State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, September 15, 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 Clarisa Fernandez, City Secretary Ashlee Hurst, Finance Director Toby Cohen, IT Director Donna Fisher, Human Resource Director Jennifer Howell, Police Chief Lily Celedon, Staff Accountant Rudy Ragle, Public Works Director Nick Meeks, Public Works Department Wade Dillon, Museum Manager Brian Dybala, Golf Course Director Robert Johnson, EDC Director

Visitors:	David McGinty	Melnaie Oldham
	Virginia Tippen	Ruth Rollerson
	Mike Fulton	Thomas Koole
	Bobby Edge	Margaret Bachman
	Sam Reyna	Ron Bachman

Call to Order:

Call to Order - Jerry Cain, Mayor

Mayor Cain called the regular scheduled meeting of the Freeport City Council to order at 6:00P.M. on September 15, 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 Rossow 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.

Sam Reyna resides at 2002 North Avenue G. He addressed the Council regarding business item 5U on the agenda concerning discussion and possible action on a TIRZ Board appointment. He reminded Council that before TIRZ Project One was approved in 2019, he had spoken against it, warning of disadvantages, but the project was approved anyway. He stated that the most notable drawback of a TIRZ is that all property taxes above the base tax value go into the TIRZ fund rather than the City's general fund, with the base tax value from December 2019 locked in for the next 24 years. He estimated that approximately $160,000 to $175,000 per year is being diverted from the general fund into the TIRZ fund, which over time could total more than $6 million. He noted that the termination date for the TIRZ project is 2049, at which time property tax values will likely have tripled. Mr. Reyna questioning which projects were under discussion and urged the Council to consider termination. He emphasized that the City pays for essential services such as police, fire, and infrastructure out of the general fund, and asked how these needs would be met if so much revenue is tied up in the TIRZ. He pointed out that of 1,225 municipalities in Texas, only about 150 have TIRZ projects, suggesting that the funds can be misused or abused. He recommended terminating the TIRZ project and transferring those funds to the general fund, which he said would have provided the City with more than a million dollars by now. With that money, he argued, the City might be able to give first responders a pay raise and better cover core services. Mr. Reyna concluded by stating that the TIRZ project is a waste of time and money, and that, in his view, nothing significant has been accomplished in the TIRZ area.

Bobby Edge introduced himself as the manager of the Freeport Branch Library. He addressed the Council in support of the Freeport Friends of the Library, an organization that directly supports library efforts in the community through funding programs and securing donations. He encouraged interested patrons to volunteer with the Friends group. Mr. Edge reminded the Council and public that September is Library Card Sign-Up Month and noted that the Brazoria County Library System's Fall Reading Challenge will take place from October 1 through October 31. He provided examples of how the Friends of the Library have supported the Freeport Branch Library over the past year, including donating a coffee urn for the Cocoa and Craft winter program, sponsoring teen Lock-In events by purchasing or securing donations of food, obtaining donations from local businesses for summer reading prizes, and providing material funding for new programs such as Lego-oriented STEM programs and black light art. He closed by expressing appreciation for the Freeport Friends of the Library and all they do for the branch, and he encouraged the community to join in supporting the organization as the library continues striving to serve residents.

Constable Mike Fulton introduced himself to the Council. He stated that although he was born and raised in Richwood, he spent almost every summer of his life on West Fifth Street with his great-grandparents, and Freeport holds special meaning for him because of those childhood memories. He expressed appreciation for the work the Council does for the City. He noted that he took office as Constable in January after serving in law enforcement since 1993, including running the crime scene division for the City of Houston and later serving as Chief Deputy in Precinct Two. He explained that his office is located on West First Street in Freeport. Constable Fulton shared that since taking office, he has initiated a countywide coastal cleanup program to combat illegal trash. He explained that illegal dumping has been a persistent issue in communities such as Freeport, Surfside, and Oyster Creek, and that many law enforcement agencies lack the manpower to fully investigate these cases. He said his office is now investigating all aspects of illegal trash and praised the Freeport Police Department for already working with his office on cases. He encouraged Council and citizens to report illegal dumping so that his office can determine which agency should handle each case. He noted that a task force has already been established, including the Houston Police Department, Precinct One Harris County, Constables, and other agencies. He emphasized that illegal dumping lowers property values, invites more criminal activity, and diminishes the appearance of the community. He stressed that Freeport has natural resources unique in Brazoria County, and he wants to keep them beautiful both inside and outside of his jurisdiction. He pledged to work with the City and provide assistance whenever possible. On a separate note, Constable Fulton highlighted that his official patch, which says Brazoria County Constable Precinct One, was designed with the assistance of Freeport Museum Director Wade Dillon based on Texas history. He thanked Mr. Dillon for his help and praised the work being done at the museum, noting that he had donated his great-grandfather's World War I materials to be displayed there. He concluded by presenting Council with challenge coins and information about his coastal cleanup program, and he expressed appreciation for the Council's time and service.

Thomas Koole said he is a lifetime Freeport resident. He expressed concern about the stop sign at the intersection of Pecan Street and Fourth Street in Freeport. He stated that he had submitted public records requests and found that in the past seven years, 95 citations had been issued along the six-block stretch of Fourth Street from Yaupon Street to Velasco Boulevard. He emphasized that this is a short roadway and noted that the intersection in question is directly in the middle. Mr. Koole reported that in the last ten years there have been 23 crashes at the intersection, including three serious accidents he had personally witnessed where children were in the vehicles, all of which had to be towed. He expressed concern that despite frequent violations, only two citations for running the stop sign had been issued. He said he observes stop-sign violations almost daily and believes the intersection is a problem area. He added that he had previously raised this issue before school started and observed police patrols afterward, including an incident where Sergeant Torres was nearly struck by a vehicle running the stop sign. He emphasized that his primary concern is for the safety of children, pets, and residents, and he warned that someone could be seriously hurt if nothing is done. Mr. Koole urged Council to take action at this intersection, reiterating that 95 citations on such a short stretch of road indicates a serious problem. He asked for community support and emphasized that steps need to be taken before a major tragedy occurs.

Melanie Oldham resides at 531 West Brazos. She noted that she wished to speak on other agenda items but observed that with the length of the three-page agenda, the meeting may last until 1:00 a.m. before reaching the final item regarding the TIRZ Board. Ms. Oldham stated that she respectfully disagreed with Mr. Reyna's comments, explaining that a TIRZ can be very beneficial for getting projects accomplished in a City, such as development on EDC land, downtown improvements, or other projects. She concluded by stating that TIRZ projects could be good for a City.

Virginia Tippin resides at 1312 North Avenue Q. She stated that where there is a library, there is opportunity. She introduced herself as an executive member of the Freeport Friends of the Library and highlighted that September is Library Card Sign-Up Month. She reminded residents that library cards must be renewed every three years and encouraged everyone to check their cards. Ms. Tippin explained that the Friends of the Library support the library and its community activities, such as storytime and crafts for all ages. She said the Friends raise funds by selling books in the library and holding other fundraisers, and they are always seeking private and corporate sponsors for teen lock-ins, display furniture, and other items. She noted that the Friends recently provided a coffee urn for programs. She further mentioned that National Library Lovers Month is celebrated in February and National Library Week in April, adding that in a City that supports the library, there is opportunity.

Consent Agenda:

Action regarding Minutes, August 25, 2025 and September 2, 2025 - Clarisa Fernandez, City Secretary

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

Action approving BISD Homecoming Road Closure-Jennifer Howell, Police Chief

Action approving BISD Road Closure for the 2000 block of Second St.for varsity home games-Jennifer Howell, Police Chief

Action approving Resolution No. 2025-2952 for Rifle-Resistant Body Armor Grant-Jennifer Howell, Police Chief

A motion was made by Councilman Matamoros to approve the Consent Agenda as presented, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Proclamations - Presentations and Updates

Employee Recognitions–Employee of the Month, Shana Burton, Animal Control Officer, Freeport Police Department and Charles Willard, Sergeant, Freeport Police Department-Dan Pennington, Interim City Manager

Police Chief Jennifer Howell presented the Employee of the Month to Shana Burton, Animal Control Office, Freeport Police Department and to Charles Willard, Sergeant, Freeport Police Department for the month of August 2025.

Proclamation to recognize the month of October as National Code Compliance Month-Jennifer Howell, Police Chief

Mayor Cain read the Proclamation proclaiming the month of October as National Code Compliance Month.

Upcoming Events:
Coffee with a Cop, Starbucks and McDonalds, October 1st, 8:00A.M.-10:00A.M.
Community Clean Up, October 4th 8:00 A.M - 12:00 P.M.
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.

Interim City Manager Dan Pennington gave updates on upcoming events.

Public Hearings

Public Hearing on the FY2025-2026 Annual Budget.

Mayor Cain opened the Public Hearing at 6:31P.M.

Melanie Oldham resides at 531 West Brazos. She expressed appreciation that the City Council has held several public budget meetings and hearings, but said that after listening to the last Council meeting on the budget—despite explanations from Ms. Ashlee, Mr. Pennington, and others—she and others still have questions they would like answered. She urged more discussion by the Mayor and Council, noting the budget's critical importance to the City. Ms. Oldham encouraged the Council to consider ways to increase City revenue, mentioning upcoming negotiations for industrial district contracts that could significantly affect revenue. She observed that legislative changes two sessions ago made negotiations more difficult, but noted subsequent legislation intended to level the negotiating field when City and industry representatives meet. She emphasized the need for the right negotiators and attorneys because, while industry deals may provide tax relief for ten years, they still represent a favorable arrangement for the companies and must be handled carefully. She recommended ensuring City-owned buildings are maintained and available for lease. She recalled the Pixie House and the possibility of repairing it, mentioning 350 K something reportedly available—and urged obtaining bids to make such properties usable and income-producing. She also urged full utilization of the current City Hall office space, recalling a statement attributed to Mr. Toby Davenport or Mr. Petty that he could guarantee the offices would be rented; she said the City should hold parties to their contractual promises and enforce lease provisions when appropriate. Ms. Oldham reminded the Council that the budget is very tight, and that difficult decisions will be necessary. She encouraged

Councilmembers to take their time reviewing the budget talking with constituents and going through the document carefully rather than rushing through it line by line, so the City can produce a sound budget for the coming fiscal year. She stressed the paramount need for infrastructure funding, noting Freeport's aging systems including clay water pipes and expressing concern about the wastewater treatment plant, which she had heard was shifting or partially sinking. She warned that a failure of the plant would have severe consequences for the City. In closing, Ms. Oldham thanked the Council for their willingness to spend the time required to review the budget and asked that they proceed carefully, so the public can understand the decisions being made.

