State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Tuesday, February 17, 2026 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:	Danielle M Kelly, DPA, City Manager Jennifer Howell, Police Chief/Assistant City Manager Chris Duncan, City Attorney Clarisa Fernandez, City Secretary Ashlee Hurst, Finance Director Toby Cohen, IT Director Maria Lopez, Main Street Coordinator Corey Brinkman, Police Captain Craig Graham, Police LT Juanita Cardozo, Police Detective Loretta Cady, Programs Coordinator	
Visitors:	David McGinty Linda Marshall Nicole Mireles Barbara Pearl Donna Hayes Con McCleester Diane McCleester Toni Torres	Pamela Dancy Melanie Oldham Kenneth Hayes Desiree Pearson Tom Pearson Thomas Koole Ron Bachman Margaret Bachman

Call to Order:

Call to Order - Jerry Cain, Mayor

Mayor Cain called the regularly scheduled meeting of the Freeport City Council to order at 6:00P.M. on February 17, 2026, 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.

Matters Subsequent to Posting.

City Manager Dr. Danielle Kelly provided a brief update regarding meeting protocols. She explained that public access to the dais area is no longer permitted. Individuals wishing to provide documents to the council must submit them to the city secretary for appropriate distribution. She noted that updated signage indicating restricted areas within the chamber has been posted. She emphasized these changes are to maintain a safe, professional, and efficient meeting environment.

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.

Pamela Dancy resides at 313 South Front Street. She expressed concern regarding an accounting discrepancy between Surfside and Freeport. She explained that it was initially believed Surfside owed Freeport approximately $400,000, but it was later discovered that Freeport actually owed money to Surfside. Ms. Dancy questioned how such an error occurred and whether other accounts are being examined to prevent similar issues in the future. She also mentioned an interaction with the Mayor's wife, who suggested she was misguided and on a particular side, clarifying her stance that she makes decisions based on principle and facts rather than personality. Ms. Dancy addressed personal matters, mentioning that Councilman Matamoros had lied about her carport, and despite her frustrations, she maintains forgiveness and principles, emphasizing everyone has flaws.

Barbara Pearl stated her support for the city's EMTs and Mayor Cain. She responded to derogatory remarks allegedly aimed at the Mayor, affirming his dedication and contribution to the community, mentioning his capability in raising children and understanding city matters. Ms. Pearl highlighted that judgment should be left to God, not individuals.

Nicole Mireles commended the Mayor and Council for their professionalism during a previous emergency meeting. She appreciated their behavior and recognized the challenges they faced. Announcing her candidacy for Ward C in the upcoming election, she expressed her enduring affection for Freeport. Having served on the council for four years before, she criticized the current divisive atmosphere and committed to maintaining her presence and contribution to the city.

Toni Torres, manager of Freeport Oaks Apartments, revisited the issue of excessive water bills at her 100-unit affordable housing complex. Despite earlier successful negotiations between the city attorney, the city manager, and their corporate office, a recent price hike pushed their monthly water bills back up to $20,000, equating to roughly $200 per apartment. She emphasized that, given their target demographic of low-income families and the elderly, such costs are unsustainable. Ms. Torres stressed the need for the city to review the situation to ensure affordable living conditions, reinforcing the importance of Freeport's growth and development in attracting residents.

Proclamations - Presentations and Updates

Presentation: Overview of the Freeport Main Street Program and its Role in Freeport - Maria Lopez, Main Street Coordinator

Main Street Coordinator Maria Lopez along with Main Street Board member James Wood presented the attached presentation titled "Exhibit A".

Upcoming Events -
Dinosaur George, Freeport Historical Museum, March 6 and 7, 10:00A.M.-4:00P.M.
Senior Citizens Egg-Stravaganza Prep Party, Freeport RiverPlace, March 16, 10:00A.M.-12:00P.M.
Move & Grove Downtown, Freeport Downtown, March 21, 7:30A.M.

City Manager Dr. Danielle Kelly gave updates on upcoming events.

Consent Agenda:

Action regarding Minutes, February 2, 2026 - Clarisa Fernandez, City Secretary

Action approving the Monthly Financial Report through January 31, 2026 - Ashlee Hurst, Finance Director

A motion was made by Councilman Matamoros to approve the Consent Agenda as presented, seconded by Councilman Rossow with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Pena voted "Nay".

Mayor Cain announced that agenda items 4I and 4J would be moved to the front of the agenda as there were guests present to answer questions.

The Regular Session closed at 6:28P.M. and the Council entered into the Executive Session.

Business

Consideration and possible action approving Resolution No. 2026-3033 adding Section 9.21 to the Personnel Policy Manual.

City Manager Dr. Danielle Kelly presented the proposed addition of Section 9.21 to the Personnel Policy Manual to establish a step-up pay for certified public safety employees temporarily assigned to perform duties of a higher classified position. The policy would provide compensation at two steps above their regular rate of pay, or a minimum of 5 percent for the duration of a temporary assignment.

Mayor Cain questioned the meaning of the short-term basis in the policy language, seeking further clarification on this aspect. He highlighted the need to have a defined understanding of the duration and conditions under which an employee could temporarily assume added responsibilities in a higher classification.

A motion was made by Councilman Pena to table this item (4A) until it is clarified, seconded by Mayor Cain with discussion that followed.

