

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, June 15, 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 Larry McDonald
Councilman Jarvis Davis
Councilwoman Nicolasa Mireles
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
Chris Motley, Fire Chief
Loretta Caddy, Museum Manager
Maria Lopez, Main Street Coordinator
John Perez, Interim Public Works Director
Nick Meeks, Utility Manager

Visitors: David McGinty
Edith Fischer
Sandra Shaw
Melanie Oldham
Kenneth Hayes
Linda Marshall
Troy Rivers
Vanessa Warrick
Diana Parker
Con McCleester
Diane McCleester
Manning Rollerson
Thomas Koole
Carol Parker
Mark Parker

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 June 15, 2026, declaring that 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 noted that an updated agenda item 3B memo had been distributed,

clarifying the street closures included in the consent agenda.

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.

Carol Parker resides at 76 Dolphin Lane. She addressed the council to report on a senior citizens event held that day honoring the 250th anniversary of the nation, during which veterans spoke and a presentation on Texas history was given. She announced that the next senior citizen's event would be a Bingo night on Monday, July 20th, sponsored by Arlan's Market for food, with all activities free to the public.

Troy Rivers addressed the council regarding a previously validated recall petition that the council voted not to certify. He directed his remarks specifically to the two newer council members, stating that while they were not part of the original vote, they now held the authority to help correct the wrong. He urged them to place the petition back on the agenda, get their vote on the record, and certify the petition to allow the people to vote. He stated that democracy does not start in Washington DC, and it starts right here in this room and declared the matter was about trust between citizens and their elected officials.

Manning Rollerson addressed the council on the subject of industrial accountability, specifically referencing Freeport LNG. He reported that he, along with Melanie Oldham of Better Brazoria and Gwen Jones of Climate Conversation, had traveled to Japan to deliver a demand letter to the Japanese government regarding the Freeport LNG explosion, and that they had received confirmation that their request for an investigation had been accepted. He expressed frustration that city officials had not sought accountability from the industries operating in the community, citing concerns about water quality, environmental data, and public safety.

Jeff Pena directed his remarks at Councilman McDonald, specifically referencing the councilman's conduct during a budget workshop held the previous Saturday. Mr. Pena stated that Councilman McDonald had attacked the credentials of Building Department Director Reggie Harris without prior research or personal acquaintance with Mr. Harris. He called on Councilman McDonald to resign, to apologize to Mr. Harris and City Attorney Christopher Duncan, and stated that Freeport did not need what he characterized as a grotesque and lazy racism on its city council.

Thomas Koole, a lifelong Freeport resident, addressed the council on the subject of tax abatements granted to industries in the area, particularly Freeport LNG and Dow Chemical. He questioned why these companies continued to receive tax breaks given incidents such as the 2022 Freeport LNG explosion, a recent chlorine release and subsequent explosion at a nearby facility, and ongoing flaring events. He stated that redirecting those tax revenues back into the community could fund local development, jobs, and services. He stated that it is profit over people and urged the council to reconsider the city's posture toward these agreements.

Melanie Oldham of 531 West Brazos Street addressed the council regarding the city budget process. She expressed disappointment that no members of the public attended the first budget workshop held the previous Saturday, urging residents to attend the next session on July 11th. She referenced a study funded by a \$30,000 grant, which she said revealed the significant amount of tax revenue being foregone through industrial district agreements, with Freeport identified as giving away the most among cities in southern Brazoria County. She praised City Manager Dr. Kelly and Finance Director Ashlee Hurst for their financial expertise and urged each councilmember to hold ward-level town hall meetings to hear directly from

constituents about budget priorities.

Maria Lopez, Main Street Coordinator, addressed the council to invite the community to the Stars and Stripes 4th of July celebration, scheduled for July 4th from 9:00 AM to 1:00 PM in Historic Downtown Freeport. She described the event as featuring a DJ, vendors, family contests, daytime fireworks, and a bike parade. She noted that the event was part of Main Street activation and downtown revitalization efforts, and requested volunteers.

George Matamoros, a Freeport resident, addressed the council on three subjects. First, he clarified that Phillips 66 does not hold any tax abatements with the City of Freeport specifically, though other taxing entities may. Second, he raised questions about the motivations of a non-resident from Treasure Island, which he noted is in Brazoria County and not within the city limits, who had been prominently advocating for the recall. Third, he called on the council to terminate City Attorney Christopher Duncan, history of misrepresentation to prior councils, over billing, receipt of benefits inconsistent with contractor status and interference in the 2nd Street property negotiations.

Proclamations - Presentations and Updates

Presentation of Annual Brazosport Tourism Report- Edith Fischer, Director of Tourism

Edith Fischer, Director of Tourism for the Brazosport Area Chamber of Commerce, presented the attached presentation titled "Exhibit A" for the 2025 Annual Brazosport Tourism Report.

Upcoming Events -

Stars and Stripes, July 4, Historic Downtown Freeport, 9:00A.M.-1:00P.M.

Fishing Fiesta, July 2-July 5, Freeport Municipal Park

Fishing Fiesta Fireworks, July 3, Freeport Municipal Park, 9:00P.M.

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

Consent Agenda:

Action regarding Minutes, June 1, 2026 - Clarisa Fernandez, City Secretary

Action approving Road Closures for 4th of July, Stars and Stripes - Maria Lopez, Main Street Coordinator

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

Action approving temporary road closure for BISD Varsity Football games at Hopper Field - Jennifer Howell, Police Chief

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

Business

Consideration and possible action approving Resolution No. 2026-3054 appointing board members to the Senior Citizens Commission.

City Manager Dr. Kelly stated that the terms of office for Ms. Dana Glenn, Ms. Diana Parker, and Ms. Carol Parker on the Senior Citizens Commission had expired on May 31st.

Museum Manager Loretta Caddy noted that the commission had received applications from all three individuals and that the commission voted unanimously to recommend all three applicants to the city council. All three applicants were present at the meeting.

Councilwoman Mireles who serves on the Senior Citizens Commission board, offered warm remarks commending the three women for the positive impact they had made on the senior citizens program and its events.

A motion was made by Councilman Rossow to appoint Ms. Carol Parker to the Senior Citizens Commission, seconded by Councilwoman Mireles with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

A motion was made by Councilman Rossow to appoint Ms. Diana Parker to the Senior Citizens Commission, seconded by Councilman McDonald with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

A motion was made by Councilman Rossow to appoint Ms. Dana Glenn to the Senior Citizens Commission, seconded by Councilwoman Mireles with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Ordinance No. 2026-2769 amending Ordinance No. 2025-2756 Establishing Procedures and Deadlines for Items to be Placed on the City Council Agenda.

City Manager Dr. Danielle Kelly explained that at the June 1st meeting, council had discussed the existing procedures governing placement of items on the council agenda and provided direction for amendments to Ordinance No. 2025-2756. The proposed ordinance revised the submission process for agenda items, established updated deadlines, clarified administrative procedures, and modified provisions related to reconsideration of previously defeated items.

A motion was made by Councilman McDonald to approve Ordinance No. 2026-2769 amending Ordinance No. 2025-2756 Establishing Procedures and Deadlines for Items to be Placed on the City Council Agenda, seconded by Councilwoman Mireles with discussion that followed.

City Attorney Christopher Duncan raised a point of clarification before the vote, noting that he had prepared two versions of the ordinance. The distinction between them centered on Section 9, which pertained to items placed in a council member's work session segment. As written in the version before the council, a council member would be required to follow the same two-sponsor procedure for work session items as for regular agenda items. Mr. Duncan asked whether the council intended for this requirement to apply to work session topics.

Mayor Cain stated his view that the work session should allow council members to speak freely without requiring a second sponsor, noting that its purpose was to highlight what was going on in the city rather than to agenda formal action items. He said he believed individual council members should be able to use their work session time as they wished, particularly for general announcements such as upcoming events or constituent concerns like potholes.

