justice information systems will comply with data sharing standards for the Global Justice XML Data Model and the National Information Exchange Model.

**Bulletproof Vests**

Applicant assures that if it plans to purchase body armor with grant funds, that it has adopted a mandatory wear policy and that all vests purchased have been tested and found to comply with the latest applicable National Institute of Justice (NIJ) ballistic or stab standards. Additionally, vests purchased must be American-made.

**Criminal History Reporting**

Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the *Texas Code of Criminal Procedure, Chapter 66*. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

Beginning January 1, 2021, counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90 percent of convictions and other dispositions within five business days to the Criminal Justice Information System at the Department of Public Safety. Click [here](#) for additional information from DPS on this new reporting requirement.

**Uniform Crime Reporting (UCR)**

Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted. Note: UCR is transitioning from summary reporting to NIBRS only in 2021. Applicants are encouraged to transition to NIBRS as soon as possible in order to maintain their grant eligibility.

**DNA Testing of Evidentiary Materials**

When funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS) by a government DNA lab with access to CODIS.

**Interoperable Communications**



Funds to support emergency communications activities must ensure compliance with the FY 2018 SAFECOM Guidance on Emergency Communications Grants; adherence to the technical standards set forth in the FCC Waiver Order, or any succeeding FCC orders, rules, or regulations pertaining to broadband operations in the 700 MHz public safety band; and are fully coordinated with the full-time Statewide Interoperability Coordinator (SWIC) for Texas.

### **Twelve-Step Programs**

Grant funds may not be used to support or directly fund programs such as the Twelve Step Program which courts have ruled are inherently religious. PSO grant funds cannot be used to support these programs, conduct meetings, or purchase related materials.

### **Program Income**

Applicant agrees to comply with all federal and state rules and regulations for program income and agrees to report all program income that is generated as a result of the project's activities. Applicant agrees to report program income through a formal grant adjustment and to secure PSO approval prior to use of the program income. Applicant agrees to use program income for allowable costs and agrees to expend program income immediately after PSO's approval of a grant adjustment and prior to requesting reimbursement of funds.

Deduction Method - Program income shall be deducted from total allowable costs to determine the net allowable costs. Program income shall be used for current costs unless PSO authorizes otherwise. Program income which the grantee did not anticipate at the time of the award shall be used to reduce the PSO award and grantee match rather than to increase the funds committed to the project.

Asset Seizures and Forfeitures - Program income from asset seizures and forfeitures is considered earned when the property has been adjudicated to the benefit of the plaintiff (e.g., law enforcement entity).

### **National Instant Background Check System (NICS)**

Entities receiving funds under this solicitation that are to generate or upgrade court dispositions or other records that are relevant to National Instant Background Check System (NICS) determinations must have a system in place to ensure that all such NICS-relevant dispositions or records that are generated or upgraded are made available in timely fashion to state repositories/databases that are accessed by NICS.

### **Body-Worn Cameras (BWCs)**

Applicant assures that if it plans to purchase body-worn cameras with grant funds, that it has adopted adequate policies and procedures related to BWC equipment usage, data storage and access, privacy considerations and training. The certification form related to BWC policies and procedures can be found [here](#).

### **Certification of Compliance with 8 U.S.C 1373 and 1644**

Applicant assures that it complies with 8 U.S.C. § 1373 & 1644. Applicant may be required to submit written assurances and/or certifications to this effect prior to award issuance. The Public Safety Office (PSO) will notify applicants if this becomes a requirement and provide the federally required form(s) and/or template(s).

**Compliance with State and Federal Laws, Programs and Procedures**

Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the CEO/Law Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2022 or the end of the grant period, whichever is later.

**Information regarding Communication with the Department of Homeland Security (DHS) and/or Immigration and Customs Enforcement (ICE)**

Please explain and describe any policies or practices your jurisdiction may have related to whether, when, or how employees may communicate with DHS or ICE. Include information on how each policy or practice complies with 8 U.S.C. 1373. Upload a copy of any written policies onto the Upload.Files Tab. Enter "N/A" below if your agency does NOT have any policies or practices regarding communication with DHS or ICE.

The Freeport Police department has a signed memorandum from the Chief of Police stating that the department will participate fully in all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security.

**Civil Rights Liaison**

A civil rights liaison who will serve as the grantee's civil rights point of contact and who will be responsible for ensuring that the grantee meets all applicable civil rights requirements must be designated. The designee will act as the grantee's liaison in civil rights matters with PSO and with the federal Office of Justice Programs.

Enter the Name of the Civil Rights Liaison:

Brenda Ferguson

Enter the Address for the Civil Rights Liaison:

200 W 2nd st Freeport, TX 77541

Enter the Phone Number for the Civil Rights Liaison [(999) 999-9999 x9999]:

(979) 233-3526

Overall Certification

Each applicant agency must certify to the specific requirements detailed above as well as to comply with all requirements within the PSO Funding Announcement, the *Guide to Grants*, the *Grantee Conditions and Responsibilities*, any authorizing or applicable state and federal statutes and regulations to be eligible for this program.

**X I certify to all of the application content & requirements.**

**Project Abstract :**

Our proposal is for funding to purchase portable radios to replace currently used Motorola APX6000 radios. These radios are over eight years old and this particular model of APX radios have been listed as end of life by the manufacturer as of December 31, 2019. Further, the extended support period offered by the manufacturer for these radios expires December 31, 2023. After this extended support period ends these radios will no longer be repaired or supported by the manufacturer.

**Problem Statement :**

Currently, the Freeport Police Department has 33 APX6000 radios assigned to officers that fall under the end of life announcement. These portable radios serve as a primary means of communication between officers and our dispatch center. Additionally, it's the primary means of communication between our officers and adjacent agencies during mutual aid incidents. These radios have been in service since 2013 making them over 8 years old. Due to their age and heavy use many of these radios are beginning to fail and are needing constant service. On December 31, 2019 Motorola announced that the model of the APX6000 series of radios our agency uses have reached their end of life and service support is ending December 31, 2023. This announcement means that Motorola will make reasonable efforts to repair damaged or malfunctioning radios up to the service support end date. After this date Motorola will no longer repair or support these radios. This leaves us in a situation where we could have multiple officers without radios due to an inability to repair and lack of funding to purchase new radios.

**Supporting Data :**

The City of Freeport is awash with high potential threats and hazards. Freeport is approximately 15 square miles in size, located approximately 50 miles south of Houston, and has a population of nearly 14,000. Freeport is positioned directly on the Gulf Coast, with three miles of beachfront and has one of the world's most expansive chemical complex encompassing 32 separate refineries. Some of these sites are the largest of their kind in the world, housing millions of tons of extremely hazardous and volatile chemical substances. Since we are on the coastline, hurricanes are another common large-scale threat to the area. Freeport is also home to the Port of Freeport that has thousands of commercial vehicles traveling to and from on a weekly basis. These vehicles can only get to and exit from this port by way of the City of Freeport. The city also is the primary responding agency to the Strategic Petroleum Reserve (SPR) site at Bryan Mound, which is immediately adjacent to Freeport. Clearly, the city is a target rich environment and the FBI has even issued bulletins mentioning credible threats to the area. In addition to protecting these key critical assets and responding to over 30,000 calls-for-service, the Freeport Police

Department dispatches EMS services for the City of Surfside. In addition, we have mutual aid agreements to provide assistance to another dozen agencies. Accordingly, our proposal is not only critical to our city, it is also vitally important to these other jurisdictions. Our project proposal addresses and mitigates the following problems identified in the latest version of the BRAZORIA COUNTY COMMUNITY PLAN: In the section labeled LAW ENFORCEMENT ISSUES – Priority # 3 Need to upgrade training and equipment for emergency responders, Priority# 4 Rising cost of equipment and support and Priority # 9 Need additional communications within the County and fire department dispatching.

### **Project Approach & Activities:**

An experienced project manager from the agency along with a senior field technician from the selected vendor will be dedicated to this project. Both have already worked together to ensure the requested proposal will address the described problem of replacing end of life equipment with newer technologies. Once approved the project manager will work in concert with the Communications Department for the Brazoria County Sheriff's Office, to oversee the programming and testing of the new equipment.

### **Capacity & Capabilities:**

The Freeport Police Department has a full-time sworn staff of 33 officers, 18 civilians, and responds to approximately 30,000 calls-for-service annually. Within this staff there is a member who is responsible for the implementation and sustainment of all technology projects. In addition, the agency has funds allocated annually for the repair/replacement of technologies. Also, the department has ongoing contacts and agreements with outside service companies to assist when needed. Collectively, between these various capabilities (internal staff, outside vendors and funding), a host of technology projects have been successfully started and supported, many of which were complex in design. Accordingly, we have every reason to believe these capabilities will be successfully marshaled to implement and maintain this project.

### **Performance Management :**

The goal of this project is to improve public/officer safety operations. The objective of this project is to replace end of life, end of support equipment with newer supported equipment. We will measure the performance of this grant by replacing old equipment and successfully testing the equipment. If this performance measure is successful, the output (replace end of life, end of support equipment) will be achieved and the new equipment will be put into service. At the same time the overall goal of the project (improve public/officer safety) will be achieved by providing updated equipment. Further, new equipment with active support and maintenance agreements will minimize the chances of extended radio downtime.

### **Target Group :**

Our target group is the entire population of Freeport (14,000). Additionally, the City of Freeport provides various public safety services to other cities in Brazoria County, via contracts and mutual aid agreements. The citizens and the agencies from these neighboring cities will benefit from this project.

### **Evidence-Based Practices:**

In addition, as stated above in our Problem Statement, our current end of life equipment

has the potential to cause needless downtime in the event of equipment failures due to lack of support and spare parts. These extended downtimes will cause interoperability issues, along with delays in both critical information and public safety services. However these shortcomings can be mitigated by the installation of newer more capable systems that have maintenance agreements and service contracts, as demonstrated by several publicly available websites: <https://www.hsaj.org/articles/153>, <https://www.policemag.com/341159/radios-your-lifeline-is-evolving>, and <https://www.ncjrs.gov/pdffiles1/nij/212978.pdf>.

**Project Activities Information**

**Introduction**

This section contains questions about your project. It is very important for applicants to review their funding announcement for guidance on how to fill out this section. Unless otherwise specified, answers should be about the EXPECTED activities to occur during the project period.

**Selected Project Activities:**

<b>ACTIVITY</b>	<b>PERCENTAGE:</b>	<b>DESCRIPTION</b>
Law Enforcement	100.00	Project to replace end of life radio equipment by purchasing new equipment that's supported by the manufacturer

**CJD Purpose Areas**

<b>PERCENT DEDICATED</b>	<b>PURPOSE AREA</b>	<b>PURPOSE AREA DESCRIPTION</b>
--------------------------	---------------------	---------------------------------

**Measures Information**

**Objective Output Measures**

<b>OUTPUT MEASURE</b>	<b>TARGET LEVEL</b>
Equipment or technology: Individuals/ operators equipped	33
General Law Enforcement or Public Safety: Arrests resulting from grant.	0
Targeted Investigation: Criminal cases resulting in arrest.	0

Targeted Investigation: Grant-funded investigations carried out by the unit/division	0
Training or professional development: Individuals provided	0
Training or professional development: Individuals received	0
Training, professional development, or technical assistance: Hours provided	0
Training, professional development, or technical assistance: Hours received	0

Objective Outcome Measures

OUTCOME MEASURE	TARGET LEVEL
-----------------	--------------

Custom Output Measures

CUSTOM OUTPUT MEASURE	TARGET LEVEL
-----------------------	--------------

Custom Outcome Measures

CUSTOM OUTCOME MEASURE	TARGET LEVEL
------------------------	--------------

### Resolution from Governing Body

Applications from nonprofit corporations, local units of governments, and other political subdivisions must include a resolution that contains the following:

1. Authorization by your governing body for the submission of the application to the Public Safety Office (PSO) that clearly identifies the name of the project for which funding is requested;
2. A commitment to provide all applicable matching funds;
3. A designation of the name and/or title of an authorized official who is given the authority to apply for, accept, reject, alter, or terminate a grant (Note: If a name is provided, you must update the PSO should the official change during the grant period.); and
4. A written assurance that, in the event of loss or misuse of grant funds, the governing body will return all funds to PSO.

Upon approval from your agency's governing body, upload the approved resolution to eGrants by clicking on the **Upload Files** sub-tab located in the **Summary** tab.

### Contract Compliance

Will PSO grant funds be used to support any contracts for professional services?

Select the appropriate response:

- Yes  
 No

For applicant agencies that selected **Yes** above, describe how you will monitor the activities of the sub-contractor(s) for compliance with the contract provisions (including equipment purchases), deliverables, and all applicable statutes, rules, regulations, and guidelines governing this project.

Enter a description for monitoring contract compliance:

### Lobbying

For applicant agencies requesting grant funds in excess of \$100,000, have any federally appropriated funds been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant loan, or cooperative

agreement?

Select the appropriate response:

- Yes
- No
- N/A

For applicant agencies that selected either **No** or **N/A** above, have any non-federal funds been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress in connection with this federal contract, loan, or cooperative agreement?

Select the appropriate response:

- Yes
- No
- N/A

**Fiscal Year**

Provide the begin and end date for the applicant agency's fiscal year (e.g., 09/01/20xx to 08/31/20xx).

Enter the Begin Date [mm/dd/yyyy]:

10/1/2021

Enter the End Date [mm/dd/yyyy]:

9/30/2022

**Sources of Financial Support**

Each applicant must provide the amount of grant funds expended during the most recently completed fiscal year for the following sources:

Enter the amount (in Whole Dollars \$) of Federal Grant Funds expended:

337072

Enter the amount (in Whole Dollars \$) of State Grant Funds expended:

58627

**Single Audit**

Applicants who expend less than \$750,000 in federal grant funding or less than \$750,000 in state grant funding are exempt from the Single Audit Act and cannot charge audit costs to a PSO grant. However, PSO may require a limited scope audit as defined in 2 CFR Part 200, Subpart F - Audit Requirements.

Has the applicant agency expended federal grant funding of \$750,000 or more, or state grant funding of \$750,000 or more during the most recently completed fiscal year?



Select the appropriate response:

- Yes  
 No

Applicant agencies that selected **Yes** above, provide the date of your organization's last annual single audit, performed by an independent auditor in accordance with the State of Texas Single Audit Circular; or CFR Part 200, Subpart F - Audit Requirements.

Enter the date of your last annual single audit:

### Equal Employment Opportunity Plan **Compliance**

The EEOP certification information must be submitted to the Office of Civil Rights, Office of Justice Programs through their on-line [EEOP Reporting Tool](#). For more information and guidance on how to complete and submit the federal EEOP certification information, please visit the US Department of Justice, Office of Justice Programs website at <https://ojp.gov/about/ocr/eeop.htm>.

#### **Type I Entity**

Defined as an applicant that meets one or more of the following criteria:

- has less than 50 employees;
- is a non-profit organization;
- is a medical institution;
- is an Indian tribe;
- is an educational institution, or
- is receiving a single award of less than \$25,000.

#### Requirements

- The applicant agency is exempt from the requirement to prepare an EEOP because it is a Type I Entity as defined above, pursuant to 28 CFR 42, subpart E;
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services; and
- the applicant must submit EEOP Certification information the Office for Civil Rights (OCR) to claim the exemption from developing an EEOP.

#### **Type II Entity**

Defined as an applicant that meets the following criteria:

- has 50 or more employees, and
- is receiving a single award of \$25,000 or more, but less than \$500,000.

#### Requirements

- The applicant agency is required to formulate an EEOP in accordance with 28 CFR 42.301, subpart E;
- the EEOP is required to be formulated and signed into effect within the past two years by the proper authority;
- the EEOP is available for review by the public and employees or for review or audit by

- officials of OOG, OOG's designee, or the Office of Civil Rights, Office of Justice Programs, U.S. Department of Justice, as required by relevant laws and regulations;
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services;
  - the applicant must submit EEOP information to the Office for Civil Rights (OCR) to claim the exemption from submitting an EEOP to OCR; and
  - the EEOP is required to be on file with the applicant agency.

Enter the name of the person responsible for the EEOP and the address of the office where the EEOP is filed:

Brenda Ferguson; 200 W 2nd St. Freeport, TX 77541

**Type III Entity**

Defined as an applicant that is NOT a Type I or Type II Entity.

Requirements

- The EEOP is required to be formulated and signed into effect within the past two years by the proper authority;
- the EEOP has been submitted to the Office of Civil Rights (OCR), Office of Justice Programs, U.S. Department of Justice and has been approved by the OCR, or it will be submitted to the OCR for approval upon award of the grant, as required by relevant laws and regulations; and
- the applicant will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services; and
- the applicant must submit EEOP information to the Office for Civil Rights (OCR).

**Certification**

Based on the definitions and requirements above, the applicant agency certifies to the following entity type:

- Type I Entity  
 Type II Entity  
 Type III Entity

**Debarment**

Each applicant agency will certify that it and its principals (as defined in 2 CFR Part 180.995):

- Are not presently debarred, suspended, proposed for debarment, declared Ineligible, sentenced to a denial of Federal benefits by a State or Federal Court, or voluntarily excluded from participation in this transaction by any federal department or agency;
- Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; or
- Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in the

above bullet; and have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

Select the appropriate response:

- I Certify  
 Unable to Certify

If you selected **Unable to Certify** above, please provide an explanation as to why the applicant agency cannot certify the statements.

#### FFATA Certification

##### **Certification of Recipient Highly Compensated Officers**

The Federal Funding Accountability and Transparency Act (FFATA) requires Prime Recipients (CJD) to report the names and total compensation of each of the five most highly compensated officers (a.k.a. positions) of each sub recipient organization for the most recently completed fiscal year preceding the year in which the grant is awarded if the subrecipient answers **YES** to the **FIRST** statement but **NO** to the **SECOND** statement listed below.

In the sub recipient's preceding completed fiscal year, did the sub recipient receive: (1) 80 percent or more of its annual gross revenue from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements; AND (2) \$25,000,000 or more in annual gross revenue from Federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements?

Select the appropriate response:

- Yes  
 No

Does the public have access to information about the compensation of the senior executives through periodic reports filed under Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or Section 6104 of the Internal Revenue Code of 1986?

Select the appropriate response:

- Yes  
 No

If you answered **YES** to the **FIRST** statement and **NO** to the **SECOND** statement, please provide the name and total compensation amount of each of the five most highly compensated officers (a.k.a. positions) within your agency for the current calendar year. If you answered **NO** to the first statement you are **NOT** required to provide the name and compensation amounts. NOTE: "Total compensation" means the complete pay package of each of the sub recipient's compensated officers, including all forms of money, benefits,

services, and in-kind payments (see SEC Regulations: 17 CCR 229.402).

Position 1 - Name:

Position 1 - Total Compensation (\$):

0

Position 2 - Name:

Position 2 - Total Compensation (\$):

0

Position 3 - Name:

Position 3 - Total Compensation (\$):

0

Position 4 - Name:

Position 4 - Total Compensation (\$):

0

Position 5 - Name:

Position 5 - Total Compensation (\$):

0

**Fiscal Capability Information**

**Section 1: Organizational Information**

\*\*\* FOR PROFIT CORPORATIONS ONLY \*\*\*

Enter the following values in order to submit the application

Enter the Year in which the Corporation was Founded: 0

Enter the Date that the IRS Letter Granted 501(c)(3) Tax Exemption Status: 01/01/1900

Enter the Employer Identification Number Assigned by the IRS: 0

Enter the Charter Number assigned by the Texas Secretary of State: 0

Enter the Year in which the Corporation was Founded:

Enter the Date that the IRS Letter Granted 501(c)(3) Tax Exemption Status:

Enter the Employer Identification Number Assigned by the IRS:

Enter the Charter Number assigned by the Texas Secretary of State:

### Section 2: Accounting System

The grantee organization must incorporate an accounting system that will track direct and indirect costs for the organization (general ledger) as well as direct and indirect costs by project (project ledger). The grantee must establish a time and effort system to track personnel costs by project. This should be reported on an hourly basis, or in increments of an hour.

