

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, August 19, 2019 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 Troy Brimage
Councilman Brooks Bass
Councilman Ken Green
Councilwoman Sandra Loeza
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Betty Wells, City Secretary
Laura Tolar, Asst. City Secretary/Special Projects Coordinator
Chris Duncan, City Attorney
Nat Hickey, Property Manager
Brian Dybala, Golf Course Director
Kim Townsend, Parks Director
Chris Motley, Fire Chief
Ray Garivey, Police Chief
Stephanie Russell, Finance Director
Courtland Holman, Economic Development Director
Jerry Meeks, Veolia

Visitors: Marinell Music Donna Hayes
Melanie Oldham Kenny Hayes
Larry Fansher Tommy Pearson
Edmeryl Williams Angie Williams
Desiree Pearson Darlene Wier
Sabrina Brimage Brenna Brimage

Call to order.

Mayor Troy Brimage called the meeting to order at 6:00 p.m.

PRESENTATIONS/ANNOUNCEMENTS: Announcements by Mayor, City Council and/or Staff

Employee of the Month.

City employee Husain Jones was presented with a certificate recognizing him as Employee of the Month for July 2019

Presentation of quarterly investment report for period ending June 30, 2019.

Finance Director Stephanie Russell presented the quarterly financial report for the period ending June 30, 2019.

Citizen's Comments

Manning Rollerson spoke to council regarding the water quality of the City of Freeport. He also stated the ditches on Terminal Street are too deep to mow.

CONSENT AGENDA:

Consideration and possible action on the approval of City Council meeting minutes from August 5th, 2019, and August 15, 2019.

Consideration and possible action to changing the date of the first Regular meeting in September due to the Labor Day holiday.

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved the Consent Agenda.

REGULAR SESSION

Consideration and possible action of authorizing Block 529 Lot 10 (106 North Ave B) to be declared surplus and authorize the City Manager to negotiate the terms of the sale or the property to adjoining land owner(s).

City Manager Tim Kelty stated that after consultation with City Attorney Chris Duncan the sale of this property did not require sealed bids and can be sold to adjacent property owner.

On a motion by Councilman Bass, seconded by Councilwoman Loeza, with all with all present voting 3 to 1, Council approved authorizing Block 529 Lot 10 (106 North Ave B) to be declared surplus and authorize the City Manager to negotiate the terms of the sale or the property to adjoining land owner(s). Councilman Yates voting no.

Consideration and possible action regarding an interlocal agreement with the Gulf Coast Center

City Manager Tim Kelty stated the agreement with the Gulf Coast Center public transportation would extend for three more years starting FY October 1, 2019 to the FY of 2023, with each year after it can be renewed with an annual agreement, with confirmation by the City.

On a motion by Councilman Bass, seconded by Councilman Green, with all present voting "Aye", Council unanimously approved an interlocal agreement with the Gulf Coast Center.

Consideration and possible action on approval of proposal from BRW Architects for preparation of Architectural Feasibility Study for relocation and consolidation of most City Services to O.A. Fleming Campus

On motion by Councilman Bass and seconded by Councilman Green this item was tabled.

Consideration and possible action on task authorization from Freese & Nichols for Park Plan development at O. A. Fleming property

On a motion by Councilman Bass and seconded by Councilman Green this item was tabled.

Consideration and possible action on task authorization from Freese & Nichols for Engineering water facilities condition assessment and capacity evaluation identifying capital needs

City Manager Tim Kelty stated that Freese and Nichols will do an evaluation on the City's wells, distribution stations, elevated towers, and pumps for the treatment facility water distribution system. Proposal for this evaluation is \$45,000.00 for the assessment.

On a motion by Councilman Bass and seconded by Councilwoman Loeza with all present and voting "Aye" approved a task authorization from Freese & Nichols for Engineering water facilities condition assessment and capacity evaluation identifying capital needs

Consideration and possible action in regard to Prepay Bond Ordinance

City Finance Director Stephanie Russell, stated that the Ordinance # 2019-2579 is to prepay a portion of 2022 debt in 2021. This Ordinance says that the City will do that, this needs to happen before the City proposes new tax rate, the tax rate is dependent that the City will be paying this debt next year, if not the tax rate would have to be half of what it is now.

On a motion by Councilman Bass, and seconded by Councilwoman Loeza, with all present and voting "Aye" Council unanimously approved the action in regard to Prepay Bond Ordinance

Consideration and possible action regarding accepting the 2019 Certified Appraisal Roll Totals.

City Finance Director Stephanie Russell stated that this is a "House Keeping" item the law states that you have to accept your certified rolls and your effective tax rate, this item is an appraised roll that was certified by the Tax Appraiser.

