

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, July 6, 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 Absent  
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  
Laura Tolar, Assistant City Secretary/ Special Projects Coordinator  
Chris Duncan, City Attorney  
Brenda Miller-Ferguson, Human Resource Director Via teleconference  
LeAnn Strahan, Freeport Destination Director Via teleconference  
Chris Motley, Freeport Fire Chief  
Nat Hickey, Freeport Property Management  
Ray Garivey, Freeport Police Department Chief  
Billy Shoemaker, Director for Building and Code  
Lance Petty, Freeport Public Works Director  
Courtland Holman, Freeport Economic Development Corp., Director  
Clarisa Molina, Administrator Assistant Via teleconference

Visitors: Melanie Oldham Edmeryl Williams  
Jeff Pena Ruben Renobato  
David McGinty Mario Muraira  
Manning Rollerson Nick Irene (Facts)  
Brent Bowles (IAD)

Visitors, Via Teleconference: Pam Tilley Vander Williams  
Chase Eastland Jessi Parker  
Blomquis Garcia Drew Masterson  
Kristin Blomquist (Masterson)

**Call to order.**

Mayor Pro Tem Sandra Loeza called the meeting to order at 6:03 p.m.

### **INVOCATION AND PLEDGE OF ALLEGIANCE:**

Invocation was led by City Manager Tim Kelty, the Pledge of Allegiance was conducted by Mayor Pro Tem Loeza.

### **Citizen's Comments**

Manning Rollerson spoke about Open Record Request. He also spoke of the apartments that his daughter lives in. Mr. Rollerson said that they are living there without any A/C.

Ruben Renobato 1507 West 2<sup>nd</sup> Street said that the City needs residential housing. He said that he does not believe we should have tax abatement. He said that he feels the City has the right plan to move forward.

Jeff Pena 224 West Park, spoke to Council about the flag pole that is in the Downtown Memorial Park, he said that there needs to be a flag on this. He also said that the EDC is currently developing a qualifying process for builders.

Edmeryl Williams said that the citizens have no desire to defund the Police Department. She said that we are blessed to have a good rapport with our PD. She congratulated the Police Chief for his award.

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

#### **Emergency management briefing COVID-19.**

Freeport Deputy Fire Chief/EMS Coordinator Michael Praslicka said that the COVID-19 numbers have increased over the last few weeks. He said that Freeport had a total of 68 cases and 25 recoveries. He said that the PPE equipment is good at this time. Mr. Praslicka said that if you call for EMS, please have the intention of being transferred, with every call the PPE equipment is being used. He said that there will be a COVID-19 test site in the Freeport Municipal Park on July 24, 2020. He said to use mask when in public, avoid large groups, practice social distancing and wash hands.

Freeport Police Chief Ray Garivey said that the Police Department is still ready to serve. He said that his officers that were out from the COVID-19 are back and ready to work. He said to wear the mask, sanitize, and wash your hands. He said that there was nothing major on the beach this weekend. Chief Garivey said that the turnout for the fireworks was great with social distancing being done.

### **REGULAR SESSION**

#### **Consideration and possible action on the approval of City Council meeting minutes from June 15, 2020 and June 27, 2020.**

On a motion by Councilman Green, seconded by Councilman Cain, with all present voting "Aye" 4-0 Council unanimously approved City Council meeting minutes from June 15, 2020 and June 27, 2020.

**Public Hearing: Pubic Hearing and possible action of a proposed replat on Tower Hill Subdivision a two Lot Subdivision out of 19.97 acre tract (called 20 acres) Conveyed to C.F.S. Investments Inc. Recorded in County Clerk's file 200105673 of the Brazoria County Official records situated in the McDermott labor abstract 342 Brazoria County, Texas March 2020.**

Mayor Pro Tem Sandra Loeza open the Public Hearing at 6:25 P.M.

