

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, August 19, 2024 at 6:00 PM at the Freeport, Police Department, Municipal Court Room, 430 North Brazosport Boulevard 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:

- Lance Petty, City Manager
- Daniel Sylvia, Interim City Attorney
- Crystal Ruiz, Executive Administrative Assistant
- Cathy Ezell, Finance Director
- Toby Cohen, IT Manager
- Donna Fisher, Human Resource Director

Visitors:

Manning Rollerson	Pamela Dancy
Karla Clark	Gary Guerrero
Kenneth Hayes	Con McCleester
Sam Reyna	Diane McCleester
Nicole Mireles	Carol Parker
Margaret Bachman	Mark Parker
Shonda Marshall	

THE MEETING IS BEING HELD FOR THE FOLLOWING PURPOSES:

CALL TO ORDER:

Mayor Cain called the meeting to order at 6:00P.M.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation and Pledge was led by Councilman Rossow.

Mayor Cain said, for the record, Councilman Pena is not currently present.

CITIZENS' COMMENTS:

Sam Reyna resides at 2002 North Ave G. He said he would like to apologize for making false statements at the last council meeting. He said he stated that the City had no annual reports of the TIRZ projects which, in fact, the City did in fact have all the information as requested, but are not submitting the annual reports to the taxing units and the public. He said he submitted a public information request for the annual reports for the years 2019 through 2023. He said he needed the information of captured appraised value of property within the zone and

the exact amount of money in the project account, which is \$500,000. Mr. Reyna said he did not get the annual report he requested and Ms. Cathy Ezell related the message that she would give him the annual reports within two years. He said that the open records acts give citizens the right to access government records and release requested information promptly, which is 10 working days, not two years. He said this was not his first rodeo with this type of response. Mr. Reyna said he had filed a complaint against the Mayor and Council members did like the rulings of DA office of the Secretary of the State. He said he knows how to fill out complaint forms and how to exhaust all remedies. Mr. Reyna said next time he submits a public information request, and it is not released to him within the allotted time, he will file a complaint with the Attorney General. Mr. Reyna said Ms. Ezell's son is an employee of the City and was hired during her employment as Assistant City Manager and that is a violation of the City's Charter Section 11.04. He said he should be terminated as soon as possible and any money he earned as an employee of the City should be reimbursed back to the City. He said Cathy Ezell knew or should have known she was violating the City's Charter. Mr. Reyna said it needs to be terminated as well. He said the HR department is at fault also because all new hires and information should go through the HR department to ensure that there is no unfair treatment happening within the department and that includes nepotism. Mr. Reyna said Mr. Petty is doing a good job but Kelty left behind some cancer that needs to be removed and to clean house and surround himself with his own administration as that is the norm with all City Managers. He thanked Mr. Petty for raising the Stars and Stripes.

Manning Rollerson said he has a deep concern and the concern is the growth of the City of Freeport. He said the concern is rooftops in the City of Freeport and the concern is where is the budget going to come from for the new rooftops. He said he has heard of special bonds and everything else but at the end of the day the people are not going to vote for more taxes because they are being taxed out. He said every time there is an abatement they are propping up a company and losing in the City. He said Dow has been here since the 1940's and asked if the City of Freeport has grown since the 1940's? He said let's be honest, trillions of dollars in abatements to every industry in this community and the economy is dead with no rooftops and no growth. He said these trillion-dollar companies can not pull themselves up by the bootstraps and the City is dying. He said yes the opposition that came was true since corporations have been invaded the City of Freeport has not had an economical growth since they went in this direction. Mr. Rollerson said but to target two people he was wrong about that because the responsibility falls on every single person who sits up at the Council when there is an economic downfall in the City and it goes on everybody that represents the City. He said and for 40 straight years the City has not grown and there is no excuses for it. He said there is no excuse for the street light, no excuse for no sidewalks, there is no excuse for the plumbing. He said because there is too many trillions of dollars went through the City and the City is still looking like it was back in 1979 when he was growing up, and it has to change. He thanked the Council for what they are doing so far but he disagrees with a lot of people that get up there and throw rocks at everybody. Mr. Rollerson said they are beyond the rock throwing and need to start striving for the future because Freeport will not grow if they keep allowing to be took advantage by the industry and not grow as a City. He said they are paying out but there is no return. He asked the Council to look into the contingency plan by LNG blowing up in this community AIG said there is a contingency plan for the citizens. He said there is a contingency plan when there is willful dumping in the community and that was willful because the report stated it was willful. He said lets start getting some checks in the mailbox because he is in DC every six months talking with the insurance companies.

Karla Clark resides at 411 Sailfish. She said just like Mr. Rollerson said that Mayor Cain as Mayor stops the finger pointing at the audience or at any of the Council, and it just needs to stop. She said her point was with the storm that came through there is a contract with Oyster Creek and Surfside concerning the sewage and has tried to figure out how much we get paid for transporting this and it looks like the document was signed back in 2000 by James Barnett. She said basically, it says Surfside shall pay quarterly payment to the City of Freeport and then it also says that it will go on and Freeport will supply the disposal of the sewage into the Oyster Creek plant. She said some of the Council have come out and some of them know that during the storm back in January there was problems with the sewer because Oyster Creek pumps are not working they did not fix them before the storm and are still not fixed. She said the ditch is full of black water, and it goes into ground water.

She said the BWA and TCEQ all of that goes right in front of a restaurant even if there was a well or there was not a well there and if they are on city water that kind of stuff is not a good as a habit. She said it has been going on all year and if Oyster Creek is not doing what the City needs them to do they need to be kicked along. She said the documents she has started with Surfside back in the 2000's and would really like to know how much they are paying the City and if there had been any updates because they have had growth, and we need to get more into the City rather than to pay more in our taxes because at this point there is a pump down there flushing it out and the toilets in Bridge Harbor are very sketchy sometimes whether they are going to flush and she knows that the City has had these same problems with the storm and everything.