James Wood, member of the Historic Board and Main Street Board. He stated that he came to speak in support of the museum as part of the budget discussion. He emphasized that without the museum, there would be very little activity along Historic Main Street, highlighting its importance to the community. Mr. Wood shared that when he and his wife moved to Freeport last year, the museum was the first place they visited, and he noted the remarkable upgrades the museum has undergone since that time. He commended the staff, including Mr. Wade and Ms. Loretta, for the incredible work they have done. He concluded by urging the Council to be as generous as possible in allocating the budget for the museum, while acknowledging the financial considerations the Council must weigh in preparing the City's budget.

Melanie Oldham stated that earlier in the day she had posted the City Council budget meeting to Freeport residents, asking them to identify the three priorities they would choose for City spending given the tight budget. She said she had not yet reviewed all replies. Ms. Oldham encouraged Councilmembers to engage with their constituents to understand community priorities. She acknowledged the work of staff, such as Mr. Brian, who has spent many hours improving the golf course, which attracts out-of-town visitors, but emphasized the importance of considering what citizens truly want and need. She posed questions for the Council's consideration, including whether funding should focus on the Rec Center, improvements to Freeport's Bryan Beach, or other critical needs, noting the difficulty in making these hard budget decisions.

Mayor Cain closed the Public Hearing at 6:40P.M.

There was extensive discussion among the Council regarding which agenda items should be tabled.

A motion was made by Councilman Pena to put 5H, 5Q, and 5R to the top and everything else be tabled for the 6th or a Special Meeting between now and then with discussion that followed.

Councilman Davis seconded the motion.

Councilman Pena amended his motion to include 5G, 5O, 5P, 5I, 5S, 5T.

Mayor Cain called the motion to a vote with all present and voting "Aye" 1-4. The Council did not approve the motion. Mayor Cain voted "Nay". Councilman Davis voted "Nay". Councilman Matamoros voted "Nay". Councilman Rossow voted "Nay".

Business

Consideration and possible action approving Resolution No. 2025-2953 to approve a water bill credit for the winners of Code Division's "Yard of the Month".

A motion was made by Councilman Matamoros to table 5A, seconded by Councilman Pena 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. 2025-2954 proposing an increase to Green Fees and Monthly Membership Fees – Freeport Municipal Golf Course.

A motion was made by Councilman Pena to table 5B. The motion failed due to a lack of a second.

Interim City Manager Dan Pennington said that in discussion over the last few items regarding golf, Golf Course Director Brian Dybala had gone over these in detail the fees, the rounds of golf, and everything like that. He explained that ultimately, based on the number of members and the number of rounds that were estimated. He stated that there were about 21,000 rounds by regular players and 15,000 by members. Mr. Dybala added that they were actually going to surpass that, possibly reaching 37,000 to 38,000 rounds. He noted that 21,000 of those rounds were public play with a green fee, and 15,000 rounds were for the membership, which was at 286 members. He said that when the Council was discussing the rates, it was considered that a $10 increase would put them at 210,000. He added that $10 would be 210,000, $15 would be 315,000, and that they had already approved last year the membership fee at $15 a month, which at 4290 times 12 months would be $51,500. He explained that if the $10 increase was applied, that would be 210,000 plus 51,500. He recalled that this year the discussion was to do the green fee again instead of skipping, and next year would normally have been the membership. He said that as far as projections, they were on track to come in at a little over 1.2 million. If the increases were applied, that would bring them very close to 1.5 million, which was the budget amount for this fiscal year. Mr. Dybala said that would put a break even if they could come up with a lot of that, based on the numbers. He explained that he tracked the numbers in the reports and believed the Council had carried all his numbers, which showed that it had been about four or five years since both fees were raised at the same time. He said they were raised together then to offset a little, and that historically the increases had been around the $5 range. He said a $5 increase had been the norm in the past, but whatever Council decided was the point. He explained that an additional $5 for members would generate more revenue, and that starting October 1st, a $10 increase based on 21,000 rounds at public play would bring in $210,000, while a $15 increase would bring in $315,000 if the same number of rounds continued. Mr. Pennington asked whether Mr. Dybala had an idea of the impact of $5, $10, or $15 increases, acknowledging it was uncharted territory. Mr. Dybala said the numbers could be checked after the first quarter to see if the change worked better or worse than expected, but admitted he did not know for sure. Mr. Dybala noted that since he had been there, the Council had raised fees anywhere from $1 in his first year, then $3, and later $5 increments. He said this proposed change of $15 for members and $10 for regular players was actually on par with past actions. He added that the green fee increase of $10 in October was what Mr. Pennington had calculated and what Council had suggested. Mr. Pennington stated that normally, the Council did $5 increases every other year, and since they had already raised the green fee by $5 last year, they would have typically skipped this year and raised it again on October 1st of the following year. He stated that this year they were not skipping based on what Council wanted to do, and the discussions were to try and see how this would impact the course as far as their net. He explained that they were going into unchartered territory with the rate increases but would see how it worked. Mr. Dybala added that residents still received a discounted rate, and that the proposed $10 increase would apply to residents as well. He noted that a total of 4,886 rounds were played by residents and also mentioned that the Brazosport High School team used the facility and played their rounds of golf there.

Councilman Pena said he did not see any supporting documentation for the discussion showing any of the metrics other than the financial impact section, which was only one sentence. He said he was trying to keep up with all the numbers being discussed, but there were no handouts to follow, and it was confusing with membership fees of $5 in one place, $10 in another, and no clear documentation. He requested to see real handouts, explaining that it was difficult to follow while trying to do the budget without supporting documents. He asked the discussion to go more slowly, saying they were asking whether $5 was important or $10 was critical. He added that the last conversation had been that golf course fees were $50 for a round of golf for regular players, or $45, while Lake Jackson charged $80, leaving about a $35 difference. He recalled that there was also strong demand for the Freeport course and said he wanted to be able to talk about the issue intelligently while being as aggressive as necessary, but not more than necessary. He said he was not interested in hurting the course, but if they were passing a budget that would lose money on the golf course, he would rather push the envelope so that any loss would not be because they did not try. He said he believed the City actually had a chance to gain more revenue by being more aggressive, noting that if Lake Jackson's fee was $80 and Freeport's was $45, he thought Freeport should be at least $65. They said that at $60 Freeport would be at 75% of the cost of Lake Jackson's course, and then questioned whether the Freeport course was 75% of the caliber of Lake Jackson's. He answered that in his opinion, Freeport's course was better. Mr. Dybala said if you take a stroll through the parking lot and look at the clubhouse and barn, those were different items already built into the price and the overall experience. Councilman Pena said he was not talking about those things at the moment and that they could be discussed after the budget. What he wanted to see was a spreadsheet that clearly showed the dollar amounts and the projected revenue at those dollar amounts for changes in green fees, as well as the dollar amounts and projected revenue for membership changes. He said that would make more sense and allow the Council to make an educated decision. He explained that if the City raised the fees by $5, that would be one scenario, but if they raised them by $10, $15, or even $25, they might actually have a real chance to make a profit rather than operating at a loss. Mr. Dybala said that if that was what the Council wanted, they could vote on it, and he would put it in play. Councilman Pena said he was looking at what was essential and what was not. He said, for anyone watching at home, in person, or reading about it later in the newspaper, it had been stated time and time again that the golf course was only used by 5% of residents. Mr. Dybala corrected that it was now 14%. Councilman Pena said 14% would equal about 1,400 people a year or about 100 residents per month, which was less than 1% of the City's 10,000 residents. He said that when considering essential services such as first responders, police salaries, bonuses, and incentives, and recognizing that the City was already running thin, it was necessary to ask where cuts should be made. He listed the golf course, the museum, and the recreation center as areas to consider. He noted that the golf course was unique because it had an opportunity to generate revenue, while the museum had eliminated entry fees, making it a complete loss. The recreation center brought in a little money through rentals, but he pointed out that no one was discussing the rental policy for City facilities. He questioned whether rental rates needed to be increased, who was renting them, and who was receiving free use, saying those were also important conversations the City needed to have. Councilman Pena discussed the golf course, stating that it was unique in that it had an opportunity to generate a profit. He said he was not interested in investing $2 million just to make $2.1 million, as there were better uses for that $2 million for the City. He explained that if the problem could be solved by raising rates strategically, it could generate revenue without overpricing. He clarified that he was referring to generating approximately $1.5 million, and if the City was able to generate an additional half million dollars through smart and strategic pricing, it would still be under 25% savings. He said those were the types of numbers and metrics he hoped would have been presented in the discussion. Mr. Dybala said the numbers he had calculated for the current year, noting that a $15 increase could generate $315,000. He explained that if the City brought in $1.2 million this year, it might actually come in slightly higher, with upcoming events and Phillips 66 contributing to the total, potentially reaching $1.3 million. With a $15 increase and the additional $51,000 from memberships, the total could reach $1.6 to $1.7 million. Councilman Pena then asked to walk through the membership part, including fees, what members were paying, and what it meant in terms of rounds and costs.

A motion was made by Councilman Matamoros to approve Resolution No. 2025-2954 proposing an increase to Green Fees and Monthly Membership Fees, seconded by Councilman Rossow with discussion that followed.