Freeport Building and Code Department Director, Billy Shoemaker presented to council the proposed replat on Tower Hill Subdivision a two Lot Subdivision out of 19.97 acre tract (called 20 acres) Conveyed to C.F.S. Investments Inc. Recorded in County Clerk's file 200105673 of the Brazoria County Official records situated in the McDermott labor abstract 342 Brazoria County, Texas March 2020.

Councilman Green asked if Planning and Zoning approved this replat. Mr. Shoemaker said yes.

Manning Rollerson asked if this is a new subdivision in the city. Billy Shoemaker said no.

Mayor Pro Tem Sandra Loeza closed the Public Hearing at 6:29 P.M.

On a motion by Councilman Green, seconded by Councilman Cain, with all present voting "Aye" 4-0 Council unanimously approved the proposed replat on Tower Hill Subdivision a two Lot Subdivision out of 19.97 acre tract (called 20 acres) Conveyed to C.F.S. Investments Inc. Recorded in County Clerk's file 200105673 of the Brazoria County Official records situated in the McDermott labor abstract 342 Brazoria County, Texas March 2020.

Consideration and possible action of approving Ordinance No. 2020-2601 on creating a downtown zoning district and establishing its boundaries.

City Manager Tim Kelty presented to council Ordinance No. 2020-2601 creating a downtown zoning district and establishing its boundaries. He said that this has eliminated the apartments, Planning and Zoning is ready to move forward and this is important for the Downtown. Mr. Kelty said that staff recommends moving forward on this.

Manning Rollerson voiced opposition of the ordinance and asked about the quad-plex's on Cherry. Mr. Kelty said the quad plex's are not part of the zoning.

Melanie Oldham, 922 West 5<sup>th</sup>, she said that she thinks this is a good idea. She asked if this new zone will allow for Wellness Centers? Mr. Kelty said yes.

Jeff Pena said that this is a good idea, but asked that it be tabled for more discussion. His issue is with timing he said that he wants to get this done, but get it done right.

Ruben Renobato said that he supports this new district.

Edmeryl Williams, 520 East 6<sup>th</sup> asked if the church on 4<sup>th</sup> and Cherry will be affected in any way. Billy Shoemaker said that it will not be.

Councilman Green asked if the Mayor approved this map? City Manager Tim Kelty said yes.

On a motion by Councilman Green, seconded by Councilman Yates, with all present voting "Aye" 4-0 Council unanimously approved Ordinance No. 2020-2601 on creating a downtown zoning district and establishing its boundaries.

Consideration and possible action on the Architectural Proposal for City Hall.

Assistant City Manager Stephanie Russell presented to council the Architectural Proposal for the rehab of City Hall. She said that staff received a proposal from Integrated Architecture & Design for \$39,500.00, and staff recommends this proposal.

Councilman Roy Yates said that he thinks this is a good idea.

Councilman Jerry Cain said we are using the money that is already in the budget. Ms. Russell said yes.

Melanie Oldham, spoke on her concerns for this item.

On a motion by Councilman Cain, seconded by Councilman Yates, with all present voting “Aye” 4-0 Council unanimously approved the Architectural Proposal for City Hall.

Consideration and possible action of approving Resolution No. 2020-2638 for the revision of the Temporary Emergency Sick Leave Policy in the Personnel Policy Handbook.

Freeport Human Resource Director Brenda Ferguson presented Resolution No. 2020-2638 for the revision of the Temporary Emergency Sick Leave Policy in the Personnel Policy Handbook. She said that this will reduce an exception to the Policy Handbook for the city’s First Responders. She said with this exception First Responders will also be eligible for 80 hours COVID-19 sick time, that will not reduce their standard sick leave accrual.

On a motion by Councilman Green, seconded by Councilman Cain, with all present voting “Aye” 4-0 Council unanimously approved Resolution No. 2020-2638 for the revision of the Temporary Emergency Sick Leave Policy in the Personnel Policy Handbook.

Discussions and direction from Council on comparison cities/and or organizations for salary survey.

Freeport Human Resource Director Brenda Ferguson spoke to council for direction regarding comparison cities/and or organizations for salary survey. She said that the city is having a salary survey being done by SGR. She said that we have to decide which cities and or organizations we want to use for this survey. She told council that staff would like councils input on which cities are used for the survey.

