

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, January 21, 2020 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 Brooks Bass
Councilman Jerry Cain
Councilman Ken Green
Councilwoman Sandra Loeza
Councilman Roy E. Yates

Staff: Tim Kelty, City Manager
Stephanie Russell, Assistant City Manager
Betty Wells, City Secretary
Chris Duncan, City Attorney
Brenda Miller-Ferguson Human Resource Director
Courtland Holman, Economic Development Director
David Hoelewyn, Street Department Director
Nat Hickey, Property Manager
Kim Townsend, Freeport Parks Department Director
Laura Tolar, Assistant City Secretary/ Special Projects Coordinator
Brian Dybala, Freeport Golf Course Director
LeAnn Strahan, Freeport Destination Director
Donna Fisher, Human Resource Specialist
Carissa Seidler, Maintenance Supervisor

Visitors:	Bob Casale	Stella Casale
	Desiree Pearson	Melanie Oldham
	Nicole Mireles	Mark Evans Freese & Nichols
	Tommy Pearson	Kendall Ryan Freese & Nichols
	Jerry Meeks	Will McDonald Freese & Nichols
	Kenny Hayes	David Munn Freese & Nichols
	Donna Hayes	Cindy Cain
	Darlene Wier	Robert Koole

Call to order.

Mayor Brooks Bass 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 Carissa Seidler was presented with a certificate recognizing her as Employee of the Month for December 2019.

Presentation of water system assessment by Freese and Nichols

Mr. Kendal Ryan with Freese and Nichols presented to Council the assessment on the City of Freeport Water System. He explained that the engineers with Freese and Nichols evaluated both water plants that are registered with the State of Texas. He said that these plants are not connected. The first is the Main Water System for the City of Freeport which serves most of the residents of the City of Freeport. And the second is the City of Freeport Slaughter Road system. He identified issues with the system and explained the process for prioritizing their recommendations.

Citizen's Comments

Mr. Bob Casale spoke to council with his concerns on the sound system in council chambers. He said that he recommends that the system be tested before each meeting. He also asked if council could check into getting a copy machine for the council chambers for copies to be made during the council meeting. Mr. Casale also said that the trial for former City Manager Jeff Pynes started today on January 21, 2020. He said that he feels that it is important that council lets the public know what is going on.

CONSENT AGENDA:

Consideration and possible action on the approval of City Council meeting minutes from January 6, and January 13, 2020.

Consideration of approving Resolution No. 2020-2616 for the Joint Election Agreement and Contract for Election Services with Brazoria County and the City of Freeport.

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

REGULAR SESSION

Consideration and possible action to add additional charter amendment provisions for the Charter Election.

City Manager Tim Kelty presented to council the proposed amendment provision for the Charter Election, for voter consideration on the upcoming ballot on May 2, 2020. The current charter language is problematic regarding normal economic development negotiations.

Recommend change for

Section 8.02: Development of Property:

- **The expenditure of public funds shall be authorized for the development of privately-owned land or subdivisions for economic development, only with a legally valid 380 agreement approved by City Council and signed by the mayor, following a public hearing on the matter. Such expenditures may be for projects situated within or beyond the corporate limits of the City.**

Resident Sam Reyna asked if this 380 agreement is a 380A or 380B. Resident Sara Castillo asked how the funding for this charter would come about.

On a motion by Councilman Yates, seconded by Councilman Green, with all present voting “Aye”, Council unanimously approved adding additional charter amendment provisions for the Charter Election.

Consideration and possible action to adopt Ordinance No. 2020-2593 calling the General Election for May 2, 2020 for the election of council positions for Wards A and C.

City Manager Tim Kelty presented to council the proposed Ordinance No. 2020-2593 calling the General Election for May 2, 2020. This election will be for Wards A & C.

On a motion by Councilman Yates, seconded by Councilwoman Loeza with all present and voting “Aye” council unanimously approved, Ordinance No. 2020-2593 calling the General Election for May 2, 2020 for the election of council positions for Wards A and C

Consideration and possible action approving Ordinance No. 2020-2594 calling the Charter Amendment Election.

City Manager Tim Kelty presented to council the proposed Ordinance No. 2020-2594 calling the Charter Amendment Election for May 2, 2020. This is a formal action that is necessary to legally call the election, to place the recommended changes to the charter for the voter’s consideration. There are eight recommended changes.

On a motion by Councilwoman Loeza, seconded by Councilman Yates with all present and voting “Aye” council unanimously approved, Ordinance No. 2020-2594 calling the Charter Amendment Election.

Consideration and possible action regarding improvements to Antonelli’s.

Parks Director Kim Townsend presented to council the recommended proposal by American Eagle Works, LLC to do the improvements to Antonelli’s. This is just preserving the building, with replacing the flooring inside and out, the deck, columns, the back wall and rotten wood, and painting the building back to the natural state. The building will not be operational. The proposed quote for the work from American Eagle Works, LLC is \$17,495.00. There was a total of three bids. Lashlee’s Painting and Remodel, PJ Services, and American Eagle Works, LLC. Mayor Bass asked if there was proof of the certificate of insurance and he asked if we know the limits of liability on their insurance.