Councilman Pena explained that while the golf course loss had been reduced, funds had been reallocated, and he emphasized considering essential and non-essential items. He said despite the work done at the golf course, it was not considered an essential item. Councilman Pena asked if there was a way forward. He stated the good news was that, because staff was very skilled at what they do, the City might be able to draw a profit without committing as much money to the golf course. He said that when looking at the golf course, he wanted to understand what was generating revenue, noting that the green fees from guests and the fees from membership were the main sources. He acknowledged that there were no real concessions and that tournaments might add revenue, but he wanted to focus on the first two sources unless there were particularly valuable insights on how other subtopics affected the bottom line. He emphasized interest in understanding the first two sources, noting that for green fees from non-members, there were 21,000 rounds last year. He asked whether the analysis should focus on rounds or revenue, stating that these were important questions to consider. He said he was trying to get his mind around the situation and hoped that the questions he was asking would help the public understand the rationale behind the discussion. He emphasized that if the plan was sound and there was unanimous agreement, that would be ideal. However, if the math or analysis was flawed, he wanted the public to know, stating he would make it known either that night or going forward. He said that he made no apologies for being critical of how the City spends or mismanages money. He noted that this discussion represented the first time the City was approaching the issue intelligently, fairly, openly, and transparently. Golf Course Director Brian Dybala stated that he appreciated the discussion and that both sides were aligned, noting that he just wanted to make money and be transparent about it. Councilman Pena asked for clarification, pointing out that there were 21,000 rounds projected for the coming year, that green fees were $45 last year, and that the proposed increase was only $5. He asked how much that would generate. He was informed that a $5 increase would generate $105,000; a $10 increase, $210,000; a $15 increase, $315,000; and that at $20, the calculation would be 21,000 times $20. He calculated that $25 plus $45 would come out to $70 per round and noted that the rate would still be below Lake Jackson. He stated that, with demand, the revenue could be generated solely from green fees for 21,000 guest rounds. He added that if demand could be enhanced, he was already pushing to engage corporate sponsors like Banks Prime, Papas, Dow, or Freeport LNG to fund improvements to the clubhouse and possibly bring in a restaurant, similar to other cities, which would allow the City to capture a portion of those sales. He emphasized that the golf course's "black eye" was largely the clubhouse, not the greens, and that while not all problems needed to be solved immediately, the City could act on what it could control. He asked whether rates needed to be increased by $40 to match Lake Jackson and answered his own question, saying that would not be smart but that the City should aim to reach at least 75–80% of Lake Jackson's rates. Mr. Dybala said that he thought when the Council goes through and votes, they would know what the right choice was. He said that once the vote is done, it would be posted and that is what they would go with. Councilman Pena expressed significant concerns regarding the proposed fee increases at the Freeport Municipal Golf Course.

Councilman Davis acknowledged that several good points had been made during the discussion. He stated that while some people may feel the City should not spend money on the golf course or even have one, he preferred to look at the big picture and the future growth of the City. He noted that with 500 new homes expected in Freeport, amenities such as the golf course, clubhouse, and other activities would be needed for residents. He said the golf course had come a long way and that he did not want to put excessive funds into it, but at the same time, he did not want to raise prices too high after so much progress had been made. Councilman Davis said then you have a what if, so what if you raise the price so much. He stated they could have sat there all night going back and forth with numbers, and a lot of that is estimates. He said when you know we are going to raise and raise the rate, everything is going up in today's time everything is going up. He stated he does not want to do a tariff thing to ask everything to go $25, $30, and then that may decline. He said is it ten and fifteen, is it ten on one and fifteen on the other, and he stated okay, he thinks that is good. He said he thinks people would not be bothered about ten because everything goes up, and another five dollars and he would not be opposed to that either. He said he knows the ten and the fifteen does not think that he would even very, just like everything is going up and that is going to be anyway. He said he just looks at the big picture down the line, especially since the numbers have already been called out. Councilman Davis said that five years ago the City was losing, and they were just providing that for the people. He said now they are at the break-even point, and with raising the rates, who is to say that the next year they will not have to come again with another ten dollars or so because everybody else is going to go up. He stated the City is going to catch up and keep the clients they have, and he thinks they are even going to grow more because he does hear good things about the golf course. He said once again he sees the big picture, and that the City is going to get the clubhouse, it is going to grow, and the City itself is going to grow. He said you need all types of things in the City to have a City that people want to come look at. Golf

Course Director Brian Dybala referenced the five-year plan, stating that with the increases they were looking at, he said his staff does a great job out there and they work together. He said in the five-year plan, as he sees it, the City with their plan and working together means more houses and more rooftops, and more rooftops help everybody.

Councilman Rossow asked Golf Course Director Brian Dybala what would be the reason for the increase in participation, in his opinion. Mr. Dybala replied that he would probably say his staff, but the greens, and he has a great staff and the greens are pretty good. Councilman Rossow stated that he is a lifelong resident of Freeport, and they have never tried to compete with Lake Jackson in the Wilderness. He said if they got all these hundreds of thousands of people coming out to the course, they do not want to send those already back out there. He explained people come to the golf course because of the price, and while the greens are good, they do not want to raise the price too much because golf is a luxury sport and people do not want to spend a lot of money. Mr. Dybala said he sees all sides of it and mentioned that it is humbling when someone drives from Bay City or farther to play. He added that whatever rates the Council comes up with, they just do not know that number. He acknowledged that in some cases people drive far. Councilman Rossow noted that the Council gets to vote on the price increase or whether it stays the same, but they need Mr. Dybala's expertise. He said Mr. Dybala has been there this long and has a better feel for it than the Council does. Mayor Cain said he felt that if Mr. Dybala was not comfortable with these numbers, he would be pushing for something different.

Councilman Pena stated that they need to be at least at a minimum in line with the market. He explained that if they are not in line with the market in terms of what they are going to do to improve the golf course, they will continue losing money, and they cannot do that. He added that his recommendation would be to amend it to 20 and 20, noting that they are still well below, and to let Golf Course Director Brian Dybala do his job as the golf course manager.

Mayor Cain stated that the motion on the floor is a $10 increase in cost. He explained that this applies to all categories and $15 per month for all classes for the monthly membership.

Mayor Cain called the motion to a vote with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Pena voted "Nay".

<u>Consideration and possible action approving Resolution No. 2025-2955 deeming property surplus and donating to local police department.</u>

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

<u>Consideration and possible action approving Resolution No. 2025-2956 to adopt a policy for Hiring Incentive for First Responders.</u>

A motion was made by Councilman Pena to table 5D. The motion failed due to a lack of a second.

Police Chief Jennifer Howell presented a proposed policy for a hiring incentive for first responders. She explained that the hiring incentive payment would be a one-time, non-recurring, non-accumulating allotment provided to individuals to accept employment with the City of Freeport as a first responder for full-time peace officers, firefighters, and EMTs. She noted that this incentive is to serve as a recruitment measure, in addition to a retention tool, and to help obtain the top candidates.Chief Howell detailed that, as outlined in the policy, the initial payment is at their first payroll of $1,000 to encourage those individuals to apply and come to Freeport. Then, after a year of service or their eligibility date, whichever is later, $2,000 would be provided, and an additional $2,000 at the second year. She explained that certain requirements are associated with this. They must successfully complete a state-approved academy, pass all tests, and become current in their license. They must not have been an officer, firefighter, or EMT with Freeport as of September 1, 2025. They must successfully pass all department requirements, pre-employment testing, background checks, and have successfully completed any required probationary period, with the exception of that first initial payment. They must have no reading or received disciplinary actions of a written reprimand or hire in the previous 12 months from the date of reimbursement. They also must not currently be the subject of a complaint investigation at the time of reimbursement.

A motion was made by Councilman Pena to adopt a policy for a hiring incentive for the Police Department alone with discussion that followed.

Councilman Pena stated that the reason he made this motion is that when looking at the fire department and the EMT, considering that the City of Freeport is one of the only Cities in the county that actually has a full-time fire department staff, whereas everybody else has a blended staff, the value of a full-time salary in Freeport should be sufficient enough of an incentive. He added that he knows it is really important to make sure that they are competitive on the police department side.

Councilman Davis seconded the motion.

Police Chief Jennifer Howell stated that she understands the aspect being pointed out. However, she noted that they made this policy for first responders because fire and EMS are having some of the same difficulties as the police department. She explained that it is the employees' market right now, and they get to pick and choose where they want to go. Chief Howell reflected that when she got into this 25 years ago, it was a fight for a position, and it is not that way anymore. She emphasized that it is really important that the policy holds across all first responders and that it also shows good support from the Council to be able to see this apply to the three different branches of first responders.

Mayor Cain stated that he believes Chief Howell mentioned this is not a reoccurring agenda item and that they are kind of thinking that this will be a one-time item. Police Chief Jennifer Howell responded that this was a one-time situation. She explained that individuals cannot leave and come back to get it again. He clarified that a little reoccurring to her would mean it would be on next year's budget as well and the year after that. Chief Howell confirmed that the goal is to make this a long-term policy. Mayor Cain stated that his second point is that he is in favor of the fire department receiving the same benefits as the police officers. He then raised a question and concern regarding the next agenda item. He noted that they have the current item, which is the hiring incentives, and the next agenda item is the academy reimbursement program. Mayor Cain expressed that he has some concern about one person receiving both benefits. He clarified that he would be perfectly fine if an individual received one or the other, and he just wanted to put that out there.

Councilman Pena stated that he first wants to say that he has heard the phrase "everybody loves a fireman" since he has been on the Council this year. He emphasized that everybody loves a fireman, and that this remains true no matter where you go. He then noted that the problem with this resolution, and why he limited it only to the police department, is that it creates a convolution of arguments and circumstances that muddy the water. He said they need to address this part and parcel for the police department and for the fire department separately. He noted that Chief Motley was not present and that the fire department issue would be put on another agenda. Councilman Pena clarified that the motion was strictly for the police department, not because it was absent, but because it needed to be separated. He explained that the reason for separation is that the job market for the police department is different from that for the fire department, not the employment market as a whole. He remarked that the overall economy of the country is challenging, and one might think, "I can not get a job anywhere in this economy, but Freeport is hiring," which could create an argument for the fire department. He stated that he does not want to have that discussion or use arguments for the fire department to justify incentives for the police department. He emphasized that he has enough concerns with the police department needing their own set of incentives. Councilman Pena acknowledged the complexities of the fire department's issues and stated that they require their own unique solution. He noted that the police department requires its own unique set of solutions, as does the fire department, and putting them together would be inappropriate. He said that he truly believes this is like comparing apples and oranges: both are first responders, but their needs and job markets differ. He stated that the pay raise structure for the police department has been conveyed to him over the last three months, if not the last year. Councilman Pena stated that one of the things during this budget cycle was that the police department was sharing that the pay raise matrix was ineffective. He noted that the matrix was passed four years ago and that the Freeport Police Department is behind on the pay raise scale. He emphasized that this is very important and that it is critical to get this right.

