

SPECIAL CALLED MEEETNG  
NOTICE OF JOINT PUBLIC MEETING  
THE FREEPORT CITY COUNCIL  
ECONOMIC DEVELOPMENT CORPORATION  
MONDAY, JUNE 24TH, 2013, 6:00 P.M.  
FREEPORT MUNICIPAL COURT ROOM  
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.  
FREEPORT, TEXAS

AGENDA  
FORMAL SESSION

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
4. Consideration on of approving the June 17th, 2013 Council Minutes.  
Pg. 449-452
5. Attending citizens and their business.
6. Consideration of approving and signing a replat request for Troy Brimage and Matt Reue to replat A0099 Eli Mitchell, Tract D1-PT Lot D2, Acres 1,231 & 0.3632 Trs, Freeport Texas, known locally as 201 S. Front Street.  
Pg. 453-457
7. Consideration of possible action to authorize the City Manager to make offers for the City to purchase any and all interests in the Freeport Marina property that are not already owned by the Freeport Economic Development Corporation, and to take such other steps as are necessary or advisable for acquiring such interests.  
Pg. 458
8. Consideration of possible action to authorize the President of the Freeport Economic Development Corporation to make offers for the Freeport Economic Development Corporation to purchase any and all interests in the Freeport Marina property that are not already owned by the Freeport Economic Development Corporation, and to take such other steps as are necessary or advisable for acquiring such interests. Pg. 458

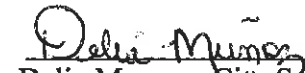
Adjourn

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 Americans with Disabilities Act, the City of Freeport will provide for reasonable accommodations for persons attending City Council Meetings. Request should be received 48 hours prior to the meeting. Please contact the City Secretary office at 979-233-3526.

I, Delia Munoz 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 West 2nd Street, Freeport Texas, June 21, 2013 at or before 5:00 p.m.

  
\_\_\_\_\_  
Delia Munoz - City Secretary  
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of the City of Freeport met on Monday, June 17th, 2013 at 6:00 p.m., at the Freeport Municipal Court Room, 430 North Brazosport Boulevard, for the purpose of considering the following agenda items:

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

Staff: Jeff Pynes, City Manager  
Gilbert Arispe, Asst. City Manager  
Delia Munoz, City Secretary  
Wallace Shaw, City Attorney  
Bob Welch, Finance Director  
Larry Fansher, Parks Director  
Nat Hickey, Property Manager

Visitors:	Edith Fischer	Sandra Shaw
	Joe Ripple	Nancy Wollam
	Dan Pennington	Allene Pennington
	John Hightower	Charles Williams
	Brenda Laird	Roy Yates
	Jerry Meeks	Adriana Acosta
	Officer Christian Flores	Officer Danny Gillchriest
	Officer Lisa Jefferson	Officer Jared Eversole
	Officer Curtis Land	Officer Clay Hutcherson
	Officer Paul Rodriguez	Officer Nicholas Ross
	Officer Jose Lopez	Det. Ray Garivey
	Det. Kristy Mercado	Michelle Russell

Call to order.

Mayor Norma Garcia called the meeting to order at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mr. Joe Ripple offered the invocation.

Consideration of approving the June 3rd, 2013 Council Minutes.

On a motion by Councilwoman Kent, seconded by Councilwoman Barbree, with all present voting "aye", Council unanimously approved the June 3rd, 2013 Council Minutes.

Attending citizens and their business.

Mr. Pynes showed a PowerPoint presentation on a small camera mounted to tractor to view the inside of pipes in Freeport to find any trouble spots that might need repairs and improvements. This technology is funded through the (CDBG) Community Development Block Grant.

Taking Oath of Office by new Chief of Police -- Dan Pennington

Mayor Norma Garcia administered the Oath of Office to the new Chief of Police, Dan Pennington.

Consideration of approving Ordinance No. 2013-2038 amending the budget for fiscal year 2012-2013.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Ordinance No. 2013-2038 amending the budget for fiscal year 2012-2013.