Councilman McDonald expressed agreement with this view.

Councilman Davis stated opposition to the concept of requiring a second councilmember to sponsor any agenda request, stating that it inappropriately restricted the rights of elected officials. He stated that they should not have to have permission or a second from another councilman to add something to the agenda.

He raised a practical concern that if a councilmember could not secure a second, their item would simply never appear on the agenda, effectively allowing others to control what is heard. He added that seeking a second from multiple councilmembers could also risk violating open meetings rules by constituting a walking quorum.

Councilman Rossow spoke about the change, noting that the prior procedure requiring a second had been changed less than two years prior, and that the Council was now proposing to change it back. He questioned whether this level of change was necessary, stating that we do not need to change just for the sake of changing.

Councilwoman Mireles stated that the reason this change was being proposed mirrored the reason the prior council had changed it in the first place to address procedural imbalances and that the Council should not be surprised to see reversals when prior changes were themselves reversals.

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

Consideration and possible action approving Resolution No. 2026-3055 Establishing Procedures for Nominations and Appointments to Council-Appointed Boards and Positions.

City Manager Dr. Danielle Kelly presented the item, explaining that at the June 1st meeting, the Council had discussed and provided direction regarding the nomination and appointment process for council-appointed boards and positions. The attached resolution, prepared in response to that direction, would establish a standardized procedure for nominations and appointments, provide guidance for nomination and selection processes utilized by council-appointed boards, and establish a uniform process for discussing candidates and conducting individual appointments.

A motion was made by Councilman McDonald to approve Resolution No. 2026-3055 Establishing Procedures for Nominations and Appointments to Council-Appointed Boards and Positions, seconded by Councilwoman Mireles with discussion that followed.

Mayor Cain summarized that the key change in the proposed resolution was the removal of the requirement that applicants be physically present at the meeting in order to be appointed or nominated.

Councilman Davis expressed reservations about removing the presence requirement, stating that having applicants appear before the Council allowed the body to hear from them directly about their credentials, their motivations, and what they would bring to the board, enabling more informed decision-making. He raised the concern that without a presence requirement, the process could devolve into simply appointing friends or political allies without accountability.

Mayor Cain acknowledged the value of personal appearances but noted that there were legitimate scenarios such as illness where a qualified applicant might be unable to attend. He referenced a specific prior instance where a strong candidate had been disqualified solely because of an absence, which he considered an unjust outcome.

Councilman Davis countered that such situations could be resolved through an email or written statement, suggesting that applicants who truly wanted a seat would make the effort to send written materials or explain an emergency.

Councilman McDonald stated that boards are composed of volunteers donating their time, and that the process should not create unnecessary barriers. He stated that if someone has full credentials and eligibility

but cannot attend due to circumstances outside their control, the Council should not be required to disqualify them.

Councilwoman Mireles pointed out that the application packets already provided by staff typically include detailed credentials and personal statements, offering councilmembers substantial information about applicants even in the absence of a personal appearance.

Councilman Rossow again cautioned against frequent procedural reversals, stating that sometimes change is not good.

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

Consideration and possible action approving a Lease Agreement with Nelli's for the Antonelli's Root Beer Stand.

City Manager Dr. Danielle Kelly presented the item, explaining that the city had negotiated a proposed lease agreement for the operation of Antonelli's Root Beer Stand, located at 400 North Brazosport Boulevard. She outlined the key terms of the proposed agreement: an initial lease term of 12 months, a monthly rental rate of \$250, and a refundable \$500 security deposit required prior to occupancy. The proposed business concept centered on a snow cone and shaved ice operation, with potential future expansion to include hot dogs, chips, drinks, and other concession-style offerings. Dr. Kelly noted that the applicants had also proposed outdoor lighting enhancements, picnic tables, seating areas, and other aesthetic improvements intended to create a family-friendly gathering environment within the park area. She introduced Mr. Darren Ferris and Mr. Mike Subota as the applicants and indicated they were available for questions.

A motion was made by Councilman McDonald to approve a Lease Agreement with Nelli's for the Antonelli's Root Beer Stand, seconded by Councilman Rossow with discussion that followed.

Councilman Rossow inquired about the possibility of obtaining the original Antonelli's root beer recipe, a topic that had been briefly raised at a prior meeting. Mr. Ferris acknowledged he had been researching the matter, including looking through internet forums that suggested a family member from around 2005 might have the recipe, and committed to pursuing it. He noted the historical significance of the stand.

Mayor Cain noted that while the agenda described a snow cone and shaved ice business with potential for hot dogs and drinks, it did not mention root beer floats which he had personally requested when meeting with the applicants at an EDC meeting. Mr. Ferris confirmed that root beer floats were indeed part of the plan.

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

City Attorney Update.

City Attorney Christopher Duncan presented the attached presentation titled "Exhibit B".

Mr. Duncan concluded his presentation by addressing what he acknowledged as rumors that members of the Council intended to terminate his contract. He stated that he had attempted to meet individually with all new council members since their election, that one such meeting had been canceled without rescheduling, and that he had never had the opportunity to sit down with Councilman McDonald. He directly addressed Councilman McDonald, asking whether it was true that the intention to terminate him had been formed even before the election, and whether Councilman McDonald believed he had lied to the Council regarding the ministerial duty to certify the recall petition.

Councilwoman Mireles noted that under the posted agenda, the Council was not permitted to discuss matters protected by attorney-client privilege, referencing language on her copy of the agenda. Mayor Cain clarified that the relevant restriction was specifically limited to attorney-client privileged matters and did not preclude general questions being posed to the attorney in the context of an agenda item.

Discussion with city attorney about update work load, projects and progress made since he was hired in as Freeport attorney.

Sam Reyna resides at 2002 North Avenue G. Mr. Reyna stated that under the City's public comment rules, there is no rebuttal between speakers and the Council, and Council members are not required to answer questions posed during public comment. He referenced a lawsuit filed on May 2021, by then-City Attorney Christopher Duncan against Motel 6 for alleged delinquent hotel occupancy taxes. Mr. Reyna stated that the lawsuit sought recovery of delinquent taxes in the amount of \$34,699.66, a 15% statutory penalty of \$4,614.96, interest of \$1,649.67, for a total of \$40,964.29, plus attorney's fees. Mr. Reyna further stated that after Mr. Duncan's departure from the City, Olson & Olson served as interim city attorneys and that, on May 24, 2024, attorney Andrea Can amended the petition to seek delinquent taxes of \$64,542.66, a 15% statutory penalty of \$9,681.39, statutory interest of \$3,872.56, for a total of \$78,096.61, plus attorney's fees. He stated that after Mr. Duncan was rehired as City Attorney in 2025 and resumed handling the case, the lawsuit was dismissed. Mr. Reyna questioned why the lawsuit was dismissed, whether a settlement agreement existed, whether the City received settlement funds, and what happened to the funds referenced in the lawsuit. He stated that court records did not indicate a settlement and expressed concern that the matter was not in the best interest of the City. Mr. Reyna also referenced a previous presentation to the Council regarding a check issued by Mr. Duncan to former Mayor Troy Brimage and made comments regarding Mr. Duncan's character and conduct.

Councilman Davis, who had placed this item on the agenda, explained that his intent was to give City Attorney Christopher Duncan a formal opportunity to address the Council and the public given the circulating rumors that some council members intended to seek his termination. He stated that he had been the only council member to meet individually with Mr. Duncan following the new council's election, and that he wanted the public to hear the positive work that had been accomplished. Councilman Davis also noted that he had spoken with leaders of other municipalities where Mr. Duncan serves as city attorney and that those officials spoke highly of his work, including an ongoing development project expected to bring approximately 1,600 new homes. Mr. Davis further emphasized the practical risks of replacing the city attorney mid-stream, noting ongoing lawsuits, the budget cycle, and the industrial district agreement process as reasons to maintain continuity. He challenged those who might vote for termination to articulate specific, substantive grounds for doing so, and predicted that any such justification would not come close to outweighing the documented accomplishments presented.