Nicole Mireles resides at 2002 North Avenue G. She said she had decided not to say anything but she just wanted to make a few comments from what she heard. She said one of the citizens came up and blamed the Council for what was going on and that they are horrible and no rooftops and all this other stuff. She said but guess what the Council was not even on Council when all this crap started. She said she was there four years, and she saw the injustice and what went on and what did not go on. She said all she would like to say is for the Council to hold their heads up and keep doing what they are doing. She said the Council is doing a good job. She said that she knows it goes in one ear and out the other, but she wanted to let Council know that she is always there and is always involved with the City because she loves her City. Ms. Mireles said she is not the person to get off of Council and stops participating in Council meetings. She said although maybe the Council hopes that she will stop going to Council meetings, nonetheless she likes to be informed. She said she feels like there is a good, strong Council right now and to not let anything or anybody tell you any different.

Shonda Marshall resides at 1606 North Ave M. She said the reason she wanted to speak tonight is that she needed to set the record straight. She said she received a very disturbing phone call that basically stated that a rumor was being spread that Councilman Pena had stole, S-T-O-L-E her house and that she received no compensation for the sale of her house and that he now owns it. Ms. Marshall said that is not true nothing can be further from the truth. She said she decided along with her family to sell her house and receive full compensation. She said she did not sell her house to Mr. Pena. She said if anyone would like to know who owns the house it can be looked up on the tax records, and it is not Mr. Pena. She said she wanted to make sure she cleared his name. She said if there is someone out there spreading rumors about this Councilman or any of the other leaders, the Mayor, the other Councilman, the City Manager, and whoever, she asked that it please be stopped. She said all it does is tear the leaders apart and they need to poll them and work in integrity so that this City can grow and prosper. She said and please whatever you do if you are going to be vindictive towards one of the Councilman or the mayor or whoever do not use Shonda Marshalls name and if you want to do something against the Councilman do not include her or her family please. She said if you have any questions about anything that relates to Shonda Marshall, call Shonda Marshall.

Mayor Cain said he wanted to make a comment on Mr. Rollerson's statement and he had mentioned that it falls on all of us that are representing the City and he wants to make it clear that those of us that go up here and speak and those of us that talk to other cities, other counties, other states or whoever are representing the City and these changes do not just fall on the people that are sitting up there and it also falls on everyone. He said he just wanted to say that while Mr. Rollerson was still present.

Manning Rollerson said the reason he said we need to build houses is because houses need to be built but that infrastructure needs to be taken care of because it needs to be taken care of. He said he agrees with everybody up there because there is a new system but at the end of the day the blame falls on the elected officials and not the citizens and asked if it is not done who do they look to? He said the Council.

Mayor Cain said unfortunately, he is right the blame does fall on the Council, but it takes a village.

COUNCIL BUSINESS – REGULAR SESSION:

Consideration and possible action on the approval of City Council Meeting Minutes, from August 5, 2024.

A motion was made by Councilman Matamoros to approve the City Council Meeting Minutes, from August 5, 2024, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution No. 2024-2876 appointing a qualified person to the Brazosport Water Authority of said City; Kenneth Hayes.

City Manager Lance Petty said staff recommended the approval of the resolution. He said this resolution is to reappoint Kenneth Hayes as a member of the Board of Directors of the Brazosport Water Authority. He said Mr. Hayes has represented the City on the board since September 2016, faithfully attending the BWA meetings as the City representative and keeping the City informed as to the efforts of the BWA. Mr. Petty said, as a founding member of the BWA the City of Freeport is allowed to appoint one member to the Brazos Water Authority Board of directors to represent the City's interests and that appointment is made by the City Council to serve a two-year term which expires in 2024.

Mayor Cain said he appreciates Mr. Hayes for all he has done for the City and being on the BWA.

A motion was made by Mayor Cain to approve Resolution No. 2024-2876 appointing a qualified person to the Brazosport Water Authority of said City; Kenneth Hayes, seconded by Councilman Matamoros with discussion that followed.

Councilman Pena said this particular appointment is no different from the other boards that the Council is responsible for appointing, and he is curious if the City had solicited the position in public as it has been done for the other boards and where that was posted. He said he wanted to know if there might be other folks that might be interested in representing the City through the BWA to get meaningful updates as it relates to the water supply to the City and to the neighbors as well as the sewage that has to be dealt with and how it would be charged back to the residents here on the water bills and is curious if this particular position had been advertised in any way, shape, or form. City Manager Lance Petty said no there was no advertisement. Councilman Pena asked why there was not, and why would they not and do we have the latitude to just make that decision unilaterally or is the City Hall staff required to advertise for it? Interim City Attorney Daniel Sylvia said typically for these kinds of appointments there are no requirements to advertise, and it is just City staffs recommendation and can be brought to the Council to appoint or to make recommendations, but there is no requirement to advertise for those positions. Councilman Pena asked so can it be expected that any future board appointments will not be advertised or is it just this particular case BWA being a one off and was curious as to why? City Manager Lance Petty said no, the reappointment of Mr. Hayes like the Mayor, said Mr. Hayes has served the City well in this capacity since 2016 and he does represent the City at all and attends all board meetings. Mr. Petty said Mr. Hayes give information back that is needed for the City if it is anything pertaining to BWA. Mr. Petty said BWA has nothing to do with the sewer system. Councilman Pena said he was talking about the water supply and water bill when you start seeing the sewer on there and so what he is really interested in is there are residents who are willing to participate in the process and in the government and when those opportunities are not offered to get new ideas, fresh ideas, and or for that matter more participation from the residents he thinks it is a disservice. Councilman Pena said he asked that they put this out for advertisement to see if there are any other residents that might want to hold this position.

Councilman Rossow said it was stated that Mr. Hayes has done this for the last eight years with no problems, and he does not see why they should even think about replacing him if there have not been any problems. He said if it is not broke do not fix it.

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".

Karla Clark resides at 411 Sailfish. She said she just wanted to ask Mr. Hayes or the Council that she knows the BWA went back to us earlier this year with a deep increase in our input to the BWA. She asked if that was approved and if so how much was or are we paying for their new expansion in the rivers? Mayor Cain said if she has an opportunity to reach out to Mr. Hayes he will be more than happy to tell her what he knows. Ms. Clark said the Council are the ones that approved the increase.

Consideration and possible action on setting the City of Freeport Proposed 2024 tax rate, setting the public hearing (if necessary), and directing staff to publish the Notice of Proposed 2024 tax rate.