Is there a list of your organization's accounts identified by a specific number (i.e., a general ledger of accounts)?

Select the appropriate response:

- Yes
- No

Does the accounting system include a project ledger to record expenditures for each Program by required budget cost categories?

Select the appropriate response:

- Yes
- No

Is there a timekeeping system that allows for grant personnel to identify activity and requires signatures by the employee and his or her supervisor?

Select the appropriate response:

- Yes
- No

If you answered 'No' to any question above in the Accounting System section, in the space provided below explain what action will be taken to ensure accountability.

Enter your explanation:

### Section 3: Financial Capability

Grant agencies should prepare annual financial statements. At a minimum, current internal balance sheet and income statements are required. A balance sheet is a statement of

financial position for a grant agency disclosing assets, liabilities, and retained earnings at a given point in time. An income statement is a summary of revenue and expenses for a grant agency during a fiscal year.

Has the grant agency undergone an independent audit?

Select the appropriate response:

- Yes
- No

Does the organization prepare financial statements at least annually?

Select the appropriate response:

- Yes
- No

According to the organization's most recent Audit or Balance Sheet, are the current total assets greater than the liabilities?

Select the appropriate response:

- Yes
- No

If you selected 'No' to any question above under the Financial Capability section, in the space provided below explain what action will be taken to ensure accountability.

Enter your explanation:

#### Section 4: Budgetary Controls

Grant agencies should establish a system to track expenditures against budget and / or funded amounts.

Are there budgetary controls in effect (e.g., comparison of budget with actual expenditures on a monthly basis) to include drawing down grant funds in excess of:

a) Total funds authorized on the Statement of Grant Award?

- Yes
- No

b) Total funds available for any budget category as stipulated on the Statement of Grant Award?

- Yes
- No

If you selected 'No' to any question above under the Budgetary Controls section, in the space provided below please explain what action will be taken to ensure accountability.

Enter your explanation:

**Section 5: Internal Controls**

Grant agencies must safeguard cash receipts, disbursements, and ensure a segregation of duties exist. For example, one person should not have authorization to sign checks and make deposits.

Are accounting entries supported by appropriate documentation (e.g., purchase orders, vouchers, receipts, invoices)?

Select the appropriate response:

- Yes
- No

Is there separation of responsibility in the receipt, payment, and recording of costs?

Select the appropriate response:

- Yes
- No

If you selected 'No' to any question above under the Internal Controls section, in the space provided below please explain what action will be taken to ensure accountability.

Enter your explanation:

**Budget Details Information**

**Budget Information by Budget Line Item:**

CATEGORY	SUB CATEGORY	DESCRIPTION	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL	UNIT/%
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Equipment	Radio and Accessories	(33) Radios - serve as the primary means of communication between dispatch and emergency personnel (Police, Fire, Mutual Aid radio channels) includes all required hardware, chargers, modules and licensing(\$3,790.97 per Radio)	\$124,989.51	\$0.00	\$0.00	\$0.00	\$124,989.51	33
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**Source of Match Information**

**Detail Source of Match/GPI:**

DESCRIPTION	MATCH TYPE	AMOUNT
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**Summary Source of Match/GPI:**

Total Report	Cash Match	In Kind	GPI Federal Share	GPI State Share
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Budget Summary Information**

**Budget Summary Information by Budget Category:**

CATEGORY	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
Equipment	\$124,989.51	\$0.00	\$0.00	\$0.00	\$124,989.51

**Budget Grand Total Information:**

OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL
-----	------------	---------------	-----	-------



\$124,989.51	\$0.00	\$0.00	\$0.00	\$124,989.51
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**Condition Of Fundings Information**

<b>Condition of Funding / Project Requirement</b>	<b>Date Created</b>	<b>Date Met</b>	<b>Hold Funds</b>	<b>Hold Line Item Funds</b>
<p>Resolution: Applications from nonprofit corporations, local units of governments, and other political subdivisions must submit a resolution electronically using the 'Upload' function in the eGrants system. The <u>resolution</u> must contain the following:</p> <ul style="list-style-type: none"> <li>• Authorization by your governing body for the submission of the application to OOG that clearly identifies the name of the project for which funding is requested;</li> <li>• A commitment to provide all applicable matching funds;</li> <li>• A designation of the name and/or title of an authorized official who is given the authority to apply for, accept, reject, alter, or terminate a grant (Note: If a name is provided, you must update OOG should the official change during the grant period.); and</li> <li>• A written assurance that, in the event of loss or misuse of grant funds, the governing body will return all funds to OOG.</li> </ul>	3/11/2021 2:10:08 PM		Yes	No
<p>Compliance with State and Federal Laws, Programs and Procedures: Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written</p>	3/11/2021 2:10:20 PM		Yes	No

<p>or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible grantees/applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government and institution of higher education that operates a law enforcement agency must download, complete and then return the <b>CEO / Law Enforcement Certifications and Assurances Form</b> certifying compliance with federal and state immigration enforcement requirements.</p>				
<p>This grant must be administered by the Police Department, Sheriff's Office, Constable Precinct, or other Law Enforcement Division/Department within the grantee organization as submitted in the original application. Deviation from the approved budget or project scope requires prior authorization from the Public Safety Office. Failure to comply with this requirement could result in the termination of your grant.</p>	<p>7/27/2021 5:15:48 PM</p>		<p>No</p>	<p>No</p>

You are logged in as **User Name:** Marvin Alcorn ; **UserName:** Alcorn\_Marvin \*  
INTERNALUSER



## City Council Agenda Item # 10

**Title:** Consider authorizing the purchase of Fairway Mower

**Date:** March 21, 2022

**From:** Cathy Ezell, Finance Director

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**Staff Recommendation:**

Staff recommends authorization to purchase a John Deere 8700A Precision Cut Fairway Mower in the amount of \$75,356.05 through BuyBoard Cooperative Purchasing Contract #611-20

**Item Summary:**

The Golf Department has submitted a request to replace the Fairway Mower. The Department is proposing to utilize a cooperative contract through BuyBoard (Contract #611-20) to procure the John Deere Mower form Brookside Equipment.

**Background Information:**

The purchase of the mower necessary to rotate out older equipment with higher maintenance costs.

**Special Considerations:** N/A

**Financial Impact:** The FY2021-2022 Budget in the Vehicle & Equipment Fund includes \$55,000 under Capital Outlay (22-656-899) for the purchase of the Fairway Mower. The Golf Department is not replacing the Z Master 72 Mower to offset the cost of the Fairway Mower. Since the purchases is over \$50,000, per the City's Purchasing Policy, it must be approved by Council.

**Board or 3<sup>rd</sup> Party recommendation:** N/A

**Supporting Documentation:** All Quotes from Cooperatives



**JOHN DEERE**

**Brookside**  
Equipment Sales, Inc.

# Selling Equipment

Quote Id: 26007481

Customer Name: CITY OF FREEPORT FREEPORT MUNICIPAL GOLF

COURSE

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Brookside Equipment Sales  
3715 S Sam Houston Pkwy E  
Houston, TX 77047  
713-943-7100  
nickerson.patrick@brooksideusa.com

## JOHN DEERE 8700A PrecisionCut Fairway Mower

Hours:

Suggested List \*

Stock Number:

\$ 97,865.00

Contract: TX BuyBoard Grounds Mtnic Equip, Irrigation  
611-20 (PG 67 CG 70)

Selling Price \*

\$ 75,356.05

Price Effective Date: January 31, 2022

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
152ATC	8700A PrecisionCut Fairway Mower	1	\$ 77,339.00	23.00	\$ 17,787.97	\$ 59,551.03	\$ 59,551.03
<b>Standard Options - Per Unit</b>							
001A	United States and Canada	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
183B	Less JDLink™ Hardware	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other countries (English/ Spanish)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1208	Quick Adjust 7 (QA7) 8-blade Cutting Units	1	\$ 17,822.00	23.00	\$ 4,099.06	\$ 13,722.94	\$ 13,722.94
1305	76.2 mm (3-in.) Diameter Heavy Duty Grooved Disc Rollers	1	\$ 1,564.00	23.00	\$ 359.72	\$ 1,204.28	\$ 1,204.28
1401	QA7 Cutting Unit ONLY Counterweights	1	\$ 406.00	23.00	\$ 93.38	\$ 312.62	\$ 312.62
9764	Canopy	1	\$ 734.00	23.00	\$ 168.82	\$ 565.18	\$ 565.18
<b>Standard Options Total</b>			<b>\$ 20,526.00</b>		<b>\$ 4,720.98</b>	<b>\$ 15,805.02</b>	<b>\$ 15,805.02</b>
<b>Value Added Services Total</b>			<b>\$ 0.00</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Selling Price</b>			<b>\$ 97,865.00</b>		<b>\$ 22,508.95</b>	<b>\$ 75,356.05</b>	<b>\$ 75,356.05</b>

## JOHN DEERE 2550 PrecisionCut Triplex Mower



## City Council Agenda Item # 11

**Title:** Consider authorizing the purchase of CitizenServe Software

**Date:** March 21, 2022

**From:** Cathy Ezell, Finance Director

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**Staff Recommendation:**

Staff recommends authorization to purchase CitizenServe Software in the amount of \$59,896.91 through Texas Department of Information Resources (TXDIR) Cooperative Purchasing Contract #C0000000006841.

**Item Summary:**

The Building and Code Departments has submitted a request to replace the GOVQA software. The Departments are proposing to utilize a cooperative contract through TXDIR (Contract # C0000000006841) to procure CitizenServe software from Dell Technologies.

**Background Information:**

The current building/code software program is outdated and does not offer the services that are needed to move the department forward. The intentions were to move to a software provided by Tyler Technologies (Incode – Energov). With new staff it was determined that this software too did not offer the services needed for the department. After reviewing numerous community development software packages, staff determined that CitizenServe meets the needs of the departments.

**Special Considerations:** N/A

**Financial Impact:**

The building/code software program was budgeted as part of the Incode migration project.

**Board or 3<sup>rd</sup> Party recommendation:** N/A

**Supporting Documentation:** All Quotes from Cooperatives



## A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

<b>Quote No.</b>	<b>3000113029250.1</b>	<b>Sales Rep</b>	David Felix
<b>Total</b>	<b>\$59,896.91</b>	<b>Phone</b>	(800) 456-3355, 7236744
<b>Customer #</b>	6159002	<b>Email</b>	David_Felix@Dell.com
<b>Quoted On</b>	Feb. 23, 2022	<b>Billing To</b>	ACCOUNTS PAYABLE
<b>Expires by</b>	Mar. 22, 2022		CITY OF FREEPORT
<b>Contract Name</b>	Texas Department of Information Resources (TX DIR)		200 WEST 2ND ST FREEPORT, TX 77541
<b>Contract Code</b>	C000000006841		
<b>Customer Agreement #</b>	TX DIR-TSO-3763		
<b>Solution ID</b>	.		

### Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,  
David Felix

### Shipping Group

<b>Shipping To</b>	<b>Shipping Method</b>
KACEY ROMAN CITY OF FREEPORT 200 WEST 2ND ST FREEPORT, TX 77541 (979) 233-3526	Standard Delivery

Product	List Price	Unit Price	DOL	Quantity	Subtotal
TX FREEPORT CITIZENSERVE OPENEDGE HOSTPAY LIC 3/1/22-2/28/23	\$0.00	\$0.00	0%	1	\$0.00
TX FREEPORT CITIZENSERVE 9U SUBS 3/1/22-2/28/23	\$30,858.00	\$22,268.04	27.84%	1	\$22,268.04
TX FREEPORT CITIZENSERVE SYSTEM INTEGRATION REM SVCS 3/1/22-2/28/23	\$11,430.00	\$8,247.42	27.84%	1	\$8,247.42

TX FREEPORT CITIZENSERVE SETUP/TRAINING/IMPLEMENTATION REM SVCS 3/1/22-2/28/23	\$19,286.00	\$13,917.53	27.84%	1	\$13,917.53
TX FREEPORT CITIZENSERVE DATA MIGRATION REM SVCS 3/1/22-2/28/23	\$21,429.00	\$15,463.92	27.84%	1	\$15,463.92

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Subtotal:	\$59,896.91
Shipping:	\$0.00
Environmental Fee:	\$0.00
Non-Taxable Amount:	\$59,896.91
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00
<b>Total:</b>	<b>\$59,896.91</b>

## Shipping Group Details

### Shipping To

KACEY ROMAN  
CITY OF FREEPORT  
200 WEST 2ND ST  
FREEPORT, TX 77541  
(979) 233-3526

### Shipping Method

Standard Delivery

<b>TX FREEPORT CITIZENSERVE OPENEDGE HOSTPAY LIC 3/1/22-2/28/23</b>	<b>Quantity</b>	<b>Subtotal</b>
	\$0.00    1	\$0.00

Estimated delivery if purchased today:  
Mar. 08, 2022  
Contract # C000000006841  
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
TX FREEPORT CITIZENSERVE OPENEDGE HOSTPAY LIC 3/1/22-2/28/23	AB998580	-	1	-

<b>TX FREEPORT CITIZENSERVE 9U SUBS 3/1/22-2/28/23</b>	<b>Quantity</b>	<b>Subtotal</b>
	\$22,268.04    1	\$22,268.04

Estimated delivery if purchased today:  
Mar. 08, 2022  
Contract # C000000006841  
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
TX FREEPORT CITIZENSERVE 9U SUBS 3/1/22-2/28/23	AB998559	-	1	-

<b>TX FREEPORT CITIZENSERVE SYSTEM INTEGRATION REM SVCS 3/1/22-2/28/23</b>	<b>Quantity</b>	<b>Subtotal</b>
	\$8,247.42    1	\$8,247.42

Estimated delivery if purchased today:  
Mar. 08, 2022  
Contract # C000000006841  
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
TX FREEPORT CITIZENSERVE SYSTEM INTEGRATION REM SVCS 3/1/22-2/28/23	AB998566	-	1	-

<b>TX FREEPORT CITIZENSERVE SETUP/TRAINING/IMPLEMENTATION REM SVCS 3/1/22-2/28/23</b>	<b>Quantity</b>	<b>Subtotal</b>
	\$13,917.53    1	\$13,917.53

Estimated delivery if purchased today:  
Mar. 08, 2022  
Contract # C000000006841  
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
TX FREEPORT CITIZENSERVE SETUP/TRAINING/IMPLEMENTATION REM SVCS 3/1/22-2/28/23	AB998569	-	1	-

<b>TX FREEPORT CITIZENSERVE DATA MIGRATION REM SVCS 3/1/22-2/28/23</b>	<b>Quantity</b>	<b>Subtotal</b>
	\$15,463.92    1	\$15,463.92

Estimated delivery if purchased today:  
Mar. 08, 2022  
Contract # C000000006841  
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
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<b>Subtotal:</b>	<b>\$59,896.91</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Environmental Fee:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<hr/>	
<b>Total:</b>	<b>\$59,896.91</b>

## Important Notes

### Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to [Tax\\_Department@dell.com](mailto:Tax_Department@dell.com) or [ARSalesTax@emc.com](mailto:ARSalesTax@emc.com), as applicable.

**Governing Terms:** This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at [www.dell.com/terms](http://www.dell.com/terms) or [www.dell.com/oemterms](http://www.dell.com/oemterms)), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

**Supplier Software Licenses and Services Descriptions:** Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on [www.Dell.com/eula](http://www.Dell.com/eula). Descriptions and terms for Supplier-branded standard services are stated at [www.dell.com/servicecontracts/global](http://www.dell.com/servicecontracts/global) or for certain infrastructure products at [www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm](http://www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm).

**Offer-Specific, Third Party and Program Specific Terms:** Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on [www.dell.com/offeringspecificterms](http://www.dell.com/offeringspecificterms) ("Offer Specific Terms").

**In case of Resale only:** Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

**In case of Financing only:** If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

City of Freeport  
Capital Projects  
Update as of February 28, 2022

Project	Project Status	Budget/Estimated Cost	Spent To Date	Remaining Budget
<b>Fund 67 - 2021 CO Bond Fund</b>				
Lift Station 3, 4, and 14 Rehabilitation	Engineering Complete - Bids to be awarded April 4	\$ 1,056,626.00	\$ 104,725.16	\$ 951,900.84
FM 1495 Water Line Relocation	Engineering being done. Awaiting AFA agreement with TXDOT	514,169.00	-	514,169.00
Phase I SSOI Engineering	Engineering being done	215,926.36	22,974.00	192,952.36
<b>Sanitary Sewer Collection Grant Match</b>	Kickoff February 25, 2022	59316.26	0	59316.26
Wastewater Treatment Plant Grant Match	Kickoff February 25, 2022	60,520.00	-	60,520.00
Avenue H Sewer Line Replacement Grant Match	Engineering being done	42,375.00	-	42,375.00
WWTP Improvements	Planning being done	1,928,630.00	-	1,928,630.00
Sewer Line Replacement SSOI	Veolia performing CCTV & Manhole inspections	1,122,437.38	-	1,122,437.38
	<b>Total Fund 66 - 2021 CO Bond Fund</b>	<b>\$ 5,000,000.00</b>	<b>\$ 127,699.16</b>	<b>\$ 4,872,300.84</b>
<b>Fund 66 - 2020 CO Bond Fund</b>				
Streets & Drainage Projects	Total Budget for Street Projects	\$ 6,375,000.00		
<b>2019-2020 Asphalt Streets - County Interlocal carried over to 2021</b>				
2020-2021 Asphalt Streets - County Interlocal	Complete	135359	135358.4	0.6
2020-2021 Water/Sewer Relocation - Asphalt Streets	Complete	382,973.00	321,260.88	61,712.12
2021-2022 Asphalt Streets - County Interlocal	Complete	230,704.84	230,704.84	-
<b>2021-2022 Water Sewer Relocation - Asphalt Streets</b>	Waiting on County to Start	382,973.00	-	382,973.00
2022 Phase 1 Concrete Streets - Engineering	Waiting on County Timeline	25000	0	25000
2022 Phase 1 Concrete Streets - Construction	In Construction Phase	285,130.00	225,083.56	60,046.44
2022-2023 Phase 2 Concrete Streets - Engineering	Construction Bid has been awarded. Construction to start in March.	2,360,304.00	-	2,360,304.00
2022-2023 Phase 2 Concrete Streets - Construction	Engineering being done	291,570.00	134,810.00	156,760.00
	Awaiting Completion of Engineering	2,216,279.16	-	2,216,279.16
Velasco Pump Station Improvements	Complete	316,707.00	316,706.61	0.39
Heritage House Renovations	On Hold	375,000.00	-	375,000.00
City Hall Renovations	Architectural design 95% complete	998,000.00	72,482.50	925,517.50
	<b>Total Funding Fund 66 - 2020 CO Bond Fund</b>	<b>\$ 8,000,000.00</b>	<b>\$ 1,436,406.79</b>	<b>\$ 6,563,593.21</b>
<b>Fund 14 - Streets &amp; Drainage Funds</b>				
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			
	Mulberry/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	1,357,321.00	-	1,357,321.00
	Geotech Work			
	<b>Total Funding Fund 14 - Streets &amp; Drainage Fund</b>	<b>\$ 1,507,321.00</b>	<b>\$ -</b>	<b>\$ 1,507,321.00</b>