City Attorney Christopher Duncan addressed the public comment from Sam Reyna. He explained the circumstances in detail. He clarified that the original lawsuit, filed in 2021-2022, reflected the outstanding balance at that time. The case sat dormant for approximately three years before prior interim counsel updated the filing with a higher figure that reflected additional quarters of delinquency. Upon his return, Mr. Duncan obtained the current balance from Finance Director Ashlee Hurst, contacted the hotel owner directly, and negotiated a written binding settlement agreement under which the owner paid \$30,000 immediately and completed a payment plan, with no remaining balance owed. The lawsuit was dismissed because the settlement had been fully completed. He stated there was no disappearing money and there was no conspiracy.

Councilman Davis used this explanation as an illustration of the broader problem of misinformation, urging the public to approach council members or city staff with questions rather than relying on secondhand accounts. He stated that is how our citizens get confused when people come up here and say things like that and do not really know the ins and outs of the situation.

Work Session

Councilman McDonald Ward A announcements and comments.

Councilman McDonald reported that the Oak Street project in Ward A remained stalled with no visible progress and noted that as his primary outstanding concern.

Councilman Davis Ward B announcements and comments.

Councilman Davis inquired about the status of a sidewalk project on Mesquite Street in front of a local church. Interim Public Works Director John Perez confirmed that the concrete had been poured and was in the drying stage, with barricades remaining until the work was confirmed complete. Councilman Davis also confirmed that a trash issue in Ward B had been resolved, thanking city staff for their prompt response.

Councilwoman Mireles Ward C announcements and comments.

Councilwoman Mireles expressed enthusiasm about alley repair work being done in Ward C, thanking City Manager Dr. Danielle Kelly and the public works team. She noted that residents in the area had been very pleased with the progress and that the other concern she had previously raised with Dr. Kelly had also been addressed.

Councilman Rossow Ward D announcements and comments.

Councilman Rossow thanked all attendees for coming out. He acknowledged the Senior Citizens event held earlier in the day and expressed excitement about plans for the next gathering. He invited the community to a Juneteenth fish fry on June 19th, organized by Mayor Bass, to be held at Bates Park in Angleton, featuring a DJ, performances, and free fish and tater tots, with approximately 200 attendees expected. He encouraged the public to follow the parade route from downtown Angleton to the park. He also commented on the alley repair in Ward C, noting that the previous repair had been an overlay applied without a proper foundation and had deteriorated rapidly, urging that infrastructure work be done correctly the first time.

Mayor Jerry Cain announcements and comments.

Mayor Cain thanked everyone for attending what he noted was the third or fourth consecutive meeting with a full house at the start. He reflected on the Saturday budget workshop, expressing appreciation for the work put in by City Manager Dr. Danielle Kelly and finance staff, and extended a personal invitation to Ms. Oldham and all residents to attend the next budget workshop on July 11th. He reminded the public that the budget workshop involves their tax dollars and that public input is valued. He noted upcoming community celebrations including Juneteenth and the 4th of July Fishing Fiesta.

City Manager announcements and comments.

City Manager Dr. Danielle Kelly reminded the community that city staff was actively monitoring potential severe weather in the area and that residents could receive updates through the city's website, social media pages, and reader boards positioned around the city.

Executive Session

Executive Session regarding a.) Texas Government Code, Section 551.074 (Personnel Matters)

1.) Review city attorney's contract (Councilwoman Mireles)

The Regular Session closed at 8:42P.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 9:20P.M. and the Council went back into Regular Session.

A motion was made by Councilwoman Mireles to dismiss the City Attorney, stating she had no confidence in him, has lied, has cost the City in the past, and she knows because she has receipts, seconded by Councilman McDonald with discussion that followed.

Councilman Davis expressed concern about considering the dismissal without prior discussion, supporting documentation, or a plan for legal representation should the City Attorney be terminated. He questioned the basis for the proposed action, referenced the terms of the City Attorney's contract, and discussed potential costs and operational impacts associated with termination. Councilman Davis stated that the City was currently engaged in the budget process and emphasized the importance of having legal counsel available.

Mayor Cain stated that during the hiring process, Mr. Duncan had indicated that his legal work would be limited primarily to municipal clients, including the Cities of Freeport and Clute, and a small number of other municipalities. He stated that the Council later learned that Mr. Duncan continued certain private legal representations. Mayor Cain further stated that this issue had been discussed previously and that, although it was not specifically addressed in the employment contract, it was part of the discussions surrounding his employment. He further stated that although this understanding was not included in the written contract, it was discussed during the hiring process and was a factor in the city's payment of \$15,000 to allow him to withdraw from an existing trial commitment. Mayor Cain stated that questions had been raised regarding whether Mr. Duncan continued to represent Councilman Pena and that he believed such representation was inconsistent with the understanding reached during his hiring.

Councilman Davis responded that Mr. Duncan had withdrawn from several private cases following his appointment and stated that the remaining representation of Councilman Pena involved a matter unrelated to city business. He spoke about the fact that continuation of representation was not prohibited by the employment contract and questioned whether it constituted sufficient grounds for termination. He further stated that private legal work was part of Mr. Duncan's livelihood and that the contract did not prohibit outside employment.

Mayor Cain responded that, regardless of who the client was, the understanding discussed during the hiring process was that Mr. Duncan would wind down his private practice. He stated that Councilman Davis had acknowledged that such discussions occurred.


City Attorney Christopher Duncan addressed the council and stated that, during the hiring process, he disclosed that he had several existing private practice cases and that he intended to wind down his private practice by completing those cases. Mr. Duncan stated that he had never represented that he would immediately terminate all private matters. He further stated that he had not expanded his private practice since being hired by the City and that his outside cases had not interfered with his duties as City Attorney for Freeport. Mr. Duncan stated that he believed he had satisfactorily performed his responsibilities for the City.

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

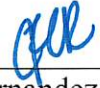
Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Councilwoman Mireles to adjourn, seconded by Councilman McDonald with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 9:36P.M.



