

City of Freeport

NOTICE OF PUBLIC MEETING
THE FREEPORT CITY COUNCIL
MONDAY, NOVEMBER 15TH, 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 November 1st, 2010 Council Minutes.
Pg. 1070-1072
5. Attending citizens and their business.
6. Consideration of authorizing the City Manager to request for proposals on potential development on A0033 S. F. Austin, Tract 2A Acres 7.800 Freeport and A0103 M. B. Nuchols, Tract 2D, Acres 5.200. Pg.
7. Consideration of approving a Commercial Tax Abatement application for S. F. Sulfur Corporation, 608 East Second Street, site modernization project. Pg. 1073-1082
8. Consideration of a request from Will J. Brooks, Parade Chairman of the 25th Annual Dr. Martin Luther King, Jr., Celebration Committee to close portions of the following streets that intersect with East Park, Cherry Street, and 2nd Street to Hwy. 288 to the Freeport Municipal Park during the parade to be held on Monday, January 17th, 2011.
Pg. 1083
- 9 . **Public Hearing:** To consider designating the following described real property located within the corporate boundaries of the City as a reinvestment zone for the purpose of entering into an agreement with the owners or owners thereof granting a tax abatement. Pg. 1084
 - Lots 21 & 22, Block 633, Velasco Townsite of the City of Freeport, Brazoria County, Texas. According to the map of plat of said townsite on file in the Plat Records of said county, known locally as 821 N. Ave. C., Freeport, Texas, 77541.
10. Consideration of approving Ordinance No. 2010-2267 designating improvements to land located within the incorporated limits of said City as a reinvestment zone to be known as the Norma & Julio Molina, reinvestment zone. Pg. 1085-1087

11. Consideration of approving Resolution No. 2010-2248 authorizing the execution of a tax abatement agreement for Norma & Julio Molina, 821 N. Ave. C., Freeport, Texas. Pg. 1088-1097
12. Consideration of approving cost proposal for surveying and mapping all of Blocks 33, 34, 35, 36, 39, 40, 41, 42 and the Railroad property between Fourth Street to Eighth Street. Pg. 1098-1100
13. Consideration of authorizing the City Manager to expend funds on the Corridor Beautification Plans on Gulf Boulevard and Velasco. Pg. 1101-1106
14. Consideration of authorizing the City Manager to expend funds on building male/female restrooms and showers for the marina project. Pg. 1107-1108

Work Session:

- A. Update by Executive Director Jack Brown, on the Southern Brazoria County Animal Shelter. Pg. 1109
- B. Discussion regarding a Corridor Beautification Plan.

Executive Session:

Section 551.071, Government Code

Consultation with City Attorney concerning pending or contemplated litigation, settlement offers or other matters in which his duty to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State of Bar of Texas clearly conflicts with Chapter 551., Government Code, to wit:

- Nicole Mireles – pending litigation

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, November 11th, 2010 at or before 5:00 p.m.

Delia Munoz/City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport, Texas

BE IT REMEMBERED, that the City Council of the City of Freeport, met on Monday, November 1st., 2010 at 6:01 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, for the purpose of considering the following agenda items:

City Council: Larry L. McDonald
 Michelle Kent
 Fred Bolton
 Nicole Mireles
 Norma M. Garcia

Staff: Jeff Pynes, City Manager
 Wallace Shaw, City Attorney
 Delia Munoz, City Secretary
 Nat Hickey, Property Manager
 Tyrone Morrow, Chief of Police
 Brian Davis, Fire Chief
 Larry Fansher, Parks Director
 Gary Pohl, Marshal
 Angie Degetaire, Marina Manager

Visitors: Mark Cameron Gloria Millsap
 Annette Sanford Lila Lloyd
 James Barnett Sandra Barnett
 Jerry Meeks Joyce Adkins

Call to order.

Mayor McDonald opened the meeting at 6:01 p.m.

Invocation.

City Attorney Wallace Shaw offered the invocation and the audience had a moment of silence for former Mayor James Phillips.

Pledge of Allegiance.

Mayor McDonald led the Pledge of Allegiance.

Consideration of approving the October 18th, 2010 Council Minutes.

On a motion by Councilwoman Garcia, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved the October 18th, 2010 Council Minutes.

Attending citizens and their business.

There were no comments.

Consideration of setting a new bid date for landscaping, grounds care and mowing services for portions of the City's right-of-ways and parks areas.

On a motion by Councilwoman Garcia, seconded by Councilwoman Mireles, with all present voting "aye", Council unanimously approved setting November 22nd, 2010 for a new bid date for landscaping, grounds care and mowing services for portions of the City's right-of-ways and parks areas.

Consideration of setting a date for a joint public hearing to consider amendments to the Zoning Code, Section 155.064 of the Code of Ordinances.

On a motion by Councilwoman Mireles, seconded by Councilwoman Kent, with all present voting "aye", Council unanimously approved setting December 6th, 2010 for a joint public hearing to consider amendments to the zoning code, Section 155.064 of the Code of Ordinances.

Consideration of authorizing the City Manger to expend marina development funds to complete the marina boardwalk and beautification plans.

On a motion by Councilman Bolton, seconded by Mayor McDonald, with all present voting "aye", Council unanimously approved the City Manager not to exceed \$15,000 to expend marina development funds to complete the marina boardwalk and beautification plans.

Work Session:

Discussion regarding signing WEBQA Service Agreement for processing the building, code enforcement and inspection activities for the City.

The current license has expired, costing \$6,000 to \$7,000 to renew the program. At the present time it takes two different programs to accomplish one function. The WEBQA program links to the City's GIS and Encode. Presently a locked in cost of \$2,500 and \$150.00 per month is in place. A better system to identify locations in the city that need to be cleaned up, associates pictures with violations, better documentation is needed.

Update regarding the Freeport Marina.

Jeff Pynes reported that James Barnett Chairperson for the Economic Development is working to resolve the encroachment of the Freeport Marina Project along FM 1495.

The dry stalk bunker board needs repair. He needs to discuss with vendors concerning preconstruction buildings that contain rest rooms and showers. He is also talking to vendors on fueling options and installing a fire suppression system.

Mr. Pynes predicts a 70% capacity of wet slips to be rented out by the end of the budget year. He announced the Freeport Marina will be in the Houston Boat Show. Brochures, pamphlets, advertising to market the Freeport Marina are available.

Mr. Pynes stated that they are still funds in the marina account and recommends landscaping be added to complete the boardwalk beautification plans.

Discussion regarding potential development on A0033 S. F. Austin, Tract 2A Acres 7,800 Freeport and A0103 M. B. Nuchols, Tract 2D, Acres 5,200.

Mr. Pynes stated that this was about 13 acres of land the city owns between the Brazosport High School and Brazos Landing. He has been approached by a couple of developers interested in making a proposal on developing this land.

In efforts to stimulate economic development activity in Freeport, he requested Council allow him to go out for proposals on this site. He requested this item be placed in the next subsequent meeting.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilwoman Garcia, with all present voting "aye", the meeting adjourned at 6:38 p.m.

Mayor Larry L. McDonald

Delia Munoz – City Secretary

APPLICATION FOR TAX ABATEMENT
COMMERCIAL/INDUSTRIAL

This application should be filed at least ninety (90) days prior to the beginning of construction or the installation of equipment. This application will become part of any later agreement or contract and knowingly false representations thereon will be grounds for the voiding of any later agreement or contract.

Original copy of this application and attachments should be submitted to:

City Manager
City of Freeport
200 West Second Street
Freeport, TX 77541

APPLICANT INFORMATION

Company Name: S. F. Sulfur Corp. Submittal Date: 10/29/10

Address: 608 East Second Street, Freeport, TX 77541

Name/Address/Telephone of Company contact on this project:

Randy Dunlap - 1300 Spring Creek Road.
Bainbridge GA 39817 229-416-7239 (cell)

PROJECT INFORMATION

Check type of facility to be abated:

Manufacturing	<input checked="" type="checkbox"/>	Regional Distribution	<input type="checkbox"/>
Regional Service	<input type="checkbox"/>	Regional Entertainment Center	<input type="checkbox"/>
Research	<input type="checkbox"/>	Other Basic Industry	<input type="checkbox"/>

Proposed facility address and legal description: (attach exhibit if necessary):

608 East Second Street 1) Plant Furniture, Equipment - Other Personal Property
Freeport, TX 77541 2) A 0028 S.F. Austin, Tract A1-C, Freeport - Acres = 13.800

Attach a map showing the site. (Attach as Exhibit)

Proposed facility located in the following taxing jurisdictions:

School District	Brazoria Independent School District
Drainage District	Velasco Drainage District
City	City of Freeport
Other Taxing Jurisdictions:	Brazoria County
	Port Freeport

Describe product or service to be provided: Sulfur

This application is for a: New Facility Expansion

PROJECT DESCRIPTION

Please attach a statement which:

- 1. fully explains the project;
- 2. describes the site and existing improvements;
- 3. describes all proposed improvements;
- 4. provides a list of improvements and fixed equipment for which abatement is requested.

