

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, August 18, 2025 at 6:00 PM at the Freeport Council Chamber located at 430 North Brazosport Blvd. , Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Jerry Cain
Councilman Jeff Pena
Councilman Jarvis Davis
Councilman George Matamoros
Councilman Winston Rossow

Staff: Dan Pennington, Interim City Manager
Chris Duncan, Interim City Attorney
Ashlee Hurst, Finance Director
Lily Celedon, Staff Accountant
Toby Cohen, IT Director
Donna Fisher, Human Resource Director
Jennifer Howell, Police Chief
Laura Cramer, GIS/Property Manager
Robert Johnson, EDC Director
Chris Motley, Fire Chief

Visitors:	Greg Thompson	Kenneth Hayes
	Edith Fisher	Linda Marshall
	Melanie Oldham	Carol Parker
	Ana Tapia	Mark Parker
	Debora Beres	Pamela Dancy

Call to Order:

Call to Order - Jerry Cain, Mayor

Mayor Cain called the regular scheduled meeting of the Freeport City Council to order at 6:37P.M. on August 18, 2025, declaring a quorum was present.

Invocation - Councilman

Councilman Rossow led the Invocation.

Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.

Councilman Rososw led the Pledge of Allegiance to the United States and the Pledge of Allegiance to the State of Texas.

Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes to make your comments regardless of the number of agenda items to be addressed.

Greg Thompson stated he is with Feeding Hearts Inc. and came to address several matters. He referred first to the former root beer stand, explaining that the last City Manager informed him there were only a couple of years left on the five-year lease, despite communications indicating otherwise. He said they were told a renewal form had been sent, but they never received it. He clarified that his organization has no further interest in the stand and has moved on. He noted that Feeding Hearts Inc. served over 18,000 meals last year, with approximately 90% in Freeport and 10% in surrounding towns. He emphasized that they do not only serve the homeless but also serve residents who need food assistance. He stated he had attempted to contact Council, and only Mr. Pena has come out to the park. He expressed disappointment that no other Council members had visited. He explained that prior City leaders had promised the use of facilities, but nothing materialized. He said their numbers are expected to exceed 18,000 meals this year, which is significant for a City of Freeport's size. He then read a prepared statement that was also posted on Facebook. In it, he asked the City Council for support in securing a building to provide daytime refuge, meals, job training, mental health resources, clothing, and spiritual support. He said homelessness is not only about lacking a roof, but also about lacking warmth, direction, and hope. He stated his organization operates as a church without a building and that their model follows Jesus' example of serving in the streets. He said a building would help bring people off the streets and allow other organizations to join in providing resources. He explained that he came to Freeport from North Texas during the pandemic after his step-kid's dad passed away. He described how his group initially served both lunch and dinner while the Salvation Army was closed, then continued with lunches once they reopened. He emphasized that Feeding Hearts Inc. does not receive or apply for grants, choosing to avoid restrictions that require personal information from recipients. He said everything they do is funded privately, including the investment of more than \$20,000 in the root beer stand project, which never opened and is now subject to pending litigation.

Edith Fisher stated she is the vice chair of the Freeport Historical Commission and Main Street Advisory Board. She introduced the new Freeport Main Street coordinator, Maria Lopez. She said that Ms. Lopez is full of energy and brings a diverse background to the role.

Main Street Coordinator Maria Lopez thanked Ms. Fisher for the introduction and expressed excitement to begin implementing the Main Street program using its four-point approach. She stated she is in her third week, has been learning about the program and local events, and is brainstorming ideas to better engage the community, so residents are aware of activities and efforts underway.

Melanie Oldham resides at 531 West Brazos Street. She thanked the Council for allowing four minutes and suggested consideration of one additional special budget meeting, possibly on September 9th, to allow time for public input before the September 15th deadline. She stated she attended the recent EDC meeting and was disappointed that the board reduced public comment time from four minutes to two and eliminated supporting documents with agendas, which she said are not transparent. She welcomed Maria Lopez as the new Main Street coordinator and expressed the board's willingness to work with her. She commented on the upcoming discussion of water and sewer rates, noting the department has operated in the red for over 15 years. She said approximately 26% of water bills are residential and 73% commercial or industrial, including large users. She suggested Council consider raising commercial and industrial rates rather than residential rates, as the public have already received two rate increases in 2023. She also addressed the 2024 audit report, stating she and others had reviewed prior audits by the same company and found issues missed by both the auditors and former CFOs. She expressed hope that problems, including material weaknesses, have been corrected. She thanked the Council for providing updates on real property matters, such as the OA Fleming property, and said it is refreshing to hear these updates in public.

Sam Reyna resides at 2002 North Avenue G. He stated his comments were not related to any agenda item but addressed remarks made by Melanie Oldham at the June Council meeting. He said Ms. Oldham called a

friend of his multiple times at 3:00 A.M. telling the friend not to believe him, and that if she called again he would record it and pursue legal action for slander through his attorney. He said he would not address Ms. Oldham directly because he believed she might assault him, as he alleged she assaulted Mr. Hickey outside Council Chambers years ago. He stated Ms. Oldham was fined and was placed on probation and the judge should have rendered a judgement of jail time. He said Ms. Oldham kept saying she was innocent, but she pleaded guilty because she was guilty. He said as a prime example Councilman Pena he pleaded not guilty and stuck to his guns and jury found him not guilty. He said Ms. Oldham should have done the same thing if she was innocent but pleaded guilty because she was guilty. He said Ms. Oldham was escorted out of the Brazosport Chamber of Commerce banquet the previous week by security after demanding VIP seating. He said she was just being Ms. Oldham as a daily routine. He stated Councilman Pena previously called her ignorant and said she should not serve on commissions or committees, which Mr. Reyna said it was recorded in 2022 minutes. He described an incident from 12 to 13 years ago when he contacted Mario Diaz with KHOU Channel 11 Investigates regarding alleged corruption in the City. He said Ms. Oldham prepared a board outlining council ties to former City Manager Jeff Pynes, but when he contacted KHOU, reporter Mario Diaz asked him to attend alone with the information and not bring Ms. Oldham. He stated he never told her the reason but believed she later contacted the station, which damaged the meeting. He said KHOU declined to pursue the matter because they wanted evidence of criminal activity, and the investigation never materialized, which he blamed on Ms. Oldham.

Pamela Dancy resides at 313 South Front Street. She stated she was delighted to see 4-H on the agenda because many items go silent after a while and the public does not get updates. She said Realty World was really a mess and dangerous, possibly a liability for the City, and asked if a no trespassing sign had been placed on the property. She said although it was tied up in the courts and the EDC had inherited much of it, she would like updates on lawsuits to come to the Mayor so they could be placed on the agenda for discussion. She referenced a past presentation about a boardwalk project downtown, stating money was spent but citizens have not heard anything further. She said better communication with the public would reduce negativity on Facebook and allow citizens to understand what is actually happening. She said she did not know how many lawsuits the City currently had but planned to file an open records request to find out so they could be discussed.

Consent Agenda:

Action regarding Minutes, August 4, 2025 - Clarisa Fernandez, City Secretary

Action approving Resolution No. 2025-2944 accepting the actions of the City of Freeport Employee Benefits Trust.- Donna Fisher, Human Resources Director

Action approving Monthly Financials through July 31, 2025- Ashlee Hurst, Finance Director

A motion was made by Councilman Matamoros to approve the Consent agenda as presented, seconded by Councilman Davis with discussion that followed.

Councilman Pena asked regarding the monthly financials through July 31st and what the water revenue was with the new meters. Finance Director Ashlee Hurst responded that the water revenue for July was listed in the report, with total revenue for July being \$738,678.00. Councilman Pena confirmed that it was for the month and asked if that was an increase from a year ago and from June. Ms. Hurst replied that the next column showed year-to-date actuals, with this year at 7.7 million and last year at 8.3 million. Councilman Pena asked if full implementation of the new meters was complete. Ms. Hurst responded no. Councilman Pena asked if meters were still outstanding at the Port. Ms. Hurst responded yes. Councilman Pena asked if there was a timetable for completion. Ms. Hurst responded that would be a public works question. Councilman Pena noted that at the last meeting, it had been stated completion was about a week or two out, but since that was two weeks ago, the timetable was uncertain. Interim City Manager Dan Pennington said

he will check with the Public Works Director.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Proclamations - Presentations and Updates

Employee Recognitions–Employee of the Month, Julian Gonzalez, Patrol Officer, Freeport Police Department.-Dan Pennington, Interim City Manager

Interim City Manager Dan Pennington presented Employee of the Month to Julian Gonzalez, Patrol Officer with the Freeport Police Department.

Presentation-Planting for our communities.-Representatives from DOW and Houston Wilderness

Ana Tapia with the organization Houston Wilderness presented the attached presentation titled "Exhibit A".
Receive for filing the Audited Financial Report and Auditor's Opinion for Fiscal Year ended September 30, 2024. Presentation by BrooksWatson and Company.-Ashlee Hurst, Finance Director

Mike Brooks with BrooksWatson CPA presented the attached presentation titled "Exhibit B".

Presentation-Water and Sewer Rate Increase and Proposed Budget Items-Ashlee Hurst, Finance Director

Finance Director Ashlee Hurst stated she wanted to take a moment and stated that staff are listening, absorbing and working to reflect Council's wishes and comments at every meeting. She said they are working very hard to prove that. She stated they believe that the best way to move forward in this City is by working together, and she hopes that that is evident in their work. She added that results can only be accomplished by ensuring full financial transparency, and they are trying to go the extra mile to make sure that everyone feels educated and fully informed of the position of this fund.

Finance Director Ashlee Hurst presented the attached presentations titled "Exhibit C" and "Exhibit D".

Update on Cybersecurity Training Requirement and Cloud Compliance Transition.-Toby Cohen, IT Director

IT Director Toby Cohen stated he just wanted to give a brief update. He said some planning has been ongoing for about two years and now the City is migrating to a more secure cloud environment for the Police Department, putting them in compliance with CE and allowing them to use their full capabilities, which they had been restricted from using until now. He stated it is not a cost increase, just a different location. He said he believes House Bill 1500 will go into effect September 1st, which removes the 25% computer requirements for cybersecurity training and adds an AI training requirement. He explained that, as of fiscal 26, the Council will be required to complete cybersecurity and AI training. He said a Council course will be sent to their emails and 100% completion is required as a City to meet compliance standards, and many grants are dependent on it. He said they are currently auditing to ensure all departments are cleared, and Council will be part of that process in fiscal 26. Regarding the tenant migration, he said it will likely be done over the weekend. He explained that there might be a temporary hiccup in email access, but accounts and passwords will remain the same. He noted older emails might not be immediately accessible until the migration is complete, but it will not take long.

Update from AmeriWaste regarding Services.-Jaclyn Hildreth, AmeriWaste Representative

Janelle Marin and Jaclyn Hildreth with AmeriWaste stated they were at the meeting to give an update to the Council. Ms. Marin said with AmeriWaste and the City of Freeport they are in year four of a seven-year contract. She stated residents have learned to be a little more compliant with the contractual agreement. She noted that some renters or landlords still put the whole house on the curb when they move out, which they deal with through code enforcement. She said code has been pretty good at handling that. She explained that this year, they worked with Ms. Fisher conducted an audit of residents and small businesses that had multiple cans, removing about 50 that were not being paid for. She said that prior to the meeting, they drove

through the City and noticed many piles with tags that had not been dealt with by residents or code. She noted that cans were nice and neat against the curb in areas they drove through and there was much less unbundled, non-compliant brush. She concluded that overall, residents are doing a much better job adhering to the contract, and their drivers and helpers are doing a much better job making the City look better than when AmeriWaste first took over. She said they send complaint logs every month and that the average number of calls from Freeport residents is 5 to 6 per month. She noted that if residents call City Hall, and it is not communicated to AmeriWaste, they may not know something is awry.

Councilman Rossow asked what is the best way to get a hold of AmeriWaste. Janelle Marin with AmeriWaste stated that all their phones are answered by people, not just recordings. She said residents should call AmeriWaste directly instead of the City, as that was the setup for handling questions or concerns. Councilman Rossow asked Ms. Marin what the best way was to get in contact with them. Ms. Marin responded that all calls to their office are answered directly by staff, with recordings used only as backup, and encouraged residents to call AmeriWaste directly rather than City Hall with questions or concerns. They provided the contact number, 281-331-8400, and noted that residents may also email the company. Councilman Rossow asked if AmeriWaste goes around inspecting receptacles to see whether they need to be replaced or are damaged. Ms. Marin responded that they are in Freeport every week replacing cans, delivering cans, and picking up cans. She confirmed that if the top of a can is off, the best way to get a replacement is to call 8400, provide the address, and someone will be sent out. Councilman Rossow asked if there was a best day to call. Ms. Marin replied that residents can call Monday through Saturday, and within a couple of days someone will be out. Councilman Rossow asked if a receptacle needs to be empty for service. Ms. Marin said if the lid is broken, they will just replace the lid. If a wheel is broken, they will replace the wheel. If the can is cracked or the bottom is busted, then the entire can is replaced. She noted that in cases such as barbecue or fireworks damage, the whole can may need replacement.

Councilman Matamoros stated that he had requested AmeriWaste's presence at the meeting. He noted that while he had been a strong supporter when the company first began providing service, he had concerns about their performance in Ward C. Specifically, he explained that crews often leave trash receptacles well beyond the five-foot limit stated in the contract, sometimes pushing them 20–30 feet away, which creates hardships for elderly residents. He further expressed frustration that trash is sometimes left behind in the streets and not picked up, despite his repeated attempts to contact Janelle Marin by phone without receiving a response. Councilman Matamoros emphasized that these issues occur on a weekly basis and that he has collected numerous photos documenting the problem. Ms. Marin acknowledged his concerns, confirmed that items dropped during collection should be picked up by their crews, and agreed to address the matter directly. Councilman Rossow asked if AmeriWaste crews are required to pick up items that are dropped during collection. Ms. Marin confirmed that if trash is spilled by their crews, it is their responsibility to pick it up. Councilman Matamoros addressed AmeriWaste representatives, stating that when residents repeatedly call with complaints and do not receive a response, it becomes an ongoing frustration. He explained that this was the reason he specifically requested their attendance, so they could hear the concerns directly from him, from residents, and from other Council members. He emphasized that the issue was not isolated to a single street or household, but rather had become a citywide concern. Ms. Marin responded that they would address the matter first thing in the morning.

Councilman Davis began by thanking the AmeriWaste representatives for attending and asked whether they had access to claw trucks. Janelle Marin confirmed that they did, but explained these trucks were only used during the semiannual citywide cleanups and for a few special pickups, not during regular weekly service. Councilman Davis noted that residents often complain about large trash not being collected, especially items beyond tree limbs, and questioned why claw trucks were not incorporated into the regular bulk pickup routes. He pointed out that residents frequently put out furniture and other large items that remain uncollected, which leads to ongoing concerns. Jaclyn Hildreth explained that under the current contract, brush must be cut, tied, and bundled, and construction debris is excluded.