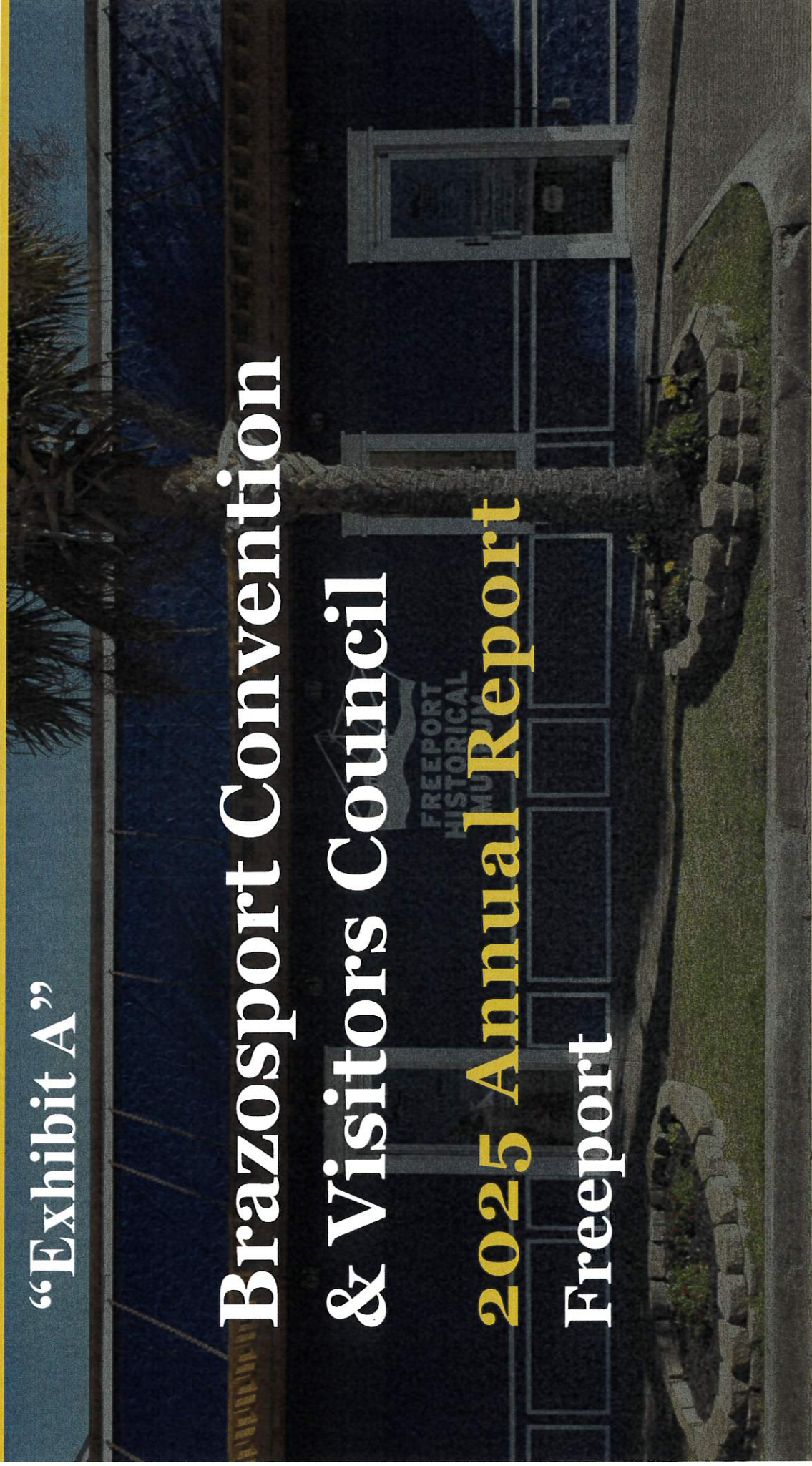
Jerry Cain, Mayor



Clarisa Fernandez City Secretary

“Exhibit A”

**Brazosport Convention
& Visitors Council
2025 Annual Report
Freeport**



Who We Are



Our Mission

Official destination marketing organization for the Brazosport Area

Promote Clute, Freeport, Lake Jackson and Surfside Beach as one leisure and meeting destination

A Division of the Brazosport Area Chamber of Commerce



How We're Funded

Hotel occupancy taxes from Clute, Freeport, Lake Jackson, and Surfside Beach

Revenue generated by overnight visitors staying in local hotels and short-term rentals

Funds are not co-mingled with Chamber funds



Who We Report To

Brazosport Area Chamber of Commerce Board of Directors

City councils of Clute, Freeport, Lake Jackson & Surfside Beach

Make an annual presentation and submit quarterly reports outlining how tax funds are spent

Industry Partnerships



Local Accommodations & Attractions

Meet throughout the year to share information, collaborate, and cross promote local attractions and events. Serve on their boards and committees.



Around Houston

A tourism initiative to promote the Houston region as a leisure destination through domestic and international campaigns spanning print, digital, influencer outreach, and travel trade shows.



TXDoT – Travel Division

Share local events through statewide publications, websites, and email campaigns, and distribute our brochures at travel information centers across the state.



Texas Independence Trail Region

Heritage tourism partnership highlighting the historical significance of our area under the Texas Heritage Trails Program and the Texas Historical Commission.



Travel Texas (Office of the Governor)

State tourism marketing division promoting Texas as a premier destination. Earned Tourism Friendly Texas designation in 2025 for each city.



Other Partners

Brazoria County Parks Department, Brazoria County Museum Alliance, Texas Parks & Wildlife, Texas Travel Alliance, Texas Hotel & Lodging Association

Advertising & Promotional Efforts

1

Digital Marketing

Targeted mobile cost per click ads, mobile location-based ads, and social media campaigns. Ads appear across mobile apps and websites, matching with users on smartphones.

2

Print Advertising

Regional travel magazines, Texas travel guides, and visitor brochures distributed at welcome centers statewide. We also produce and distribute a printed area map.

3

Public Relations

Earned media coverage in regional and statewide press, travel publications and websites, social media exposure, influencer content, and partner promotions.

4

Cooperative Marketing

Joint campaigns with Around Houston, Travel Texas, the Texas Independence Trail Region and local attractions to maximize exposure and share costs.

5

Brazosport CVC Publications

Annual Experience Brazosport Visitor magazine showcases the top 25 things to do in the area. See Yourself in Brazosport visitor guide with fold-out map highlights points of interests, and hotels.

6

Video & Content Creation

Promotional videos, photography, and blog content highlighting the Brazosport Area through [My Curly Adventures](#) and [My Culinary Adventures](#).

Publications

NOT FOR REUSE
The Chamber
 BRAZOSPORT AREA
 THE ECONOMIC EMPLOYER OF BRAZOSPORT COUNTY
Brazosport Area
Chamber of Commerce
 Map

Clute - Freeport
 Jones Creek - Lake Jackson
 Oyster Creek - Quintana
 Richwood - Surfside Beach
www.brazosport.org
 (979) 285-2501
chamber@brazosportchamber.org

**EXPERIENCE
 BRAZOSPORT**

On the Texas
 Gulf Coast

- Clute
- Freeport
- Jones Creek
- Lake Jackson
- Oyster Creek
- Richwood
- Quintana Beach
- Surfside Beach

The Chamber
 BRAZOSPORT AREA
 THE ECONOMIC EMPLOYER OF BRAZOSPORT COUNTY

Brazosport
 CONVENTION & VISITORS COUNCIL

Sea Yourself
BRAZOSPORT

CLUTE • LAKE JACKSON
 FREEPORT • SURFSIDE BEACH

Brazosport
 Convention & Visitors Council

Paid & Earned Media

Publication / Website

10Best.USAToday.com
 365thingsinhouston.com
 AAA Explorer Magazine Events
 AAA Explorer Texas Enews
 Around Houston Visitors Guide
 Black Diamond Newsletter (Germany & UK)
 CANUSA (Canada, Germany, & UK)
 Chron.com
 Discover North America (UK Market)
 Group Tour Magazine
 HolaHouston.com

Publication / Website

KatyMagazineOnline.com
 KHOU.com
 LMTonline.com
 Mobile Cost Per Click Ads (Various Outlets)
 Mobile Speed Targeted Ads (Various Outlets)
 Shreveport Times, DailyComet.com
 Social Media – Facebook, Instagram
 Texas Coop Power Magazine & Website
 Texas Data Warehouse / TravelTexas.com
 Texas Events Calendar
 Texas Highways E-blast

Publication / Website

Texas Highways E-newsletter
 Texas Highways Magazine
 TexasHighways.com
 Texas State Travel Guide
 TheTravel.com
 Touring Texas Guide
 TourTexas.com
 Travel Taste & Tour Magazine
 Travel Texas Social Stories
 USA-Reisen (Canada, Germany, & UK)
 VisitHoustonTexas.com

