

City of Freeport

NOTICE OF PUBLIC MEETING
THE FREEPORT CITY COUNCIL
MONDAY, MAY 3RD, 2010, 6:00 P.M.
MUNICIPAL COURT ROOM

FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.

AGENDA FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration of approving the April 19th, 2010 Council Minutes. Pg. 422-426
5. Attending citizens and their business.
6. **Joint Public Hearing:** The City Council and the Planning Commission of said City will conduct a joint public hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said city, codified as Chapter 155 of the Code of Ordinances of said City, changing the zoning classification of R-3 to a new classification of C-2. Pg. 427
7. Consideration of approving Ordinance No. 2010-2246 amends the comprehensive zoning ordinance of said City to change the zoning classification of Lots one through twelve, Block six, Velasco Townsite, within said City, from its present zoning classification of R-3 a new zoning classification of C-2. Pg. 428-431
8. Consideration of approving Resolution No. 2010-2226 consenting to the City of Lake Jackson, Texas entering into an interlocal agreement with Gulf Coast Center for Connect Transit fixed route transit service; agreeing to the formation of the Transit Service Committee; nominating Jeff Pynes to serve on that committee. Pg. 432-433
9. Consideration of selling the City's interest on Abstract 0008, ST Angier, Tract 50F Acres 0.300, Velasco Townsite, Tx. Id. 0008-0001-000. Pg. 434-443b
10. Consideration of selling the City's interest on Block 50, Lot 16 & 17, known as 415 – 417 South Ave. F., Velasco Townsite, Tx. ID 8110-0486-000. Pg. 444-446b
11. Consideration of selling the City's interest on Block 96, Lot 11, Freeport Townsite, known as 708 West Broad, Freeport Townsite, Tx. Id 4200-0969-000. Pg. 447-450

Adjourn

NOTE: ITEMS NOT NECESSARY 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). In compliance with the American with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be received 48 hours to the meetings. Please contact the City Secretary office at 979-233-3526.

I, Delia Muñoz, City Secretary, for the City of Freeport, Texas certify that this agenda was posted on the official bulletin board/glass door of City Hall, facing the rear parking lot of the building, with 24 hours a day public access, 200 W. 2nd Street, Freeport, Texas, April 29th, 2010 at or before 5:00 a.m.

Delia Munoz, City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE REMEMBERED, that the City Council of the City of Freeport met on Monday, April 19th, 2010 at 6:03 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Blvd. for the purpose of considering the following agenda item:

City Council:

Larry L. McDonald
Clan A. Cameron
James W. Phillips – absent
Ron Wise – absent
Norma M. Garcia

Staff:

Jeff Pynes, City Manager
Wallace Shaw, City Attorney
Delia Munoz, City Secretary
Nat Hickey, Property Manager
Larry Fansher, Parks Director
Brian Dybala, Golf Director

Economic Development Corporation:

Dan Tarver
Larry Shaefer
Lila Diehl
Sandra Wood-Wicke
William W. Rains
Jack Taylor

Visitors:

Pixie Floyd	Edna Allan
Rosa McDonald	Annette Sanford
Joyce Adkins	Gloria Millsap
Lila Lloyd	Mary Seidler
Tom Pearl	Barbara Pearl
Rex Mangus	Susan Mangus
Mark Cameron	Jon B. Quick
Dorothy Pirrung	Jim Pirrung
Jerry Meeks	John Stanford
Minnette Ashley	Patrick Gore
Wright Gore, III	Eric Hayes
Loren Hayes	Mitchelle Kent
Nicolas Mireles	

Call to order.

Mayor McDonald called the meeting to order at 6:03 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mayor McDonald led the Pledge of Allegiance.

Consideration of approving the April 5th, 2010 Council Minutes.

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting "aye", Council unanimously approved the April 5th, 2010 Council Minutes.

Attending citizens and their business.

Tom Pearl of 1710 W. 10th Street complained that the landscaping crew neglects the South side of Brazosport Boulevard, and more lights are needed on Highway 288 at the crosswalk of Brazosport High School to the field house. Mayor McDonald said that TxDot did help them with the crosswalk and agreed more lights are needed.

Mary Seidler of 530 W. Broad announced that she is trying to get a bakery started, and requested a metal container in her back yard. Mayor McDonald advised her that the Planning Commission will be reviewing this issue.

John Stanford of 703 W. 8th Street recently visited a local restaurant and there is a rumor in Freeport that outraged him, as well as them. The rumor is that the City Manager purchased a desk chair in excess of \$3,000. The rumor is also that another senior executive on staff purchased one too. I was a bit concerned about such reckless spending. So, I did a formal open records request to verify whether or not this actually occurred. I was informed today that the Assistant City Attorney had taken this issue before the Attorney General's office for interpretation and that they were going to try to block it, based on "medical." My point is, if we had spend that kind of money for a piece of office furniture for one individual or two individuals, whatever the case may be, I think the Council needs to be aware and the citizens need to be aware of that. In fact I challenge you all to bring this \$3000, or whatever it is, \$3,000 to \$6,000 chair; I've heard both prices. Bring it out here, put it out there, let the citizens see, sit in it, put a prize tag on it so we can see the outrageous spending, if it's true. Now if it's not true, why would we block my request for that information, which should be available under the Public Information Act. Why are we blocking that information? Is there a reason? Mayor McDonald said: "No Sir, not that I know of." Mayor McDonald said he would be looking into that for him. John Stanford stated, "you guys swore to an oath, you have responsibilities as Council members and I would like to see you take it serious, not just wash it under the rug."