Councilman Pena began by welcoming the AmeriWaste representatives and thanking them for staying through the late meeting. He reminded them that when AmeriWaste first began providing service, he had been one of their biggest critics. However, he acknowledged their presence at the meeting, their willingness to answer difficult questions, and the effort they were showing to improve. He emphasized that he values effort and could see that the representatives genuinely wanted to get it right. He noted the twice-a-year citywide cleanups and recognized the challenges of helping residents adapt to the program requirements, such as bundling brush. While he acknowledged ongoing issues, he encouraged compassion and balance, stressing that the representatives should not leave the meeting feeling completely beat up. Councilman Pena reminded that shortly after the contract began, AmeriWaste had shown flexibility by making adjustments in response to City concerns, which he saw as a positive sign. He then asked directly if AmeriWaste would be willing to revisit and recalibrate the agreement again if needed. Janelle Marin responded that they are always willing to sit down and negotiate. Councilman Pena concluded by expressing appreciation for that openness.

Mayor Cain spoke following Councilman Pena, noting that while Councilman Pena had initially been one of AmeriWaste's toughest critics, he himself had been one of the strongest proponents for bringing the company on board. He recalled that before AmeriWaste began service, Larry Fansher had sent him numerous emails filled with pictures of large piles of garbage sitting uncollected throughout the City. However, Mayor Cain credited AmeriWaste for stepping in even before their contract officially began, cleaning up every pile of limbs and trash that had been left on the roadside. Mayor Cain gave a personal example of helping a resident who was frustrated that his tree limbs had not been collected. He explained to the man the need to cut and bundle brush according to contract requirements. He even helped the resident bundle the limbs himself, and by the following Monday, AmeriWaste trucks picked up everything as promised. Mayor Cain commended the company for fulfilling its obligations and described them as doing a great job. He encouraged Councilman Matamoros to double-check the contact number he had for AmeriWaste, noting that in his past experience, when he called, the phone was answered promptly. Mayor Cain did raise one concern: the handling of trash cans after collection. He observed that cans were often left in disorganized places sometimes in the street, several feet from the curb, or even tipped over making it appear as though workers were tossing them aside in haste. While acknowledging the crews were pressed for time, Mayor Cain asked if they could slow down just enough to leave cans in a neater and safer manner. He reflected that both the City and AmeriWaste had experienced growing pains early in the partnership. But, in his opinion, those issues had largely been resolved, and the City was now in a good spot.

Councilman Davis began by clarifying that his intent was not to attack AmeriWaste or burn any bridges. He acknowledged that mistakes happen on both sides, stressing that the goal should be to receive and give constructive criticism in order to work toward solutions. He said he appreciated the representatives for attending and listening, explaining that open dialogue was how problems could be solved by meeting, hearing directly what residents are experiencing, and working together. He went on to raise a concern on behalf of senior residents in his ward. Councilman Davis said he often received calls from elderly citizens, some in their seventies, who struggled with the contract requirement of bundling brush. While he recognized that the contract stipulated those rules, he asked if there might be some flexibility for older or disabled residents who simply could not tie or cut debris themselves. He expressed hope that exceptions could be considered when residents stacked brush neatly, even if it was not tied. Police Chief Jennifer Howell added to the conversation by commending the efforts of the City's Code Division. She explained that code officers have worked very hard to serve community members who are elderly, disabled, or otherwise unable to perform certain tasks related to waste disposal. Chief Howell emphasized that if those residents reach out directly to Code, officers are willing to step in and provide hands-on assistance. She noted that, on many occasions, code officers have gone beyond their normal duties including physically loading debris into trucks to ensure that seniors and disabled residents receive the help they need. Councilman Davis shared a personal example to highlight the challenges residents face. He explained that his own mother once received assistance from Code officers when she needed help with debris. However, on a later occasion, after she

placed a large pile of tree limbs at the curb, her property was tagged for non-compliance. The notice was even sent to her landlord, Greg Flaniken. Councilman Davis said he personally went over, cut the limbs down to a shorter length, and stacked them neatly. Chief Howell stated that making a phone call to be able to speak with staff and communicate with them is what really helps them to know where assistance is needed. She said if there is no communication, then they will follow the standard procedure: they will tag it and move to the next. She added that if staff receives communication to know where a problem lies, then they want to work with the resident.

Councilman Rossow asked if this was just the limbs and trees on this fence. Janelle Marin stated that limbs and trees on fences do not need to be tied up, but fencing must be cut down to fit into the hopper of the truck, generally to a four-foot length. She noted that the same applies to other items, and that placing an entire fence out for one pickup is not feasible; collection may occur over several periods. She emphasized that the goal is to accommodate all residents in the cycle for Wednesday pickup rather than just one house. She added that if a resident has a whole truckload, it will not be picked up on one Wednesday due to the volume of homes on the route; it may take several Wednesdays to remove all items. Police Chief Jennifer Howell stated that elderly or handicapped residents unable to prepare materials can contact Code, and Code will provide assistance, including coordinating with church groups or organizations to help with tasks such as tying brush, building ramps, or repairing fences.

Mayor Cain stated that if the City had a claw truck running around picking up large piles of debris, residents would start putting big piles on the side of the road waiting for it, which would make the City look like it did eight years ago with large piles of garbage everywhere. Janelle Marin noted that many residents have adapted to putting items out on their own according to their designated Wednesday zone, rather than leaving them out after the weekly pickup, which has improved overall compliance. Mayor Cain confirmed that the pickup schedule is available on the City website. Ms. Marin stated that every fifth Wednesday is used to revisit areas that are not designated zones and historically have heavier debris, allowing for extra pickups. Council member zones were explained: Zone A is first Wednesday, B is second, C is third, and D is fourth. It was noted that if a scheduled Wednesday is extremely heavy, extra pickups may occur on Saturday, as recently happened in Zone B. She offered to discuss minor details individually and invited calls for follow-up.

Upcoming Events -

KidFest, Downtown Freeport, September 6th, 3:00P.M.-7:00P.M.

Coffee with a Cop, Starbucks and McDonalds, October 1st, 8:00A.M.-10:00A.M.

National Night Out with Freeport Police, Fire and EMS, Freeport Municipal Park, October 7th, 6:00P.M.-8:00P.M.

Blue Santa Golf Tournament, Freeport Golf Course, October 10th

Fright Night 2025, Freeport Municipal Park, October 23rd, 6:00P.M.-9:00P.M.

Interim City Manager Dan Pennington gave an update on upcoming events.

Business

Consideration and possible action approving Ordinance No. 2025-2743 amending agenda item submission deadlines to comply with HB 1522.

Interim City Manager Dan Pennington addressed the Council, stating that this ordinance amends Section One of Ordinance 2022-2672 to revise the deadlines for City Council agenda submissions. He explained that it requires items for regular meetings to be submitted at least nine calendar days in advance, by noon on Thursday, and makes provisions for recognized city holidays. He added that it also specifies the timeline for special meeting agenda submissions and grants the City Manager authority to place items on the agenda. He provided background, noting that Ordinance 2022-2672 originally established deadlines for submitting agenda items. With the passage of House Bill 1522, the Open Meetings Act now requires agendas to be

posted at least three full days in advance, excluding holidays. He stated that this necessitates updates to the City ordinance to remain compliant. Previously, the requirement was 72 hours; now it is three full business days. He concluded by stating that staff recommends approval of the ordinance.

A motion was made by Councilman Matamoros to approve Ordinance No. 2025-2743 as presented, seconded by Councilman Davis with discussion that followed.

Councilman Rossow raised a concern regarding the posting of agendas at City Hall. He noted that the agenda for the current meeting had been posted late Friday evening and asked whether, under the new ordinance, postings would now occur earlier in the week. Interim City Attorney Chris Duncan clarified that the revised law requires postings to occur three full business days prior to a meeting, rather than the former 72-hour standard. For a Monday meeting, this means the agenda must be posted by Wednesday morning, giving Wednesday, Thursday, and Friday as full days of public notice. He explained that previously, under the 72-hour rule, a Friday evening posting was sufficient, but now the new rules require earlier preparation. Police Chief Jennifer Howell added that based on guidance received through City secretary associations, agendas would actually be posted on Tuesday evenings to ensure compliance. This schedule provides a full day on Wednesday, Thursday, and Friday. Interim City Manager Dan Pennington further explained that the Tuesday deadline also creates a buffer for holidays and avoids the need to adjust deadlines each time a holiday falls within the notice period. Setting a fixed deadline provides consistency and clarity for staff and Council. Councilman Rossow remarked that this means if Council wants an item included on the upcoming agenda, it must be submitted by Monday or earlier in the week. Mayor Cain confirmed, explaining that if a regular meeting falls on Monday, items for that agenda would need to be submitted by the preceding Thursday. Chief Howell responded that the same deadlines also apply to department heads, who must now submit their items earlier so that the legal department has adequate time for review and revisions before posting. Mr. Pennington reaffirmed that the deadline is now firmly set at Thursday by noon. Councilman Pena acknowledged the change, noting that it will require Council and staff to be more proactive and plan further in advance. Mayor Cain concluded that if an item is not submitted in time to meet the deadline, it would simply need to wait until the following agenda.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving the proposed 2025 Annual Street Lighting Plan.

GIS/Property Manager Laura Cramer introduced the agenda item as a follow-up from the prior Council meeting regarding streetlight locations, explaining the purpose was to gather any changes or edits from Council. Ms. Cramer said she already had Councilman Matamoros changes.

Councilman Pena noted that three lights on Fourth Street and three lights on Broad at Pine were not working. GIS/Property Manager Laura Cramer stated she would report the non-functioning lights. Councilman Pena said the two new lights at the corner of Park were on the south side of the street and asked if that was right. Ms. Cramer said she would have to check the installation diagrams. Councilman Pena explained that the warehouse tenant had installed floodlights, making some planned blue lights unnecessary. Ms. Cramer confirmed that the approved blue lights were already going through engineering and permitting, so they could not easily be stopped. Councilman Pena said if those two could be stopped on Park but the one in the middle between Park and Cherry is definitely needed and where he would put those red ones instead of over there because what is going to happen over on fifth, sixth, and seventh that truck stop is going to happen and they are going to have their own lights but can also tell that the same warehouse is lighting that same area and would put those lights off of Broad and Cherry between West Park and Cherry Street there is only one light. He said looking at those four reds he would put one in the middle, one between Cherry and Oak, and on Second Street between Cherry and Park. Ms. Cramer said there is one mid block currently and then one on either end. Councilman Pena said the one that has a bigger gap between them would be the third one. Councilman Pena said the last four on Second going from West Park, East Park and then beyond Pine

those are always on the blink. He recommended adding one more light between Cherry and First and Second. Ms. Cramer explained that the yellow lights were strictly street illumination lights. Councilman Pena said between Pine and East Park, the museum, and the Pixie House, remained very dark.

Councilman Davis discussed lighting near the intermediate school. He noted there were four red dots for street lights and confirmed their placement in front of the school. GIS/Property Manager Laura Cramer said Councilman Matamoros suggested moving some closer to the Avenue and noted the lights were roughly centered and on the border. He recommended keeping two lights around the school and spreading them out and move one down to Arbutus Street. He said a particularly dark strip near apartments. He suggested placing a light between Broad and Fourth on Arbutus. He said putting put one before getting to the store and one right where the other red dot is already. Ms. Cramer also mentioned a resident-requested light on Eighth Street mid-block between Holly and Pecan, where a vehicle incident occurred due to darkness. She noted it was too late to add this light last year, so it was included for this year. Councilman Davis said he was referring to a park on Eighth Street on Peppermint Park where a young man got killed a few years back and there is no lightning there. He said on Locust and Eight there is a light up there at the intersection but it is out and if a light can be put in between that intersection. Councilman Davis confirmed it was acceptable to remove one existing light to place the new one in front of the park. He also mentioned a light on Velasco Boulevard and discussed lighting along Highway 36, including near Volkswagen and Freeport Elementary. He noted that some lights were installed but not yet operational and questioned the placement of a red dot on the map, which appeared to be between 12th Street and Highway 36. He emphasized ensuring the lights covered stretches that were currently dark without interfering with stop signs and intersections.

Councilman Matamoros discussed the streetlight allocations and adjustments across multiple wards, focusing on Fourth and Dixie Streets. He explained that out of the four lights on Fourth Street, two would remain in their current locations while the other two would be moved to the Velasco side, ensuring coverage without redundancy. He confirmed that the lights being removed would not compromise the planned lighting and that the opposite side of the street would still have sufficient illumination. Councilman Matamoros addressed the specific light between Fourth and Fifth on Dixie Street, confirming whether it should remain or be removed.

Councilman Rossow said he would work with Ms. Cramer on this.

Mayor Cain said he would like this to be on the next meeting also to see if the red dots got moved to the right location and can vote on it.

Consideration and possible action approving Ordinance No. 2025-2744 amending Section 16-39 regarding Prohibited Conditions Enumerated.

Police Chief Jennifer Howell said this item tied into the earlier presentation with Houston Wilderness and Dow. She explained that during their initial meeting, one of the main concerns raised was the need to not mow in order to allow the growing. After further discussions with code enforcement staff and with Ms. Cramer, who assists with storm water and drainage, staff determined that the best course of action would be to amend the ordinance to create a process for a special permit. She explained that this amendment would allow organizations or individuals to submit an application for a special permit granting permission to grow vegetation. This would provide the opportunity for programs like the Houston Wilderness initiative or similar efforts to invest and participate while remaining compliant with City code.

A motion was made by Councilman Matamoros to approve Ordinance No. 2025-2744 amending Section 16-39 regarding Prohibited Conditions Enumerated, seconded by Councilman Pena with discussion that followed.

Councilman Pena thanked staff for finding a creative solution that would help the City save money. Police Chief Jennifer Howell explained that the idea originated with Dow, who had approached the City about forming a partnership. She emphasized the City's appreciation for Dow's initiative, noting that when the proposal was first presented, staff quickly recognized that it could create compliance issues. Developing a special permit process became the solution one that not only served the best interests of residents but also opened the door for new collaborative projects with Dow. Councilman Pena responded that this was an example of Dow being a good neighbor and again thanked them for their involvement. Interim City Attorney Chris Duncan added that, importantly, the ordinance was not changed across the board. Instead, the City created a special permit system. This allowed Dow to apply for permits at specific locations where they wanted to implement the program, letting the City review the results project by project. He explained that this approach gave flexibility to adjust permit requirements as needed and could later expand to other organizations or sites if proven successful. Chief Howell said the City could revisit and amend the ordinance again if any concerns or complications were to arise.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving the Special Interlocal Agreement for streets project between Brazoria County and the City of Freeport Fiscal Year 2025-2026.

Finance Director Ashlee Hurst presented the proposed renewal of the Interlocal Agreement with Brazoria County for road repairs for fiscal year 2025–2026. She explained that the agreement, before Council that evening, would be valid from October 1, 2025, through September 30, 2026, and represented the City's annual renewal of its participation in the program. Ms. Hurst noted that last year the City did not submit any new projects because the county was still working through a backlog of prior submissions. This year, however, staff planned to review the City's needs with the Council. Following that, the Mayor would be responsible for submitting written requests to the county engineer for the proposed repair projects. Both the county engineer and the Mayor would then be required to agree in writing on the specific locations and type of assistance to be provided. She further explained that upon approval of the renewal, the Public Works Department would begin assessing the City's infrastructure needs and prepare a list of proposed repairs to submit to the Mayor. Ms. Hurst emphasized that if the City decided at any point that the interlocal agreement was not the most advantageous option, it could instead issue an RFP or RFQ for contracted road repair services. Even if the renewal was signed, the City retained the ability to cancel the agreement with a 30-day written notice. Finally, Ms. Hurst clarified that any approved project would require a budget amendment upon completion, since costs were not yet determined. She recommended that the Council approve the renewal so that the City could maintain flexibility while assessing its repair needs for the coming year.