City Attorney Chris Duncan advised the council to consider that there is a specific provision in the Civil Service statute which covers this exact situation regarding temporary officers or emergency personnel filling higher classified positions. He suggested that this matter could be better addressed by the Civil Service Commission, which may have jurisdiction over these temporary assignments according to the existing Civil Service Code. Mr. Duncan also warned that if the council passed this policy, the Civil Service Commission could potentially override it. Consequently, this could lead to complications if the Civil Service Commission decided to implement their own guidelines, different from what the council proposed.

Mayor Cain called the motion to a vote 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. 2026-3034 adding Section 9.22 to the Personnel Policy Manual.

City Manager Dr. Danielle Kelly presented a similar policy for at-will employees, Section 9.22, which would apply to employees temporarily assigned to perform the full scope of responsibilities of a higher classified position for more than 30 days due to an extended absence or vacancy. The policy aimed to provide eligible employees with an increase in pay of up to 5 percent or the minimum of the salary range for the higher classified position, whichever was applicable, for the duration of the interim assignment. This was meant to ensure that the assignments, while temporary and not classified as official promotions, were compensated fairly without disrupting established promotion procedures.

A motion was made by Councilman Pena to table this item (4B), seconded by Councilman Davis with discussion that followed.

Councilman Pena expressed concern that the 30-day timeline might not be adequate to accommodate the realistic timeline required for recruiting and hiring replacements for higher positions. He questioned whether the proposed timetable might be too limiting if the actual process of finding a suitable replacement exceeded 30 days.

City Manager Dr. Danielle Kelly suggested adding language to the proposal clarifying that the interim pay arrangement would remain in place to say "assigned to perform the full scope of responsibilities of a higher classified position for 30 days or more while the city recruits for that position." She said this amendment provided a clearer framework ensuring that the employee covering the position would continue to receive appropriate compensation throughout the recruitment process until a permanent replacement was found.

Councilman Pena withdrew his motion to table this item.

Councilman Davis withdrew his second.

A motion was made by Councilman Pena to approve Resolution No. 2026-3034 adding Section 9.22 to the Personnel Policy Manual with the contingent of the change by Dr. Kelly, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action to authorize the establishment and recruitment of an Assistant City Manager position.

City Manager Dr. Danielle Kelly requested authorization to establish an Assistant City Manager position to strengthen executive leadership capacity and support implementation of city council priorities. She emphasized that the position would provide senior-level management support, enhance cross-departmental coordination, and ensure continuity of leadership during periods of operational complexity or during the absence of the city manager.

A motion was made by Councilman Pena to table this item (4C). Motion died due to a lack of a second.

A motion was made by Councilman Matamoros to authorize the establishment and recruitment of an assistant city manager position as presented, seconded by Councilman Davis with discussion that followed.

Councilman Pena questioned the necessity and cost of the position proposed at $155,000 for a city Freeport's size, suggesting a lower-level administrative position might suffice at a fraction of the cost. He noted that neighboring cities of similar size do not have assistant city managers.

City Manager Dr. Danielle Kelly explained that her current span of control was about 13 people, while ideal management would be 5-7 direct reports. She noted the significant workload and suggested that if council preferred, they could consider dual-hatting another position like Public Works Director as Assistant City

Manager to save money.

Mayor Cain noted that Freeport previously had an assistant city manager under City Manager Jeff Pynes, and reminded council that Freeport is unique among cities its size in having civil service requirements.

Councilman Davis supported the position, stating that qualified people are needed to help guide and move the city forward.

Councilman Matamoros expressed confidence in City Manager Dr. Danielle Kelly's judgment to find the right person for the team.

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".

Consideration and possible action approving Resolution No. 2026-3035 to approve Veolia temporary contract extension.

City Manager Dr. Danielle Kelly explained that the contract with Veolia for operations, maintenance, and management of the city's water utility was scheduled to expire on September 30, 2025, but had been extended to December 31, 2025, with an additional two-month extension approved in December. This amendment would provide a one-month extension to allow additional time to negotiate a new long-term agreement. She noted they were very close to finalizing the agreement and just needed to complete the final exhibits.

A motion was made by Councilman Pena to approve Resolution No. 2026-3035 to approve Veolia temporary contract extension, seconded by Councilman Davis with discussion that followed.

Councilman Matamoros expressed strong opposition to the contract extension, stating it was a bad contract for the city, noting that over $14 million had been spent over the past four years with little to show for it. He referenced past issues, including a non-functioning fire hydrant that contributed to a house fire.

Mayor Cain acknowledged the concerns but noted that mid-February was not the time to stop the progress that had been made in negotiations, expressing hope that the new contract would include stronger protections for the city.

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".

Consideration and possible action to approve necessary generator utility upgrades at City Hall and the Service Center.

Finance Director Ashlee Hurst presented the need for electrical and utility modifications at both City Hall and the Service Center to allow for the installation of TDEM grant-funded generators. These upgrades were not identified when the original budget was adopted. McDonald Municipal and Industrial submitted the lowest responsible quote at $23,465.

A motion was made by Councilman Matamoros to approve necessary generator utility upgrades at City Hall and the Service Center as presented for an amount not to exceed $23,465, seconded by Councilman Rossow with discussion that followed.

Councilman Pena asked about the grant amount and total project cost. Finance Director Ashlee Hurst did not have the exact grant amount but confirmed these costs would be the city's responsibility. She also confirmed that the generators would be installed at the West Second Street building (City Hall) and the Service Center, not at the Avenue H building which the city rents.

