

NOTICE OF PUBLIC HEARING
THE FREEPORT CITY COUNCIL
MONDAY AUGUST 15, 2016, 6:00 P.M.
FREEPORT MUNICIPAL COURT ROOM
FREEPORT POLICE DEPARTMENT, 430 NORTH BRAZOSPORT BLVD.
FREEPORT, TEXAS
AGENDA

1. Call to order.
2. Invocation.
3. Pledge of Allegiance.
- 4 Attending citizens and their business.
5. Consideration of approving August 1, 2016 Council Minutes. Pg. 660-663
6. Consideration of approving Resolution No. 2016-2506 applying for funding in the amount of \$24,250.00 from the Houston-Galveston Area County council of government (COG) to fully pay for converting the agency's current crime reporting process (UCR) to a national incident based reporting system (NIBRS) as required by law. Pg. 664
7. Consideration of approving Construction Contract Change Order No. 1 for Riverside Lift Station Upgrade. Pg. 665
8. Consideration of approving the sale of City's interest on Block 718, Lots 21-22 (1/2 undivided) Velasco Townsite, known as 1727-1729 North Ave. P, Tax Id No. 8110-3120-000. Pg. 669
9. Consideration of proposing a Tax Rate for fiscal year 2016-2017. Pg. 670-671
10. Consideration of canceling September 5, 2016 Council Meeting due to Labor Day holiday.

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 in the official glass case at the rear door of the City Hall, within 24 hours a day public access, 200 West 2nd Street, Freeport Texas, Aug. 12, 2016 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 August 1, 2016 at 6:00 p.m., at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Norma Moreno Garcia
Councilman Larry L. McDonald
Councilman Fred Bolton
Councilwoman Nicole Mireles
Councilwoman Sandra Barbree

Staff: Jeff Pynes, City Manager
Gilbert Arispe, Assistant City Manager
Delia Munoz, City Secretary
Wallace Shaw, City Attorney
Dan Pennington, Police Chief
Nat Hickey, Property Manager
Bob Welch, Finance Director
Jennifer Hawkins, Economic Development Director

Visitors: Jerry Meeks Eric Hayes
Sam Reyna Jim Barnett
Larry Fansher Sandra Barnett
Manning Rollerson Roy Yates
Ruben Renobato Melanie Oldham
Ruth Renobato Ron Moore
Annett Sanford Kenny Kouches
Gardo Campbell Louie Jones
Ty Morrow Douglas Domingues
Margaret McMahan Larry Fansher
Lila Lloyd Ed Garcia

Call to order.

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

Invocation.

Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mayor Norma Moreno Garcia led the Pledge of Allegiance.

Attending citizens and their business.

Annette Sanford of 510 W. Broad felt that at this time the Sports Complex is not realistic. She feels that public transportation is a problem. The City is in dire need of infrastructure; sidewalks are crumbling and asked for covers for transit bus stops. The curbs need maintenance all over the City. She asked that the funds be used for the improvements. A full crew is needed at the street department for cleaning the City.

Douglas Dominguez resident of the City read Article 5.08 and 4.01.b of the City Charter. An attempt to discuss an employment contract for the City Manager is clearly a violation of the City Charter.

Margaret McMahan of 1330 W. 8th Street, spokesperson of the Concerned Citizens of Freeport Group. She questioned capital projects for the fiscal year 2015-2016. The expenditure on Christmas lights, could have had 25 new covered roof stops for the transits buses. She feels priorities have been misplaced in light of many infrastructures and improvements needed. A sports complex will be a burden on the public works department who are unable to maintain the present facilities. She asked that the City adopt the Robert Rules of Order for council meetings and implement an Ethics Committee.

Manning Rollerson asked why property values were so low on the East End.

Councilman McDonald stated that the Appraisal District and Port Freeport work together and it had nothing to do with the City Council.

Melanie Oldham complained about the Open Records Request she submitted. She requested that a minimum of 12 million be allocated for infrastructure for this budget year 2016-2017.

Consideration of approving July 18, 2016 Council Minutes.

On a motion by Councilman McDonald, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved the July 18, 2016 Council Minutes.

Consideration of approving the sale of City's interest on Block 718, Lots 21-22 (undivided 50% interest) Velasco Townsite, known as 1727-1729 North Ave. P, Tax Id No. 8110-3120-000.

This item was reagendaed.

Consideration of authorizing the Mayor to sign an Interlocal Agreement with Brazoria County and the City of Freeport for the repair of streets for fiscal year 2016-2017.

On a motion by Councilman Bolton, seconded by Councilwoman Barbree, with all present voting "Aye", Council unanimously approved the Mayor to sign an Interlocal Agreement with Brazoria County and the City of Freeport for the repair of streets for fiscal year 2016-2017.

Consideration of approving a request for a temporary mobile trailer for security to be located at 1517 E. Hwy. 332, Freeport for a period of one year.

On a motion by Councilman McDonald, seconded by Councilman Bolton, with all present voting "Aye", Council unanimously approved a request for a temporary mobile trailer for security to be located at 1517 E. Hwy. 332 for a period of one year.