Finance Director Cathy Ezell said they received the tax rate calculations from the county last week to where they can move forward with the vote on the proposed tax rate. She said at this time staff is recommending that with the budget has been presented to the Council that the City proposed a tax rate that is equal to the no new tax rate which is 0.514967. Ms. Ezell said of that 0.450351 goes to M&O and .064616 goes to the debt. She said when compared to what was adopted last year at the 53 it is about a penny decrease but it still gives the same revenue by proposing a tax rate at the no new tax rate revenue rate it is not required to have a public hearing because that is that rate. Ms. Ezell said she did verify that her thinking was correct with Ms. Kristen of the tax assessor collectors office that if a tax rate is proposed of the no new revenue rate a public hearing will not have to be held on the tax rate. She said that is what staff recommends and that is what Mr. Petty and her stated in the budget that there is no tax rate increase proposed in the budget nor any other rate increases.

Mayor Cain said no tax rate is always a good thing to vote on.

Finance Director Cathy Ezell said if the Council chose to vote on the proposed tax rate it would have to be a record vote, so that she can give it to the tax assessor collector. She said if that rate is proposed if that is what the Council chose to.

A motion was made by Mayor Cain to set the proposed tax rate not to exceed \$0.514967 per \$100 in property valuation, seconded by Councilman Matamoros with discussion that followed.

Councilman Matamoros said he just wanted to thank Ms. Ezell and City Manager Mr. Petty for working hard to provide a budget to where taxes are not raised on the residents.

Councilman Pena said there is a hand in the audience and he himself had a comment. Mayor Cain said there is a motion on the floor. Councilman Pena said he thought there could be discussion on it with citizens during this time, have always done that, and is not sure why that is different tonight. Mayor Cain said there is a motion on the floor and once a motion has been made comment are not accepted. Councilman Pena asked really? Mayor Cain said absolutely. Councilman Pena said this is new to him tonight. Councilman Pena asked when did this change and how do they get the citizens input? Councilman Pena said maybe the motion should not be done to so that they allow citizens to participate in the discussion, so they are actually working with the residents. Councilman Pena said that is his one recommendation on how this particular procedure is being handled here or for that matter the facilitation of the meeting. He said it is all news to him tonight and he is sure it is news to everybody else who keeps raising their hands and for that matter anybody at home. He said he actually has the opposite opinion of the opinion that has been expressed there earlier and that is because he had been frustrated over the last month with the moving parts in the city budget but will get into that in more detail but he is really surprised and shocked that the last meeting and the one before that he asked why are they not talking about this new budget at the Council meeting? Councilman Pena said it is not even on the agenda but then they are going to be expected to come forward there in another two weeks and vote to approve a budget that has so many potholes it makes Freeport's potholes look like smooth and it is terrible and he can not trust the tax proposal when he knows that when they are saying as the CFO just stated it is because of the great budget that they have that is the reason why they do not have to raise taxes. Councilman Pena said he has heard so many different things from the administration like there is no money but then they are giving raises across the board, they have to tighten their belts so there are no capital projects. Mayor Cain asked if Councilman Pena was talking about budget? Councilman Pena said yes and when they are talking about the tax raise or no tax raise because they

are tying it to the budget that is pristine and that is what it is tied to and they are saying they are going to the tax increase or decrease based on the budgetary needs but if we can not trust the budget how can we trust how we should be moving forward with the tax policy. He said and it is completely incongruent and does not make any sense to him and he is not sure how it makes sense to anybody else. He said he wanted to make that comment so that maybe everyone else should ask that question at home and call in to your representatives.

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

Councilman Pena voted "Nay", Councilman Davis voted "Aye", Mayor Cain voted "Aye", Councilman Rossow voted "Aye", Councilman Matamoros voted "Aye".

Consideration and possible action approving an agreement between the City of Freeport and P3Works for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) Creation and Administrative Services.

Finance Director Cathy Ezell said she had representative from P3Works Adrianna Barnes if there were any questions. Ms. Ezell said there is a development that is going in on Skinner Street and part of the development is a PID and the TIRZ. She said in order to create the PID in the TIRZ there has to be someone who specializes in that and that is what P3Work does and they are highly recommended. Ms. Ezell said she spoke with the City of Bay City who has has worked with them and also worked with the developer that is doing the project that is on Skinner Street. She said P3 is highly recommended as well as they come highly recommended from the bond Council. She said this contract is for them to help create the PID and the TIRZ as part of this development and have to go ahead and get it in place as they are working on the development agreement with Freeport 19 LLC, and they have to be able to review the document before it comes before everybody to make sure that everything is in accordance with all the laws and everything. She said she is working with the bond attorney, the City attorney's office, financial advisors, City of Freeport, Lance, and herself are all working and trying to get all these moving pieces to make sure everything is in place and that is why they need their expertise and they come highly recommended. She said it is not at the cost of the City and the City will be entering an agreement a public administration agreement with Freeport 19 LLC to where they will pay for the administrative cost, and it will not be at the expense of the City of Freeport. She said but the City of Freeport and City Council determine who they will work with. Ms. Ezell said that is what is on the agenda is to approve the agreement with P3Works for the PID, TIRZ, and the creation for administrative services for the PID and the TIRZ.

A motion was made by Councilman Pena to table this item with discussion that followed.

Councilman Pena said Ms. Ezell had mentioned that there was an agreement with the Freeport 19 LLC and asked if this was correct? City Manager Lance Petty said there is not a developer agreement in place right now. Councilman Pena said that is his concern. Mr. Petty said there was one in place but are making the changes to it. Finance Director Cathy Ezell said there was one in place but changes are being made to it however it was not something that the bond council, Mr. Petty, and herself thought was for the best for the City of Freeport the way the agreement was written and therefore it is being revised. Councilman Pena said he is glad Ms. Ezell mentioned that because the concern was and he hopes the rest of the Council listens to this because this is very important. Councilman Pena said he came to the meetings to be as quiet as possible but he can not sit idly when people are losing money and it is funny to some of the residents that are in the audience. Councilman Pena said money is being lost, transparency is being lost, and due process and losing million of dollars. He said to put your personal animus against him aside and just listen for the numbers on this as it is just common sense. He said Freeport 19 LLC and there is not an agreement with them but are going to create a whole PID and TIRZ to accommodate them. He said he wanted to talk about Freeport 19 LLC because this was the same group that the Council was made aware of. Councilman Pena said he received phone calls from residents about these developers threatening residents in that space and so the Council got wind of it all and decided they were not going to continue with the group and about a month later the group comes back and switches up their name to