Police Chief Jennifer Howell stated that this is something she and Chief Motley worked on together. She explained that it was the result of many discussions, and she was the one who went ahead and pushed it forward. She emphasized that it is very important that the policy includes all three individuals because they are dealing with the same problems and the same competitive market. She acknowledged that, even though they are apples and oranges, at the end of the day, they are all part of a big fruit basket.

Councilman Matamoros stated that the closest fire department and the Houston Chronicle recently published a pretty good article over the weekend. He noted that nobody stressed starting salaries, which for Pearland is $68,300, their closest full-time paid fire department mileage-wise. In that article, it discussed the disparities between pay for police and pay for firefighters, where some cities are giving pay increases to one group more than another, resulting in the loss of talent. He explained that if the City decides to separate and not keep pay increases across the board, they will face similar issues with their firefighters. He added that full-time firefighters are also EMTs and EMS, and emphasized that he knows this because he spoke with Chief Motley to understand the department. He cautioned that separating the groups could lead to losing EMTs and EMS staff, noting the potential risk in emergency situations if personnel leave. He concluded that the two groups should not be separated and should be treated equally across the board, stating that if pay adjustments are made for one group, they should be applied to the other. Mayor Cain said he agreed.

Councilman Davis stated that, first, he would like to thank Councilman Matamoros for the research, noting that it is done down there. He mentioned that it shows Pearland is the closest one. He said that he had a question regarding the article, asking if it stated that other cities were separating and raising pay for one group and not the other. Councilman Matamoros clarified that the article referred to the City of Houston, where they had separated pay raises for fire and police, and the fire department sued, claiming it was unlawful. He added that Houston had to come up with $600 million for back pay, and that the article also addressed starting pay for full-time firefighters. Councilman Davis emphasized that the City is not trying to separate raises, stating that if a raise is given, all departments should receive the same raise. Councilman Davis stated that this is not the category being discussed, clarifying that this is a bonus, a hiring bonus, or hiring incentive. He emphasized making sure everyone is clear that this is not about separating raises. He explained that if the police department receives the incentive, then the fire department would also get it, ensuring everyone is on the same page. He noted that the City should avoid situations like Houston and other places that separate raises, and emphasized the need for clarity due to the complexity of the discussion. He reiterated that the City is not trying to separate raises or add volunteer EMS considerations, and acknowledged that all paid employees are included. Councilman Davis stated that because there is a lot going on, it is important to make sure everyone understands that the Council is not trying to separate the raises and is not trying to add volunteer EMS. He emphasized that none of that is included and acknowledged that all of them go together, noting that every one of them are all paid employees.

Councilman Pena added clarification, noting that the motions on the floor are only for the police department. He expressed appreciation for Chief Howell speaking on behalf of the police department and acknowledged that Chief Motley is not present to speak for the fire department. He emphasized that Chief Motley is the expert on his department and noted that some questions are beyond the scope of this discussion. He explained the math, stating that if the average salary in the police department is $50,000 and the average salary in the fire department is $75,000, a $5,000 reimbursement represents a 10% savings for a police officer but less than 5%. He stressed the importance of giving each group a fair share, comparing it to giving apples and oranges their respective 10% value. He warned that the current resolution, as worded, could disadvantage the fire department. He concluded that the Council must ensure the pay scale for both departments is fair while working within the City's limited budget. He stressed the importance of treating the police department and fire department fairly and independently.

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".

A motion was made by Councilman Pena to have a hiring incentive for strictly the Fire Department. The motion failed due to a lack of a second.

A motion was made by Councilman Pena to put this on the next agenda and table it so they can in fact have a policy that considers both the police department and the fire department. Mayor Cain said the motion to be tabled had already failed.

A motion was made by Councilman Pena to modify the resolution so it is two separate resolutions, seconded by Councilman Davis with discussion that followed.

Mayor Cain stated that the motion now is to modify the policy to fit the police department and the fire department, as he understands it.

Councilman Pena responded that he was actually articulating those as two separate ones, but he is okay with the resolution having two blank lines where the numbers for the fire department and the police department can be specified. Police Chief Jennifer Howell added that this was done with Chief Motley and that they had worked on it together. Councilman Pena said he can appreciate that, but he does not believe the implications of what is being discussed were fully considered. He clarified that no disrespect is intended, but he is looking at the staff bringing items over and the Council's job to scrub it to determine if it makes sense. He noted that Mr. Brian comes in with numbers, and they have to make sense of them. He is trying to ensure that the incentives for both departments are understood. He further stated that he is advocating for the maximum amount that can be pushed forward, which is likely higher than what is being offered now. Chief Howell admitted that she wanted to push for $10,000 for police, fire, and EMS, but realized there are many budgetary items the Council must consider and that there is no available money. She explained that this is the lowest hiring incentive being offered, chosen to make it easier for the Council to approve.

Councilman Pena withdrew his motion.

Councilman Davis withdrew his second.

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

<u>Consideration and possible action approving Resolution No.2025-2957 to amend a policy for Academy Reimbursement Program for First Responders.</u>

Police Chief Jennifer Howell recommended approval and adoption of a resolution to amend the City's current Policy 9.11 to create a new Section 9.11(a) for Academy Reimbursement for first responders. She explained that the proposal would establish a one-time, non-accumulating allotment intended both as a recruitment measure and as an incentive for continued employment, with the goal of helping the City attract top candidates. She stated the program was very similar to the previously discussed hiring incentive, with reimbursement costs up to $5,000 for police, fire, or EMS academies, divided into multiple payments. Chief Howell outlined the stipulations, noting that individuals must complete a state-approved academy, maintain licensing in good standing, and that Freeport must be their first employing agency following academy graduation. She added that participants must complete both their probationary and field training periods, have no written reprimands in the prior twelve months, and must have personally paid the academy costs without the assistance of scholarships or military funding. She explained that reimbursements would be paid in increments 25% after six months of training, another 25% after one year, and the remaining 50% at two years of service. Chief Howell emphasized that the program was structured on percentages rather than fixed dollar amounts, as each academy varies in cost.

A motion was made by Councilman Pena to amend the policy for academy reimbursement program for the police department. Councilman Pena withdrew his motion.

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

Police Chief Jennifer Howell stated that if there is something specific on which the Council would like information, they should feel free to reach out to Chief Motley or herself.

<u>Consideration and possible action approving Resolution No. 2025-2958 Supporting the Negotiation and Execution of a New Brazosport Industrial Partnership Contract.</u>

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

<u>Consideration and possible action approving Resolution No. 2025-2959 Opiod Settlement Purdue/Sackler.</u>

A motion was made by Councilman Pena to approve Resolution No. 2025-2959 Opiod Settlement Purdue/Sackler, seconded by Councilman Matamoros with discussion that followed.

Interim City Attorney Chris Duncan explained that nationwide there are some opioid prescription drugs that people become addicted to and abuse, which cost a lot of money for Cities to manage, including law enforcement, medical care, EMS, and related expenses. He noted that there have been numerous lawsuits brought by different states. Specifically, the Texas Attorney General's office sued several manufacturers and distributors of these prescription medications. He explained that there have been past settlements where the Attorney General reached agreements with manufacturers, and the City would sign off to participate in those settlements. He stated that the City has already basically agreed to participate in all Attorney General settlements, but each one requires a separate resolution. This particular case is different because it involves the Sackler family. One aspect is a direct lawsuit brought by the Attorney General's office, and the other is a bankruptcy case against the Sackler family, from which the City would participate in the funds resulting from that bankruptcy. He concluded that by voting to pass this resolution, the Council would allow the Mayor and City Manager to sign the necessary documents to receive the settlement money that the Attorney General has settled for other Cities in the state.

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

The Council took a recess at 8:57 PM.

<u>Consideration and possible action approving Resolution No. 2025-2960 to approve Veolia proposed a temporary contract extension.</u>

The Council entered back from recess at 9:10PM.

A motion was made by Councilman Pena to approve Resolution No. 2025-2960 to approve Veolia proposed a temporary contract extension, seconded by Councilman Davis with discussion that followed.

Public Works Director Rudy Ragle presented information regarding the contract extension for the City of Freeport and Veolia. The contract was scheduled to expire on September 30, 2025. Due to the City's prior notice of termination, the contract is not automatically renewed for an additional ten years. This amendment provides for a three-month extension to allow additional time to negotiate either a new long-term agreement or a modified extension. The existing Veolia agreement has governed the City's water utility operations since 2015. As the expiration date approached, the City provided a notice of termination, preventing an automatic ten-year renewal. To ensure continuity of water utility services during ongoing negotiations, both parties agreed to extend the contract until December 31, 2025, with no changes to scope, rates, or other terms. The extension maintains uninterrupted water utility operations while protecting the City from a long-term commitment during negotiations. No changes to service scope, rates, or conditions are included in this amendment. The short-term extension provides flexibility for the City to finalize terms in the best interest of residents.

Councilman Matamoros raised concerns regarding Veolia's operations in Freeport. He noted reports from employees that Veolia was allegedly disposing of and illegally moving equipment, including a water skid and vehicles, to sites outside the area. Veolia Representative James Carter clarified that the only equipment moved was an older truck from a closed site in Oklahoma to a site in Mississippi and denied any knowledge of a water skid being removed. Councilman Matamoros was encouraged to verify the specific equipment in question with Public Works Director Rudy Ragle.

