



City of Freeport
Meeting and/or Executive Session Agenda

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

Monday, October 21, 2024, 6:00 PM | Council Chamber | 430 North Brazosport Blvd., Freeport, Texas 77541

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

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

1: Call to Order:

- 1A. Call to Order - Jerry Cain, Mayor
- 1B. Invocation - Councilman
- 1C. Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.
- 1D. Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes to make your comments regardless of the number of agenda items to be addressed.

2: Consent Agenda:

All items listed are part of the Consent Agenda. Public Hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

- 2A. Action regarding Minutes, October 7, 2024 and October 8, 2024. - Clarisa Fernandez, City Secretary
- 2B. Approval of Road Closures for Dia de Los Muertos Procession on Friday, November 1, 2024 from 6:00PM to 8:00PM.- Wade Dillon, Main Street Director

3: Proclamations - Presentations and Updates

- 3A. Presentations – Brazoria County Veterans Parade Committee recognition of the City of Freeport's participation in the 25th Anniversary Parade- John Jasso
- 3B. Upcoming Events - Fright Night October 24th @ FMP Riverplace 6:00P.M.-9:00P.M.
Community Clean up November 2nd 8:00A.M.- 12:00P.M.
@ OA Fleming 431 West 4th Street

4: Business

- 4A. Consideration and possible action approving Resolution No. 2024-2889 appointing member(s) to the Beautification/Parks and Recreation Committee.(Lance Petty)
- 4B. Consideration and possible action approving Resolution No. 2024-2890 authorizing a revision to the City of Freeport Policy Handbook Chapter 5- Standards of Conduct revising Section 5.23 Information Resources Acceptable Use (AUP) and Security Policy Agreement.(Donna Fisher)
- 4C. Consideration and possible action approving the proposal from IAD Architects for professional architectural and engineering services to design and produce construction contract documents for the renovation of the Pixie Heritage House.(Lance Petty)
- 4D. Consideration and possible action approving Resolution No. 2024-2891 accepting the financing proposal from Government Capital to fund the Ameresco Water Meter Project.(Ashlee Ferguson)

5: Executive Session

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

- 5A. Executive Session regarding a.) (Consultation with Attorney) 1.) Consider Appointment or Removal of EDC/BOA Board member. 2.) Water Rates pursuant to Section 551.071.

6: Reconvene into Open Session:

- 6A. Take any action resulting from Executive Session.

7: Adjournment

- 7A. Adjournment – Jerry Cain, Mayor

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

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

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



Clarisa Fernandez,
City Secretary, City of Freeport, Texas



State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, October 7, 2024 at 6:00 PM at the Freeport Council Chamber located at 430 North Brazosport Blvd. , Freeport Texas for the purpose of considering the following agenda items:

City Council:

- Mayor Jerry Cain
- Councilman Jeff Pena
- Councilman Jarvis Davis
- Councilman George Matamoros
- Councilman Winston Rossow

Staff:

- Lance Petty, City Manager
- David Olson, Interim City Attorney
- Clarisa Fernandez, City Secretary
- Ashlee Ferguson, Interim Finance Director
- Toby Cohen, IT Manager
- Donna Fisher, Human Resource Director
- Rudy Ragle, Public Works Director
- Crystal Ruiz, Executive Administrative Assistant
- Shelby Araujo, Building Official
- Jennifer Howell, Police Chief
- Chris Motley, Fire Chief
- Brian Dybala, Golf Course Director
- Robert Johnson, EDC Director

Visitors:	David McGinty	Manning Rollerson
	Glen Crawford	Carol Parker
	Sam Reyna	Mark Parker
	Nicole Mireles	Karen Tait

Call to Order:

Call to Order - Jerry Cain, Mayor

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

Invocation - Councilman

Councilman Rossow led the Invocation.

Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.

Councilman Rossow led the Pledge of Allegiance to the United States and the Pledge of Allegiance to the State of Texas.

Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City

Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes to make your comments regardless of the number of agenda items to be addressed.

Sam Reyna resides at 2002 North Avenue G. He said he does not know if the Council is familiar with Proposition A that was adopted in Houston in November. He said Houston is a Home Rule City just like Freeport and a Mayor-controlled City just like Freeport. He said when voters approved Proposition A in November they gave City Council members more power to place items on weekly City Council agendas. Mr. Reyna said a power that was previously welded solely by the Mayor and now three or more City Council members have the power to add items to Council agendas. He said the City Council members have the same type of leverage and same type of flexibility to be able to put items on the agenda and to have such item or items considered by the Council. He said we should replicate Houston's Proposition A and place this measure on the ballot at the next uniform election. He said the Mayor is vested with too much power and authority. He said to let the citizens decide if they want their Ward representatives to share that power. He said any two members of this governing body may request an item to be placed on the agenda, but the Mayor has to approve the request, but he can also modify the item. He said he is a prime example of that abuse of power. Mr. Reyna said he submitted a candidacy package to place his name on the ballot as the Mayor's candidate. He said he was advised that he was not eligible to be a candidate for elected office because of his felony conviction, but it was still up to the City Council to approve and place his name on the ballot. Councilman Matamoros and Councilman Rossow submitted a request to place an item on the agenda. He said that item read discussion and possible action, and it is his opinion that the Mayor modified that request item to read as follows: discussion and clarification. Mr. Reyna said he should have placed the item on the agenda as written and not modified as Councilman Matamoros and Councilman Rossow had written it and that is how it should have been placed on the agenda. Mr. Reyna said this amendment is needed to the charter. He said it would not need the 40,000 signatures like Houston and all that is needed here in Freeport is 271 registered voters' signatures on the petition. He said any two of the Council members would be able to place any item on the agenda as written and not modified. He said to get this ordinance passed.

Manning Rollerson said he was there today for two things. He said he would like to know why the City has not set up the meeting yet with the Department of Homeland as such, they have been trying for the last, God knows how long, but he knows there is a meeting on Thursday with the Port of Freeport and is wondering why the City is not setting up this meeting, and it needs to happen. He said the City itself is part of the nonsense to those people on the East end. He said the City should be held accountable, and that is wrong, plain and simple, and that is why he is suing the City. He said they should know how to treat their citizens no matter what color they are, and the Council represents them all. Mr. Rollerson said his second thing was why are people still living in houses in this community with no windows? He said it shows a lack of responsibility. He said Churches were being condemned. He said the buildings across the street are not being condemned and trash is still everywhere. He said we do not have communities, but they are saying they are building communities, and it is supposed to happen, but when you go down the road to Walker Royal Realty and never get the communities and Jason Wong or whoever and will never get them. Mr. Rollerson said they have had the land too long as it is and never built anything in this city, but still falling for the same over and over again. He said it could not happen. He said his grandchildren are supposed to have a future and the Council take it arrogant and cavalier to what they are doing, but it is not about the Council, it is about his grandchildren. He said that is how the Council should look at it, because what is done today depends on them and that is what is being left. He said that it is the generation that is supposed to be building on what they build and asked what are we building, what have we built in Freeport? He said they can look at what this generation has done for Freeport, and it is gone, and it shows all kinds of corruption from the top to the bottom, and it should not be. He said we should have leaders that care about the future and the next generation because that is what they live to do.

Consent Agenda:

Councilman Pena asked that item 2B be moved to Regular Session.

Action regarding Minutes, September 16, 2024 and September 23, 2024 - Clarisa Fernandez, City Secretary

A motion was made by Councilman Matamoros to approve the Minutes, September 16, 2024 and September 23, 2024, seconded by Councilman Pena with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Action approving Resolution No. 2024-2882 regarding authorizing the Mayor to sign all documentation regarding the transfer of property to Aaron R. and Lucy M. Ware- Laura Cramer, Special Projects Supervisor

Interim City Attorney David Olson said Ms. Ware was working with her title company to get this wrapped up, and he guesses the underwriters for the title company were concerned about authority even though the ordinance itself authorizes the Mayor to execute the deed, and it did not go so far as to authorize the Mayor to execute the rest of the closing documents. Mr. Olson said this is to clean that up to make the underwriters with the closing agent happy.

Councilman Pena said, these dots here he wants to make sure the public is aware and, for that matter, that the Council is aware, that this is to basically make sure that they can ensure or should say underwrite the title insurance and asked if this was correct? Interim City Attorney David Olson said that is correct. Councilman Pena said in terms of the provisions that were discussed previously in terms of the City being able to have the property revert back to them in the case that the property was sold and the conditions of building were not met and asked if those provisions were clearly on there? Mr. Olson said he does believe that the warranty deed has some reversionary interest, that if they do not build within a certain amount of time, or they do other things, there are some trigger things that were part of the original letter and part of the acceptance. Councilman Pena said he knew at the last meeting there was discussion and that it was not only what was inherent in the last agreement or the original agreement but making sure that the current agreement included language that specifically dictated the terms of what those claw back provisions would be in terms of whether the Wares would actually sell the property prior to building it that the City would have first right of refusal at the price that the City sold to them and asked if that was correct? Mr. Olson said whatever terms were negotiated as part of that original contract that was executed are in the deed. Councilman Pena asked if they are in the deed right now? Mr. Olson said if it was part of the original discussion. Councilman Pena asked if they needed to be in the deed, or did they also need to be in the resolution agreement between the City and the Wares? Mr. Olson said earnest money contracts are not property interests, they are just kind of an agreement there are remedies if the parties do not follow through, but yes, any reversionary interest needs to be in the deed itself. Councilman Pena said he just wants to make sure, because the last thing he wants is for the City to lose that property and then not have the ability to act on it in the case that it just gets flipped and there has been no construction made on it in the three-year period. Councilman Pena asked if Mr. Olson was attesting that Olson and Olson were verifying? Mr. Olson said he is attesting that he saw the deed and it had the reversionary interest. Mr. Olson said everything that was a part of the initial negotiation is in the paragraph of the deed it is a reversionary interest to the benefit of the City if the grantee does not comply with those conditions. Councilman Pena said two of the main conditions were they had a timetable to perform, and they also could not sell it. Mr. Olson said correct.

Councilman Matamoros asked if the deed with warranty granter mailing address was the old City Hall address if that would be an issue? Interim City Attorney David Olson said no, that is not an issue.