Freeport 19 LLC and he was not fooled because it is the same group that was abusing and threatening the residents over in those 19 acres. Councilman Pena said so if you care about anybody developing and profiting off Freeport assets and Freeport land and, for that matter bullying the residents to kick them out of their property ownership. He said this is what Freeport 19 LLC is about but more importantly he is not sure why they are putting the cart way before the horse talking about they need to build this infrastructure in place for this development company because all it means is that they are going to line their pockets that much more. He said this is the 19 acres that was sold last year or agreed to be sold to these guys, the same guys that are bullying the residents for \$150,000. He said on top of the hundred and \$150,000 giveaway which was worth \$2 million dollars and now as far as the infrastructure goes they are setting it up so that they do not even have to pay for the infrastructure that is going to be passed on to the residents. and that is another story. He said what is interesting about this is that there have been other developments in the City that have been asking for PIDs and TIRZ and this cart before the horse process did not occur then and it should not now. He said TIRZ and PID should not be created now because this particular developer does not have the financial wherewithal or the means potentially to actually do the deal. He said he brings this up because he brought this red flag up last time when it was Realty World that the EDC now has a lawsuit about and on they were getting to also do the same with the 19 acres. He said the bond, about two months ago he asked the Council and the administration if they had done any diligence on their financing? He said and the answer was well there was this bonding company do a review of their financial and he simply asked if he could get a copy of those financial because he knows a little bit about the mortgage financing. He said he has asked the same group that was with the EDC for the last three years who could not get their act together and their financing together even though he asked over and over for almost two years for them to give him their financials, and they never did. He said so here he is now wondering they backdoor the EDC came back to City Council and said why do they just do it. Councilman Pena said then it is the same problem they still do not have their financials and if they just going to trust this bonding company that is fine but at least if the Council is asking for those same numbers to review because some of us have that expertise, some might have IT expertise then lets let that guy look at it and some guys may have pumps and drilling and any other construction background then let that guy look at that. Councilman Pena said he is there telling them that he still has not received that information yet still planning as if this thing is already buttoned up and already done. He said you have to ask yourself why is this being fast tracked? He asked why are they not doing their due diligence? He said this is why he asked this item to be table. He said to at least get the financials to see whether or not they are going to approve this but much less should they should not be doing be doing any discussion about the PID or TIRZ on a project with a developer whose questionable on ethics and questionable on financing and certainly obviously has just twisted around their LLC name to still be part of the game. He said and yet this project has not been advertised or solicited any other developers. He said he knows that when that particular developer who was there at last meeting or two meetings ago about the apartment water rates they were interested in doing more for public housing. He said he mentioned the 19 acres and they said they did not now anything about it. He said he wants to know why they are rewarding bad behavior? He asked why are they not doing the due diligence? He asked why are they not trying to do what is best for the taxpayers money and property when they have this opportunity now.

Mayor Cain said he, unlike some people who do not trust the people who are running the City, he does trust them and, since he trusts them he is okay with moving forward.

Mayor Cain called the motion to a vote, motion died due to a lack of a second.

A motion was made by Councilman Matamoros to approve the agreement between the City of Freeport and P3Works for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) Creation and Administrative Services, seconded by Councilman Rossow with discussion that followed.

Councilman Rossow said he agrees with Mayor Cain that there has to be trust in the people that are in charge of this item. He said we are not in charge. He said yes they can vote it down and can table it or approve it but he does not believe that it will be brought before the Council unless it has been validated by either by the City

Manager, the City Finance, or the Mayor then the Council gives their voice on it. Councilman Rossow said he trusts the people and that is their job.

Finance Director Cathy Ezell said she wanted to reassure the Council that the due diligence is being done she heard the rumors and she saw the first agreement and Mr. Petty and herself had a long conversation and that is why they contacted the City's Bond Council that is why they contacted the City's financial advisor and that is also why she reached out per Mr. Petty request to the City of Bay City. Ms. Ezell said she knows their Finance Director who is their Interim City Manager and spoke for over an hour about the same company that is doing a development like this in their City. She said the Finance Director in Bay City told her about some concerns she had that they did not come to fruition and she also told her some concerns which were the same as hers. She said they went back and forth. Ms. Ezell said the Finance Director sent her a copy of their development agreement that they. Ms. Ezell said they have done the due diligence not only with hiring possibly P3Works, the people that come the most highly recommended but also the bond council which is a group of attorneys that do this stuff day in and out and the City's Financial advisor they know of the developer and they have worked with the developer before. She said she made the phone call to the City of Bay City. Ms. Ezell said the staff is doing its due diligence and she wants to reassure the Council that they are doing what we they are supposed to do before they bring this forward. Ms. Ezell said when Interim City Attorney David Olson saw the agreement his response was to her that this really protects the City and she said that is the point. City Manager Lance Petty said the number one goal is to protect the City and he will never push development that is going to be on the back of the current taxpayers it is not going to happen. Mr. Petty said in order to develop these are the type of things that have to be put in place to get the motion moving forward. He said like Ms. Ezell said they contacted the bond councils, financial councils, and they vetted these companies the \$150,000 for 19 acres that were talked about was sold to Jim Maddox Properties LLC and the development is Freeport 19 LLC and he was aware when he came into this position about the strong arming talk and things like that and he had a long conversation with them. He said it was basically one of those things if he hears that they are pushing on any of the citizens around the development will be cut off. He said they have done every step possible and when he reviewed the initial agreement that was initiated he seen so many holes in it right off the bat and that is why he nixed it and got with the Financial Advisors and Bond Council to start reviewing it and rebuild the developers agreements that is in the benefit of the City of Freeport and not the developer. He said that is how they took the initiative on this and how they move forward with it .

Councilman Davis asked if anybody heard about this or know about this? He said he is glad to hear that it was broken down and did research with other cities that are working with P3Works.