Mayor Cain noted that the grant specified exactly where the generators must be placed, limiting the city's options.

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

Consideration and possible action to approve a retainer agreement with Chase Consulting Solutions for grant writing services.

Finance Director Ashlee Hurst presented a proposal for a 12-month retainer agreement with Chase Consulting Solutions for grant writing services. The firm would prepare and submit a total of nine grant applications, including four foundation grants, two state or local grants, and three federal grant applications. The cost would be $6,916.67 per month for 12 months.

A motion was made by Councilman Davis to approve a retainer agreement with Chase Consulting Solutions for grant writing services, seconded by Councilman Rossow with discussion that followed.

Councilman Pena asked whether other grant companies that work on a percentage-of-success basis were considered. Finance Director Ashlee Hurst explained that Chase Consulting is highly rated and had already begun working with the city in September, creating a spreadsheet of identified grants that would be good matches for Freeport. The working relationship was paused during the transition from City Manager Pennington to City Manager Dr. Danielle Kelly.

Finance Director Ashlee Hurst emphasized that the firm would coordinate closely with city staff on priorities, including aging infrastructure, city facilities, the fire engine, the municipal golf course, Main Street program, and museum. Ms. Hurst reported that the Recreation Center is currently being used for basketball games. However, there is no designated seating available for parents. She explained that due to the way the building was constructed, being built up close to the fence, there are limitations on available space, creating challenges in identifying a suitable area for seating. Ms. Hurst stated that this has been identified as a priority item and has been included on the onboarding list for areas of interest in pursuing grant funding.

Councilman Matamoros discussed the importance of pursuing grant funding at both the federal and state levels. He stated that the City should reach out to its representatives, including Congressman Weber at the federal level and State Representative Vasut, to request letters of recommendation in support of grant applications to help make them more competitive. He shared that Congressman Weber recently held a town hall meeting at Phillips, where he introduced himself and explained his role with the City. He noted that Congressman Weber stated he had not previously heard from the City of Freeport regarding grant opportunities and expressed his willingness to provide letters of recommendation. Congressman Weber also provided contact information for himself and his Chief of Staff. Councilman Matamoros inquired whether the City would actively pursue obtaining such letters of support. In response, it was stated that the City is willing to take necessary steps to strengthen grant applications and that this approach had previously been discussed, with notes made to pursue letters of recommendation for applicable grant submissions.

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

Consideration and possible action approving Ordinance No. 2026-2761 to authorize Budget Amendment #2 for FY2025-2026.

Finance Director Ashlee Hurst presented the second budget amendment for fiscal year 2025-2026, which addressed adjustments across multiple funds to reflect operational needs, project expenditures, and previously approved initiatives. Ms. Hurst presented proposed budget amendments and outlined the related fund adjustments. For the General Fund, adjustments included allocations for the Assistant City Manager salary and associated benefits; a retainer agreement for grant writing services; City desk phone expense; Christmas on Main decor costs; a traffic study to be conducted by Kimley Horn; installation of solar stop signs; legal fees associated with the startup of civil service; conference expenses related to civil service; office supplies for civil service startup operations; a City Manager education pay variance; a City Manager cell phone allowance variance; and the EDC road overlay project payment and related expenditures. Ms. Hurst clarified that the listed items are funded within the General Fund and are being formally appropriated through the proposed amendment to ensure accurate budget alignment and transparency. She stated that the amendment includes the pool project appropriation and related expenditures within the TIRZ Fund. Ms. Hurst further explained that within the Court Security Fund, the amendment reflects security upgrades for the Municipal Court, funded by legally restricted court security revenues. Within the Water and Sewer Fund, the amendment includes the EDC water valve project payment and its associated expenditures. Finally, within the Facilities and Grounds Fund, the amendment provides for the golf course bathroom remodel, generator upgrades, and the related transfer-in-line item.

Mayor Cain asked Finance Director Ashlee Hurst to confirm whether she was comfortable with the proposed budget amendments. Ms. Hurst responded that she was in agreement with the amendments. She stated that she, Mr. Duncan, and Dr. Kelly had been working diligently over the past month to prepare and present the amendments to Council for consideration.

A motion was made by Councilman Matamoros to approve Ordinance No. 2026-2761 to authorize Budget Amendment #2 for FY2025-2026 as presented, seconded by Councilman Rossow with discussion that followed.

Councilman Pena asked various clarifying questions about specific budget items, including the Assistant City Manager salary calculation, which accounted for being a mid-year hire, resulting in $120,000 for the remainder of this fiscal year. He requested details on Christmas on Main decor costs and sought confirmation that the city's portion was separate from the EDC's contribution towards the Christmas tree. Further, he inquired about the EDC road overlay project payment and its relation to the city's funding and execution responsibilities. In response, Finance Director Ashlee Hurst confirmed that the EDC had already paid the city, necessitating the appropriation of both the payment and expenditure within Freeport's budget for full transparency and legal compliance.

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

Consideration and possible action regarding Freeport Police Department Jail Renovation Proposals.

Police Chief Jennifer Howell recommended rejecting all bid proposals received for the jail renovation project. She explained that the project had been opened last year and extended because they had only received one bid initially. After using the new Planet Bids program to expand their reach, they received two additional bids, but all three bids were significantly over budget. She requested that council reject all bids so they could create a more streamlined proposal and rebid the project.