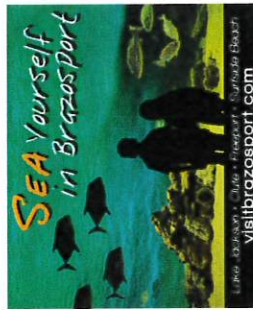
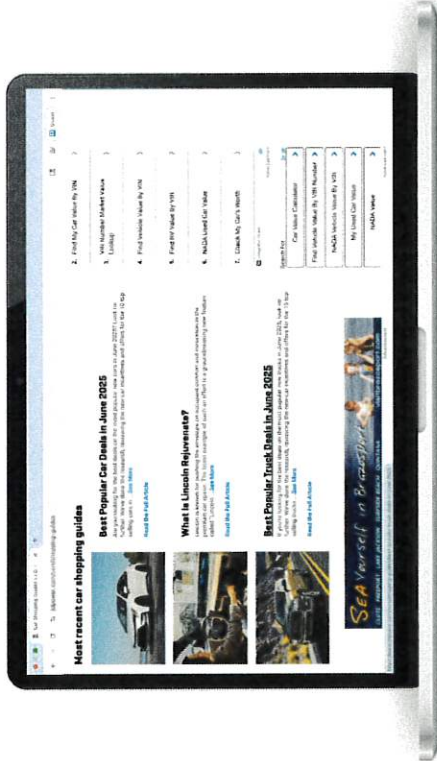
Total Media Value

\$190,000

Total Circulation

12.2 million

Ads



Public Relations

Conference/Event / Meeting / Show

Alvin Hotel Occupancy Tax Grant Award Committee
 American Bus Association Marketplace
 Around Houston Regional Tourism Initiative Meeting
 Brazoria County Day in Austin
 Brazoria County Museum Alliance Meeting (Hosted)
 Brazosport Fine Arts Council Strategic Planning Session
 Dallas Travel & Adventure Show
 Denver Travel & Adventure Show
 Freeport Historical Commission & Main Street Advisory Board

Conference/Event / Meeting / Show

Freeport Historical Museum Expansion Ribbon Cutting
 Freeport Kid Fest
 Freeport Main Street Tree Lighting Ceremony
 Gulf Coast Bird Observatory 30th Anniversary Planning Meeting
 Gulf Coast Bird Observatory Board of Directors
 HGAC's Bringing Back Main Street Workshop
 Lone Star Coastal Alliance
 Sea Center Texas Volunteer Banquet
 Hanson Riverside County Park/Harris-Beal Backcountry Park Signing Ceremony & Ribbon Cutting

Conference/Event / Meeting / Show

Texas Downtown Association's Regional Roundtable
 Texas Historical Commission's Heritage Trails Program Statewide Meeting
 Texas Independence Trail Region Board of Directors Texas Independence Trail Region Strategic Planning Session
 Texas Independence Trail Region's Texian Rally
 Texas Travel Alliance Unity Dinner
 Texas Travel Alliance Travel Summit
 Tourism Cares hosted by Visit Galveston
 Xtreme Hummingbird Xtravaganza

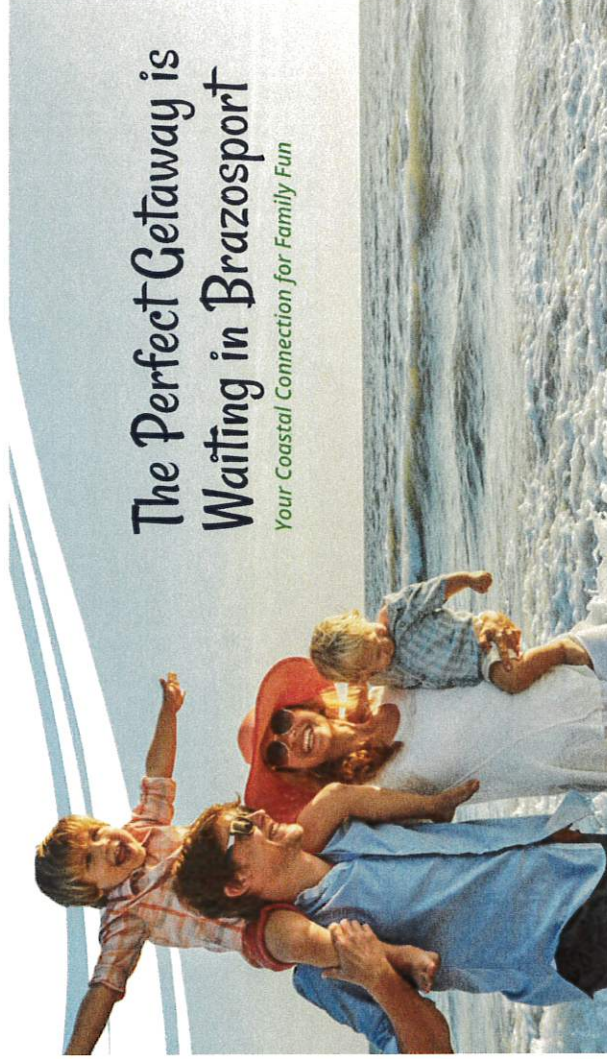
Public Relations Impact

Active participation in conferences, travel shows, and community events generate earned media coverage, deepen partnerships with key tourism organizations, and position the Brazosport Area as a leisure, cultural and heritage destination.

VisitBrazosport.com



[About](#) | [Things To Do](#) | [Stay](#) | [Meet](#) | [Events](#) | [Plan](#) | [Contact](#)



94,000 Pageviews

Event count of 291,000
Approximately half of users are new to the site

Most Visited Pages

Beaches, Attractions, Dining, and Events

Top Locations

Houston, Dallas/Fort Worth, Austin, and San Antonio

Referring Sites

Facebook, VisitHoustonTexas, 365ThingsinHouston, TravelTexas

Freeport Visitor Profile

Visitor Profile

Who Visits: Families with children, couples, and retirees. Majority are domestic travelers from Texas and neighboring states.

Why They Come: Beach-related activities, fishing, eco-tourism, and heritage tourism.

Source: Dean Runyan & Associates, Travel Texas (Office of the Governor), 2025



Top Visitor Activities

- 1 Beaches
- 2 Fishing
- 3 Birding & Wildlife
- 4 Historical & Cultural Sites

2025 Summary

\$17.7M

Direct Travel Spending
Freeport

\$1.6M

Local & State Tax Receipts
Freeport

240

Travel Industry Jobs
Freeport

What We Did

- **\$190K in media value** across 33+ publications and websites reaching 12.2 million total circulation
- **6 marketing channels** — digital ads, print, PR, cooperative campaigns, publications, and video content
- **27+ industry events** including travel shows, legislative meetings, and partner conferences
- **Tourism Friendly Texas** designation earned for each city in 2025
- **Influencer campaigns** with My Curly Adventures and My Culinary Adventures generating video, photography, and blog content

Source: Dean Runyan & Associates, *Travel Texas (Office of the Governor), 2025*

The Impact

- **94,000 pageviews** on VisitBrazosport.com with 291,000 event interactions; roughly half were new visitors
- **\$17.7M in direct travel spending** in Freeport; \$188.4M across the Brazosport Area
- **\$1.6M in tax receipts** for Freeport; \$15.5M area-wide
- **240 travel jobs** supported in Freeport; 2,610 across the Brazosport Area
- **Top referral markets** — Houston, DFW, Austin, and San Antonio driving website traffic and visitation

Thank You



Brazosport
Convention & Visitors Council
Clute • Freeport • Lake Jackson • Surfside Beach