A motion was made by Councilman Rossow to approve the Special Interlocal Agreement for streets project between Brazoria County and the City of Freeport Fiscal Year 2025-2026, seconded by Councilman Davis with discussion that followed.

Councilman Rossow asked for clarification on the effective date of the Interlocal Agreement, noting he may have missed it earlier. Finance Director Ashlee Hurst confirmed the agreement would take effect October 1, 2025, and explained that last year the City had chosen not to submit projects because the county was still catching up on prior-year requests. She stated there was no set deadline within the agreement for submitting projects; however, the sooner requests are submitted, the sooner they can be completed. Ms. Hurst clarified that the agreement runs through September 30, 2026, and projects could be submitted anytime before then. Councilman Rossow pressed further, emphasizing that if the Council waited until late in the cycle, road work would not be done in the meantime. Ms. Hurst agreed, reiterating that early submission was key to ensuring projects moved forward in a timely manner. Councilman Rossow also asked who was responsible

for identifying road repair needs, noting that in the past Lance had handled much of the work. Ms. Hurst responded that Public Works would typically coordinate the process but would also rely on input from both the Council and the Mayor to finalize the list of proposed roads. Mayor Cain said that the process had not yet started but emphasized the importance of collaboration between Public Works and the Council to identify the City's most pressing needs.

Interim City Attorney Chris Duncan provided clarification on paragraph 1.3 of the Interlocal Agreement, noting that it outlines the actual plan for road repairs whether an overlay or another type of repair. He cautioned the Council to pay close attention to this section, since in some cases the county has made decisions on its own when the agreement was not specific, resulting in work being done differently than the City preferred. He emphasized that if the City is not precise in its agreement with the county engineer, the county will proceed as it sees fit, which may reduce the quality or length of repairs provided. Mr. Duncan explained that overlays are typically calculated by cost per foot, and when the Council considers projects, the total footage is divided among roads. He added, however, that some projects may require more extensive repair than overlay, which reduces coverage. He stressed that this is why being clear in the agreement is so important. Councilman Rossow stated that he had been told the county is currently only performing overlays, though this could change. He suggested that more information should be gathered and noted that Councilman Davis might be able to confirm details.

Mayor Cain pointed out that if the agreement is approved, but the Council chooses not to submit any streets for overlays, then no road work would be completed under the program. Finance Director Ashlee Hurst added that while the City could terminate the agreement with 30 days' notice, not identifying projects would result in no benefit at all. Councilman Rossow acknowledged that many roads in the City are in need of repair and emphasized the importance of ensuring projects are submitted so work can be scheduled. He added that the county typically commits to a certain number of miles or feet of repairs. Interim City Attorney Duncan agreed, highlighting that the agreement is advantageous because the City provides materials while the county covers labor and equipment, which greatly benefits Freeport.

Councilman Pena then asked what the total mileage would be under the agreement. Councilman Rossow said he did not know, explaining that in the past the Council had not been directly involved in selecting roads. Mayor Cain clarified that Public Works would make recommendations, but under this agreement the Council would also have input. He stated that the program usually allows for about two miles of repair citywide not enough to cover every ward fully. Councilman Pena responded that the intent was to split the allocation evenly, with each ward receiving about half a mile, or 25% of the work. Councilman Rossow reiterated that in the past the Council had not been consulted, and he supported Councilman Pena's motion to ensure the Council input going forward. Councilman Rossow voiced agreement, stating that the opportunity for the Council involvement was an important improvement.

Mayor Cain called the motion to a vote with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Councilman Pena stated he would like to make another motion that the Council divide the allocation equally, with 25% designated for each ward. Interim Attorney Chris Duncan responded that such a motion was not allowed under the current agenda item, explaining, it was not on the agenda and the only action tonight is to approve or disapprove this agreement. Councilman Pena said that his motion was relative to the ordinance, but Mr. Duncan clarified that the rules required sticking to the posted agenda. Interim City Manager Dan Pennington agreed with Duncan, and if Councilman Pena wanted to amend the contract that would be germane to this item but anything related to road division will come up in the future and hold that motion and address it at that time. Councilman Pena asked if such a division could later be done in the form of a resolution among the Council. Mr. Duncan confirmed and said yes. Mayor Cain added that when the time comes to prioritize projects, the Council should focus on whichever roads are most in need.

Consideration and possible action approving the purchase of the replacement Veterans Memorial Monument from West Memorials.

Finance Director Ashlee Hurst explained that the approval would allow for the purchase of a custom black granite monument measuring 40 inches by 14 inches by 8 inches from West Memorials, to replace the one at Veterans Memorial Park that was damaged during a hurricane. She shared that staff had researched memorial services capable of completing the replacement and ultimately found a suitable provider. The City had approached the EDC for assistance, and they generously donated \$15,000 toward the purchase. The City's portion would be \$14,888, which could be funded from excess revenues currently available in miscellaneous income. Ms. Hurst noted that while the amount falls below the \$30,000 threshold requiring council approval, staff felt it important to seek prior authorization since this expense was not part of the original budget.

A motion was made by Councilman Matamoros to approve the purchase of the replacement Veterans Memorial Monument from West Memorials, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Ordinance 2025-2745 adjusting the water and sewer rates, and approving the Resolution amending the Master Fee Schedule to reflect the same.

Finance Director Ashlee Hurst stated that the proposals presented earlier in the evening were now before the Council for consideration. She noted that if members preferred more time to review and digest the information, the item could be tabled until the next meeting. However, if the Council was prepared to move forward, the paperwork was ready that evening, and the decision would be left to them.

A motion was made by Councilman Pena to table this item, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion to table this item.

Consideration and possible action approving Resolution No. 2025-2945 adopting Chapter 5.23, Subsection B - Internal Software Management Policy, into the City of Freeport Policy Handbook.

IT Director Toby Cohen explained that the item was more of a housekeeping measure to ensure best practices were being followed. He noted that employees should not be allowed to install any software they choose on City computers without verification by the appropriate personnel. Since software can involve significant costs and potential security risks, the policy would formally establish oversight in the City handbook. Mr. Cohen added that this requirement would also apply to the Police Department, which should maintain an approved software list to meet compliance standards.

A motion was made by Councilman Pena to approve Resolution No. 2025-2945 adopting Chapter 5.23, Subsection B- Internal Software Management Policy, into the City of Freeport Policy Handbook, seconded by Councilman Rossow with discussion that followed.

Councilman Pena asked whether the policy would apply only to computers or also include laptops. IT Director Toby Cohen clarified that it covered all devices, including phones and tablets. When asked what type of phones the City used, Mr. Cohen explained that employees primarily used Apple or Android devices, with no BlackBerrys in use. He noted that staff generally had a choice between Apple and Android since the City's management software was compatible with both. Councilman Pena questioned whether standardizing

to one type of phone would create cost savings, but Mr. Cohen responded that typically the devices themselves were free with the service plan, and the real expense came from the plan itself.

Councilman Rossow asked whether the City had been experiencing problems with employees installing unauthorized software. IT Director Toby Cohen explained that while issues had not been widespread, the concern was less about current incidents and more about preventing future risks. He emphasized that the best practice is to prohibit random users from installing software without administrative approval, since malicious programs can attempt to auto-install. By putting a clear policy in the handbook, the City ensures that protections already in place are formally enforced and employees understand the limitations.

Councilman Pena asked whether, in addition to policies, software was being installed on the network for both computers and phones to ensure that there would be no allowance for installing third-party software. IT Director Toby Cohen responded that this was correct. Councilman Pena acknowledged the response and asked what the name of that software was. Mr. Cohen stated that the name of the software was something he preferred to discuss in private, if that was acceptable, explaining that announcing the specific software used in a public forum was a security risk, though he noted it was fairly standard for municipalities.

Councilman Matamoros asked IT Director Toby Cohen about the process for handling new software requests. He began by asking if, when someone requires new software, Mr. Cohen vets it. Mr. Cohen confirmed that he did. Councilman Matamoros then asked if Mr. Cohen was the only one vetting the software or if there was a group involved. Mr. Cohen explained that he prefers there to be a group. He said that usually departments, such as the fire department, would review internally first for example, the fire marshal or assistant fire chief and if they determine the software is needed, they reach out to him for inspection. He noted that he looks at whether the software is good, meets compliance standards, and satisfies required obligations. He added that expensive requests typically go through finance as well, to confirm budget availability. Mr. Cohen described the process as an unofficial committee that departments go through when requesting software. Councilman Matamoros then asked, when a piece of software is approved, whether Mr. Cohen creates an installer package or allows staff to install it themselves. Mr. Cohen said it is usually packaged and managed. Councilman Matamoros asked if ports are locked down so that no one can install software independently. Mr. Cohen confirmed they are locked on every device, with phones being less restrictive, though he noted phones generally cannot do anything beyond the City's software anyway. Councilman Matamoros followed by asking who was part of the evaluation team for general software. Mr. Cohen said it typically includes the department head requesting the software, himself, and Ms. Ashlee, with Mr. Pennington, the City Manager, was also involved. He explained that any software request is usually brought to the City Manager and that the new policy would in fact require all software to go through the City Manager for approval. Councilman Matamoros asked if the City is moving toward standardization and whether the reason is to address the use of multiple software programs serving the same purpose. Mr. Cohen responded that there had been some variances in the past, but fewer since he began enforcing standards. He said auditors had asked for a software list, but the City did not have one because it had not been maintained, leading to departments having multiple software programs. He explained that the requirement is meant to address that issue and ensure there is a clear list showing which software serves which department and purpose. Councilman Matamoros asked if the City is currently compliant with the list. Mr. Cohen replied that the City is not compliant in that category.

Mayor Cain called the motion to a vote with all present and voting "Aye" 4-0. The Council unanimously approved the motion. Councilman Pena was not present for this motion.

DISCUSS AND TAKE POSSIBLE ACTION ON REAL PROPERTY UPDATES from staff regarding the following City and EDC real estate transactions:

- Development of OA Fleming property
- Realty World property off Skinner Street with Development and Litigation updates
- Maddox development off Skinner Street - please include all current agreements with Maddox in packet to Council
- Clinton Wong residential development off Second Street- with Development, MUD, and Legal Updates
- EDC 8.8 acres on the Brazos with Environmental, Boardwalk Development and Litigation updates
- EDC Downtown Properties on W Park Avenue with Business and Development Updates
- Downtown City Hall - Rehab and FEMA Updates

Councilman Pena requested updates from the City regarding the development of the OA Fleming property. He asked if there were any developers currently being engaged and, if not, that the City begin moving in that direction. Mayor Cain asked Interim City Manager Pennington if there had been any development activity on the OA Fleming property. Mr. Pennington replied that he did not have any information to share publicly, and referred to EDC Director Robert Johnson for possible input. EDC Director Robert Johnson stated that the EDC had spoken with potential developers, primarily for housing, but nothing was concrete. He explained that the EDC cannot do projects that are solely housing, as mixed-use is required for compliance, though housing would remain a major part of the discussion. Councilman Pena thanked Johnson for the update, but expressed concern that past discussions under the prior administration Mr. Petty in particular was speaking to a group out of Fort Worth, had not produced meaningful results. He stressed the need for the City to aggressively pursue every opportunity to bring more housing into Freeport, noting that increasing households is essential for selling water and the best way to sell that water is to households and the best way to grow this City is with households. Interim City Manager Dan Pennington stated that he had spoken with Mr. Johnson regarding the Fleming property project. He explained that Mr. Johnson is working on developing a tax abatement policy and guidelines. Mr. Pennington noted that typically such tax policies need to be re-adopted about every two years, and he indicated that the City does not currently appear to have any formal guidelines in place. He described the policy as a potential carrot to encourage developers to build on City properties, noting that further discussion of incentives would continue as the Council moved down its list of development priorities. Councilman Pena expressed support for the idea of providing economic incentives to encourage development, noting that such incentives could take the form of tax abatements or other mechanisms like PIDs and MUD incentives. However, he emphasized that he was not interested in giving away the farm, particularly since the City had not yet fully marketed its available properties. Councilman Pena stated that proper advertising was critical, comparing it to how the City successfully recruited strong candidates when it openly advertised for positions such as City Manager and City Attorney. He stressed that the same approach should be applied to real estate, including placing signage on the eight-acre tract and using broader marketing methods beyond traditional channels. Councilman Pena said the importance of casting a wide net to attract as many households as possible to Freeport, noting that the OA Fleming property should be treated with the same level of attention as other development opportunities. Councilman Davis reiterated his position that Freeport primarily needs more housing. He urged the City to focus on building neighborhoods and providing homes for residents rather than mixing in commercial projects in areas he believed should remain residential. EDC Director Robert Johnson explained his support for mixed-use development in certain neighborhoods. He noted that mixed-use projects allow the EDC to do more, including allocating extra budget funds toward targeted infrastructure improvements. He described targeted infrastructure as streets, roads, and other improvements that directly impact business areas, emphasizing that projects must have a strong business nexus to qualify. Interim City Manager Dan Pennington also highlighted that mixed-use properties, which combine residential and commercial uses, typically generate higher tax revenue per acre than single-use properties. He concluded by noting that the City should maintain a balanced mix of property types to support both residential and business growth. Councilman Davis inquired about examples of mixed-use development in other areas, referencing locations with retail and residential combinations. He asked whether developments in Iowa Colony could be considered mixed-use and mentioned that some buildings, such as those with Starbucks locations, did not include housing. Mr. Pennington noted that typical mixed-use design often places commercial space on the first floor with residential units above, sometimes spanning two or three stories. He referenced regional

developments like Generation Park, emphasizing that some mixed-use projects combine residential and commercial uses on the same land or in the same building, while others are separate. He concluded that such projects are worth examining for potential application in Freeport. Councilman Pena responded to prior comments regarding potential development in Freeport. He emphasized that while creative ideas are welcome, the OA Fleming property is landlocked by residential areas and churches and serves as a buffer to downtown. Councilman Pena explained that not all areas are suitable for mixed-use or commercial projects and stressed the importance of focusing on locations where such development would make sense, such as major thoroughfares or waterfronts. He noted that the 8.8 acres owned by the EDC would be ideal for mixed-use retail and apartment development, but he opposed commercial development at Peppermint Park, stating it would not be practical. Councilman Pena highlighted the need for aggressive advertising and marketing as the first step in attracting developers and expressed openness to new ideas while maintaining a focus on projects that benefit the City.

Mayor Cain said he is all for rooftops but wants them to benefit the City.