City of Freeport  
Capital Projects  
Update as of February 28, 2022

Project	Project Status	Budget/Estimated Cost	Spent To Date	Remaining Budget
<b>Fund 21 - Facilities &amp; Grounds CIP</b>				
<b>City Hall Renovations</b>				
Wall Partition - Temp Wall - Museum	Architectural design 95% complete	750000	0	750000
Museum Façade	Ordered Walls	\$ 5,000.00	\$ -	\$ 5,000.00
Fire Station 1 Decon Room Phase II	Architectural Design provided. Project on hold	100,000.00	-	100,000.00
<b>Prelim Architectural Study Station 1</b>	Work is ongoing	24,000.00	20,593.13	3,406.87
Old Fire Station Roof	Proposal being complete to begin Architectural work	20000	0	20000
Radio Antenna Repairs - Fire	Obtaining Quotes	\$ 36,000.00	\$ -	\$ 36,000.00
Greens Resurfacing	The parts are on order	11,665.00	-	11,665.00
Car Path Repair	Project on hold till next Fiscal Year due to supply shortage	150,000.00	-	150,000.00
Prelim Architectural Study Club House - Golf	80% Complete	10,000.00	-	10,000.00
Building Access Control - Police	City Council Approved to Begin Preliminary Design	30,000.00	-	30,000.00
New Public Works Building	Ordered	6,750.00	-	6,750.00
River Place Heating	Notice to Proceed issued March 8, 2022	230,000.00	950.00	229,050.00
Landing Repairs	Complete Waiting on Invoices	32,000.00	-	32,000.00
Walking Trail	Obtaining Quotes. Need Additional Funding	30,000.00	-	30,000.00
Baseball Field @ Riverside Park	Bid to be Awarded in March	300,000.00	-	300,000.00
Pedestrian Bridge @ SFA Park	In Process	40,000.00	20,593.13	19,406.87
	On Hold	75,000.00	-	75,000.00
	<b>Total Fund 21 - Facilities &amp; Grounds CIP</b>	<b>\$ 1,850,415.00</b>	<b>\$ 42,136.26</b>	<b>\$ 1,808,278.74</b>
<b>Fund 22 - Vehicle &amp; Equipment Replacement Fund</b>				
<b>New F-250 - Fire</b>				
Radio Replacement - Fire	Complete	60000	53891.39	6108.61
Replace 2 Ambulances	Ordered	\$ 36,400.00	\$ -	\$ 36,400.00
Tee Mower - Golf	Ordered & Received Some Outfitting	600,000.00	118,067.90	481,932.10
<b>Pro Gator Spray Rig - Golf</b>	Ordered	35,000.00	-	35,000.00
Z Master 72 Mower - Golf	Ordered	38000	0	38000
Fairway Mower - Golf	Put on Hold till Next Fiscal Year	\$ 6,000.00	\$ -	\$ 6,000.00
Generator - Police	Awaiting Council Approval	55,000.00	-	55,000.00
Vehicle Replacement - Police	Grant Has Been Awarded and Generator on Order	60,000.00	-	60,000.00
Tire Balancer	Ordered	80,000.00	-	80,000.00
4 Work Trucks - Public Works	Complete	8,000.00	7,999.00	1.00
Jet Trailer	Ordered	160,000.00	-	160,000.00
Vac Truck	Ordered	70,000.00	-	70,000.00
Striping Machine	Ordered	85,000.00	-	85,000.00
Generator	Complete	8,000.00	7,710.00	290.00
	Have Applied for \$1,020,000 in Grants for 4 City Buildings & 3 Lift Stations	60,000.00	-	60,000.00
	<b>Total Fund 22 - Vehicle &amp; Equipment Replacement</b>	<b>1,361,400.00</b>	<b>187,668.29</b>	<b>1,173,731.71</b>

City of Freeport  
Capital Projects  
Update as of February 28, 2022

Project	Project Status	Budget/Estimated Cost	Spent To Date	Remaining Budget
<b>Fund 23 - Technology Fund</b>				
Security Logging Software - Police	Ordered	35,000.00	-	35,000.00
Server Replacement/Network Upgrade - Police	Obtaining Quotes	65,000.00	-	65,000.00
Hardware & Software for Dispatch	Obtaining Quotes	22,000.00	-	-
		<u>\$ 122,000.00</u>	<u>\$ -</u>	<u>\$ 100,000.00</u>
<b>Grant Funded Projects</b>				
CDBG MIT 2016 HUD - Sanitary Sewer Collection System SSOI	Project Kickoff February 25, 2022	5,931,626.00	-	5,931,626.00
CDBG MIT Harvey - Wastewater Treatment Plant Improvements	Project Kickoff February 25, 2022	5,991,468.00	-	5,991,468.00
CDBG - Bar Screen Replacement	Complete, Waiting on Final Draw, and Project Close Out Documents	193,271.00	127,462.85	65,808.15
CDBG - Avenue H Sewer Line Replacement	Engineering being done	260,000.00	-	260,000.00
FEMA River Bank Erosion Project - Hurricane Harvey	Asked for an extension and Rescope. Scheduling a meeting with Core of Engineers	285,793.00	-	285,793.00
		<u>\$ 12,662,158.00</u>	<u>\$ 127,462.85</u>	<u>\$ 12,534,695.15</u>
<b>Other Projects</b>				
Incode Migration Project	Financial System done, Utility Billing in process. Court and HR to follow	208,000.00	29,407.50	178,592.50

# Community Development

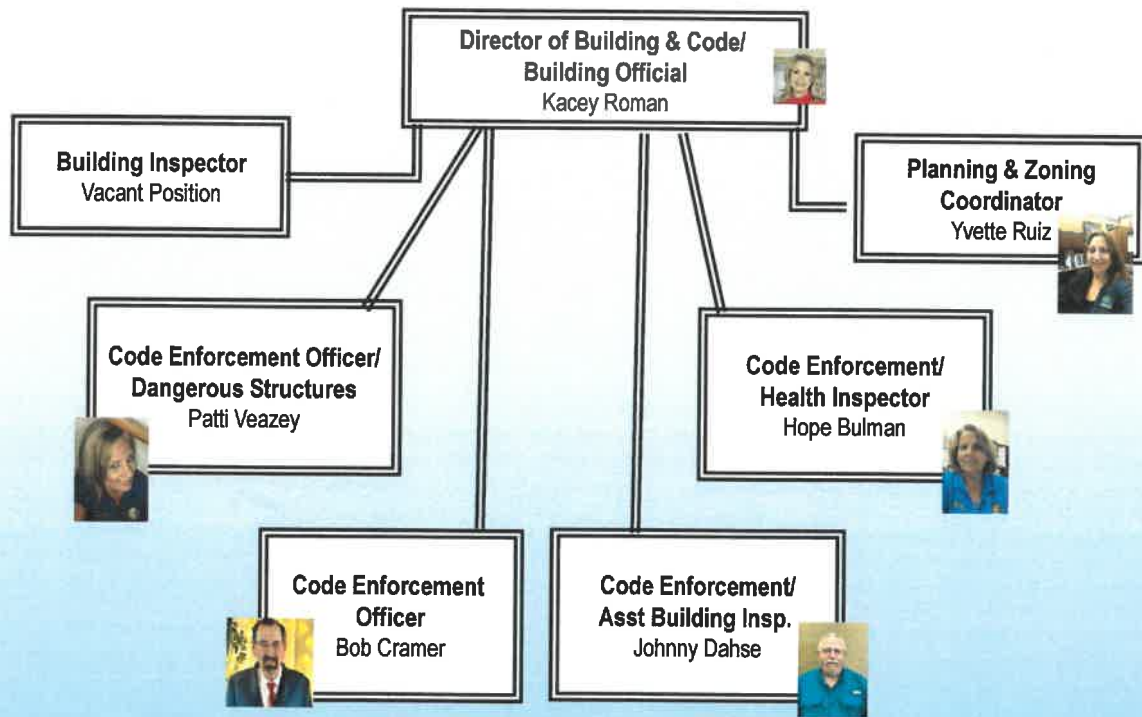


The Community Development Department is responsible for working with the citizens of Freeport and its development community, Boards and Commissions, and the elected officials while managing current and long-range planning, permitting and inspections, code enforcement and other activities in support of 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*

## Staff Training

Education of all staff members is essential and helps improve the ISO Rating of our City. Staff Members attended the following training Classes:

- Code Enforcement Association of Texas Annual Convention
- Coordinated Local Environmental Enforcement
- Land Use Fundamentals
- Floodplain Management





## **Buildings Awaiting Demolition**

**Both have BoA Demolition Orders to be demolished within the next 30 days.**



**424 S Ave D**



**1118 W. 2<sup>nd</sup> St.**

## Code Enforcement Progress



Dear Friend and Neighbor,

I wanted to take a moment and tell you how beautiful your property is. We greatly appreciate your help in keeping Freeport a clean and beautiful place to live. Your hard work has not gone unnoticed!! Keep up the Good Work!!

Sincerely,

Freeport Code Enforcement

**Appreciation  
Letters are being  
distributed.**

# New Computer Program

## *“CitizenServe”*

This program will cover every area of Community Development and has modules that we can use for possible Rental Registration and Inspections.

- Business Licensing
- Code Enforcement
- Permitting
- Planning & Zoning
- Request Tracking
- Online Portal

The logo for CitizenServe, featuring the word "citi" in blue, a red stylized wave symbol, and "enserve" in grey, with a registered trademark symbol.

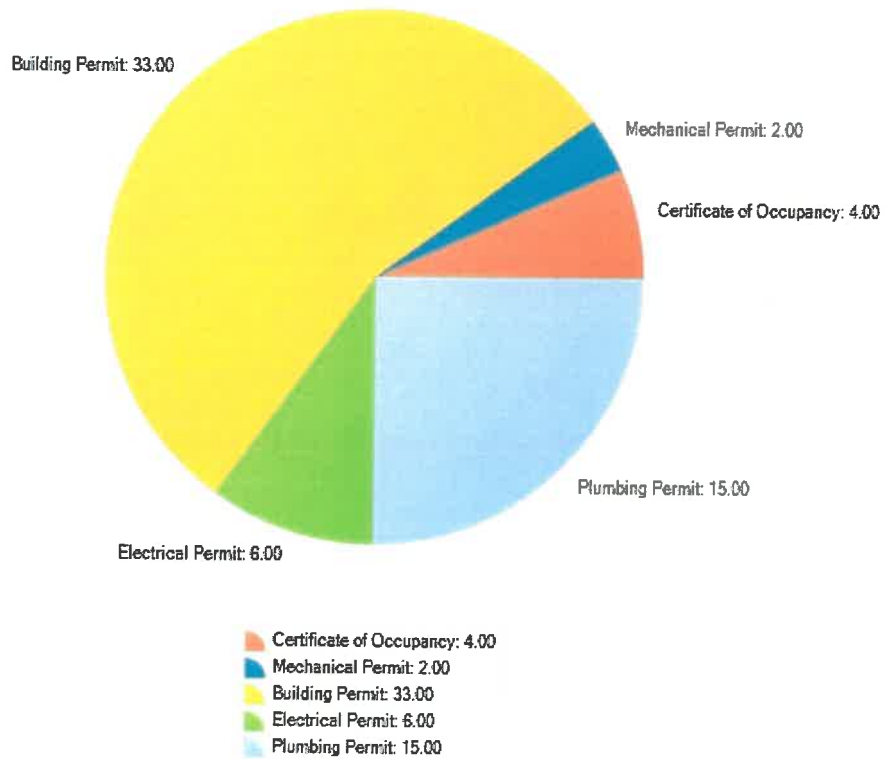
<https://www.citizenserve.com/>

This will enable our Contractors, Business Owners and Citizens to conduct business online, and provide greater tracking and reporting abilities for staff.

## Building Permits Issued - Prev Month

Run Date: 03/16/2022 1:05 PM

### Type of Permit



## Building Permit

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/1/2022	42000760000	522 W BROAD ST (REMODEL)	FOUR ACES REMODELING RENOVATION & CLEANING	FULL INTERIOR DRYWALL DEMO AND NEW REPAIR DAMAGED FRAMING ALL SUBCONTRACTORS MUST PULL THERE OWN PERMITS	Building	\$13,000.00
2/1/2022	42000759000	518 W BROAD ST (REMODEL)	FOUR ACES REMODELING RENOVATION & CLEANING	FULL INTERIOR DRYWALL DEMO AND NEW REPAIR DAMAGED FRAMING ALL SUBCONTRACTORS MUST PULL THERE OWN PERMITS	Building	\$12,000.00
2/1/2022	77500048000	718 W 10TH ST (REMODEL)	FOUR ACES REMODELING RENOVATION & CLEANING	FULL INTERIOR DRYWALL DEMO AND NEW REPAIR DAMAGED FRAMING ALL SUBCONTRACTORS MUST PULL THERE OWN PERMITS	Building	\$15,000.00
2/2/2022	280010000	608 E 2ND ST (METAL SIDING )	FERGUSON METAL BUILDING SOLUTIONS LLC	RESHEET BUILDING	Building	\$3,268,000.00
2/2/2022	81150018000	2205 YELLOWSTONE (GAS TEST)	E W PLUMBING	GAS TEST	Building	\$0.00
2/3/2022	42001316000	1122 W 2ND ST (REMODEL)	jesse aguilar	remodeling kitchen,bathroom, living room,installing new a/c unit, plumbing, new windows, privacy fence	Building	\$10,000.00
2/7/2022	42001375000	1210 W 6TH ST (REMODEL)	PROPERTY REMEDIES	GENERAL REMODEL TO INCLUDE SIDING AND EXTERIOR FRAMING. ALL SUBCONTRACTORS SHALL PULL THERE OWN PERMITS	Building	\$45,000.00
2/7/2022	81250020000	1306 W 10TH ST (SHED)	PATRICK HOLLIS	HAVE A 10 X 16 SHED INSTALLED WILL HAVE 6 TIEDOWN STRAPS	Building	\$0.00
2/7/2022	17800010000	1218 W 11TH ST (ROOF)	FREEDOM ROOFING AND CONTRACTING LLC.	entire re-roof	Building	\$0.00
2/7/2022	42000895000	702 1/2 W 8TH ST (REMODEL)	JILL FRIEDMAN	GENERAL REMODEL SUB- CONTRACTORS FOR MEP	Building	\$2,500.00
2/7/2022	73100006000	1911 N AVE G (FOUNDATION)	BAKER HOUSE LEVELING	FOUNDATION REPAIR PER GREG A. BROOKS # 114197	Building	\$7,500.00

## Building Permit

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/7/2022	42001688110	1607 W 5TH ST (SOLAR)	TITAN SOLAR POWER	INSTALL 8.295KW-DC-STC/7.6KW-AC ROOFTOP PV SOLAR ARRAY WITH LINE SIDE TAP	Building Electrical	\$16,590.00
2/9/2022	81100663000	223 S AVE G (ROOF)	Juan Carlos	Replacing old roof with new. This will consist of removing flat roof, replacing with new decking and rafters.	Building	
2/9/2022	81103702000	1619 N AVE G (FOUNDATION SHED)	BLITZ HALFADAY	FOUNDATION OUT OF BLOCKS FOR STORAGE SHED	Building	\$0.00
2/10/2022	81103702000	1619 N AVE G (SHED)	BACKYARD PRODUCTS	INSTALL 12' X 24' SHED	Building	\$7,083.00
2/10/2022	42001508000	1423 W 4TH ST (GARAGE SALE)	NANCY ARECHIGA	GARAGE SALE FEB 10,11,AND 12TH	Building	
2/10/2022	42001286000	1118 W 5TH ST (GARAGE SALE)	MITZOE AMADOR	GARAGE SALE 2-11,12-2022	Building	
2/11/2022	73100036000	1922 N AVE G (REMODEL)	ADALI HOME REMOD	HARDY PLANK SIDING / INSTALL 6 WINDOWS, GENERAL REMODEL, NO STRUCTURAL WORK 1262 SQFT.		\$0.00
2/11/2022	81102659000	1001 N AVE A (roof)	VEGAS ROOFING	ENTIRE RE-ROOF	Building	\$0.00
2/14/2022	81102882150	1107 N AVE O (FENCE)	RAFAEL BAUTISTA	REPLACE CHAIN LICK FENCE WITH 6' WOOD FENCE 60' LONG	Building	\$400.00
2/14/2022	81101033000	22 N AVE F (PORCH/SLAB)	OLIVIA PALAFOX CRUZ	ADD ON POUCH WITH SLAB *12 FT. MAXIMUM FROM HOUSE FRONT	Building	\$0.00
2/15/2022	81103313000	1324 N BRAZOSPORT BLVD (fence)	LONESTAR FENCE	PUT UP FENCING	Building	\$38,000.00
2/16/2022	84000011000	606 W 9TH ST (ROOF)	BETTER BUILDERS	ENTIRE RE-ROOF	Building	\$0.00
2/22/2022	42001322000	1231 W 2ND ST (SIDEWALK)	CEBALLOS CONSTRUCTION	INSTALL 4 X 45 SIDEWALK, DEMO AND REPLACE WITH NEW CONCRETE, 4" THICK 16" CENTERS AND 3/8 REBAR	Building	\$2,000.00
2/22/2022	681222	822 W 2 (NEW BUILD)	DAVID DALE	CONSTRUCTION OF NEW RESIDENTIAL SINGLE FAMILY CONSISTING OF 4 BEDROOMS, 3 UP 1 DOWN 3 BATHS	Health	\$225,000.00

**Building Permit**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/22/2022	42001731000	1630 W 8TH ST (NEW BUILD)	DRC CONSTRUCTION	REBUILD GLO HOME CONSISTING OF 2 BEDROOMS, 2 FULL BATHS, COVERED PORCH, LIVING, DINING AREA, KITCHEN, LAUNDRY ROOM AND A ONE CAR GARAGE.	Building	\$170,000.00
2/24/2022	42011808000	1748 -1750 LYNN LN (FOUNDATION)	BOOST FOUNDATION REPAIR	foundation repair per Engineer N.BLAIR NEVINS # 106201	Building	\$0.00
2/24/2022	42011806000	1740 -1742 LYNN LN (FOUNDATION)	BOOST FOUNDATION REPAIR	FOUNDATION REPAIR PER ENGINEER N.BLAIR NEVINS # 106201	Building	\$0.00
2/24/2022	81103357111	1400 N BRAZOSPORT BLVD (COMCAST)	MARIA SANCHEZ	COMCAST PROPOSES TO PLACE AERIAL RISER DOWN 20FT AND DIRECTIONAL BORE 222FT. ALL FIBER OPTIC CABLE TO PROVIDE SERVICE TO 1400 N BRAZOSPORT BLVD.	Building	\$1,046.97
2/24/2022	81103361000	1404 N AVE J (COMCAST)	LILIAN VAN ARCKEN	COMCAST PROPOSES TO DIRECTIONAL BORE 156 FT. TO INSTALL NEW COAX CABLE TO PROVIDE SERVICE TO 1404 N AVE J FREEPORT TX INSIDE THE ROW OF SAID CITY	Building	\$602.41
2/28/2022	81103506000	1522 N AVE S (DRIVEWAY)	MARIO BETANCOURT	POUR NEW DRIVEWAY MUST BE 4" THICK, 3/8 REBAR WITH 12" CENTERS	Building	\$0.00
2/28/2022	81101611000	403 N AVE B (DRIVEAWAY)	JOSE LARA	POUR DRIVEWAY MUST BE 4" THICK, 3/8 REBAR WITH 12" CENTERS	Building	\$0.00
2/28/2022	3350001116	1400 W 12TH ST (COMCAST)	COMCAST	COMCAST PROPOSES TP PLACE AERIAL 250 FT. AERIAL RISER DOWN 20 FT AND DIRECTIONALBORE 377 FT TO INSTALL FIBER OPTIC CABLE	Building	\$8,347.82

**Certificate of Occupancy**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/2/2022		2005 N Brazosport Blvd	Omar Chi	New Restaurant		
2/8/2022		1202 N AVE R	LARRY BASS	NEW HOME CONSTRUCTION CONSISTING OF 3 BEDROOM, 2 BATHS, KITCHEN, FAMILY ROOM AND A 2 CAR GARAGE 2057 SQ FT.		
2/8/2022	81070002110	902 N AVE J # 1	ORION CONSTRUCTION	GENERAL RENOVATIONS		
2/17/2022	81100088000	107 S AVE C	OCHOA HOME BUILDING & DESIGN	NEW SINGLE FAMILY HOME CONSISTING OF 3 BEDROOMS, 2 BATHS, LIVING ROOM AND A 2 CAR GARAGE. 1900 SQ FT.		