Mayor McDonald announced the City of Freeport newsletters will be ready for mail and the inflatable planetarium will be available at the City Hall on Wednesday at 4:00 p.m.

Consideration of approving and ratifying a lease agreement for a fairway mower for the Freeport Golf Course.

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting, “aye”, Council approved to table this item due to the Resolution 2010-2225.

Consideration of Resolution No. 2010-2225 ratifying the actions of the City Manager in entering into a master Lease-Purchase agreement and expending funds in connection therewith for a new mower for the Freeport Municipal Golf Course.

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting, “aye”, Council unanimously approved Resolution No. 2010-2225 ratifying the actions of the City Manager in entering into a master Lease-Purchase agreement and expending funds in connection therewith for a new mower for the Freeport Municipal Golf Course.

Consideration of authorizing the Mayor to sign a contract with Century 21 Shows, L.L. C., to provide carnival rides, games and food concession for the Blessing of the Fleet festival.

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting, “aye”, Council unanimously approved the Mayor to sign a contract with Century 21 Shows, L.L.C., to provide carnival rides, games and food concession for the Blessing of the Fleet festival.

Consideration of Council to create a full time departmental/ manager to facilitate the operations of the Municipal Marina.

On a motion by Councilman Cameron, seconded by Mayor McDonald, with all present voting 2 to 1, Council approved to create a full time departmental/manager to facilitate the operations of the Municipal Marina. Councilwoman Garcia opposed.

Consideration of authorizing a part time position and funding for the Freeport Historical Museum.

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting, “aye”, Council unanimously approved authorizing a part time position and funding for the for the Freeport Historical Museum.

Consideration of approving to sell the City's interest on Block 71, Lot 8, 9, 11, Velasco Townsite, known as 216-218 & 222 South Ave. I., Tx. Id 8110-0709-000.

On a motion by Councilman Cameron, seconded by Mayor McDonald, with all present voting 2 to 1, Council approved to sell the City's interest on Block 71, Lot 8, 9, 11, Velasco Townsite, known as 216-218 & 222 South Ave. I., Tx. Id 8110-0709-000. Councilwoman Garcia opposed.

Consideration of approving to sell the City's interest on Block 51, Lots 18, 19, Velasco Townsite, Tx. 411- 413 South Ave. G., Id 8110-0501-000.

On a motion by Councilman Cameron, seconded by Mayor McDonald, with all present voting 2 to 1, Council approved to sell the City's interest on Block 51, Lots 18, 19, Velasco Townsite, Tx. 411- 413 South Ave. G., Id 8110-0501-000. Councilwoman Garcia opposed.

Consideration of approving to sell the City's interest on Block D, Lot 23, Velasco Townsite, 1826 Zapata St., Tx Id. 8115-0058-000.

On a motion by Councilman Cameron, seconded by Mayor McDonald, with all present voting 2 to 1, Council approved to sell the City's interest on Block D, Lot 23, Velasco Townsite, 1826 Zapata St., Tx Id. 8115-0058-000. Councilwoman Garcia opposed.

Consideration of approving to sell the City's interest on Abstract 0008, S T Angier, Tract 50F Acres 0.300, Velasco Townsite, Tx Id. 0008-0001-000.

On a motion by Councilwoman Garcia, seconded by Councilman Cameron, with all present voting "aye", Council unanimously approved to table this item until the appraisal district discrepancies are resolved.

Mayor McDonald opened the work session at 5:30 p.m.

Work Session:

Update on the Marina project by President Dan Tarver, Economic Development Corporation.

Dan Tarver reported on the Freeport Marina project.

Discussion regarding the Mexican Consular Id Card Program.

Julian Escutia counselor for Community Affairs at the Mexican Consular of Houston, gave a presentation on the requirements and issuance process of the Matricula Consular or Consular Identification Card. The Matricula Consular or Consular Identification Card is the official record for Mexicans living abroad.

Adjourn

On a motion by Councilman Cameron, seconded by Councilwoman Garcia, with all present voting “aye”, Council adjourned at 7:45 p.m.

Delia Munoz
City Secretary

Larry McDonald
Mayor

TO ALL PERSONS IN INTEREST, CITIZENS, CORPORATIONS, AND FIRMS, THEIR AGENTS AND ATTORNEYS, AND TO ALL PERSONS, FIRMS, AND CORPORATIONS OWNING ANY INTEREST IN THE BELOW DESCRIBED LAND OR ANY LAND LOCATED WITHIN TWO HUNDRED (200') FEET THEREOF AND TO ALL INHABITANTS AND LAND OWNERS OF AND IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.

NOTICE

A joint public hearing will be held on Monday, the 3rd day of May, 2010, at 6:00 o'clock p.m., central daylight savings time, at the Police Department Municipal Courtroom of the City of Freeport, Texas, located at 430 North Brazosport Boulevard, within the corporate limits of said city, in Brazoria County, Texas, at which time and place the City Council and the Planning Commission of said city will conduct a joint public hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said city, codified as Chapter 155 of the Code of Ordinances of said City, changing the zoning classification of Lots 1 through 12, Block 6, Velasco Townsite, from its present classification of R-3 to a new classification of C-2.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS,
made on the 5th day of April, 2010.

Delia Munoz, City Secretary,
City of Freeport, Texas

NOTE: This notice should be published in the Brazosport Facts ONE (1) time only at least fifteen (15) full days prior to the date of the public hearing. Also, a copy of this notice must be mailed at least ten (10) full days prior to the date of the public hearing to the owner(s) of the land for which a change in zoning classification is being sought and to the owners of all land within 200 feet thereof.