EDC Director Robert Johnson provided an update on the Realty World property of Skinner, noting that the case is currently in mediation under a court order which requires confidentiality. He explained that there were issues with delinquent taxes, incomplete infrastructure, unclear title, and the sequencing of roads and houses. He also noted that an intervenor, AMG Texas Capital, had filed suit against the EDC after the EDC sued Realty World, adding complexity to the case. Mr. Johnson said that despite initial antagonism among parties, everyone is now cooperating in mediation and he expects a positive outcome. Councilman Pena expressed frustration that the Council is not always privy to detailed legal positions and noted that while the EDC liaison Mayor has access to executive session information, other Council members may not. He stressed that this information should be shared with the Council while ensuring the City's legal position is not compromised. He reminded the Council that the EDC's funds are taxpayer dollars and must be managed responsibly. Mr. Johnson noted that a significant problem arose because opposing counsel and other parties often conflated the City with the EDC, making it difficult to maintain clear lines of delineation between the two entities. He explained that the EDC's attorneys were unable to attend the meeting due to prior commitments, but had advised him to be cautious in his public remarks. Councilman Pena referenced past challenges with revolving legal representation, highlighting the importance of consistent counsel for the EDC. He said the EDC manages taxpayer funds, the Council needs to be fully informed about ongoing litigation, even if some details cannot be disclosed publicly. He stressed that any potential misuse, malfeasance, or incompetence affecting City funds should be addressed and that he would continue to hold department heads accountable. He expressed concern over past miscommunication between EDC attorneys and other legal representatives, noting that clarity and transparency are essential for the Council to properly oversee the EDC's responsibilities. Councilman Pena addressed past confusion regarding legal representation, noting that Olson and Olson had simultaneously served as both City Attorney and EDC Attorney. He explained that this dual role led to uncertainty about which capacity they were acting in at various times. He stated that these issues should have been addressed earlier and emphasized that he was not intending to overly criticize Olson and Olson. He noted that their departure from the City of Freeport was for valid reasons, implying that their dual responsibilities had contributed to complications in legal oversight. Councilman Pena recalled his time on the EDC board and explained that contracts were written to protect the City, including clawback provisions to ensure that property would be deeded back if requirements were not met. He noted that the Realty World issue stemmed from a backroom deal in front of the EDC board in 2018 involving Bass, Brimage, and Kelty. He emphasized that the Council should not give any money to settle the issue just to satisfy lawyers and that, once resolved, the property should be marketed to local builders and construction companies to ensure the project's success. He expressed continued interest in understanding the legal aspects and hoped that information could be provided either in executive session or at the next meeting, ideally by Olson and Olson, rather than by himself.

Interim City Manager Dan Pennington said they met with the group about two weeks ago. He explained that

when they came in, there was not a lot of information from the previous conversations. He said they dug through files and emails to reconstruct some of the background. He noted that he had been back in contact with three companies the City previously had contracts with to act as fiduciaries. He believed those companies were Bracewell, Masterson Advisors, and P-3. He stated that P-3 was the one that performed the calculations for the TIRZ. Mr. Pennington said that when P-3 did those calculations, they did not look favorable to the City and showed the City very much in the red on the TIRZ. He explained that the PID, or Public Improvement District, appeared as an option. In those cases, they would draw a square around a subdivision, and that area would be called the district. PID Bonds would then be issued by the City, but the bonds were only backed by the assessments on the people who bought homes in that district. He emphasized that the debt would not be on the City's books, only noted in the financials as a footnote, and would not affect the City's borrowing capacity. He added that development agreements would include clauses to protect the City if it needed to issue other bonds or debt. He said what was being requested was both a PID and a TIRZ. He explained that when the cost of service was calculated on the TIRZ, it came back negative at 50 percent. Even when lowered to 40 percent, the results were still negative, and at zero percent it still came back negative. He noted that the numbers eventually moved into the black, but under the 30-year term requested, the project did not turn positive until about year twenty.

EDC Director Robert Johnson said that the TIRZ calculation had to be revisited because it was originally based only on the City and did not consider participation from the County or the college. Interim City Manager Dan Pennington said that the consultants would go back and recalculate the TIRZ figures. He explained that he had mentioned this to Mr. Girouard in an earlier email, though he was unsure if he copied anyone else. He stated that the consultants planned to reach out to the County to see if they would participate, but the numbers were not yet known. He said he did not anticipate the project coming into the black even with County participation, unless they contributed at a very high level. He recounted asking the representatives what they suggested to their clients when the projections continued to show red. They responded that it was ultimately up to the Council to decide how badly they wanted rooftops. Mr. Pennington said the consultants had told him, in their words, that they kill more than what they eat, meaning it would cost the City more money to bring the development in than the City would gain. He explained that the representatives said it was ultimately up to the Council to decide how badly they wanted rooftops. He noted that when he asked how often Councils approved a TIRZ that stayed in the red for its entire term, the consultants responded that it would be very unusual. Mr. Pennington stated that this was the situation the City faced. He added that, in his opinion, even if a TIRZ was not offered by the Council, a deal would probably still be completed on the property, either with the current group or another buyer. He said the developers acquired the property at what he described as a rock bottom price of \$150,000 for 19 acres. He reminded the Council that a second renewal on the property had been granted in November, with the contract allowing six months, plus an additional two months if a deposit was made to the earnest account, and another two months if repeated. He concluded that the current contract appeared to extend until about September 18 of this year. Mr. Pennington said that may be why the new developers decided to try again, as they could be nearing the end of their term on their renewal agreement. He explained that he was not certain if it was their second renewal or the first renewal that Council had granted, but noted that the developers had come back, and it occurred during his first week on the job, on a Friday. He said that was when the conversation began. Mr. Pennington stated that he had spoken with the City's fiduciaries, who were willing to provide information, either in person or through a Teams meeting in executive session, to help Council feel confident about whatever decision they wished to make. He explained that staff had been gathering information over the past three weeks to get up to speed on the project. He also mentioned that he had a call scheduled with Bay City because the same developers had previously completed a project there. He said he wanted to hear recent feedback from the City's fiduciaries regarding their experience working with the developers, particularly in connection with the project being discussed. Councilman Pena stated that, first of all, they kill more than they eat, and it is very unusual for cities to kill more than they eat. He asked about the deadline coming up on September 18? Interim City Manager Dan Pennington said yes according to his calculations but will verify that and September 18 is when it expires. Councilman Pena stated that the

developers' last extension to remain on board with the project was set to expire on September 18. He noted that if the extension did expire, the City would be in a position to seek out new developers. Mr. Pennington confirmed that his understanding was the same and added that the property would not be considered closed unless a development agreement was signed by both the City and the developers. Councilman Pena reflected on the process, saying that in reviewing the various terms, TIRZ, PIDs, and MUDs, it felt like anything was being thrown at the wall to ensure the development was completed, regardless of the cost or potential loss to the City. He said the desperation for housing had led to selling the property for \$150,000, and that many local builders had questioned the decision, noting that they would have been willing to purchase the property at that price and had the financial capacity to do so. He recalled that Maddox had been involved with the EDC before coming to the City and that, throughout the process, he had consistently requested financial information, which he never received, similar to his experience with Realty World. Councilman Pena stated that Maddox appeared financially weak, especially as the group began asking for various incentives, which raised questions about why the City was pursuing the project in this way. Councilman Pena stated that he was glad City staff, including Mr. Pennington and Ms. Hurst, were now reviewing the project with trained eyes, ensuring that the correct TIRZ, MUDs, and PIDs were being used appropriately. He emphasized the importance of not overextending incentives or giving away the core purpose of the development, which was to generate tax revenue for the City and avoid operating in the red. Mr. Pennington said that when considering terms for developers, careful judgment was necessary. He explained that if the first developer receives overly generous terms, it sets a precedent for subsequent developers, and noted that Cities have a cap on how much property can be offered under TIRZ terms, possibly up to 50% by population. Mr. Pennington stated that he would never recommend reaching that cap and stressed the importance of being judicious with these tools, as developers often favor them but the City must protect its long-term interests. He provided an example, explaining that the development under discussion would cost approximately \$27.5 million and include about 89 to 100 homes. While this appeared to be a significant investment, it would generate only \$146,000 per year in property taxes, and if TIRZ terms were applied at 50%, half of that revenue would be lost, causing the project to operate in the red. He noted that the money generated by the development must remain within the project to support its infrastructure. He further explained that homebuyers in the PID development would sign disclosure statements acknowledging an extra tax for 30 years to pay off the PIDs so it would not cost revenue but the TIRZ will. He added that there were seven or eight lots still individually owned, not part of the PID, so while those owners would benefit from the infrastructure improvements, they would not be assessed the special tax, which he described as an unusual situation. Mr. Pennington explained that the assessment could not be spread out across all the lots, which caused the other homeowners to pay slightly higher amounts because seven of the lots were not included in the PID. He noted that seven out of 89 homes, or roughly that percentage, would have their share distributed among the remaining lots. He said these were factors for the Council to consider and think through carefully. He added that this was the underlying math behind the TIRZ terms, particularly the fact that the City was effectively giving up 40 to 50 percent of the revenue. Councilman Pena stated that he did not believe this had been fully explained previously and emphasized how the TIRZ could be detrimental to development. He stressed that it was not something that could simply be rubber-stamped for any project; the numbers had to make sense for the development to work. Councilman Pena asked what might happen between now and September 18 and whether staff could keep the Council apprised of any updates. Mr. Pennington responded that he had spoken with the fiduciary on Wednesday and would check if they could provide a schedule or update for the Council, potentially in an executive session to review relevant information. He explained that some of the information shared in an executive session might or might not influence the Council's decision, but it would at least put them in a position to make a decision before the deadline. Councilman Pena confirmed that the property in question was under the City's jurisdiction, not the EDC's, and thanked Mr. Pennington for the update. Councilman Pena then asked about the Skinner Street property and noted that a PID had been requested for the Maddox property on the 19 acres, but not a MUD. Mr. Pennington explained that if the developers had requested a MUD instead of a PID, he would strongly advise against it, noting that MUDs never go away, whereas a PID lasts 30 years, after which the infrastructure is paid for and taxpayers return to normal payments. Interim City Attorney Chris Duncan explained that a MUD, or municipal utility

district, functions like a small city within the City, allowing private entities to manage a portion of the City. He said a MUD is typically created when it would be economically unfeasible for the City to extend services, such as water and sewer, to a property, because building new water lines or a treatment plant would cost the City millions. Mr. Duncan noted that while the City already has infrastructure in some areas, a MUD would allow the developer to provide those services independently, including building a separate water treatment plant on the property. He explained that under the statute, MUDs can also use funds to build roads, sidewalks, curbs, traffic lights, parks, and other infrastructure a City would typically provide. The MUD issues bonds in the bond market, backed by taxes it levies on residents within the district, making them a safe investment. Mr. Pennington compared it to a college district imposing an additional tax, noting that while PIDs eventually expire and taxes go away once improvements are paid off, MUD taxes continue indefinitely. Councilman Pena added that he had been on the Council for five years and had never fully understood the difference between a MUD and a PID in terms of the revenue impact on the City, highlighting the importance of distinguishing between the two.

Councilman Pena asked about the status of the Second Street development and whether the City had received any communication regarding it. Interim City Manager Dan Pennington replied that, to his knowledge, there had been no updates on Second Street specifically, but he noted that Mr. Wong had submitted an application to rezone the property, which extended over approximately 300 acres. Interim City Attorney Chris Duncan explained that he and Mr. Pennington had reviewed the original contract for the sale of the property and recalled that the City had agreed to rezone it as part of the agreement. He cautioned, however, that the City cannot legally bind future Councils to vote a certain way, so this provision might not be enforceable, though it could invite litigation. He noted that the rezoning request would first go to Planning and Zoning for review and recommendation, likely taking a month or two before it reached Council. Mr. Duncan noted that the contract also included approval of a MUD on the 300 acres, which the City had indeed approved. Mr. Duncan added that Mr. Wong had already created the MUD and was now seeking to include the Second Street property within it, but there was a dispute because that addition was not included in the original contract.

EDC Director Robert Johnson reported that both the 8.8-acre EDC-owned property and an approximately 20-acre City-owned tract near Brazos Landing Court were currently involved in litigation with anti-business consultants. He explained that the case was in court-ordered mediation under the 149th Judicial District Court of Brazoria County, Texas, and that the mediation was confidential. Mr. Johnson stated that the main factors in the suit involved the EDC's exclusive development agreement with the City, which the opposing party believed they also had with the EDC. He added that the EDC was also working to determine which properties could actually be developed, noting that certain clauses restricted the usage of some parcels. Councilman Pena inquired why the City was not included in the suit, given that it involved City property. Mr. Johnson clarified that only the EDC was named, and Councilman Pena asked if the Council should be aware of this or take any action. Mr. Pennington responded that the City did not need to take action unless it was directly sued. Interim City Attorney Chris Duncan explained that the lawsuit related to an exclusive negotiation period, not a full development agreement, and included some EDC property and some City of Freeport property. Any settlement would only apply to EDC-owned property, specifically the 8.8 acres, because the City did not own the disputed parcels. Mr. Duncan noted that the agreement explicitly stated the 8.8 acres were not exclusive, as the EDC had been negotiating with other developers about that property. Councilman Pena asked whether there was a way for the City and EDC to coordinate more directly on this matter, and Mr. Pennington replied that such discussions could take place in an executive session.

EDC Director Robert Johnson said regarding downtown properties and FEMA updates he provided an overview of the EDC's downtown properties on West Park Avenue. He reported that estimates had been gathered for repairs to the buildings so developers could evaluate potential improvements. Mr. Johnson explained that the EDC was in discussions and negotiations with developers about the properties, and while he could not provide full details due to confidentiality, he expressed optimism that progress would be

forthcoming.

Interim City Manager Dan Pennington provided an update on City Hall repairs and potential funding. He noted that FEMA had pulled their grant funding previously considered for the project. However, the City had conducted due diligence and contacted another firm that recently toured the building and presented several project options. He explained that initial estimates for the repair of City Hall ranged from \$12 million to \$18 million. Mr. Pennington also consulted another contractor with experience on similar projects in Pasadena, who estimated the cost would likely be closer to \$15 million. He described the scope of the work, including gutting the building, replacing the roof, exterior glass, and all mechanical, electrical, and plumbing systems, leaving essentially a shell of the building, which accounted for the high cost. Mr. Pennington added that the group contacted by Ashlee had identified a potential USDA grant that could fund up to 80% of the project. He explained that a grant-writing company with a high success rate would be engaged to prepare the application, and based on the potential funding outcome, the Council could then decide how to proceed. Councilman Pena listened and acknowledged the plan, understanding that the final decision would depend on the grant funding obtained.

Discuss and take possible action to adopt Robert's Rules of Orders as the governing procedure for city council meetings and all board meetings of the city, to conform with long-held practice.

Mayor Cain began by noting that he wanted to adjust the agenda slightly and allow for discussion before any vote was taken.

A motion was made by Councilman Pena to approve Robert's Rules of Orders as the governing procedure for city council meetings and all board meetings of the city, to conform with long-held practice, seconded by Councilman Davis with discussion that followed.

Councilman Pena explained that the reason for placing the item on the agenda was essentially housekeeping. He said that Robert's Rules of Order required a first and a second, and by adopting them the Council would have a clear procedure to follow whenever questions arose. He added that nearly every City and board had adopted these rules, so it made sense for Freeport to do the same. Mayor Cain responded that he did not disagree with adopting Robert's Rules, but he raised a concern. He asked Councilman Davis if he understood what Robert's Rules were, to which Councilman Davis replied that he knew most of it but acknowledged they covered a wide range of departments. Mayor Cain pointed out that the most recent edition of Robert's Rules was more than 1,100 pages long. He cautioned that the Council would not likely adopt all of it, but rather make adjustments to fit Freeport.

Mayor Cain emphasized that this was why discussion was necessary before a motion was made. Councilman Davis then remarked that discussion itself was important and supported revisiting the matter before moving forward. Mayor Cain added that adopting Robert's Rules would involve changes, but some procedures would remain the same. He stressed that the Council needed to know what they were adopting before taking official action.