**Electrical Permit**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/11/2022		1107 NAVIGATION BLVD	PORT FREEPORT	REPLACE AND REWIRE 100 AMP DISCONNECT		
2/14/2022		424 W BRAZOS	HIS POWER ELEC.	CHANGE OUT RUSTED OUT METER CAN TO NEW METER CAN AND SYSTEM		
2/15/2022	42000793000	606 W 1ST ST	TOTAL HOME ELECTRIC	LATERAL SUB FEEDERS FROM EXISTING 200 AMP PANEL TO EXISTING OUTDOOR PANEL		\$1,500.00
2/16/2022	81103928000	1623 N AVE U	TURNKEY ELE	INSTALL 24KW GENERATOR AND 200 AMP TRAFER SWITCH		
2/18/2022	42000739000	530 W 5TH ST	RKNC ELECTRIC	REWIRE FOR REMODEL OF HOME		\$0.00
2/23/2022	77500058000	826 1/2 W 10TH ST	COMCAST	POWER SUPPLY FOR CATV IN EASMENT OVERHEAD DROP METERLOOPSERVICE TO POWER (2) 120V PLUGS		

**Mechanical Permit**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/14/2022	73100036000	1922 N AVE G	COLLEY REFRIGERATION	HVAC INSTALL		\$5,000.00



**Mechanical Permit**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/25/2022	42001256000	1118 W 7TH ST	GOENS A/C	REPLACE 3 TON CONDENSER EVAPORATOR AND FURNACE		\$0.00

**Plumbing Permit**

Create Date	Account Number	Address 1	P_Applicant Name	P_Description of Job	P_Types of Permit Needed	P_Valuation
2/1/2022	81100651000	320 S GULF BLVD	A HENDERSON PLUMBING CO	PLUMBING FOR NEW HOTEL		\$10,000.00
2/1/2022	20670009000	121 BRAZOS LANDING CT	BRAZOSPORT PLUMBING	NEW GAS LINE TO GENERATOR		
2/7/2022	42000895000	702 1/2 W 8TH ST	CLEMENTS PLUMBING	REPLACE ALL DWV AND WATER LINES FOR 1 BATH HOME WITH KITCHEN AND WASHING MACHINE		
2/10/2022	81103018000	1202 N GULF BLVD	SHELTEX PLUMBING	REPAIR GAS MAIN TO KITCHEN		\$1,400.00
2/11/2022		1122 W 2	BRAZOS PLUMBING	PLUMBING FOR REMODELING		
2/17/2022	42012045000	1411 W 6TH ST	RDX PLUMBING	GAS TEST		\$800.00
2/17/2022	42000647000	427 W 7TH ST	CXS PLUMBING	AIR TEST GAS LINE		\$0.00
2/18/2022	42001414000	1323 W 8TH ST	LAMONT PL	GAS TEST		\$0.00
2/18/2022	73100065000	2004 N AVE G	CLEMENTS PLUMBING	UNGROUND ROUGH INN FOR ONE ADDED BATHROOM		\$2,500.00
2/18/2022	42000918000	727 W 5TH ST	RDX PLUMBING	REPIPE OF 5 FIXTURES FOR REMODEL		\$3,500.00
2/18/2022	42011846000	1730 W 8TH ST	RDX PLUMBING	REMODEL OF 4 FIXTURES		\$1,500.00
2/23/2022	42001538000	1415 W 6TH ST	BRAZOSPORT PLUMBING	REPAIR GAS LINE		
2/23/2022	81100337000	521 S AVE C	CXS PLUMBING	AIR TEST GAS LINE		\$0.00
2/24/2022	93270860060	101 S GULF BLVD	LUYCX PLUMBING	SEWER TAP REPAIR		\$2,000.00
2/25/2022	42001142000	902 W BROAD ST	TEXAS QUALITY PLUMBING	GAS LINE REPAIR		\$2,100.00

# Monthly Code Reports

Run Date: 03/01/2022 8:01 AM

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
2/1/2022	Patti Veazey	In Progress	1510 W 5TH ST	Reinspection	Structure with hole in the roof put on dangerous structures
2/1/2022	Patti Veazey	In Progress	1302 W 6TH ST	Reinspection	Og
2/1/2022	Patti Veazey	In Progress	807 W 6TH ST	Reinspection	
2/2/2022	Patti Veazey	Closed	1507 W 4TH ST		Shingles piled by acc structure
2/2/2022	Patti Veazey	Closed	1502 W 5TH ST	Reinspection	Parking in yard left notice
2/2/2022	Patti Veazey	Closed	1011 W 11TH ST	Reinspection	Posted tow notice Yukon in the street expired tags and flat
2/2/2022	Patti Veazey	In Progress	122 W 7TH ST	Reinspection	Parking camper on street left notice to remove
2/3/2022	Patti Veazey	Closed	911 W BROAD ST		complaint came from upstairs no building permit but a large pile of construction debris in yard.
2/7/2022	Hope Bullman	New	324 S AVE J	Action Information	RV outside licensed park, connected to house utilities, apparently living in RV. Couch needs disposed of, trash and debris. Mailing door hanger due to loose dog on premises.
2/7/2022	Patti Veazey	In Progress	1018 W 9TH ST	Reinspection	Cut grass by street
2/8/2022	Patti Veazey	Closed	626 W 5TH ST		Parking in front yard
2/8/2022	Patti Veazey	In Progress	630 W 5TH ST	Generate and Send Violation Notice	Left a door hanger cut grass clean up yard and ditch
2/8/2022	Patti Veazey	In Progress	623 W 6TH ST	Reinspection	Debris from torn down house
2/8/2022	Patti Veazey	In Progress	926 W 6TH ST	Reinspection	Clean up back yard left a door knocker
2/10/2022	Hope Bullman	New	711 N AVE A		Viola contacted the water department to let them know there was sewer water running into street. Compliant was given to us on 2/10/22. Upon my inspection contaminated water was coming from under dwelling, running onto sidewalk and street. Green mold/fungus was apparent. We are having the water department turn the water to dwelling off. No one was at home. I left a door hanger for the owner to contact me.

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
2/10/2022	Hope Bullman	In Progress	1001 N AVE A		Stopped by 1001 N Ave A, working without a permit. verified with Yvette,(Permit Tech) on 2/10/2022 stopped work and informed them they had to get a permit. Company was Vega Roofing.
2/14/2022	Patti Veazey	In Progress	322 W 2ND ST	Reinspection	Send letter
2/14/2022	Patti Veazey	In Progress	1215 W BROAD ST	Reinspection	High weeds here and there
2/14/2022	Patti Veazey	In Progress	1206 W BROAD ST	Reinspection	Repair rotten wood and paint
2/14/2022	Patti Veazey	In Progress	1014 W BROAD ST	Reinspection	White junk vehicle in yard left a door hanger
2/14/2022	Patti Veazey	In Progress	402 W 4TH ST	Reinspection	Og
2/14/2022	Patti Veazey	In Progress	1415 W 5TH ST	Reinspection	
2/14/2022	Patti Veazey	In Progress	1207 W 5TH ST	Reinspection	
2/14/2022	Patti Veazey	Closed	918 W 6TH ST		Need to bring exterior up to code
2/14/2022	Patti Veazey	New	918 W 6TH ST	Reinspection	
2/15/2022	Patti Veazey	In Progress	503 W 7TH ST	Reinspection	Talked to owner and they are getting a plumber to meet with veola James to see what side the leaks on
2/15/2022	Patti Veazey	In Progress	1701-1703 W 4th	Reinspection	Had a complaint about a door missing off a AT & T building went out and talked to the owner of the property and I'm going to reach out to AT&T to see about getting the door repaired..
2/16/2022	Patti Veazey	In Progress	1119 W 5TH ST	Reinspection	Left a door hanger
2/16/2022	Patti Veazey	In Progress	1014-1016 W 5th	Reinspection	Cut grass remove mattress
2/16/2022	Patti Veazey	In Progress	1007 W 5TH ST	Reinspection	
2/17/2022	Patti Veazey	In Progress	1215 W BROAD ST	Reinspection	
2/17/2022	Patti Veazey	In Progress	1622 W 7TH ST	Action Information	
2/17/2022	Patti Veazey	In Progress	1623 W 6TH ST	Reinspection	Sending a letter to cut
2/17/2022	Patti Veazey	In Progress	1611 W 6TH ST	Reinspection	Need to paint structure
2/17/2022	Patti Veazey	In Progress	1701 N Ave I	Reinspection	Starting dangerous structure on this
2/17/2022	Patti Veazey	In Progress	1872 Acacia Cir		truck parked on the street with a flat tire. tagged it to be removed. has current inspection sticker
2/18/2022	Patti Veazey	In Progress	1856 ACACIA CIR	Reinspection	car with a tarp on it in the yard sending a letter
2/18/2022	Patti Veazey	In Progress	1135 Youpon	Reinspection	Tires in street
2/18/2022	Patti Veazey	In Progress	1403 W 9TH ST	Reinspection	
2/22/2022	Patti Veazey	In Progress	419 1/2 W 1st		2 store structure in back needs paint and powerwashed
2/22/2022	Patti Veazey	In Progress	76 MAPLE	Reinspection	Clean up yard including construction debris. Wood on structure missing

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
2/22/2022	Patti Veazey	In Progress	209616 W 1ST VAC LOT	Reinspection	
2/24/2022	Hope Bullman	New	902 N AVE J	Action Information	We delivered notification of water being suspended for none payment on 2/23/22
2/24/2022	Hope Bullman	New	1001 N BRAZOSPORT BLVD	Action Information	Myself and John Dahse delivered notification of water being suspended for none payment on 2/23/22. Spoke with manager
2/24/2022	Patti Veazey	In Progress	618 W 9TH ST	Reinspection	Parking in front yard and stuff on carport for two weeks
2/25/2022	Patti Veazey	New	206 Slaughter Rd	Initial Inspection	Back house on dangerous structure list
2/25/2022	Patti Veazey	In Progress	226 SLAUGHTER RD	Reinspection	Dow needs to remove brush on vac property
2/25/2022	Patti Veazey	In Progress	310 SLAUGHTER RD	Reinspection	Brush on lot for along time
2/25/2022	Patti Veazey	In Progress	318 SLAUGHTER RD	Reinspection	Brush Dow owns property
2/25/2022	Patti Veazey	In Progress	330 SLAUGHTER RD	Reinspection	Dow has brush on lot for a long time
2/25/2022	Patti Veazey	In Progress	161797	Reinspection	Brush on Dow's lot
2/25/2022	Patti Veazey	In Progress	414 SLAUGHTER RD	Reinspection	Brush piles from Dow
2/25/2022	Patti Veazey	In Progress	430 SLAUGHTER RD	Reinspection	Small pile of brush property owned by Dow
2/25/2022	Patti Veazey	In Progress	502 SLAUGHTER RD	Reinspection	Lots of brush owned by Dow
2/25/2022	Patti Veazey	In Progress	506 SLAUGHTER RD	Reinspection	Brush by trees
2/25/2022	Patti Veazey	In Progress	514 SLAUGHTER RD	Reinspection	Brush by burning barrel and dead tree down
2/25/2022	Patti Veazey	In Progress	534 SLAUGHTER RD	Reinspection	Brush pile
2/25/2022	Patti Veazey	In Progress	602 SLAUGHTER RD	Reinspection	Brush on Dow's lot
2/25/2022	Hope Bullman	Applied	1724 N AVE S	Action Information	Left door hanger on 2/22/2022, Large tree trunk in ditch, trash and high grass in ditch. dilapidated wood fence in rear of dwelling, unregistered / inoperable boat.
2/25/2022	Patti Veazey	In Progress	622 SLAUGHTER RD	Reinspection	Brush on property
2/25/2022	Patti Veazey	New	704 SLAUGHTER RD	Reinspection	Brush on property
2/25/2022	Patti Veazey	In Progress	618 SLAUGHTER RD	Reinspection	Brush on Dow's lot
2/25/2022	Patti Veazey	In Progress	704 SLAUGHTER RD	Reinspection	Brush on lot
2/25/2022	Patti Veazey	In Progress	726 SLAUGHTER RD	Reinspection	Brush on property
2/25/2022	Patti Veazey	In Progress	802 SLAUGHTER RD	Reinspection	Large pile by swing set
2/25/2022	Patti Veazey	In Progress	814 SLAUGHTER RD	Reinspection	Debris on the property
2/25/2022	Patti Veazey	In Progress	723 SLAUGHTER RD	Reinspection	Brush on property Dow owns
2/25/2022	Patti Veazey	In Progress	723 SLAUGHTER RD	Reinspection	Brush on Dow's property
2/25/2022	Patti Veazey	In Progress	710 SLAUGHTER RD	Reinspection	Brush on property that Dow owns
2/25/2022	Patti Veazey	In Progress	3414 BOWIE LN	Reinspection	Brush on property
2/25/2022	Patti Veazey	In Progress	627 SLAUGHTER RD	Reinspection	Brush on Dow's lot
2/25/2022	Patti Veazey	In Progress	3410 AUSTIN LN	Reinspection	Brush on Dow's property

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
2/25/2022	Patti Veazey	In Progress	3418 AUSTIN LN	Reinspection	Brush on Dow's property
2/25/2022	Patti Veazey	In Progress	3426 AUSTIN LN	Reinspection	Brush on property
2/25/2022	Hope Bullman	New	719 W 10TH ST	Reinspection	Customer made a complaint to the water department about a bad sewer leak at 719 W 10th on 2/25/2022. Myself and Bob Cramer met with Nick, with Veolia at the residence. He had permission from owners daughter, Felicia Schupp, who was house sitting for her parents. allowing us to enter the back yard. Photos were taken of both clean outs. (One by the house and the other to the rear of property.) they were full. There was apparent water running from under the dwelling in the front and down the driveway into the street. It was explained to Mrs. Schupp that the water was coming from under the dwelling on their side and not the neighbors. I also Spoke with Mr. Campo, whom is out of town on a family emergency. He was upset at first that the backup was coming from the City side. I explained to him that Veolia ran snake down their side and the lines were clear on both sides, as the water is coming from under his dwelling. He was informed the water would be shut off and locked until repairs were made by a certified plumber. As the sewer running down the driveway into the street is a health hazard.
2/25/2022	Patti Veazey	In Progress	3504 AUSTIN LN	Initial Inspection	Tree limbs on Dow's vac lot
2/1/2022	Hope Bullman	Applied	1800 W 2nd	Initial Inspection	
2/1/2022	Hope Bullman	Applied	1800 W 2nd		
2/2/2022	Hope Bullman	Applied	2005 N Brazosport Blvd	Action Information	
2/2/2022	Hope Bullman	Applied	305 S Brazosport Tx. 77541		
2/2/2022	Hope Bullman	Applied	923 N BRAZOSPORT BLVD	Action Information	
2/2/2022	Hope Bullman	Applied	1823 N BRAZOSPORT BLVD	Action Information	
2/2/2022	Hope Bullman	Applied	1421 N BRAZOSPORT BLVD		
2/2/2022	Hope Bullman	Applied	1601 E HWY 332	Action Information	
2/2/2022	Hope Bullman	Applied	2105 N BRAZOSPORT BLVD	Action Information	

Create Date	Created By	Status	Address 1	Current Task	V_Summary if Violation
2/2/2022	Hope Bullman	Applied	919 W 2ND ST	Action Information	
2/2/2022	Hope Bullman	Applied	411 Sailfish Ln		
2/3/2022	Hope Bullman	Applied	1515 N BRAZOSPORT BLVD	Action Information	
2/7/2022	Hope Bullman	Applied	603 W 2ND ST		
2/7/2022	Hope Bullman	Applied	207 E PARK AVE		
2/7/2022	Hope Bullman	Applied	1624 N BRAZOSPORT BLVD		
2/8/2022	Hope Bullman	Applied	307 S BRAZOSPORT BLVD		
2/8/2022	Hope Bullman	Applied	1401 N AVE G	Action Information	
2/8/2022	Hope Bullman	Applied	902 N Brazosport Blvd	Action Information	
2/8/2022	Hope Bullman	Applied	403 S FRONT ST		
2/15/2022	Hope Bullman	Applied	301 N Brazosport Blvd		
2/15/2022	Hope Bullman	Applied	301 N Brazosport Blvd		
2/24/2022	Hope Bullman	Approved	Freeport River Place		
2/26/2022	Hope Bullman	Applied	202 W 1ST ST	Initial Inspection	
2/26/2022	Hope Bullman	Applied	311 East Park Ave	Initial Inspection	

City of Freeport  
Culture, Recreation & Tourism Department  
Monthly Summary Report

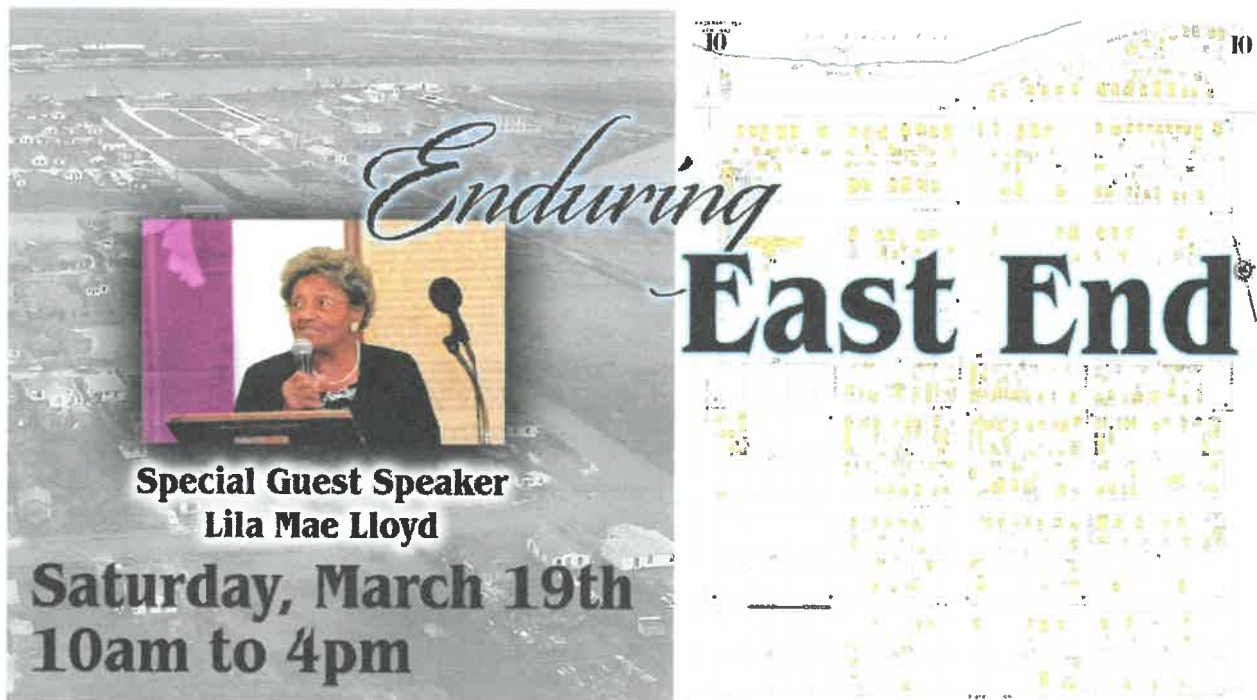
February 2022

**FREEPORT HISTORICAL MUSEUM & VISITOR CENTER**

**Exhibits**

Towards the beginning of the month, as a result of the success of the Remember in Freeport, TX When...event, Freeport native Pat Flynn donated \$5,000 to the museum to go towards the development of the Texas Navy Room.