ORDINANCE NO. 2010-2246

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; CONTAINING FINDINGS OF FACT AND CONCLUSIONS OF LAW; AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY TO CHANGE THE ZONING CLASSIFICATION OF LOTS ONE THROUGH TWELVE, BLOCK SIX, VELASCO TOWNSITE, WITHIN SAID CITY, FROM ITS PRESENT ZONING CLASSIFICATION OF R-3 A NEW ZONING CLASSIFICATION OF C-2; RATIFYING AND CONFIRMING ALL ACTIONS PREVIOUSLY TAKEN BY THE PLANNING COMMISSION OF SAID CITY OR THE CITY COUNCIL, OR BOTH; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City of Freeport, Texas ("the City"), 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, Subchapter A of Chapter 211 of the Local Government Code of Texas and Item (g) of Section 3.07 of the Home Rule Charter of the City authorizes the City Council thereof to adopt the provisions of this Ordinance; and,

WHEREAS, the City Council of the City has determined and does here now declare that the adoption of this ordinance is necessary to the health, safety and general welfare of the inhabitants of the City and is necessary to conform the comprehensive zoning plan of the City to the current zoning conditions which exist therein.

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

SECTION ONE--Findings of Fact and Conclusions of Law.

The City Council of the City makes the following findings of fact and conclusions of law, viz:

First, that the public hearings required by the Zoning Enabling Act of the State of Texas, codified as Chapter 211 of the Texas Local Government Code, and the present Comprehensive Zoning Ordinance of the City, codified as Chapter 155 of the Code of Ordinances of the City, have been conducted in the manner and at the time required.

Second, that not less than fifteen (15) days prior to the date of such hearings, public notice thereof was published once in the Brazosport Facts, a newspaper of general circulation in and the official newspaper of the City, stating the date, time and place of such hearings.

Third, that not less than ten (10) days before the date of such hearings, written notice of the proposed change in classification was proposed and to all owners of property located within two hundred (200') feet of such property.

Fourth, that after considering evidence submitted at such hearings, the City Council of the City is of the opinion and finds that the conditions which warranted the classification of the hereinafter described property as R-3 Multiple-Family Residential District at the time of the adoption of such classification for such property have substantially changed; that conditions now exist which indicate that the classification of such property as R-3 Multiple-Family Residential is no longer appropriate and, considering the community as a whole and the present Comprehensive Zoning Plan of the City, such property should be reclassified for purposes of zoning and the zoning of such property changed from R-3 Multiple-Family Residential District to C-2 General Commercial District.

Fifth, that the health, safety, morals and general welfare of the inhabitants of the City will best be served by the adoption of this ordinance and the change in zoning classification hereinafter mentioned.

Sixth, that this Ordinance in its final form has been reviewed by the Planning Commission of the City as required by Section 32.00.4 of the Code of Ordinances of the City.

SECTION TWO--Comprehensive Zoning Ordinance Amended
and Zoning Changed.

Ordinance No. 1100, read, passed and adopted on the 3rd day of April, 1964, and now codified as Chapter 155 of the Code of Ordinances of the, is hereby amended and supplemented to provide that the following described parcel of land within the corporate limits of the City:

Lots 1 through 12, Block 6, Velasco Townsite of the City of Freeport, Brazoria County, Texas, according to the map or plat of said townsite recorded in Volume 32, page 14 of the Deed Records of said county;

be and the same is hereby reclassified for purposes of zoning as C-2 General as defined in Section 155.038 of the Code of Ordinances and that the zoning of said land should be and the same is hereby changed from R-3 Multiple-Family Residential District to C-2 General Commercial District.

SECTION THREE--Ratification and Confirmation.

The City Council of the City hereby ratifies and confirms any and all action taken by the Planning Commission of the City or the City Council of the City, or both, in connection with the change in zoning classification evidenced by this ordinance, including but not limited to the calling of a public hearing required by said Zoning Enabling Act and said Chapter 155, the giving of public notice of such hearings, the giving of written notice to the owners of property which is the subject of such and to the adjoining property owners, the making of preliminary and final reports with respect to such change and the conducting of the public hearings required by said Act and said Chapter 155.

SECTION FOUR--Severance Clause.

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.

SECTION FIVE--Effective Date.

This ordinance shall take effect and be in force from and after its passage and approval.


READ, PASSED AND ADOPTED this ____ day of _____, 2010.

Larry McDonald, Sr., Mayor,
City of Freeport, Texas

ATTEST:

Delia Munoz, City Secretary,
City of Freeport, Texas

APPROVED AS TO FORM ONLY:



Wallace Shaw, City Attorney
City of Freeport, Texas

C\Freeport.Zon\VFW-R-3 to C-2-Ordinance

RESOLUTION NO. 2010-2226

A RESOLUTION OF THE CITY OF FREEPORT, TEXAS, CONSENTING TO THE CITY OF LAKE JACKSON, TEXAS, ENTERING INTO AN INTERLOCAL AGREEMENT WITH GULF COAST CENTER FOR CONNECT TRANSIT FIXED ROUTE TRANSIT SERVICE; AGREEING TO THE FORMATION OF THE TRANSIT SERVICES COMMITTEE; NOMINATING JEFF PYNES TO SERVE ON THAT COMMITTEE; FINDING THAT THIS AGREEMENT WAS APPROVED BY A MAJORITY VOTE OF THE CITY COUNCIL AT A REGULARLY SCHEDULED MEETING CONDUCTED IN COMPLIANCE WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Gulf Coast Center, through Connect Transit, will soon be initiating fixed route transit services throughout southern Brazoria County and the Lake Jackson/Angleton Urbanized Area; and

WHEREAS, the City of Lake Jackson is the "designated recipient" for federal formal funding distributed annually by the Federal Transit Administration to small urbanized areas to support the planning, development, and operation of public transportation services; and

WHEREAS, the City of Freeport is one of the stakeholders who has agreed to support its local share requirements of the proposed fixed route transit services.