Councilman Pena asked if the deed can not be transferred to LLC and has to remain in the individual's name and asked if this was correct? He said if there was any attempt for the deed to be transferred over to an LLC to avoid any kind of shell gaming of the property and, for that matter, liability and asked if there are terms in

the deed that dictate that it is disallowed, otherwise that would cause default of the contract? Interim City Attorney David Olson said, correct as per the language in the deed itself, the first condition is the grantee cannot sell or in any way transfer ownership of the property without providing the grantee grantor to the City the first runner refusal. Councilman Pena asked if it gave any language there in terms of notice in the case that they were trying to finance it under an LLC or anything like that? Councilman Pena said, because at the same time, he wants to make sure they put the clamps down on this and wants to make sure they are also afforded the flexibility to seek financing if that is what they so choose to do, and if they so choose to do it under an LLC, which is typical under a lot of construction especially when it is not primary. Mr. Olson said if they wanted to do anything that transfers an interest, they would have to go to the City first, because at that point, the Council could permit because all the Council is doing is giving the first right of refusal and some are automatic reversionary interest, and it just gives the right to exercise a purchase. Councilman Pena said he understands that it is just the way the same way banks work is that if you change the name on the deed they will have a clause trigger and, for that matter, call it a loan, but that is only if and only if they actually catch it. Councilman Pena said he is hoping to make sure that there is language there that they have to specifically notify the City. Mr. Olson said if they were going to violate the deed, they would not. Councilman Pena said that was a problem because, just like they had Realty World, and they went out, and they built those houses when they were supposed to first build the street and nobody was watching it and there was no language to dictate initially that they were required to notify the City for that matter put in the street. Councilman Pena said he was wondering if they might need that language, so the City does not get caught with, oh shoot, now it is under an LLC and the City has nothing and what is the recourse at that point, because now they are covered. Mr. Olson said buy the property back when it comes to the attention of the City. Councilman Pena said this is kind of like the Marina deal. Mr. Olson said a provision can be put in there and if they are going to do something in direct violation of a reversionary interest, they are probably not going to be forthright with the City about their intentions. Councilman Pena said he just wants to make sure that language is in there, and he does not know if they can have that language added in there. Mr. Olson said not under this agenda item. Councilman Pena said closings get postponed all the time and there is no time sensitivity on this other than the interest of the City, and he wants to make sure to protect the interest of the City and make sure to cover the bases so that there are no whoopsies going forward and, for that matter, the City has no recourse on a property that got changed under an LLC.

Mayor Cain said he feels like there was a lot of conversation about this and put good protection on it. Councilman Pena asked Mayor Cain if he appreciates the protection he is trying to articulate right? Councilman Pena said he thinks Mr. Olson does. Mr. Olson said he gets it, and it is just part of the game trying to like anything else that is in violation of some terms when negotiating whether it is through a property interest or just contractually, and that is always a challenge. Councilman Pena said he just wants to be on the record that he is asking for this, and it is important, because with any agreement going forward the City does not want to be stuck the way they are with Realty World and then caught up in a lawsuit the way the EDC is right now.

A motion was made by Councilman Matamoros to approve Resolution No. 2024-2882 regarding authorizing the Mayor to sign all documentation regarding the transfer of property to Aaron R. and Lucy M. Ware, seconded by Councilman Davis with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Pena voted "Nay".

Proclamations - Presentations and Updates

Upcoming Events - Senior Harvest Fest October 14th 10:00A.M. Riverplace
Fright Night October 24th 6-9P.M. Riverplace/FMP

City Manager Lance Petty gave an update on upcoming events.

Business

Consideration and possible action approving the Golf Cart Lease Renewal with Yamaha.

Golf Course Director Brian Dybala said this is just for the renewal of the lease. He said there was a correction on it. He said the correction was that the fleet requested is 2025 and they had 2021's. He said this is just a four-year renewal and would stay with Yamaha. He said Yamaha has been the best service, and they have been the most dependable fleet they have had, and it is the cheapest out of the other BIDs. Mr. Dybala said the difference with this fleet would be there would be an additional five carts and all that is just because the rounds of golf have gone up quite a bit and there are busy times when they have to block these tee times and round out of golf carts and so it would help to get those tee times back in and would bring an additional revenue. He said the rate it started with when it was passed on the budget was \$70,000 when it started and negotiated this down to \$67,000 and so it comes in a bit cheaper. He said, based off of last year's fiscal year, they made \$122,000 in revenue, so it doubled even with the new increase and rates, but to also offset that the rates have been increased by about \$5, and it would help offset some of those costs.

A motion was made by Councilman Matamoros to approve the Golf Cart Lease Renewal with Yamaha, seconded by Councilman Rossow with discussion that followed.

Councilman Pena asked how many units there are that are going to be under the lease total? Golf Course Director Brian Dybala said right now there are 55 carts and will add five more to be a total of 60 plus this also comes with the range of utility carts and three additional utility carts. Councilman Pena asked if this is basically renewing the current lease agreement? Mr. Dybala said yes, it is a four-year lease, and it has been four years and so it is just a renewal. Mr. Dybala said it was one of the cheapest and their service is local in Richmond and when they are called they are there within a day or two, which works great, but they have been the most dependable and so it is kind of an easy choice. Councilman Pena asked if this is kind of like an auto lease renewal or, for that matter, even an auto lease, where basically, if you go lease a car, turn it in get a new lease, you get a new car and, so if they are getting new equipment all together? Mr. Dybala said yes, these would be 2025s. Councilman Pena asked, so all 60 units will be 2025s? Mr. Dybala said yes. Councilman Pena asked if in the lease agreement is the City required to pay any maintenance? Mr. Dybala said they just have the regular upkeep. He said they are gas carts so putting gas in them, maintenance checking the tires, cleaning the engine, and the oil. Mr. Dybala said they put a grease on the brake just to keep from corroding, but other than that, that is all. Councilman Pena asked if one of the carts goes sideways or, for that matter, just breaks down will replace it? Mr. Dybala said yes unless it is force play, but yes, they are called, and it is under warranty, and they go fix it, and it is nice because usually they fix it within two days. Councilman Pena said in terms of collective total maintenance cost for the last four years on the lease and asked if Mr. Dybala had a number on what that figure might have been? Mr. Dybala said they have been pretty dependable and are staying under \$5,000 on maintenance and that includes the oil on 55 of the carts. Councilman Pena said that is reasonable.

Councilman Rossow said to Golf Course Director Brian Dybala to keep up the good work, he is doing a great job.

Mayor Cain said to Golf Course Director Brian Dybala he appreciates what he is doing at the Golf Course. He said the numbers that Mr. Dybala has been turning in year over year are tremendous. He said to keep up the good work.

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

Consideration and possible action approving placement and use of a mobile office at the 1000 Block of West Second and South Velasco.

Mayor Cain moved this item to Executive Session.

Mayor Cain asked Building Official Shelby Araujo to go to the Executive Session.

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

Executive Session ended at 6:37P.M. and the Council entered back into Regular Session.

A motion was made by Councilman Matamoros to approve the placement and use of a mobile office and for the City to issue permits for 90 days for the use of this mobile office, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving the contract with Ameresco for the implementation of an advanced metering infrastructure system and meter replacement project under Local Government Code 302.

City Manager Lance Petty said there have been two workshops concerning this item and, using TIPS cooperative, purchasing the City selected and signed a project development agreement with Ameresco in February 2024 under a process called Performance Contracting (PC). He said PC is enabled through Texas Local Government Code 302 and allows the cities to implement capital intensive improvements utilizing energy and operational savings and revenue increases from inaccurate meters to offset the cost of the improvements, and it is guaranteed. He said as part of the PDA Ameresco's scope of work included evaluation, design, and development of solutions for the above-mentioned areas. He said as detailed audit, including site visits, meter testing, utility database analysis, and technical evaluation of technology cost, and overall solution design, the scope and pricing were developed. Mr. Petty said all aspects of the turn-key solution and implementation are covered; engineering design, selection and bidding of technologies and products, installation, software integration, data conversion and transfer permits, training, and commissioning. He said through the Performance Contracting process, Ameresco guarantees the accuracy of the meters, which ensures capturing the loss of revenue from meter inaccuracies. He said if guarantees are not met, Ameresco will write a check for the shortfalls or replace failed equipment. He said a third party licensed professional engineer in Texas validated and reviewed the calculations and the guarantee. Mr. Petty said if approved, the contract will only be validated after financing has been secured and a notice to proceed has been issued from the City. He said the turnkey project cost is \$3,480,210.00 with an O&M Cost Savings of \$93,000.00 a year and the capture of lost water and unaccounted for revenue due to inaccurate meters of over \$305,000.00 in year one. He said currently staff is receiving loan offers and terms in the amount of \$3,500,000.00 that will be brought to the Council at a later date.

A motion was made by Councilman Matamoros to approve the contract with Ameresco for the implementation of an advanced metering infrastructure system and meter replacement project under Local Government Code 302, seconded by Councilman Rossow with discussion that followed.

Mayor Cain said there were two good work sessions on this with a lot of discussion, a lot of questions, and a lot of questions answered.

Councilman Davis said he was concerned about the budget that was presented to the Council, and it was presented as conservative and the need to hold back and be careful this year because of the hurricane and does not know what is coming up with the hurricane insurance and what will have to be paid and any more hurricanes coming, and it sounded like a tight budget. Councilman Davis said he likes the upgrade and knows it needs to happen, but it is the timing that sounded conservative, and then it got a price of \$3,000,000 plus. He asked if the City was going to be applying for a loan? City Manager Lance Petty said it is a budget-neutral item, and it is designed to support itself and pay for itself. Mr. Petty said part of the Ameresco contract is if it does not meet their projections, yes, they will cover the shortfalls of that. Mr. Petty said the City is currently looking for options for funding this project and knows that approving this tonight basically gives him authority to issue a PO to the metering company because it takes a little bit to get the meters all

together, but this contract does not go forward unless the City has financing in place and issues a notice to proceed. Mr. Petty said this project will take five to six months once the meters are here to be put in place, and we are looking for financing that will be designed to start at the completion of the project. Mr. Petty said twelve months from that date there will be the first payment, which, the first year, will be an interest-only payment, and then, following that there will be the full payments and that way there are not any budget shortfalls. Mr. Petty said they are looking for funds to cover it because the loan did not take place five or six months prior to the revenue-generating meters in place. Mr. Petty said the Interim Finance Director and himself are being diligent in finding the financing that makes sense for this project, but it is designed to cover itself and pay for itself.