Consideration of approving an Economic Development Agreement for Troy Brimage/Braztex Development, LLC.

Mr. Pynes stated that the taxable value of the improvements to be added to the City tax base will be an estimated value of \$4,800,000.00 exclusive of the value of the land. The construction of the improvements will be waterfront homes.

On a motion by Councilwoman Barbree, seconded by Councilwoman Kent, with all present voting "aye", Council approved Mr. Pynes recommendation to approve an Economic Development Agreement for Troy Brimage/Braztex Development LLC.

Consideration of approving Resolution No. 2013-2410 approving the Certificate of Formation and Bylaws of Freeport Redevelopment Authority, a Local Government Corporation and authorizing the Mayor to sign and the City Secretary to attest and file the Certificate with the Secretary of State.

Mayor Garcia closed the Executive Session and reconvened the Formal Session at 8:10 p.m.

On a motion by Councilwoman Barbree, seconded by Councilwoman Kent, with all present voting 4 to 1, Council approved Resolution No. 2013-2410 approving the Certificate of Formation and Bylaws of Freeport Redevelopment Authority, a Local Government Corporation and authoring the Mayor to sign and the City Secretary to attest and file the Certificate with the Secretary of State. Councilman Bolton opposed.

Consideration of action taken on any item discussed in Executive Session.

None taken

Mayor Garcia opened the Work Session at 6:15 p.m.

Work Session:

Presentation by Edith Fischer, Director of Tourism of the Brazosport Convention & Visitors Council promoting and request for continued funding.

Edith Fischer of the Brazosport Convention & Visitors Council presented a PowerPoint presentation on their tasks and the past year's activities and request continued funding .

Discussion regarding the Annual Financial Report ending September 30, 2012 by Kennemer Masters & Lunford.

Kevin R. Cadenhead, CPA of Kennemer, Masters & Lunford, LLC reviewed the audit of the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate fund information of the City of Freeport as of and for the year ending September 30, 2012.

Discussion regarding CenterPoint Energy possible transmission line re-route options in the area of City Park.

Mr. Pynes reviewed with Council the possible transmission re-route options in the area of City Park in order to avoid trimming the trees in the park. They chose the green route to avoid cutting trees.

Discuss priorities and goals for upcoming budget year 2013-2014.

Councilwoman Kent asked for more lighting in the City. Councilman Bolton concerned about the Recreation Center. Mayor Garcia stated the Freeport Community House is in bad shape and still is being utilized and a new baseball field.

Mayor Norma Garcia closed the Work Session at 6:55 p.m. and opened the Executive Session.

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 Bar of Texas clearly conflicts with Chapter 551, Government Code, to wit:

- Pending Litigation – Freeport Marina Lawsuits  
Karen Jewel, John Hightower, Brooks Bass, James Barnett, Roy Yates  
(no action taken)

- Formation of a Local Government Corporation/ Charles Williams  
(Action taken in Open Session Item No. 9)

Mayor Garcia closed the Executive Session at 8:10 p.m. and reconvened the Open Session to take action on Item No. 9 on the Agenda.

Adjourn

On a motion by Councilwoman Kent, seconded by Councilman Bolton, with all present voting "aye", Council adjourned the meeting at 8:11 p.m.

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Mayor Norma M. Garcia  
City of Freeport, Texas

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City Secretary – Delia Munoz  
City of Freeport, Texas

OWNER:  
BRAZTEX DEVELOPMENT, LLC  
1624 NORTH BRAZOSPORT BLVD.  
FREEPORT, TEXAS 77541

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BRIDGEPOINT

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A 1.795 ACRE SUBDIVISION  
COMPRISED OF  
A CALLED 1.231 ACRE TRACT,  
AND  
A CALLED 0.3632 ACRE TRACT  
RECORDED IN  
COUNTY CLERK'S FILE 13-008668 B.C.O.R.  
AND A  
A PORTION OF CALDWELL STREET  
RECORDED IN  
COUNTY CLERK'S FILE 13-015361 B.C.O.R.  
IN THE  
ELIMITCHELL SURVEY  
ABSTRACT 99  
CITY OF FREEPORT  
BRAZORIA COUNTY, TEXAS