Board of Directors

The Chamber
Brazosport Area
The Economic Engine of Brazoria County



Contact Information

Edith Fischer

Executive Vice President
edith@brazosportchamber.org
979.285.2501

Sandra Shaw

President & CEO
sandra@brazosportchamber.org
979.285.2501

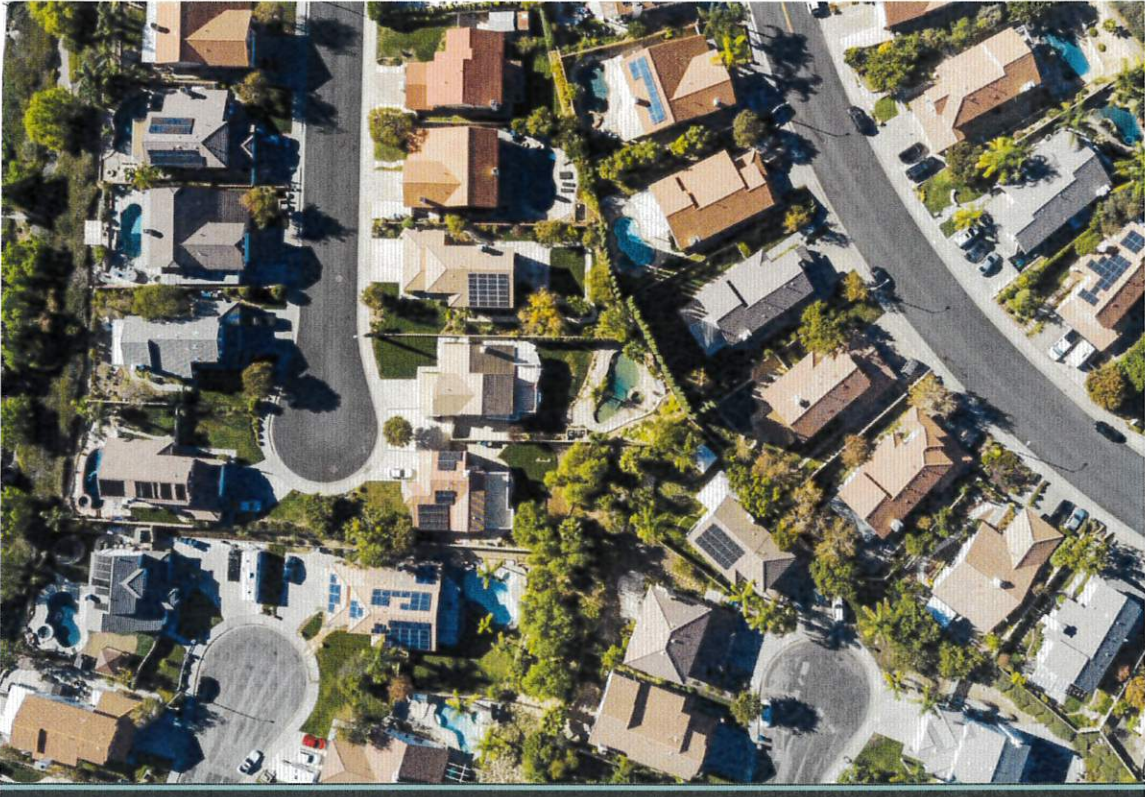
“EXHIBIT B”

CITY ATTORNEY UPDATE

Christopher Duncan, City Attorney Freeport, Texas

CITIZEN TAXPAYERS

- PAY APPROXIMATELY
\$4 MILLION PER YEAR
IN PROPERTY TAXES



CITY COUNCIL

- SPEND THE MONEY \$\$\$
- ROADS, DRAINAGE,
SERVICES

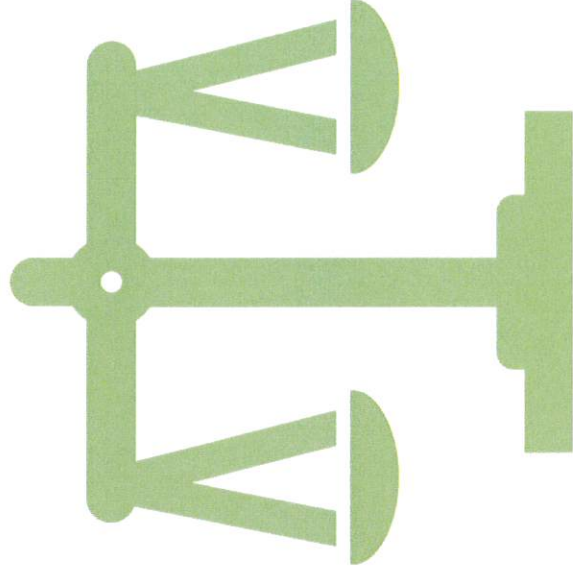


CITY ATTORNEY

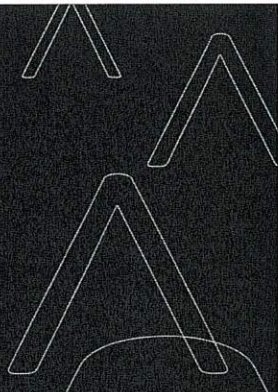
NORMALLY - PREVENT LOSSES

BAD CONTRACTS

BAD DECISIONS



WHAT IF YOUR CITY ATTORNEY
MADE MONEY \$\$\$
FOR THE CITY?



PORT
FREEPORT
EMINENT
DOMAIN

WHAT WAS LINCOLN PARK ?

3.6 ACRES OF LAND

TWO BASKETBALL COURTS – LIGHTED

BASEBALL FIELD WITH STANDD – LIGHTED

PLAYGROUND EQUIPMENT

SOCCER FIELD

PARKING LOT

▶ EAST END 100 ACRES OF
INFRASTRUCTURE

ROADS

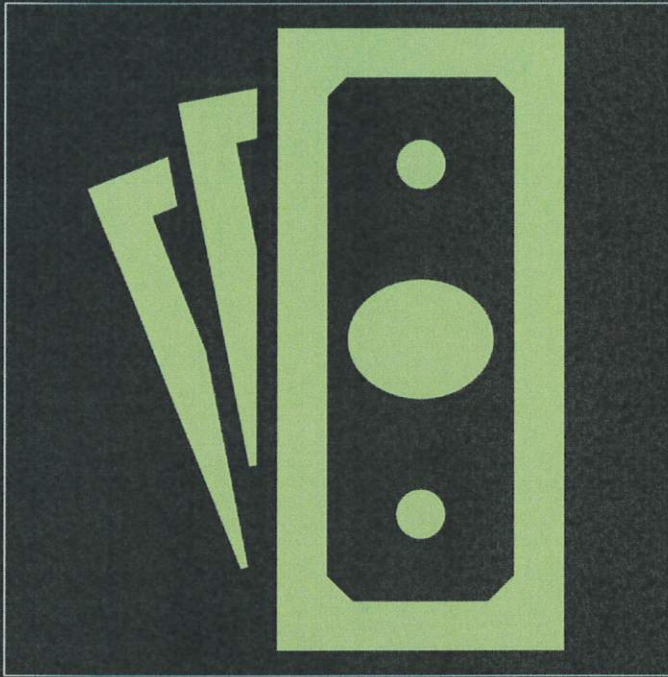
DRAINAGE

LIGHTS

LIFT STATION

FEBRUARY
2021
PROPOSED
AGREEMENT

\$400,000



INTERLOCAL AGREEMENT BETWEEN
THE CITY OF FREEPORT
AND
PORT FREEPORT
AND
BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

This Interlocal Agreement ("*Agreement*") is made and entered into as of the ____ day of _____, 2021, by and between the City of Freeport, Texas, a Texas home rule municipality (hereinafter "*Freeport*"), Port Freeport, a Texas navigation district and political subdivision of the State of Texas formed under Article 16, Section 59 of the Texas Constitution (hereinafter "*Port*") and Brazosport Independent School District (hereinafter "*BISD*"), each acting by and through its undersigned officers hereunto duly authorized by appropriate resolution of their respective governing bodies. Freeport, Port and BISD may be hereinafter collectively referred to as "*Parties*" or individually as "*Party*."

18. Demolition of Improvements on BISD Property. BISD will oversee and manage the demolition of all improvements on the BISD Property. The Port will provide payment to Freeport for the demolition of the improvements on the BISD Property and relocation of Lincoln Park in an amount not to exceed Four Hundred Thousand Dollars (\$400,000.00). Any costs in addition to this sum shall be borne by Freeport. Demolition of the improvements on the BISD Property shall be completed no later than twelve (12) months after Closing.