Councilman Pena said he had a question as it relates to the sense of urgency related to this matter, and so he started asking some questions to the City Hall staff when this came up back in February, and he was trying to get an idea of how bad the water meter systems really were. He said the conversation he had with Mr. Petty was that the water meters he was told are working pretty effectively, but there are probably maybe 10% and maybe conservatively speaking, 25% of the meters that are not working or that seem to be faulty in one way or another, and so that tells him there are 75% up to 90% of the meters that are working. He said he was just wondering and asked if they have a flat tire and have four tires and, or do you buy a whole new car or just fix that tire? He said he was curious and asked if the City staff looked at just filling in the gap in interest of budgets are tight as it was exclaimed several times during the budget process and then here they are looking to spend \$3.5 million. He said he could understand and appreciate if this was a hemorrhaging problem where 90% of the meters were busted but when they are at 10% and maybe up to 25%, and he is wondering and asked, has an alternative solution been pursued to look at simply just fixing that flat tire, that 25%, that one in four, or for that matter that one tenth? He said before he wants to green-light any kind of pursuit of \$3.5 million to buy a new car, he would like to know what it would take to just fix the flat tire and that is even generous because they do not even know if the tire is actually flat, and it might be less than 25%.

Chad Nobles with Ameresco said the way he would phrase Councilman Pena's question about what is broken was, so you actually have 100% of the meters that are reading less, and so what happens is when they test the meters, and it is not that you, could go out and, fix the 10% because what is happening is every meter is supposed to be reading 100% accuracy which means every citizen pays their fair share and so what you have is you have citizens whose meters are reading 80% accurate, 90% accurate, and some are actually reading nothing on the low flow side. Mr. Nobles said you can not just patch those because the average meter is reading 90% accurately, which means it may be failing on the low flow side but reading 100% on the high flow side. Mr. Nobles said this is revenue that is currently being lost as a City. He said, so you are paying to treat water, and you are paying to read meters manually right now, which is at the tune of almost \$100,000 to read meters in operational costs, and so that is money that is being thrown out the door, whereas this is actually going to read the meters every day and give the citizens the transparency the data that they are looking for to improve the operational services for the citizens, and they will be able to see that data take matters in their own hand and figure out if they have a leak or continuous water usage. He said kind of set some alerts, but the revenue that is being lost is actually new revenue and that the only way to collect that revenue is by doing the meter replacement project. Mr. Nobles said it is not in the budget right now, and it will never be in the budget, because the only way to capture it is to put a brand-new meter in the ground that reads accurately.

Councilman Pena said he hears and understands what Mr. Chad Nobles is saying, and it makes sense in terms of the point he is trying to make, but it does not make sense from what he has heard. Councilman Pena said what he heard was that the City meters are working just fine at 75% not 100% of them are busted either reading too high or reading too low, what Mr. Nobles is describing is more alarming to say that really there is 100% dysfunctional meters where they are either reading too high or too low, and he is not sure if they are strictly just reading too low but might be reading too high. Councilman Pena said his conversations with City staff outside of Mr. Nobles who is the contractor bidding this work. Councilman Pena said to forgive

his cynicism it is in the interest of Mr. Nobles to say they are all busted. Councilman Pena said he is over here just trying to play devil's advocate and lean on really trying to make sure that the City's best interests are served. Councilman Pena said when he hears City staff saying for all the rereads that there been throughout the years last two or three years that 75% to 90% have come back legit and that 10% to 25% maybe they had to go out and get the meter get it tested and or replaced and so that is where he is kind of like who does he believe here. He said he is just leaning on just trying to be cost savvy about this and if there is an approach to Mr. Nobles to offer a solution to maybe the identified 10% to 25% of meters that have been faulty, but it is his understanding that 10% to 25% have already been identified and replaced, and so he is just kind of curious and asked what is being fixed? Councilman Pena said he knows it is very alarming to hear that the City is losing all this revenue, but what he is hearing from the staff is that the meter reads are coming back legit and asked what do we say to that? Mr. Nobles said mechanical meters, which are the ones that are in the system, and he has only seen them twice in his career of 25 years doing this read high, and it is only one particular brand that actually is out there that reads high and the City does not have that brand. Mr. Nobles said all mechanical meters, as they age, water goes through the quality of water, and they slow down so they read less than what it is. Mr. Nobles said when he says read less that means they are not accurately recording the water that goes through it. He said when staff, makes a comment about they went out and reread the meter if their meter says it has 10,000 gallons on it that meter matches what the meter reader read it says 10,000 gallons, but that does not mean that 10,000 gallons went through the meter and what he is saying is based on third party testing is you pumped 11,000 gallons through that meter and the meter only recorded 10,000 gallons and so staff is correct in saying that the meter read that they physically see on the meter says 10,000 gallons but the meter itself was not recording the water that was going through it and so out of the 68 that were tested roughly 29 of those out of 68 would be considered failures for standpoint basically. He said the other ones that read fairly average but still have over a high percentage and when you extrapolate that out you can not necessarily pinpoint the meters that have failed. Mr. Nobles said that the other thing that they looked at is the meters and some of the current meters on the ground may only be good for their warranty and may only be good for half a million gallons of water on a typical 5/8 by three quarters. Mr. Nobles said there are meters that read 1.8 million gallons so they are way past their useful life, which is why they see the decline. Mr. Nobles said some of these meters may read 100% at the average flow, but on the low flow they are reading zero, which means you are losing all of those low flow devices that you have in house right now that are not picking up and that is why that revenue is where it is.

Mayor Cain asked, so those that have old pipes in the house where there is not much pressure are getting a good rate on the water? Chad Nobles with Ameresco said yes, it could be. Mr. Nobles said one of the other reasons why they are trying to replace those that are on the ground is because you are trying to get a system that is getting away from the manual reading so you do not want to go retrofit. He said he was going to use Councilman Pena's analysis of if you do not want to put an old tire on a brand-new car and so what you are trying to do is get that new tire with a new radio that is going to be able to read these signals electronically instead of manually and provide that data. Mayor Cain said one issue he has with the analogy of the flat tire is, when you have a flat tire you know which tire is flat, but when you have thousands of meters out there, we do not know which ones are read right and which ones are not.

Councilman Pena said we do not want to throw out the baby with the bath water and there is no doubt about that, but they could also be smart about it. He said you may not have a flat tire, you may just have a low tire and all you have to do is put a little air in it, and you are going to maximize your mileage, but you do not want to replace the whole car because you have a low tire either. He said, with the numbers that were provided, 29 out of 68 that were tested, that is 42% return, and asked, so 42% of the meters were tested and failed? Mr. Nobles said 42 of the 68 that were tested, and so they would extrapolate that over the five. Councilman Pena said no 29 out of 68 not 42 of the 68. Councilman Pena said 29 of the 68 had a problem, but they were not accurate, and he is just curious what the threshold of variance for that was being the metric used for failure so if there was a greater than 10% variance then it was categorized as broken and junk. Councilman Pena asked what the threshold was Mr. Nobles used? Mr. Nobles said they used the AWWA

standard which says if a meter does not meet repaired meter or meter accuracy then it is considered a bad meter, which is basically 1.5% and so if it is reading 98.5% or higher it is doing good. Mr. Nobles said there are meters reading 56%, 77%, 84%, 14%, and 82% and those are the ones that are considered failures. Councilman Pena said that is good information to know because then you can scrub that data too. He said he is just trying to make sure that they do not make a sweeping decision that is highly costly to the City when the solution might be solvable at a very economic level and a very incremental method that does not bankrupt the City and, or for that matter, put the City in an unnecessary stress of financing \$3.5 million. Councilman Pena said if the numbers had proven that all the meters are completely dilapidated and outdated and are just losing money and, for that matter, the residents are over paying, it would be a different conversation, but again, he does not see that logic and, for that matter, that line of argument and, for that matter, he is not even sure that the data supports it. Councilman Pena asked what was the national standard organization that Mr. Nobles referenced? Mr. Nobles said American Water Works Association. Councilman Pena said American Water Works Association says that if there is greater than 1.5% variance off of the true measure, then replace it. Councilman Pena said that is a really high threshold or a low threshold he should say to qualify as a good and usable meter. He said if they think about and hate to continue with the automobile analogy or for that matter, any kind of other equipment that the City buys or leases, but if they get a 98.5% return on its use, and he is thinking about those golf carts and if they get 90% usage out of that golf cart that is pretty good and is just curious out of these 29 they are at 90% usage and or for that matter 85% usage, and he would say anything below 80 maybe a B student so if they have B student meters anything less than that and maybe want to operate on a meter so a 90% or higher and is wondering what that number was. Councilman Pena asked of the 29 meters how many of those were 90 and above, and so maybe that then drops that number from 29? Mayor Cain said the Council should have a workshop on this item to where this could be discussed. Councilman Matamoros said he thought they did, but just one person did not show up. Councilman Pena said he was at the first one. Councilman Matamoros said not at the second one. Councilman Pena said this is what this is for, and it says discussion and possible action, but he is not sure that any of the questions he is articulating were actually asked. Mayor Cain said that is what the work session was for. Councilman Pena said no, this is also part of that process, but if the Council do not want to and the Mayor just wants to go ahead and summarily cut off any kind of logical questioning, it is his call. Councilman Pena said he is just trying to make sure the public understands the kinds of questions that need to be asked about this so that they are not going down a rabbit hole of spending money that they do not need to, especially on the heels of the Council being told over the last three months that the City does not have any money. Mr. Nobles said, financially just for the public's record, this project, if executed, will generate almost \$2 million of positive cash flow for the City over a 15-year period and that includes all financial costs and covers the cost of this project. Mr. Nobles said this is probably the only project that will self-fund itself and pay for itself. Councilman Pena said the break even point is year 15. Mr. Nobles said no, the break even point is much sooner than that, it is positive \$2 million almost in cash at year 15. Mr. Nobles said it is generating almost \$117,000 a year of positive cash flow for the City. Councilman Pena asked what was the break even point is it 117 divided into 3.5? Mr. Nobles said no, it is positive every single year and would have to run the math backwards, but you are basically paying for all the interest, all the principal, all operating expenses, and basically still generating \$120,000 every single year, of positive cash flow for the City which will allow to do other projects that are needed in the budget to be done. Mayor Cain asked if Mr. Nobles calculations are wrong if he will cut the City a check? Mr. Nobles said his calculations were based on all the three years worth of data and if the meters come back inaccurate then he will have to cut a check, but is hoping and guaranteeing that the meters will remain accurate because that is what they guarantee. Councilman Pena said if all the meters were as problematic as being described he would be more inclined to move forward this but the logic and the reasoning and, for that matter, the measuring on this here is no science, and he can stand on there. Councilman Pena said the metrics are not strong enough, so that is what he has for that point. Councilman Pena said the second point he wanted to make was, since the City has been in a transition recently with the departure of the CFO who was also the department head of the water department, and it is his understanding that they will still need to make sure to get the house in order first because they move forward on any of this and any of these other projects as it relates to the water