Councilman Matamoros asked if anyone on the dais knew what Robert's Rules of Order meant when it came to speaking time. He pointed out that under the rules, members would be limited to five minutes of speaking and could not speak a second time unless all other members had spoken first. He challenged his colleagues, asking if Councilman Pena was prepared for those kinds of restrictions, noting that sometimes comments stretched into fifteen or twenty minutes of diatribe that spews junk. Councilman Pena interjected, reminding Matamoros that he had already surpassed five minutes. Councilman Matamoros pushed back, insisting that he had not spoken for more than five minutes the entire night. Councilman Pena then responded, saying he was not afraid of adopting clearer procedures if it meant doing things the right way. Councilman Matamoros replied that he was simply asking a question. Councilman Pena then returned to his earlier point, comparing the matter to when the Council adopted the International Building Code.

Mayor Cain called the motion to a vote with all present and voting "Aye" 2-3. The motion failed. Mayor Cain voted "Nay". Councilman Matamoros voted "Nay". Councilman Rossow voted "Nay".

Work Session

Councilman Pena Ward A announcements and comments.

Councilman Pena began by thanking everyone for attending and expressed appreciation to the two residents who stayed late, Ms. Oldham and Ms. Green, acknowledging their care and participation. He requested that the Council schedule an additional special meeting for the budget and also hold the follow-up meeting previously requested by Councilman Davis with department directors, so that Council members could directly communicate their goals and needs for their wards. He also asked that a meeting be arranged with the Police Association as it considers civil service, emphasizing the importance of ensuring residents are informed and educated about the pros and cons before any ballot decision. He then raised several community concerns, including ongoing drainage issues at Magnolia and 12th Street, noting confusion between the City, the Velasco Drainage District, and the Port over responsibility. He requested a clear update. He also asked for clarification of current agenda rules regarding citizen comments, pointing out that some residents were using the forum for personal grudges. He reminded the Council and the Mayor as meeting facilitator that ordinances and agenda rules may allow such comments to be stopped. Mayor Cain said he did not like anybody going up there and talking negative about a citizen, employee, and or Councilman. Councilman Pena said he had a problem with residents, public servants, and elected officials and the law is clear on that. Councilman Pena said prayers are being heard, applauding residents who organized a prayer walk downtown and inviting others to do the same across the City. He welcomed Main Street Director Ms. Lopez and urged her to follow the UTSA plan for events, emphasizing the need to restore programming such as Mardi Gras, MLK celebrations, Cinco de Mayo, and Hispanic Heritage events, as well as to focus on aquatic events, farmers markets, and evening activities to bring vitality back downtown. He also reported that the downtown splash pad was not functioning properly, operating only for a few seconds at a time rather than the intended ten minutes, and stressed that it be repaired promptly. He inquired about the recent water pressure drop, asking whether it should have triggered a boil water notice and what fixes were made. Interim City Manager Dan Pennington said it ended up being a hydraulic repair Veolia was doing and which they actually were not doing it but rather a contractor and there was some kind of snafu with the and staff did not know there was any repair going on. Mr. Pennington said he did email Mr. Matt and apologized and said that was on them and they would do a better job at communicating when things are being done. He also asked for details about a recent 18-wheeler incident near the elementary school and medical clinic, where tanks were at risk of tipping, and expressed appreciation for the Police Department's quick response. Fire Chief Chris Motley said the truck had loaded and the supply company backed out in the way in the way the trailer was backed out fully loaded and it engage locked to the bed rails of the truck and the wrecker came in 30 minutes later and lifted it. Councilman Pena requested updates on the 1495/Pine Street bridge project and exit to Broad Street, and suggested ongoing dialogue with TxDOT to keep residents informed. Councilman Pena said if staff did not have this information he would appreciate a contact number. Councilman Pena acknowledged the work of Feeding Hearts, which provides food for over 18,000 people annually, and urged the City to meet with the group to discuss potential partnerships or venue support. He also spoke about the need for improved communication between residents and the City, suggesting the creation of a direct email system for reporting issues rather than relying on third-party social media pages. He requested that trash service reminders be mailed quarterly with water bills to keep residents informed. Other requests included street sweeping on Fourth Street and Broad Street between Pine and Oak, as well as Code Enforcement request of an auto repair shop near Fourth Street and the railroad tracks just West Oak for proper fencing. He also noted the Beautification Board's work on entrance improvement renderings and asked that they be brought before the Council for a vote. In closing, Councilman Pena requested that at the end of each council meeting, either Councilman Davis or Councilman Rossow lead the council and attendees in a doxology or word of prayer.

Councilman Davis Ward B announcements and comments.

Councilman Davis spoke up to thank everyone for their patience and participation in what had been a long evening. He acknowledged that the meeting had covered many issues that had not been previously addressed by prior Councils and emphasized the importance of transparency. Councilman Davis noted that while the meeting had run long, much necessary information had been discussed and future meetings would hopefully move more efficiently, with attention soon shifting toward the budget. He praised staff members, including Ms. Ashlee and Mr. Dan, for their hard work in preparing information, researching, and keeping the Council informed. He expressed gratitude for the positive changes he was beginning to see in the City, remarking that despite the challenges, he believed the Council was coming together for the good of Freeport. He then shared a positive update from the community, reporting on the growth of the youth soccer program. He said the soccer league now had sixteen teams, and recent games and tournaments had drawn large crowds, sometimes over 200 people at the fields. Visiting teams from nearby cities such as Angleton had even asked to use the new turf fields for tournaments. He highlighted how exciting it was for Freeport youths to have facilities that drew attention from other communities and credited the City's investment in the turf field as a driving factor. Councilman Davis acknowledged that while there had been criticism of past leadership, one positive legacy was the push to improve youth sports facilities. He suggested that similar investments in baseball and softball fields could bring even more activity, estimating that properly turfed fields could draw hundreds of players and spectators for tournaments. He stressed that such improvements would require community partnerships, including support from local industry and possibly dedicated grant writing for youth and recreational projects. In closing, Councilman Davis said that strengthening youth programs and sports facilities was not just about athletics but about revitalizing Freeport as a whole. By creating opportunities for young people, the City would also create opportunities for families and strengthen community ties. He thanked everyone who has supported these efforts and reaffirmed his commitment to investing in the City's youth as part of Freeport's growth and future.

Councilman Matamoros Ward C announcements and comments.

Councilman Matamoros thanked Interim City Manager Dan Pennington and the Public Works Department for resolving a water meter issue in his ward. He noted that the resident involved was very pleased to have the matter addressed so quickly. He then raised a concern regarding a business located at Avenue B and near Brazosport Boulevard. The auto repair shop, he explained, appeared to be out of compliance with City ordinances. Vehicles were stored openly in the front of the property instead of behind a fence and covered, as required. In addition, delivery vehicles were left parked on the public street, which at times blocked residents from leaving their homes. Councilman Matamoros requested that Code Enforcement review the matter and work toward a resolution. He stressed that the location is a main artery in the City and that the sight of numerous vehicles sitting out front created a negative appearance for the community.

Councilman Rossow Ward D announcements and comments.

Councilman Rossow thanked everyone who had attended the meeting, noting that although most had gone home, he appreciated those who stayed and those watching online. He shared his enthusiasm after hearing Councilman Davis' comments about sports, stressing that athletics such as football and baseball had largely left Freeport and that the City needed to bring them back. Councilman Rossow said it was unfortunate that residents had to leave the City to participate in sports due to a lack of facilities, and he expressed excitement about working to change that. He also reported on a successful senior citizens meeting held earlier that day, open to anyone 55 and older. He explained that the group meets monthly to share food, bingo, games, and prizes. He further applauded those responsible for beginning work on cleaning up the entrance into Freeport, adding that more improvements to the City's entryway were expected soon. He said he was glad to see this progress, emphasizing his deep love for the City. Councilman Rossow closed by reminding residents that he is always available by phone, email, or text and will respond to anyone who reaches out.

Mayor Jerry Cain announcements and comments.

Mayor Cain talked about events that were coming up in Freeport between now and the end of October. He

listed Kids Fest, Coffee with a Cop, National Night Out, Blue Santa, and Fright Night as highlights on the City's calendar. He mentioned that Coffee with a Cop would be held at both Starbucks and McDonald's and raised concerns about traffic safety at the McDonald's exit. Mayor Cain explained that vehicles attempting to leave often ended up partially in the roadway due to limited visibility caused by landscaping. He asked the Police Chief to coordinate with Code Enforcement and requested that McDonald's trim back the plants to improve safety during the event. Mayor Cain then turned to the upcoming Fright Night, commending the departments that consistently participate each year with decorated vehicles for trunk-or-treat and other activities. He encouraged more City departments to get involved, decorate vehicles, and join the event, emphasizing that broader participation would make it even more successful. He closed by saying he would continue to promote the event in the weeks leading up to it and invited all residents to attend.

City Manager announcements and comments.

Interim City Manager Dan Pennington closed the meeting by offering several updates and recognitions. He began by commending Ms. Ashlee for her work with Mr. Chris on hotel occupancy tax delinquencies, reporting that together they secured payment of nearly \$30,000 from one of the City's largest delinquent accounts, along with a signed agreement for monthly payments over the next five months. He also recognized Mr. Brian and his team at the municipal golf course, announcing that for the first time, the course surpassed \$1 million in revenue by the end of July, with projections to reach between \$1.2 and \$1.3 million for the year on about 36,000 rounds of golf. Mr. Pennington praised the accomplishment as an incredible milestone for the facility. At the museum, Mr. Wade was credited for achieving a 50% increase in visitors compared to all the previous year, despite the year only being a little more than halfway complete. He said this was a clear sign of growth and success. He then addressed beautification efforts, referencing Councilman Rossow's earlier comments about landscaping. Mr. Pennington explained that he had spoken with Robert Johnson of the Economic Development Corporation, which had hired a landscape architect to create renderings for Freeport's entryway. The renderings will be brought before Council for feedback, and the EDC will cover the costs of construction, including lighting, sprinklers, and landscaping. Mr. Pennington gave kudos again to Ms. Ashlee and the Police Chief for reintroducing the City's newsletter, which will be distributed with water bills beginning in September. He said this was an important step toward better communication with residents.

Executive Session

Executive Session regarding a.) Texas Government Code, Section 551.074: (Personnel Matters): to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee; Legal Services.
b.) Texas Government Code, Section 551.071: (Consultation with Attorney):

DISCUSS AND TAKE POSSIBLE ACTION ON REAL PROPERTY UPDATES from staff regarding the following City and EDC real estate transactions:

- Development of OA Fleming property
- Realty World property off Skinner Street with Development and Litigation updates
- Maddox development off Skinner Street - please include all current agreements with Maddux in packet to Council
- Clinton Wong residential development off Second Street- with Development, MUD, and Legal Updates
- EDC 8.8 acres on the Brazos with Environmental, Boardwalk Development and Litigation updates
- EDC Downtown Properties on W Park Avenue with Business and Development Updates
- Downtown City Hall - Rehab and FEMA Updates (Councilman Pena)

Discuss and take possible action to adopt Robert's Rules of Orders as the governing procedure for city council meetings and all board meetings of the city, to conform with long-held practice. (Councilman Pena)

The Regular Session closed at 11:59P.M. and the Council entered into the Executive Session. Councilman

Matamoros was not present for the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

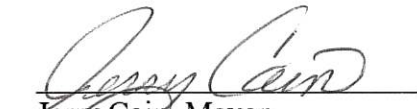
The Executive Session ended at 12:08A.M. and the Council went back into Regular Session.

There was no action from the Executive Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Councilman Pena to adjourn the meeting, seconded by Councilman Davis with all present and voting "Aye" 4-0. Mayor Cain adjourned the meeting 12:08A.M. Councilman Matamoros was not present for the motion.



Jerry Cain, Mayor



Clarisa Fernandez, City Secretary

"EXHIBIT A"

Planting for our Communities

Trees and Grasses in Freeport, TX

A collaboration between DOW, Diamond Infrastructure Solutions, Houston Wilderness, and City of Freeport



General Business

Today's Agenda

- Houston Wilderness - Who We Are
- Other Projects
- What are "Super Trees"?
- Track Record of Success
- Freeport, TX Proposal

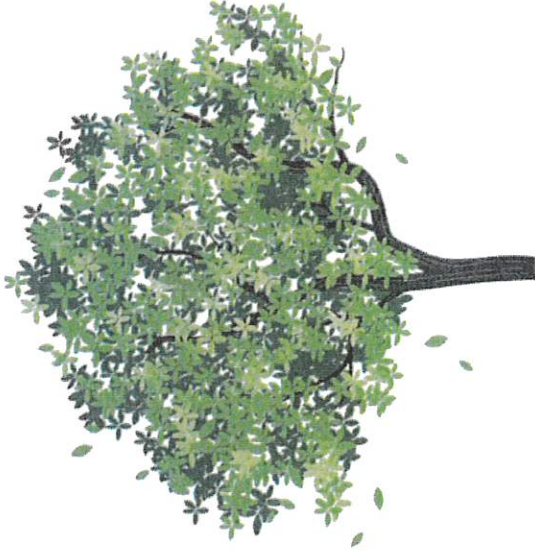




**HOUSTON
WILDERNESS**
It's Our Nature

Houston Ship Channel & Adjacent Ports T.R.E.E.S. Program

- 2019 → Started by working with Port Houston Authority to plant native trees on industrial corridors along the 25 miles of the Houston ship Channel
- Native Tree Species planted 20,000 annually
- Have now expanded to include Adjacent Ports including Freeport





**HOUSTON
WILDERNESS**
It's Our Nature

Houston Ship Channel TREES Program

- VOLUNTEER
- PROVIDE LAND for planting

Native
SUPER TREES
at work!



Scan to learn more!

Native Super Trees were planted here to promote natural carbon capture and storage.

Contact info@houstonwilderness.org



Live Oak, Laurel Oak & Water Oak

Red maple & Boxelder

River Birch

American Elm & Slippery Elm

Tulip Tree,

American Sycamore

Green Ash and White Ash

Loblolly Pine

Sweetgum

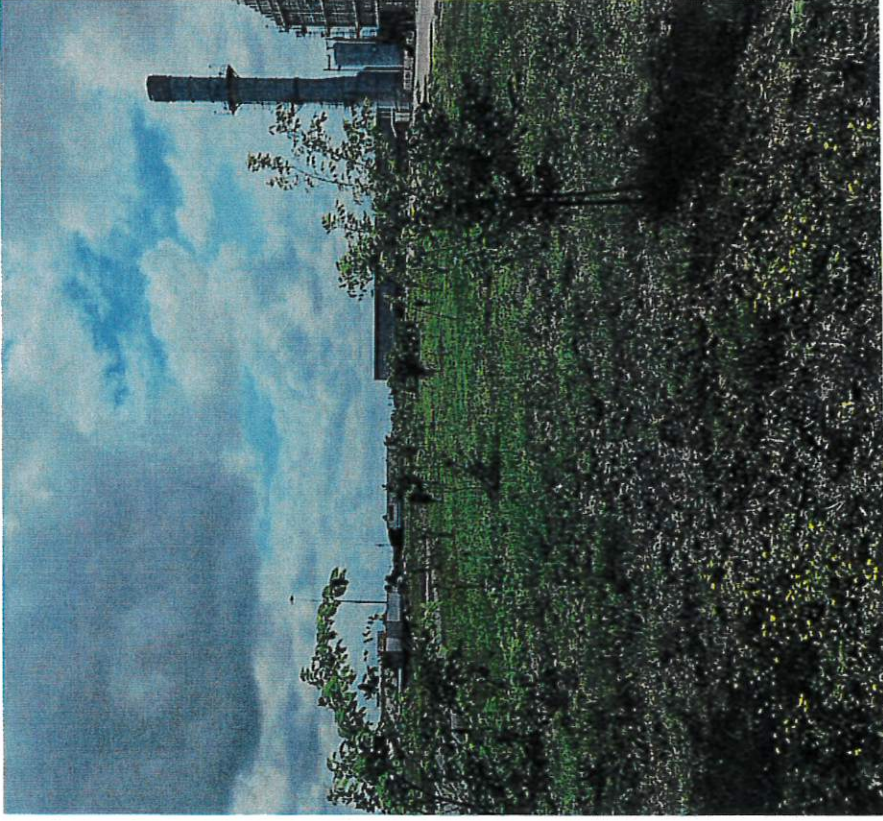
© 2011 Houston Wilderness



© General Business



Why Forestation-Style Native Trees?