A motion was made by Councilman Pena to approve the rejection of the proposals, seconded by Mayor Cain with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution No. 2026-3036 for an EDC Settlement Agreement.

The Executive Session ended at 7:09P.M. and the Council went back into Regular Session.

EDC Director Robert Johnson introduced the settlement agreement with GLNL Holdings during the city council meeting. He stated that the EDC board had unanimously approved the proposal, describing it as a win-win situation that would allow for the completion of the original project along North Avenue M, which includes the construction of new houses and street improvements. Mr. Johnson emphasized the collaboration and mediation steps that had been undertaken to arrive at this resolution.

Herman Torres of GLNL Holdings provided background as the managing member and one of the lenders for the North Avenue M housing project. Mr. Torres explained they had been left holding the bag after the houses were not built for various reasons. He detailed that their efforts over the past years consisted of working rigorously with the EDC, conducting personal meetings, Zoom meetings, and negotiating through mediation with the help of Judge Patt Sebesta, who was appointed by Judge Gilbert to assist in resolving the matter starting in August 2024.

Judge Patt Sebesta described the mediation process, noting that all parties worked together in good faith to avoid the risks associated with going to trial. He emphasized that the settlement agreement was a fair solution that acknowledged the potential litigation risks on both sides and ultimately benefited the City of Freeport. Judge Sebesta mentioned that all parties signed a waiver of confidentiality, which allowed for him to speak openly at the council meeting regarding the mediation process. He emphasized that the settlement agreement reached was thoughtfully designed to reflect a fair resolution, one that carefully considered the litigation risks on both sides whilst aiming to bring tangible benefits to the City of Freeport. Judge Sebesta stressed that the negotiating parties exhibited good faith throughout the mediation, which he attributed as a key factor in arriving at a mutual agreement.

Mayor Cain and the Council identified the following items for revision and clarification within the agreement: clarification regarding the installation and specifications of curbs, section 1-4A of the contract was identified as an error and requires correction, drainage provisions need to be clearly addressed in the agreement, street lighting responsibilities and specifications must be defined, clarification of the timing of payment by all entities, including confirmation of the 50% / 25% / 25% cost allocation, the agreement must clearly state that GLNL will pay for Avenue M in full, consequences for non-performance must be defined, and ownership provisions require revision, sections 4B and 4C – "completion of the development" must be clearly defined, either by referencing the original agreement or incorporating a defined scope of work, the agreement must specify that road construction will occur prior to the commencement of home construction, proof of financing must be provided, a development deposit for engineering drawings must be addressed, clarification is needed whether this constitutes the same project previously approved or a new project.

Mayor Cain acknowledged the Council wanted new housing in Freeport but needed to ensure the agreement protected the city's interests.

The council agreed that Mr. Torres could wrap the houses already under construction to protect them from weather damage, ensuring continued progress while discussions were underway.

A motion was made by Mayor Cain to table this item (4I), seconded by Councilman Matamoros with all present and voting "Aye" 5-0. The Council unanimously approved the motion to table this item.

Consider invoices from Olson & Olson.

City Attorney Chris Duncan explained that the city had received invoices from Olson & Olson for work performed in December 2025, despite the firm having been terminated as the city's legal representation back in June. There was no authorization for them to perform these tasks, and he recommended the council vote to deny paying the invoices.

A motion was made by Councilman Pena to not pay Olson and Olson for those services that were outside the contract agreement, seconded by Councilman Davis with discussion that followed.

Councilman Davis asked if there had been an understanding that Olson & Olson would continue to handle certain matters until new counsel was found. City Attorney Chris Duncan clarified that by August, when he was hired as interim counsel, the city had notified Olson & Olson that they should not perform any further services. The specific charges were related to open records requests that had been sent to the Attorney General's office in the summer. When the AG's office sent opinions back to Olson & Olson who had originally submitted the requests, the firm should have simply forwarded them to the city rather than reviewing them, analyzing them, and sending correspondence to third parties while claiming to be the city's attorneys.

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

Consider approving payment for civil service attorney specialist.

City Attorney Chris Duncan explained that the Civil Service Commission needed specialized legal expertise. He proposed contracting with Ms. Ganaway, a recognized specialist in civil service law who had previously assisted the City of Alvin with establishing their civil service commission. She would bill at a rate of $340 per hour, though Mr. Duncan assured council they would be judicious in using her services.

A motion was made by Councilman Davis to approve payment for civil service attorney specialist, seconded by Councilman Rossow with discussion that followed.

Councilman Matamoros questioned why the city did not issue a Request for Qualifications (RFQ) for this service as it does for other professional services. City Attorney Chris Duncan explained that the city charter gives the city attorney authority to choose attorneys to provide services, similar to how Olson & Olson had multiple attorneys in their firm.

Councilman Davis acknowledged that while the rate was high, the specialized nature of civil service law required expertise, especially with the city transitioning to new rules under the union arrangement.

Mayor Cain called the motion to a vote with all present and voting "Aye" 3-1. The Council approved the motion. Councilman Matamoros voted "Nay". Councilman Pena was not present for the motion.

Discuss and take possible action to recommend a change of legal counsel to the Freeport Economic Development Corporation.