department. He said he would like to make sure that the water department is in a steady state and that the staff knows how to use the current software and that the billing issues are resolved. Mayor Cain said there would be training along with this. Councilman Pena said there was training on the current software for the water department and there is still a training issue and a knowledge-based issue because of the turnstile of manner of employment in the water department, and he is hoping to get this first settled at a steady state where everybody knows how to use the software to make sure that the billing is right. Mayor Cain said it first has to be in place before they can learn how to use the software. Councilman Pena said they already have the software, and he is talking about the current software. City Manager Lance Petty said with the current software, he has met with each water clerk, and they are not requesting any more training. Councilman Pena said he would like to see a higher percentage of them. Mayor Cain said training in the billing department is not what is being discussed tonight. Councilman Pena said this is the water department. Mayor Cain said the billing and water department is not what is being discussed tonight. Mayor Cain said what is being discussed is the replacement of the meters. Councilman Pena said this was all going to touch the same staff. He said the same staff is going to be affected by this and so there is going to still be cross training software training on the previous one that was purchased a year and a half ago, as well as this one and if so, they should find the financing for it to do it as well. Councilman Pena said he is not sure why they are trying to push this so hard and fast right now when they still have not let the dust settle on who is going to be leading these departments and, for that matter, whether these departments are actually stable. Councilman Pena asked if they are confident enough to move forward? Mayor Cain said yes. Councilman Pena said that the water department is operating at an efficient level and what that official level number is based on the number of disconnection notices this month. Mayor Cain said they are not discussing competency in the water department and are discussing meters. Councilman Pena said if you are trying to buy a new car for the staff and the staff does not know how to drive and asked why would the Mayor buy them a car? Mayor Cain said that money is being thrown away and every gallon of water that is being distributed without getting paid for it is being thrown away. Councilman Pena said he is looking at the metrics, and he is looking at who is doing the work and is asking to get both of them right and they are not. Mayor Cain said he is looking at the money that is being lost by not charging for the water that is being used. Councilman Pena said it was going to be money wasted. Mayor Cain said last week was a good meeting about this with a lot of questions, comments, and answers.

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 ratify the contract between the City of Freeport and the U.S. Department of Energy.

City Manager Lance Petty said staff recommended the ratification of the contract. He said U.S. Department of Energy has brought forward a ten-year contract in which the City provides their Strategic Petroleum Reserve Project water only services. He said the contract was signed by the City Manager on September 19, 2024. He said, after legal review, the Federal Government needed the contract signed before October 1, 2024, in order to have the contract funded. He said the contract was reviewed and approved by the City Attorney. Mr. Petty said the U.S. Department of Energy had a ten-year contract with the City to provide water only service to their Bryan Mound facility. He said the City Council approved an extension of the contract on August 19th, 2024 to expire on September 30th, 2024, and to extend the current ten-year contract. He said the U.S. Department provided a new ten-year contract. He said the U.S. Department of Energy pays the full rates for outside the City limits commercial customer. Mr. Petty said they average \$10,800, and they are obligated to \$1.3 million per contract per year.

Manning Rollerson asked if that was only Bryan Mound or LNG also within that? Mayor Cain said just Bryan Mound.

A motion was made by Councilman Matamoros to ratify the contract between the City of Freeport and the U.S. Department of Energy, 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. 2024-2883 amending Resolution No. 2024-2880 nominating candidates for a position on the Board of Directors of the Brazoria County Appraisal District.

City Manager Lance Petty said a little bit of house cleaning here as far as amending the resolution, Ms. Karla Clark was appointed by the Council. He said she had made contact with City Hall and asked for her name to be removed from that board.

Interim City Attorney David Olson said this is housekeeping, and it makes sense to go ahead and take formal action to remove her. He said she had no desire to serve.

A motion was made by Councilman Davis to approve Resolution No. 2024-2883 amending Resolution No. 2024-2880 nominating candidates for a position on the Board of Directors of the Brazoria County Appraisal District, seconded by Councilman Rossow with discussion that followed.

Councilman Matamoros asked if Ms. Clark gave a statement as to why she wanted to be removed? City Manager Lance Petty said no.

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

Consideration and possible action approving Resolution No. 2024-2884 to award the City of Freeport Depository Contract to Texas Gulf Bank and allow the City Manager to sign the contract.

Interim Finance Director Ashlee Ferguson said the City's current depository contract expires on November 30th, 2024. She said the City went out for Request for Applications for depository services. She said Texas Gulf Bank is the depository that is being recommended to award the City's depository services. Ms. Ferguson said the City had its depository services with Texas Gulf Bank for the past five years. She said the current contract expires on November 30th. She said as required by statute, the City went out for RFA's for the City and five responses were received. She said it was narrowed down to two banks, Texas Gulf and Third Coast Bank. She said staff invited Third Coast Bank in for an interview, and they are located in downtown Lake Jackson. She said after reviewing all the services provided, the staff recommend staying with Texas Gulf Bank, and they are located in Freeport and have provided excellent service over the past five years. She said as far as financial impact, that Texas Gulf Bank offers no charges for their services and has included the interest revenue into the budget.

A motion was made by Councilman Rossow to approve Resolution No. 2024-2884 to award the City of Freeport Depository Contract to Texas Gulf Bank and allow the City Manager to sign the contract, seconded by Councilman Davis with discussion that followed.

Councilman Davis said he just wanted to welcome aboard and good luck to Interim Finance Director Ashlee Ferguson.

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

Second Reading and Consideration and possible action approving Resolution No. 2024-2881 Local Business Improvement Grant Program.

EDC Director Robert Johnson read Resolution No. 2024-2881 Local Business Improvement Grant Program. He said the major change to the grant this year is that they have updated for this year alone from \$150,000 to \$300,000. He said he was dealing with applications and people going to the office that day to apply all day and so there is a robust demand for this. He said many people are trying to dig out from

Hurricane Beryl.

Mayor Cain said this is basically just increasing the amount of money that they are willing to give out due to the hurricane.

EDC Director Robert Johnson said, and this is just for this year and does not anticipate this being ongoing for next year. He said this was just to address this year's hurricane.

Councilman Rossow asked so at the end of the year, is it over? EDC Director Robert Johnson said yes at the end of the year unless there is something that happens next year but he does not anticipate next year going to the Council and asking to approve \$300,000 and this is just for this fiscal year alone. Mayor Cain said it is not necessarily a calendar year and so this will go on to October. Councilman Rossow asked if this was all Hurricane Beryl related? Mr. Johnson said they are not saying it has to be, but because of the increased demand, they are still accepting normal applications, but because of the increased demand and almost everyone he has seen affected is applying or has applied or is in the process of applying to address a need because of Hurricane Beryl. Councilman Rossow asked, so once they apply, the EDC goes out and looks at it? Mr. Johnson said yes they work with the applicant, and it is up to the pleasure of the board to consider the application and the merits of that application.

A motion was made by Councilman Matamoros to approve Resolution No. 2024-2881 Local Business Improvement Grant Program, seconded by Councilman Davis with discussion that followed.

Councilman Davis asked if he could put in an application? He said he needed some help too. EDC Director Robert Johnson said yes.

Councilman Rossow asked when they would stop receiving applications? EDC Director Robert Johnson said it would be September 30, 2025. Mr. Johnson said this will only be one fiscal year. Councilman Matamoros said or till funds run out. Mr. Johnson said yes until funds ran out, then they could not accept any more applications. Councilman Rossow asked if there was such a thing as too low or too high on the application? Mr. Johnson said there are guidelines and separate categories for the different and for instance, property improvement is up to \$10,000, and it is a dollar for dollar match program. Councilman Davis asked where they get the applications from? Mr. Johnson said his office or can be emailed. Councilman Rossow asked if it matters if they already received money from FEMA? Mr. Johnson said the board has indicated that they are looking for, as he mentioned, the last time the board was looking for the applicants to exhaust all their resources and that is one of the considerations they are taking, it is not a mandate, but it is a consideration as they deliberate on it that they go to FEMA, Small Business Administration, Banks, Insurance, etc. Mr. Johnson said one of the board members would like for the EDC to be the place of last stop of resort. Councilman Rossow asked, so the EDC is the last resort? Mr. Johnson said they asked the applicants to please produce their SBA documents and insurance information to show that they have exhausted that.

Councilman Pena asked if somebody had applied for one of the grants previously they are able to reapply? EDC Director Robert Johnson said yes as long as it is a previous fiscal year, and they can not get two in the same year. Councilman Pena asked if they got approved in 2022-2023 if they are able to apply for another one this year? Mr. Johnson said yes. Councilman Pena asked about no limitations other than the guidelines themselves? Mr. Johnson said other than the guidelines themselves. Councilman Pena asked who is responsible for making sure that the money gets paid back if the business fails? Mr. Johnson said that contract management is one on one and it would be the EDC. Councilman Pena asked if that provision was a new provision in this particular grant program or has that been a staple for all the grant program since its inception? Mr. Johnson said he can not speak about its inception, but it is in the grant where there are claw back agreements that they must stay in business for a year in order to receive the grant and, so again the routine grant administration monitors that. Councilman Pena asked in terms of being in business, does not