**MARCH 2021
CITY ATTORNEY
CALCULATION
\$16 MILLION**

HIRED
ENGINEER
EXPERTS TO
GET THE
REAL VALUE



Ally General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St., Ste 203
Houston, TX 77092
Ph: (281) 888-7882
rcastanedaj@ags-e-c.com
dworley@ags-e-c.com

November 19, 2021

Chris Duncan
City of Freeport
City Attorney
104 W. Myrtle, Suite 218
Angleton, TX 77515

Attention: Chris Duncan,

SUBJECT: City of Freeport Assessment - East End of Freeport
Project Limits: 8th Street to the south, 2nd Street to the north, Terminal to the east, and Pine Street/Navigation

Dear Mr. Duncan:

Ally General Solutions, LLC (AGS) is pleased to submit our proposal for professional services for the above-mentioned project.

Project Scope Area

Conduct and assessment of Project Limit area. Assessment will identify all above/underground utilities, roadway widths, style, type and other infrastructure in project area.

SCOPE OF SERVICES



APPRAISED VALUE REPLACEMENT \$22 MILLION DEPRECIATED \$9+MILLION



EXISTING ASSESSMENT FREEPORT EAST END

ITEM	UNITS	QTY	PRICE	TOTAL	DEPRECIATION TOTAL	DEPRECIATION PERCENTAGE	FINAL
ROADWAY, DRIVEWAYS, AND BASE							
ASPHALT	CV	72774	\$ 116.00	\$ 8,443,824.00	\$ (1,621,071.00)	19%	\$ 6,822,753.00
ASPHALT BASE	SV	76614	\$ 43.00	\$ 3,313,692.00	\$ (1,510,071.40)	45%	\$ 1,803,620.60
CONCRETE	SV	11674	\$ 103.50	\$ 1,206,842.00	\$ (418,804.00)	35%	\$ 788,038.00
CONCRETE BASE	SV	13475	\$ 28.00	\$ 377,320.00	\$ (112,770.60)	30%	\$ 264,549.40
SIDEWALKS	SV	2133	\$ 50.00	\$ 106,650.00	\$ (33,833.35)	31%	\$ 72,816.65
GRAVEL	SV	6037	\$ 15.00	\$ 90,555.00	\$ (63,886.10)	70%	\$ 26,668.90
GRAVEL BASE	SV	6040	\$ 10.00	\$ 60,400.00	\$ (39,821.60)	66%	\$ 20,578.40
DRIVEWAYS	EA	83	\$ 6,900.00	\$ 572,700.00	\$ (309,750.00)	54%	\$ 262,950.00
LIFT STATION							
SEWER LIFT STATION	LS	1	\$ 1,284,200.00	\$ 1,284,200.00	\$ (776,520.00)	60%	\$ 507,680.00
STORM SEWER							
STORM PIPES (DIA. 24" TO 36")	LF	19330	\$ 130.00	\$ 2,512,900.00	\$ (1,381,380.00)	55%	\$ 1,131,520.00
STORM PIPES (DIA. 48" TO 60")	LF	3	\$ 5,000.00	\$ 15,000.00	\$ (105,000.00)	70%	\$ 85,000.00
STORM MANHOLE	EA	39	\$ 3,000.00	\$ 117,000.00	\$ (126,750.00)	65%	\$ 90,250.00
MISCELLANEOUS, VALVES, AND OTHERS							
WATER VALVES							
PIPE HYDRANT	EA	17	\$ 250.00	\$ 4,250.00	\$ (2,500.00)	59%	\$ 1,750.00
WATER VALVE	EA	17	\$ 1,750.00	\$ 29,750.00	\$ (16,020.00)	54%	\$ 13,730.00
CAST IRON SEWER MANHOLE	EA	19	\$ 5,000.00	\$ 95,000.00	\$ (107,250.00)	65%	\$ 87,750.00
CAST IRON MANHOLE	EA	19	\$ 5,000.00	\$ 95,000.00	\$ (107,250.00)	65%	\$ 87,750.00
CAST IRON MANHOLE	EA	6	\$ 1,500.00	\$ 9,000.00	\$ (4,500.00)	50%	\$ 4,500.00
LIGHT POLE	EA	29	\$ 800.00	\$ 23,200.00	\$ (11,600.00)	50%	\$ 11,600.00
LIGHTS	EA	53	\$ 500.00	\$ 26,500.00	\$ (13,250.00)	50%	\$ 13,250.00
TREES	EA	118	\$ 250.00	\$ 29,500.00	\$ (14,750.00)	50%	\$ 14,750.00
WOOD POLE	EA	38	\$ 15.00	\$ 570.00	\$ (399.00)	70%	\$ 171.00
WOOD POLE	EA	1	\$ 8,000.00	\$ 8,000.00	\$ (54,000.00)	67%	\$ 44,000.00
FLYGROUND	EA	1	\$ 125,000.00	\$ 125,000.00	\$ (44,000.00)	67%	\$ 81,000.00
FLY AND BALL FIELD	EA	6	\$ 150.00	\$ 900.00	\$ (340.00)	67%	\$ 560.00
BENCH	EA	3	\$ 9,000.00	\$ 27,000.00	\$ (16,200.00)	60%	\$ 10,800.00
BLEACHER	EA	3	\$ 9,000.00	\$ 27,000.00	\$ (16,200.00)	60%	\$ 10,800.00
PIPES WATER AND SANITARY ONLY							
PIPE	LF	50	\$ 71.00	\$ 3,550.00	\$ (1,065.00)	30%	\$ 2,485.00
PIPE	LF	30	\$ 45.00	\$ 1,350.00	\$ (1,020.00)	75%	\$ 330.00
ASBESTOS CEMENT	LF	35	\$ 9,510.00	\$ 332,850.00	\$ (1,020.00)	30%	\$ 331,830.00
METAL	LF	18	\$ 1,760.00	\$ 31,680.00	\$ (130,868.25)	55%	\$ 107,081.75
PVC 8"	LF	45	\$ 1,465.00	\$ 65,475.00	\$ (15,867.00)	24%	\$ 49,608.00
CAST IRON 4"	LF	60	\$ 3,430.00	\$ 205,800.00	\$ (39,555.00)	19%	\$ 166,245.00
6 ASBESTOS CEMENT	LF	60	\$ 1,045.00	\$ 62,700.00	\$ (34,386.00)	55%	\$ 28,314.00
6 METAL	LF	65	\$ 4,069.00	\$ 264,485.00	\$ (132,542.50)	50%	\$ 131,942.50
6 PVC	LF	80	\$ 1,738.00	\$ 139,040.00	\$ (68,670.00)	49%	\$ 70,370.00
8 ASBESTOS CEMENT	LF	50	\$ 2,335.00	\$ 116,750.00	\$ (33,333.75)	29%	\$ 83,416.25
12 ASBESTOS CEMENT	LF	90	\$ 1,280.00	\$ 115,200.00	\$ (57,600.00)	50%	\$ 57,600.00
4 CLAY	LF	67	\$ 30.00	\$ 2,010.00	\$ (1,206.00)	60%	\$ 804.00
4 CONCRETE	LF	744	\$ 35.00	\$ 26,040.00	\$ (13,020.00)	50%	\$ 13,020.00
4 PVC	LF	84	\$ 50.00	\$ 4,200.00	\$ (2,115.00)	50%	\$ 2,085.00
6 ASBESTOS CEMENT	LF	957	\$ 65.00	\$ 62,205.00	\$ (37,533.00)	60%	\$ 24,672.00
6 PVC	LF	957	\$ 60.00	\$ 57,420.00	\$ (28,710.00)	50%	\$ 28,710.00
8 CLAY	LF	7387	\$ 60.00	\$ 443,220.00	\$ (265,932.00)	60%	\$ 177,288.00
8 PVC	LF	6088	\$ 75.00	\$ 456,600.00	\$ (228,300.00)	50%	\$ 228,300.00
8 ASBESTOS CEMENT	LF	11738	\$ 60.00	\$ 704,280.00	\$ (365,834.00)	80%	\$ 338,446.00
10 CLAY	LF	1644	\$ 75.00	\$ 123,300.00	\$ (73,980.00)	60%	\$ 49,320.00
PROJECT TOTAL				\$ 22,462,573.28	\$ (13,206,344.84)	57.2%	\$ 9,076,228.44