On a motion by Councilman Bass and seconded by Councilman Green with all present and voting "Aye" Council unanimously approved the 2019 Certified Appraisal Roll Totals.

Consideration and possible action on Acceptance of Effective and Rollback Tax Rate Calculations for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020

City Finance Director Stephanie Russell stated that this item is a "House Keeping" item, Effective and Rollback tax rates are calculated based on the certified roll the City has to be certified in order to calculate. This was done by the Tax Collector Ro'Vin Garrett and reviewed and confirmed by the City's Finance Director Stephanie Russell, and the calculations are correct.

On a motion by Councilwoman Loeza, and seconded by Councilman Bass with all present and voting "Aye" Council unanimously approved action on Acceptance of Effective and Rollback Tax Rate Calculations for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020.

Consideration and possible action to Propose a Tax Rate and set Public Hearings for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020

City Finance Director Stephanie Russell explained three tax rate options: 1. Current Rate (0.628005) which is recommended. It is the same rate as the current year. 2. Effective Rate (0.618092) which is

slightly less than the Current Rate, and 3. Rollback Rate (0.645579) which is more than the current rate. She explained that the recommended current rate will result in sufficient revenue that will support the proposed budget. If the City goes with the Current Rate since it is above the effective rate the City will need to have two Public Hearings, we are proposing to have those meetings On September 3, 2019, September 9, 2019 and September 16, 2019 to pass or approve the tax rate.

On a motion by Councilman Bass “**I move to propose a tax rate of \$0.628005, which is a tax increase of 1.6% above the Effective Tax Rate, to be adopted at a future meeting:**” and seconded by Councilwoman Loeza with all present and voting “Aye” Council unanimously approved action to Propose a Tax Rate and set Public Hearings for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020.

Consideration and possible action on Ordinance No. 2019-2580 an Amendment to Ordinance Regarding Retiree Health Insurance

Finance Director Stephanie Russell proposed that the City eliminate the portion of the monthly premium that the City was paying on retiree coverage, and the retiree will pay the full plan amount. Retiree will have the same plan options as employees with a \$10.00 increase per month.

On a motion by Councilwoman Loeza and seconded by Councilman Green with all present and voting “Aye” Council unanimously approved Ordinance #2019-2580. an Amendment to Ordinance Regarding Retiree Health Insurance.

WORK SESSION:

Mayor Troy Brimage thanked David Hoelewyn and the Street Department for all the hard work that has been done.

Councilman Ken Green says that citizens are having problems with potholes on Walnut and Broad and Walnut and Second street.

Councilman Brooks Bass wants to hear more of what the EDC is accomplishing.

Councilwoman Sandra Loeza asked if the Freeport LED sign will work again, and if the City will replace the neon lights on the railing leaving the City.

Councilman Roy Yates questioned the status of the Urban Renewal Project.

City Manager Tim Kelty spoke about the modernizing of the elevator at City Hall, and that it will be mid-November before it will be up and running. He spoke on the Animal Control Meeting that it will not be cost effective for Freeport to have its own shelter and will need to be with another City. City Manager also stated that many of the Boards still have vacancies and that City Secretary will get a list together for those Boards and vacancies. He spoke on the Charter Review Commission and that they will meet on regular basis. HR Director Interview will be on Tuesday, and he stated that the Employee Picnic was a success and employees enjoyed it.

Update on reports / concerns from Department heads

Brian Dybala spoke of the First T program, and that participants graduated on Saturday. Revenue is up with unbelievable numbers.

Kim Townsend spoke on The Mystery that she will be getting a proposal for Outriggers, she also answered question from Melanie Oldham on repairs for the chillers for Riverplace.

David Hoelewyn spoke on Sorrell of how they were able to get streets 10th & 11th for school opening.

Stephanie Russell stated that she has nothing new.

Ray Garivey Police Chief stated that school has started and his Officers have stepped up.

Chris Motley Fire Chief spoke on house fire, and the Lieutenant swearing in Tuesday at 7:00 PM at Pixie Place.

Open session was closed at 7:11 pm and Council entered into Executive Session.

CLOSED SESSION:

Executive Session regarding economic development (Projects 2019-2 and 2019-3) in accordance with Vernon's Texas Government Code Annotated, Chapter 551, 551.087

REGULAR SESSION

Mayor Troy Brimage opened regular session at 8:06 pm

Consideration in open session of taking action on any matter discussed in closed executive session

On a motion by Councilwoman Loeza, seconded by Councilman Yates, with all present voting "Aye", Council unanimously approved to use Olson and Olson to replace Pete Smith.

Adjourn

On a motion by Councilwoman Loeza, seconded by Councilman Green, with all present voting "Aye", Mayor Brimage adjourned the meeting at 8:08 PM.

Mayor, Troy Brimage
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas