

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, May 17, 2021 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 Jeff Pena  
Councilman Jerry Cain  
Councilman Mario Muraira  
Councilman Troy Brimage

Staff: Tim Kelty, City Manager  
Betty Wells, City Secretary  
Chris Duncan, City Attorney  
Cathy Ezell, Finance Director  
Lance Petty, Public Works Director  
Chris Motley, Freeport Fire Chief  
Laura Tolar, Special Events Coordinator  
LeAnn Strahan, Destinations Director  
Courtland Holman, EDC Director  
Clarisa Molina, Administrative Assistant

Visitors:

David McGinty	Sandra Barnett
James Barnett	Ken Green
Manning Rollerson	Melanie Oldham
Sabrina Brimage	Edith Fischer (Brazosport Chamber)
Sandra Shaw (Brazosport Chamber)	Desiree Pearson
Kenny Hayes	Donna Hayes
Tommy Pearson	Nick Irene (Facts)
Joe Gonzalez	Coy McCleester
Diane McCleester	

Visitors, Via Teleconference:

Amanda Petty	Lila Diehl
Kimberly Hammonds	Paul Crow
Krisann Shoemaker	Vander Williams

**Call to order.**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

Invocation was led by City Manager Tim Kelty, the Pledge was led by Mayor Brooks Bass.

**CITIZENS' COMMENTS:**

Members of the public are allowed to address the City Council at this time, and must include name and address. Note, specific factual information or a recitation of existing policy may be furnished in response to an inquiry made, but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open meetings Act unless said notice appears herein. The public is reminded that there is a (4) minute time limit as approved by City Council on June 21, 2010.

Manning Rollerson spoke to council about his concern of the City and Eminent Domain with the Port Freeport. He thanked City Manager Tim Kelty, for help with getting the pole removed from his property. He said that the city should have redeveloped the East End of Freeport years ago. He said that he hopes that new council represents him and the people in the East End.

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

Presentation by the Brazosport Area Chamber of Commerce regarding tourism promotion.

Edith Fischer with the Brazosport Area Chamber of Commerce presented to council the annual tourism report.

Councilman Brimage asked if the Chamber shared the information on the Billfish Classic Event that is hosted by Freeport. He said that this is a huge event and said that he would like this shared by the Brazosport Chamber. Ms. Fischer said that this is something that can be done, she would need the information sent to her.

Councilman Pena asked if the City sponsored the Brazosport Chamber? Ms. Fischer said yes, the city sponsors \$5000.00 annually. He asked if the Freeport Golf Course is promoted. Ms. Fischer said that it is.

Councilman Muraira asked if City of Freeport is involved in the Brazosport Chamber, and how can we get more involved? Ms. Fischer said that there are Chamber Luncheons that members are able to attend.

Councilman Pena asked how many board members are from Freeport? Ms. Fischer said that she did not have that information with her. Councilman Pena also asked the number of Freeport Businesses that are members with the Chamber? And he asked if the monthly luncheons were ever held in the City of Freeport. Ms. Fischer said that in the past they have held them at Riverplace.

Presentation by Freese and Nichols regarding update on evaluation and recommendations on sanitary sewer infiltration and inflow

Jared Barber with Freese and Nichols presented to council the update on evaluation and recommendations on sanitary sewer and infiltration and inflow. He said that there is grant funding for this project of just under \$6 million.

Mr. Barber said that TCEQ has reviewed and approved our documents, and we are waiting for them to prepare the agreement. This will be brought before council to act on. Once this happens this will start the clock.

Councilman Pena asked which basins would be identified? Mr. Barber said the largest zones in the worst condition would be addressed first.

#### Kendig Keast Collaborative Presentation on Subdivision Control Ordinance revisions.

David Baird with Kendig Keast Collaborative presented to council the draft of the proposed Subdivision Control Ordinance. Mr. Baird said that this is an important step in revision of the Subdivision Control Ordinance.

Councilman Pena asked if this is a universal standard or if it is designed specifically to Freeport. Mr. Baird it is tailored to the priorities and desire of Freeport.

Councilman Pena asked if the Subdivision Control Ordinance addresses lot sizes, specifically in how it addresses the many 25 foot lots scattered around the community that are undevelopable under the current ordinance.

Mr. Baird said that lot size is a discussion that will be an important part of the Zoning Ordinance, but not really a part of the Subdivision Control Ordinance. He said that both the Steering Committee and Plan Commission have already be talking about coming up with a way to address the specific concern Councilman Pena raised.

EDC Director Courtland Holman, presented to council a photo of homes from Galveston that were examples of residential property developed on smaller lots.

#### Presentation on Demolition Report.

This item was tabled.

### **COUNCIL REGULAR AGENDA:**

Consideration and possible action on the approval of City Council meeting minutes from May 3, 2021 and May 10, 2021.

On a motion by Councilman Brimage, seconded by Councilman Cain, with all present voting "Aye" 5-0 Council unanimously approved City Council meeting minutes from May 3, 2021 and May 10, 2021.

Consideration and possible action awarding bid to C3 Constructors, LLC of \$131,000 for E2448 (GLO 20-065-050-C158) Freeport- Bar Screen Replacement.

Finance Director, Cathy Ezell presented to council possible action awarding bid to C3 Constructors, LLC of \$131,000 for E2448 (GLO 20-065-050-C158) Freeport- Bar Screen Replacement. She said that staff recommends approval of the bid to C3 Constructors, LLC. She said that this project had been on hold due to the GLO needing clarification on environmental issues, but this issue has been addressed, and the City is able to move forward.

Mayor Bass asked what is the Bar Screen? Ms. Ezell said this piece of equipment filters out solids that won't break down in the treatment process.

On a motion by Councilman Brimage, seconded by Councilman Muraira, with all present voting "Aye" 5-0 Council unanimously approved awarding bid to C3 Constructors, LLC of \$131,000 for E2448 (GLO 20-065-050-C158) Freeport- Bar Screen Replacement.

Consideration and possible action approving Ordinance No. 2021-2630 for Budget Amendment #2 for FY2021.

Finance Director Cathy Ezell presented to council Ordinance No. 2021-2630 for Budget Amendment #2 for FY2021. She said that the following budget amendment is for Police Step Grant Revenue for overtime and insurance funds received for the library and service center for freeze damage.

On a motion by Councilman Muraira, seconded by Councilman Pena, with all present voting "Aye" 5-0 Council unanimously approved Ordinance No. 2021-2630 for Budget Amendment #2 for FY2021.

Discussion regarding Social Media / Press Release Policy for all City Employees and Departments.

Councilman Pena discussed with council the importance that the city speaks with a unified voice. He used recent communication during the winter storm, and now the Port Freeport as examples. He said that he believes there needs to be a policy to coordinate the dissemination of public information and especially by way of social media. He asked if a motion could be made in developing a policy on such. Mr. Kelty said he is willing to meet with Councilman Pena to help him develop a specific policy that he would like council to consider at a future meeting.

Councilman Brimage said that we have to be careful in what we propose, he said that the Police Department has brought positive exposure to the city.

Discussion regarding Departments Communications/Public Relations Director.

Councilman Pena discussed with council the possibility of developing a position of a Communications/Public Relations Director. He said that he would like to try and find funding for this position in the next budget.

Councilman Brimage asked if the Everbridge messages can be shared on Social Media? Chief Motley said yes. Chief Motley also said that the Everbridge messages can go out to all captured land lines, but with mobile lines and email citizens must enter the information manually.

Discussion regarding establishing Compensation Plan Committee for Police Department.

Councilman Pena spoke to council about his concern that even with the increase in pay we are still having officers leave our city. He said that his concern is there may be other issues other than pay. He said that he thinks we need a committee to evaluate the situation.

Councilman Brimage said that these officers' risk their life every day. He said if we call, they are there. Councilman Brimage said we are losing our officers to Brazoria County, he said they are taking our good officers without hesitation.