Preparations were made for March's *Enduring East End* event. Marketing began to promote the event. *Enduring East End*, similar to our previous event in January, honors Freeport's historic East End community by inviting the public to display artifacts, family heirlooms, and original photography pertaining to the East End. Ms. Lila Mae Lloyd will be guest speaker.



The image is a promotional poster for the 'Enduring East End' event. It features a composite background. On the left, there is a photograph of a woman, Lila Mae Lloyd, speaking at a podium with a microphone. Below this photo, the text reads 'Special Guest Speaker Lila Mae Lloyd'. To the right of the speaker photo is a large, stylized map of the East End area, with many buildings highlighted in yellow. The title 'Enduring East End' is written in a large, elegant script font across the center, with 'Enduring' in a smaller font and 'East End' in a much larger, bold font. At the bottom left, the event details are listed: 'Saturday, March 19th' and '10am to 4pm'.

*Enduring*  
**East End**

Special Guest Speaker  
Lila Mae Lloyd

Saturday, March 19th  
10am to 4pm

## **Staff Updates**

On February 7<sup>th</sup>, Museum Director LeAnn Strahan brought in three, 3D prints of Amanda Danning's facial reconstruction of Wilma to eventually be displayed within the museum. At the recommendation of the Historical Board, Wade began to fill the 3D filament ridges with epoxy to smooth the print and prepare for paint.



Numerous museum projects came to fruition with the installation of six new interpretive panels covering the arrival of Austin's original 300 settlers, Fort Velasco, The Texas Revolution, The American Civil War, and Shipwrecks at or near the Mouth of the Brazos. Fabrication projects began as well, including the installation of letters noting specific entry points within the museum.





Staff with Penney's Electric returned to install four, six-foot track lights within the front half of the museum to highlight new interpretive panels and displays.



Towards the end of the month, Patrick Hollis with Patrick Enterprises installed two new security cameras and updated existing cameras and security hardware.

### **Main Street**

LeAnn has been working with the site coordinator to plan our initial TMSP Resource Team visit scheduled for the first week of April. Events will include meetings with multiple boards, commissions, and administrative staff, touring and documentation of downtown, and presentations to City Council and other stakeholders.

#### **Goals of a Resource Visit**

- To understand the physical reality of our city – the buildings, streets, sidewalks, spaces, etc. – and understand how downtown connects with the greater community.
- To understand our community's challenges, assets, and opportunities
- To begin what will (hopefully) become a productive, long-standing relationship between our community and the TMSP team.
- To meet one-on-one with the Manager, answering questions, talking through workflow, prioritization, relationship-building, etc.
- To help the Main Street Board and manager clarify and prioritize goals, together, so we can create a realistic, achievable work plan going forward.

## **Special Events**

Freeport's first ever Mardi Gras Festival was held on Saturday, February 26<sup>th</sup>. Despite the cold weather, we received a warm reception from the community. Freeport's first ever Mardi Gras Festival was held on Saturday, February 26<sup>th</sup>. Despite the cold weather, we received a warm reception from the community. The event kicked off with a festive parade of more than 40 decorated floats, ATVs, golf carts and other vehicles ending in historic downtown where the afternoon festivities included a LT & the Zydeco Mob and other strolling performers. and a gumbo cookoff. Other FREE activities included wax hands, spin art and a caricaturist.



# POS Summary by Location

Run On 03/09/2022 03:43  
Run By LeAnn Strahan  
From 02/01/2022 12:00  
To 02/28/2022 11:59

## Museum

Item Description	Quantity	Total
1. POS Item: Adult Mardi Gras Tee	14	\$252.00
2. POS Item: After Alden Book	1	\$35.00
3. POS Item: Beer Ticket	44	\$132.00
4. POS Item: Daily Admission - Adult	52	\$260.00
5. POS Item: Daily Admission - Senior	13	\$39.00
6. POS Item: Donations	1	\$5,000.00
7. POS Item: Freeport- Velasco Book	1	\$21.00
8. POS Item: Gumbo Cookoff Fee	5	\$250.00
9. POS Item: Kessner Books	2	\$32.00
10. POS Item: Wristband	6	\$30.00
	<b>139</b>	<b>\$6,051.00</b>



# Finance, Court & Water Departments

**Title:** Monthly Report for February 28, 2022

**Date:** March 11, 2022

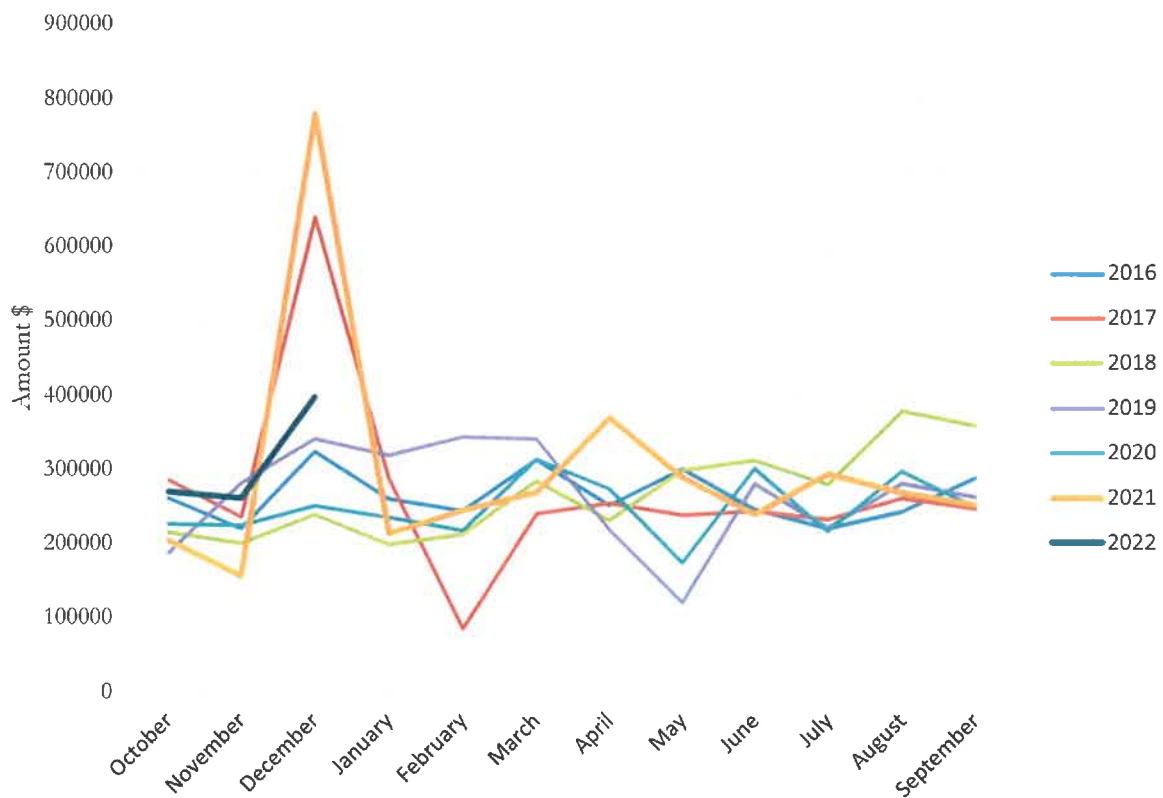
**From:** Cathy Ezell, Finance Director

## Financial Information

### The General Fund:

The revenues collected for the General fund as of February 28, 2022 are \$9,560,580 or 51.15 % 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 February 28, 2022 are \$7,764,888 or 38.05% of the budgeted expenditures. See the attached Monthly Financial Report for more detail.

The revenues are over the expenditures by 1,795,692. The fund balance or reserves of the General Fund as of February 28, 2022 is \$9,308,884. This is 45.85% of the expenditure budget.

## Monthly Report Finance, Court & Water Departments

### **Water & Sewer Fund**

The revenues for the Water & Sewer Fund as of February 28, 2022 are \$2,635,830 or 40.01% of the budgeted revenues. See the attached Monthly Financial Report for more detail.

The expenditures for the Water & Sewer Fund as of February 28, 2022 are \$2,043,392 or 31.57% of the budgeted expenditures. Please note these are not the final expenditures. We are still processing all the year-end entries. See the attached Monthly Financial Report for more detail.

The revenues exceed the expenditures by \$591,897. The fund balance or reserves for the Water & Sewer Fund as of February 28, 2022 is \$676,928. This fund balance is only 10.65% of the operating expenditures.

### **Water Department**

The Water Department is beginning the prep for beginning the Incode migration. This is the next module to go through the process.

### **Municipal Court**

Municipal Court continues working on the backlog of cases due to COVID.

### **Other**

The Financial Management, Fixed Assets, Purchasing, and Accounts Payable functions have been migrated to Incode 10. We are working out of the new system. Then we will move to the other applications (utility billing, cash receipting, court and payroll).

City of Freeport  
 Monthly Financial Report  
 As of February 28, 2022  
 General Fund

	FY2021 Actuals*	Adopted FY2022 Budget	Amended FY2022 Budget	Year to Date Actual	% YTD Budget
Beginning Fund Balance	\$ 6,412,389	\$ 7,457,056	\$ 7,513,192	\$ 7,513,192	
<b>Revenues</b>					
EMS	\$ 601,362	\$ 542,900	\$ 542,900	\$ 178,817	32.94%
Property Taxes	2,705,294	3,054,000	3,054,000	2,781,839	91.09%
Industrial Taxes	8,090,088	8,272,790	8,272,790	3,242,378	39.19%
Sales Tax	2,387,917	2,000,000	2,030,000	619,166	30.50%
Franchise & Other Taxes	636,793	723,100	723,100	262,615	36.32%
Permits	183,562	136,135	136,135	73,691	54.13%
Charges for Services	936,361	935,700	935,700	391,511	41.84%
Recreation/Rental	63,428	138,500	138,500	9,460	6.83%
Golf	717,239	625,000	625,000	259,392	41.50%
Municipal Court	176,376	406,200	406,200	65,381	16.10%
Grants	823,390	1,332,200	1,332,200	1,506,087	113.05%
Lease Income	242,901	123,402	123,402	37,094	30.06%
Miscellaneous	736,551	370,775	370,775	133,148	35.91%
<b>Total Revenues</b>	<b>18,301,262</b>	<b>18,660,702</b>	<b>18,690,702</b>	<b>9,560,580</b>	51.15%
<b>Expenditures</b>					
Administration	\$ 1,714,860	\$ 1,900,909	\$ 1,915,600	\$ 763,381	39.85%
Service Center	214,790	224,033	224,033	86,467	38.60%
Municipal Court	196,384	239,075	239,075	93,974	39.31%
Police	4,528,655	4,979,157	4,979,157	2,089,966	41.97%
Fire	1,441,915	1,401,566	1,405,481	547,197	38.93%
EMS	819,416	927,740	927,740	400,014	43.12%
Emergency Management	308,615	-	18,695	150,986	807.63%
Code Enforcement	393,536	420,845	438,205	111,164	25.37%
Building	311,517	358,098	358,098	83,875	23.42%
Garbage Collection	968,318	931,000	931,000	332,091	35.67%
Street & Drainage	1,329,334	1,431,147	1,460,781	595,240	40.75%
Beach Fund Expense	55,849	31,500	31,500	382	1.21%
Historical Museum	333,402	427,492	427,492	146,622	34.30%
Sr Citizens Commission	4,982	10,250	10,250	3,273	31.93%
Library	184,796	42,500	42,500	16,296	38.34%
Parks	1,332,358	1,281,967	1,306,104	413,955	31.69%
Golf	1,327,542	1,172,103	1,172,103	399,743	34.10%
Recreation	496,866	620,027	620,027	219,656	35.43%
Interfund Transfer to	1,410,846	4,051,815	4,051,815	1,360,605	33.58%
Interfund Transfer from	(173,520)	(150,000)	(150,000)	(50,000)	33.33%
<b>Total Expenditures</b>	<b>17,200,459</b>	<b>20,301,224</b>	<b>20,409,656</b>	<b>7,764,888</b>	38.05%
<b>Revenue Over/(Under) Expenditures</b>	<b>\$ 1,100,803</b>	<b>\$ (1,640,522)</b>	<b>\$ (1,718,954)</b>	<b>\$ 1,795,692</b>	
Ending Fund Balance	\$ 7,513,192	\$ 5,816,534	\$ 5,794,238	\$ 9,308,884	

\*Actuals may change based on audit.

**City of Freeport  
Monthly Financial Report  
As of February 28, 2022  
Water Sewer Fund**

	FY2021 Actuals*	Adopted FY2022 Budget	Amended FY2022 Budget	Year to Date Actual	% YTD Budget
Beginning Fund Balance	\$ (17,603)	\$ (598,386)	\$ 85,031	\$ 85,031	
<b>Revenues</b>					
Interlocal Revenue	\$ 163,635	\$ 4,000	\$ 4,000	\$ -	0.00%
Interest	1,412	500	500	450	90.09%
Misc Income	(208)	-	-	(73)	N/A
Misc Income Return Checks	505	1,000	1,000	425	42.50%
Utility Reimbursements	182,371	70,000	70,000	38,982	55.69%
Community Dev Grant	25,139	260,000	260,000	-	0.00%
Grant Revenue-Emergency P	(58,143)	-	-	-	N/A
FEMA Reimbursement	-	-	-	-	N/A
Cash Over or Short	(23)	-	-	(65)	N/A
Water Revenue	3,248,117	3,764,000	3,764,000	1,446,244	38.42%
Water Revenue - Misc	5,493	-	-	-	N/A
Sewer Revenue	2,242,923	2,383,800	2,383,800	995,316	41.75%
Sewer Revenue - Misc	913	-	-	20	N/A
Sewer Surcharge	-	-	-	92	N/A
Water Tap Fee	14,800	14,000	14,000	2,400	17.14%
Sewer Tap Fee	-	-	-	20	N/A
Bad Debt Write-Off	2,589	1,000	1,000	505	N/A
Connect & Disconnect Fees	77,169	90,000	90,000	43,847	48.72%
Transfer from General Fund	-	-	-	107,667	
Proceeds from Bond Sale	4,845,000	-	-	-	N/A
Premiums from Bond Sale	300,036	-	-	-	N/A
Underwriter's Discount	(61,356)	-	-	-	N/A
<b>Total Revenues</b>	<b>10,990,371</b>	<b>\$ 6,588,300</b>	<b>\$ 6,588,300</b>	<b>\$ 2,635,830</b>	40.01%
<b>Expenditures</b>					
Salaries	\$ 100,431	\$ 126,059	\$ 126,059	\$ 44,906	35.62%
Benefits	38,323	53,168	53,168	20,740	39.01%
Supplies	48,979	46,850	46,850	18,058	38.54%
Services	5,203,971	5,322,160	5,322,160	1,768,962	33.24%
Maintenance	18,460	65,000	65,000	24,179	37.20%
Sundry	2,834	25,675	25,675	16,188	63.05%
Capital Outlay	241,058	260,000	382,239	-	0.00%
Debt Service Fees	79,576	-	-	-	N/A
Transfer to Debt Service	4,104	302,698	302,698	100,899	N/A
Transfer to CO2021 Bond Fund	5,000,000	-	-	-	N/A
Transfer from General Fund	150,000	150,000	150,000	50,000	N/A
<b>Total Expenditures</b>	<b>\$ 10,887,737</b>	<b>\$ 6,351,610</b>	<b>\$ 6,473,849</b>	<b>\$ 2,043,932</b>	31.57%
<b>Revenue Over/(Under) Expenditures</b>	<b>\$ 102,634</b>	<b>\$ 236,690</b>	<b>\$ 114,451</b>	<b>\$ 591,897</b>	
Ending Fund Balance	\$ 85,031	\$ (361,696)	\$ 199,482	\$ 676,928	

\*Actuals may change based on audit.





**CITY OF FREEPORT  
FREEPORT FIRE & EMS DEPARTMENT**

*131 East 4<sup>th</sup> 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. Kelty, City Manager

From: Christopher D. Motley, Fire Chief

Date: March 21, 2022

Re: February 2022

Response alarms:      Fire -      9  
                                 EMS -      140  
                                 Total -      149

Note: County wide the call volume has dropped.

**Significant Events:**

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 0  
Two EMS units working calls at the same time: 31  
Three working EMS alarms: 0  
Four working EMS alarms: 0  
Five working EMS alarms: 0  
Transport rate: 59%

**Equipment/Infrastructure:**

Fire Station #1: A/C Trane unit out of service. Replace fan motor. A/C in operation.

**Audit:**

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

**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.

TCEQ for the Hurricane Nicolas Declaration Temporary Debris Management Site permit has been audited and received a close out letter.

Monitoring weather activity affecting the Freeport community.  
This month 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 w/ the local responding fire department as required by SARA II Act.

Visit us online at [www.freeport.tx.us](http://www.freeport.tx.us)  
[facebook.com/FreeportFire](https://facebook.com/FreeportFire)  
[fire@freeport.tx.us](mailto:fire@freeport.tx.us)



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Deputy Chief  
Fire Marshal

**Mitigation Grants:** FEMA: S.A.F.E.R. Grant application, preparing data and documentation for grant writer. 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.

**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 administrating 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.

Employee testing was complete on February 5, 2021 with five applicants. Resulting in three applicants passing. Looking to offer a part-time EMS position to an applicant because he has EMS certification and no certification with TCFP.