ECONOMIC IMPACT INFORMATION

A. Estimated cost of improvements:

Real Estate \$ 350,000

Personal Property \$ 650,000

B. Permanent employment estimates:

If existing facility, current plant employment: 13
 Estimated number of jobs retained: jobs created: 13
 Number of employees anticipated at start up: within 1 yr. 13

C. Construction employment estimates:

Construction to start: Month: 10 Year: 2010
 Construction to be completed: Month: 6 Year: 2011
 Number of construction jobs anticipated: At start: 5
 Peak 20 Finish: 6

D. School District impact estimates: (for projects over \$5,000,000)

Number of families transferred to area: N/A

Number of students added to ISD: N/A

E. City Impact estimates:

Volume of treated water required from city: 130,000 gal/MO.
 Volume of effluent water to be treated by city: 13,000 gal/MO

Has permitted been started? Yes No

F. Estimated appraised value on site:

	LAND	PERSONAL PROPERTY	IMPROVEMENTS
Valuation of existing property as of January 1, preceding this abatement Application		\$ <u>570,190</u>	\$ <u>683,580</u> \$ <u>0</u>
Valuation of Personal Property and Improvements, not subject to Abatement, excluding exempt Pollution Control Equipment, upon completion of the project subject to this application		\$ <u>0</u>	\$ <u>0</u> \$ <u>0</u>
Estimated value, upon completion of project of exempt pollution control equipment.		\$ <u>570,190</u>	\$ _____ \$ <u>0</u>
Estimated value of abated improvements after abatement agreement expires		\$ <u>579,190</u>	\$ <u>1,000,000</u> \$ <u>0</u>

G. Statement of planned efforts to use City of Freeport Vendors and services:

Please attach a statement describing willingness and planned efforts to use qualified City of Clute vendors and services where applicable in the construction and operation of the facility.

DECLARATION

To the best of my knowledge, the above information is an accurate description of project details.

E. Monty Caldwell
Company Official Signature

E. Monty Caldwell CFO
Printed Name and Title of
Company Official

10/29/10
Date Signed

S.F.SULFUR SITE MODERNIZATION PROJECT DESCRIPTION

There has been a sulfur processing plant operating at the 608 E. Second Street location since 1916.

Georgia Gulf Sulfur Corp., the parent company of S.F. Sulfur Corp, has three additional North American manufacturing sites. The age and condition of the Freeport site has given corporate management reason to consider the possibility of closing the site and reallocating the production activity to our other three North American locations.

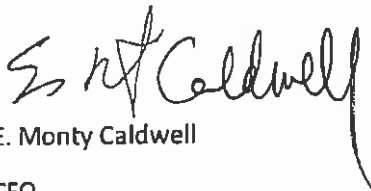
The current operations employ 13 full time employees with an annual payroll in excess of \$550,000 and will pay \$ 40,000 in property taxes in 2010.

Remaining in Freeport will require a modernization investment project of approximately \$1,000,000 as follows:

- Build new mill room & warehouse facilities
- Relocate current equipment and install new equipment
- Tear down existing manufacturing buildings
- See attached schedule of improvements and fixed equipment for which abatement is requested

After analyzing the options, management would like to remain in Freeport . The possible property tax abatements will make the decision more palatable to our stockholders.

Regards,


E. Monty Caldwell
CFO

S F Sulfur / Mill Room Replacement

1. Building 50x70x50 w/ 20x22 hall to connect to warehouse #4. (Installed)
\$155,507
2. Concrete and labor for Mill base and support piers for equipment tower.
\$67,860
3. Steel for Cyclone supports, blend platform
\$28,850
4. 304 s/s for blend, mill feed, and bagging hoppers.
\$29,904
5. Labor to install towers, platforms and fab and install hoppers.
\$52,400
6. 12x30x12 Electrical Room w/ positive pressure.
\$36,000
7. Labor to install Milling Equipment, Cyclone, Piping, Screw Conveyors, Elevators, etc.
\$106,400

8. One 40ft s/s Elevator (blender to mill feed hopper)
\$32,540
9. Electrical Equipment (switch gear, wiring, conduit, ect.)
\$162,595
10. Labor to install Electrical
\$138,000
11. Roof system over crude dump station 25x30
\$22,500
12. Mill Piping, 90's and flanges
\$13,780
13. Dust Collector
\$21,000
14. Permits
\$6,000
15. Equipment Rentals
\$27,800
16. Mill wind chamber
\$7,750
17. Misc. bolts, nuts and washers for install