On a motion by Councilman Yates, seconded by Councilman Green with all present and voting “Aye” council unanimously approved, the proposal from American Eagle Works, LLC. improvements to Antonelli’s.

Consideration of approving Ordinance No.2020-2595 for proposed 2019-2020 budget amendment #2.

Assistant City Manager Stephanie Russell presented to council Ordinance No. 2020-2595 for budget amendment #2 for 2019-2020 budget. She said that this will include the repairs to outriggers for Mystery Boat \$12,500, Antonelli’s restoration \$17,495, and for and for the Police Departments new purchase of the K9. The PD will use its State Narcotics forfeited proceeds to purchase the K9 and inmate wraps. Ms. Russell recommends increasing the budget in the Narcotics Fund by \$15,000.00.

On a motion by Councilman Yates, seconded by Councilman Cain with all present and voting “Aye” council unanimously approved, Ordinance No.2020-2595 for proposed 2019-2020 budget amendment #2.

Consideration and possible action to approve an evaluation of the sewer treatment plant by Freese and Nichols.

City Manager Tim Kelty recommended to council the approval of task # 8 with Freese and Nichols to proceed with the assessment report for the city’s main Wastewater Treatment Plant. The cost for this is \$60,800. Jerry Meeks explained the trickle system is the original treatment system of the City. He said that the primary clarifier needs to be redone, it is down, and the trickling filter arms are bad these need to be replaced.

On a motion by Councilman Cain, seconded by Councilwoman Loeza with all present and voting “Aye” council unanimously approved the evaluation of the sewer treatment plant by Freese and Nichols.

WORK SESSION:

Mayor Bass spoke of the MLK, Jr. Day Parade. He said that it was fantastic, and props to the City of Freeport for taking first place. He said that it was well attended, he thanked the Police Department for making everyone feel safe. Mayor Bass spoke on Jeff Pynes trial, he said that it did start today.

Councilman Green said that it is easy to look around the city and see that there has been some major work done, but Ward A needs some help, and he wants to reassure the residents that things are going to improve, he said that good things are coming.

Councilman Cain said that he feels for the family that lost their home to fire on the corner of 10th Street and Velasco, he said that the home is vacant, and half burned down, it can bring curious seekers and can be a potential hazard. He asked what the requirement is to get this taken care of. He also addressed the safety of the boat ramp on 2nd Street. His concern is not being able to see coming up over this hill, and the safety of the children playing at the splash park. He wants to see something done here to protect the children, rather it be one-way sign posted, speed limit sign, or children at play. But something surely needs to be done for safety.

Councilwoman Loeza asked if the AC is installed at Riverplace. She also said that she sees that the repair on 288 at the Freeport entrance has been started back up, she did get a contact number for the contractors and she is going to find out what is going on. She said that this is very dangerous. She asked about containers that are being stored at the gas station going out of Freeport, she asked if the containers are empty.

Councilman Yates asked about the elevator at City Hall, Mr. Kelty explained that the elevator is fixed we are getting it inspected on Thursday. Mr. Yates asked if council was having executive session tonight and if council can go into executive session if it is not on the agenda.

City Manager Tim Kelty said that he and the Mayor met last week with animal control with Lake Jackson and Clute, he said that this will be an issue that will be on going. Mr. Kelty said that he met with staff last week on the evaluation forms that were developed with help of Assistant City Manager Stephanie Russell and Human Resource Director Brenda Ferguson, he said that all city staff will be evaluated in the month of March. Mr. Kelty said that on Monday he had interviews for the Public Works Director and there was still one more to interview. He said that hopefully this person they choose will start by the

beginning of March. Mr. Kelty also said that he and Councilman Ken Green attended the ICSC with EDC board members in Fort Worth.

Update on reports / concerns from Department heads

Street Department Director David Hoelewyn said that the County should be in on Monday to put the oil in on the streets, if the weather permits. He said that the concrete contractor Sorrell has completed all the streets. David Hoelewyn said that he will be getting in contact with Sorrell to do a walk through to make sure all is good on all the streets. He said that Holly is completed. He also said that he has a meeting with Freese and Nichols on Friday for the pump station to assess the electrical problem on the pumps.

Parks Department Director Kim Townsend said that she wants to recognize her staff and the hard work that they have been doing. She said the floats for the MLK Parade, the rocks that were placed in the flower beds on the 288 corridor she said that the staff did this and saved the taxpayers thousands of dollars. She said that her staff did an excellent job on getting the new Freeport banners hung that are down 2nd street and the 288 corridors.

EDC Director Courtland Holman said following up on the ICSC conference he met with Maxx Alley a builder developer. He also said that he will be meeting with CBRE which is a retail brokerage firm next week.

Adjourn

On a motion by Councilwoman Loeza, seconded by Councilman Cain, with all present voting "Aye", Mayor Brooks Bass adjourned the meeting at 7:24 PM.

Mayor, Brooks Bass
City of Freeport, Texas

City Secretary, Betty Wells
City of Freeport, Texas