

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. 8<sup>th</sup> 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 1<sup>st</sup> 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.

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Mayor Norma Moreno Garcia  
City of Freeport, Texas

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City Secretary Delia Munoz  
City of Freeport, Texas