"Super Trees" are **super** because they are ranked by how good they are at the following:

Air pollution absorption (GHGs)

Water absorption

Carbon Sequestration

Other benefits:

Increase in canopy = less heat in your area

Increase in soil health

Great views

Stormwater retention

***These rankings were researched, calculated, and ranked by HW Staff before their use in our programs.**

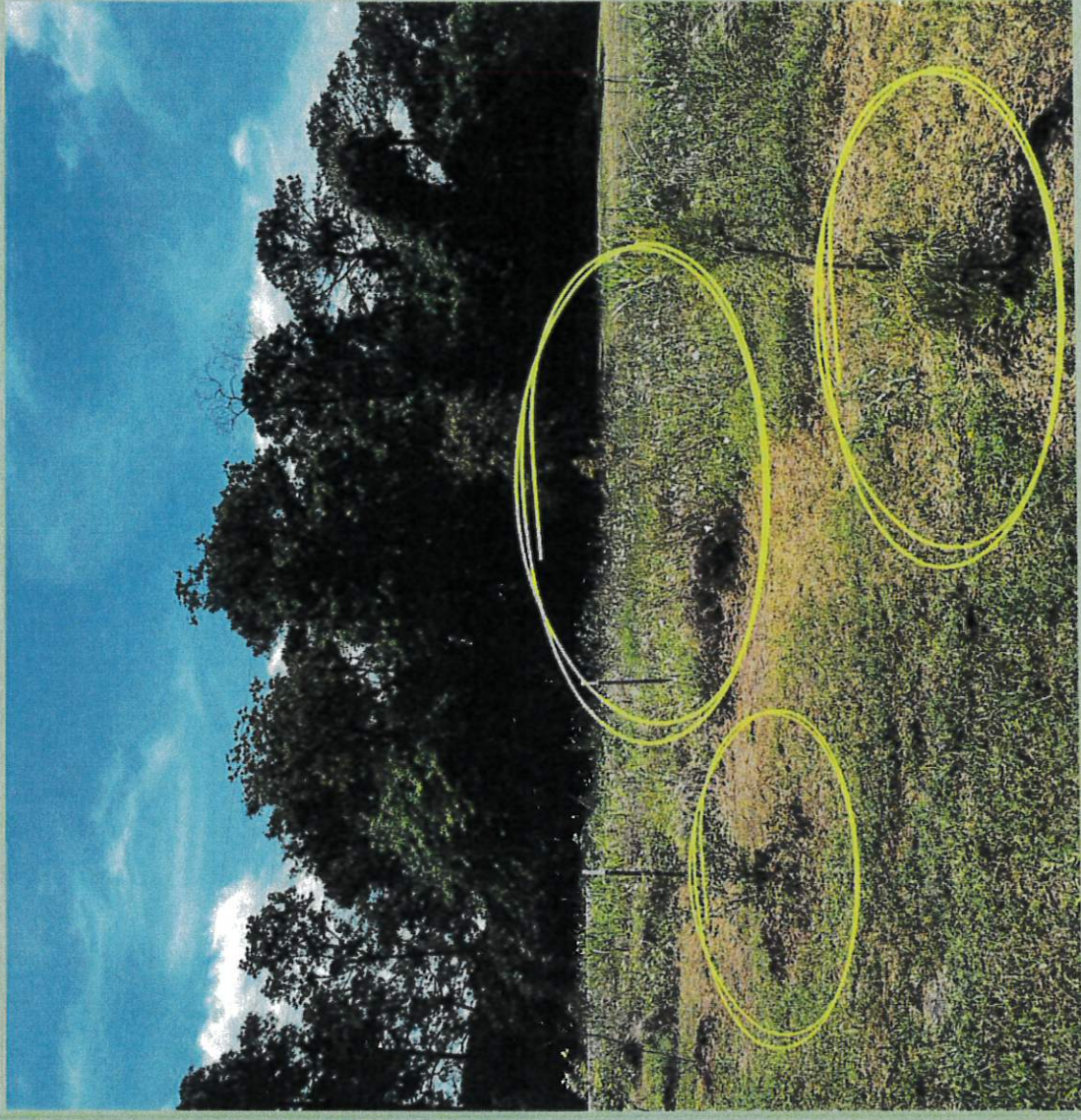
5.5 years of success!

-45,000 Trees planted/yr since 2021

-Ongoing evaluation of sites for
landowners, communities, and with
different weather patterns

ONE RESULT WE KNOW WORKS:

NO MOW = MORE GROW



Trees & Grasses in Freeport, TX Plan and Considerations

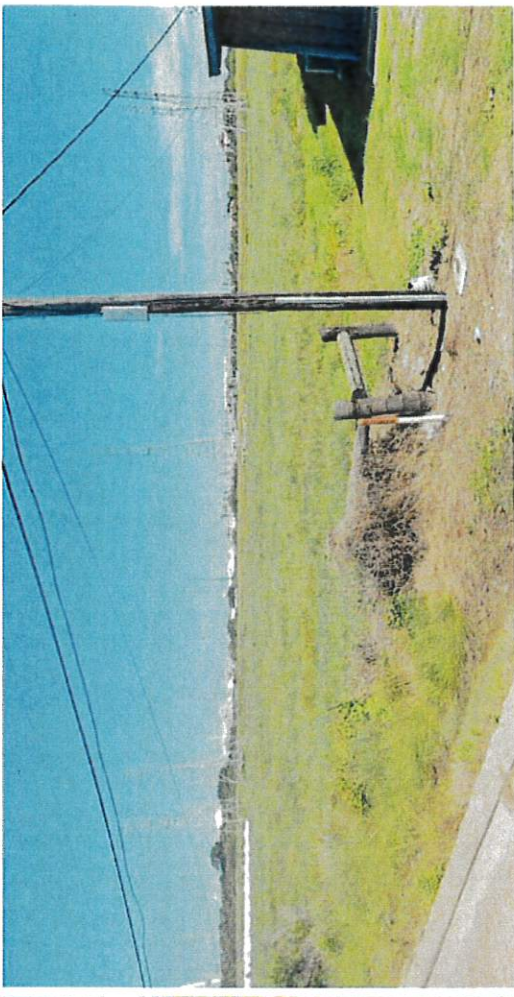
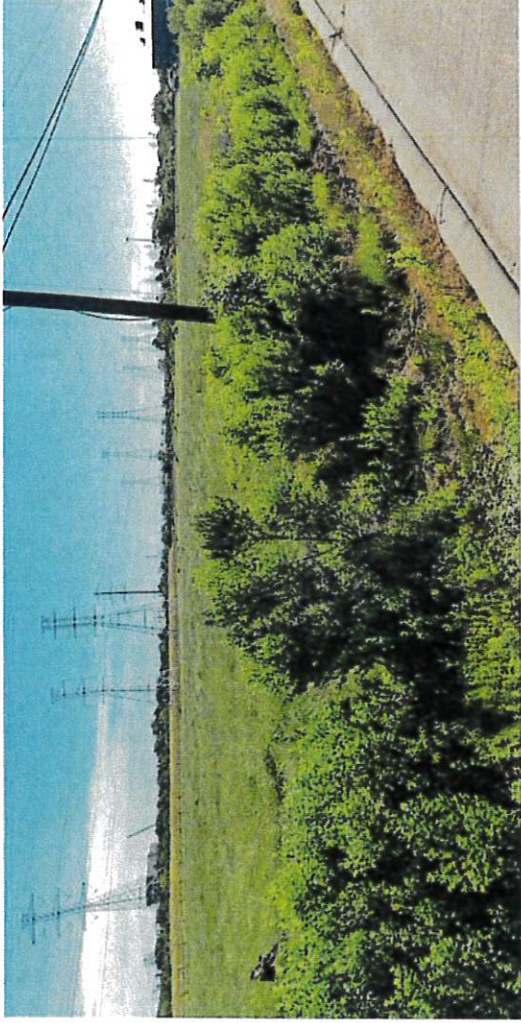
Multiple Sites evaluated for tree planting

Opportunity for trees to benefit Freeport residents and businesses

Opportunity for community engagement (volunteers to plant trees)

Plan Suggestions:

- Species being planted
- Quantities being planted
- Locations
- Planting styles
- Community Approval of allowing grasses to grow in between trees planted



Current views of Proposed Initial Planting Area: 2173 Victoria Ln, Freeport 77541

Imagine this landscape changed by
planting 9,000 trees!



HOUSTON
WILDERNESS
It's Our Nature

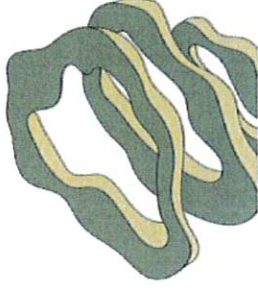
NO MOW NO SPRAY

**NATIVE TREE PLANTING
AT WORK FOR THE HEALTH OF YOUR COMMUNITY**

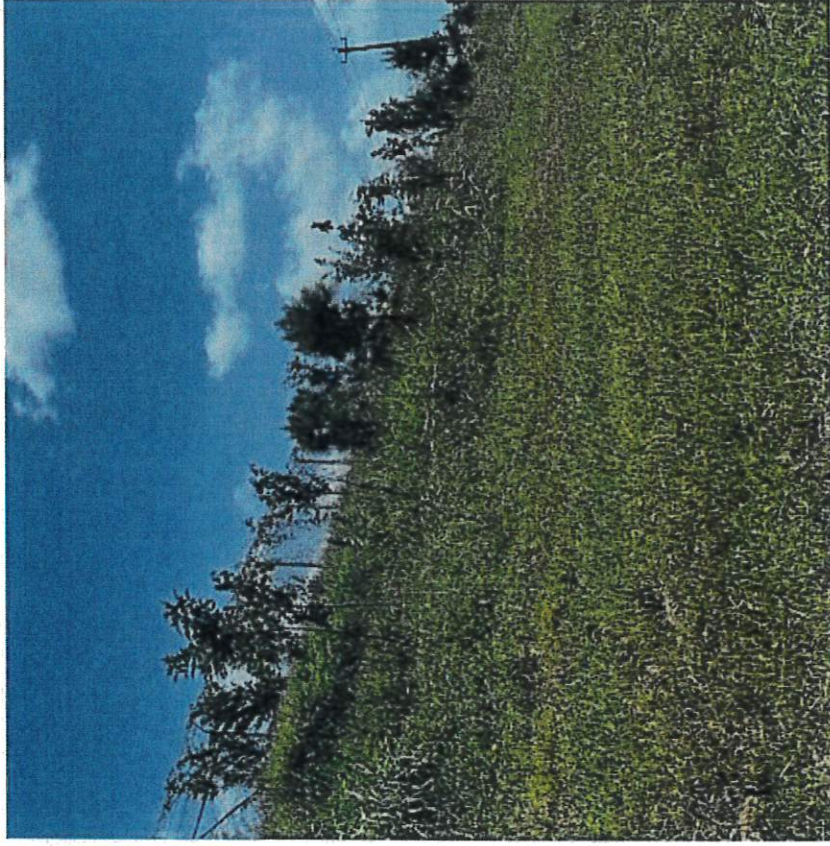
**Please allow grasses to grow tall between trees as
trees mature to full size.**



Future view for this area:



Right after the large-scale planting



2-3 years later



Estimated ecosystem services provided by planted Super Trees:

TREES Program - Total ES Metrics										
Date: FALL 2025										
Location: 2173 Victoria Ln, Freeport, Tx 77541										
Volunteer Group:	Tree Species	Number of Trees Planted	Size of Trees Planted	Mycorrhiza Fungi Relationship AM or EM[5]	DBH Variable (inches) [1]	Total CO2 Sequestered (lbs./year) [2]	Total CO2 Stored (lbs. at 10 year DBH) [2]	Total Water Absorption (gal./year) [3]	Total Air Pollutant Removal w/PM2.5 (lbs./year) [3]	Total Tree Canopy Width (ft) [4]
# VOLS	Am. Sycamore	1000	5 gallons ▼	AM	9.1	111,000	652,000	3,203,000	1900.0	17,000
	American Elm	1000	5 gallons ▼	AM	5.75	114,000	667,000	2,757,000	1,400.0	16,000
	Boxelder	1000	5 gallons ▼	AM	7.28	159,000	898,000	2,392,000	1300	-
	Live Oak	500	5 gallons ▼	EM/AM	8.58	134,000	511,500	1,548,500	950.0	6,500
	Red Maple	500	5 gallons ▼	AM	9.38	69,500	429,500	1,511,000	800.0	7,000
	River Birch	1000	5 gallons ▼	EM/AM	8.55	215,000	925,000	3,086,000	1,300.0	15,000
	Sweetgum	1000	5 gallons ▼	AM	9.84	150,000	719,000	2,793,000	1,500.0	14,000
	Water Oak	2000	5 gallons ▼	EM/AM	8.41	346,000	1,738,000	6,714,000	2,800.0	26,000
Totals	Pecan	1000	5 gallons ▼	EM/AM	6.4	118,000	447,000	2,144,000	1300	14000
		9000				1,416,500	6,987,000	26,148,500	13250.0	115,500



**HOUSTON
WILDERNESS**
It's Our Nature

We look forward to working together!



Thank you for
joining us today.