Mayor Cain inquired about the status of the contract extension and negotiations. Interim City Manager Dan Pennington explained that a draft contract had been prepared for review, including a two-and-a-half-year initial term with a 180-day notice, addressing concerns about contract length while allowing cancellation if necessary.

Councilman Pena asked about the preliminary negotiations for the Veolia contract extension and how the success level of compromise between the two parties would be measured. Interim City Manager Dan Pennington noted that initially, during the meeting about extending, Veolia was open to changing several things, which were incorporated into the contract. Councilman Pena expressed concern that over the past several months, particularly during the budget cycle, one of the larger problems has been accountability and supervision of Veolia's work. He emphasized the need for strong oversight by City staff to prevent errors and unexpected issues, ensuring compliance with the contract and job responsibilities. Councilman Pena stressed the importance of avoiding surprises that could lead to significant budget amendments or leave the City vulnerable. Mr. Pennington highlighted the value of Mr. Nick, who has experience working with Veolia and understands the processes, noting that his involvement has been instrumental in tightening the contract and ensuring accountability. Councilman Pena and Mr. Pennington discussed the Veolia contract extension and oversight measures.

Mayor Cain called the motion to a vote with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Matamoros voted "Nay".

<u>Consideration and possible action approval of Asphalt Overlay Project for Two Alleyways.</u>

Public Works Director Rudy Ragle presented the staff recommendation regarding two alleyway projects in Freeport. He stated that staff recommends approval of the lowest responsible quote of $28,800 to complete an asphalt overlay on two alleyways totaling approximately 1,200 square feet. He explained that the city had solicited quotes to resurface two alleyways that were in poor condition, flooding backyards and in need of immediate repair. Mr. Ragle noted that after reviewing multiple bids, the recommended contractor provided a competitive bid of $28,800 to overlay the asphalt. He said several alleyways throughout Freeport have deteriorated and required resurfacing to maintain safe access for residents, solid waste vehicles, and emergency response equipment. These two locations were prioritized based on condition and use.He added that staff obtained multiple quotes and reviewed them for scope, price, and contractor qualifications. The recommended contractor has prior experience with municipal work and a track record of timely completion. Mr. Ragle emphasized that work would be scheduled to minimize disruption to residents, with alleyways closed during construction and advance notice provided to adjacent property owners. He noted that weather conditions may impact the project timeline. Regarding financial impact, Mr. Ragle stated that the total cost of $28,800 equates to $2.40 per square foot of asphalt overlay, with funding provided from the Public Works Department Fund or an appropriate fund as determined by finance. He concluded that the Public Works Department has reviewed the quotes and recommends awarding the project to the lowest bidder, and he asked the Council to approve the asphalt overlay project for the two alleyways for a total not to exceed $28,800.

A motion was made by Councilman Matamoros to approve the Asphalt Overlay Project for Two Alleyways for a total not to exceed $28,800, seconded by Councilman Rossow with discussion that followed.

Councilman Pena discussed the possibility of leveraging the county overlay program, noting that while the City pays for materials and not labor, there might be a way to apply some of that funding to the two alleyway projects. Public Works Director Rudy Ragle acknowledged that county restrictions may limit which streets can be covered and that this year's county roads have already been addressed.

Councilman Rossow explained that the City has no control over the county, which sets its own priorities and limits work based on mileage. He said the City can submit areas for consideration, but the county typically completes projects in larger stretches and may not cover small segments. Interim City Manager Dan Pennington pointed out that the county paperwork lists four areas that could potentially receive attention, including alleyways. Councilman Davis noted that last year the county did cover at least one alley. Councilman Davis explained that the county was previously behind due to equipment issues but is now caught up with new machines. Councilman Rossow agreed that communicating the needs of senior citizens might help prioritize the work. Councilman Rossow said Councilman Davis needed to get on the ball and let those people know what the Council is asking for.

Mayor Cain called the motion to a vote with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Pena voted "Nay".

<u>Consideration and possible action approving Resolution No. 2025-2961 approving a Facility Use and Rental Policy.</u>

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

<u>Consideration and possible action approving Resolution No. 2025-2962 approving pool renovation and maintenance proposals- Freeport Recreation Center.</u>

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

<u>Consideration and possible action authorizing the Fire Chief to sign the 2025-26 Brazoria County Firefighter's Association Fire Protection Agreement with Brazoria County.</u>

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

<u>Consideration and possible action approving Resolution No. 2025-2963 to amend section 9.07, titled</u>

"Overtime/Compensatory Time", adding Section 9.07 A "Alternative to Overtime: Flextime".

A motion was made by Councilman Pena to table 5M, 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 Ordinance No. 2025-2746 proposed adjustments to the City of Freeport's Texas Municipal Retirement System (TMRS) plan to enhance recruitment and retention.

A motion was made by Councilman Pena to table 5N, seconded by Councilman Matamoros 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. 2025-2964 to adopt the City of Freeport Grants Management Policy.

Finance Director Ashlee Hurst stated that this item and the following actually go together. She explained that recently they were closing out or working on closing, which actually started back in June. At that time, they did not have legal, so they had been waiting on legal, which is why it is now time-sensitive. She noted that HUD is the provider of the grant for the sanitary sewer replacement grant, with GLO overseeing the grant. During a recent file review for the closeout, it was discovered that the City did not have a grant management policy. Some elements were tucked in the back of the purchasing policy, some in the financial policy, and some were missing altogether. It was GLO's recommendation to adopt this policy to have it on hand in case of a HUD audit. As it stands, the City would owe the grant funds back. Staff recommends adopting the resolution. Ms. Hurst added that this policy will continue to be ongoing and evolve into something broader for all grants but this gets what we need for this grant.

A motion was made by Councilman Matamoros to approve Resolution No. 2025-2964 as presented, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution No. 2025-2965 amending the Administration Services contract for the CDBG-MIT GLO Grant # 22-082-013-D213.

Finance Director Ashlee Hurst stated that the same thing applies to this item. She explained that during their file review, GLO noticed that the administrative contract written for this grant was missing two provisions that HUD requires. She emphasized that if HUD were to audit the City, they would owe back that grant funding. However, GLO recommended that they could fix this now to be in compliance. Ms. Hurst clarified that this is strictly their recommendation to bring the City grant-compliant for that contract. She noted that it does not change anything else with the contract and that the work for the grants has already been done.

A motion was made by Councilman Matamoros to approve Resolution No. 2025-2965 as presented, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action to adopt Ordinance No. 2025-2747 adopting the Fiscal Year 2025-2026 Budget.

Finance Director Ashlee Hurst presented the attached presentation titled "Exhibit A".

Mayor Cain said that the first discussion item was the Finance Project Account Module Cloud. He stated that this module is only available if the City moves to cloud hosting and staff has proposed $3,470 for this addition.

Councilman Davis asked Finance Director Ashlee Hurst if she had requested this, to which she replied, yes. He then asked how it would help her. Ms. Hurst explained that if the City were able to move to cloud hosting, she could then add this module. The module would allow her to set up projects in the system such as alleyway projects and tie all related expenses directly in the system. Currently, she is providing the

Council a manual Excel report. This requires her to run reports in the system and then manually re-enter those expenses into a spreadsheet. Ms. Hurst further explained that project accounting cannot be implemented unless the City is hosted on the cloud. She stated that she had spoken with the Incode software representative, who was able to offer a $9,000 discount over a three-year term. Councilman Pena asked how much time the system would save, to which Ms. Hurst replied, it would probably be pretty infinite, honestly. She noted that finance operations are managed solely by herself and Ms. Lily, and that the system would significantly reduce their manual workload while centralizing data. Additionally, Ms. Hurst stated that moving to the cloud would allow everyone in the City to have access to the financial system in real time. Council and department heads could view their own project dashboards, which would be especially useful during emergencies such as hurricanes when she may be working remotely. IT Director Toby Cohen added that cloud hosting would also save on server costs, allowing the City to downsize and save approximately $1,800 annually in server maintenance. The Council unanimously approved this item.

Finance Director Ashlee Hurst then addressed the budgeting software, OpenGov, which the Council had considered last year. She explained that OpenGov feeds real-time data from the financial system, eliminating the need for her to manually input information line by line. She said the Council, the City Manager, and department heads would each have dashboards to view KPIs, financials, and budget data in real time. The software would also allow direct communication between Council and departments on budget matters. Ms. Hurst emphasized that this software fits the City's transparency goals, is fully set up by the vendor, and includes training for department heads relieving a burden from her. She concluded by saying, she would love to be able to use this OpenGov. She thinks it fits the transparency strategy. Mayor Cain commented that it sounded a whole lot like the same program that they talked the Council into buying a couple years ago. Ms. Hurst responded that she believed some wires had been crossed. She clarified that OpenGov was demoed last year, but the system chosen at that time was the same price with half the capabilities. She added that Council had already seen the digital budget book, which she described as very finicky, particularly with formatting for financial schedules. Councilman Pena asked if this was a one-time amount. Ms. Hurst confirmed, explaining that the one-time cost was for implementation and training, while the annual fee of approximately $30,000 had already been authorized and would remain unchanged. She emphasized that this one-time cost would cover setup, department head training, Council training, and City Manager training. The Council unanimously approved this item.