**EMINENT
DOMAIN
EXPERT
ATTORNEY
MCFARLAND**



MCFARLAND
CONDEMNATION ATTORNEYS

Charles McFarland
MCFARLAND@MCFARLANDPLLC.COM
DIRECT 713.323.9701

April 23, 2021

By CMRRR # 7020 2450 0001 3436 9705
And By Regular Mail

Chris Duncan, City Attorney
City of Freeport
200 W. 2nd Street
Freeport, Texas 77541

Re: Port Freeport's Proposed Acquisition of Block 15, Lots 13-18, City of Freeport, Texas

FINAL OFFER LETTER

Dear Mr. Duncan:

I am writing on behalf of my client, Port Freeport (the "Port"), in connection with the above referenced acquisition. According to deed records, the City of Freeport is the fee owner of the property to be acquired. If this is incorrect, please advise at your earliest convenience.

As you know, the Port needs to purchase the above-referenced property for the construction installation, operation, and maintenance of Port Facilities. The Port has had an appraisal of the property prepared by CBRE - Valuation & Advisory Services, a copy of which is enclosed which concluded total compensation of \$39,900.00 for the proposed acquisition, which is in fee. This letter is to confirm that the Port is offering to pay the appraised amount in consideration for the purchase of the property, conditioned upon clear title.

BRING THE LAW

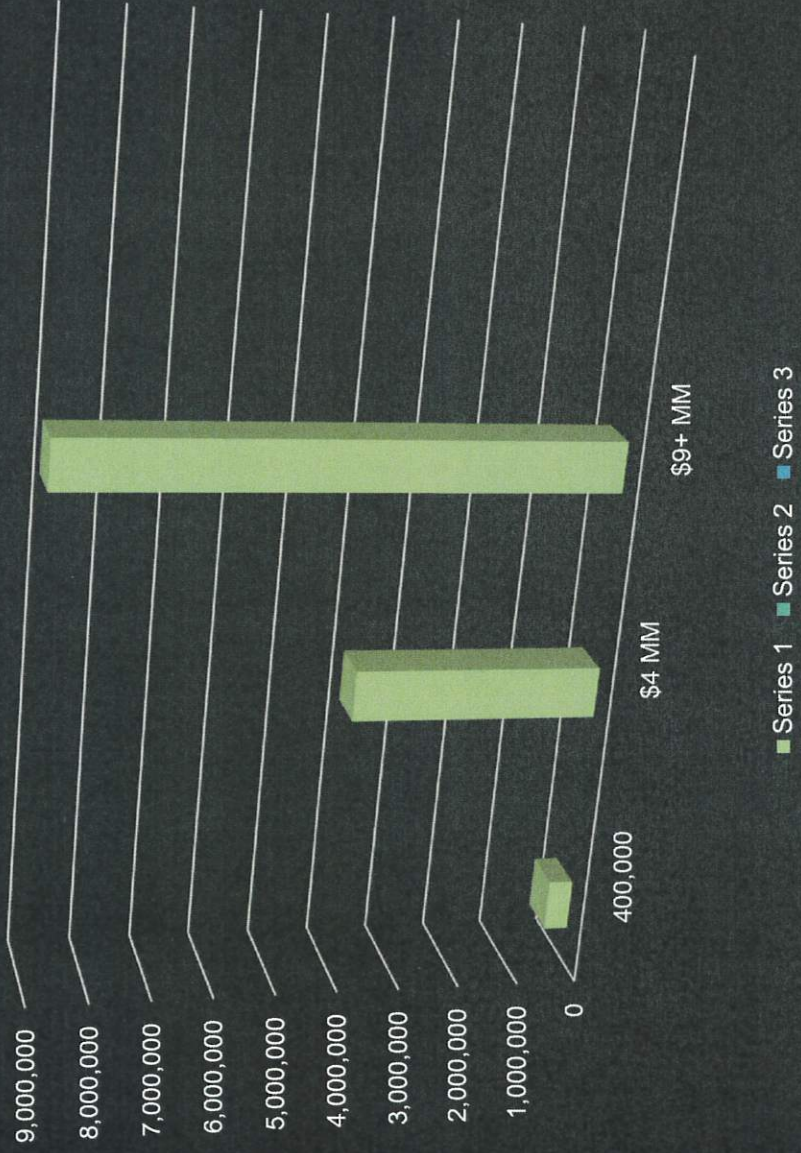
- (1) of paramount importance, and (2) cannot be practically accomplished in any other way. Sabine, 46 S.W. 784, 786; Canyon Reg'l Water Auth., 258 S.W.3d at 616-617 (Tex. 2008); City of Houston, 619 S.W.2d 234 at 237


No question of convenience nor expense to the company seeking condemnation can be considered

PORT OF FREEPORT SETTLEMENT
FUND

- \$9+ MILLION
- (2 years property tax)

Chart Title



The background of the page is a dark, grainy photograph of an industrial facility at night. Several large, cylindrical storage tanks are visible, illuminated from below. A complex network of pipes, walkways, and structural steel is silhouetted against the dark sky. In the upper right corner, there are several stylized white arrows of varying sizes, all pointing towards the right. The text '2026 INDUSTRIAL AGREEMENT' is centered horizontally and vertically in a white, sans-serif font.

2026
INDUSTRIAL
AGREEMENT

2012 - 2026

\$160 MILLION



2027 - 2041

1.5% PER YEAR APPRAISAL GROWTH -
\$344 MILLION

5% PER YEAR APPRAISAL GROWTH -
\$1.15 BILLION

Chart Title

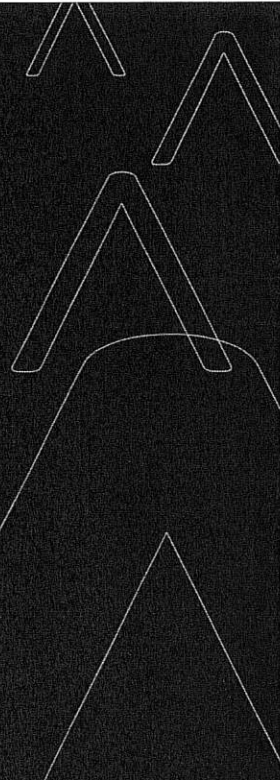


INDUSTRIAL DISTRICT
COLLECTIONS

\$300,000

COVARRUBIAS COLLECTIONS

\$345,000



HOT TAX

\$60,000 +

MEANWHILE....

▶ POLICE AND FIRE CIVIL SERVICE

\$30,000
APPROVED
BY COUNCIL

\$6,600
BILLED

VEOLIA CONTRACT

\$\$ INSERTED FINANCIAL PENALTIES \$\$



PENDING LAWSUITS
CLAY THOMAS

COVARRUBIAS CONSTRUCTION

KATHY EZELL

NICOLE MIRELES

LANCE PETTY

DONNA FISHER

MOTEL 6

WORK VOLUME

- 120 + ORDINANCES AND RESOLUTIONS
- 2 ETHICS COMPLAINTS
- 2 RECALL PETITIONS
- SURFSIDE INTERLOCAL AGREEMENT
- 79 CONTRACTS
- 5200+ EMAILS

RECOGNIZED EXPERTISE

JUNE 2024 CITY ATTORNEY CONFERENCE SPEAKER

ETHICS

JUNE 2026 CITY ATTORNEY CONFERENCE SPEAKER

ENFORCING FRANCHISE AGREEMENTS

THANK YOU