\$5,500

18. Misc. supplies (welding rods, gas & oxygen,
paint, etc.

\$18,000

Estimated Total Cost \$931,879

+ NEW BATHHOUSE \$ 68,121

Grand TOTAL \$ 1,000,000

K.M. WATSON
233-3555 WORK
285-8174 CEAL



PERMIT APPLICATION

OWNER'S NAME: Martin Sweet

OWNER'S ADDRESS: 1311 S. Jefferson
MT. PLEASANT, TX

JOB INFORMATION

CONTRACTOR'S NAME: Sweet Construction

WORK LOCATION: 608 2ND ST, Freeport, TX

DESCRIPTION OF JOB: 30X50 - Shower + Break Room

VALUATION OF JOB: \$ 150,000 PERMIT FEE: \$ 915.00

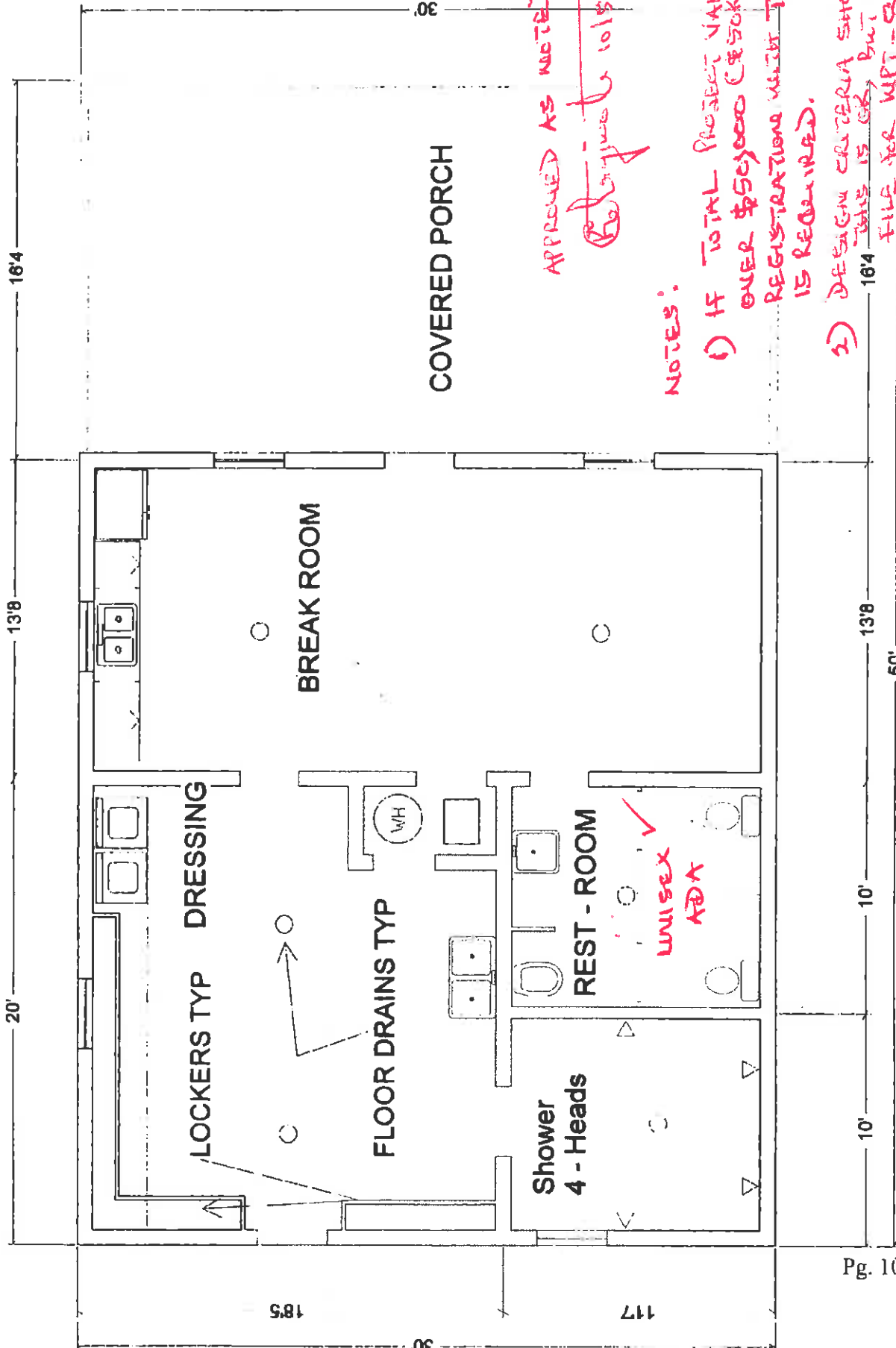
TYPE OF PERMITS NEEDED: BUILDING ELECTRICAL
 MECHANICAL PLUMBING DEMOLITION

PHONE NUMBERS: OWNER OF PROPERTY _____
 CONTRACTOR 903-573-5893

PLANS TURNED IN WITH APPLICATION YES NO
 TYPE DRAWINGS PRINTS

DATE OF APPLICATION: _____

APPLICANTS SIGNATURE: [Signature]



APPROVED AS NOTED
Revised 10/15/2016

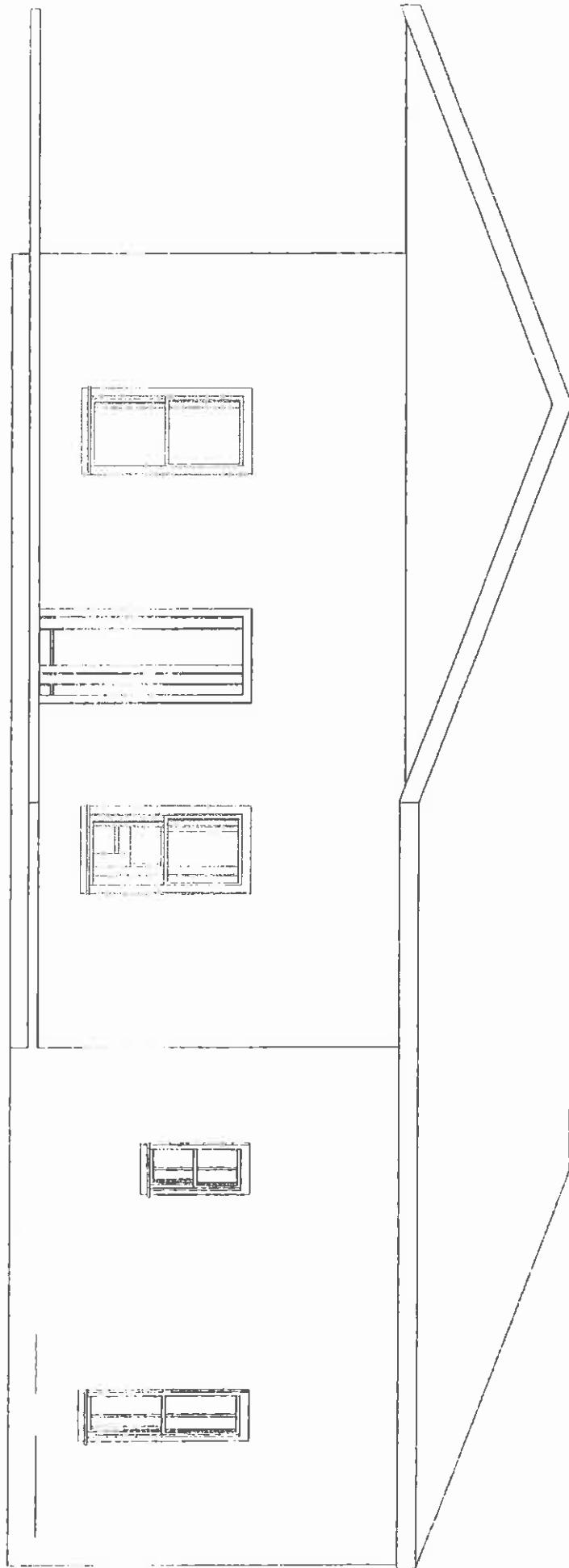
NOTES:

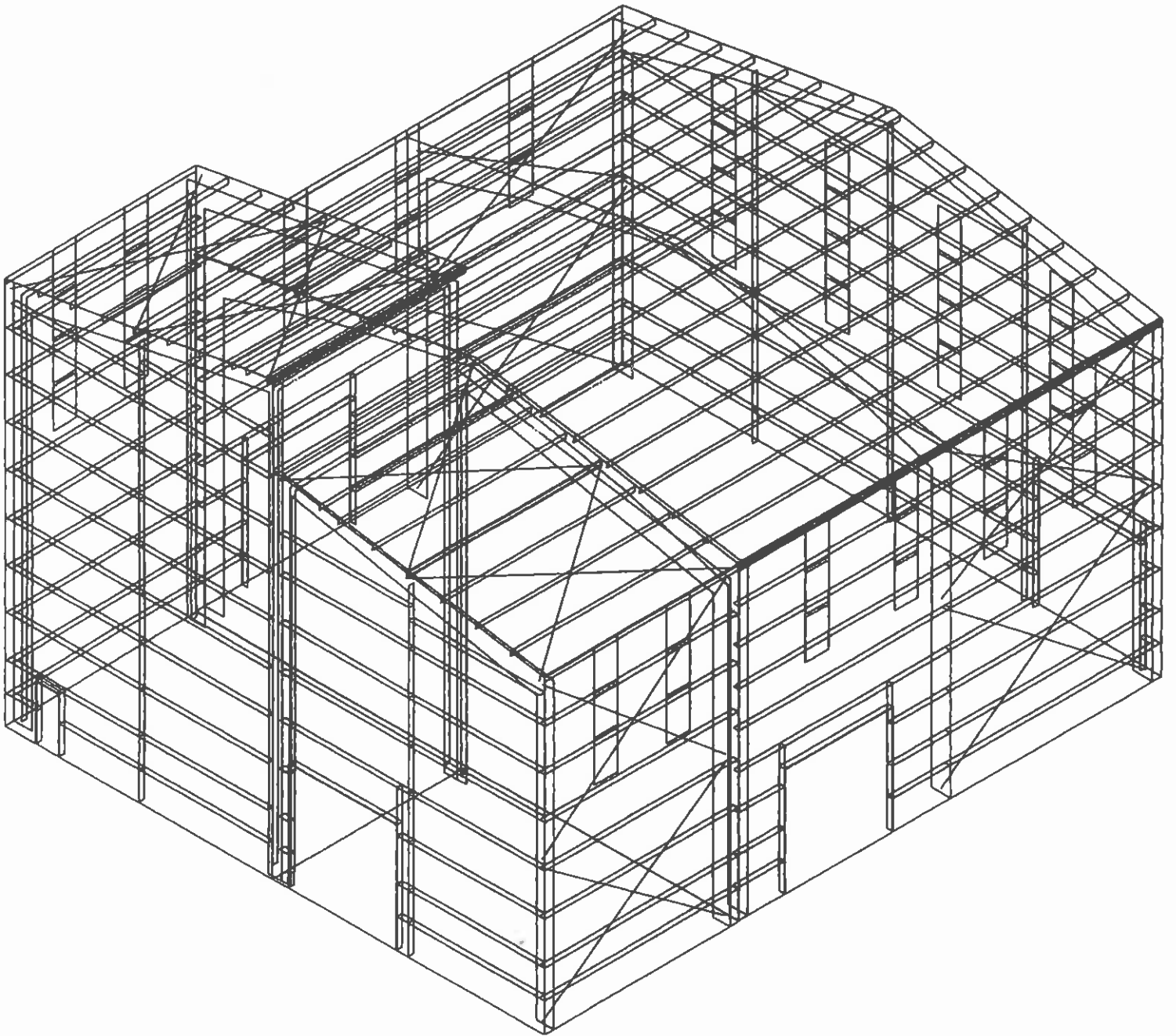
- 1) IF TOTAL PROJECT VALUATION IS OVER \$50,000 (CHECK) THEN, REGISTRATION WITH T&S & ADA IS REQUIRED.
- 2) DESIGN CRITERIA SHOWS 130MPH WIND BUT NEEDS TO FILE FOR WPI-3 AS PROOF OF COMPLIANCE WITH WINDSPEED.
- 3) ALL ELECTRICAL, PLUMBING AND HVAC WORK SHALL BE EXECUTED BY LICENSED MASTER TECH.