Human Resource Director Donna Fisher presented the Texas HR certification program. She explained that this cost would cover certification for both herself and Ms. Genesis Martinez. The program is Texas municipal government specific, and if necessary, she was willing to cut the request in half to certify only Ms. Genesis, as Ms. Genesis needs the education to be prepared to step in when she eventually retires. Mayor Cain asked if she currently held this certification, to which Ms. Fisher responded that it is brand new, with the first class scheduled for November. That class filled almost immediately, but two more sessions are expected to open in the spring. Councilman Rossow asked if the certification was mandatory, and Councilman Davis noted it could not be, since Ms. Donna and Ms. Genesis is already working for the City. Interim City Manager Dan Pennington, who previously held a similar credential, stated that certifications like this are important because they professionalize a department, ensure personnel keep up with law changes and policies, and provide valuable training that is not readily available elsewhere. He emphasized that it was a relatively low cost for the professional development benefit gained. Ms. Fisher added that while she currently holds a SHRM (Society for Human Resource Management) certification, that is nationwide and not government-specific. This new certification is tailored to Texas local governments, and like most certifications, it is expected to include continuing education requirements, with conferences counting toward credits. She reiterated that the total $3,000 request would cover both herself and Ms. Genesis. Mayor Cain, Councilman Matamoros, and Councilman Rossow voiced support for the certification. Councilman Pena and Councilman Jarvis Davis expressed opposition and would only like this for one employee if there was a policy. Councilman Pena also asked if the City could be reimbursed should an employee leave after obtaining the certification. Mr. Pennington advised that a policy could be drafted to address that issue. Ms.

Fisher confirmed she could work on developing such a policy. The Council approved this item.

Finance Director Donna Fisher presented a request to engage a personnel policy consultant. She explained that the City's current personnel policy manual has become unwieldy, with sections that could be combined, some that may be obsolete, and others that need updating to ensure compliance with current laws. At present, policies are only being added or adjusted on an as-needed basis. Ms. Fisher proposed hiring a consultant to review the entire manual, streamline it, and return a concise version for Council review and approval. Ms. Fisher estimated the cost at approximately $3,000, based on quotes she had obtained from firms ranging between $2,000 and $5,000. She emphasized that she would not exceed $3,000 for the work. Mayor Cain discussed the estimate, noting concerns that such projects sometimes exceed the quoted price. Ms. Fisher reiterated that she would cap the cost at $3,000. Councilman Pena inquired whether certifications or training might help address the task internally. Ms. Fisher explained that while training could help somewhat, the main challenge was the time required to go through each policy in the manual, which spans 12 chapters with numerous individual policies. She clarified that a consultant would primarily consolidate and reorganize policies, not make major legal changes. Councilman Pena also discussed whether the City Attorney should review the manual instead. Interim City Attorney Chris Duncan noted that while he could review for compliance with laws, identifying best practices and reorganizing policies would fall outside his scope. Ms. Fisher emphasized that a consultant could ensure the manual followed current best practices while avoiding duplication and disorganization. The Council approved this item.

Finance Director Ashlee Hurst presented on the Freedom of Information Act (FOIA) information software. She explained that while she was asked to present the item, both Ms. Clarisa in Administration and the Police Department would benefit most from the program, as well as the public. The software would provide an online portal where citizens could submit information requests. Those requests would automatically route to the City Secretary, who could then direct them to the appropriate department, with legal counsel also integrated into the workflow. The system would track requests from start to finish, improving transparency and efficiency. The software carries a recurring annual fee of $10,314, along with a one-time setup fee of $1,007. The cost would be split evenly between the Administration and Police Department budgets, and both department heads had agreed to this arrangement. Ashlee noted that the software vendor had already provided a demonstration and that the City had expressed interest in the system previously. She emphasized that the software would modernize the City's records request process, ensure compliance, and allow the public easier access to submit and track their requests. While all expenses would come from the general fund, the split allocation between Administration and Police was agreed upon. The Council unanimously approved this item.

Finance Director Ashlee Hurst presented on behalf of the Building Department. She explained that an increase was requested in the advertising line item due to the rising costs of publishing legal notices. The Building Department is required to advertise for items such as plats, re-plats, and demolitions. She said Building Official Reginald Harris was requesting roughly an additional $3,000 for his budget this year. Councilman Pena inquired about the nature of the advertisements. Ms. Hurst clarified that these were legal notices required by state law to be published in a news publication. Councilman Pena discussed whether alternative advertising avenues such as social media could provide greater reach. While social media offer broader visibility, it was reiterated that state law mandates publication in a qualifying newspaper. Ms. Hurst confirmed that some local publications no longer meet the qualifications for these legal notices. Councilman Pena asked about the current advertising budget. Ms. Hurst reported that last year the Building Department budgeted $4,500 and was expected to spend about $6,000. The Council unanimously approved this item.

Police Chief Jennifer Howell presented a request to combine the Police Department and Code Enforcement budgets. Chief Howell emphasized that this request carried no cost and was purely a matter of housekeeping. She explained that, in past meetings, there had been some confusion regarding a related House Bill and whether it would permanently alter the department's budget structure. She clarified that the information provided previously was incorrect. The intent of the change was not to increase or decrease funding but simply to consolidate the two budgets into one for cleaner operations. Chief Howell noted that both departments currently operate out of the same building, and managing two separate budgets for shared resources such as office supplies, postage, and other small operational expenses had proven unnecessarily complicated. There was no dollar amount associated with this change, and it would not affect the overall budget. Mayor Cain and the Council agreed with the request to combine the Police Department and Code Enforcement budgets. The Council unanimously approved this item.

Police Chief Jennifer Howell presented a request for a 5.5% cost-of-living adjustment (COLA) increase for all Police Department staff, applied across the salary matrix. She explained that the higher percentage was requested because PD staff did not receive the COLA adjustment last year. Chief Howell emphasized that her priority was to advocate for her personnel, ensuring salaries remain competitive both for retention and recruitment purposes. She noted that recruitment and retention have been ongoing challenges and that increasing salaries was an important step in maintaining a strong workforce. Chief Howell further explained that this request aligned with broader efforts already underway to review and improve the department's pay structure, although that project would take additional time and likely be considered in the next budget year. Councilman Pena proposed increasing the adjustment slightly from 5.5% to 6% COLA in order to fully address the gap from the previous year. The Council unanimously approved a 6% COLA increase for Police Department staff.

Police Chief Jennifer Howell presented a request for an increase to the Police Department's overtime budget. She explained that she had originally requested $120,000 overall for overtime. In the current proposal, an additional $60,000 was included. Chief Howell noted that overtime costs for holiday coverage alone total approximately $134,900 annually. This expenditure immediately places the department in a deficit position at the beginning of each budget year. She emphasized that this figure does not account for other recurring overtime needs, such as training, beach patrol, court appearances, and special events. She explained that increasing the overtime allocation would provide a more accurate reflection of the department's operational demands and prevent starting each year with an underfunded line item. The Council approved this item.

Police Chief Jennifer Howell presented a request to update the Police Department's Microsoft Office software. She explained that the department is currently operating on outdated versions and that several state and federal agencies regulate the department's compliance standards. Specifically, the Criminal Justice Information System (CJIS) has mandated that the department update its Microsoft Office software in order to remain compliant. Chief Howell emphasized that this update is not optional, but a serious compliance requirement imposed by the state. The proposal would ensure that the Police Department remains in good standing with regulatory agencies and continues to meet mandated standards. The Council unanimously approved this item.

Police Chief Jennifer Howell presented a request to replace the Police Department's building cameras and video storage system. She explained that the current storage system has reached the end of its service life and can no longer reliably support the department's needs. Chief Howell noted that maintaining functional video surveillance is critical for both security and operational purposes. The proposal, originally brought forward by Detective Fernandez, addressed the need to replace outdated equipment to ensure reliable long-term storage and monitoring capabilities. She emphasized the importance of this investment for maintaining the integrity of police operations and safeguarding facilities. The Council unanimously approved this item.

Police Chief Jennifer Howell presented a request to relocate the Police Department's servers. She explained that the servers are currently housed in a closet being used as Detective Fernandez's office, which is not a secure area and places the department out of CJIS compliance. To address this, the proposal would relocate the servers to a secure room, identified as the 911 room, which already contains equipment and has adequate space. An additional mini-split unit would be installed to ensure proper temperature control. Chief Howell emphasized that compliance with CJIS standards requires servers to be placed behind secure, locked doors, and failure to meet this requirement could jeopardize the department's agency license. The estimated cost of the relocation is approximately $28,000, based on quotes obtained for budgeting purposes. The Council approved this item.

Police Chief Jennifer Howell reported that there are a number of chairs throughout the department that are broken. She explained that some have missing arms and others are unsafe, noting that if someone slightly leans back, they could do a double flip. The chairs do not raise or lower properly, and many have continued to break over the years without being replaced. She stated her concern for safety, saying she would like to replace the office chairs before someone gets seriously injured. Chief Howell confirmed that a report on the chairs had been obtained and that the department would replace as many chairs as possible with the available funds. She noted that some dispatch chairs are specially designed and set in place 24 hours a day, costing a couple of thousand dollars each, while the remainder of the chairs would be replaced with the remaining funds. She mentioned that high-end ergonomic chairs, often used by software developers, can cost $300–$500, but the chairs needed for the department can cost thousands due to medical considerations and constant use. Chief Howell explained that less expensive chairs would need frequent replacement and would not provide adequate support for staff sitting long hours. She clarified that the chairs in question are for office use, Monday through Friday, 8 to 5, and that the department is looking to replace approximately five chairs, including some in dispatch and on the sergeants' records side. Chief Howell confirmed that the chairs in dispatch are literally called dispatch chairs. She stated that replacing these chairs could help with staff retention. Chief Howell concluded by affirming that the department is ready to proceed with the replacements. The Council unanimously approved this item.