Councilman Pena stated that he placed this item on the agenda due to issues with Olson & Olson's representation of the EDC during litigation, as well as other problems the city had experienced with the firm. He noted that Olson & Olson was terminated from representing the city in June 2025 due to what he described as documented misinformation, documented cover-ups, documented lies by a unanimous vote. He criticized the poor communication and high billing from the firm. He elaborated on specific instances that contributed to the council's decision to terminate Olson & Olson. He mentioned that when the Freeport Police Chief was suspended, the Council repeatedly asked Olson & Olson for evidence and justification, but received no answers, which he described as a cover-up. He highlighted that this lack of transparency and communication made it difficult for the council to fulfill their responsibilities. Councilman Pena also argued that the law firm's approach to handling city issues tended to lead to inflated legal bills, demonstrating a focus on prolonging legal processes rather than resolving them efficiently for the city's benefit.

Councilman Matamoros expressed his opposition to the recommendation of a change in legal counsel for the Freeport Economic Development Corporation. He highlighted that the individuals on the EDC board were qualified and had conducted an extensive search to select a law firm that would support the board's needs effectively. Councilman Matamoros suggested that this item brought by Councilman Pena might be driven by personal grievances, stating his view that it was another vendetta because someone does not like someone else. He emphasized the professionalism and competence of Olson & Olson, underscoring that their selection was based on a diligent and thorough process. This selection process involved reviewing a pool of prospective firms, during which Olson & Olson stood out as one of the most qualified to handle the EDC's legal affairs. Councilman Matamoros further argued that the notion of changing legal counsel as proposed by Councilman Pena was an unnecessary waste of time, considering the EDC's current representation was already suitable. He advocated for relying on the judgment and independent thinking of the EDC board members to continue doing good work for the city.

A motion was made by Councilman Pena that the City of Freeport advise the EDC to terminate and seek a new law firm to represent the City's EDC, because make no mistake about it, the EDC's money is the taxpayer's money. Motion died due to a lack of a second.

Mayor Cain stated that when the council fired Olson & Olson, it was due to a specific individual, not the entire organization. He noted that the EDC is its own board that can make its own decisions, similar to how the EDC had retained Chris Duncan as their attorney for some time after the city council had dismissed him.

EDC Director Robert Johnson emphasized that the EDC had not been deliberately stonewalling information but was bound by confidentiality agreements during mediation, which Judge Sebesta had confirmed.

Work Session

Councilman Pena Ward A announcements and comments.

Councilman Pena thanked all attendees and those watching online. He acknowledged the security enhancements made to the Council chambers, including new cameras and a repositioned podium, crediting City Manager Dr. Danielle Kelly and Police Chief Jennifer Howell for acting quickly following a recent incident. He expressed concern about ongoing hostility at meetings and emphasized the importance of the Council's oath to uphold the City Charter. Councilman Pena addressed the status of the recall effort against Mayor Cain, clarifying that despite the petition not meeting the signature threshold at the last meeting, the process was ongoing. He emphasized that the Charter must be followed and that no council member should act outside of its bounds. He noted the upcoming May election, identifying candidates in Ward A Manning Rollerson, Melanie Oldham, and Larry McDonald and Ward C Nicole Mireles and a new resident Mr. Peoples. Councilman Pena also referenced issues related to hotel occupancy taxes and a matter involving the Texas Workforce Commission and Lance Petty. He closed by expressing optimism about Freeport's investment potential and encouraging residential development.

Councilman Davis Ward B announcements and comments.

Councilman Davis proposed holding a meeting focused on establishing a vision and goals for Freeport's development. He suggested each council member develop three key priorities they want to achieve, emphasizing that Freeport has great potential but needs a clear direction. He noted that the Main Street presentation demonstrated the type of planning that could help Freeport grow, and stressed the importance of capitalizing on Freeport's waterfront, downtown, and beach.

Mayor Cain suggested waiting until after the May election to include new council members in the visioning process.

Councilman Matamoros Ward C announcements and comments.

Councilman Matamoros announced he would not be seeking reelection, citing the need to prioritize his family and career. He asked City Manager Dr. Danielle Kelly to have Public Works address standing water in a ditch near Avenue G and Yellowstone that was becoming a mosquito breeding ground. He also requested that code enforcement address vehicles that remain stationary for extended periods throughout his ward. Councilman Matamoros responded to earlier criticisms from a resident regarding a carport issue. He stated that he had not lied about the carport being on city property. He presented emails he had received that suggested coordinated efforts to attack him and other officials at council meetings. He defended his record on the council, highlighting his work on public-private partnerships that rehabilitated three neighborhood parks. He stated these accomplishments demonstrate his commitment to tangible improvements in Freeport, contrasting the unfounded allegations leveled against him.

Councilman Rossow Ward D announcements and comments.

Councilman Rossow shared information about the Gulf Coast Transit District's microtransit service, which provides door-to-door transportation services for residents. The service can be scheduled via an app or by calling 1-800-266-2320, with as little as 30 minutes' notice. He emphasized this was a valuable resource for seniors, people with disabilities, and anyone needing transportation. He also reported that the Senior Citizen Board was active with new members and holding well-attended events at River Place, particularly bingo games which drew up to 120 participants. Additionally, he mentioned his role as liaison to TML (Texas Municipal League) and an upcoming meeting on February 20th.

Mayor Jerry Cain announcements and comments.