SF SULPHUR EMPLOYEE AREA
 1019 sq ft

→ 608 E. 2ND ST. ←

SF Shower Room 30x50





70 x 80 x 40 Mill Room

Dr. Martin Luther King, Jr.
Brazoria County, Texas
Celebration Committee



216 Banyan Dr.
Lake Jackson, TX 77566
Contact: Mr. Will J. Brooks
Phone: (979) 202-7590 Cell
Phone: (979) 297-2801 Home

November 04, 2010
Attention: Ms. Delia Munoz
200 West 2nd Street
Freeport, TX 77541

To the City Council of Freeport:

It is my pleasure to inform you about the 25th annual Dr. Martin Luther King, Jr. Celebration Committee (MLKCC). We are a non-profit, 501(c) 3 organization. Since 1986, MLKCC – Brazoria County has sponsored events to celebrate the state and federal holiday honoring the birthday of the late Dr. Martin Luther King, Jr. and to perpetuate his memory and the legacy of his achievements for future generations. Additionally, our MLKCC seeks to honor Dr. King's admonition of service to the community by sponsoring both the MLKCC and Dennis R. Edwards Memorial scholarships to deserving Brazoria County high school graduates. This celebration also conducts various worthy community uplifting projects, and encourages its members to take roles in numerous civic, charitable, and cultural endeavors. This annual celebration is a time of unity and togetherness promoted through events including a Community Worship Service, MLKCC Commemorative Banquet, Job Fair & Career Expo, Parade & Rally, and Health Fair.

Dr. Martin Luther King, Jr. Celebration Committee request permission to close portions of the following streets during the Parade to be held on Monday, January 17, 2011. The parade will start at 12:00 noon and the set up (staging area) will start at 10:00 am on Cherry, East Park and Fourth Street. The parade route will begin at East Park Avenue and Fourth Street and continue along 2nd Street to 288-B to the Freeport Municipal Park. The celebration will continue through the Rally at the Freeport Municipal Park until 5:30 pm. In order to move forward with success, we are requesting your permission, support and participation in the 25th Annual Dr. Martin Luther King, Jr. Celebration.

Thank you in advance for your consideration and we look forward to celebrating the legacy of Dr. Martin Luther King, Jr. with you.

Sincerely,

••★ ~ ••••

Will J. Brooks
Parade Chairman
On behalf of MLKCC-BC Parade & Rally Committee

NOTICE OF PUBLIC HEARING

The City Council of the City of Freeport, Texas, will hold a public hearing on Monday, the 15th day of November, 2010, beginning at 6:00, p.m., in the Police Department Municipal Courtroom located therein at 430 North Brazosport Boulevard, Freeport, Brazoria County, Texas, to consider designating the following described real property located within the corporate boundaries of the City as a reinvestment zone for the purpose of entering into an agreement with the owner or owners thereof granting a tax abatement:

Lots 21 & 22, Block 633, Velasco Townsite of the City of Freeport, Brazoria County, Texas, according to the map or plat of said townsite on file in the Plat Records of said county, known locally as 821 N. Ave. C, Freeport, TX 77541.

At the same hearing, the City Council will consider whether or not to enter into an agreement granting a tax abatement to the owner or owners of the above described property.

All interested persons will be given an opportunity to speak and present evidence for or against such designation and for and against such abatement.

By order of the City Council this 18th day of October, 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 seven (7) full days prior to the date of the public hearing. A copy of this notice, together with a copy of the proposed tax abatement agreement, should also be sent to the presiding officer of all other taxing units having jurisdiction over the above described property at least seven (7) full days prior to the date of the public hearing.

ORDINANCE NO. 2010-2267

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; CONTAINING FINDINGS OF FACT; DESIGNATING IMPROVEMENTS TO LAND LOCATED WITHIN THE INCORPORATED LIMITS OF SAID CITY AS A REINVESTMENT ZONE TO BE KNOWN AS THE ALLAN R. LAWSON REINVESTMENT ZONE AND PROVIDING FOR ITS INITIAL TERM AND THE RENEWAL THEREOF; CONTAINING SAVINGS CLAUSES; 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, 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 51.072 and 54.004 of the Local Government Code, Subchapter B of Chapter 312 of the Property Tax Code and Sections 2.01, 2.02 and 9.18 of the Home Rule Charter of the City of Freeport authorize the City Council thereof to adopt the provisions of this Resolution; and,

WHEREAS, the City Council of the City of Freeport 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 said City.

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, (herein after sometimes "the City") makes the following findings of fact:

(1) That on September 14, 2009, the City Council of the City, pursuant to Subchapter B of Chapter 312 of the Property Tax Code, adopted Resolution No. 2009-2207 establishing a tax abatement and reinvestment zone policy and adopting guidelines and criteria for the same.

(2) That pursuant to such guidelines and criteria, on September 24, 2010, JULIO C. MOLINA and wife, NORMA MOLINA, (hereinafter sometimes collectively "the Owner") filed a written application for a tax abatement for and the designation of a reinvestment zone consisting of improvements to the hereinafter described land for which the Owners are requesting a tax abatement.

(3) That the land on which the improvements for which the Owners seek to have designated as a reinvestment zone is within the corporate limits of the City.

(4) That the adoption of this ordinance designating such reinvestment zone was preceded by a public hearing at which all interested persons were given the opportunity to speak and present evidence for or against such designation.

(5) That written notice of such hearing was given to the presiding officer of each of the other taxing units having real property within such zone more than seven (7) days prior to the date of such hearing.

(6) That notice of such hearing was also published in a newspaper of general circulation within the City of Freeport, Texas, more than seven (7) days prior to the date of such hearing.

(7) That the improvements to be constructed on such land is a new residence which will add value to the tax roll of the City.

Second, the request of the Owners to have the improvements to Lot Lots 21 and 22, Block 633, Velasco Townsite of the City of Freeport, Brazoria County, Texas, known locally as 521 N. Ave. C, Freeport, Texas, designated as a reinvestment zone, as such zone is defined in Subchapter B of Chapter 312 of the Property Tax Code and in the guidelines and criteria adopted by the above mentioned resolution, is hereby approved and such improvements to such land are hereby designated as the Julio C. and Norma Molina Reinvestment Zone.

Third, as provided in Subchapter B of Chapter 312 of the Property Tax Code, such designation shall last for an initial term of five (5) years from the date on which this ordinance is read, passed and adopted as indicated below; and such designation may be renewed, with the consent of the City Council of the City of Freeport, Texas, for successive periods up to five (5) additional years.

Fourth, this ordinance is cumulative of and in addition to all other ordinances of the City of Freeport, Texas, on the same subject and all such ordinances are hereby expressly saved from repeal.

Fifth, where this ordinance and the comprehensive zoning ordinance of the city conflict or overlap, the zoning ordinance shall prevail and where this ordinance and any other ordinance conflict or overlap, whichever imposes the more stringent regulations or penalties, as the case may be, shall prevail.

Sixth, nothing contained in this ordinance shall cause any rights heretofore vested to be altered, affected or impaired in any way and all such rights may be hereafter enforced as if this ordinance had not been adopted.

Seventh, 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.