that mean that a company is allowed to sell their business? He asked if that is responsibility that is transferred or forgiven, or how does that work? Mr. Johnson said they have never run into that situation and it is a hypothetical and if they should, it would be something that the board would have to consider. Mr. Johnson said that has never happened, but it would be something that would be deliberated upon and could say the EDC needs the money back because it is a different business. Mr. Johnson said he thinks the intent of the grant is that they want a business to sustain, and if ownership changes, that would be something that would be evaluated and say the business is still extant. Councilman Pena said he is all for making sure that we support the local businesses, the local mom and pops and making sure they get every opportunity to these grants. Councilman Pena said he is also making sure we do our part as the City and the EDC that in fact, are enforcing the same guidelines not just on the approval but on the execution and, for that matter, the responsibility of these businesses go under. Councilman Pena asked if Mr. Johnson was aware of any business right now that has received the grant in the last couple of years that he is aware that the provisions of claw backs are in place that are out of compliance? Mr. Johnson said there are a couple that have happened, but he can not speak to it because it is under legal right now. Councilman Pena asked, so right now the EDC is pursuing the recollection of those funds that were granted previously? Mr. Johnson said again he can not discuss that, and it is being reviewed by legal. Councilman Pena said he has been made aware in the City by residents and by businesses and by City staff that, in fact, there are businesses that have received these grants that have done under and there is whether the EDC the taxpayers are going to get reimbursed those monies, and so he is hoping that there is a method in place and there is a process in place and that is being followed through so that nothing falls through the cracks. He said he goes back to Realty World and nobody was doing the enforcement of making sure that they were actually getting their permits in place and so that the streets were built first versus the houses first. He asked who is in charge of that in the EDC? He asked, was it a board member? He asked if it was Mr. Johnson or his staff? Mr. Johnson said it would be his staff and him as administration of those grants and make sure that the rules and regulations of the grants are followed. Councilman Pena asked if there are quarterly or monthly briefings on what the grant program is, and who is on board, and who is in default or what kind of updates are being maintained to address the possibilities or for that matter, making sure that all the award winners are actually in compliant? Mr. Johnson said if something come up, it is reported to the board. Councilman Pena asked at this point every grant award winner over Mr. Johnson's tenure has either followed through or is in business or if they fail to comply? Mr. Johnson said it has been taken to the attention of the board. Councilman Pena said he is just trying to understand the logic there so that the business owners in the community understand this. He said, so they go to the SBA and local bank and asked what the other one was? Mr. Johnson said funding, bank, and insurance. Councilman Pena said so they go to FEMA, go to the bank. Mr. Johnson said FEMA is dealing more with houses, so it would be more the SBA than FEMA, because they are really not geared for business. Councilman Pena said that they exhaust their insurance claims, exhaust SBA, banking, and asked if they are denied by those parties, why would the EDC be inclined to support them? Councilman Pena said, because typically, if a bank is not going to support these guys to give them a loan because they are not financially viable to lend against to start their business, and asked why would the EDC do that? Mr. Johnson said that is not what was said, but what was said was they are trying to see them approved by a bank, have them maximize all their resources, and not if you get rejected by a bank go to the EDC. Councilman Pena said that is not what he heard but so what Mr. Johnson was saying that if people are then denied by SBA, bank, and or insurance then the EDC. Mr. Johnson said he did not say denied he said they are looking for the applicants to go to them and exhaust so they can get all that they can before they go to the EDC. Councilman Pena said he was going to give an example and if a business goes to the bank or SBA and or through their insurance, and they are not able to get any funding and asked is it fair for them to say go to the EDC and will still provide funding? Mr. Johnson said that is not what they are saying, but the board will consider that and will probably say this might be a risk or does not know what the board would do but will take it into consideration, however, having said that, that is not what they were saying, but are saying they would like the applicants to go to those places to get as much as they possibly can before they go to the EDC. Councilman Pena said all he is trying to get at is and ask what is the risk assessment policy and in which a qualifying policy is because it seems relatively ambiguous at this point, and so he is trying to get some

clarity on that. Councilman Pena said at this point he is not sure that he has full clarity on it other than Mr. Johnson personally is reassuring or making the assurance that they can still go to the EDC as long as they went to the SBA and not talking about whether they got approved or not approved but to go to the EDC as long as they went to talk to Mr. Smith at SBA and if they went to speak to Mr. Parker at their bank, whether they got approved or not go back to the EDC and might consider it anyway. Councilman Pena said if Mr. Johnson was saying if it was kind of a very subjective policy. Mr. Johnson said the board considers different loans but, there is not again the policy is not if you get rejected by the bank then go to the EDC. Councilman Pena asked if it is not? Mr. Johnson said it is not.

Councilman Rossow asked if this was a loan or a grant? EDC Director Robert Johnson said it is a grant, it is a dollar for dollar, so they match a dollar and the EDC matches a dollar. Councilman Pena said it has clawback provisions like a loan because it has performance requirements.

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

Consideration and possible action approving Resolution No. 2024-2885 deeming body worn camera system surplus and donating to local agency.

Police Chief Jennifer Howell said she had two different items for tonight and the first one was regarding body worn cameras. She said recently they obtained a new grant for body worn cameras as the previous ones were listed as end of life and, so now that they have those items replaced and everything, they were looking to be able to deem those forward to another agency that was in need of those. She said Alvin ISD had reached out and requested those body worn cameras, and so she is asking the Council tonight to deem those surplus so that they can forward those to Alvin ISD Police Department.

A motion was made by Councilman Davis to approve Resolution No. 2024-2885 deeming body worn camera system surplus and donating to local agency, seconded by Councilman Pena with discussion that followed.

Councilman Rossow asked if Police Chief Howell had said those cameras had expired? Police Chief Howell said they are classified as end of life, meaning the manufacturer will no longer repair them. Councilman Rossow said they are out of warranty. Police Chief Howell said once they break they are broken and can not get them updated or repaired, which is why they went for a new grant to be able to get updated cameras that would be in warranty that were able to be repaired. Councilman Rossow asked how would Alvin ISD be able to use them if they can not be repaired or be replaced? Police Chief Howell said they currently have that system and, as they have ones that break, they are not able to replace them, and with having our additional ones, they will be able to have those in and so, when they have one that breaks they can take one or use one to replace, but they unfortunately do not have the funding to be able to purchase new ones at this time. Police Chief Howell said an old one is better than not one at all.

Councilman Pena said along that same line of questioning he is thinking about the feasibility and functionality of these systems for any Police Department and, obviously we are not able to use them on our force because they are being considered defective and not usable. Police Chief Howell said they were still using them and would still use them, but since they received a grant to be able to purchase new ones, then it was a great opportunity to be able to move forward with the new ones and then that way, when they had the other ones break they just did not have a box of broken cameras. She said that having 32 staff and then the camera numbers, dwindling down, then the cameras did not start being able to make a full shift and so, in the middle of the shifts, the officers had to go back to the department and put one on the charger because it turns into sharing cameras instead of cameras that are individually issued. Councilman Pena said he was a little confused and Police Chief Howell had said first of all that they were defective and so that is why they were trying to pursue the new ones, but now she is saying there are new ones and as some of the cameras are becoming defective or breaking down, then they are replacing those and asked are they defective or are they

working and or which one is it? Police Chief Howell said no they were classified as end of life and, so therefore, the manufacturer considers them that they will no longer service them and, for the manufacturer, they are considered defective, null, and void just because they do not replace them, repair them, and make the parts for them anymore, and so they move on to their newer camera systems. Councilman Pena said he had a question, and maybe he just watched a lot of Matlock or a lot of Hill Street Blues but is thinking about when somebody gets arrested and body camera is going and there is some lawsuit saying the camera is defective, and what was it covering and so it becomes a liability to the Police Department and asked why would another Police Department want to assume either this, the dysfunctional equipment or that additional liability? Councilman Pena said he would think that they would not. Police Chief Howell said, because again, it would be better than having nothing at all and that is an ever bigger liability, and so they are at least trying to be able to have cameras and know that there is a chance that the cameras are going to stop functioning, but you have a higher probability of having those videos as compared to having nothing at all. She said she would want the chance of her guys having something compared to nothing at all.

Councilman Rossow asked how many new cameras Police Chief Howell was talking about that they were going to receive? Police Chief Howell said 35 new ones. Councilman Rossow asked if each officer had his own camera? Police Chief Howell said yes.

Councilman Matamoros said being in IT and knowing what the end of life is and then knowing that they are giving the cameras to an ISD makes him a little leery. He asked when they are donating they would also be donating everything that pertains to them, such as cameras, transfer stations, Wi-Fi, HD bases, and magnetic maps? Police Chief Howell said yes, anything that was with the body worn camera system will be provided for them as well. Councilman Matamoros said in doing so and being in IT knowing that these have firmware that could be different, we may have one version of firmware newest and Alvin ISD may have an older version and if it is the end of life they can not update it, there will be an issue. He said that is where he is leery of because he does not want to donate an item, and it fails in the middle of a critical situation, and he does not want it to come back and say well Freeport knew it was end of life and they donated. Councilman Matamoros said this is where he has some trepidation about this and that it is the end of life and with his background. He said as he read within the resolution it does state that they are no longer and these are given as is. Police Chief Howell said an additional document is also typed up that they have to sign for it at that time as well as they have with any of their surplus equipment and not only are they provided with a copy of the resolution and then they also have to sign acknowledging and confirming that they are releasing liability from the City. Councilman Matamoros said and, so of all these devices that they are donating and asked how many of these are working or are all of these working or are they damaged or donating parts? Police Chief Howell said she does not have those numbers but there is a mix of working and there is a mix of some that are damaged and some that just have parts. She said she is sure that Alvin ISD does the same as any other PD does, and she knows that in her department they will take a knob off of one because it does not work and then take the button off that one because that one is missing a button but that device is not working and trying to Frankenstein some things. She said she does not know how many are working or how many are for parts. Councilman Matamoros asked if the equipment that is being donated is going to be wiped? Police Chief Howell said yes, all of the videos are cleared from prior to, but they are actually cleared at the end of every shift, but before taking them out of service and everything, the IT Detective went through everything and cleared and made sure everything was cleared out before they got ready for this. Councilman Matamoros asked if, on the base all the network settings are being cleared out? Police Chief Howell said yes, correct.

Mayor Cain said he would assume there is full disclosure with Alvin ISD so they are more than aware of what the Police Department is donating. Police Chief Howell said yes they know they are end of life and that is why they asked for them, just because it is the same system that they have, but they do not have the money or did not get a grant or did not apply, but do not know which one to be able to buy a new system. Mayor Cain said from what he is hearing that is one of the major concerns. Councilman Matamoros said yes,

it is a major concern and also who it is going to and those are his two biggest concerns. Mayor Cain said in his opinion, if they are aware that this is not an iPhone 16, and it is an iPhone 5 that they are getting, they can still make a phone call and can still take pictures. Police Chief Howell said they have brand-new cameras, but there could also be a chance that, while using a brand new cameras that it could also go down and not record a major critical incident. She said this is technology it sometimes works and sometimes it does not, but at least in that situation they would have the warranty to be able to get it replaced but would not change the critical incident and miss the video on it.