City Manager Tim Kelty said that this is about a three- or four-month process for the salary survey.

Councilman Green said that the city trains the employees, we have an investment in them and we would like to keep them.

Councilman Roy Yates said that the job description is a big deal.

Melanie Oldham spoke on this item, she said that the city needs a Grant Writer.

On a motion by Councilman Green, seconded by Councilman Cain, with all present voting “Aye” 4-0 Council unanimously approved the Proposed Comparison Organization.

Discussion and Direction Regarding FY2020-2021 Budget Assumptions.

Assistant City Manager Stephanie Russell spoke to council about direction on the FY2020-2021 Budget Assumptions. She said that staff would like direction from council regarding the assumptions to be used to develop the FY2020-2021 Budget. She said that she is wanting feedback from council.

Melanie Oldham thanked the City Manager and Assistant City Manager for posting the agenda with all the supporting documents. She also spoke on this item.

Councilwoman Loeza asked about the status of the TWDB water/sewer funding. City Manager Tim Kelty said this will be on the next agenda to submit for this funding.

Manning Rollerson spoke on the Block Grants. He asked if the ditches and drainage will be cleaned.

No action was taken by council to change the assumptions being presented.

#### Consideration and Possible Action Regarding Preliminary Official Statement and Notice of Sale.

Assistant City Manager Stephanie Russell presented to council the Preliminary Official Statement and Notice of Sale. Ms. Russell said that this is a preliminary sale and a preliminary amount. She said that Drew Masterson recommends the approval on this item.

Melanie Oldham asked about the City not having a bond rating. Ms. Russell said that the City is being rated now.

On a motion by Councilman Cain, seconded by Councilman Yates, with all present voting "Aye" 4-0 Council unanimously approved the Preliminary Official Statement and Notice of Sale.

#### **WORK SESSION:**

Councilman Green had no comments.

Councilman Cain said that the fireworks were beautiful. He thanked the PD for the traffic control. He asked about the mandate that the Governor says that we must all wear mask, he asked how do you enforce this is people are not wanting to wear them? Chief Ray Garivey said the PD has not had to face this issue yet. He said that the first contact is a warning, and after that the fine can be up to \$250.00. City Attorney Chris Duncan said that signs must be hung, a warning is given, if they refuse he said it is a Class C charge with fine of \$250.00.

Councilman Roy Yates said that the Fishing Fiesta was a huge success. He said that Ann Johnston works very hard on this every year. He said that defunding the Police Department is not happening in the City of Freeport.

Councilwoman Sandra Loeza said that there needs to be "No Parking" signs at the citizen boat ramp on 2<sup>nd</sup> Street for the trucks that are backing boats. She also asked about the kids jumping off the boat ramp, she said that seems unsafe. City Manager Tim Kelty said that he will get with the City Attorney on this matter. She thanked the Code Department on getting the property on Ave H mowed. She asked about the dealership on Gulf Blvd., if the sale fell through and commented on how long of timeframe it will be for Church's Chicken being completed.

City Manager Tim Kelty had no comments.

Update on reports / concerns from Department heads

There was no comment from Department heads.

Open session was closed at 7:46 pm and Council entered into Executive Session.

**CLOSED SESSION:**

Executive Session regarding a.) (Personnel Matters) City Manager Evaluation b.) consultation with city attorney (Potential Litigation) in accordance with Government Code Annotated, Chapter 551, Sections 551.071, 551.074.

**REGULAR SESSION**

Mayor Pro Tem Sandra Loeza reconvened regular session at 7:59 P.M.

No action was taken.

Adjourn

On a motion by Councilman Cain, seconded by Councilman Yates, with all present voting "Aye", Mayor Pro Tem Sandra Loeza adjourned the meeting at 7:59 PM.

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Mayor, Brooks Bass  
City of Freeport, Texas

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City Secretary, Betty Wells  
City of Freeport, Texas