Mayor Cain thanked everyone for attending the meeting and reminded citizens that early voting had started. He noted improvements in the city, including the stoplight on Second Street which no longer has excessive delays and the new flashing red light stop sign on Fourth Street. He also shared about his daughter correcting him after the previous council meeting when he had referred to her as 7 years old instead of her actual age of 9.

City Manager announcements and comments.

City Manager Dr. Danielle Kelly had no announcements or comments.

Executive Session

The Regular Session closed at 6:28P.M. and the Council entered into the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

The Executive Session ended at 7:09P.M. and the Council went back into Regular Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Councilman Davis to adjourn, seconded by Councilman Matamoros with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 10:27P.M.

Jerry Cain, Mayor

Clarisa Fernandez City Secretary

MAIN STREET FREEPORT

MAIN STREET
FREEPORT

OVERVIEW OF THE MAIN STREET PROGRAM AND ITS ROLE IN FREEPORT

PRESENTED BY:
MAIN STREET FREEPORT

"EXHIBIT A"


Main St.

- A NATIONALLY RECOGNIZED **ECONOMIC DEVELOPMENT** MODEL
- FOCUSED ON **HISTORIC DOWNTOWNS**
- **DATA-DRIVEN** AND **LONG-TERM**
- BUILDS ON EXISTING **COMMUNITY ASSETS**

WHAT IS MAIN STREET?

HISTORIC PRESERVATION
DOWNTOWN REVITALIZATION

THE MAIN STREET UMBRELLA

MAIN STREET AMERICA®
2025 Accredited

NATIONAL
MAIN STREET
AMERICA

TEXAS HISTORICAL COMMISSION
MAIN STREET

STATE COORDINATING
PROGRAM

MAIN STREET
FREEPORT

LOCAL PROGRAM

WHAT IS NOT MAIN STREET

- NOT JUST EVENTS
- NOT JUST MARKETING
- NOT A SHORT-TERM PROJECT
- NOT A ONE-PERSON EFFORT

MAIN STREET
FREEPORT

Events are one tool but not the purpose of the program...

Here's why...

THE 4-POINT APPROACH

MAIN STREET AMERICA FRAMEWORK

1. **ECONOMIC VITALITY-** BUSINESSES, BUILDINGS, INVESTMENT
2. **DESIGN-**HISTORIC PRESERVATION, WALKABILITY, APPEARANCE
3. **PROMOTION**-TOURISM, BRANDING, COMMUNITY PRIDE
4. **ORGANIZATION**-PARTNERSHIPS, VOLUNTEERS, COORDINATION

WHY MAIN STREET MATTERS

- ENCOURAGES **REINVESTMENT** IN EXISTING BUILDINGS
- SUPPORTS **SMALL** AND LOCAL **BUSINESSES**
- INCREASES **DOWNTOWN OCCUPANCY**
- PRESERVES COMMUNITY **IDENTITY**
- ENHANCES **TOURISM** AND **QUALITY** OF LIFE

DOWNTOWNS OFFER ONE OF THE HIGHEST RETURNS ON PUBLIC INVESTMENT

REINVESTMENT
2025 FREEPORT

- PUBLIC/PRIVATE: $357,785
- PUBLIC: $16,912

FREEPORT MAIN STREET ANNUAL REPORT

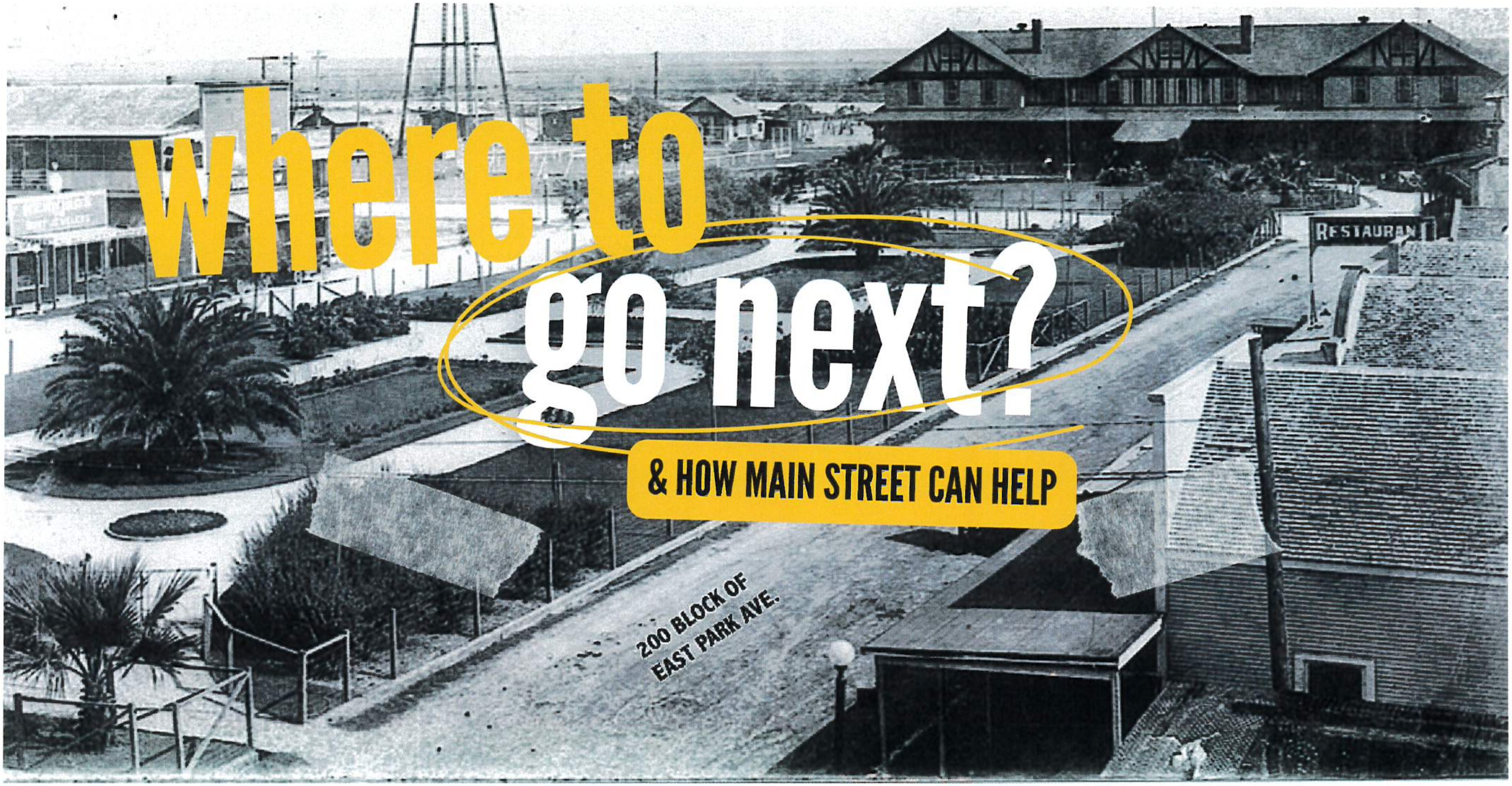
A NEW RESTAURANT COMING SOON...