Councilman Pena asked what the total amount was for the grant for the new ones? Police Chief Howell said she does not remember but would have to go back and look at that. Councilman Pena asked what the total price tag for the new system was? Police Chief Howell said she did not know, and she had been doing budget stuff all day, and she had a lot of numbers in her head and does not want to say anything wrong. Councilman Pena asked what the assessed value was for the current system that they are donating or looking to donate? Police Chief Howell said it would not have an assessed value since it is the end of life. Interim City Attorney David Olson said it has been fully depreciated.

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

Consideration and possible action approving Resolution No. 2024-2886 deeming in car camera system surplus and donating to local agency.

Police Chief Jennifer Howell said this is part of where they obtained the grant. She said they had the body worn cameras and then also replaced the in-car cameras, and so the previous in-car cameras are part of the same vendor, however, Angleton PD had requested those and so it just so happened that they did not need the body camera, but they needed the in-car where Alvin ISD needed the body camera and not the in-car. She said she is asking for these items to be deemed surplus and to be able to donate these to Angleton PD.

A motion was made by Councilman Davis to approve Resolution No. 2024-2886 deeming in car camera system surplus and donating to local agency, seconded by Councilman Rossow with discussion that followed.

Mayor Cain said this is pretty much same situation the car cameras going to Angleton is the main difference.

Councilman Pena said it seems like all the surrounding cities get our trained police officers and all of our equipment. Councilman Pena asked do we get anything? Police Chief Howell said since she has been here they have been very fortunate to get several grants, and so they have been lucky to be able to get some new things, but she was informed and everything that there are a number of things that they have previously received from the Sheriff's Office and Pasadena Police Department and she knows things have been paid forward before. She said they had lucked in the opportunity for some good grants thanks to Detective Fernandez for going aggressively after those.

Councilman Matamoros said he was going to ask one last time and asked if everything had been wiped from the in-car camera? Police Chief Howell said yes.

Councilman Davis said he wanted to thank the Police Department for all they have been doing and when he called the other day about a funeral escort, that person that had died that was somebody that the Police Department had checked on during the storm and so his wife wanted him to let the Police Department know that she really appreciated it because they stopped by there more than one time and checked on him and offered to bring them drinks and food if they needed anything. He said they are 90 something years old, and she just wanted him to tell them thank you for all they were doing. Police Chief Howell said thanks and she would pass that along.

Councilman Rossow said he must put this on the record, and it is more blessed to give.

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

Consideration and possible action approving Resolution No. 2024-2887 updating City bank account signatories.

Interim Finance Director Ashlee Ferguson said Texas Gulf Bank requires a resolution designating which City officials are authorized to make transactions. She said this resolution would remove the former Finance Director Cathy from the list of signatories and then just leave the Mayor, Mr. Petty, and herself on the account as the contacts that are able to make transactions. She said she recommended approval of the resolution.

A motion was made by Councilman Matamoros to approve Resolution No. 2024-2887 updating City bank account signatories, seconded by Councilman Rossow with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution 2024-2888 amending designated signatories for the City's TexPool account.

Interim Finance Director Ashlee Ferguson said this is going to be the same situation for the investment account held with TexPool by updating to have the former Finance Director Cathy removed, and it leaves Mr. Petty and herself listed as representatives with full access, and then it leaves the Mayor with the inquiry access only. She said so she recommended approving the resolution.

A motion was made by Councilman Matamoros to approve Resolution 2024-2888 amending designated signatories for the City's TexPool account, seconded by Councilman Davis with discussion that followed.

Councilman Pena asked how many signatures are needed for any of these particular transactions on the City's TexPool account? Interim Finance Director Ashlee Ferguson said she is pretty positive that it was two, but she has personally not done a transaction to say. Councilman Pena said he meant to ask the same question about the City Bank account signatory and asked if it was also two? Ms. Ferguson said the City account is just one and then the bank called to verify it. Councilman Pena asked if they needed to have a provision where they have at least two people signing in there and that language in there to avoid a Covarrubias situation? Interim City Attorney David Olson asked if Councilman Pena was talking about TexPool? Mr. Olson said that is part of the agreement with TexPool and this is just simply a resolution authorizing the signatories, but he could pull that agreement just to verify and make sure that it is part of that, but they are going to have some conditions for participating in their pool and one of those conditions is the participants would have designated authorized signatories, and it would have all that outlined. Councilman Pena asked if a minimum of two? Mr. Olson said he would have to take a look at the agreement just to verify that. Councilman Pena asked if he could also make sure that agreement on the bank also? Mr. Olson said on the bank it is just one but he can look at their depository bank agreement and if there is not an agreement he would be happy to provide that to the Council. Councilman Pena asked Mayor Cain if right now it was just one? Mayor Cain said he was not certain. Mr. Olson said he was not certain either. Mr. Ferguson said on the City account there are certain transactions that does take two, but for her to send an ACH file or initiate a wire, that is a two person and someone has to initiate and someone has to approve it. Councilman Pena asked if there was also a threshold? Ms. Ferguson said \$500,000. Councilman Pena asked so anything above \$500,000 requires two? Ms. Ferguson said anything \$500,000 requires bank approval which is by phone. Councilman Pena said he thought there was a threshold for the City Manager of \$50,000 for the City Manager then after that, it requires multiple signatures. City Manager Lance Petty said it was actually reduced to \$30,000. Councilman Pena asked so it was \$30,000 and then after that it was two signatures? Mr. Petty said then it had to go to be advertised for BID. Councilman Pena said he just wants to

make sure they have that provision in all the accounting.

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

Consideration and possible action approving the CDBG CO-OP grant agreement between Brazoria County and the City of Freeport.

Interim Finance Director Ashlee Ferguson said this grant was applied for back in April 2024 with the County CDBG program for \$220,000. She said this would fund the installation of two 12" valves and nineteen 8" valves at multiple locations throughout the City. She said the City was approved to receive that in grant funding with a service period of October 1st, 2024 to December 31st, 2025. She said the City historically has participated in the Brazoria County's CDBG grant program. She said the County receives the funds from HUD and then allocates those funds to participating cities. Ms. Ferguson said the City would have to pay \$8,000 in addition to that \$220,000 to fund the entire project that was applied for and what was approved for. She said staff recommends approving and signing the agreement to accept the grant funding.

Mayor Cain asked if the additional \$8,000 was included in the budget? Interim Finance Director Ashlee Ferguson said yes.

A motion was made by Councilman Matamoros to approve the CDBG CO-OP grant agreement between Brazoria County and the City of Freeport, seconded by Councilman Davis with discussion that followed.

Mayor Cain asked what are the benefits of putting in these valves? City Manager Lance Petty said it will enable the water department to be able to isolate sections of lines when they have emergency line repairs. Mr. Petty said Veolia did mark up a map of where they have deficiencies with isolation, and it will cut down on it if they notice when sometimes they have a water main break, and they have to shut down half the City and so this helps them isolate just certain areas instead of having to kill a large section of the City. Mayor Cain said that is the answer he was hoping Mr. Petty would say.

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

Consideration and possible action to award the bid for Freeport Municipal Golf Course Structure Replacement to Tra-Con and have the City Manager sign the contract.

Public Works Director Rudy Ragle said staff recommended awarding the contract to Tra-Con. He said on September 19, 2024, BIDS were open for Request for Proposal #2024-09, Freeport Municipal Golf Course Structure Replacements. He said Tra-Con was the lowest bidder with a BID of \$71,635.00. He said the City of Freeport solicited proposal for repairs to the Golf Course these repairs are damage caused by Hurricane Beryl. He said the City advertised the Request for Proposal on September 3, 2024, and September 10, 2024. He said on September 19th the City received two proposals. He said Tra-Con was the lowest bidder at \$71,635. Mr. Ragle said Tra-Con has done work for the City on many occasions and the City has been happy with their work. He said the financial impact the City will apply for a FEMA grant for this project which will pay 75% of the project if awarded. He said the funding for this will come from the fund balance.

A motion was made by Councilman Matamoros to award the bid for Freeport Municipal Golf Course Structure Replacement to Tra-Con and have the City Manager sign the contract, seconded by Councilman Rossow with discussion that followed.

Councilman Davis asked if this was in the budget plan? City Manager Lance Petty said this was a damage from Hurricane Beryl and FEMA would be paying 75% of the repairs, the City will be paying for the remainder 25%, and then will be going back to the Council with the budget amendment at a later date for these repairs since there are so many throughout the City. Councilman Davis asked if FEMA was not

guaranteed? Mr. Petty said they would cover 75% of it. Mr. Petty said all the documents and everything have been submitted and they are working closely with them to cover these expenses.

Councilman Pena said he was curious and asked who was managing this project that Tra-Con is going to be facilitating or and implementing? Councilman Pena asked if that was going to be the Public Works or the Golf Department? City Manager Lance Petty said Public Works will be overseeing the project. Councilman Pena said he was kind of curious as to why the Golf Director was not asking for this or facilitating this? Councilman Pena asked, is that typically because it goes through Public Works exclusively? Mr. Petty said typically Public Works has the knowledge and experience to oversee projects like this. Councilman Pena said he is just trying to get a sense of how the projects are in terms of repairs to the City structures, buildings, roofs, Golf Course, and who that falls upon and knows that last year the conversation was had of who handled a lot of these projects and most fell to Mr. Petty and that was because he was the Assistant City Manager and asked or if that was because he was the Director of Public Works? Mr. Petty said he was both. Interim City Attorney David Olson said the latter because of his relationship with Public Works to oversee these types of projects. Councilman Pena said it was not a legal question, it was just a logistical organization question. Councilman Pena asked if Mr. Petty had been the Public Works Director, would he have facilitated all those anyway? Mr. Petty said yes absolutely.

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

Consideration and possible action to award the bid to Hog Construction Services for Freeport Municipal Park Structure Replacements and have the City Manager sign the contract.

Public Works Director Rudy Ragle said staff recommended awarding the BID to Hog Construction. He said on September 20, 2024, the City received proposals for RFP 2024-10 Freeport Municipal Park Structure Replacements. He said Hog Construction Services was the lowest bidder with a bid of \$38,477. He said the City of Freeport solicited for Request for Proposals for Freeport Municipal Park Structure Replacements. He said this project is for Hurricane Beryl damage. Mr. Ragle said the City advertised the RFP on September 4, 2024, and September 11, 2024. He said on September 20, 2024, the City received three proposals. He said Hog Construction submitted the lowest bid of \$38,477. He said the City will apply for a FEMA grant for this project. He said if the City is awarded a grant, the grant will cover 75% of the project. He said the cost of this project would come out fund balance.