- [DOCUMENT SEARCH](#)
  - [All Recordings](#)
  - [Land Records](#)
  - [Foreclosures](#)
  - [Marriages](#)
  - [Birth Records](#)
  - [Death Records](#)
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DEED - 2013008868

Document Number 2013008868	<b>Return Address</b> Name AMERIPOINT TITLE ANGLETON
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Recording Date 02/25/2013 12:16:57 PM	City State Zip ANGLETON TX 77515
Number of Pages 7	Presented By Mailback
Recording Fee \$36.00	

<b>Grantor</b>	<b>Grantee</b>
TONG MIKE B	BRAZTEX DEVELOPMENT LLC
RIVERSIDE HOMES	
TONG LIDIA M	

**Related Info**

Doc Num	Book	Volume	Page
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**Legal**

Abst #: 99 Survey Name: ELI MITCHELL Acres: 1.231 & 0.3632 2 TRS  
Document Remarks



COUNTY OF BRAZORIA )(

CITY OF FREEPORT )(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a regular meeting on, **Tuesday, May 28, 2013 at 6:00 P.M.** at the Police Department Conference Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

**Planning Commission:**

**Edward Garcia – Chairperson  
Reuben Cuellar - Absent  
Tobey Davenport  
Jesse Aguilar, Jr.  
Eddie Virgil**

**Staff:** Melissa Farmer  
Kola Olayiwola  
Pat Taylor  
Lt. Danny Gillchriest

**Guest:** Vickie Kelley  
Eric Hayes  
Ashley Virgil  
Troy Brimage  
Alejandra Bacon  
Lila Diehl

**Open Meeting.**

Mr. Edward Garcia called meeting to order at 6:00 P.M.

**Invocation.**

Mr. Tobey Davenport opened the meeting with a prayer.

**Approval of the Minutes for April 23, 2013 and the Minutes for the Joint Public Hearing on May 6, 2013.**

Mr. Tobey Davenport moved to accept the Minutes for April 23, 2013 and the Minutes for the Joint Public Hearing on May 6, 2013, seconded by Ms. Eddie Virgil, unanimous vote for approval.

**Discuss/consider request by Ms. Vickie Kelley to have a “Slow Children at Play” sign placed on the 300-400 Block of West 1<sup>st</sup> Street, Freeport, Texas.**

Mr. Eddie Virgil moved to Table Item until the next scheduled meeting for Lt. Danny Gillchriest to do a study on what signage would be appropriate and to do a traffic study, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval.

**Building Official, Mr. Kola Olayiwola to present findings (staff report) presentation on results of comprehensive inspections on RV/Trailer Park located at 2001 North Brazosport Boulevard.**

Mr. Kola Olayiwola presented the Board Members with his findings on the RV/Trailer Park. He stated that as of May 28, 2013, he went and did an inspection and noted that there have been significant improvements and that he would give the RV/Trailer Park a B+ rating.

This Item was not voted on.

**Discuss/consider approving request of Mr. Vijay Patel to re-plat Lot 522A1A, B C I C Division 14, J. F. Fields, known locally as 2001 North Brazosport Boulevard, Freeport, Texas.**

Mr. Tobey Davenport made a motion to approve the re-plat request, seconded by Ms. Eddie Virgil, unanimous vote for approval.

**Discuss/consider approving request of Mr. Troy Brimage and Matt Reue to re-plat A0099 ELI MITCHELL, Tract D1-PT LOT D2, Acres 1.231 & 0.3632 TRS. Freeport, Texas, known locally as 201 South Front Street.**

Mr. Kola Olayiwola explained to the Board Members that Lots 4 and 12 had an AT&T cable that ran through those lots and that until the time that the City received a letter of no objection from AT&T to build on those lots that Mr. Troy Brimage would not be able to build on those two individual lots.