Adrianna Barnes with P3Works said she heard a lot of discussion and she could address a lot of the different comments and questions that were made. She said that before any PID bonds are issued there is an underwriter that performs a pretty in-depth due diligence process with the developer and so that is when the real first commitment comes on board from the City after the development agreement is approved and if it gets approved there is a tremendous due diligence process that occurs before those PID bonds are issued through the underwriter. Ms. Barnes said they do specialize in helping cities with creating and administering both PIDs and TIRZ and she assist a number of cities in the Houston area. She said she is the regional manager for P3Works and works with Angleton, Bay City, City of Brazoria, City of Friendswood, Montgomery County, and City of Dayton. She said they kind of have a pretty good number of cities and counties they work with all across the State, and she just happens to work with the Houston office and provide the services for Houston cities, counties, Houston area cities, and counties. She said they have an office in Austin and then an office in North Richland Hills and those offices service those particular areas and so the Dallas-Fort Worth area and then the Austin and Central Texas area. Ms. Barnes said that tonight does not create a PID. She said she kind of heard that it kind of sounded like maybe there was some confusion whether that was what was going to occur tonight and it is not. She said the PID creation process is something that P3Works will work with the City Manager, Finance Director, Bond Council, and Financial advisor on that process, and it will come before the Council because there are public hearing requirements and there are all kinds of requirements. Ms. Barnes said to

Councilman Pena if he wanted to look up the PID act it is in chapter 372 of the Local Government Code and that might help answer some of the questions but if it does not she can answer any specific questions but she asked that communications go through the City Manager and the Finance Director. She said they only work for the cities and do not work for the developer at all. She said their interest is to protect the City. Mayor Cain said the Council appreciates that. Ms. Barnes said there will be a professional services agreement which will come forward soon after tonight in which that if approved will require the developer to put up a specified amount of money in what they call an escrow account and that is where the invoices get paid is from those funds from the escrow, because most cities do not want their taxpayers paying for any portion of this type of development and that is why the developers are required to put those moneys in escrow to make sure that the services are covered by the developer and not the citizens or the City's general fund. She said same thing is true for the TIRZ it is a different financial tool from the PID but they do work together. Finance Director Cathy Ezell said the public service agreement is probably going to be on the next Council agenda.

Councilman Pena said in no way he is disparaging the company's reputation and or for that matter their abilities and he thinks the reputation speaks for itself. Adrianna Barnes with P3Works said she did not take it that way. Councilman Pena said he just wanted to be abundantly clear that there is no criticism for the company. Ms. Barnes said no offense taken. Councilman Pena said that he was listening closely to Ms. Barnes and said they really will not do the due diligence until after the development agreement is signed and approved by the Council. Councilman Pena said and what is interesting about that is that it is after the development is done and, so again he is not sure why they have to get into this agreement to afford the ability to do the due diligence after when they need to be doing that due diligence before they even have a development agreement with a company that has questionable ethics and questionable financing. Councilman Pena said he has been asking for these proof of funds for the last three years, and he has yet to receive anything. He said nobody on the EDC, Mayor, and nobody on the Council. Councilman Pena said the question was also about trust with the City Hall staff and the trust with the administration. He said he has a very shaken trust with the administration. He said he has a very shaken trust with the City Hall staff. Mayor Cain said to Councilman Pena now he is getting off the subject. Councilman Pena said Mayor Cain and Councilman Rossow from Ward D expressed his whole point there and so this whole talking point was about trust so he wants to respond to that because his problem is that his trust is shaken over this whole budget review process as it was stated when the administration the City Hall staff bring forward anything they can trust it to be true. He said he is looking at the minutes. Mayor Cain said the minutes do not pertain to whether or not they are going to approve the PID or the TIRZ. Councilman Pena said he just wanted to say on July 1st the CFO came forward and said that the City shows that the City is in great financial shape as of the year 2023. Mayor Cain said that has nothing to do with the PID or the TIRZ. Councilman Pena said if in this budget cycle they are given surprises and the things were not disclosed in that audit and they are now having to deal with that, that is what is shaking his confidence on this whole budget process.

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 to award the bid for the construction of the waterline to Fire Station #2 to Android Construction Services LLP and authorize the City Manager to sign the contract.

Finance Director Cathy Ezell said the City went out for requests for proposals for construction of the water line for fire station two. She said two BIDs were received, one from Android and one from Matula and Mutala. She said Android came in with a lower bid at \$39,200. She said this is to run the new water line to the new building at fire station two. Ms. Ezell said staff recommended moving forward with Android construction and this is within the budget of the fire station two for improvements.

A motion was made by Councilman Matamoros to award the bid for the construction of the waterline to Fire Station #2 to Android Construction Services LLP and authorize the City Manager to sign the contract, seconded by Councilman Davis with discussion that followed.

Councilman Pena asked how many bids were reviewed and accepted? Finance Director Cathy Ezell said two and went out for BIDs three times and the first two times they were no BIDs received and the third time two BIDs were received. Councilman Pena asked if this company had done any work for the City of Freeport? Ms. Ezell said yes. Councilman Pena asked what projects? Ms. Ezell said quite a few water line repairs for Veolia, and they have also done water line repairs in 1495 if she remembers correctly. City Manager Lance Petty said yes the TxDot project, there were some issues there when they hit some water lines, and they had to call contractors in to make repairs and both companies have been used. Councilman Pena asked if they are qualified? Mr. Petty said yes.

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

Consideration and possible action approving a one-month extension to the contract between the City of Freeport and the U.S. Department of Energy for the Strategic Petroleum Reserve Project for water service and allow the City Manager to sign the contract.

Finance Director Cathy Ezell said the current contract between the City of Freeport and the U.S. Department of Energy expires on September 30th, 2024. She said this contract was originally entered in 2014 and it was a 10 year contract. She said this is for their Bryan Mound oil storage site that they have out by the Golf Course. City Manager Lance Petty said it is out by the sewer plant. Ms. Ezell said they are asking for a one-month extension because they are preparing a long-term contract. She said there is no discount and they only receive water. She said there is no discount to the rate and they pay out of City limit rates. She said the federal government requires a contract with the City to provide a water service. She said so this is a one month extension until they can bring back a long term contract.

Mayor Cain asked if the one month extension would be at the current rate? Finance Director Cathy Ezell said yes there is no discount on the rates and they pay out of city limits rates. Ms. Ezell said there are times when this site can use 4 million gallons of water in a month and it depends on what they are doing out there but they are one of the higher volume water and there is no discount. Mayor Cain said as he is reading he wants the public to understand what they are talking about the current contract say \$890,000 a year. Ms. Ezell said that is correct or up to \$890,000.