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

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

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

ATTEST:

Delia Muñoz, City Secretary
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Wallace Shaw, City Attorney,
City of Freeport, Texas

RESOLUTION NO. 2010-2248

AN RESOLUTION OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; MAKING FINDINGS OF FACT; GRANTING A TAX ABATEMENT TO JULIO C. AND NORMA MOLINA PURSUANT TO THE TERMS AND CONDITIONS OF AND AUTHORIZING THE MAYOR AND CITY SECRETARY TO EXECUTE AND ATTEST, RESPECTIVELY, A TAX ABATEMENT AGREEMENT WITH THE SAID JULIO C. AND NORMA MOLINA; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THE ORIGINAL OF THIS RESOLUTION SHALL BE MAINTAINED BY THE CITY SECRETARY IN THE PERMANENT RECORDS THEREOF.

WHEREAS, the City of Freeport, Texas, hereinafter sometimes "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, Sections 51.072 and 54.004 of the Local Government Code, Subchapter B of Chapter 312 of the Property Tax Code and Sections 2.01, 2.02 and 9.18 of the Home Rule Charter of the City of Freeport authorize the City Council thereof to adopt the provisions of this Resolution; and,

WHEREAS, the City Council of the City of Freeport has determined to here now declare that the adoption of this resolution is necessary to the health, safety and general welfare of the inhabitants of the City and the economic development of the City.

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

First, the City Council of the City of Freeport (hereinafter sometimes "the City") makes the following findings of fact:

- (1) That on September 147, 2009, by its Resolution No.2009-2207, the City Council, pursuant to Subchapter B of Chapter 312 of the Property Tax Code, established a tax abatement and reinvestment zone policy and adopting guidelines and criteria for the City.

(2) That on September 24, 2010, pursuant to such guidelines and criteria JULIO C. MOLINA and wife, NORMA MOLINA (hereinafter sometimes collectively "the Owner") filed a written application requesting a tax abatement for the following land owned by the Owner, to-wit: Lots 21 and 22, Block 633, Velasco Townsite of the City of Freeport, Brazoria County, Texas, known locally as 821 N. Ave. C, Freeport, Texas.

(3) That the land for which the Owner seeks a tax abatement is within the corporate limits of the City and in a reinvestment zone designated as such by Ordinance No.2010-_____.

(4) That more than seven (7) days prior to the adoption of this resolution written notice of the date and time of a public hearing to consider such application and of the intent of the City Council of the City to enter into a proposed tax abatement agreement and a copy thereof was sent to the presiding officer of all other taxing units having jurisdiction over such property.

(5) That notice of such hearing was also published in a newspaper having general circulation within the City was also published more than seven (7) days prior to the date of such hearing.

(6) That after conducting such hearing, the City Council finds that the granting of such tax abatement and entering into such agreement therefor the construction of a new residence which will add value to the tax roll of the City.

Second, the tax abatement requested by the above mentioned application is hereby granted pursuant to the terms and conditions of and the Mayor and City Secretary of the City are hereby authorized to execute and attest, respectively, a Tax Abatement Agreement with the Owner.

Third, if any section or provision of this resolution is found to be unconstitutional, void or inoperative by a court of competent jurisdiction, such section or provision, if any, is hereby declared to be severable from the remaining sections and provisions hereof which provisions shall remain in full force and effect.

Fourth, the original of this resolution, after execution and attestation, shall be maintained by the City Secretary in the permanent records of the City.

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

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

ATTEST:

Delia Muñoz, City Secretary
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

Wallace Shaw, City Attorney,
City of Freeport, Texas

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TAX ABATEMENT AGREEMENT

This Tax Abatement Agreement (this "Agreement") is made by and between the City of Freeport, Texas a municipal corporation and home-rule city (the "City"), and JULIO C. MOLINA and wife, NORMA MOLINA, (the "Owner", whether one or more), individuals residing in Freeport, Texas, who receive mail at 821 North Avenue C, Freeport, TX 77541 and who are the owners of the real property located within the Zone (as defined below).

W I T N E S S E T H:

WHEREAS, the construction of new residences within the City is paramount to the City's continued economic development; and

WHEREAS, the Owner desires to construct a new dwelling costing in excess of \$5,000.00 to be used for the Owner's personal residence; and

WHEREAS, the Owner has filed a written request for tax abatement, dated as of September 24, 2010, in accordance with the City's Resolution No. 2009-2207, (hereinafter "the Resolution") which establishes the property tax abatement program for the City of Freeport in designated reinvestment zones; and

WHEREAS, it is reasonably likely that this Agreement will attract major investment in the Zone that would be of benefit to property within the Zone and that would contribute to the economic development of the City; and

WHEREAS, the City Council has determined that the Improvements are practical and are of benefit to the land within the Zone and to the City; and

WHEREAS, City Council finds that there will be no substantial potential adverse effect on the provision of City services or on the tax base caused by this Agreement; and

WHEREAS, the Owner has represented that the facility will be designed and constructed to meet all applicable federal, state, and local environmental degradation of hazard; and

WHEREAS, the City Council finds that the planned use of the Improvements, when constructed and operated in accordance with applicable environmental standards, will not constitute a hazard to public health, safety, or morals; and

WHEREAS, City Council finds that the terms of this Agreement meet the applicable requirements of the Resolution and The Texas Tax Code; and

NOW THEREFORE,, the parties hereto, for and in consideration of the premises and mutual promises stated herein, agree as follows;

1. Definitions

The following terms shall have the meanings assigned below, unless otherwise defined or the context clearly requires otherwise.

"Abatement Period" means that period which commences on the first day of the Effective Date of Abatement and ends three (3) years thereafter.

"BCAD" means the Brazoria County Appraisal District.

"City" means the City of Freeport, Texas.

"City Manager" means the City Manager of the City.

"Effective Date of Abatement" means the January 1, 2011.

"Eligible Property" means the new residential structure which expands the local tax base as that term is defined in the Guidelines and Criteria for Tax Abatement in the City of Freeport attached to and adopted by the Resolution.

"Improvements" means the improvements to the property, more fully described in Section 5 below constituting the Project.

"Ordinance" means City of Freeport Ordinance Number 2010-_____, which created the Zone.

"Owner" JULIO C. MOLINA and wife, NORMA MOLINA.

"Project" means the improvements to be constructed by the Owner on the Real Property as more fully described in Section 5(c) below.

"Property" means the real property to be improved, as more fully described in Section 3(a) below.

"Resolution" means City of Freeport Resolution 2009-2207 adopted September 14, 2009, establishing the property tax abatement program for the City in designated reinvestment zones, for which an abatement is being granted.

"Tax Code" means the Texas Property Tax Code, as amended.

"Zone" means the Julio C. and Norma Molina Reinvestment Zone, which is more particularly described in the Ordinance.

2. Authorization

This Agreement is authorized by Resolution which established the property tax abatement program for properties in designated reinvestment zones and by the Ordinance.

3. Property

(a) The Street Address of the taxable real property to be improved under this Agreement is 821 N. Ave. C, Freeport, Texas, being Lots 21 & 22, Block 633, Velasco Townsite of the City of Freeport, Brazoria County, Texas.

(b) The BCAD tax account number of the Property is 8110-2303-001.

4. Representations and Warranties by the Owner

(a) The Owner represents and warrants (1) the Owner owns the Property and that the Property is located within the boundaries of the Zone; (2) the Owner is authorized to execute this Agreement and to complete the Improvements described in Section 5 hereof and in the project description marked Exhibit "B" and attached hereto; (3) that as of January 1, 2010, the Property had an approximate appraised value of \$4,690.00; (4) the construction of the Improvements described in Exhibit "A" began after January 1, 2010, and that construction of the Improvements were completed as of the effective date of this Agreement; (5) the construction of the Improvements shall be completed as described in Exhibit "A", all for the purpose of constructing the dwelling therein described; and (6) The total size of the Property is approximately 0.1435 acres or 6,250.86 square feet.

(b) The Owner represents and warrants that the value of the Property will increase by at least \$40,175.00 upon completion of the Improvements.

(c) The Owner represents and warrants that the Improvements will not solely or primarily have the purpose of transferring employment from one part of the City to another.

(d) The Owner represents and warrants that Owner will construct and operate the Project described in Exhibit "A" attached hereto and incorporated herein by this reference.