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

Section 1. That the City Council of the City of Freeport, Texas, consents to the City of Lake Jackson, Texas, entering into an Interlocal Agreement with Gulf Coast Center for Connect Transit fixed route transit service.

Section 2. That the City Council of the City of Freeport, Texas, agrees to the formation of the Transit Services Committee.

Section 3. That the City Council of the City of Freeport, Texas, nominates JEFF PYNES to serve as its representative on said Committee.

Section 4. The meeting at which this Resolution was approved was a regularly scheduled meeting of the City Council of the City of Freeport, Texas, in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 5. This Resolution shall become effective from and after its passage.

PASSED AND APPROVED this _____ day of _____, 2010.

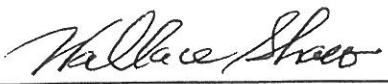
CITY OF FREEPORT, TEXAS

LARRY McDONALD, SR., MAYOR

ATTEST:

DELIA MUÑOZ
CITY SECRETARY

APPROVED AS TO FORM:



WALLACE SHAW
CITY ATTORNEY

C:\Freeport.Rsl\Connect Transit-Resolution

Delia Munoz

From: Jeff Pynes [jpynes@freeport.tx.us]
Sent: Thursday, March 11, 2010 11:12 AM
To: dmunoz@freeport.tx.us
Subject: FW: Riverfront Property TR50F Matter

Delia

Please forward a copy of Mr. Shaefer's information to all council members.

Jeff Pynes

From: Larry Shaefer [mailto:lshaefer@sbcglobal.net]
Sent: Thursday, March 11, 2010 10:52 AM
To: Jeff Pynes; Ron Wise; Clan Cameron
Subject: Riverfront Property TR50F Matter

Dear Jeff & Council -

Please find the attached information and letters that we have been asking to be sold since Nov. 2009. Due to errors in the City's Contractors appraisal and Open Records requests this matter has taken a long time. In reviewing Chapter 272 of the Local Government Code last night, I found a sections 272.001 (c) that would allow said property to be sold only to abutting property owners only "and the city is not required to receive fair market value for the property." Attached is my offer for the said property and please put this property sale on the agenda as soon as you can.

Jeff, I do not have an email for Mr Phillips nor Mrs. Garcia. Please make sure they each get a copy of this packet.

Regards -
Larry & Judy Shaefer
MrRadioman
115 N Walker St
Angleton, TX 77515
281-235-5205
713-522-7000

'In God We Trust!'

No virus found in this incoming message.

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Version: 8.5.436 / Virus Database: 271.1.1/2732 - Release Date: 03/11/10 07:33:00

Larry Shaefer
115 N. Walker St
Angleton, TX 77515
281-235-5205 Cell #
713-522-7000 Office #

March 11, 2010

City of Freeport
Mayor Larry McDonald
200 W 2nd Street
Freeport TX 77541

RE: 0008-0001-000 TR 50F, Freeport

Dear Mayor McDonald,

I have attached several letters and documents on this subject property located adjacent to my property TR 50E (0008-0008-000). Through a series of errors your City Contractor, Joseph A. Fischer, for a fee of \$350.00 appraised the wrong property located several blocks away on Ave F.

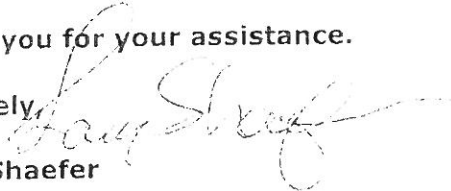
I have also attached a copy of Chapter 272 of the Local Government Code specifically 272.001 (c) which allows the sale of property which "could not be used independently..." for "...lack of access to public roads;" This chapter provides for the sale to abutting property owners only at less than fair market value. A copy of the 2009, BCAD detail file on this property shows a value of \$450.00, the city paid \$119.90 back taxes for a total of \$569.90 in value. The miss-appraisal fee should be recovered by the City from its contractor.

I hereby tender my fair market value offer as abutting property owner of \$569.90. Please place this matter on the March 15th agenda for discussion and consideration.

Thank you for your assistance.

Sincerely,

Larry Shaefer



CC: Mr. Jeff Pynes, City Manager
Ron Wise
Clan Cameron
Jim Phillips
Norma Garcia

Encl: BCAD Values
272.001(c)
Feb. 21st Letter
BCAD Satellite View
Paid Tax Receipt

Procedure for the Sale of Real Property By a City

Once a city has obtained a piece of real property, Local Government Code Chapter 272 controls how that property may be sold or transferred. Chapter 272 states that the sale of real property owned by a city generally must be accomplished through advertisement of the property and acceptance of competitive bids. Accordingly, if a city wants to sell or transfer a property to a business to promote economic development, the city needs to comply with the requirements of Chapter 272. Specifically, Section 272.001 states:

Before land owned by a political subdivision of the state may be sold or exchanged for other land, notice to the general public of the offer of the land must be published in a newspaper of general circulation in either the county in which the land is located or, if there is no such newspaper, in an adjoining county. The notice must include a description of the land, including its location, and the procedure by which the sealed bids to purchase the land or offers to exchange the land may be submitted. The notice must be published on two separate dates and the sale or exchange may not be made until after the 14th day after the date of the second publication.

There are certain exceptions to the sale-by-bid requirement. Sale of real property by bid is not required if the real property fits into any of the following five categories:

- 1) land that could not be used independently under its current zoning because of its size, shape or lack of access to public roads;
- 2) streets or alleys owned in fee or used by easement or acquired for such purposes;
- 3) land that the city wants to have developed by contract with an independent foundation;
- 4) land that is located in a reinvestment zone that has been designated as provided by law and that the city desires to have developed under a project plan adopted by the city for the zone;⁸⁴² or
- 5) land that is owned by a municipally owned utility (under certain circumstances).⁸⁴³

If property fits into one of the above five categories, it does not have to be sold pursuant to notice and competitive bids. These parcels may be sold through a private sale agreement between the city and an interested buyer. Additionally, property under either of the first two categories may be sold to the abutting property owners only as provided under Local Government Code Section 272.001(c), and the city is not required to receive fair market value for the property.

3/22/2009 10:57 AM

Property Search Results > 148040 ARNOLD W T Map for Jan 2010

Property

Account
 Property ID 148040 Legal Description AC008 S T ANGIER TRACT 50F ACRES 0.300 FREEPORT
 Geographic ID 0008-0001-000 Agent Code
 Type Real
 Location
 Address Mapsc0
 Neighborhood SBR ADST STRATA 1 Map ID
 Neighborhood CD SBR1
 Owner
 Name ARNOLD W T Owner ID 21405
 Mailing Address % Ownership 100.0000000000%
 Exemptions

Values

(+) Improvement Homesite Value	+	\$0	
(+) Improvement Non-Homesite Value	+	\$0	
(+) Land Homesite Value	+	\$0	
(+) Land Non-Homesite Value	+	\$450	Ag / Timber Use Value
(+) Agricultural Market Valuation	+	\$0	\$0
(+) Timber Market Valuation	+	\$0	\$0

(=) Market Value	=	\$450	
(-) Ag or Timber Use Value Reduction	-	\$0	

(=) Appraised Value	=	\$450	
(-) HS Cap	-	\$0	

(=) Assessed Value	=	\$450	

Taxing Jurisdiction

Owner ARNOLD W T
 % Ownership 100.0000000000%
 Total Value \$450

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CA0	BRAZORIA COUNTY APPRAISAL DISTRICT	0.006000	\$450	\$450	\$0.00
CFP	CITY OF FREEPORT	0.700000	\$450	\$450	\$3.15
DR2	VELASCO DRAINAGE DISTRICT	0.082075	\$450	\$450	\$0.37
GBC	BRAZORIA COUNTY	0.330000	\$450	\$450	\$1.49
JBR	BRAZOSPORT COLLEGE	0.158468	\$450	\$450	\$0.70
NAV	PORT FREEPORT	0.053500	\$450	\$450	\$0.24
RDB	ROAD & BRIDGE FUND	0.060000	\$450	\$450	\$0.27
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	1.192200	\$450	\$450	\$5.36
Total Tax Rate:		2.574263			
				Taxes w/Current Exemptions	\$11.58

Taxes w/o Exemptions \$11.50

Improvement / Building

No improvements exist for this property

Land

#	Type	Description	Acres	Sqft	Est Front	Est Depth	Market Value	Prod. Value
1	54	WATERFRONT	0.3000	1,3068.00	0.00	0.00	\$450	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	US Cap	Assessed
2009		\$0	\$450	0	450	\$0 \$450
2008		\$0	\$4,050	0	4,050	\$0 \$4,050
2007		\$0	\$4,050	0	4,050	\$0 \$4,050
2006		\$0	\$4,050	0	4,050	\$0 \$4,050
2005		\$0	\$4,050	0	4,050	\$0 \$4,050
2004		\$0	\$4,050	0	4,050	\$0 \$4,050
2003		\$0	\$4,050	0	4,050	\$0 \$4,050
2002		\$0	\$4,050	0	4,050	\$0 \$4,050
2001		\$0	\$4,050	0	4,050	\$0 \$4,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
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Questions Please Call (979) 849-7732

Website version: 1.2.2.2

Database last updated on: 4/22/2009 8:21 PM

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Larry Shaefer
115 N. Walker St
Angleton, TX 77515
281-235-5205 Cell - 713-522-7000 Office

Feb. 21, 2010

City of Freeport
Mayor Larry McDonald
200 W 2nd St
Freeport, TX 77541

RE: Property on 0008-0001-000, TR50F, property appraisal dated Nov. 2, 2009.

Dear Mayor McDonald,

As you may recall, I asked to purchase the subject property on or about October 22, 2009. Subsequently an appraisal of \$8850 was received Nov. 2, 2009 by Nat Hickey and after an open records request, I discovered the wrong property was appraised.

I have repeatedly asked the progress in re-appraisal since the City paid \$350.00 for this wrong appraisal and I am still interested in the property. What Now?