“EXHIBIT B”

Freeport, Texas Audit Presentation September 30, 2024

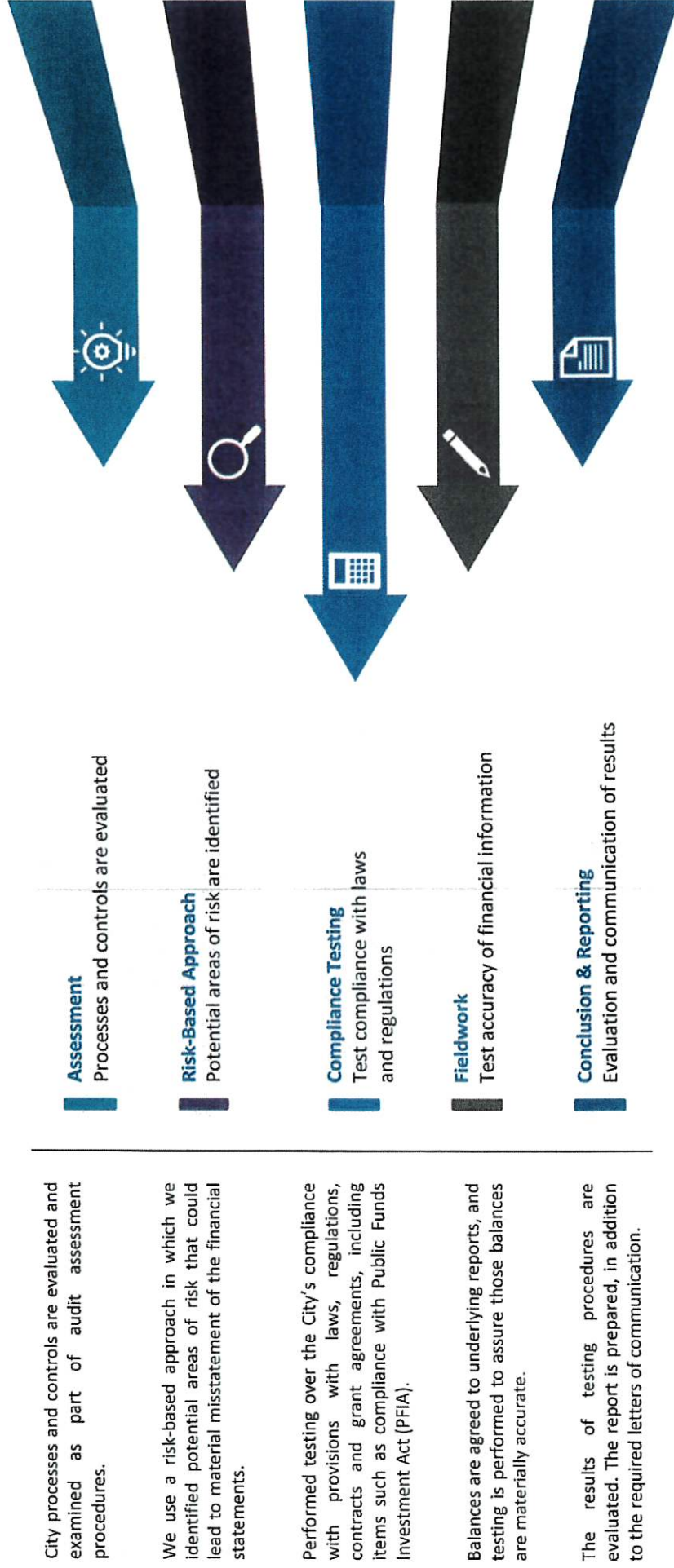
Presented By: Mike Brooks, Audit Partner
August 18, 2025



OVERVIEW OF THE AUDIT PROCESS

3 Stage Process: Planning, Fieldwork, Conclusion & Reporting

Audit Standards: The audit was performed in accordance with Generally Accepted Auditing Standards (GAAS).



COMPONENTS OF THE ANNUAL FINANCIAL REPORT

- ❖ Auditor's Opinion
- ❖ Management's Discussion and Analysis
- ❖ Basic Financial Statements
 - Government-Wide Statements
 - Fund Level Statements
 - Notes to the Financial Statements
- ❖ Required Supplementary Information
 - Budget to Actual – General Fund
 - TMRS Pension Information

INDEPENDENT AUDITOR'S REPORT

REFERENCE AFR – PAGE 1

❖ Four possible outcomes



- ❖ The City received an unmodified opinion
- ❖ Highest level of assurance

BW&C

Financial Highlights

Governmental Revenues

- ❖ Total M&O property taxes were \$3,397,417, increase of \$215,798.
- ❖ M&O tax rate decreased from \$0.5230 in FY 23 to \$0.4683 in FY 24, values increased approximately 10%.
- ❖ Total I&S property taxes were \$514,266, increase of \$21,302
- ❖ No new I&S debt issued during the year. I&S tax rate went from \$0.077 in FY 23 to \$0.0647 in FY 24
- ❖ Total sales taxes were \$2,649,294, increase of \$177,550.
- ❖ Total Industrial District revenues were \$9,413,205, increase of \$458,477.

General Fund Budget Results & Fund Balance

- FY 2024 Budget Results:

- There was a net positive budget variance of \$4,149,131.

	Budgeted	Actual	Variance
Revenues	\$ 18,936,580	\$ 20,829,255	\$ 1,892,675
Expenditures	\$ 21,398,417	\$ 19,775,060	\$ 1,623,357
Other Sources and (Uses)	\$ (1,066,250)	\$ (433,151)	\$ 633,099
Net Change (Fund Balance)	\$ (3,528,087)	\$ 621,044	\$ 4,149,131

See ACFR pg 82/83

- General Fund Balance increased \$621,044 from the prior year
- POLICY: City policy requires an unassigned general fund balance of no less than 90 days (25%) of operating expenditures.
 - Unassigned Fund Balance was \$11,215,490 as of year end
 - Fiscal Year 2024 – 56.7%, 7 months, 207 days



Financial Highlights

Proprietary Funds

9/30/2024	Water and Sewer
Net Operating Income (Loss)	\$ 965,909
Nonoperating Revenues/Exp, net	\$ 114,036
Grants and contributions	\$ 3,199,175
Transfers in	\$ 537,024
Transfer (out)	\$ (150,000)
Change in Net Position	\$ 4,666,144

Financial Highlights

Major Capital Outlay

- ❖ Street improvements for \$1,042,335.
- ❖ Began improvements to the fire station for \$354,304.
- ❖ Purchased multiple vehicles for \$510,242.
- ❖ Made sewer improvements totaling \$3,486,088.
- ❖ Lift station and WWTP improvements totaling \$1,219,238.
- ❖ Purchased a new ambulance for \$227,831.

TMRS Pension Liability

- City Retirement Contributions to TMRS totaled \$1,275,234 during the year.
- Employer Contribution Rates (2024-2022) were 15.33%, 14.13% & 14.09%
- Total Pension Funded % (2023-2021) was 84%, 80%, 92%.

	Total Pension Liability (a)	Plan Fiduciary Net	Total Net Pension Liability (a) -
	\$	\$	\$
Balance at 12/31/22	\$ 36,299,218	\$ 29,031,927	\$ 7,267,291
Changes for the year:			
Service cost	1,330,606	-	1,330,606
Interest	2,443,269	-	2,443,269
Change in benefit terms	-	-	-
Difference between expected and actual experience	326,848	-	326,848
Changes of assumptions	(279,941)	-	(279,941)
Contributions – employer	-	1,104,669	(1,104,669)
Contributions – employee	-	547,253	(547,253)
Net investment income (loss)	-	3,358,750	(3,358,750)
Benefit payments, including refunds of emp. contributions	(1,535,890)	(1,535,890)	-
Administrative expense	-	(21,376)	21,376
Other changes	-	(149)	149
Net changes	2,284,892	3,453,257	(1,168,365)
Balance at 12/31/23	\$ 38,584,110	\$ 32,485,184	\$ 6,098,926

BW&C

Public Funds Investment Act

PFLA COMPLIANCE – YEAR ENDING 9/30/2024

Chapter 2256 of the Texas Government Code, the Public Funds Investment Act (PFLA)

- Adopt a Written Investment Policy, review and approve annually.
 - An investment policy must emphasize safety and liquidity and be limited to authorized investments (government obligations, CD's, investment pools)
- Designated Investment Officers, Treasurer, and Finance Director must complete PFLA training every two years.
- Investment reports should be submitted to Council for approval, no less than quarterly.
- Audited annually by an independent auditor.
- The City was in compliance with all requirements.

Communication Letters

- **Communication with Those Charged with Governance**
 - Audit was conducted in compliance with all ethics requirements regarding independence
 - No difficulties were encountered in dealing with management
 - Audit Adjustments were identified and corrected by management.

- **Communication Regarding Internal Controls**

Questions?

Contact Info:

Mike Brooks, CPA, Audit Partner

Phone 281.907.9188 | Fax 888.875.0587

14950 Heathrow Forest Pkwy | Ste 530

Houston, TX 77032

MBrooks@BrooksWatsonCPA.com

BW&C

CERTIFIED PUBLIC ACCOUNTANTS

We know your questions don't end when the audit does.

We remain available throughout the year.

"EXHIBIT C"

CITY OF FREEPORT

WATER SEWER RATE INCREASE & FY2026 TENTATIVE PROJECTS

1

Presentation prepared for Mayor & Council for 8/18/2025 meeting

Prepared by: Ashlee Hurst, CGFO

(979) 871-0112 – Office Line

ahurst@freeporttx.gov – Email

Monday – Friday 8a-5p – Office Hours

ENTERPRISE FUND – EDUCATIONAL INFO

EDUCATIONAL INSIGHT:

- An Enterprise Fund type should sufficiently operate solely on charges for services
- The fund type operates like a business
- The fund operates on a working capital basis – better understood as it operates on a cash basis
- A deficit in an Enterprise Fund indicates a problem with their operations or pricing
- The General Fund generally should not make a transfer to cover operating deficits

RELATIVE LEGISLATION:

- GASB 34 states that user charges be set at a level sufficient to cover the cost of providing the service
- Texas Constitution Article III, Section 52(a) generally prohibits cities from giving away water service below cost or for free

ENTERPRISE FUND – EDUCATIONAL INFO

RELATIVE CITY POLICY LANGUAGE:

- The City's Financial policy section XII – Operating Budget: Develop and maintain a balanced budget that presents a clear understanding of the goals of the City Council.
- The City's Financial policy section III. Fund Balance/Working Capital/Net Assets B. General Policy: Fund balance should be used only for non-recurring expenditures, major capital purchases, or emergencies that cannot be accommodated through current year savings.
- The City's Financial policy section I. Revenues B. User Fees: For services that benefit specific users, where possible, the City shall establish and collect fees to recover the cost of those services. Where feasible and desirable, the City shall seek to recover full direct and indirect costs. City staff should review user fees on a regular basis to calculate their full cost recovery levels, to compare them to the current fee structure and to recommend adjustments where necessary to facilitate City Council's policy decision regarding the level of support to be provided.
- The City's Financial policy section I. Revenues D. Funds User Fees: Enterprise funds user fees shall be set at levels enough to cover operating expenditures, meet debt obligations, provide additional funding for capital improvements and provide adequate levels of working capital and debt coverage. The City shall seek to eliminate all forms of subsidization to enterprise funds from the General Fund and seek to reduce general fund support to enterprise funds.

ENTERPRISE FUND – EDUCATIONAL INFO

WHAT DOES THIS MEAN FOR THE CITY:

- Transferring from the General Fund to cover the deficit potentially violates the Texas Constitution Article III
- Transferring from the General Fund to cover the deficit potentially contradicts GASB 34
- The billing rates have not changed since the last adjustment September 1, 2023
- The BWA costs increased last year by 14.14%, a total of \$378,760
- The BWA costs will increase 7.83% this year, a total of \$262,800 in FY2026
- The Veolia costs increased last year by 18.09%, a total of \$474,873
- The Veolia costs will increase by an estimated 3% this year, a total of \$100,000 in FY2026
- Total BWA increase in costs since last rate adjustment is 21.97%, totaling \$641,560
- Total Veolia increase in costs since last rate adjustment is 21.09%, totaling \$574,873
- Combined increase in costs since last rate adjustment totals \$1,216,433
- A rate increase is recommended to increase revenues to offset the increased expenses from BWA and Veolia

WATER BILL COMPARISON – LOCAL AVERAGE

WATER RATE INFORMATION:

- Staff reviewed neighboring cities for comparative purposes
- The average water bill for comparison purposes is \$44.17
- Based on 5,000 gallons of consumption, Freeport is 14.85% below local average

	Freeport	Oyster Creek	Clute	Lake Jackson	Angleton	Richwood	Average Bill Price
Water - Base	18.47	19.08	14.77	17.62	33.61	37.53	
Water - 2,001-11,999	6.38	5.25 (over 2,000)	4.86 (up to 10,000)	6.36	12.33 (over 2,000)	6.14 (2,000-19,999)	
Water - Over 12,000	8.40		5.41 (up to 20,000)	7.22 (over 20,000)	12.90 (over 10,000)	6.39 (over 20,000)	
Bill based on 5,000 gals	37.61	34.83	29.35	36.70	70.60	55.95	44.17
		Last changed 10/3/24	Last changed: Unknown	Will increase 10/1/25	Increased 4/1/25	Last changed 10/1/23	

WATER BILL COMPARISON – STATE AVERAGE

Water Fees By Population Category
Summary
2025

Population Group	No. of Cities Reporting	Avg. Total Customers	Average Usage	Residential Water		Commercial Water	
				Average Fee For	Average Fee For	Average Fee For	Average Fee For
2,000 OR LESS	79	411	4,820	56.97	5,000 Gal.	363.63	50,000 Gal.
2,001 - 5,000	26	1,200	5,155	49.00		281.21	
5,001 - 10,000	16	2,879	6,228	90.53		357.63	
10,001 - 15,000	6	4,647	6,297	41.58		322.15	
15,001 - 20,000	8	4,446	6,056	52.09		633.34	
20,001 - 25,000	5	8,237	6,690	57.63		428.30	
25,001 - 30,000	4	9,260	4,896	39.06		386.25	
30,001 - 50,000	9	13,424	5,333	41.09		332.08	
50,001 - 75,000	3	22,569	7,982	24.64		220.86	
75,001 - 100,000	2	29,562	9,739	41.80		258.77	
100,001 - 200,000	8	38,989	6,591	37.61		368.77	
200,001 - 350,000	1	79,162	13,000	43.05		357.95	
MORE THAN 500,000	1	494,870	5,100	47.50		425.24	
Total / Averages	168	8,296	5,465	55.09		355.94	

State average based on population: \$41.58

City of Freeport currently: \$37.61

9.55% below state average

<https://www.tml.org/ArchiveCenter/ViewFile/Item/219>

SEWER BILL COMPARISON – LOCAL AVERAGE

WATER RATE INFORMATION:

- Staff reviewed neighboring cities for comparative purposes
- The average sewer bill for comparison purposes is \$34.45
- Based on 5,000 gallons of consumption, Freeport is 17.13% below local average

	Freeport	Oyster Creek	Clute	Lake Jackson	Angleton	Richwood	Average Bill Price
Sewer - Base	14.03	.80 per total of water	14.77	19.04	18.08	28.50	
Sewer - 2,001-Unlimited	4.84	4.86 (up to 10,000)	4.86 (up to 10,000)	6.88	3.97 (per 1,000)	4.95 (over 2,000)	
Bill based on 5,000 gals	28.55	27.86	29.35	39.68	37.93	43.35	34.45
Last changed 10/3/24		Last changed: Unknown	Will increase 10/1/25		Increased 4/1/25	Last changed 10/1/23	