Councilman Muraira said that the Police and Fire Department are important, but so are other city department employees. He said that they all need to be considered.

Councilman Cain said that money is not the only motivator. He said that we need to look into other incentives that we offer the employees

### **WORK SESSION:**

Councilman Pena told Manning Rollerson that there are some things that council cannot discuss or compromise legally, he said that the city will not go down without a fight.

Councilman Cain said that at the intersection of 7<sup>th</sup> Street and Velasco, to the right there are shrubs and to the left there are limbs he said these need to be trimmed because you cannot see, he said that this needs to be taken care of. Councilman Cain said the property at 1732 West 8<sup>th</sup> is vacant and the grass is overgrown, windows are broken, and doors are opened. He said that he is sure this is rental property but it needs to be cleaned up and taken care of.

Councilman Muraira shared his personal story of the Port bought his parents property, he said that he was 17 years old when this happened. Councilman Muraira said that he believes that this council is doing the best that they can. Councilman Muraira said that he hopes the pay study includes all departments, he said that we are losing employees, and we have to think of them all. He asked Lance Petty the Public Works Director to repair a pothole on McNeil and Ave B. He said that he would also like recognition to be given for the local food pantries.

Councilman Brimage said that James Darthard at 204 South Ave F needs some work done to the ditch by his house. He also said that the property that was built by Habitat at 1207 West 4 was built so high, it caused the property at 1211 West 4, to flood, he said that we need to do something about the drainage on 1207 West 4. Councilman Brimage said that the property at 1215 West 4 needs to be addressed, he said that there are several code issues and something needs to be done. He also said that TXDOT needs to be contacted about the traffic light at Ave A and Brazosport, it needs to be adjusted it takes too long to change, and people are detouring to Ave B by the school.

Manning Rollerson said that the PD is underpaid.

City Manager Tim Kelty spoke about the street construction program. He also said that we had one bid come in for the beach and golf course road repair. He said that the bid came in for \$187,000.00 and he does not recommend this, it is way too high.

### Update on reports / concerns from Department heads

Pubic Works Director, Lance Petty said that the lighting for the ball fields has been received and we are waiting on the hanging hardware to come in. Once this comes in, we will contact Penny's electric to complete the install of the new lights. Mr. Petty said that the fishing pier at Riverplace has been removed. The contractor is waiting on lumber to be delivered. He said that this repair is moving along. Mr. Petty said that the roof and gutters at FMP will begin once he receives one more quote. He said he has received two quotes and needs a third this is required by our procurement policy. Mr. Petty said that the library is complete. The shelves are being moved back in now. He said that the library has applied for a grant, and they are about 99% certain they will receive it. This would replace all the furniture in the building. He said that the library is planning to re-open the 2<sup>nd</sup> week of June.

Mayor Bass commended the department heads on their monthly reports. He also asked the directors to make sure they have a plan because we are coming into hurricane season. Mayor Bass commented on the Editorial in the Facts News Paper written by Mr. Morris.

Open session was closed at 8:14 pm and Council entered into Executive Session.

**CLOSED SESSION:**

Executive Session regarding a.) (Potential Litigation) consultation with city attorney b.) (Deliberations about Real Property), East End, c.) (Personnel Matters) City Manager Annual Evaluation, in accordance with Government Code Annotated, Chapter 551, Sections 551.071, 551.072, 551.074.

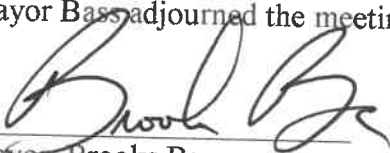
**REGULAR SESSION**

Mayor Bass reconvened regular session at 9:08 P.M.

There was no action taken from executive session.

Adjourn

On a motion by Councilman Cain, seconded by Councilman Brimage, with all present voting "Aye", Mayor Bass adjourned the meeting at 9:08 P.M.



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Mayor, Brooks Bass  
City of Freeport, Texas



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City Secretary, Betty Wells  
City of Freeport, Texas