Police Chief Jennifer Howell reported on the department's vehicle replacements. She explained that although the original request showed five vehicles, there was a miscalculation, and the total should have been six vehicles, including patrol units. The proposal brought by Mr. Pennington was to allocate $350,000 for vehicle replacements, with the flexibility to purchase whatever combination of vehicles could be covered for that cost or less. Chief Howell confirmed that this $350,000 is a one-time expense and would not be added to the next year's general fund budget, as it is considered a capital project. Chief Howell clarified that other items such as office chairs, server relocation, Microsoft licenses, and storage are also one-time expenses, with only COLA and overtime being recurring items. She noted that the Police Department has maintained a vehicle replacement plan for several years, generally replacing three vehicles annually, sometimes including patrol, CID, administrative, or animal control vehicles, to manage maintenance costs effectively. Last year, no vehicles were received. Councilman Pena inquired why vehicles were not purchased last year, and Chief Howell explained the Council did not approve this. She identified the oldest fully equipped vehicles currently in the fleet as a 2016 patrol unit and a 2015 animal control vehicle. Mileage and engine hours are considered when evaluating the condition of the vehicles, especially since patrol vehicles accumulate significant idle time. Some newer vehicles include engine hour monitoring, which may be applied to future fleet management. Chief Howell emphasized the importance of maintaining the rotation to avoid excessive repair costs, noting that some older vehicles, such as 2016 and 2017 units, cost more to repair than their value. She highlighted that patrol units are equipped with full police packages, including graphics, cameras, radar, prisoner partitions, and lighting systems, whereas CID, Code, administrative and animal control vehicles are not fully package. Insurance covers the vehicles and add-ons, but depreciation is applied, which may prevent immediate replacement at full cost. She described the planned purchases for the current year, indicating that three fully outfitted patrol units are requested. Depending on the final approval and allocated funds, the department will decide whether to purchase Tahoes or F-150 trucks, with each fully outfitted vehicle costing around $105,000–$110,000. Chief Howell confirmed that final vehicle selection will return to the Council for approval. Regarding prior vehicle purchases, Chief Howell clarified that in 2022, 23 vehicles were purchased, some at better rates due to older model availability, and for the 2025–2026 budget, approximately 26 vehicles are planned for purchase to maintain the fleet rotation and replace outdated units efficiently. The Council approved this item.

Councilman Pena stated that he recommended placing the sign on bonuses and tuition reimbursement items for $50,000 each on the agenda for discussion at the October 6th meeting. He emphasized that they are not off the table and are certainly needed. He noted that any additions should be made via a budget amendment and in concert with the current resolution. Police Chief Jennifer Howell stated that she would like to go ahead and have these approved now so they can be used as recruiting measures. She noted that if the Council wants to alter the resolution or the policy, those are matters that can be worked out at the next meeting. She added that a number of cities are already recruiting at the police academy and, even though they have been there once, they want to return with a more aggressive approach to inform recruits about available opportunities. She emphasized the desire to implement more aggressive recruiting measures rather than delay further. When asked about the sign-on bonus and the number of officers being recruited, they stated the bonus is $5,000 and there are currently four openings, totaling $20,000, which would be limited to those funds on a first-come, first-served basis. Chief Howell credited Detective Fernandez for securing grants that offset expenses in various programs and noted that staffing positions had not been fully filled, which was part of regular accounting procedures. Interim City Manager Dan Pennington said the policies will be brought back to the Council with the stipulation that the employee is only eligible for one. The Council approved this item.

Police Chief Jennifer Howell stated that the tower and surge protector removal was allocated $30,000 and noted that the jail cameras were replaced for $5,000. She mentioned the beach buggy replacement, with a possible grant being explored, totaling $32,000, and discussed license plate reader (LPR) cameras, with a recurring cost of $63,000 and a one-time cost of $84,000, for which grant opportunities were also being considered. She clarified that other items, such as batteries and lower-priority equipment for the police department, were not proposed by staff and had not been earmarked as part of the $1.6 million council budget. The Council approved these items.

A motion was made by Councilman Matamoros to approve the Budget as presented, seconded by Councilman Rossow with all present and voting "Aye" 3-2. The Council approved the motion. Councilman Pena voted "Nay". Councilman Davis voted "Nay".

<u>Consideration and possible action to adopt Ordinance No. 2025-2748 establishing a Tax Rate for the 2025 Tax Year.</u>

A motion was made by Councilman Matamoros to set the maintenance and operation tax rate as $0.45127 per $100 property valuation, seconded by Mayor Cain with all present and voting "Aye" 4-0. Councilman Davis voted "Aye". Councilman Rossow voted "Aye" Councilman Matamoros voted "Aye". Mayor Cain voted "Aye". Councilman Pena was not present for this motion.

A motion was made by Councilman Matamoros to set the debt service tax rate as $0.062940 per $100 property valuation, seconded by Councilman Rossow with all present and voting "Aye" 4-0. Councilman Davis voted "Aye". Councilman Rossow voted "Aye" Councilman Matamoros voted "Aye". Mayor Cain voted "Aye". Councilman Pena was not present for this motion.

<u>First reading in consideration of approving Resolution No. 2025-2966 economic development projects to be enacted by the Freeport Economic Development Corporation.</u>

EDC Director Robert Johnson read Resolution No. 2025-2966 economic development projects to be enacted by the Freeport Economic Development Corporation.

<u>First reading and consideration of approving Resolution No. 2025-2967 an economic development agreement to be enacted by the Freeport Economic Development Corporation and Developer.</u>

EDC Director Robert Johnson read Resolution No. 2025-2967 an economic development agreement to be enacted by the Freeport Economic Development Corporation and Developer.

<u>Discussion and Possible Action – TIRZ Board Appointment</u>

Discussion and possible action regarding auditor assignment of City Council as the Board of Directors for the Tax Increment Reinvestment Zone (TIRZ) and consider proper designation.

Mayor Cain read the memo for the item summary, stating that the Council seeks to discuss and take action regarding the proper designation of the City Council as the board of directors for the Tax Increment Reinvestment Zone (TIRZ), in response to auditor findings and the need to formalize the structure. He explained that the City's auditor identified a board deficiency in the proper designation of the City Council as the board of directors for the TIRZ. Proper designation is necessary to ensure transparency, accountability, and compliance with financial reporting requirements under state law. Mayor Cain emphasized that this action is critical to maintain public trust and to advance the City's reinvestment and development goals within the TIRZ area. He noted that the absence of formal designation creates ambiguity about governance and may expose the City to compliance risks. Additionally, this correction allows the Council to take expedient action on the UTSA development plan, which has seen no formal movement in over a year since its completion. Mayor Cain stated that clarifying authority ensures the Council can connect swiftly on stalled or time-sensitive development priorities.

Shonda Marshall inquired about the selection process for the TIRZ board. She noted that for other City boards, applicants are required to fill out a volunteer application, and asked if the same requirement applied to the TIRZ board before selections were made. She questioned whether there had been a deadline or notice to make residents aware of the board vacancy. Ms. Marshall expressed her interest in serving on the TIRZ board, stating that she has returned to the City of Freeport as a resident and is committed to public service. She highlighted her relevant experience and wanted to ensure her interest was communicated to the Council. She also asked for clarification on the composition of the board, specifically whether a nine-member board would be appointed, including representatives from the college and the county.

A motion was made by Councilman Matamoros to deny the changing of the TIRZ board appointments, seconded by Mayor Cain with discussion that followed.

Mayor Cain asked legal counsel whether having the EDC serve as the TIRZ board, as it has since its inception, presented any legal issues. Interim City Attorney Chris Duncan confirmed that the City Council can appoint anyone to the board, and if they choose, the EDC can serve as the board while other participating organizations make their own determinations. He clarified that the EDC serving as the TIRZ board is legal. Finance Director Ashlee Hurst noted that in reviewing past audits, including the 2017 audit conducted prior to the formation of the TIRZ, no findings were identified. Interim City Manager Dan Pennington said that he did searches through the audits and did not reveal any formal audit findings against the board. He said the only issue noted was a misstatement in the audit identifying the TIRZ board as the City Council, which had been corrected via a letter. Mayor Cain emphasized that while the EDC administers the TIRZ board, ultimate oversight remains with the City Council. Any project or funding decision by the TIRZ must be approved by the Council before moving forward. Mr. Pennington noted that the TIRZ had approved pool renovations of approximately $170,000, which had been tabled at the current meeting but would appear again on the agenda for future consideration.

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

A motion was made by Mayor Cain to adjourn the meeting, seconded by Councilman Matamoros with all present and voting "Aye" 4-0. Mayor Cain adjourned the meeting at 12:52A.M. Councilman Pena was not present for the motion.

Work Session

Councilman Pena Ward A announcements and comments.

Councilman Davis Ward B announcements and comments.

Councilman Matamoros Ward C announcements and comments.

Councilman Rossow Ward D announcements and comments.

Mayor Jerry Cain announcements and comments.

City Manager announcements and comments.

Executive Session

Executive Session: Texas Government Code, Section 551.071 (Consultation with Attorney) 1.) Pending Litigation Ezell, Petty, Covarrubias, and Mireles.

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 Johson 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)

Reconvene into Open Session:

Take any action resulting from Executive Session.

Adjournment

Adjournment – Jerry Cain, Mayor

Jerry Cain

Jerry Cain, Mayor

Clarisa Fernandez, City Secretary

“Exhibit A”

CITY OF FREEPORT

FY2025-2026
UPDATED - PROPOSED BUDGET

1

Presentation prepared for 9/15/2025 meeting

Prepared by: Ashlee Hurst, CGFO
(979) 871-0112 – Office Line
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Monday – Friday 8a-5p – Office Hours

GENERAL FUND – OVERALL SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	Increase / (Decrease)
REVENUE TOTAL	$21,413,066	$21,458,191	$19,476,665	$22,006,573	$21,380,445	$1,903,780
EXPENDITURES TOTAL	16,975,659	18,617,038	18,788,140	16,513,753	19,608,753	$820,613
BEG. FUND BALANCE	5,503,901	6,933,321	7,970,334	7,970,334	12,901,489	4,931,155
REVENUE LESS EXPENDITURES	4,437,407	2,841,153	688,525	5,492,820	1,771,692	1,083,167
NET TRANSFERS	(2,998,189)	(1,804,141)	(561,665)	(561,665)	169,635	731,300
ENDING FUND BALANCE	6,933,321	7,970,334	8,097,194	12,901,489	14,842,816	6,745,622
90 DAY RESERVE	4,198,867	4,537,215	4,695,265	4,123,344	4,902,188	206,923
AVAILABLE FUND BALANCE	**$2,734,454**	**$3,433,119**	**3,401,929**	**8,778,145**	**9,940,628**	**6,538,699**