Yours truly,


Larry Shaefer

CC: Jeff Pynes, City Manager
City Council

TAX RECEIPT



ROYER GARRETT, III
 BRAZOS COUNTY TAX ASSESSOR-COLLECTOR
 111 E. LOCUST
 WASHINGTON, TEXAS 76782

Certified Owner:
 ARNOLE W. J.
 00600-0000

Legal Description:
 40008 ST ANGLIER, TRACT 501 ACRES 0.309
 FREEPORT

Parcel Address:
 Legal Acres: 0.3000

Receipt Seq No: 14172803
 Receipt Date: 06/26/2009
 Deposit Date: 06/26/2009
 Print Date: 06/26/2009

Deposit No: 0917702C
 Validation No: 900000017450-13
 Account No: 2008 0000-000
 Operator Code: LATOYA

Year	Tax Unit Name	Tax Value	Tax Rate	Tax Paid	F&I	Atty Paid	Total
2008	Brazos County	4,050	0.330000	13.37	2.01	0.00	15.38
2008	Special Road & Bridge	4,050	0.060000	2.43	0.36	0.00	2.79
2008	Brazosport Isd	4,050	1.192200	48.28	7.24	0.00	55.52
2008	Fort Freeport	4,050	0.053500	2.15	0.33	0.00	2.50
2008	Brazosport College	4,050	0.156483	6.34	0.95	0.00	7.29
2008	Veslee Drainage Dist No 2	4,050	0.082075	3.32	0.50	0.00	3.82
2008	City Of Freeport	4,050	0.700000	28.35	4.25	0.00	32.60
				<u>\$104.26</u>	<u>\$16.64</u>	<u>\$0.00</u>	<u>\$119.90</u>

Check Number(s):
 054499

PAYMENT TYPE:
 Checks: \$119.90

Exemptions on this property:

Total Applied: \$119.90
 Total Tendered: \$119.90
 (for receipts paid on 06/26/2009)
 Change Paid: \$0.00

ACCOUNT PAID IN FULL

CITY OF FREEPORT
 208 WIND ST
 FREEPORT, TX 77541-0001

(979) 664-1320, (979) 368-1320, (281) 756-1320

Larry & Judy Shaefer
115 N. Walker St
Angleton, TX 77515
281-235-5205 or 713-522-7000

April 24, 2010

City of Freeport
Mr. Jeff Pynes, City Manager
200 W. 2nd St
Freeport, TX 77541

RE: Tract 50F (0008-0001-000) previously on April 19th Agenda Item #14.

Dear Mr. Pynes,

As you are aware, the appraisal submitted by Joseph Fischer was not the property we made the offer on to the City. The appraiser has requested a survey to identify the property, although several Tax Office and BCAD satellite views were offered.

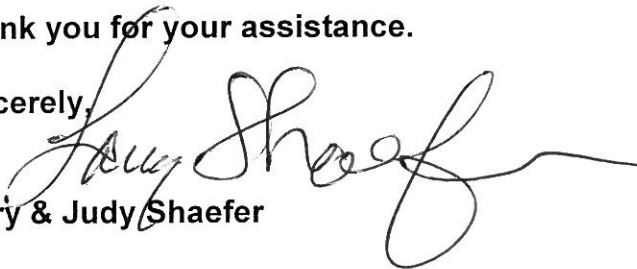
I do not see the City spending another \$500-\$1000 more on this miss-adventure.

Please place this item on the May 3, 2010 agenda for consideration by Council so that hopefully we may proceed on development of this Wilderness Day Camp project. The packet and offer included in the April 19th item is still valid as well as our offer letter dated March 11, 2010.

Thank you for your assistance.