A motion was made by Councilman Matamoros to approve a one-month extension to the contract between the City of Freeport and the U.S. Department of Energy for the Strategic Petroleum Reserve Project for water service and allow the City Manager to sign the contract, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Pamela Dancy resides at South Front Street. She said it was brought up that when Councilman Pena had asked about what Mr. Hayes does on the BWA board. She asked why is it not allow to have more people that might want to be interested in that position? She said what she heard is that the Council decided without giving the people a choice and she is thinking well where is the democracy in that? She said the government is telling the citizens what has to be done or the way it is going to be done and it just kind of threw her because they always honor even though it is not a board. She said she was just curious about how come there is not a choice if somebody else was interested. She said and this has nothing to do with Mr. Hayes but the right of the citizens being able to have a choice to possibly pick somebody else.

WORK SESSION:

The City Council may deliberate and make inquiry into any item specifically listed as a Subsection under the itemized Sections A-F below, an item appearing on the City Council agenda for this meeting, on matters related to community events, or on matters that are not within the jurisdiction of the City for consideration by City Council. The City Council may not deliberate on any City matters not specifically disclosed under this Work

Session or on this posted City Council Meeting agenda. City Council members and the Mayor always reserve the right to request that a matter be placed on a future agenda for consideration.

Councilman Pena Ward A announcements and comments.

Councilman Pena thanked everyone who is tuned in, came out tonight, and for that matter even spoke out. He said he wanted to ask a question because he could not hear it earlier and is glad Mr. Reyna stayed through the workshop because he had a couple questions on the annual report for the TIRZ. Councilman Pena asked Mr. Reyna if he had said he had informed the Secretary of State or that he filed with the Attorney General? Mr. Reyna said he filed some complaints against the Mayor for violation of Open Meeting Acts. Mr. Reyna said he got as far with the D.A. and the D.A. just slapped him on the wrist and told him to take the Open Meetings Act class again. Mr. Reyna said the one he took to the Secretary of State was a violation of submitting a package for City Council three days after it had expired and the kids at the Secretary of State Department there are just a bunch of kids and you can give them all the witnesses and evidence you can give them and they still are not going to make the right decision and so he just kind of gave up on it. Mr. Reyna said he is familiar with filing these complaints and he has never done anything to Ms. Ezell for her to disrespect him the way she did by telling him she could give him the information within a two-year period. Mr. Reyna said that was a slap in the face and he does not appreciate that and she has violated the section of the charter 11.04 because she in the category of the City Manager which it states elected officials are City Managers and Ms. Ezell falls into that category as City Manager because she is the Assistant City Manager and she was the City Manager two weeks ago and she falls in that category and she should of known that. He said also the HR Department should have caught up on that. Mayor Cain said the issue that he has is that this is Councilman Pena's work session. Councilman Pena said he was just trying to get answers and did not need all the backstory. Councilman Pena asked so there is really three things that Mr. Reyna brought forward? Mayor Cain said he encouraged Mr. Reyna and Councilman Pena get together after the meeting. Councilman Pena asked who actually did the nepotism and who got hired illegally? Mr. Reyna said Ms. Ezell's son. City Manager Lance Petty said Finance Director is not on trial. Councilman Pena said he is hoping that this can be put on the agenda for next meeting. Councilman Pena said he has asked for the agenda request for the budget and hopes it can be on the next one so there can be discussion, as well as the water rate issue that there was with the apartment complex and for that matter the water rate ordinance that needs correcting. Karla Clark said since the Council is being prejudiced about the form there are no rules on the back of them, and she requested to have the rules. Councilman Pena said he wished Mr. Rollerson was still there because he mentioned that in fact the City, has not grown and he is exactly right and if you just want to look at the Census. He said the Census shows that the City went from 12,000 people in the last decade to 10,000, just a little over. He asked why is there not more development or more housing development? He said the answer to that is because it is costly and expensive. He said it is expensive to build a brand new house, ground up. He said we can incentivize, but not interested in lining their pockets. He said he agrees new construction is expensive. Councilman Pena said Ms. Clark had spoken as well and asked for the numbers and has not received them. He said he is curious to the pattern he is seeing with the residents asking for information, and they are not getting it. He asked Mr. Petty was aware of the delays by the administration? City Manager Lance Petty said no, if there are any delays it is in the hands of the attorney. Mr. Petty said to Councilman Pena like the email he sent the other day with the two pages of requests. He said the attorney has not reviewed it and have ten days to get it back because it was considered a public information request. Mr. Petty said he spoke to legal yesterday and they said he would have a response to Councilman Pena's questions sent over in a timely matter. Councilman Pena said some of them were plain and will get into them as well but he has had no response from the attorneys in neither a 24-hour period, 48-hour period, 72-hour period and is just thinking why is it okay to get such a slow response. Councilman Pena said this is not the first time. He said the slow response from Olson and Olson continues to happen even as it had been communicated to him by City staff. He said he knows that is why they we went out on BIDs for them and he hopes they do resubmit that BID to get a better response going forward. Councilman Pena said he can not sugarcoat this stuff. He said he wants to be nice and respectful but somebody has to be the adult in the room and say the tough truths. He said he hopes he gets a response tomorrow. He said there were a couple of other residents that came forward, and he thanked them for coming forward. He said he would not speak on those particular items at this