EXAMPLES OF SUCCESSFUL MAIN STREET CITIES

NACOGDOCHES, TX

GEORGETOWN, TX

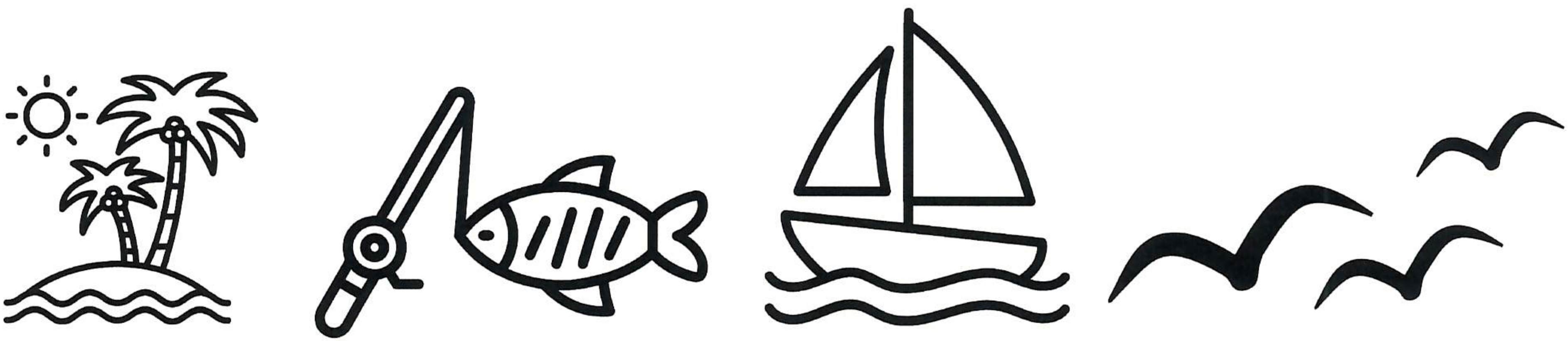
DENISON, TX



CITY PARK IN FREEPORT, TEXAS ca1918. FIRST SMALL BUILDING ON THE LEFT WITH SIGN IS HENNING'S JEWERLY. THE SIGN SAYS HENNING'S THE BEST JEWELERS. THE BRAZOS RIVER RUNS BEHIND THE WATER TOWER & THE TARPON INN