**Training Employees:** Three employees currently in school.: Thomas Thornton; EMT-Advance to Paramedic. Kristopher Vierra; EMT-Advance to Paramedic. Parker Jones

**Employee of Month:** Thomas Thornton

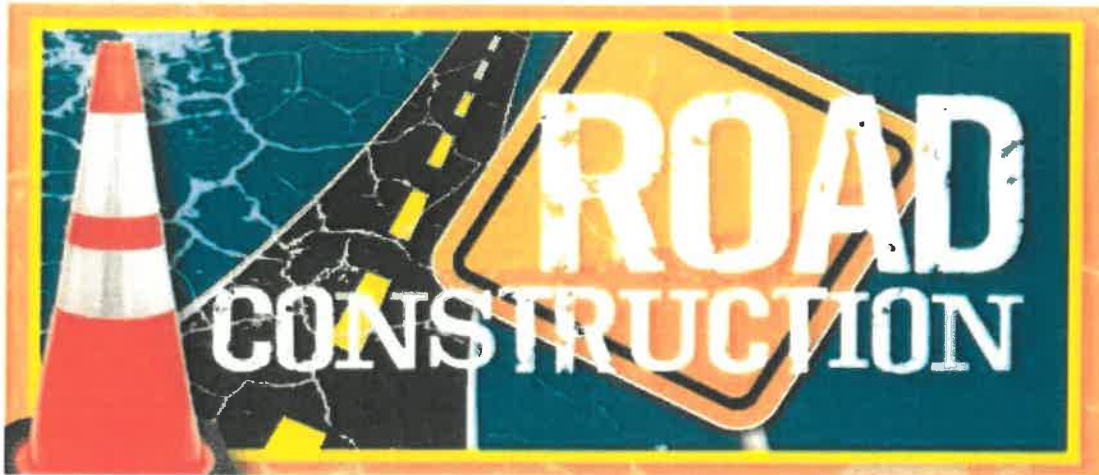
**Injuries:** No report

**Public Relations:** FFD held a fire extinguisher calls for BISD teachers at Brazosport High School..

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

Visit us online at [www.freeport.tx.us](http://www.freeport.tx.us)  
[facebook.com/FreeportFire](https://facebook.com/FreeportFire)  
[fire@freeport.tx.us](mailto:fire@freeport.tx.us)

## Concrete Road Replacement Program



The concrete road replacement program started on March 8, 2022. Roads identified and approved by Council for replacement are:

**Arbutus Street** – from 2<sup>nd</sup> Street to 4<sup>th</sup> Street

**W. 5<sup>th</sup> Street** – from Dixie to Court

**W. 6<sup>th</sup> Street** – from Dixie to Yaupon

**Lynn Lane** – from Dixie to Avalon

**Avalon Street** – from W. 6<sup>th</sup> to W. 7<sup>th</sup>

**W. 7<sup>th</sup> Street** – from Dixie to Yaupon

**W. 8<sup>th</sup> Street** – from Riverview to Dixie

**W. 10<sup>th</sup> Street** – from S. Velasco to Cedar

The road replacement program is divided into three (3) categories:

### **Phase I:**

**Arbutus Street** – from 2<sup>nd</sup> Street to 4<sup>th</sup> Street

**W. 5<sup>th</sup> Street** – from Dixie to Court

**W. 6<sup>th</sup> Street** – from Dixie to Yaupon

**Lynn Lane** – from Dixie to Avalon

# Concrete Road Replacement Program

## Phase II:

**Avalon Street** – from W. 6<sup>th</sup> to W. 7<sup>th</sup>

**W. 7<sup>th</sup> Street** – from Dixie to Yaupon

**W. 8<sup>th</sup> Street** – from Riverview to Dixie

## Phase III:

**W. 10<sup>th</sup> Street** – from S. Velasco to Cedar

This replacement program will address much needed upgrades to roadway infrastructure including:

- Concrete road replacement
- Curb/ Gutter and Inlet replacement
- Underground drainage pipes
- Sidewalk replacement

The Completion time for all three (3) Phases is 245 days per the contract requirements. Weather delays during this project will put the anticipated completion around the end of November 2022.

### WORK ZONE SAFETY

In work zones, we need your help to ensure the safety and accessibility of all users of our roadways. Whether driving, riding or walking, use care when approaching work zones. Here are some safety tips to avoid a potential accident:

- Stay alert and minimize distractions
- Follow other vehicles at a safe distance
- Slow down when you see a work zone
- Look for flaggers
- Be aware of workers
- Proceed cautiously
- Be patient

*Thank you for helping to keep everyone safe.*

For questions or concerns please contact the Public Works Department @ 979-233-4241



P.O. BOX 1386, HOUSTON, TEXAS 77251-1386 | 713.802.5000 | WWW.TXDOT.GOV

January 19, 2022

RE: U.S. Coast Guard Outreach with Affected Landowners and Businesses  
Freeport, Brazoria County, Texas  
FM 1495: At Old Brazos River  
County Road 229: To Fourth Street  
Control 0587-01-060

Dear Sir or Madam:

The Texas Department of Transportation (TxDOT) Houston District previously reached out to adjacent landowners and businesses in June 2020 to notify individuals that TxDOT is proposing to replace the Farm-to-Market (FM) 1495 bridge at the Old Brazos River crossing in Freeport, Brazoria County, Texas (Project). TxDOT would like to take this opportunity to update you of the final plan details of the proposed bridge replacement, the anticipated impacts to the navigable river segment, and the estimated construction phase schedule.

The proposed project would not require any additional right-of-way (ROW) acquisition; however, you are receiving this notice because records indicate that you either own or occupy a property and/or business along the Old Brazos River and is in close proximity to the project.

A fact sheet with project information about the FM 1495 bridge replacement has been attached to this correspondence for your review. For general design and/or construction related inquiries please contact our Brazoria Area Office Engineer, Carlos Zepeda Jr., P.E., at (979) 864-8500 or via email at [Carlos.Zepeda@txdot.gov](mailto:Carlos.Zepeda@txdot.gov).

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

Sincerely,

Sue Theiss  
Director of Advanced Project Development  
Houston District

Attachments

Project Location Map  
Fact Sheet

CC: Tunisia Smith, TxDOT Houston District  
Carlos Zepeda, Jr. P.E., TxDOT Brazoria Area Office

OUR VALUES: People • Accountability • Trust • Honesty  
OUR MISSION: Connecting You With Texas

An Equal Opportunity Employer

# FM 1495 at Old Brazos River

CSJ: 0587-01-060



## Navigational Waters Outreach to Affected Property Owners - January 2022

### ABOUT THE PROPOSED PROJECT

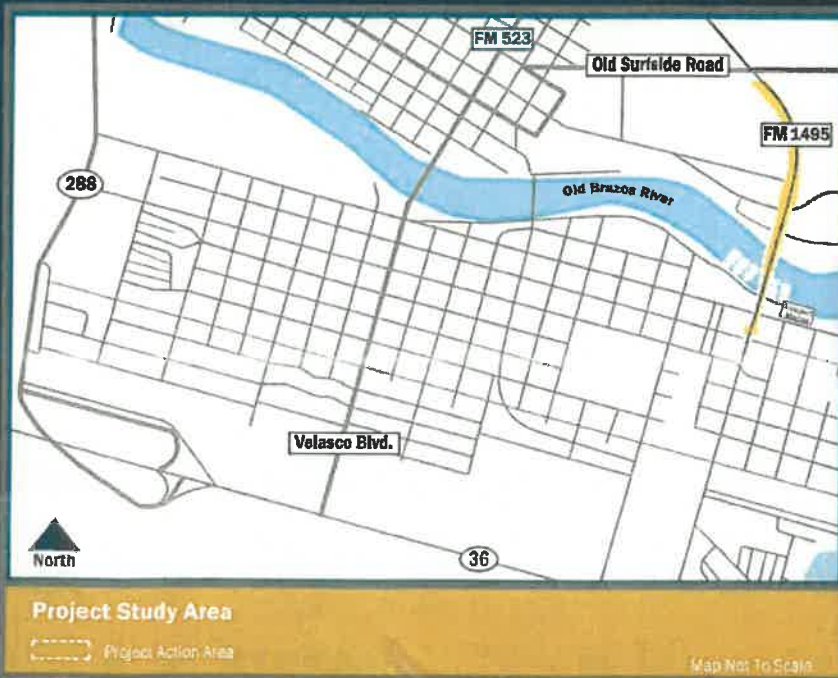
The Texas Department of Transportation (TxDOT) proposes to complete a replacement of the existing Farm-to-Market (FM) 1495 bridge structure, plus a partial installation of the fender system, at the Old Brazos River. The minimum vertical clearance would be reduced from 60.00 feet to 59.27 feet.

The existing bridge structure was constructed in 1967 and is classified as structurally deficient. The existing bridge consists of two 12-foot travel lanes with two 3-foot shoulders that do not meet current bridge design standards; therefore, will need to be replaced. The proposed bridge would be constructed in the footprint of the existing bridge and would be replaced by a bridge with two 12-foot travel lanes, two 15-foot shoulders, and a pedestrian sidewalk along one side of the bridge.

All improvements would be completed within the existing right of way. No additional right of way would be required. The bridge would be closed during construction and vehicular traffic would need to utilize a detour at Velasco Boulevard, State Highway (SH) 36, or SH 288.



The purpose of the proposed project is to replace the existing bridge structure, which is structurally deficient and does not meet current bridge design standards, with the proposed bridge structure that meets current bridge standards and is safer for current end users.



### WATERBORNE ACTIVITIES ANTICIPATED DURING CONSTRUCTION

The proposed bridge replacement would be constructed from barges and temporary construction platforms within the Old Brazos River. The following events are anticipated during the construction period (24-36 months):

- ▶ Temporary displacement of a limited number of boat slips at the Freeport Marina.
- ▶ Additional heavy duty vehicle and equipment traffic near the Freeport Marina parking area.
- ▶ Scheduled closures of the Old Brazos River to waterborne traffic. Such closures would be posted at the Freeport Marina and/or its website.
- ▶ Temporary lighting system would be installed for the navigational channel.
- ▶ Existing navigational fender system would remain in place during construction.

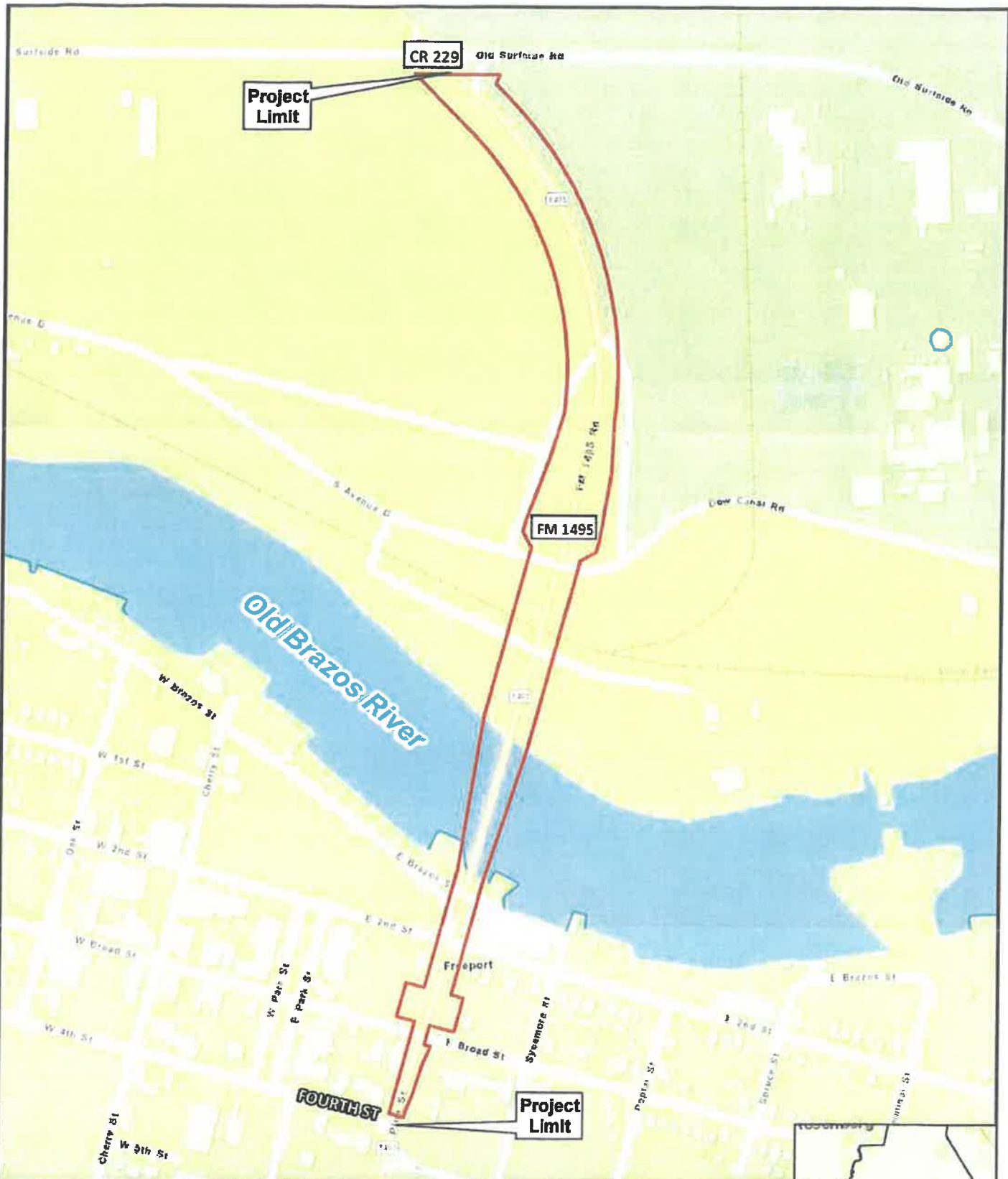
Comments on Navigable Waters Outreach  
Director of Advanced Project Development  
TxDOT Houston District  
E-mail: hou-piowebmail@txdot.gov  
Address: P.O. Box 1386  
Houston, Texas 77251

Design Inquiries  
Carlos Zepeda Jr., P.E.  
TxDOT Brazoria Area Office  
Office Phone: (979) 864-8500  
E-mail: Carlos.Zepeda@txdot.gov  
Address: 18671 FM 523  
Angleton, Texas 77515

### STUDY TIMELINE


#### Construction Phase





### FM 1495 - Project Location Map

From County Road 229  
 To Fourth Street  
 Brazoria County, TX  
 CSJ: 0587-01-060

 Existing Right of Way



Source: ESRI Basemap

## Monthly Golf Course Report February

2022

Mother Nature cooperated for the most part this month and we saw our highest revenue for a February in the past 20 years. Our goal was \$37,400 and we exceeded that by \$11,726. We ended the month at \$49,126 with just over 1600 rounds of golf played. Our membership was slightly over last year as well. Some of the key factors that seem to play a part in these numbers were good course conditions, average rainfall with slightly above temps. We were only cart path only seven days which really helps revenue. Also our neighboring course has raised their rates again. We are priced very well and with good course conditions we continue to attract more customers that may have played the Lake Jackson course more often.

We had two high school tournaments this month that went very well and brought in a additional \$3000 in revenue. March is the start to our tournament season and we have three lined up for the month. Weather predictions call for above average temps, and below average rainfall so we should continue to see some good numbers.

Thank you

Brian

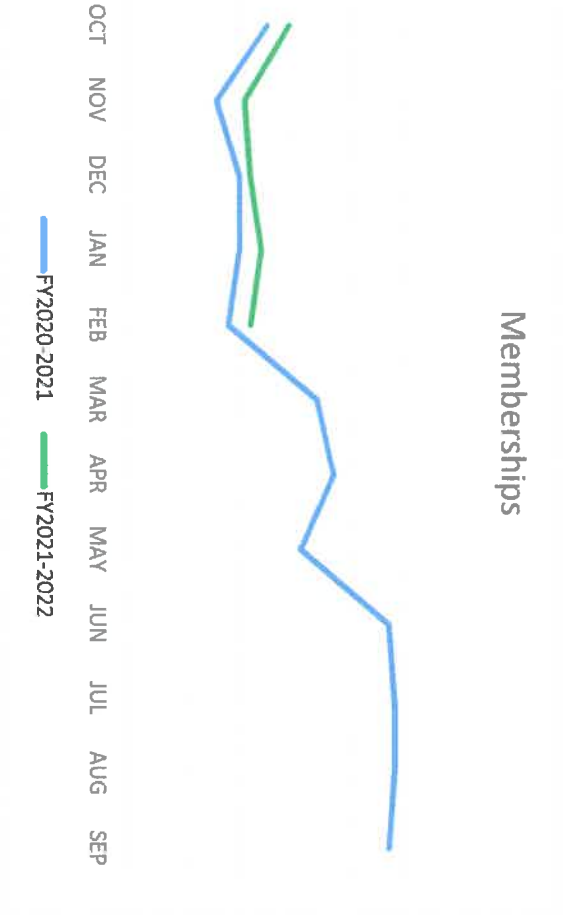


Revenue for the fiscal years

	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	\$ 40,070.00	\$ 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	\$ 33,020.00	\$ 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	\$ 32,256.00	\$ 29,786.00	\$ 29,645.00	\$ 26,178.00	\$ 24,051.00	\$ 20,856.00	\$ 40,933.00	\$ 48,900.47	\$ 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	\$ 49,448.00	\$ 25,563.00	\$ 37,898.00	\$ 20,982.00	\$ 36,242.00	\$ 57,636.00	\$ 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	\$ 16,893.00	\$ 32,118.00	\$ 27,440.00	\$ 36,448.00	\$ 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	\$ 51,193.00	\$ 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	
April	\$ 52,898.00	\$ 44,170.00	\$ 54,841.00	\$ 60,003.00	\$ 56,698.00	\$ 57,655.00	\$ 57,597.00	\$ 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	
May	\$ 49,583.00	\$ 50,784.00	\$ 59,984.00	\$ 62,065.00	\$ 46,083.00	\$ 59,492.00	\$ 57,607.00	\$ 51,940.00	\$ 48,913.00	\$ 56,256.00	\$ 48,499.00	\$ 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	\$ 59,492.00	\$ 59,326.00	\$ 61,151.00	\$ 55,923.00	\$ 48,913.00	\$ 26,082.00	\$ 30,164.00	\$ 37,417.00	\$ 53,075.00	\$ 58,322.00	\$ 62,154.13	\$ 63,469.78	
July	\$ 40,396.00	\$ 35,260.00	\$ 58,329.00	\$ 62,141.00	\$ 40,405.00	\$ 52,427.00	\$ 50,465.00	\$ 50,193.00	\$ 44,700.00	\$ 43,387.00	\$ 36,186.00	\$ 37,656.00	\$ 52,448.00	\$ 69,071.00	\$ 50,746.13	\$ 57,641.43	
August	\$ 40,352.00	\$ 41,420.00	\$ 38,504.00	\$ 63,134.00	\$ 48,395.00	\$ 44,385.00	\$ 45,158.00	\$ 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	
September	\$ 35,529.00	\$ 37,527.00	\$ 23,756.00	\$ 49,098.00	\$ 41,066.00	\$ 44,276.00	\$ 42,282.00	\$ 34,895.00	\$ 25,984.00	\$ 21,813.00	\$ 26,082.00	\$ 2,180.00	\$ 15,674.00	\$ 38,567.00	\$ 57,786.23	\$ 45,708.61	
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	\$ 399,379.00	\$ 434,860.00	\$ 480,324.00	\$ 585,100.00	\$ 523,369.18	\$ 707,657.75	\$ 266,521.28