(e) The Owner represents and warrants that the improvements will be designed, constructed, and occupied in accordance with all applicable federal, state, and local environmental regulations, and that the construction and occupation of the Improvements will not cause environmental degradation or hazard to the Property or the environs of the City.

5. Terms of the Agreement

(a) The Owner shall make the Improvements substantially in conformity with the descriptions, plans and specifications as described in Exhibit "A".

(b) The Improvements shall be completed in accordance with the provisions of Exhibit "A" and the City's Building Code and other Uniform Codes and shall conform to the City's Zoning Ordinance. In case of any conflict, the Building or other Uniform Code, or Zoning Ordinance, as the case may be, shall prevail. In addition, the Owner shall comply with City's Subdivision Ordinance, if applicable.

(c) Upon completion of the Improvements, the Owner shall use the Property for the proposed use specified in this paragraph during the Abatement Period specified in Section 6 hereof. However, the City Council may approve a change from the proposed use in writing, if the City Council determines that the change is consistent with the guidelines adopted by the Resolution and with the City's general purpose of encouraging development or redevelopment of the Zone during the Abatement Period specified in Section 6 hereof. The proposed use of the Property (unless and until the City Council approves a change in use) is for a private dwelling pursuant to and to the extent described in Exhibit "A", attached hereto and incorporated herein.

(d) The Owner shall allow the City's employee's access to the Property for the purpose of inspecting the Improvements to ensure that the Improvements were completed and are being maintained in accordance with the terms of this Agreement. All inspections will be made only after giving the Owner notice at least twenty-four (24) hours in advance thereof, and will be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the Project. All inspections will be made with one (1) or more representatives of the Owner and in accordance with the owner's safety and security standards, but this shall not act as a limitation on the City's ability to perform any inspection or enter the affected property pursuant to the Code of Ordinances, the Building or other Uniform Code or otherwise.

(e) The Owner shall maintain the Improvements in good repair and condition during the Abatement Period specified in Section 6 hereof.

(f) The Owner shall provide the City's employees access to all records requested and necessary for the purpose of conducting an audit of the Project. Any such audit shall be made only after giving the Owner notice at least seven (7) days in advance thereof, and will be conducted in such a manner as to not unreasonably interfere with the operation of the Project.

(g) The Owner shall not assign this Agreement without the written approval of the City Council. In addition, any such assignment must be approved by the City Council.

6. Tax Abatement

(a) Abatement on the Improvements specifically listed in Exhibit "A" shall be permitted only for the value of new "eligible property" constructed or added after January 1, 2010, subject to the limitation stated in subsection 5(c) above. In addition, this exemption from taxation is specifically subject to the rights of the holders of outstanding bonds of the City. The portion of the value of new eligible Improvements subject to the abatement shall be 100% of the value of such improvement(s) being abated the first year, 75% of such value the second year and 50% of such value the third year. If the construction period extends beyond three (3) years from the Effective Date of Abatement, the Improvements shall be considered completed for purposes of abatement and, in no case, shall the Abatement Period exceed three (3) years from the Effective Date of Abatement.

(b) From the Effective Date of Abatement to the end of the Abatement Period, taxes shall be payable as follows:

1. The value of (I) the property on which the project is located without regard to any improvements thereon and (ii) any tangible personal property not attached to the land And for which an abatement has not been specifically granted shall be fully taxable;

2. The base year value of any improvements on the property which are not eligible improvements shall be fully taxable;

3. The additional value of the eligible improvements constructed after January 1, 2010, but before the effective date of this Agreement, shall be taxable in accordance with Section 6(a) of this Agreement.

(c) The City shall enter into only one tax abatement agreement for the Project described in Exhibit "A" of this Agreement during the existence of the Julio C. and Norma Molina Reinvestment Zone.

7. Default and Recapture

(a) This Agreement shall terminate in the event that the use and operation of the facility for the purpose specified in Section 5(c) above is discontinued, for any reason excepting fire, explosion, other casualty or accident, or natural disaster, continuously for a period in excess of twelve (12) month during the Abatement Period. The Owner shall not be entitled to the abatement of taxes for that twelve (12) month period during which the Improvement was not used and occupied for such purpose. The taxes abated during that twelve (12) month period shall become immediately due and payable, and shall be paid to the City within sixty (60) days from the date of termination of this Agreement.

(b) The Owner shall be in default hereof in the event that the Owner:

1. allows ad valorem taxes owed the City to become delinquent and fails to timely and properly follow the legal procedures for their protect and/or contest; or

2. has made any material representation which is determined to be false or misleading in any respect; or

3. is in breach of any material warranty and fails to cure within 60 days from the date notice is provided thereof as described below (the "Cure Period"); or

4. violates any of the terms and conditions of this Agreement and fails to cure during the Cure Period.

(c) Should the City Council determine that the Owner is in default according to the terms and conditions of this Agreement, the City Manager shall notify the Owner in writing at the address stated in this Agreement, and if such default is not cured during the Cure period, then this Agreement may be terminated as to all parties and all taxes previously abated by virtue of this Agreement, shall be recaptured, and paid by the Owner within sixty (60) days of the termination.

8. Administration

(a) For purposes of this Agreement, the value of the real and personal property comprising the Zone, including the value of the Improvements listed in Exhibit "A" hereof, shall be the same as the value of the Improvements determined annually by the chief appraiser of BCAD. Each year, the Owner shall furnish the City with such information as may be necessary for calculating the amount of abatement. Once the value of the Improvements has been established and the amount of the abatement calculated, the chief appraiser of the BCAD shall notify the affected jurisdictions that levy taxes of the amount of assessment.

(b) Upon the completion of construction of the Improvements, the City Manager shall annually evaluate each Improvement receiving abatement to ensure compliance with this Agreement and prepare a report of any violations of this Agreement.

9. Compliance with State and Local Regulations

Except as specifically provided herein, nothing in this Agreement shall be construed to alter or affect the obligation of the Owner to comply with any ordinance, rule or regulation of the City, or the laws and regulations of the State of Texas and the United States.

10. Merger

The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

11. Notice

All notices shall be in writing and unless hand delivered, shall be sent by U.S. Mail certified, return receipt requested. If mailed, any notice or communication shall be deemed to be received three (3) days after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

To the Owner, if mailed or personally delivered

821 N. Avenue C
Freeport, TX 77542

To the City, if mailed or personally delivered:

City Manager
200 West Second Street
Freeport, TX 77541

Each party may designate a different address by giving the other party written notice ten (10) days in advance of such designation.

12. **Effective Date**

If approved by the Mayor and City Council, the Effective Date of this Agreement shall be the Effective Date of Abatement as defined in Section 1 hereof.

This agreement has been executed by the parties in multiple originals, each having full force and effect.

Julio C. Medina, Owner

Norma Medina, Owner

THE CITY OF FREEPORT, TEXAS

BY _____
Its Mayor

ATTEST:

Its City Secretary

APPROVED AS TO FORM

Its City Attorney



PROPERTY MANAGEMENT

Jeff Pynes
Chief Executive Officer
City Manager

November 10, 2010

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

Jeff Pynes
City Manager

re: Blocks 33-39, 40-42, Freeport Townsite
Former MOPAC Railroad Depot
West 4th Street

Please place the following item on the November 15, 2010, City Council agenda:

Discuss / consider cost proposal for surveying and mapping all of
Blocks 33, 34, 35, 36, 39, 40, 40, 41, 42, and the "Railroad"
property between fourth street to eighth street

The status of this property has been questionable for many years. The above work is to
determine rights of ways and ownerships.

Concept West is interested in purchasing a portion of the "rights-of-ways" shown on the 11
x 17" plat attached.

A price quotation for the survey, mapping, platting and research is attached.