SEWER BILL COMPARISON – STATE AVERAGE

Wastewater Fees By Population Category
Summary
2025

Population Group	No. of Cities Reporting	Avg. Total Customers	Residential Sewer		Commercial Sewer	
			Average Fee For 5,000 Gal.	Average Fee For 50,000 Gal.	Average Fee For 50,000 Gal.	Average Fee For 50,000 Gal.
2,000 OR LESS	69	418	31.06		128.64	
2,001 - 5,000	26	1,092	38.13		227.12	
5,001 - 10,000	16	2,487	83.41		266.38	
10,001 - 15,000	7	4,113	35.05		188.80	
15,001 - 20,000	7	5,146	43.40		188.08	
20,001 - 25,000	5	7,218	51.12		424.18	
25,001 - 30,000	4	8,669	40.47		294.78	
30,001 - 50,000	9	12,817	41.09		298.76	
50,001 - 75,000	3	19,829	27.69		260.42	
75,001 - 100,000	2	28,637	28.41		176.20	
100,001 - 200,000	8	36,333	37.89		300.14	
200,001 - 350,000	1	73,438	64.00		466.80	
MORE THAN 500,000	1	481,640	63.01		556.96	
Total / Averages	158	8,294	40.55		204.45	

State average based on population: \$35.05

City of Freeport currently: \$28.55

18.55% below state average

<https://www.tml.org/ArchiveCenter/ViewFile/Item/218>

RATE ADJUSTMENT PROPOSALS A & B

RATE INFORMATION:

- The left proposes a 10% increase for all user tiers, excluding residential
- The right proposes a 20% increase for all user tiers, excluding residential

PROPOSED INCREASED RATES BASED ON 10%			PROPOSED INCREASED RATES BASED ON 20%		
This would provide additional revenue of \$745,975			This would provide additional revenue of \$1,491,950		
Proposed Residential Bill	Water	\$37.61	Proposed Residential Bill	Water	\$37.61
Based on 5,000-gallon usage	Sewer	\$28.55	Based on 5,000-gallon usage	Sewer	\$28.55
	Trash	\$20.00		Trash	\$20.00
	Total Bill:	\$86.16		Total Bill:	\$86.16
	Increase of:	\$0.00		Increase of:	\$0.00
Current Commercial Bill	Water	\$68.52	Current Commercial Bill	Water	\$74.75
Based on 1" meter Based on 5,000-gallon usage	Sewer	\$53.94	Based on 1" meter Based on 5,000-gallon usage	Sewer	\$58.85
	Trash	\$35.00		Trash	\$35.00
	Total Bill:	\$157.46		Total Bill:	\$168.60
	Increase of:	\$11.13		Increase of:	\$22.27

OPTION A

OPTION B



RATE ADJUSTMENT PROPOSALS C & D

RATE INFORMATION:

- The left includes 15% increase to all users, except for residential. Residential higher tiers only increase 5%
- The right includes 15% increase to all users, except for residential. Residential would have no base water adjustment, 5% higher tiers for water & sewer, and a 15% base fee sewer.

PROPOSED INCREASED RATES BASED ON 15%
WITH ONLY 5% TOP TIER RESIDENTIAL

PROPOSED INCREASED RATES BASED ON 15% ALL
WITH ONLY 5% TOP TIER RESIDENTIAL WATER

This would provide additional revenue of \$1,120,463

This would provide additional revenue of \$1,285,032

Proposed Residential Bill	Water	\$38.57	Proposed Residential Bill	Water	\$39.57
Based on 5,000-gallon usage	Sewer	\$29.28	Based on 5,000-gallon usage	Sewer	\$33.67
	Trash	\$20.00		Trash	\$20.00
	Total Bill:	\$87.84		Total Bill:	\$93.24
	Increase of:	\$1.68		Increase of:	\$7.08
Current Commercial Bill	Water	\$71.63	Current Commercial Bill	Water	\$71.63
Based on 1" meter	Sewer	\$56.40	Based on 1" meter	Sewer	\$56.40
	Trash	\$35.00		Trash	\$35.00
Based on 5,000-gallon usage	Total Bill:	\$163.03	Based on 5,000-gallon usage	Total Bill:	\$163.03
	Increase of:	\$16.70		Increase of:	\$16.70

OPTION C

OPTION D



RATE ADJUSTMENT PROPOSALS E & F

RATE INFORMATION:

- The left includes 15% increase to all users, except for residential. Residential would have 5% water and 10% sewer increase.
- The right includes 20% increase to all users, except for residential. Residential would have 5% water and 10% sewer increase.

PROPOSED INCREASED RATES BASED ON 5% WATER, 10% SEWER, 15% ALL OTHER

This would provide additional revenue of \$1,306,920

Proposed Residential Bill	Water	\$39.49
Based on 5,000-gallon usage	Sewer	\$31.41
	Trash	\$20.00
Total Bill:		\$90.90
	Increase of:	\$4.74

Current Commercial Bill	Water	\$71.63
Based on 1" meter	Sewer	\$56.40
Based on 5,000-gallon usage	Trash	\$35.00
Total Bill:		\$163.03
	Increase of:	\$16.70

OPTION E

PROPOSED INCREASED RATES BASED ON 5% WATER, 10% SEWER, 20% ALL OTHER

This would provide additional revenue of \$1,679,908

Proposed Residential Bill	Water	\$39.49
Based on 5,000-gallon usage	Sewer	\$31.41
	Trash	\$20.00
Total Bill:		\$90.90
	Increase of:	\$4.74

Current Commercial Bill	Water	\$74.75
Based on 1" meter	Sewer	\$58.85
Based on 5,000-gallon usage	Trash	\$35.00
Total Bill:		\$168.6
	Increase of:	\$22.27

OPTION F

RATE ADJUSTMENT' PROPOSALS - SUMMARY

Option	Proposal	Residential Impact	Other User Impact	Projected Revenue Increase
A	10% on others only	\$0.00	\$11.13	\$745,975
B	20% on others only	\$0.00	\$22.27	\$1,491,950
C	15% others, 5% top tier residential	\$1.68	\$16.70	\$1,120,463
D	15% sewer base and others, 5% top tier residential	\$7.08	\$16.70	\$1,285,032
E	15% others, 10% sewer and 5% water for residential	\$4.74	\$16.70	\$1,306,920
F	20% others, 10% sewer and 5% water for residential	\$4.74	\$22.27	\$1,679,908

Below the local average on residential water prices by 14.85%, per comparison
 Below the state average on residential water prices by 9.55% for population bracket, per TML
 Below the local average on residential sewer prices by 17.13%, per comparison
 Below the state average on residential sewer prices by 18.55% for population bracket, per TML

The amount needed to cover the deficit is **\$1,162,830**

BWA-FREEPORT WATER USAGE

MONTHS	SURFSIDE GALLONS	SURFSIDE COST	FREEPORT GALLONS	REQUIRED TAKE GALLONS
May-23	501,000	\$7,930.53	47,487,000	62,000,000
Jun-23	2,253,000	\$35,909.97	46,421,000	60,000,000
Jul-23	2,878,000	\$45,891.22	60,877,000	62,000,000
Aug-23	4,699,000	\$74,972.59	68,323,000	62,000,000
Sep-23	3,331,000	\$53,125.63	63,901,000	60,000,000
Oct-23	2,504,000	\$39,918.44	64,159,000	62,000,000
Nov-23	7,308,000	\$116,638.32	52,149,000	60,000,000
Dec-23	4,160,000	\$66,357.06	48,676,000	62,000,000
Jan-24	9,673,000	\$154,399.67	60,754,000	62,000,000
Feb-24	5,220,000	\$83,285.26	53,147,000	58,000,000
Mar-24	4,517,000	\$72,058.35	47,638,000	62,000,000
Apr-24	6,540,000	\$104,365.66	43,175,000	60,000,000
May-24	3,735,000	\$59,569.81	53,942,000	62,000,000
Jun-24	4,110,000	\$65,558.56	54,684,000	60,000,000
Jul-24	1,563,000	\$24,882.97	54,830,000	62,000,000
Aug-24	1,174,000	\$18,670.64	65,179,000	62,000,000
Sep-24	825,000	\$13,097.11	52,791,000	60,000,000
Oct-24	3,338,000	\$53,229.72	53,750,000	62,000,000
Nov-24	4,382,000	\$69,902.40	50,696,000	60,000,000
Dec-24	4,387,000	\$18,249.92	50,460,000	62,000,000
Jan-25	7,059,000	\$29,365.44	51,932,000	62,000,000
21 Months	84,157,000		1,144,971,000	1,284,000,000

Surfside Total Cost	\$1,207,379
Freeport Total Cost	\$348,715
Freeport Profit	\$858,664

2024
89,708,000
\$365,112

FY2026 TENTATIVE PROJECTS

Department	Description	Recurring Amount	One-time Amount	Proposed Items	
					Notes
Administration	Fin - Project account module cloud	\$3,470		\$3,470	
	Fin - Incode move to website hosting	\$27,221		\$27,221	Only if move to cloud
	HR - TMHR Certifications		\$3,000	\$3,000	
	HR - Personnel Policy Consultant		\$3,000	\$3,000	
	Just FOIA Public Info Software	\$10,314	\$1,007	\$11,321	Split Admin/PD
Building	Advertising Line Increase	\$3,000		\$3,000	
	No request				
Police/Code	Combine PD and Code budget	\$0	\$0		
	5.5% COLA	\$175,000		\$175,000	
	Overtime Increase	\$120,000		\$60,000	
	Microsoft Office 2022 Update		\$11,670	\$11,670	
	Replace PD Building Camera Storage		\$12,000	\$12,000	
	Server Relocation		\$28,000	\$28,000	
	Replace Office Chairs		\$10,000	\$10,000	
	5 Vehicle Replacements (3 Patrol, Admin, 1 CID, 1 Animal Control		\$475,000	\$350,000	
	Remove Tower and Surge Protection		\$30,000		
	Replace Jail Cameras		\$5,000		
Fire	Beach Buggy Replacement		\$32,000		Possible grant
	LPR Cameras	\$63,000	\$84,250		Possible grant
	Tire Replacement - Fire Engines		\$13,000	\$13,000	
	Training Overtime (Fire & EMS each; to	\$24,000		\$24,000	
	3 Firefighters/Medics	\$258,800		\$258,800	Billable Revenue \$168,000
	New Ambulance	\$4,000	\$400,000		
	New Fire Engine	\$10,000	\$1,700,000		
	3 EMS Personnel	\$212,080		\$212,080	Billable revenue of 84,000

FY2026 TENTATIVE PROJECTS – CONT.

	Concrete Saw	\$6,256	\$6,256	
	Vibratory plate compactor	\$1,595	\$1,595	
Streets	Jumping Jack	\$2,998	\$2,998	
	15' Batwing	\$29,000	\$29,000	
	Zero turn mower	\$14,000	\$14,000	
Service Center	No request			
	Gator	\$15,000	\$15,000	
Parks	Riverplace Exterior Metal Coating	\$30,000	\$30,000	
	Repair Playground Equipment	\$20,000	\$20,000	
	Border and mulch (playgrounds)	\$10,000	\$10,000	
	Annual Pool Contract	\$10,000	\$10,000	
Recreation Center	Splash Pad Replacement	\$10,000	\$10,000	
	Rec Center Exterior Metal Coating	\$30,000	\$30,000	
	Museum Manager Raise	\$10,000	\$6,000	Divided between 2 staff
	Museum Staff Raises above COLA	\$10,000	\$6,000	
Museum	Advertising	\$9,000		
	Generator		\$5,000	
	Central Dehumidifier		\$5,000	
	Renovate Museum Storage Room		\$15,000	
	Fire Suppression System		\$45,000	
Main Street	No director and no request.			
Golf Course	Annual Cart Path Repair	\$10,000	\$10,000	
	Pump Station Platform		\$10,000	Future project within next 2 years

FY2026 TENTATIVE PROJECTS – CONT.

Water/Sewer	See attached				
	Total Non-Grant	\$949,885	\$3,066,776		
Grants					
Police	Cybersecurity Grant 20% Match	\$21,605	\$21,605	\$21,605	
Fire					
	Total Grant	\$21,605	\$21,605		
	Grand Total	\$971,490	\$3,088,381	\$1,457,016	

DISCUSSION

"EXHIBIT D"

City of Freeport Supplemental Budget Request For Fiscal Year 2025-2026

				Proposed Items	
Department	Description	Recurring Amount	One-time Amount		Notes
Administration	Fin - Project account module cloud	\$3,470		\$3,470	
	Fin - Incode move to website hosting	\$27,221		\$27,221	Only if move to cloud
	HR - TMHR Certifications		\$3,000	\$3,000	
	HR - Personnel Policy Consultant		\$3,000	\$3,000	
	Just FOIA Public Info Software	\$10,314	\$1,007	\$11,321	Split Admin/PD
Building	Advertising Line Increase	\$3,000		\$3,000	
Information Tech	No request				
Police/Code	Combine PD and Code budget	\$0	\$0		
	5.5% COLA	\$175,000		\$175,000	
	Overtime Increase	\$120,000		\$60,000	
	Microsoft Office 2022 Update		\$11,670	\$11,670	
	Replace PD Building Camera Storage		\$12,000	\$12,000	
	Server Relocation		\$28,000	\$28,000	
	Replace Office Chairs		\$10,000	\$10,000	
	5 Vehicle Replacements (3 Patrol, Admin, 1 CID, 1 Animal Control)		\$475,000	\$350,000	
	Remove Tower and Surge Protection		\$30,000		
	Replace Jail Cameras		\$5,000		
	Beach Buggy Replacement		\$32,000		Possible grant
	LPR Cameras	\$63,000	\$84,250		Possible grant
Fire	Tire Replacement - Fire Engines		\$13,000	\$13,000	
	Training Overtime (Fire & EMS each; to	\$24,000		\$24,000	
	3 Firefighters/Medics	\$258,800		\$258,800	Billable Revenue \$168,000
	New Ambulance	\$4,000	\$400,000		
	New Fire Engine	\$10,000	\$1,700,000		
	3 EMS Personnel	\$212,080		\$212,080	Billable revenue of 84,000
Streets	Concrete Saw		\$6,256	\$6,256	
	Vibratory plate compactor		\$1,595	\$1,595	
	Jumping Jack		\$2,998	\$2,998	
	15' Batwing		\$29,000	\$29,000	
	Zero turn mower		\$14,000	\$14,000	
Service Center	No request				
Parks	Gator		\$15,000	\$15,000	
	Riverplace Exterior Metal Coating		\$30,000	\$30,000	
	Repair Playground Equipment		\$20,000	\$20,000	
	Border and mulch (playgrounds)		\$10,000	\$10,000	
Recreation Center	Annual Pool Contract		\$10,000	\$10,000	
	Splash Pad Replacement		\$10,000	\$10,000	
	Rec Center Exterior Metal Coating		\$30,000	\$30,000	
Museum	Museum Manager Raise	\$10,000		\$6,000	Divided between 2 staff
	Museum Staff Raises above COLA	\$10,000		\$6,000	
	Advertising	\$9,000			
	Generator		\$5,000	\$14,000	
	Central Dehumidifier		\$5,000	\$5,000	
	Renovate Museum Storage Room		\$15,000		
	Fire Suppression System		\$45,000		
Main Street	No director and no request.				
Golf Course	Annual Cart Path Repair	\$10,000		\$10,000	

Donor Course	Pump Station Platform		\$10,000	\$10,000	Future project within next 2 years
Water/Sewer	See attached				
	Total Non-Grant	\$949,885	\$3,066,776		
Grants					
Police	Cybersecurity Grant 20% Match	\$21,605	\$21,605	\$21,605	
Fire					
	Total Grant	\$21,605	\$21,605		
	Grand Total	\$971,490	\$3,088,381	\$1,457,016	