A motion was made by Councilman Pena to award the bid to Hog Construction Services for Freeport Municipal Park Structure Replacements and have the City Manager sign the contract, seconded by Councilman Davis with discussion that followed.

Councilman Pena said it was made mentioned that Tra-Con had done work for the City previously and asked if that was also true for Hog Construction? Public Works Director Rudy Ragle said Hog Construction has done some other construction projects, nothing major, but they did have a very good list of structures they have done in the package that was turned in their RFP. Councilman Pena asked if they had experience and recommendations? Mr. Ragle said yes. Councilman Pena said he was not sure what the due diligence was on Hog or for that matter, any contractor that has done work with the City or has not done work with the City. He said he is always skittish about new contractors. Mr. Ragle said he believed in the past and to not quote him on this, but he knows he has some relationships with some of the guys that he knew within the City that work for him, and he came very highly recommended. Councilman Pena said he appreciates that and is just curious and asked if we did the due diligence in terms of whether they were insured and bonded? Mr. Ragle said he believes that is all in the RFP. Councilman Pena asked if the insurance and bonding were verified? City Manager Lance Petty said the insurance is verified, and they are not required to be bonded unless it is \$150,000. Councilman Pena said insurance is verified, and so we are good to go. Mr. Petty said everything would be verified a second time before issuing a notice to proceed.

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

Consideration and possible action to award the Bid for Freeport Riverside Park Roof Replacements to Tra-Con and have the City Manager sign the Contract.

Public Works Director Rudy Ragle said staff recommended approval. He said on October 1st, 2024 bids were opened for Request for Proposal #2024-12 Freeport Riverside Park Roof Replacement. He said Tra-Con was the only bidder with a bid of \$71,465.00. He said the City of Freeport solicited proposals for repairs to the Riverside Park Roofs. He said these repairs are for damage caused by Hurricane Beryl. He said the City advertised the Request for Proposals on September 11, 2024 and September 18, 2024. On October 1st, 2024 the City received one proposal. He said Tra-Con submitted a proposal for the amount of \$71,465.00. He said Tra-Con has done work for the City on many occasions and the City has been happy with their work. Mr. Ragle said the City will apply for a FEMA grant for this project, which will pay 75% of the project if awarded. He said the fund for this will come from the fund balance.

A motion was made by Councilman Matamoros to award the Bid for Freeport Riverside Park Roof Replacements to Tra-Con and have the City Manager sign the Contract, seconded by Councilman Rossow with discussion that followed.

Councilman Pena said the Riverside Roof Replacement and asked which roof is specifically being talked about? City Manager Lance Petty said these are the press boxes at the ball fields. Public Works Director Rudy Ragle said it is for the concession stand and press boxes at Riverside Park. Councilman Pena asked how many structures? Mr. Ragle said he believed four. Councilman Pena asked if they knew how many squares of roofing that was and what type of roofing that was? Mr. Ragle said they are all shingle roof but do not have the right measurements on him right now. Councilman Pena asked what Mr. Ragle would say is the biggest roof in terms of linear footage? Mr. Ragle said linear footage is probably going to be the maintenance and it has two garages on it as well as the bathroom building. Councilman Pena asked maybe a 20X20? Mr. Ragle said no, it is bigger than that and roughly guesstimates maybe a 40X60. Councilman Pena said he was just trying to make sure that, talking about structures, he was thinking of some small pavilion that was 20X20, and now they are spending \$71,000 for a roof on a 20X20 roof which makes absolutely no sense but those numbers jive. Mr. Petty said there are numerous structures and on one of them at the senior field the roof actually came completely off the building that they had to rebuild. Councilman Pena said he knew there was only one bid and asked if there was anything that could be done to improve the participation. Mr. Ragle said, as of right now, with all the contractors that are so busy right now, a lot of them are just not bidding because they have so much work they can not get to.

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

Consideration and possible action to award the bid for Freeport Dugout Roofing Structure Replacements to Tra-Con and have the City Manager sign the contract.

Public Works Director Rudy Ragle said staff recommended awarding the contract to Tra-Con. He said on September 3, 2024 Bids were opened for Request for Proposal #2024-13, Freeport Dugout Roofing Structure Replacements. He said Tra-Con was the only bidder with a bid of \$45,480.00. Mr. Ragle said the City of Freeport solicited proposals for repairs to the Freeport Dugout Roofing Structure Replacements at Riverside and SFA parks. He said these repairs are for the damage caused by Hurricane Beryl. He said the City advertised the Request for Proposals on September 17, 2024, and September 24, 2024. He said on October 3, 2024 the City received one proposal. He said Tra-Con was the only bidder at \$45,480.00. He said Tra-Con has done work for the City on many occasions and the City has been happy with their work. He said the City will apply for a FEMA grant for this project which will pay 75% of the project if awarded. He said the funding for this will come from the fund balance.

A motion was made by Councilman Davis to approve the Freeport Dugout Roofing Structure Replacements, seconded by Councilman Matamoros with the addendum to have the City Manager sign the contract with discussion that followed.

Councilman Pena said this reminds him of a contract situation that there were a couple of years ago and awarded construction street of street repairs or park repairs to the Rec Center to the boat ramp, and he thinks also over at the Velasco house as well to one contractor, and the dollar per square foot seemingly was arbitrary and nothing was consistent, and so he thought here there is one contractor that is getting every deal number one, and why are we not getting the same dollar per square foot for each one and then the discussion was well its is different depths etc. and he said if you are going to get more than two then maybe then there is a discount afforded to the City and maybe there is a threshold all of a sudden you are into an automatic pricing and was wondering and asked if that was not something that they can go back and ask Tra-Con to say the City is giving you all these contracts is there a discount that they can give the City on this? Mr. Ragle said by doing an RFP he does not think it can be done that way. Interim City Attorney David Olson said the only time you are in a position where you negotiate is when you do a request for qualifications, like with an engineer or an architect. Mr. Olson said these are sealed responses in all fairness to everybody else and the City is not in a position to negotiate a lower contract after the award. City Manager Lance Petty said the contractors trying to get a job through an RFP they pretty much shoot their lowest prices to the City as well. Councilman Pena asked, so unless it is an RFQ it is not doable? Mr. Olson said it is correct and that is not only for the fairness of the process but to all the other people that submitted proposals to that they are putting their best foot forward. Mr. Olson said the best way to handle that is to couple them as part of the same request and see if the City gets some sort of discount but can not alter the proposal as submitted. Councilman Pena asked like Mr. Olson said maybe going forward they will be pulled so that they might be able to negotiate? Mr. Olson said he is not sure if there are enough economies of scale there to matter, but probably not. Councilman Pena said when they are there. Mr. Olson said if they are there, absolutely that is something to talk about.

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

Executive Session

Executive Session regarding a.) (Consultation with Attorney) 1.) Industrial Contracts 2.) Audit Discussion 3.) Water Rates pursuant to Section 551.071.

The regular session closed at 8:09P.M. and the Council entered into the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

Executive Session ended at 8:45P.M. and the Council entered back into regular session.

There was no action from Executive Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Councilman Matamoros to adjourn the meeting, seconded by Councilman Davis with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 8:45P.M.

Jerry Cain, Mayor

Clarisa Fernandez, City Secretary

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Tuesday, October 8, 2024 at 6:00 PM at the Freeport Council Chamber located at 430 North Brazosport Blvd. , Freeport Texas for the purpose of considering the following agenda items:

City Council:

- Mayor Jerry Cain
- Councilman Jeff Pena- Absent
- Councilman Jarvis Davis
- Councilman George Matamoros
- Councilman Winston Rossow

Staff:

- Lance Petty, City Manager
- Clarisa Fernandez, City Secretary
- Toby Cohen, IT Manager
- Crystal Ruiz, Executive Administrative Assistant
- Jennifer Howell, Police Chief
- Chris Motley, Fire Chief

Visitors:

- Tom Pearson

Call to Order:

Call to Order - Jerry Cain, Mayor

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

Invocation - Councilman

Councilman Rossow led the Invocation.

Pledges - Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas.

Councilman Rossow led the Pledge of Allegiance to the United States and the Pledge of Allegiance to the State of Texas.

Audience Participation – Anyone who has registered to speak prior to the meeting being called to order and desires to address the City Council will be heard at this time, or during the discussion of an item listed on the agenda. These forms are located by the City Secretary. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is presented, once a motion has been made by Council then public participation will not be allowed. You will have four (4) minutes minutes to make your comments regardless of the number of agenda items to be addressed.

There was no audience participation.

Business

Presentation by Clinton Wong- Brazos Cove Development.

City Manager Lance Petty said Mr. Wong has been trying to develop this property for quite some time. He said they have met a few times and went over his plans and his ideas for this development. He said when he met with Mr. Wong they decided there would be a workshop to go over this project, the MUD and everything else and that way it gives the Council all the opportunities to answer any questions that they had and then look at putting it on a future agenda item.