N C Hickey
Property

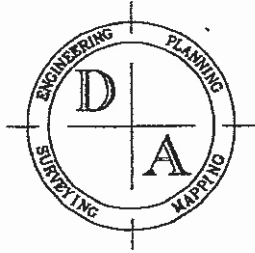
attach

/s



www.freeport.tx.us





DAMIAN & ASSOCIATES, INC.
ENGINEERING, PLANNING, SURVEYING AND MAPPING
1512 N. AVENUE J
FREEPORT, TX 77541
BUSINESS (979) 233-7177
FAX (979) 233-3877

October 8, 2010

Nat Hickey
Property Manager
City of Freeport
200 West 2nd St.
Freeport, TX 77541

RE: COST PROPOSAL FOR SURVEYING AND MAPPING ALL OF BLOCKS 33, 34, 35, 36, 39, 40, 41, 42, AND THE "RAILROAD" PROPERTY IN BETWEEN FROM FOURTH STREET TO EIGHTH STREET

Mr. Hickey,

We appreciate the opportunity to provide you with a cost proposal for professional surveying and mapping services for the property described above. The scope of service for the project is to research, define, and stake out the two 60-foot rights-of-way located within the blocks described above and perform the tasks as detailed below:

SCOPE OF SERVICES:

Field Work –

1. Locate property corners around the blocks listed above to verify the called for property limits in a "PRELIMINARY" survey provided by Mr. Hickey. Preliminary surveyed performed for Concepts West Corporation in June 2009.
2. Stake out the two 60-foot rights of way described above.

Office / CADD Work –

1. Review the Title Commitment from Stewart Title provided by Mr. Hickey. Title Commitment issued for June 2009 Concepts West Corporation survey.
2. Research deeds and ownership transfers for the "railroad" property described above.
3. Research ownership of the two 60-foot rights-of-way adjacent to the "railroad" property.
4. Provide CAD plan view drawing with all pertinent field data.
5. Write survey report of the findings.

The proposed cost to complete the work is estimated at \$4,732.04 of which \$2,723.84 is CADD and Office time. The information you provided indicates the majority of the time is to be dedicated to deed research by a Registered Professional Land Surveyor.

If you have any questions please call or email at your convenience.

Regards,

Rene Damian, P.E., R.P.L.S.
Damian & Associates

Copy to Jeff
10-12-10

RECEIVED

OCT 12 2010

Pg. 1099

PROPERTY MGMT

Larry McDonald
Mayor

Michelle Kent
*Councilmember
Ward A*

Fred Bolton
*Councilmember
Ward B*

Nicole Mireles
*Councilmember
Ward C*

Norma Moreno Garcia
*Councilmember
Mayor Pro Tem
Ward D*

Jeff Pynes
*Chief Executive Officer
City Manager*

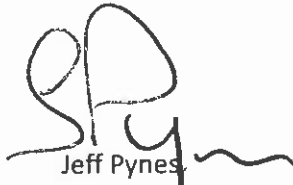
November 11, 2010

Mayor L.L. McDonald
City Council Representatives

Attached to this correspondence is a policy we implemented internally to ensure the visual appeal of our city is maintained at multiple levels from a predefined corridor beautification plan. The plan details the quality of care and management that will facilitate consistent maintenance within the corridor area. As requested at the conclusion of the 2010-2011 budget process by several council members, we included Gulf Boulevard and a short connection of Velasco Boulevard within our defined corridor area, as you can see on the attached map. The request by members of council was to identify measures to green and beautify Gulf Boulevard and Velasco Boulevard. Attached is a proposal to increase hardy trees, shrubs and visual appeal of the aforementioned area to ensure it has the same quality visual appeal as the other corridor areas.

Notice in the proposal it also includes additional maintenance costs and a US flag program to be maintained throughout the year in the entire corridor area.

The pages following the corridor beautification plan is a letter we will be delivering to all businesses on the corridor detailing the plan and a holiday decorating contest.



Jeff Pynes
City Manager

Proposed Corridor Beautification Plan

Estimates of the Proposal Beautification Plan:

1. Row –Winter Rye Grass 50lbs –Estimate 5000Lbs @ \$20.00 per bag-----\$2,000.00
2. Bluebonnets----- \$5,000.00
3. American Flags 65 Poles @ 4 Change per year X \$33.00----- \$8,580.00
4. Trees - Crape Myrtle 30 Gallon size \$110.00 @ 70 Trees----- \$7,700.00
1 ¼ diameter - 8' tall -- 3' spread/span
5. Trees - Live Oak 30 Gallons size \$50.00 @ 100 Trees -----\$5,000.00
2 ½ diameter – 10' tall -- 4' spread/span
6. Prema soil blend for tree root mixture. \$25.00 yard @ 32 yards-----\$ 800.00
7. Chemicals (Fertilizer, Pre-emergent, Post-Emergent, etc.)-----\$ 950.00
Pendulum pre-emergent 40 lbs @ 10 bags
13-13-13 Fertilizer for trees 50lbs @ 25 bags
8. Perennial Flowers-----\$ 5,000.00
Flowerbed @ Yellowstone and 288 \$12.00 per 32 flats for 4 corners
Flowerbed @Skinner Rd. and 288 \$12.00 per 12 Flats for this intersection
Flowerbed @ 2nd St and 288 \$12.00 per 32 flats for 4 corners
(Planting for 3 seasons – year round planting)
9. Winter Rye/Summer Contract mowing to ensure Velasco Blvd, Gulf Blvd-- \$8,000.00
are mowed/maintained under proposed 8" height standards.
10. Winter Rye/Summer Contract mowing to ensure Memorial Park is mowed,
grass maintained under proposed 8" height standards ----- \$5,000.00
11. Fill dirt to build elevated rolling hills along parts of Velasco and Gulf Blvd \$5,000.00

\$53,030.00

Optional Rock Flower Beds: Price undetermined at this time.

Proposed 10.5.10

In the sections listed below specific areas of responsibility by department is detailed. However, we must all be vigilant about our evaluation of the corridor and focus on overall beauty and address and/or ensure other issues are also addressed and/or reported in a timely manner.

Parks Department:

- Ensure areas of responsibility are mowed. Grass should not exceed 8” in height at anytime in the corridor area
- Distribute Winter Rye grass in corridor area
- Identify Blue Bonnet seasonal planting area within the corridor
- Ensure all curbs are edged
- Ensure flowerbeds are weed free and mulched
- Plant perennials with themed color in all corridor flowerbeds in Spring (February/March), Summer (May/June), and Fall (September/October). Although perennial planting is not specifically listed in other areas it is permissible if the corridor responsibilities are met and funding is sufficient
- Have U.S. flags on every light pole at all times
- Identify and submit proposals to better beautify areas within this corridor beautification plan

Streets Department:

- Ensure streets are swept and clean of loose gravel and debris
- Ensure all painted curb areas are freshly painted and with a consistent theme
- Ensure street and/or decorative lights are operational (replace bulbs, etc...)
- Ensure all visible Rights of Ways from the corridor are mowed. Ditch Rights of Ways grass will not exceed 12”
- Ensure curbs are in place
- Inspect, repair and propose comprehensive sidewalk mobility plan for the corridor
- Inspect and develop a consistent street lighting plan for the corridor

Building and Community Development Department:

- Seek resolution for deteriorating buildings and structures
- Review and propose a façade plan to present to council for the corridor
- Address visual signs of social strain within the corridor or view from the corridor
- Communicate with corridor businesses and/or owners about the corridor plan and expectations
- Identify, resolve and enforce tall grass, debris, and abandoned vehicle issues in a timely manner
- Develop and implement a corridor code enforcement plan
- Develop a corridor beautification award for businesses and/or owners with a sign for display
- Assign Community Development Officers to create a comprehensive list of business and/or property owners identifying the responsible persons contact name,

telephone and e-mail. Ensuring this information is accurate and its proper usage will enable us to communicate effectively and timely on important corridor issues and beautification efforts.

- Ensure Community Development Officers inspect their assigned corridor areas daily and handle areas of their responsibility in a timely manner. Additionally, coordinate any other issue related to someone else's responsibility or any other issue related to the beautification of the corridor, while following through to ensure resolution.
- The Building Official will conduct a weekly review of the entire corridor as a checks and balance for this program. It will be the Building Officials responsibility to communicate on areas of deficiency with the responsible person until resolution of the concern. All concerns that are not resolved in a timely manner will be brought to the attention of the City Manager.

Police Department:

- Increased law enforcement visibility within the corridor
- Vigilant review of the corridor to keep light outages reported to the appropriate responsible persons
- Routine analysis of corridor and propose other plans to ensure safety

The corridor beautification plan is a very important issue for the City. It will be each of our responsibility to be vigilant and proactively address issues within the corridor. Although you may have a specific area of responsibility, I encourage everyone to look at the corridor critically and help address issues related to the broad corridor plan, beautification concerns, and make recommendations to better the plan and corridor.

