

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Charter Review Commission met on Wednesday, August 20, 2025, at 5:30P.M., at the Freeport City Hall, Conference Room, 1201 North Avenue H, Freeport, TX for the purpose of considering the following agenda items:

Charter Review Members: Sam Reyna
Lila Diehl
Theodore Baker
Douglas Domingues
Ruben Renobato

City Council Liaison: Jarvis Davis, Councilman Ward B (Not Present)
Interim City Manager: Dan Pennington
Interim City Attorney: Chris Duncan
City Staff: Lily Celedon

Call to Order.

Chairperson Sam Reyna opened the meeting at 5:40 pm.

Consideration and possible action selecting a Chairperson, Vice-Chairperson and Secretary.

A motion was made by Theodore Baker to appoint Sam Reyna as Chairperson, seconded by Lila Diehl with all present and voting "Aye" 5-0. The Charter Review Commission unanimously approved the motion.

A motion was made by Theodore Baker to appoint Lila Diehl as Vice-Chairperson, seconded by Lila Diehl with all present and voting "Aye" 5-0. The Charter Review Commission unanimously approved the motion.

A motion was made by Lila Diehl to appoint Theodore Baker as Secretary, seconded by Sam Reyna with all present and voting "Aye" 5-0. The Charter Review Commission unanimously approved the motion.

Consideration and possible action approving Charter Review meeting minutes from April 16, 2025.

A motion was made by Theodore Baker to approve Charter Review meeting minutes from April 16, 2025, seconded by Lila Diehl with all present and voting "Aye" 5-0. The Charter Review Commission unanimously approved the motion.

Consideration and possible action to approve suggested revisions to Articles 5-6.

The Commission discussed potential changes to Articles 5 and 6 of the Charter, specifically focusing on the term limits for council members. During this discussion, there was considerable debate about whether council members should be allowed to serve three 2-year terms or revert to the older practice of two 2-year terms.

Interim City Attorney Chris Duncan provided further clarification on the decision-making process for amending the Charter. He noted that the Commission is responsible for developing recommendations to be forwarded to the City Council. The Council, in turn, would decide whether to bring these recommendations to the public in the form of a ballot initiative. He further explained that historically, the Council has been receptive to the Commission's suggestions, often moving to accept their recommendations, which underscores the importance of the Commission's deliberations.

A motion was made by Theodore Baker to change the term limits from three 2-year terms to two 2-year terms, seconded by Ruben Renobato, with all present and voting "Aye" 5-0. The Charter Review Commission unanimously approved the motion.

Discuss and review Charter Articles 7-8.

Ruben Renobato raised a question about who decides whether a petition goes on the ballot. It was clarified that if a petition gets enough signatures, the Council must either pass the ordinance as requested or put it on the ballot for voters to decide - they cannot simply reject it.

The Commission discussed section 7.06 regarding publication requirements, with Theodore Baker expressing concern that fewer people read newspapers today. Interim City Attorney Chris Duncan explained that the section's language about "other such notices" likely covers website postings, as state election law requires notices to be posted on the political subdivision's website if one is maintained but will make sure this is correct.

During the discussion of section 8.02 regarding development of property, several concerns were raised about limitations in the current language that specifically references "380 agreements" because other development tools exist. The Commission stressed the necessity of ensuring that the Charter allows for adaptability and does not constrain the City to just one type of development agreement. Interim City Attorney Chris Duncan suggested changing the language from requiring a "legally valid 380 agreement" to a "legally valid development agreement" to

provide more flexibility for the City to use different development tools. He suggested this amendment to better align with diverse development strategies, supporting a broader range of economic growth opportunities.

The Commission also briefly discussed concerns about Municipal Utility Districts (MUDs) within City limits. Interim City Attorney Chris Duncan elaborated on the issue, highlighting why most City officials view MUDs as problematic. He explained that MUDs can introduce additional layers of governance and taxation, which could complicate city management and financial systems. MUDs are separate governmental entities with their own taxing authority, and their governance structure often allows developers to exert significant control by initially placing their representatives on the MUD board. Mr. Duncan pointed out that within City limits, such arrangements can be detrimental because they create another layer of taxation for residents, referred to as a "mud tax," and compromise the City's ability to directly manage its resources and infrastructure effectively. The Commission said on Section 8.02 will be an additional information regarding the MUDs.

The Commission discussed the numbering and letters needed to be fixed on Section 8.03.

Adjourn

A motion was made by Theodore Baker, seconded by Douglas Domingues, with all present voting "Aye", the meeting adjourned at 6:37P.M.



Chairperson Sam Reyna
Charter Review Committee



Secretary Theodore Baker
Charter Review Committee