Sincerely,

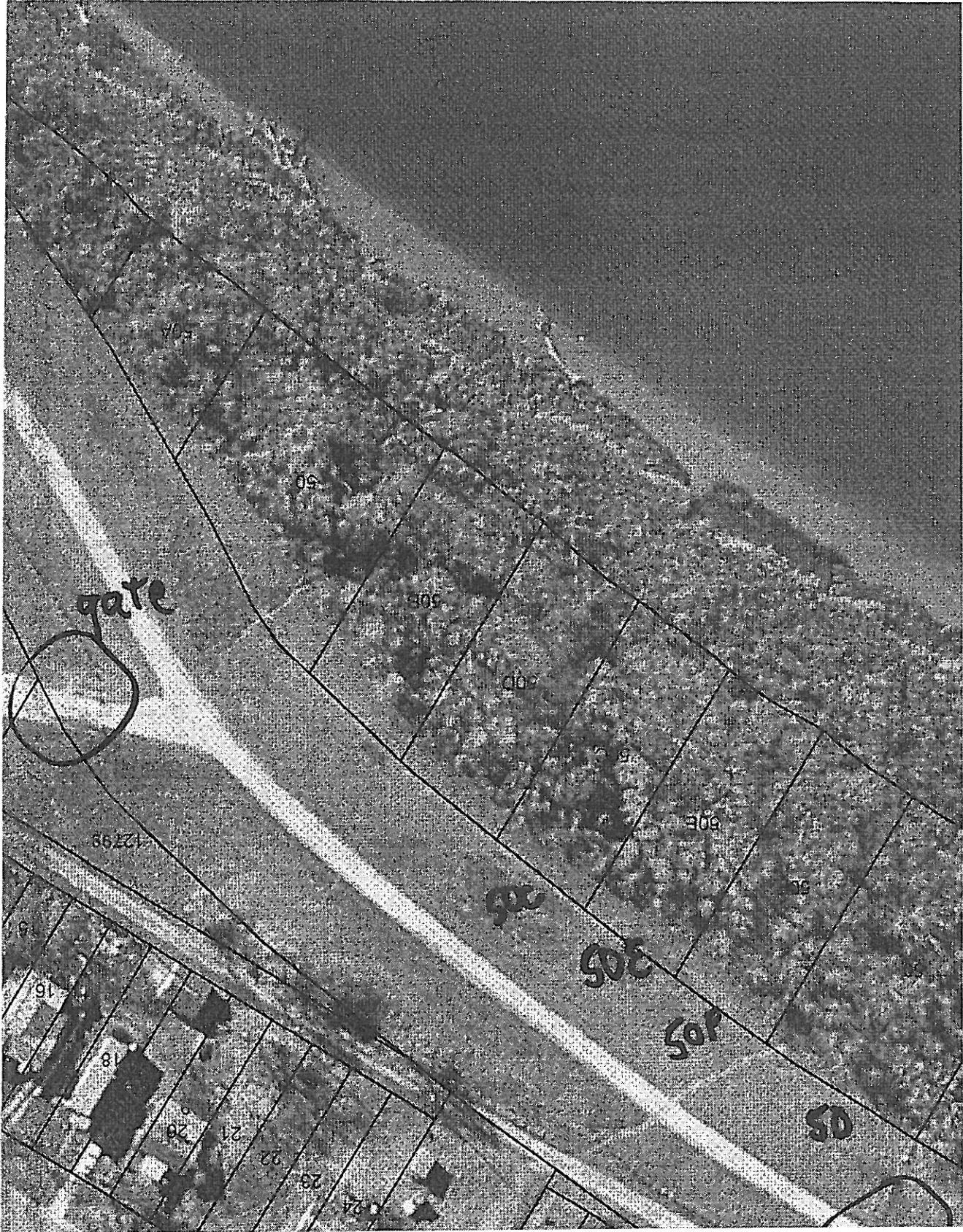
Larry & Judy Shaefer

A handwritten signature in black ink, appearing to read "Larry Shaefer", with a long horizontal flourish extending to the right.

Encl: Our Letter of March 11, 2010

Satellite View from Tax Office Computer

TR 50E/50F



**Larry Shaefer
115 N. Walker St
Angleton, TX 77515
281-235-5205 Cell #
713-522-7000 Office #**

March 11, 2010

**City of Freeport
Mayor Larry McDonald
200 W 2nd Street
Freeport TX 77541**

RE: 0008-0001-000 TR 50F, Freeport

Dear Mayor McDonald,

**I have attached several letters and documents on this su
property located adjacent to my property TR 50E (0008-
Through a series of errors your City Contractor, Joseph A
a fee of \$350.00 appraised the wrong property located s
away on Ave F.**

**I have also attached a copy of Chapter 272 of the Local C
Code specifically 272.001 (c) which allows the sale of pr
"could not be used independently..." for "...lack of access
roads;" This chapter provides for the sale to abutting pr
owners only at less than fair market value. A copy of the
detail file on this property shows a value of \$450.00, the
\$119.90 back taxes for a total of \$569.90 in value. The r
appraisal fee should be recovered by the City from its co**

**I hereby tender my fair market value offer as abutting pr
owner of \$569.90. Please place this matter on the March
for discussion and consideration.**

pg 443 b



Larry McDonald
Mayor

Clan Cameron
Councilmember
Ward A

Jim Phillips
Councilmember
Ward B

Ron Wise
Councilmember
Ward C

Norma Moreno Garcia
Councilmember/
Mayor Pro Tem
Ward D

PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager
March 8, 2010

Jeff Pynes
City Manager


re: Lot 16-17, Block 50 - Freeport Townsite
415-417 South Avenue F
Tax ID 8110-0486-000

Please place the following item on the March 15, 2010, City Council Agenda:

Discuss / Consider selling the City's interest in Lots 16-17,
Block 50, 415-417 South Avenue F, Velasco Townsite
Tax ID 8110-0486-000

This trust property which has been approved for sale by the Brazoria County Resale Committee, subject to the approval of all taxing entities in the County having an interest therein.

Find attached a resale data sheet, property location plat and the bid analysis sheet.


N C Hickey
Property Manager

attach

/s



**PROPERTY MANAGEMENT
MEMO**

Council Agenda Date: March 15, 2010

Agenda item:

Legal Description: Lot 16-17, Block 50, Velasco Townsite
Street Address: 415-417 South Avenue F
Tax ID 8110-0486-000

Type of Property: Trust
Sheriff Sale Date: 7-6-09
Sheriff Deed Number: 09-031292

Years Taxes Delinquent: 9 years
Taxes extinguished by Sheriff Sale: \$6,575.39

Appraisal District Value: \$21,670.00
Offer by: **Teresa Carden** \$ **4,000.00**
Court Cost & Post Judgment: \$ 1,990.05
Liens: Paving & Care of Premises \$ 0
Amount Left to Distribute: \$ 2,009.05
Distribution Amount to Freeport: \$ **527.37**

Zoning: R2



Action: Accept Offer
 Reject Offer
 Re-agenda

COMMENTS:

Motion by _____ Second _____ Vote _____
Trust sale-Council action

Brazoria CAD

Property Search Results > Property ID 259975 CITY OF FREEPORT IN TRUST for Year 2010

Property Details  1: <input type="text" value="Zoom"/>	
Account Property ID: 259975 Geo. ID: 8110-0486-000 Type: Real Legal Description: VELASCO (FREEPORT), BLOCK 50, LOT 16-17 Location Address: 417 S AVE F FREEPORT, TX 77541 Neighborhood: CITY OF FREEPORT T/S Mapsco: Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR	
Owner Name: CITY OF FREEPORT IN TRUST Address: 200 W 2ND ST FREEPORT, TX 77541-5773	
Property Appraised Value: N/A Map Layers Radius Search	

Website version: 1.2.2.2

Database last updated on: 2/23/2010 8:37 PM

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BID ANALYSIS

Cause Number: 45138 Account Number: 8110-0486-000
 Offer Amount: \$4,000.00 Value \$: \$21,670.00
 Person Offering: TERESA GARDEN Adjudged Value\$: \$26,080.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1987-2007	\$942.07
Brazosport ISD		\$3,317.44
BRHND		\$153.32
Brazosport College		\$255.38
Velasco Drainage		\$181.92
City of Freeport		\$1,725.26
	Total	\$6,575.39

