

State of Texas

County of Brazoria

City of Freeport, Texas

BE IT REMEMBERED, that the City Council, Planning Commission, Economic Development Corporation, and Urban Renewal Board met on Monday, December 3<sup>rd</sup>, 2012 at 6:00 p.m. at River Place, 733 Mystery Harbor Lane, for the purpose of considering the following agenda items:

City Council: Norma M. Garcia  
Michelle Kent  
Fred Bolton  
Sandra Loeza  
Sandra Barbree

Staff: Jeff Pynes, City Manager  
Gilbert Arispe, Asst. City Attorney  
Delia Munoz, City Secretary  
Wallace Shaw, City Attorney  
Nat Hickey, Property Manager  
Brian Davis, Fire Chief  
Ty Morrow, Police Chief  
Larry Fansher, Parks Director

Planning Commission: Edward T. Garcia  
Reuben Cuellar  
Tobey Davenport  
Eddie Virgil

Urban Renewal: Nat Hickey  
John F. Schults, Jr.  
Annette Sanford  
Ken Tyner  
Raul Ramirez

Economic Development Corp.: Brooks Bass  
James A. Barnett, Jr.  
Kenny Kouches  
Lila Diehl  
Mingo Marquez, Jr.  
Willie Garcia  
Roy Yates

Visitors:

Lila Lloyd  
Sandra Shaw  
Jim Pirrung  
Stoney Burke  
Joyce Adkins  
Alice Craw  
Troy Brimage  
Gary Woodring  
Desiree Pearson  
Chas Starkey  
Evelyn Burrige  
Sandra Shaw  
Gary Crabtree  
S. T. Stein  
Steve Epperley  
Ron Wise  
Melanie Oldham  
Lamar Jordan

Jerry Meeks  
Wayne Shaw  
Dorothy Pirrung  
George Beamon  
Diane Williams  
Richard Craw  
Ralph David  
Bobby Durate  
Tom Pearson  
Glenda Fansher  
Moby Burrige  
Shirley Theriot  
B. J. Stephan  
Alan Kolodny  
Loren Hayes  
Shannon Daughtry  
Alvie Merrill  
Jerry Masters

Call to order.

Mayor Garcia established a quorum with the Planning Commission, Urban Renewal Board, and Economic Development Corporation, and opened the meeting at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Kenny Kouches led the Pledge of Allegiance.

Consideration of approving the November 19 & November 26, 2012 Council Minutes.

On a motion Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved the November 19 & November 26, 2012 Council Minutes.

Attending citizens and their business.

There were none.

Consideration of approving a request from Will Brooks, Parade Chairman of the 27<sup>th</sup> Annual Dr. Martin Luther King Jr. Celebration Parade to close portions of the following streets that intersect with Cherry Street, East & West Park, 2<sup>nd</sup> Street to Hwy. 288-B to the Freeport Municipal Park, Saturday January 19<sup>th</sup>, 2013 from 8:00 a.m. to 10:00 a.m., finishing the Rally at the Freeport Municipal Park.

On a motion Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved a request from Will Brooks, Parade Chairman of the 27th Annual Dr. Martin Luther King Jr. Celebration Parade to close portions of the following streets that intersect with Cherry Street, East & West Park, 2<sup>nd</sup> Street to Hwy. 288-B to the Freeport Municipal Park, Saturday January 19<sup>th</sup>, 2013 from 8:00 a.m. to 10:00 a.m., finishing the Rally at the Freeport Municipal Park.

Consideration of approving Ordinance No. 2012-2030 designating the intersection of Varner and Ave. Q as a 4 way stop intersection and authorizing the City Manager to erect the appropriate stop sign at such intersection.

On a motion Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Ordinance No. 2012-2030 designating the intersection of Varner and Ave. Q as a 4 way stop intersection and authorizing the City Manager to erect the appropriate stop sign at such intersection

Consideration of approving a Conditional Sale Agreement with Agreement with Yamaha for golf carts for the Freeport Municipal Course and authorizing the City Manager to sign the same.

