



City of Freeport
Meeting and/or Executive Session Agenda

This meeting will be live streamed via YouTube Live and may be accessed on the City of Freeport Facebook page: <https://www.facebook.com/freeporttexas> or by visiting <https://www.youtube.com/@cityoffreeporttx8375/streams>

Monday, October 6, 2025, 6:00 PM | Council Chamber | 430 North Brazosport Blvd. , Freeport, Texas 77541

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Freeport City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Freeport City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that cell phones be turned off or set to vibrate. Members of the audience are requested to step outside to conduct a phone conversation. The Council Chamber is wheelchair accessible and special parking is available outside the building. If special accommodation is required, please contact the City Secretary a minimum of 72 hours in advance at 979-233-3526.

1: Call to Order:

- 1A. Call to Order - Jerry Cain, Mayor
- 1B. Invocation - Councilman
- 1C. Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.
- 1D. 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.

2: Executive Session

The City Council may take action on any Executive Session item posted. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legal posted agenda item, when the City Council seeks advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- 2A. Executive Session regarding: Texas Government Code, Section 551.074 (Personnel Matters) 1.) Interview of City Attorney Applicants. Texas Government Code, Section 551.072 (Deliberations about Real Property) 1.) Presentation by Bracewell regarding the Skinner Property.

3: Reconvene into Open Session:

- 3A. Take any action resulting from Executive Session.

4: Proclamations - Presentations and Updates

- 4A. Proclamation for R. O'Hara Lanier Day, October 18, 2025-Interim City Manager, Dan Pennington
- 4B. Presentation on the Launch of the City's New Website-IT Director, Toby Cohen
- 4C. Upcoming Events:
National Night Out with Freeport Police, Fire and EMS, Freeport Municipal Park, October 7th, 6:00P.M.-8:00P.M.
Fright Night 2025, Freeport Municipal Park, October 23rd, 6:00P.M.-9:00P.M.

5: Business

- 5A. Consideration and possible action approving meeting minutes from September 15, 2025.(Clarisa Fernandez)
- 5B. Second reading in consideration of approving Resolution No. 2025-2966 economic development projects to be enacted by the Freeport Economic Development Corporation.(Robert Johnson)
- 5C. Second reading and consideration of approving Resolution No. 2025-2967 an economic development agreement to be enacted by the Freeport Economic Development Corporation and Developer.(Robert Johnson)
- 5D. Consideration and possible action approving Ordinance No. 2025-2749 Cost-of-Living Adjustment (COLA) for City Employees.(Donna Fisher)
- 5E. Consideration and possible action approving Resolution No. 2025-2979 approving amendment to Certification Pay Policy.(Donna Fisher)
- 5F. Consideration and possible action regarding an application for rezoning submitted by Headway Estates, Ltd to rezone from R2 and MH to IN, a part of the Velasco Townsite North of Ave F, Southeast of Skinner Street & Northwest of Velasco Blvd.(Reggie Harris)
- 5G. Consideration and possible action approving Resolution No. 2025-2970 to approve a water bill credit for the winners of Code Division's "Yard of the Month".(Chief Jennifer Howell)
- 5H. Consideration and possible action approving Resolution No. 2025-2980 replacing Section 9.14 of the Employee Handbook and Establishing a Travel Authorization and Expense Policy.(Chief Jennifer Howell)

- 5I. Consideration and possible action authorizing the Chief of Police to sign MOU.(Chief Jennifer Howell)
- 5J. Consideration and possible action approving Resolution No. 2025-2969 on the nomination of candidates to be placed on the ballot for the Brazoria County Appraisal District's Board of Directors.(Dan Pennington)
- 5K. Consideration and possible action on TML Region 14 Director Ballot.(Dan Pennington)
- 5L. Consideration and possible action approving Resolution No. 2025-2981 approving a Facility Use and Rental Policy.(Rudy Ragle)
- 5M. Consideration and possible action approving FEMA American Firefighter Grant for Self-Contain Breathing Apparatus (SCBA) in the amount of \$108,900.00.(Christopher Motley)
- 5N. Consideration and possible action approving FEMA S.A.F.E.R. Program grant for personnel for the amount of \$964,434.95.(Christopher Motley)
- 5O. Discussion and possible action regarding the recent ruling by the 14th Court of Appeals against Port Freeport in its attempt to acquire property in Freeport's East End through eminent domain.(Councilman Pena)

6: Work Session

The City Council may deliberate and make inquiry into any item specifically listed as a Subsection under the itemized Sections A-F below, an item appearing on the City Council agenda for this meeting, on matters related to community events, or on matters that are not within the jurisdiction of the City for consideration by City Council. The City Council may not deliberate on any City matters not specifically disclosed under this Work Session or on this posted City Council Meeting agenda. City Council members and the Mayor always reserve the right to request that a matter be placed on a future agenda for consideration.

- A. Councilman Pena Ward A announcements and comments.
- B. Councilman Davis Ward B announcements and comments.
- C. Councilman Matamoros Ward C announcements and comments.
- D. Councilman Rossow Ward D announcements and comments.
- E. Mayor Jerry Cain announcements and comments.
- F. City Manager announcements and comments.

7: Executive Session:

The City Council may take action on any Executive Session item posted. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legal posted agenda item, when the City Council seeks advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- 7A. Executive Session regarding: Texas Government Code, Section 551.074 (Personnel Matters) 1.) Interim City Manager Contract. Texas Government Code 551.071 (Consultation with Attorney) 1.) Discussion of Potential Eminent Domain Matters 2.) Ethics complaint brought by William Nelson against Nicole Mireles and Sam Reyna.

Personnel Matters (Gov't Code § 551.074)

Discussion and possible action regarding personnel matters related to Human Resources Director Donna Fisher, specifically in connection with:

- o Lance Petty's Unemployment Compensation Claim
- o Timesheet reporting violations
- o Other alleged work-related violations (Councilman Pena)

Consultation with Attorney (Gov't Code §§ 551.071) and Deliberation Regarding Real Property (Gov't Code §§ 551.072)

Discussion and possible action to consult with the Economic Development Corporation (EDC) Director Robert Johnson and EDC's legal counsel, Olson & Olson, LLP, and deliberate legal and real property matters, related to:

- o Lawsuit between the Freeport EDC and Realty World, related to the failed Skinner Street Townhome Project
- o Lawsuit involving alleged development contract violations by Freeport EDC, as alleged by A&T LLC
- o Developer Agreement between the City of Freeport and Jim Maddux Properties concerning the vacant 19-acre tract located on Skinner Street (Councilman Pena)

8: Reconvene into Open Session:

- 8A. Take any action resulting from Executive Session.

9: Adjournment

9A. Adjournment – Jerry Cain, Mayor

Items not necessarily discussed in the order they appear on the agenda. The Council at its discretion may take action on any or all of the items as listed. This notice is posted pursuant to the Texas Open Meeting Act. (Chapter 551, Government Code).

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

CERTIFICATE I certify the foregoing notice was posted in the official glass case at the front door of the City Hall, with 24 hours a day public access, 1201 North Avenue H., Freeport Texas, before 6:00 p.m. in accordance with Open Meetings Act.



Clarisa Hernandez,
City Secretary, City of Freeport, Texas