Costs

Court Costs	\$789.00	Sheriff Fees	
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
		Liens	0
		Cost of Deed	
	Total		\$789.00

Post Judgement Information

Taxing Entity	Tax Year's	Amount Due
BC	2008-2009	\$184.69
Brazosport ISD		\$554.46
BRHND		\$24.66
Brazosport College		\$74.96
Velasco Drainage		\$38.52
City of Freeport		\$323.76
	Post Judgment Total	\$1,201.05

~~H-1~~
12-2

Proposed Distribution

Offer Amount \$4,000.00 Costs + P & J \$1,990.05
 Net to Distribute \$ \$2,009.95

BC	14.33%	\$287.97
Brazosport ISD	50.45%	\$1,014.07
BRHND	2.33%	\$46.87
Brazosport College	3.88%	\$78.06
Velasco Drainage	2.77%	\$55.61
City of Freeport	28.24%	\$527.37



Larry McDonald
Mayor

Clan Cameron
Councilmember
Ward A

Jim Phillips
Councilmember
Ward B

Ron Wise
Councilmember
Ward C

Norma Moreno Garcia
Councilmember/
Mayor Pro Tem
Ward D

PROPERTY MANAGEMENT

March 8, 2010

Jeff Pynes
Chief Executive Officer
City Manager

Jeff Pynes
City Manager

re: Lot 11, Block 96 - Freeport Townsite
708 West Broad Street
Tax ID 4200-0969-000

Please place the following item on the March 15, 2010, City Council Agenda:

Discuss / Consider selling the City's interest in Lots 11,
Block 96, 708 West Broad Street, City of Freeport
Tax ID 4200-0969-000.

This trust property which has been approved for sale by the Brazoria County Resale Committee, subject to the approval of all taxing entities in the County having an interest therein.

Find attached a resale data sheet, property location plat and the bid analysis sheet.

N C Hickey
Property Manager

attach

/s



**PROPERTY MANAGEMENT
MEMO**

Council Agenda Date: March 15, 2010

Agenda item:

Legal Description: Lot 11, Block 96
Street Address: 708 West Broad Street
Tax ID 4200-0969-000

Type of Property: Trust
Sheriff Sale Date: 1-21-05
Sheriff Deed Number: 05-006477

Years Taxes Delinquent: 15 years
Taxes extinguished by Sheriff Sale: \$14,380.34

Appraisal District Value: \$5,250.00
Offer by: **Habitat for Humanity** \$ **500.00**
Court Cost & Post Judgment: \$ 3665.18
Liens: Paving & Care of Premises \$ 0
Amount Left to Distribute: \$(-3,165.18)
Distribution Amount to Freeport: \$ -0-

Zoning: R2

Action: Accept Offer
 Reject Offer
 Re-agenda

COMMENTS:

Motion by _____ Second _____ Vote _____
Trust sale-Council action

Brazoria CAD

Property Search Results > Property ID 209812 CITY OF FREEPORT IN TRUST for Year 2010

Property Details

Account
 Property ID: 209812
 Geo. ID: 4200-0969-000
 Type: Real
 Legal Description: FREEPORT, BLOCK 96, LOT 11

Location
 Address: 708 W BROAD ST
 FREEPORT, TX 77541
 Neighborhood: FREEPORT T/S OLDER CLASS 3 AND LOWER

Map Info
 Mapsco:
 Jurisdictions: CAD, CFP, DR2, GBC, JBR, NAV, RDB, SBR

Owner
 Name: CITY OF FREEPORT IN TRUST
 Address: 200 W 2ND ST
 FREEPORT, TX 77541-5773

Property
 Appraised Value: N/A

Map Layers

Radius Search

1:

BID ANALYSIS

Cause Number: 5177*T98 Account Number: 4200-0969-000
 Offer Amount: \$500.00 Value \$: \$5,250.00
 Person Offering: HABITAT FOR HUMANITY Adjudged Value\$: \$19,160.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1982-1999	\$1,881.68
BCED		\$918.75
Brazosport ISD		\$5,696.94
BRHND		\$496.47
Brazosport College		\$356.97
Velasco Drainage		\$677.96
Road Dist 34		\$0.00
City of Freeport		\$4,351.57
Total		\$14,380.34

Costs

Court Costs	\$225.00	Sheriff Fees	\$13.00
Publication Fees	\$146.40	Research Fees	\$250.00
Ad Litem		Recording fee's	
Liens			0
Total		Cost of Deed	\$635.40

Post Judgement Information

Taxing Entity	Tax Year's	Amount Due
BC	2000-2009	\$431.65
BCED		\$0.00
Brazosport ISD		\$1,512.91
BRHND		\$77.99
Brazosport College		\$92.86
Velasco Drainage		\$75.96
Road Dist 34		\$0.00
City of Freeport		\$838.41
Post Judgment Total		\$3,029.78

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Proposed Distribution

Offer Amount \$500.00 Costs + P & J \$3,665.18
 Net to Distribute \$ -\$3,165.18

BC	13.09%	-\$414.17
BCED	6.39%	-\$202.22
Brazosport ISD	39.62%	-\$1,253.92
BRHND	3.45%	-\$109.28
Brazosport College	2.48%	-\$78.57
Velasco Drainage	4.71%	-\$149.22
Road Dist 34	0.00%	\$0.00
City of Freeport	30.26%	-\$957.80