GENERAL FUND – REVENUE SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	Increase / (Decrease)
Industrial Districts	$8,954,728	$9,423,021	$9,389,300	$10,545,561	$10,475,000	$1,085,700
Property Tax	3,167,166	3,397,417	3,370,000	3,419,000	3,419,000	49,000
Sales Tax	2,471,744	2,649,294	2,450,000	2,495,000	2,680,000	230,000
Charges for Service	2,306,951	2,444,863	2,224,200	2,752,400	2,836,550	612,350
Franchise & Other Taxes	724,988	713,297	715,000	696,000	689,000	(26,000)
Intergovernmental	1,756,606	633,846	152,000	564,312	165,000	13,000
Fines & Forfeits	191,086	233,483	222,600	251,050	230,050	7,450
Miscellaneous Income	759,070	1,254,199	215,000	581,050	268,500	53,500
Lease Income	60,876	17,012	175,765	173,000	134,545	(41,220)
Investment Earnings	481,374	553,846	300,000	370,000	330,000	30,000
License and Permits	538,477	137,913	262,800	159,200	152,800	(110,000)
Revenue Total	**$21,413,066**	**$21,458,191**	**$19,476,665**	**$22,006,573**	**$21,380,445**	**$1,903,780**

GENERAL FUND – EXPENDITURE SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	Increase / (Decrease)
Administration	$2,398,690	$2,804,664	$2,091,359	$1,946,642	$2,133,450	42,091
Information Technology	521,163	416,857	493,358	396,550	307,450	(185,908)
Municipal Court	278,525	249,065	260,830	269,336	257,280	(3,550)
Police / Animal Control	4,949,804	5,864,196	6,086,942	5,174,378	6,477,095	390,153
Fire	1,498,388	1,503,133	1,717,303	1,455,931	1,806,076	78,773
EMS	909,426	993,214	1,152,227	1,048,371	1,280,560	128,333
Streets / Drainage	1,447,827	1,454,419	1,456,908	1,436,699	1,571,705	114,797
Service Center	202,594	464,614	214,666	196,041	221,240	6,574
Beach Maintenance	30,745	7,959	42,850	26,694	42,850	-
Garbage	747,174	763,915	775,000	747,000	755,000	(20,000)
Building / Permits	278,817	279,323	478,502	411,325	492,359	13,857
Code Enforcement	452,232	399,495	356,227	334,729	420,240	64,013

GENERAL FUND – EXPENDITURE SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	Increase / (Decrease)
Library	36,451	26,445	51,850	34,059	42,200	(9,650)
Parks	1,191,375	1,227,823	1,316,140	1,035,632	1,267,715	(48,425)
Recreation	350,601	329,216	525,869	349,686	488,381	(37,488)
Sr. Citizen's Commission	7,588	17,182	17,500	16,500	18,000	500
Golf Course	1,382,506	1,486,179	1,324,854	1,357,581	1,537,973	213,119
Historical Museum	292,785	211,006	343,230	262,899	334,419	(8,811)
Main Street	-	113,757	72,525	13,700	154,760	82,235
Emergency Mgmt	-	4,576	-	-	-	-
Expenditure Total	**$16,976,689**	**$18,617,038**	**$18,788,140**	**$16,513,753**	**$19,608,753**	**$820,613**

WATER/SEWER – OVERALL SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	Increase / (Decrease)
REVENUE TOTAL	$8,992,824	$10,502,689	$7,950,000	$10,502,975	$8,775,718	$825,718
EXPENDITURES TOTAL	7,578,353	7,505,561	7,846,078	10,161,042	7,984,679	138,601
BEG. FUND BALANCE	5,011,419	8,422,932	11,951,130	11,951,130	11,841,413	(106,717)
REVENUE LESS EXPENDITURES	1,414,471	2,997,128	103,922	341,933	791,039	687,117
NET TRANSFERS	(390,725)	531,070	(451,650)	(451,650)	(791,039)	339,389
ENDING FUND BALANCE	8,446,050	11,951,130	11,603,402	11,841,413	11,841,413	238,011
90 DAY RESERVE	2,315,002	2,451,425	2,589,206	2,404,002	2,549,801	(39,405)
AVAILABLE FUND BALANCE	**6,131,048**	**9,499,705**	**9,014,196**	**9,437,410**	**9,291,611**	**277,415**

WATER/SEWER – REVENUE SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	INCREASE / (DECREASE)
INTERGOVERNMENTAL	1,048,606	2,092,254	4,000	3,107,475	30,000	26,000
MISCELLANEOUS INCOME	1,936,879	14,600	127,000	147,400	147,500	20,500
BOND PROCEEDS	-	-	-	-	-	-
INVESTMENT EARNINGS	20,074	38,227	15,000	15,000	15,000	-
WATER & SEWER SERVICES	7,926,352	8,357,607	7,804,000	7,233,000	8,583,218	779,218
REVENUE TOTAL	**10,931,911**	**10,502,689**	**7,950,000**	**10,357,375**	**8,516,710**	**825,718**

WATER/SEWER – EXPENDITURE SUMMARY

	FY2022-2023 ACTUALS	FY2023-2024 ACTUALS	FY2024-2025 ADOPTED BUDGET	FY2024-2025 ESTIMATE	FY2025-2026 PROPOSED BUDGET	INCREASE / (DECREASE)
REVENUE TOTAL	**$10,931,911**	**$10,502,689**	**$7,950,000**	**$10,502,975**	**$8,775,718**	**$825,718**
SALARIES	100,584	120,943	204,932	121,610	181,880	(23,052)
BENEFITS	52,108	62,493	82,676	55,071	93,741	11,065
SUPPLIES	33,202	27,290	58,700	35,600	38,500	(20,200)
SERVICES	6,142,994	6,404,863	7,340,270	7,026,875	7,366,600	26,330
MAINTENANCE	58,587	100,096	115,000	15,100	14,000	(101,000)
SUNDRY	627,684	712,875	44,500	30,600	31,950	(12,550)
DEBT SERVICE	91,397	76,369	-	-	-	-
CAPITAL OUTLAY	-	633	-	2,876,186	258,008	258,008
TRANSFERS	390,725	(531,070)	451,650	451,650	791,039	337,189
EXPENDITURE TOTAL	**7,497,280**	**6,974,491**	**8,297,728**	**10,612,692**	**8,775,718**	**477,990**

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

Department	Description	Recurring Amount	One-time Amount	Proposed Items by Staff	Council Chosen Items	Notes
\dministration	Fin - Project account module cloud (only available if we move to cloud hosting)	$3,470		$3,470		
	Fin - Incode move to website hosting	$27,221		$27,221		
	Fin - Implementation OpenGov		$29,950	$29,950		
	HR - TMHR Certifications		$3,000	$3,000		
	HR - Personnel Policy Consultant		$3,000	$3,000		
	Just FOIA Public Info Software (cost split between Admin & PD)	$10,314	$1,007	$11,321		
Building	Advertising Line Increase	$3,000		$3,000		
formation Tech	No request					
Police/Code	Combine PD and Code budget	$0	$0			
	5.5% COLA	$175,000		$99,000		
	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		
	Sign on bonuses			$50,000		
	Tuition reimbursement			$50,000		
	Remove Tower and Surge Protection		$30,000			
	Replace Jail Cameras		$5,000			
	Beach Buggy Replacement (possible grant)		$32,000			
	LPR Cameras (possible grant)	$63,000	$84,250			

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

)epartment	Description	Recurring Amount	One-time Amount	Proposed Items by Staff	Council Chosen Items	Notes
Fire	Tire Replacement - Fire Engines		$13,000	$13,000		
	Training Overtime (Fire & EMS each; to correct	$24,000		$24,000		
	3 Firefighters/Medics (billable revenue of $168,000)	$258,800		$258,800		
	New Ambulance (Transfer a portion to fund this for 2027)	$4,000	$400,000	$200,000		
	Sign on bonuses			$50,000		
	Tuition reimbursement			$50,000		
	New Fire Engine	$10,000	$1,700,000			
	3 EMS Personnel	$212,080				
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		
ervice Center	No request					
Parks	Riverplace Exterior Metal Coating (TIRZ)		$30,000			
	Repair Playground Equipment (TIRZ)		$20,000			
	Border and mulch (playgrounds) (TIRZ)		$10,000			
reation Cente	Annual Pool Contract (TIRZ)		$10,000			
	Splash Pad Replacement (TIRZ)		$10,000			
	Rec Center Exterior Metal Coating (TIRZ)		$30,000			
Museum	Museum Staff Raises above COLA (divided between 2 staff)	$10,000		$6,000		
	Museum Manager Raise	$10,000		$6,000		
	Generator (TIRZ)		$14,000			
	Central Dehumidifer (TIRZ)		$5,000			
	Renovate Museum Storage Room		$15,000			
	Fire Suppression System		$45,000			
	Renovate Exhibit Hall		$25,000			
	Interactive Touch-Screen Displays		$10,000			
	Advertising	$9,000				
Main Street	No director and no request.					

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

epartment	Description	Recurring Amount	One-time Amount	Proposed Items by Staff	Council Chosen Items	Notes
	Annual Cart Path Repair	$10,000		$10,000		
Golf Course	Pump Station Platform (Future Project Within 2 Years)		$10,000			
Water/Sewer	No request					
	Total Non-Grant	**$949,885**	**$3,125,726**			
Grants						
Police	Cybersecurity Grant 20% Match	$21,605	$21,605	$21,605		
Fire						
	Total Grant	**$21,605**	**$21,605**			
uncil Requests						
Matamoros	Slaughter road generator	$0	$50,000	$50,000		Water / sewer funds
Pena	Additional splashpad	$0	$10,000	$20,000		
	Total Council Requets	**$0**	**$60,000**			
	Grand Total	**$971,490**	**$3,207,331**	**$1,514,886**	**$0**	

1,622,177.00	1,622,177.00	**Available resources**
107,290.88	1,622,177.00	**Remaining**

The below are possible options for any remaining funds:

- Contingency Fund for Street Repairs
- Contingency Fund for Vehicles
- Contingency Fund for Facilities - **$3mil transfer in 2025 funds for City Hall & Golf Course grants**

DISCUSSION