In advance, thank you for your proactive leadership to ensure this corridor plan is effective and that we hold ourselves accountable for doing our part to Keep Freeport Beautiful.

Jeff Pynes
Chief Executive Officer – Freeport
City Manager

Parks Dept.

Streets Dept.

Building and
Community Development

Police Dept.

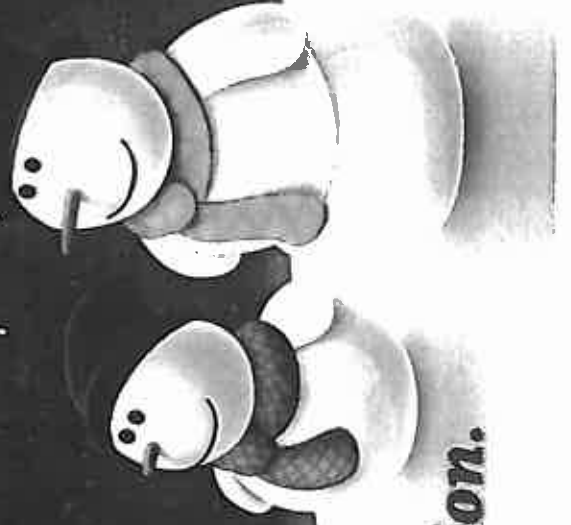


Business Decorating Contest

Who: Businesses along 288, Gulf Blvd, Velasco Blvd. & 2nd Street

Judging: **Friday, November 26, 2010** Awards will be presented at our downtown lighting on November 27, 2010 in Freeport Memorial Park (Downtown Freeport)

Prizes: Prizes will include an award, advertising signage, and presentation at festival.



Call 979-233-3526 for entry information.



Larry McDonald
Mayor

Jeff Pynes
Chief Executive Officer
City Manager

Michelle Kent
Councilmember
Ward A

November 11, 2010

Fred Bolton
Councilmember
Ward B

Mayor L.L. McDonald
City Council Representatives

Nicole Mireles
Councilmember
Ward C

As we discussed in the previous work session, restrooms and shower facilities for the marina project is very important. The initial plans for the marina had these facilities inside a ship type store within the dry stack building. As you are aware, we are unable to bring the initial concept to fruition because of the building right-of-way encroachment issue and there is no real resolution time line in sight.

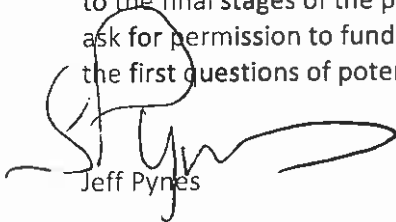
Norma Moreno Garcia
Councilmember
Mayor Pro Tem
Ward D

We have a design concept that will add a single male and female restroom and shower facility on the northwest side of the facility that will fulfill our immediate need and be an additional asset when the original plan can be fulfilled. The location of this structure will be a proven increased asset to the project and boaters since these types of facilities will be available on both ends of the vast marina project site.

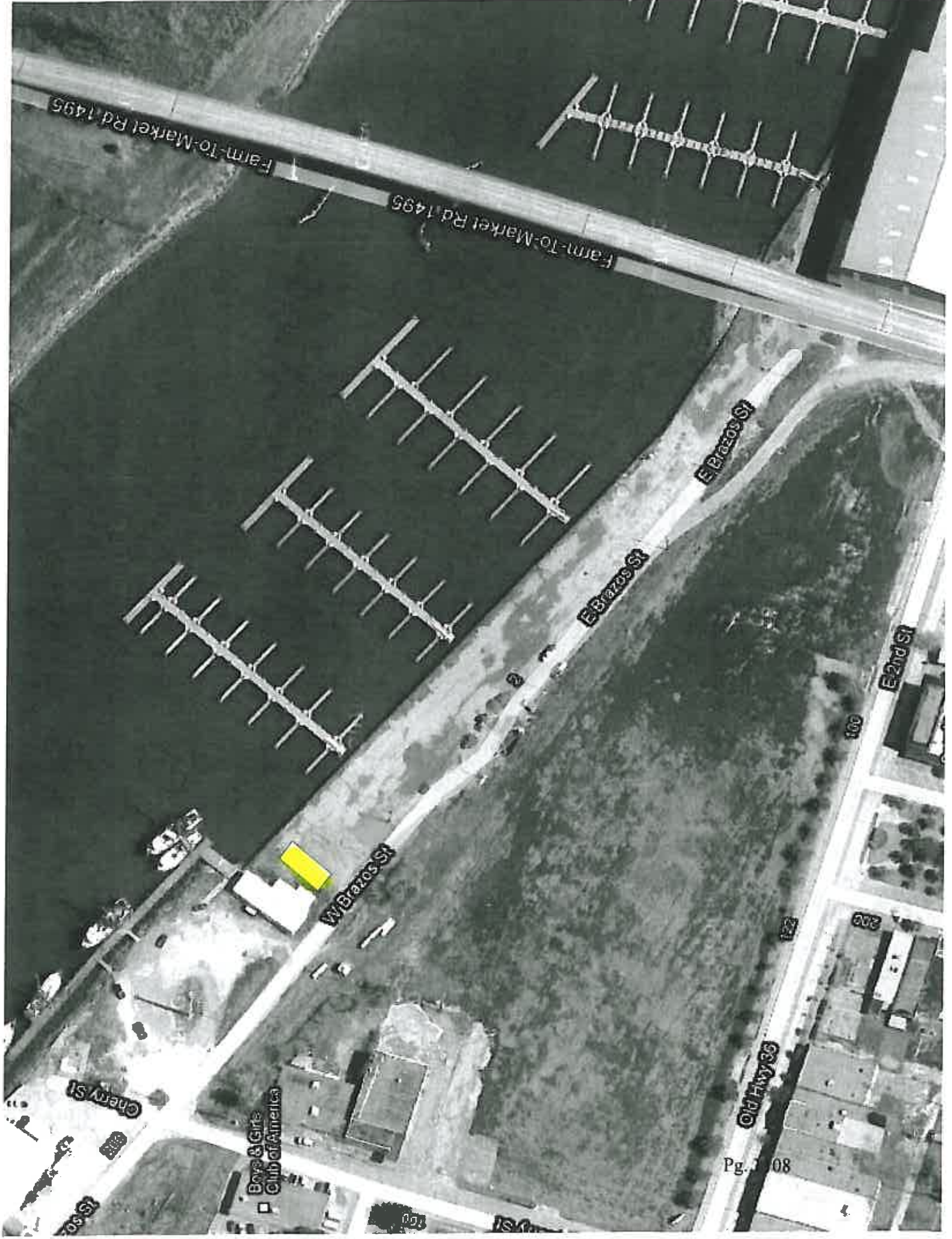
This built structure would be on a concrete slab, be handicapped accessible, visually appealing and durable.

Based on very preliminary numbers we feel comfortable we can have this designed and constructed for less than \$40,000.00 of the remaining marina development funds. The development fund balance is roughly \$550,000.00.

Upon your approval we will seek competitive bids based on a visually appealing design to be an asset to the final stages of the project, while also being durable and effective for its intended purpose. We ask for permission to fund and complete this important piece of infrastructure that remains one of the first questions of potential rental prospects.



Jeff Pynes





Freeport City Hall
ATTN: Jeff Pynes
200 West 2nd Street
Freeport, TX 77541

October 15, 2010

Re: Agenda Request

Dear Mr. Pynes,

I have been the Executive Director of the SPCA-BC for six months and have thoroughly enjoyed working with the city of Freeport and the city's Shelter Board representative. I would like to address City Council by reporting on a few shelter activities and our successes.

I want to make sure the Council and citizens know how proud they should be of our four party agreement and the Southern Brazoria County Animal Shelter.

Please accept this letter as a request to be placed on the City Council Meeting agenda for November 15, 2010. It is my prediction that this report will take about ten minutes. If other matters need to be addressed and time constraints prevent this from being placed on the November agenda, please feel free to place me on the December 6, 2010 agenda.

I look forward to personally praising the city for their outstanding support in the effort to improve the lives of homeless animals.

Thanking You in Advance,

A handwritten signature in blue ink that reads 'Jack Brown'. The signature is written in a cursive, flowing style.

Jack Brown
Executive Director
SPCA of Brazoria County