point. He said he did want to touch on a request that he had, and it was for City hall staff. Councilman Pena said he wanted to know the status for the Downtown fountain and splash pad. He said residents are still trying to use the splash pad the last month of summer, but it has not been operating since the hurricane. He said he would like to know the timetable for that. City Manager Lance Petty said he does not know the exact timetable but he knew that parts had to be ordered for it. Public Works Director Rudy Ragle said he is expecting parts to arrive within the next 30 days. Councilman Pena asked if the splash pad at the other park was working? Mr. Petty said yes. Councilman Pena said he will just direct them there. Councilman Pena asked if it was the same with the fountain? Mr. Ragle said that might be a bigger issue than just parts. Councilman Pena said he just wanted to make mention that the total overhaul for that project on that fountain if gut it all out and redo it all together it should not be more that \$5,000. He said for that matter probably less than \$2,500 but that is another story. Councilman Pena asked if the street sweeper was working and operating ? City Manager Lance Petty said it was operable, but it broke down as cleaning during the storm and new parts have been ordered and they will be there this week to replace them. Councilman Pena said he just knows that there is a lot of debris in the downtown zone. Councilman Pena said the other thing he wanted to touch on was TIRZ and they are doing them in general. He said he was curious because it was kind of like the budget with no vision behind it and no guidelines to it and it is like if somebody said they need a TIRZ they can not just listen to the political winds. He said he thinks Council should be afforded the tools of knowing the decision matrix if the following is true then they need TIRZ or need a PID. He said he hopes staff will be able to provide that going forward as they try to develop in these areas. He said he is making a big sting about the 19 acres over on Skinner Street but will still have the same problem he imagines on just potential random unnecessary give away for O'A Fleming because they are thinking these are the tools that are needed to throw in the sandlot when they do not need to give away all of the assets and money. Councilman Pena said he had a request on Friday to ask for their finances that he had asked for two months ago and still has not receive that. He asked if he could expect to receive that this week or is that going to be legal again? Councilman Pena said because it was not a legal issue two months ago, it just was not delivered. City Manager Lance said to Councilman Pena when he sent an email requesting this information it was considered a public information request and all those go to the City Attorney for review and Mr.Olson did say he would have a response within the ten day time period and that it was still under review. Councilman Pena said he just wanted to state that in the past in his tenure as a Councilman any request of information that he has ever submitted it has not been, until lately in the last nine months or actually ten months, that all of sudden, his request use to be responded to within 24 to 48 hours, maybe even 72 hours and had never been treated as an open records request and said he knew the difference and why that was there but that the Council had never had to be treated as such and he is happy to be told that they are going to get that information but here is part of it so they can knock that out but to just summarily move it to the Attorneys office so that it will be dragged out. Councilman Pena said he could of use that information for tonight and that same information could have been disseminated to Council to help make decision. He said he hopes Olson and Olson will in fact respond in a timely matter. Councilman Pena said he had a meeting, and he would like the public to know, that on June 17th there was an audit report presentation saying that everything is peachy but then three weeks ago on July 31st he was invited to have a sit down with Mr.Petty and Ms.Ezell and it was disclosed that there are so many pot holes in the budget and so many gaping holes. He said so many budget overruns to the tune of \$300,000 in overtime and this was known at the time of the audit. He said at the time of the audit the Council was told here in public that everything was peachy and it is not peachy. He said this is why his confidence is shaken, and when there is a lawsuit because payroll taxes were not paid by the administration under the same office of the CFO that is why his confidence is so shaken. He said and when the budget has no vision of any potential kind of growth and reinvestment in the City that is also a reflection that there is no vision in the budget. He said they were told a month ago the budget is very tight and there is no money but there is money for raises across the board that makes no sense. He said they are talking out of both sides of their mouths. He asked how can there be no money for anything except to just give ourselves a raise? He said that was not cool. He said he is going to get more on that in the next meeting hopefully the budget is on the agenda. He said he also wanted to make mention that he will be meeting with more City staff asking questions as allowed by the charter asking questions about why they are spending money and how they feel about it. He said that is what he was elected to do to ask questions and provide solutions. He said he is not there

to tell anybody what to do. He said he makes his points, talking points the rationale behind it, so that council can use that and process that to make a decision on a vote and you see how the vote goes. Councilman Pena said he wants to be more informed as they move into the latter part of the budget cycle. He said he would be asking various employees and asked if anybody had a problem with that? He asked if anybody has a reason for him not to ask any employee what was going on in City Hall? He said that is a question for the Council or anybody on the City hall administration, senior staff, and attorney. Mayor Cain said it is touchy and they are not supposed to have a back and forth right now. City Manager Lance Petty said it is a violation of the Charter. Mayor Cain said Council members are supposed to, if they want to speak to a department head about City business they are supposed to go through the City Manager. Councilman Pena asked what section that was in the charter? Finance Director Cathy Ezell said 3.08. Councilman Pena said someone has it memorized and he loved it. Councilman Pena said he would be revisiting that particular section. He asked if anyone from the charter review board was present that would be able to speak to that intelligently as well? He said he is hoping that they in fact add that on the agenda for the next council meeting the budget. He hopes that there is greater transparency for the public about all the missing information that he received at this meeting. He said it was not an executive session meeting it was a meeting in the new City Hall conference room. He said he should of live broadcast it on social media so everyone could see what it is he is actually doing. He said people ask him where he is and he says he is trying to do the public work. He said at the next one there will be more information.

Councilman Davis Ward B announcements and comments.

Councilman Davis thanked everyone for coming out and for all those that continue to come out. He said on that note he was going to try to stay positive. He said God puts us through obstacles in life and puts us through things only to make us stronger and to get us ready for what is about to come. He said he believes big things are coming for Freeport, and it will on time. Councilman Davis said we have to all work together. He said he heard Mayor Cain say it takes a village and they have to all get on the same page and will have to get a vision. He said they are things in the works like the Boardwalk, Riverwalk, and Downtown project is also being worked on. He said they are also looking at people to build rooftops in Freeport, and it is going to happen. He said a lot of it takes time and money. He said we would find a way to make it happen. He said he is confident about the team they have and for the people that are behind the scenes working on it. He said we are going to make it happen, and we are going to bring Freeport back up again. He said we would all be apart of that and if he is gone he knows it will happen. He believes it is going to happen, and he is going to trust in the process, and it takes time and money.

Councilman Matamoros Ward C announcements and comments.

Councilman Matamoros thanked the residents and visitors who attended in person and viewed online. He thanked the residents who spoke in citizens' comments. He said he would like the Council to take up in a future meeting. He said he would like to create an ordinance to keep the Council off of the boards and commissions. He said it was something that was talked about previously and it is something that he would like for legal and City staff to look into that or if it has to be a charter change then that way. He said he would also like to see if the charter review can come back sooner and is looking into some changes with the charter specifically issues concerning Council members. He said with the changes that the Mayor had instituted tonight, he would actually like to see the removal of the workshop. He said the majority of the Council contact the City Manager when they have issues. He said it is counterproductive to the entire meeting and it prolongs it. He said they hear long unnecessary speeches. He said maybe removing the workshop from our city council meeting.