On a motion by Councilman Bolton, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved a three year agreement with Yamaha for golf carts for the Freeport Municipal Golf Course and authorizing the City Manager to sign the same.

#### **Work Session:**

Presentation of the Freeport Urban Renewal Development submitted proposal.

Mr. Jeff Pynes presented Council with a Power Point presentation of the inception of Urban Renewal Development from 1890 to present. He reviewed the regional population statistics. Since 1960 the City has had a stagnant population growth. In 1980 the City showed a decline of population. To this date the site remains undeveloped and decades of missed opportunities. Current appraisal value is \$3,350 per acre x 327= \$ 1,100,000.00. The Developer has proposed to purchase the Urban Renewal Tracts for \$ 1,200,000.00. Proposing residential development details and commercial warehousing or buildings.

Mr. Clinton Wong with Skymark Development stated that the development will drive demand for other developments which would necessitate looking at other housing, commercial<sup>1</sup>, and hotel opportunities to support the project.

Mr. James Barnett with the Economic Development spoke in regard of the project, hoping to see more residential in the Urban Renewal Tract. The plan proposed for mixed uses; industrial, commercial and residential. It is his opinion we can do better, would like to see an alternative plan. In 2001 a proposed plan called for 427 roof tops, 50' lots, and a park. He asked Council to consider an alternative plan for possibilities for developing.

Roy Yates with the Economic Development reminded Council that that the City had received only one bid and to reject it would make no sense.

Brooks Bass with the Economic Development informed Council that Dow Chemical Plant, BASF, Freeport LNG and Conoco – Phillips were expanding and investing in the area. There will be an increase demand for housing.

Tobey Davenport stated that there is housing shortage. He suggested proceeding with caution.

Alvie Murrell stated that he has been an Urban Renewal Board member and encouraged Council not to pass up the opportunity.

Dr. Manny Sanchez a veterinary in Freeport commented that 50% of his business comes from Freeport. He loves coming to work in Freeport. A beautiful city that has landscaping, flowers and trees. You have to give them a reason to live in Freeport.

Troy Brimage has a business in Freeport. The City has a good Fire Department and Police Department. He advises Council to negotiate, not to walk away from the opportunity.

Stoney Burke has lived in Freeport since 1963. He loves the area and favors the proposal.

Diane William retired school teacher, stated to Council to take the necessary time, and to be realistic.

Bobby Duarte stated to Council that Freeport is a good place to live. He has a good business and would like to see it grow.

Lila Lloyd questioned the map on details of residential and commercial areas.

Louie Jones and Tom Zirlott is in favor of the project.

Steve Stein suggested to go forward, nobody will agree but to compromise.

Melanie Oldham questioned the industrial/warehouse storing.

Mr. Clinton Wong stated that he has 30 years in development. The property is near to Union Pacific Railroad, with the opportunity for rail service to support development. City utilities are in place. The plan provides approximately 261 acres of land for mixed use of light industrial/warehouse development. The western area of the property will provide 25 acres for residential opportunities, producing approximately 100 jobs during construction. The estimated value from the development is over \$10 million. The industrial portion of the project will provide approximately 500 jobs during construction.

After development the estimated value of the land is approximately 160 million dollars representing a large increase in the appraisal roll for the city. Mr. Wong stated the plan is subject to adjustments, it was not set in stone.

Councilwoman Barbree thanked Mr. Clinton Wong and stated to audience that Council had Freeport's best interest at heart.

Presentation of Roy Yates on the Freeport Marina dry stack building.

Roy Yates of the Economic Development Committee reported that the final drawings from the engineering firm Golden Giant Building Co., needed a minor change before going out for bids. He had the drawings for anyone to review.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council adjourned the meeting at 7:45 p.m.

---

Mayor Norma Garcia  
City of Freeport, Texas

---

City Secretary – Delia Munoz  
City of Freeport, Texas