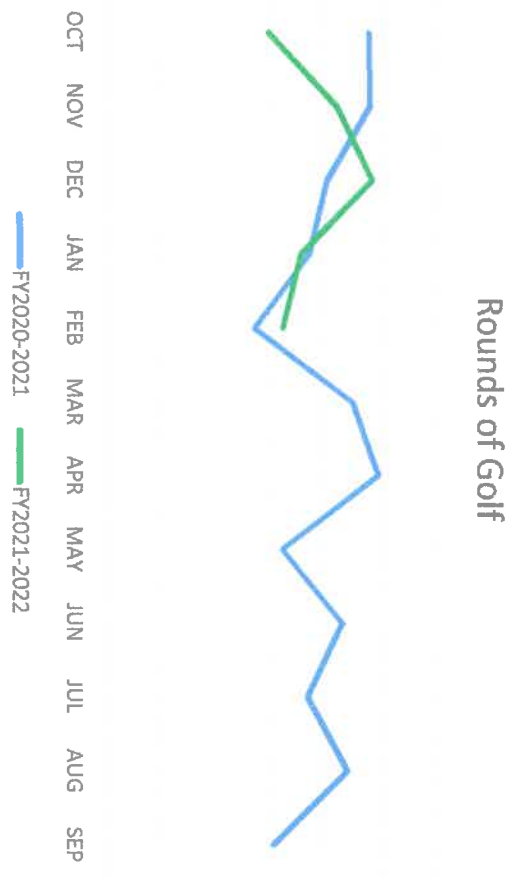
Memberships

Month	FY2020-2021	FY2021-2022
OCT	175	179
NOV	166	171
DEC	170	172
JAN	170	174
FEB	168	172
MAR	184	
APR	187	
MAY	181	
JUN	197	
JUL	198	
AUG	198	
SEP	197	



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	
APR	2483	
MAY	1616	
JUN	2160	
JUL	1848	
AUG	2205	
SEP	1534	



24147 9432





# Human Resources Monthly Report

Date: March 14, 2022

HR TEAM: Cathy Ezell, Donna Fisher and Mary Chavez

## HR Services Team Priorities and Results for February 2022:

- **Welcomes and Well-wishes:**
  - **We are excited to welcome:**
    - **Toby Cohen – Information Technology Manager – Administration**
    - **Lillian Bilbrey – Dispatcher – Police Department**
    - **Johnny Dahse – Code Compliance Officer/Assistant Building Inspector – Community Development**
    - **Alberto Garcia – Maintenance Technician – Street Department**
    - **Yaressy Alvarez – Recreation Attendant – Recreation Center**
    - **Maclovio Espinoza – Recreation Attendant – Recreation Center**
    - **Jacob Botello – Firefighter/EMS – Fire Department**
    - **David Osby – Part-Time Paramedic – EMS**
    - **Linda Fuentes – Customer Service Clerk – Water/Court Department**
    - **Amber Goltz – Customer Service Clerk – Water/Court Department**
- **Training/Coaching/Performance Improvement:**
  - **Performance Issues Addressed:** We had one (1) employee termination for performance this month.
- **Employee Turnover/Recruiting/Hiring Progress:**
  - **Employee Turnover:** We had six (6) employee separations in February. Two separations from the Police department, one from the Customer Service department, one from the Service Center, one from the Parks department, and one from the Recreation Center.
  - **Internal Transfers/Promotions:** Ethan Watson was promoted to Mechanic, Kelli Yates was promoted to Court Clerk, Emily Jimenez was promoted to Customer Service Supervisor.
  - **Recruiting:** Active recruiting searches include:
    - Part-time EMT
    - Economic Development Director
    - Part-time Range Attendant
    - Firefighter/EMT – Full and Part Time
    - Building Inspector
    - Fire Marshal
    - Part-time Pro Shop Attendant
    - Dispatcher
    - Maintenance Technician – Parks Department

- **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, and networking.
- **Risk Management and Insurance Updates:**
  - **Unemployment Claims:** We had zero (0) unemployment appeals during the month of February. 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 February, in Public Works.
  - **Family & Medical Leave Cases (FMLA)-** We had three (3) active FMLA cases in February.
  - **Property/Liability/Accident Claims-** We had zero (0) new property claims in February. All vehicles that were sold at auction have been removed from the City's insurance coverage
  - **Record Retention:** Mary Chavez has moved all former employee records that are required to be stored to the vault.
  - **Asset Management Updates:** Cathy has completed the move of asset information into the new asset management system utilizing Incode 10 software.
  - **Training/Development:** TML conducted Safe Police Vehicle Operations training for Police Department employees

### Priorities for March:

- **Employee Benefits** – Sick Leave Pool will have initial set-up, with employees able to make additional contributions during Open Enrollment.



## **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 Gillchrist*  
Patrol Division Commander

### **To: Mayor and Council**

During the Month of February my officers responded to 1764 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:**

We had an incident where a 56-year-old man was transported to the hospital in Lake Jackson who was having a difficult time breathing. This victim later passed away at the hospital. My detectives investigated and were told by attending physicians that the victim passed away from complications related to COVID and also that the victim had an extensive medical history which included Alcoholic Cardiomyopathy, COPD and Liver Cirrhosis.

CID Detectives also investigated a forgery case where a white female suspect attempted to pass a counterfeit \$100-dollar bill at the Dollar General. Store employees were able to hold on to the counterfeit bill and call the police, but the suspect fled on foot. Detectives were able to get the suspect identified from store surveillance video and issued a warrant for her arrest. The suspect who lives in Crosby, was later arrested on said warrant without incident.

### **Community Events:**

The police department participated in the 1<sup>st</sup> Annual Mardi Gras parade hosted by the City of Freeport. The weather was a little cool but still had a wonderful turnout. We participated in the parade and also provided traffic control and security for the event. We look forward to this event growing even bigger next year.



*To Protect, Serve, Model Integrity and Demonstrate Professionalism*

We also had a couple of kids battling cancer come to visit the police station. We gave them a tour of the police station, a ride in a police car, and even gifted them with some cool Freeport PD gear.

### **Employee of the Month:**

During the Month of February, our city experienced a severe winter storm that brought freezing temperatures. The police department opened its doors to the public by setting up a "warming center". We had one family arrive seeking shelter, which was a mother and her two children. One of the children was a new born and only a couple of months old. The family had just arrived from Louisiana and had nowhere to stay. The mother was in the process of starting a new job in the upcoming days. Officers on duty that day with the Red Day Shift, which included Officers Huerta, Reyna, Treto, Willard, Curtis, Organista, Sgt. Graham and TCO Tietjen, were so moved by this family, that they took up a collection to get the family a hotel and food for a couple of days until the storm passed. Going above the call of duty to help this family is what exemplifies the kindness behind the badge that officers carry with them every day. Because of their kind efforts and going beyond the call of duty, the above-mentioned officers have been selected as Employees of the Month for March.

### **Open Positions:**

We currently have two vacant Dispatcher positions. We have held interviews and have selected two candidates to fill these positions. Background investigations are being conducted and hope to have these positions filled in the next couple of weeks.

**Chief Raymond Garivey**

**Freeport Police Department**

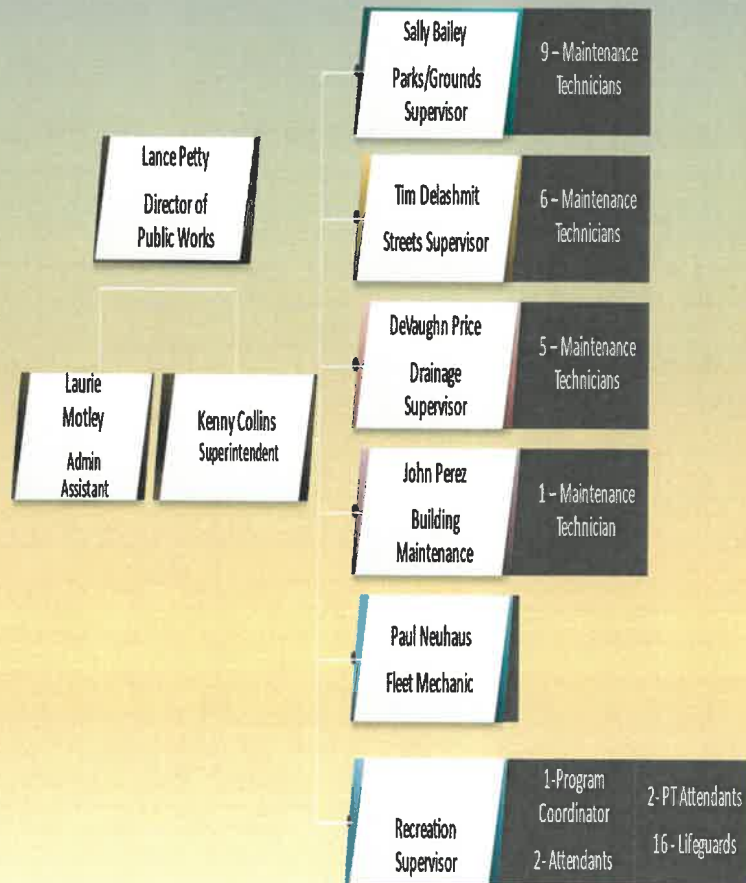
**(979) 415-4187**



# PUBLIC WORKS MONTHLY REPORT MARCH 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. Field Turf Maintenance (Pre-Emergent, Insect Control)
3. Parks Equipment Maintenance

## Parks

Play Ground Maintenance



Turf Maintenance



Athletic Field Maintenance



Insect Control



Tree/Shrub Trimming



Parks Mowing



0

5

10

15

20

25

30

# 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.

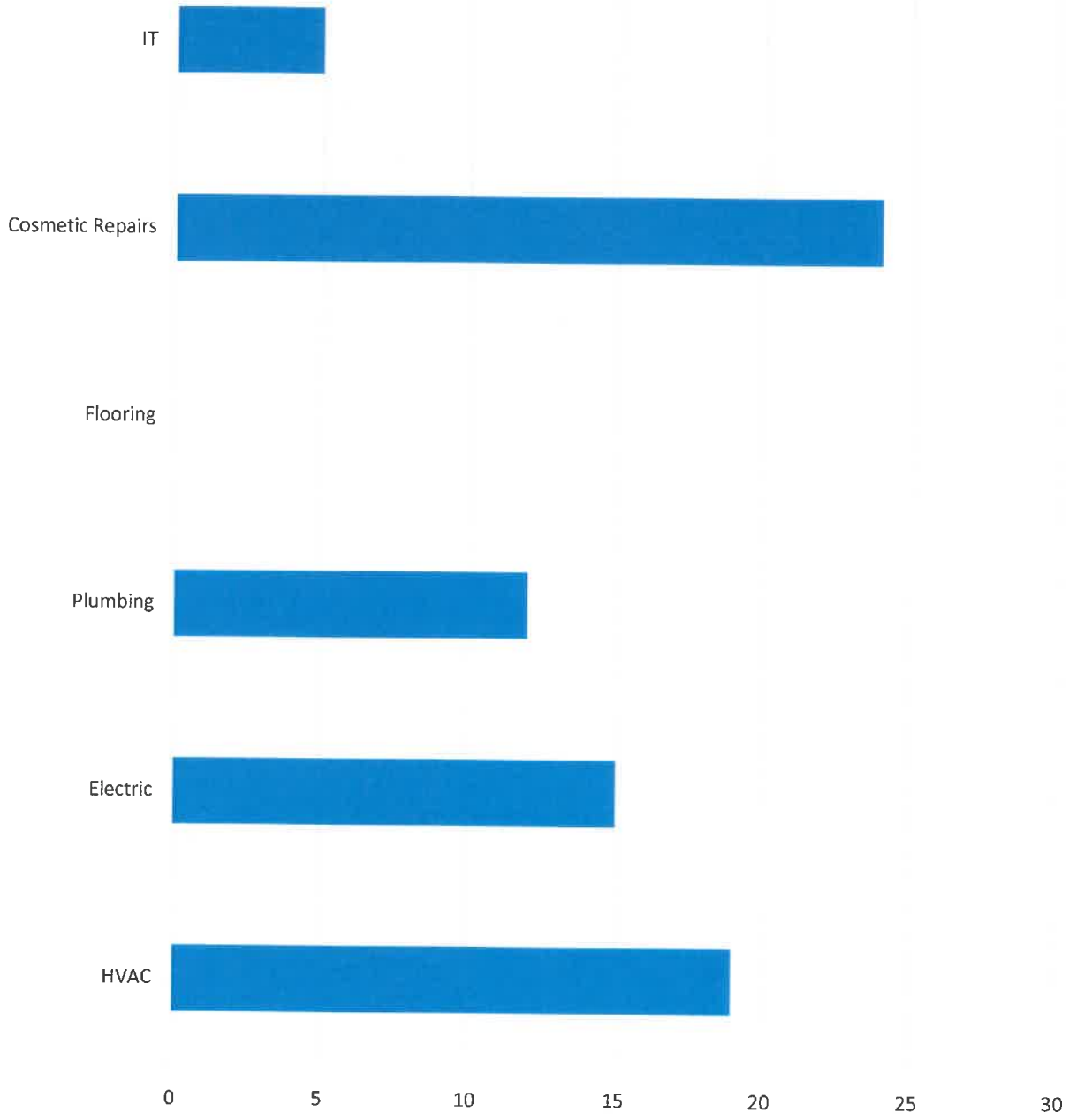
### Activities this month:

1. River Place – c/o ceiling tiles
2. River Place – repair leak in roof
3. Library – Install flashing on vents
4. Library – seal east side windows
5. Hang Banners for events
6. Soccer Field – Install lights in restrooms
7. OPD – move supplies to Service Center
8. SFA – Replace ballast in restrooms
9. Library – repair plumbing in restrooms
10. PD – Repair flagpole
11. PD – c/o door closures

### Key highlights this month:

1. Preventative maintenance A/C systems citywide
2. Heat Install at River Place
3. Repair a/c at city hall

## Building Maintenance



# 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.

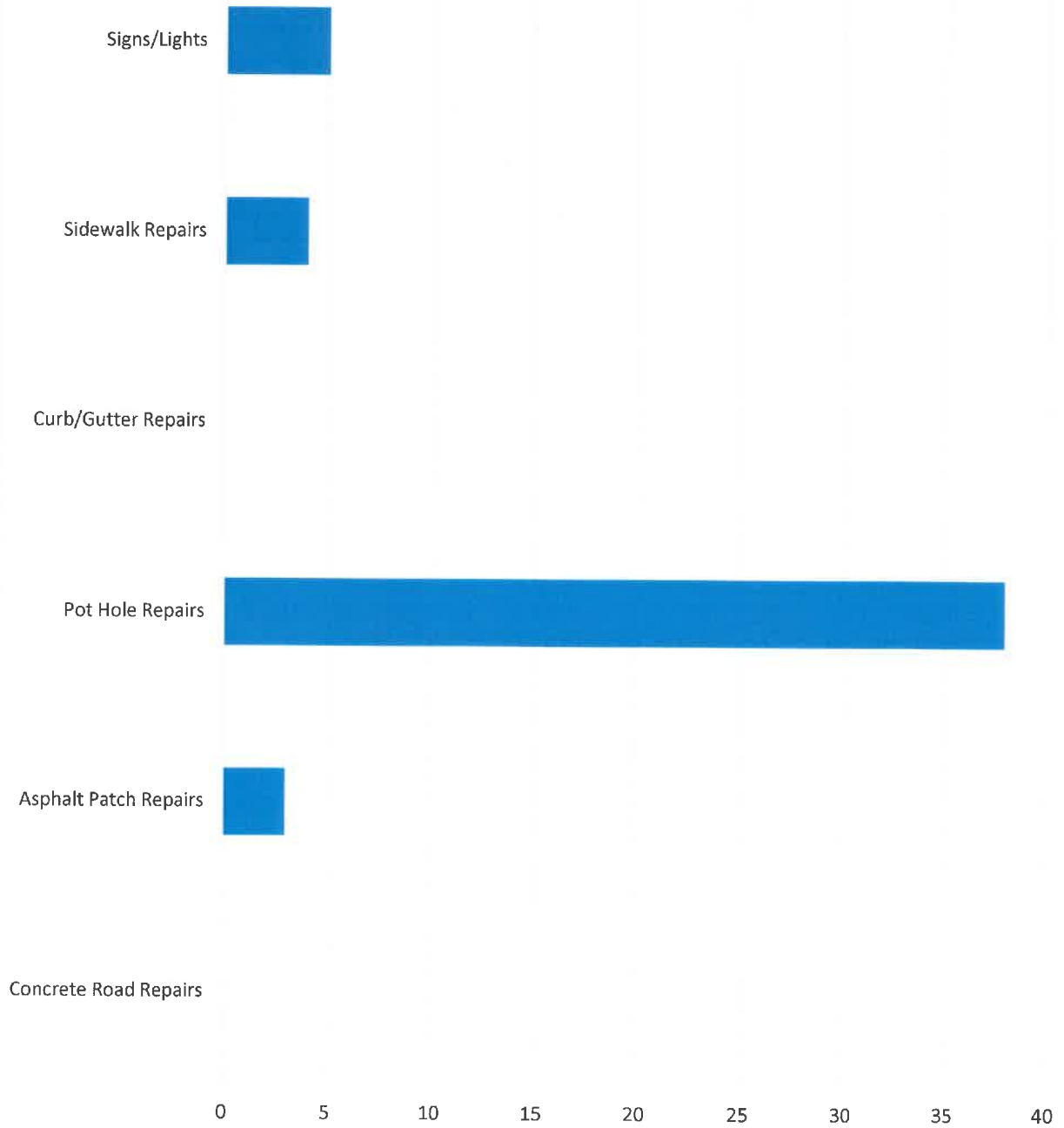
### Activities this month:

1. Patch potholes all Quadrants
2. 2<sup>nd</sup>/Velasco – cut down trees for sidewalk
3. 2<sup>nd</sup>/Velasco – set forms and rebar for sidewalk
4. 2<sup>nd</sup>/Velasco – pour sidewalk/dress up
5. 1706 11<sup>th</sup> – form sidewalk
6. 1706 11<sup>th</sup> – pour sidewalk/dress up
7. Beech @ 6<sup>th</sup> – set up and pour sidewalk
8. Saw cut Yaupon/8<sup>th</sup> for road and sidewalk repair
9. Maintain message boards
10. Replace faded street signage