Councilman Rossow Ward D announcements and comments.

Councilman Rossow said he appreciates everyone coming out. He said he does not like to be degraded and no one likes to be degraded or called a kid, or for someone to say there is only one adult in the room and things like that. He said it is counterproductive. Councilman Rossow said he agrees with Councilman Davis where they have to work together. He said he knows it is going to take a lot for them to work together. He said he is glad FEMA is here in Freeport. He said Freeport is his town, and he is glad that we can depend on FEMA helping all the people that need help. He said he did not lose much due to the storm, but he advises if you have to apply for FEMA they are located at the Rec Center. He said if you get turned down the first time, then apply

again. He said he has applied but has yet to receive any compensation or anything like that for damages that was done in his home. He said once he gets a no, he is going to apply again. He said he was glad to see the trash removal being carried away. He said he really believes, and it is his opinion that they are doing a great job. He said they were doing a really great job. He said he knows a lot of people are complaining about them not picking up this and not picking up that but they are not requiring what the City requires of how it has to be a certain way or anything. He said they just come and pick up everything. He said he thinks they are done with the brush removal and now they are working on the debris and trash. He said his word to the public be patient. He said he had a lot of fun at Bingo. He said he probably will always attend, since his wife loves Bingo. He said she likes it especially when she wins. He said he never wanted to play Bingo and his wife talked him into playing Bingo. He said they feed you give you prizes and you do not have to spend any money. He said he has gone many times and never won. He said he is a good husband and takes his wife. He told City Manager Lance Petty to keep up the good work and also Mayor Cain keep up the good work. He said Finance Director Cathy Ezell keep up the good work she is doing a good job. He said that was just his opinion and if you do not have an opinion you are not a man. He said every man should have an opinion.

Mayor Jerry Cain announcements and comments.

Mayor Cain thanked those who attended in person and those who continue to speak at the meetings. He said these meetings are really are for you all. He said he had some concerns about the direction that the meetings occasionally go. He said over the years he has witnessed more and more attacks on our fellow citizens, Council members, and city staff. He said, although these attacks bring pretty good entertainment to those having watch parties at home it makes the meeting counterproductive and unprofessional. He said the City has some great opportunities ahead of us when it comes to development of land, bringing in new business, and getting more people to move here things that we all want and the City needs. He said for these improvements to happen we have to create a different image. He said it has to start at the top with our City government. He said he wants the citizens to continue to come out and speaking on the items that are on the agenda. He said he also wants to make it known that he is working on changes as to how the Council meetings will be run with the goal to have more professional meetings and spend the time taking care of what is important and that being the City of Freeport. He said he normally does not write notes but he felt that it was important to write this down so he did not miss anything. He said our meetings sometimes are a circus and hear all the time of people that are at home having Council watch parties and they have their beer, barbecue, or whatever it is and they are waiting for someone to throw a dagger. He said that is one of the things that is holding the City back from moving on. He said hopefully starting next meeting there will be some changes. He said pay close attention to the agenda, because it could affect you or anyone. He said there were comments made today about the appointment on the BWA and he said he would encourage the City in the future to post it. He said if Mr. Hayes gets tired of doing it, but also it gives someone else the opportunity and the Council at that time, once again will vote and if Mr. Hayes is still wanting to do it and still doing as good as a job as he is doing now he will continue to have his vote. He said he encourages the City to put it out there although it is not required per legal. He said he thinks it will be a good procedure.

City Manager Lance Petty announcements and comments.

City Manager Lance Petty said he knows that development is a big question here in the City of Freeport. He said we are continuously working all day long, everyday on development. He said we have to incentivize things and we have to create PIDS and TIRZ to develop property. He said you will not be able to build a home that is affordable to the residents of Freeport. He said this is the reason why you create these things so developers pay for infrastructure on the back end of the development and if you did not create these things the City would have to pay for the infrastructure and if the developer pays for the infrastructure, then the houses increase because they are trying to get their money back on infrastructure improvements. He said these are the type of things development wise that we do to be creative but are also firm and looking at the best interest of the City of Freeport. He said we are going to go through every hope that they can to make sure that everything is developed for the best interest of the City of Freeport. He said that was just a quick note on development. He said to Councilman Pena anytime he would like talk about development and what it is they are looking at in the properties he is well aware of the O.A Fleming property. He said it is a \$8 million infrastructure cost and so if

a developer has to eat that up front to just tally that up and that is about over \$385,000 home to get their money back. Mr. Petty said that development does not make sense for us. He said we have to look at those things. Councilman Pena said it depends on the number of units. Mr. Petty told Councilman Pena anytime he would want to go meet and go over development and they we are looking at and things like that he is more than welcome to come to the office and do so. Councilman Pena said he would be by tomorrow. He said the update on Arlan's they found some unforeseen issues with mold and stuff when they went in replacing the walls and things like that and they extended their openings to mid September. He said they continuously stay in contact with them because we need the grocery store to open back up. He said he understands the importance, he lives here and he knows it is a lot quicker to get that store open back up than to build a new one.

CLOSED SESSION:

Executive Session regarding a.) (Consultation with Attorney) 1. Property 200 West 2nd Street pursuant to Section 551.071.

The regular session closed at 7:38P.M. and the Council entered into the Executive Session.

COUNCIL BUSINESS – REGULAR SESSION:

Take any action resulting from Executive Session.

Executive Session ended at 8:06P.M. and the Council entered back into regular session.

There was no action from Executive Session.

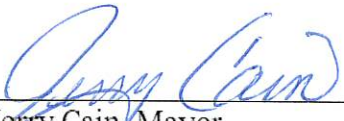
Mayor Cain read the following statement from the Council: "We are are still pursing legal remedies for the payment of the \$345,000 to Covarrubias remodeling for the project at 200 West 2nd Street."

Mayor Cain said the Council has not given up on it and has not forgotten about it, but they just do not have the answers that are needed yet. Mayor Cain said the Council is still looking into it.

ADJOURNMENT:

Adjourn

A motion was made by Councilman Pena to adjourn the meeting, seconded by Councilman Davis with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 8:07P.M.



Jerry Cain, Mayor



Clarisa Fernandez, City Secretary