Mayor Norma M. Garcia opened the Work Session at 6:06 p.m.

Work Session

Gardo Campbell Properties discuss and review a development proposal of constructing 3 new homes approximately 1700 square feet and constructing one new barn dominium style, total of 4 new construction projects.

Mr. Campbell review a development proposal named "The Brazos Breeze Beach Home" comprised of the 600 Block of West 1st., located directly behind the river levee. He is constructing 3 new homes approximately 1700 sq. ft. valued at \$300k each and constructs one new bard dominium style home valued at \$330k-total value of these 4 new construction projects \$1,230,000.

- Plan to remove 3 existing structures, relocate nearby and remodel each which will also increase the tax base for the City but is not included in this development plan.
- Once existing structures are removed, plan to proceed with the construction of the 3 new homes and barn dominium.
- Propose to close West Brazos Street in the 600 block to become a privately owned and gated community with custom designed metal gates including security system access. Fencing of the areas will be 6' metal construction in compliance with City code.
- All new professional landscaping.
- Purchase 4 of the 6 lots on the 600 block is complete.
- Negotiations currently in progress on one other property.

This development proposal assumes that the City of Freeport and the EDC approve the development proposal.

- The 600 block of West 1st Street will be transferred into an attractive sustainable private community.
- Purchase levee front property from the Freeport EDC for construction of 6 boat houses with dock.
- Develop and register an Home Owners Association with the City approval to eliminate any future compliance issues.

- Total property at end of construction will be the first completely private and gated community in Freeport.
- Projected Revenue Impact to the City is estimated at \$1.9 million.

Budget Presentation for fiscal year 2016-2017.

Mr. Pynes reviewed and summarized the revenues.

Mr. Pynes stated that the Appraisal District for the 2016 appraisal roll for the City of Freeport is \$20,000,000. Since 2006 to present, it has increased \$105,000,000. Industrial District Agreements are down because of the Freeport LNG stair step agreement, sales tax projection is \$1.9 million, and Municipal Court is up \$84,000, EMS going up \$200,000.

Adjourn

On a motion by Councilwoman Barbree, seconded by Councilman Bolton, with all present voting "Aye", Mayor Norma M. Garcia adjourned at 6:50 p.m.

Mayor Norma Moreno Garcia
City of Freeport, Texas

City Secretary Delia Munoz
City of Freeport, Texas

RESOLUTION NO. 2016-2506

WHEREAS, the City of Freeport finds it in the best interest of the citizens of Freeport, that NIBRS Conversion Project to be operated for 2016-2017; and

WHEREAS, the City of Freeport agrees to provide applicable matching funds for the said project as required by the Harris-Galveston County Area FY 2016-2017 grant application; and

WHEREAS, the City of Freeport agrees that in the event of loss or misuse of the Criminal Justice Division funds, the City of Freeport assures that the funds will be returned to the Criminal Justice Division in full.

WHEREAS, the City of Freeport designates Jeff Pynes, City Manager, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the application agency.

NOW THEREFORE, BE IT RESOLVED that the City of Freeport approves submission of the gant application for the NIBRS Conversion Project to the Office of the Governor, Criminal Justice Division.

Signed by: Mayor Norma Garcia _____

Passed and Approved this _____ day of _____ Month, 2016.

Grant Number 3198401

Construction Contract Change Order

Owner: City of Freeport PO Box 950 Santa Fe , TX 77510	Contract For Riverside Lift Station Upgrade Project Location: Freeport, TX	HUD Project No. B-15-UC-48-0005 Change Order No. 1
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Contractor: (Name & Address) Matula & Matula Construction, Inc. 122 West Way, Ste. 325 Lake Jackson, TX 77566	Engineer: (Name & Address) John D. Mercer & Associates, Inc. 118 East Main Street Edna, TX 77957
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ADD THE FOLLOWING PARAGRAPH TO: Standard Form of Agreement – “In accordance with the Contractor’s Bid Proposal dated April 26, 2016, the total contract amount shall be the sum of the Base Bid of \$267,525.00 and the Alternate Bid Items of \$115,305.00 for a total contract amount of \$382,830.00 as awarded by the Freeport City Council on June 6, 2016.

<u>Change in Contract Price</u>	<u>Change in Contract Time</u>
Original Contract Price: \$ 382,830.00	Original Contract Time: 180 days
Previous Change Order(s) No. to No. \$ 0.00	Net Change From Previous Change Orders 0 days
Contract Price Prior to this Change Order \$ 382,830.00	Contract Time Prior to this Change Order 180 days
Net <u>Decrease</u> of this Change Order \$ 0.00	Net Increase/Decrease of this Change Order 0 days
Contract Price With all Approved Change Orders \$ 382,830.00	Contract Time With all Approved Change 180 days
Cumulative % Change in Contract Price: 0.0%	

APPROVED by Grant Recipient (Required):

Signature: _____ Title: _____ Date: _____

RECOMMENDED: By: _____ ENGINEER: John D. Mercer, P.E. Date: _____	ACCEPTED: By: _____ CONTRACTOR: Matula & Matula Construction, Inc. Date: _____
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PROPERTY MANAGEMENT

MEMO

August 3, 2016

Jeff Pynes
City Mgr

re: Undivided 1/2 interest, lots 21-22, Block 718
Known as 1727-29 North Avenue P, Velasco Townsite
Tax ID 8110-3120-000

Please place the following item on the August 15, 2016, City council agenda:

Discuss / consider the sale of City interest in the 1/2 undivided interest in lots 21 & 22, block 718, Velasco Townsite, known as 1727 & 1729 North Avenue P, Velasco Townsite.