### Key highlights this month:

1. Saw cut and asphalt 523 at RR crossing

## 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.

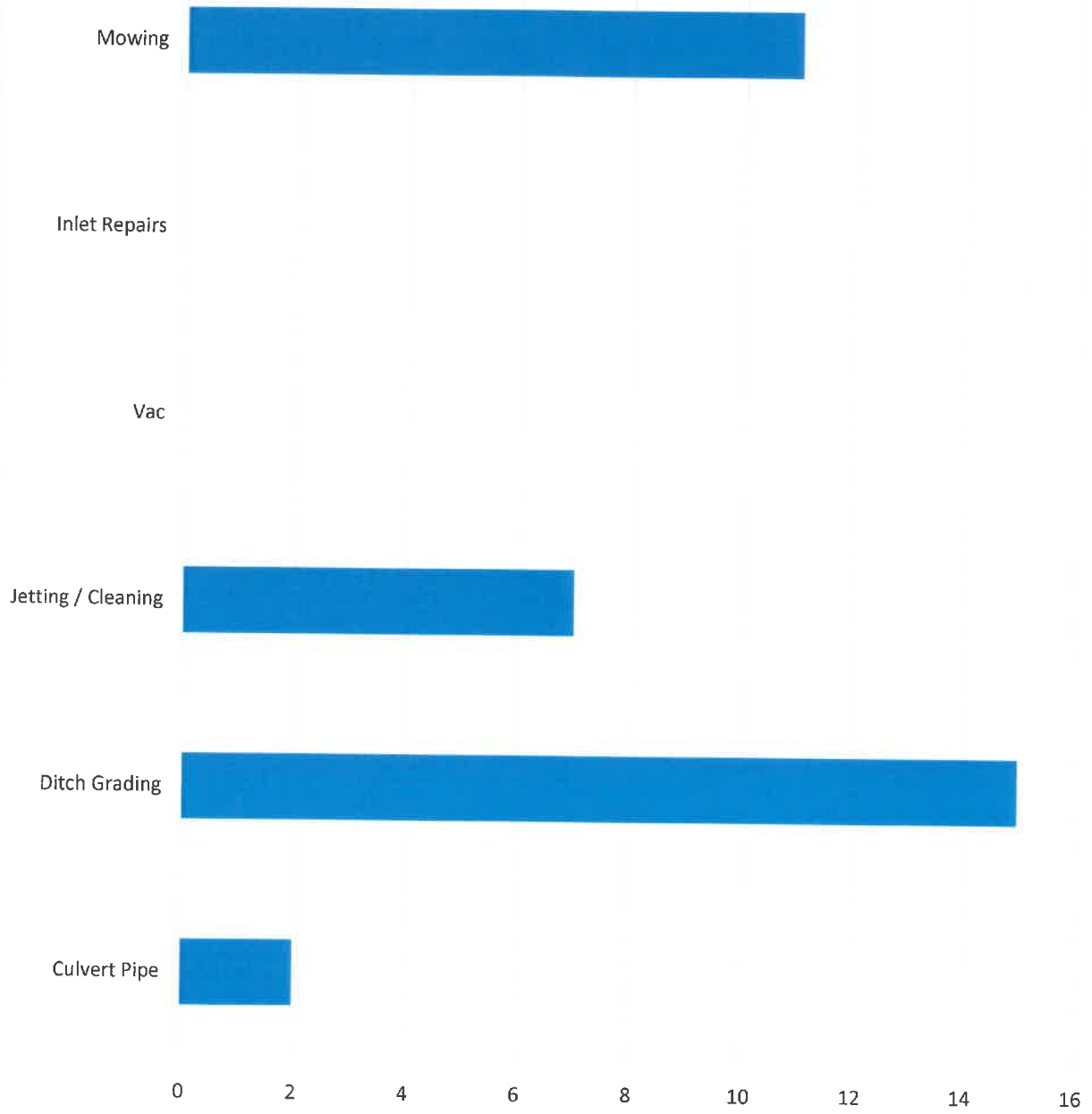
### Activities this month:

1. Mow and weed eat all quadrants
2. 202 N Ave A – grade ditch
3. 403 Karankawa/N Ave B – grade ditch
4. Haul off dirt from east park
5. 2<sup>nd</sup>/Velasco – assisted with concrete pour
6. Preventative maintenance on storm water pump stations
7. Jackson – grade ditch
8. Clean citywide storm drain inlets
9. 419 S Ave B – grade ditch
10. Street sweep all quadrants
11. 702 W Brazos – Grade ditch
12. Bryan Beach – finish FEMA requirements

### Key highlights this month:

1. Mow trestle bridge/2<sup>nd</sup> street ROW

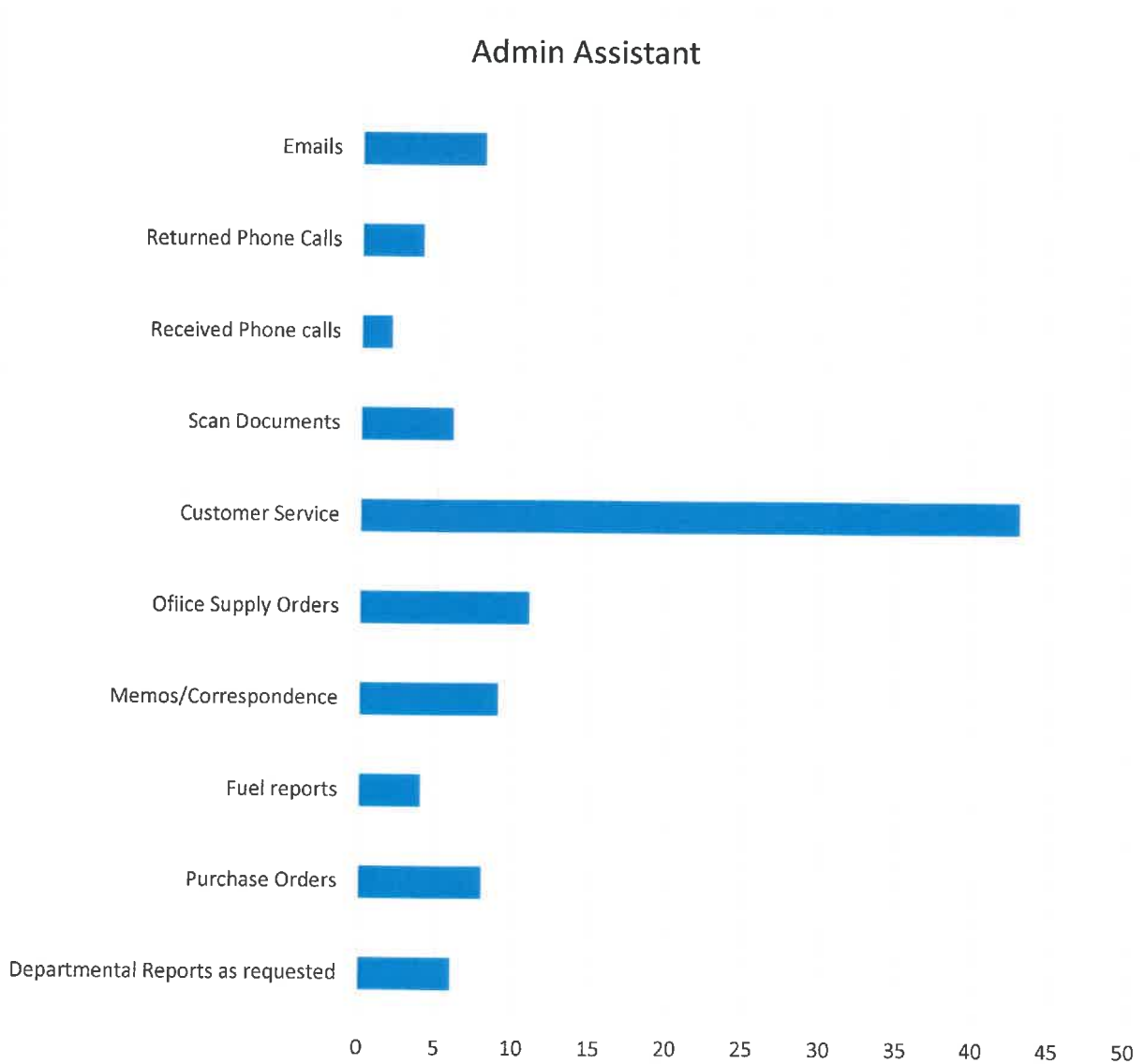
## Drainage



# Key Activities

## Administration

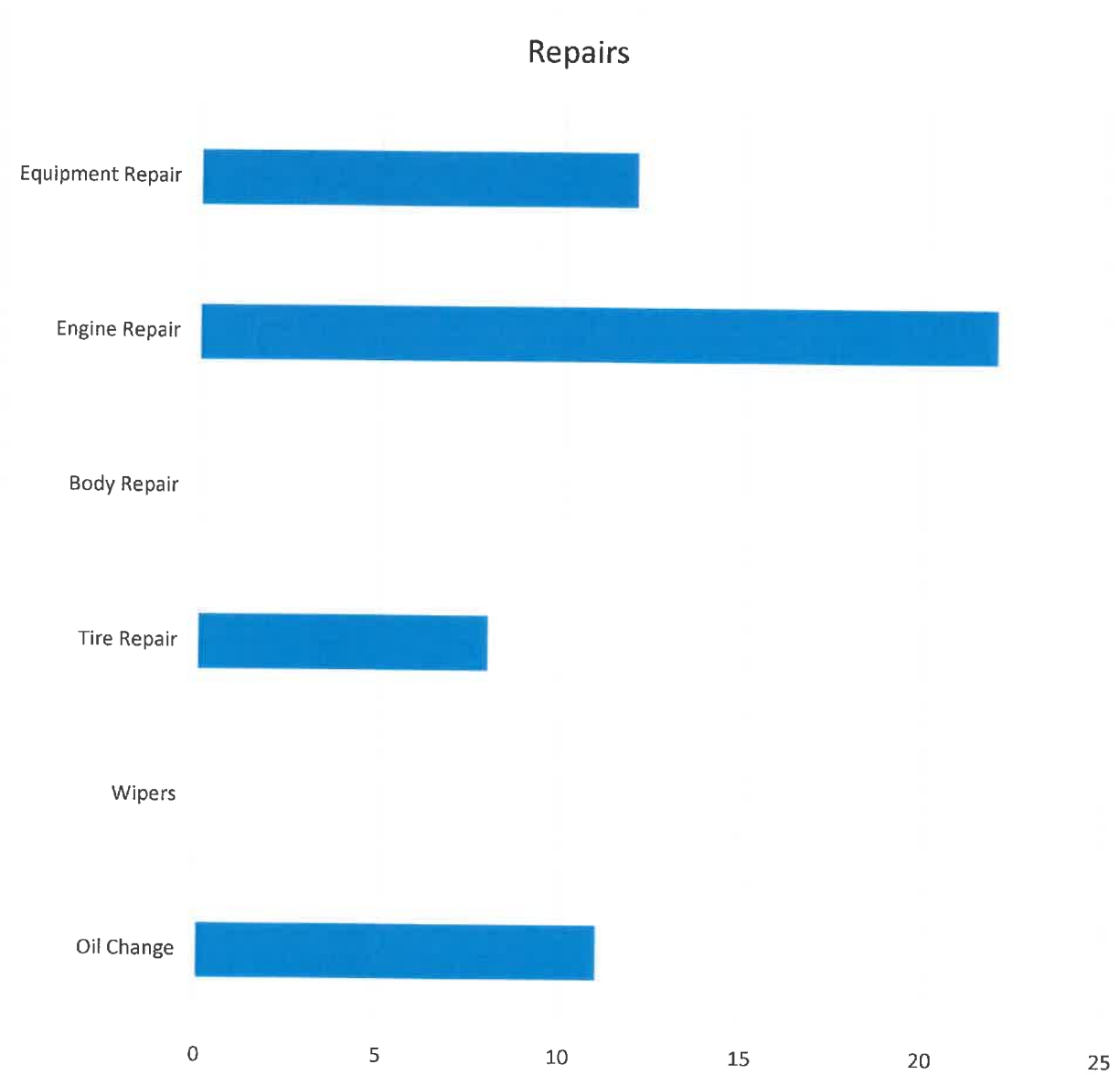
Under the direction of the Director of Public Works, this position is responsible for all customer service and administrative work for the department



# 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.

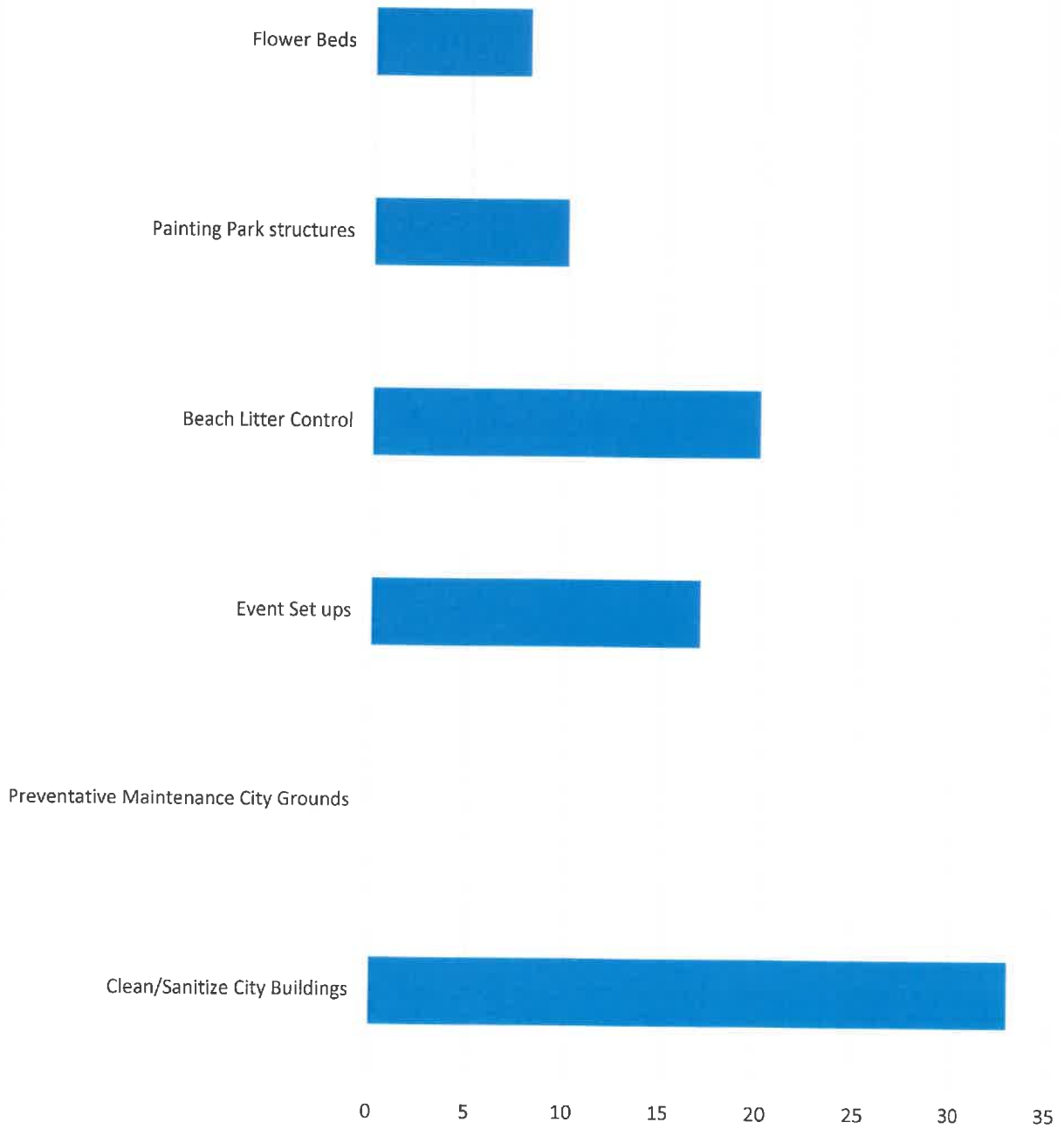
### Activities this month:

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
4. Paint playground structures @ FCH and Arrington

## Facilities



# Key Activities

## Recreation

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

- Seniors- Bingo Day was February 21<sup>st</sup> (Every 3<sup>rd</sup> Monday of the month)
- Staff Updates- We are fully staffed.
- Events- Daddy Daughter Dance was February 18. We are working on Easter Eggstravaganza & Riverfest now. Easter Eggstravaganza will be on April 9<sup>th</sup> and Riverfest April 29 & 30.



- Current Programming- We have two Zumba instructors that have classes 8:30- 9:30 am on Mondays, Tuesdays, Thursdays and Saturdays. Step Aerobics class will be starting February 1<sup>st</sup> on Tuesdays and Thursdays 6pm- 7pm.

- Facebook Data-

	December	January	February
People like Freeport Recreation page	3,048	3,073	3,103
People follow The Freeport Recreation page	3,133	3,168	3,198

- Revenue-

	December	January	February
Adult Daily Pass	\$95	\$250	\$275.00
Child Daily Pass	\$63	\$77	\$109.00
Senior Daily Pass	\$24	\$30	\$39.00
Student Daily Pass	\$249	\$234	\$159.00

	December	January	February
Monthly Membership Family	\$120	\$90	\$60
Monthly Membership Individual	\$240	\$540	\$640
Monthly Membership Senior	\$120	\$180	\$140
Monthly Memberships Youth	\$120	\$60	\$60

	December	January	February
Monthly Membership Individual	107	93	202
Monthly Membership Family	28	11	27
Monthly Membership Senior	64	40	76
Monthly Memberships Youth	72	35	54
City Employee	76	30	53
Daily Admissions- Adult	1	1	12
Daily Admissions- Senior	12	49	13

Upcoming Events:

Amateur Boxing – April 2<sup>nd</sup>

Eggstravaganza – April 9<sup>th</sup>

River Fest – April 29/30th



## Projects:

1. Concrete bid roads Phase I – has started
2. Continue to work on a Sidewalk replacement plan for the City.
3. Public Works building – starting the week of March 14th
4. Landing repairs – receiving quotes
5. Levee walkway – Starting the week of March 14th
6. Reviewing alternatives for soccer field improvements
7. Senior baseball field project Complete (receiving quotes)
8. Entrance Palm tree re construction – quote received will be taking to EDC for funding assistance
9. Velasco/Ave A sidewalk installation – 80% complete
10. City Hall boiler repair - Hunton Services
11. Pool equipment repairs – receiving quotes



March 15, 2022

Subject: February 2022 Monthly Operations Report

- Summary of work activities during the reporting month February - 2022
  - Safety

There were no OSHA Recordable Incidents or Lost Time Accidents
  - Collections Systems and Wastewater Treatment Plant Operations and Maintenance
    - Sanitary Sewer Overflows
      - Actual SSO's in Jan. = 0
    - Customer Service Calls =0
    - Emergency & Miscellaneous Repairs
      - Wastewater repairs =9
      - Manhole repairs = 0
  - Wastewater Treatment Plant Operations
    - Permit Violations – None
      - Average daily flow = 0.867 MGD
      - Max daily flow = 2.687 MGD
      - Max permitted 2 hr. Peak daily flow = 5555 gpm
      - Actual 2 hr. Peak daily flow = 3125 gpm
      - Influent BOD/TSS mg/l = 174.88 mg/l / 191.00 mg/l
      - Effluent BOD/TSS mg/L = 3.30 mg/l / 5.13 mg/l
        - Permit Limits for Effluent BOD/TSS mg/L = 20/20
      - Effluent Coliform = (Geometric Mean)) 32 MPN
        - i. Permit Limits for Effluent Enterococci = (Geometric Mean) 35 MPN
      - Plant Odor complaints = 0
    - Non-standard operating conditions –

- 
- Regulatory agency reporting – All standard monthly reports submitted in a timely manner with no exceptions reported back from the regulator
- Collection System Pump Station and Wastewater Treatment Plant Equipment/Facility Maintenance
  - Total preventive maintenance work orders completed =399
  - Total corrective maintenance work orders completed =54
  - All wastewater collection system pump stations were routinely checked and maintained as scheduled
    - Wastewater pump stations monitored = 29
  - Maintenance projects
    - 8th street Pump Station--replaced couplings and bearings on an 8" pump
    - Replaced 1ea rotating assembly at L/S #20, and L/S #6
    - Replaced 1ea check arms at L/S #1, L/S#3, L/S #6, and L/S #10
    - Pulled pumps and cleared clogged suction line at Riverside lift station
    - Pulled distribution pump #1 from Slaughter Road water plantfor repairs. Estimated time to place back into service is end of March or the beginning of April.
- Listing of Permit Violations
  - None
- Water Distribution System Operations & Maintenance
  - New Connects – 74
  - Reconnects – 132
  - Disconnects – 167
  - Off for Nonpayment – 141
  - Off & Lock – 7
  - Rereads – 141
  - Repaired water leaks on City Lines – 6
  - Customer Leaks – 3
  - Replaced Meters – 0

- Pulled Meters – 0
- New water taps – 1
- Hung Tags –0
- Replaced service Lines – 0
- Replaced water meter valves – 0