Ms. Eddie Virgil moved to accept the re-plat with the condition of receiving a letter of no objection from AT&T to build on Lots 4 and 12, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval

**Discuss/consider making a recommendation to the City Council to schedule a Joint Public Hearing to grant a Specific-Use Permit to Mr. Eric Hayes to construct a RV Park on Brazosport Boulevard, B C I C DIV 14, Lots 92 and 93, Freeport, Texas.**

Ms. Eddie Virgil moved to re-agenda this Item until engineered plans are submitted as to showing layout and usage of RV Park, seconded by Mr. Tobey Davenport, unanimous vote for approval.

**Adjourn.**

Ms. Eddie Virgil moved to adjourn the meeting, seconded by Mr. Jesse Aguilar, Jr., unanimous vote for approval. Meeting adjourned at 6:30 P.M.

These minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Edward Garcia, Acting Chairperson

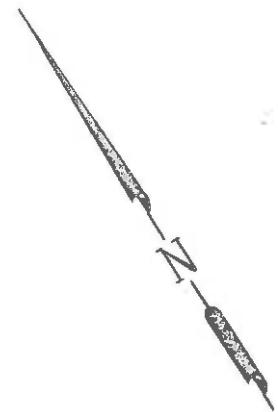
BLOCK 10

DE ZAVALA STREET

BLOCK 11  
VELASCO TOWNSITE

CALDWELL STREET

BLOCK 20



0 25 50  
SCALE: 1" = 50'

PROPERTY  
BOUNDING  
LINES  
OF THE

**SOUTH FRONT STREET**

(40' R.O.W.)

S 58°39'07" E 657.37'

IGNACIOS LEIJA  
AND MARTHA LEIJA  
00-026462 B.C.D.R.

PAMELA DANCY AND  
MICHAEL HOLMES  
1709/365 B.C.D.R.

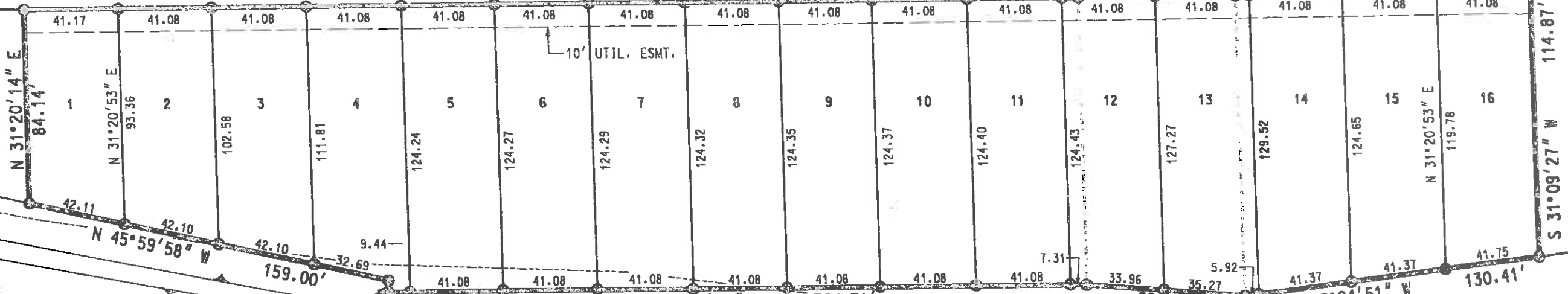
RED

2013.

RED

2013.

2013.



N 33°48'50" E  
5.26'

N 58°36'54" W  
304.31'

N 53°51'07" W  
69.23'

N 65°24'51" W  
130.41'

LEVEE  
VELASCO DRAINAGE DISTRICT  
363/155 B.C.D.R.

EDGE OF RIP-RAP

TOE OF LEVEE

TOE OF LEVEE

OLD BRAZOS RIVER

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# Property Overview

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