This is a re-agenda from the Council meeting of August 1, 2016, item #6.

Find attached the following documents for Council consideration:

- a. Trust Property Sale Information Sheet
- b. County Bid Analysis
- c. Trust Property Sale Summary
- d. Pictometry aerial view of property


N C Hickey
Property

Approved for Council Agenda:

Jeff Pynes
/s

4 Attach

Trust Property Sale Information

BID ANALYSIS

Cause Number:	19020*T02	Account Number:	8110-3120-000
Offer Amount:	\$100.00	Value \$:	\$230.00
Person Offering:	CHRIS GILBERT	Adjudged Value\$:	\$100.00

Judgement Information

Taxing Entity	Tax Years	Amount Due
BC	1991-2001	\$8.08
BCED	1991-2001	\$0.00
Brazosport ISD	1991-2001	\$29.84
BRHND	1991-2001	\$1.73
Brazosport College	1991-2001	\$1.83
Velasco Drainage	1991-2001	\$1.84
City of Freeport	1991-2001	\$16.96
Total		\$60.28

Costs

Court Costs	\$0.00	Sheriff Fees	
Publication Fees		Research Fees	
Ad Litem		Recording fee's	
Liens		Certified Mail	
Cost of Deed		Deed file date	
Total			\$0.00

Post Judgement Information

Taxing Entity	Tax Year's	Amount Due
BC	2002	\$0.60
BCED	2002	\$0.00
Brazosport ISD	2002	\$2.00
BRHND	2002	\$0.09
Brazosport College	2002	\$0.13
Velasco Drainage	2002	\$0.09
City of Freeport	2002	\$1.10
Post Judgment Total		\$4.01

Proposed Distribution

Offer Amount	\$100.00	Costs	\$0.00
Net to Distribute \$			\$100.00

BC	13.40%	\$13.40
BCED	0.00%	\$0.00
Brazosport ISD	49.50%	\$49.50
BRHND	2.87%	\$2.87
Brazosport College	3.04%	\$3.04
Velasco Drainage	3.05%	\$3.05
City of Freeport	28.14%	\$28.14

TRUST PROPERTY SALE SUMMARY

Recommended for sale by County Resale Committee:

R. Garrett, Tax Assessor
C. Gardner, County Auditor
Brazoria County Judge

D. Payne, County Commissioner Pct. 1
Civil Division Representative
PBFCM Representative

Date: August ¹⁵ 2016
Agenda item: _____

Lots 21 - 22, Block 718
1727 - 1729 North Ave P
Velasco Townsite

Tax ID	8110-3120-000
Lot(s) size	25 x 125 ft. each
Auctioned at Sheriff Sale	July 13, 2002
Offer by	Chris Gilbert, West Columbia Tx
Offer amount	\$100.00

Action by Council:

Approved Rejected Re-agenda No action

Motion by _____, Second _____ Vote: Yea No No

CONNECTEXPLORER



map: Mosaic 01/17/2015 - 02/26/2015 Select Date

2016 Governing Body Summary *

Comparison of This Year's Tax Levy with Last Year's Tax Levy

CITY OF FREEPORT

Date: 08/02/2016

Last Year's M & O Tax Levy**:\$1,908,463

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S M & O TAX LEVY***	M & O TAX LEVY INCREASE****
Notice & Hearing Limit*****	\$0.628005		
Effective Tax Rate as 2016 Tax Rate NO TAX INCREASE	M & O Rate \$0.485915 Debt Rate <u>\$0.142090</u> Effective Rate \$0.628005	\$1,978,092	\$69,629
Last Year's Tax Rate as 2016 Tax Rate 2.81% TAX INCREASE	M & O Rate \$0.503552 Debt Rate <u>\$0.142090</u> Last Year's Rate \$0.645642	\$2,049,889	\$141,426
Rollback Tax Rate as 2016 Tax Rate 5.85% TAX INCREASE	M & O Rate \$0.522649 Debt Rate <u>\$0.142090</u> Rollback Rate \$0.664739	\$2,127,631	\$219,168
Calculated Debt Rate MUST ADOPT	\$0.142090		

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Last year's M & O tax levy is calculated using Texas Property Tax Code's definition of "last year's levy".

***This year's M & O tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

**** M & O Tax levy increase is the difference between this year's M & O tax levy and last year's M & O tax levy.

*****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.