The City of FREEPORT

CITY ASSETS



HISTORIC DOWNTOWN

A COASTAL CITY

WATER-BASED RECREATION

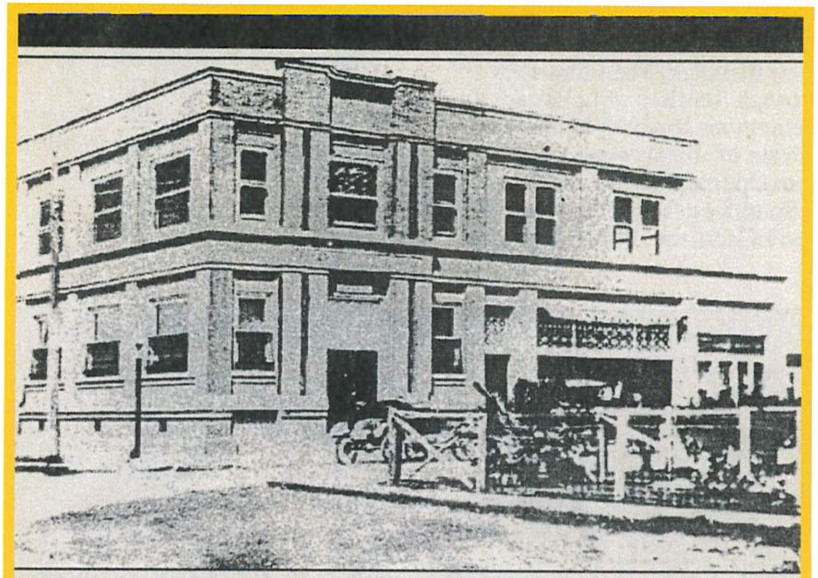
FREEPORT HISTORICAL MUSEUM

Congratulations! FREEPORT A Tourism Friendly Texas Certified Community

TOURISM FRIENDLY TEXAS

TravelTexas.com #LetsTexas

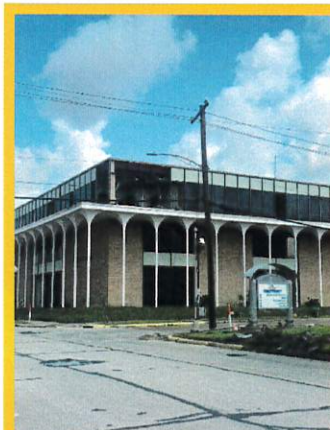
FREEPORT MAIN STREET

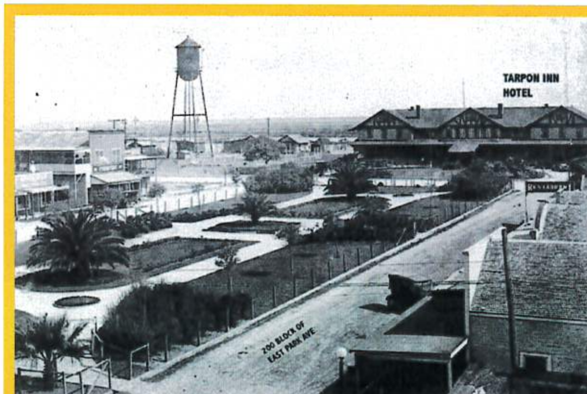


FREEPORT, 1912: The bank building on Park Avenue was also home to offices of the Freeport Sulphur Company, which were on the second floor.

HISTORIC PRESERVATION

THE 100 BLOCK OF WEST BROAD STREET IN FREEPORT TEXAS. 1920s





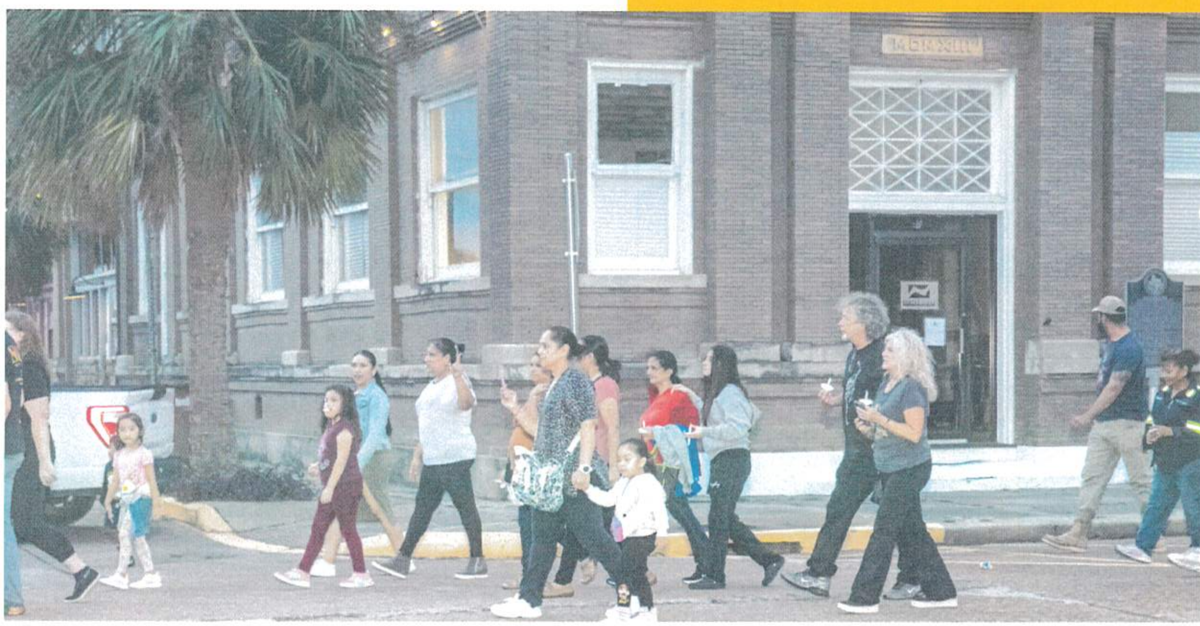
CITY PARK IN FREEPORT, TEXAS ca1918. FIRST SMALL BUILDING ON THE LEFT WITH SIGN IS HENNING'S JEWERLY.
THE SIGN SAYS HENNING'S THE BEST JEWELERS. THE BRAZOS RIVER RUNS BEHIND THE WATER TOWER & THE TARPON INN

"A SENSE OF PLACE"

PHOTOGRAPHER ANCHOR PRODUCTIONS

Historic Preservation

THANK YOU



Freeport Main Street

Downtown Revitalization