Mr. Wong said he would like to thank Mr. Petty for setting up this workshop meeting, allowing him the opportunity to explain to the Council what he is trying to accomplish here in Freeport. He said, as the Council may know, he owns the 13 acres of land next to the High School which he has designed and engineered to build residential homes. He said he is quite far along and the plans have been approved, and he is ready to advertise to get it started. He said he has always mentioned, especially to the last City Council in the past and the City Manager, the idea of annexing it into the existing Freeport MUD that they have. He said the reason being every development North of Freeport is developed in a MUD. Mr. Wong said for him to develop the 13 acres without being in a MUD he could not compete in price. He said in order for the 13 acres to be feasible, it must be annexed to the Freeport MUD 1 which he has already established, and it is serving the Freeport Industrial tract of land that he will also be developing. He said it is very important to get the 13 acres annexed into Freeport MUD 1 in order for him to compete with all the development North of Freeport. He said if we are going to be developing the industrial port and creating jobs, he would like to make sure that there is housing available for people coming to work in Freeport. He said there is no sense investing in the capital bringing jobs and people are driving back to Houston to live. He said he would really like to see them coming to Freeport to work, live, and spend their money in Freeport and also create more retail commercial development in Freeport, which there is also the land that is suitable for that but it is not possible to develop the retail unless we have a lot more foot traffic. Mr. Wong said his objective is to create more jobs and housing. He said he would like to make it clear that annexing the 13 acres for housing is just the beginning and that in itself is not enough to provide the housing that the industrial park is capable of developing. He said we would have to annex more land and create enough traffic so that we can get the big boxes like Kroger's and H-E-B to come to Freeport. He said one subdivision will not be enough, and we will have to continue developing. He said he is very interested in the growth of Freeport, and he would like to play his part and do it right just like he has done in so many other subdivisions in the North. He said he really appreciated Mr. Petty set up this workshop so that he could explain where he stands in developing the 13 acres. He said he could not develop it without it being in the MUD so he could compete with all the development up to the North. He said if the Council would like him to show them some of the developments in the North he would be more than happy to. He said he brought some subdivisions and could show the Council what he had done, and they are all in the MUD. He said how could he come South to try to develop and compete with them. He said he needs to attract more jobs, housing, and more spending to improve the growth of Freeport and that is his objective. He said tonight he would like to reach out to the Council to see if he can get their support and understanding considering the annexation of the 13 acres into Freeport MUD. He said he is appreciative of having the workshop to explain his position and to see if he can rally the support of the Council to continue the growth of Freeport.

Mayor Cain said from the copy, Mr. Petty had passed out to the Council he was seeing what looked like possibly 25ft lots. Mr. Wong said it is a mixture of townhouses and single-family lot development. Mr. Wong said if the market demands any slight changes, he can be flexible to accommodate the market because he develops a lot for the national builders and sometimes when he goes to them, they go to do their research in the marketplace to see what is more suitable for Freeport, and so they can make adjustments and just want to make sure that is clear. Mr. Wong said the roads will not change and drainage and buffer will stay in place, but the lot size could vary slightly. Mayor Cain said there are a lot of houses on that parcel of land. Mr. Wong said not enough. Mayor Cain said Mr. Wong is correct, and it is not enough for the City. Mr. Wong said to look at the amount of open space, the amount of drainage and detention facilities. Mr. Wong said it was purposely put on alongside the road to separate us from the adjacent subdivision to make it more

pleasant for everyone. Mayor Cain said he is sure they will appreciate that.

Mr. Wong presented to the Council subdivisions he has developed North of Freeport. He said more things are needed, like retail, housing, and different types of amenities, so that people in the North will come down to build their houses and have their yachts on weekends to come and use them, but it would be better if they came to live there. He said that is something that he would also like to introduce to Freeport if he can get the right tract of land and to be able to access the Gulf. He said he is looking at those opportunities too, because in developing Freeport you just do not want to just have the 13 acres and stop, but you want to get the momentum going and continue to develop and create more traffic and create more retail development. Mr. Wong said that is his objective, and he thinks the industrial part, once they can resolve the drainage improvements and get that going and that should be able to create a lot of jobs in Freeport and a lot of jobs are going to require housing, and it is going to require where they can spend their money shopping. He said it is a continuous process and if he gets the 13 acres going, he would like opportunities to probably acquire more residential land to build more housing because he is comfortable that it will create more jobs for people to live in and he would like to keep them in Freeport rather than having them come to Houston. Mr. Wong said he could find enough people in Houston to occupy these subdivisions, and they do not have to leave Freeport. He said seeing the traffic coming in this evening and people leaving, coming into Houston, it is mind-boggling to see the amount of traffic. He said that is the approach he is planning to take, and he wants to begin by annexing the 13 acres into the MUD and getting started.

City Manager Lance Petty asked about the industrial development that Mr. Wong has out there what phase of development he is in right now? Mr. Wong said he brought Olin Corporation and have already put in the infrastructure with the road going in, and what they are going to do now is work with the engineers on the drainage to create the City of Freeport virtually drains through that property about seven different canals but have engineers to reroute it around the subdivision back to where the pump stations are at. He said that design had been done. He said one of the things that he is trying to negotiate with the drainage district is to do it in phases because it is an enormous cost to do it on a whole. He said he is going to try and see if they can phase the development, but he does have negotiations going on right now to phase it out. He said he is also trying to find a way to attract more industries to come in at the same time, because it is putting in all of these capital costs and does not have the industries to absorb it, and so he is working well hand in hand, but he thinks he has identified how to handle the drainage and still has some negotiations to do still the ability to phase it. City Manager Lance Petty asked if this residential development is dependent upon industrial development or would Mr. Wong move forward without the industrial since he is still in negotiations with Velasco Drainage District? Mr. Wong said yes. Mr. Petty asked will this not delay the project here? Mr. Wong asked for the 13 acres? Mr. Petty said yes. Mr. Wong said no, they would need to commit on the 13 acres. He said he would like to get infrastructure in and get it going and be assured that as they improve the industrial and create more jobs, people will have a place to live, but he would like to find other sites and, in the future, to develop more housing. Mr. Wong said for retail they do not need to worry about. He said he already has a nice site ideally located, but he needs the foot traffic to support big boxes coming in. He said Krogers and H-E-B are not going to be coming to that retail site until you have the foot traffic. He said he has dealt with these people for a long time, and so he knows the demographics will have to be there to support it, which is reasonable.

Mayor Cain asked about the residential homes, what kind of price point are they looking at on the homes? Mr. Wong said as much as he could get. Mayor Cain said that is an honest answer. Mr. Wong said it is the cost of development, but it will be priced well so that they can sell it, but he is going to try and get as best of price as he can. He said he did negotiate with these national builders all around Houston and that is his intention. Mayor Cain asked if he would assume there are going to be higher ends as opposed to starter homes? Mr. Wong said yes. Mr. Petty asked what is the minimum square footage that Mr. Wong is going to start out at the houses? Mr. Wong said he is going to get the builders to help determine that.

Councilman Davis said this is his neighborhood, and he lives on Brazos Landing Court and so, it is in his backyard. Councilman Davis asked when Mr. Wong gets the MUD is he guaranteed that he is going to build this subdivision all the way out, and how long does he think it will take him to get started on this project if it gets passed through the MUD? Mr. Wong said if he gets it into the MUD based on what his plan is, he thinks within 90 days he could get started by putting the streets and digging a detention pond like alongside the road which creates a nice buffer between Brazos Landing and Brazos Cove. Councilman Davis asked how long Mr. Wong thinks he would take to start on houses? Mr. Wong said housing is going to depend on the demographics. He said the builders are always building half a dozen or a dozen homes and always ahead of the market, and they will continue doing that based on the demand. Mr. Wong said no builders are going to build 70 houses, but usually they build a handful of houses and push for the sale. Mr. Wong said he is hoping the industrial development will also help generate the demand for housing. He said one person can not do it and needs to get multiple developers to come here and all do the same thing. Councilman Davis asked if the entrance would be like in Rodeo Palms and all of them have a certain entrance, like the waterfalls or anything and if he would have an entrance to go through there. Mr. Wong said he usually puts up a nice entry monument to identify these subdivisions, and they build recreation centers with Olympic pools and all of that depending on the size of the project.

Mayor Cain said he thinks this is the third time he has been in meetings with Mr. Wong about this particular project and the past Councils have been reluctant to include the MUD, and he strongly believes that is what is holding this back, and he also believes that Freeport still needs a new housing development. Mayor Cain said he would encourage the Council to continue asking questions they have, but he personally feels like this is a direction that they should seriously think about taking.

Councilman Matamoros said he is a lifelong resident, and he was there when Mr. Wong got his very sweetheart deal on his industrial urban renewal property that he has not developed. Councilman Matamoros said Mr. Wong said he brought Olin, but Olin did not come because of Mr. Wong but they came because of Dow. He said Olin came because Dow sold them a part of the property of their plants, and they needed a warehouse, and it just so happened Mr. Wong had property. He said Mr. Wong had said before that he was going to develop and in his time there he had not and asked why was that? Mr. Wong asked if Councilman Matamoros was talking about the industrial park? Councilman Matamoros said the industrial park but that Mr. Wong had also stated when he purchased that property he was going to put residential and he had not done anything but just cleared the land and sat there and asked why was that? Mr. Wong said the land was cleared and acquired more land to better facilitate the development of the Olin Corporation building which is in place and that the street that has been built is a wider street than you have seen anywhere, and it is at least 36X41 feet wide and could facilitate another development to the side, so what they are working for is more demand for industrial buildings in there and in the meantime they are working on the drainage so they can have at least 150 acres more of land to accommodate more industries. Mr. Wong said development does take time and development also depends on demographic support to make it happen. Mr. Wong said to answer Councilman Matamoros there are many factors that are involved to getting where they need to be and if they can get resolved pretty soon the partial improvement of the drainage, which is very important to the industrial development, they would start on that very quickly because they have hydrology plans done, construction plans ready, but the demographics cannot support a total investment for the entire drainage at one time. Mr. Wong said that is the direction they are going, and the question was asked about housing that he has control of, and they can start but the industrial side he has to be able to resolve the partial drainage for it to be economically feasible to do that development, and so that is what he is pursuing right now. Councilman Matamoros said to Mr. Wong when the property was sold to him, he had stated he was going to build some residential, but yet he never had and asked why was that? Mr. Wong said the industrial side, mostly the property on the west side, would go for industrial and on the east side to Velasco Blvd and that would be considered some residential on that side, but the only problem right now on that side is some of that land is in the floodplain and until they can resolve the floodplain issues they cannot touch that residential. Mr. Wong said he is more comfortable that on the 13 acres there is nothing to restrict

commencement of development on that track to provide housing while they are developing industrial, that housing on the industrial is provided there but then on the land if he got industrial going and there should be a lot of industries coming and then working on a plan to make that happen to absorb as much of that land as possible for industry. Mr. Wong said he would strongly recommend focusing in that direction rather than putting housing on that property, because that property is well suited for industrial development, not to say he would not put some housing on the east side when he resolves the floodplain issues, but it would be nice if that entire property could be absorbed, with industrial because it would bring more jobs and more jobs would create more demand for housing and more demand for retail and that is how he is looking at the picture, and so he is still flexible and is still open to all of these alternatives, but the more important thing right now is to resolve the drainage to make that property more feasible. Councilman Matamoros said to Mr. Wong that he was there asking to grant him the annexation of these 13 acres and to this Freeport MUD 1 and asked if it was industrial mud? Mr. Wong said no, it is just a MUD, a municipal utility district which can handle industrial, retail, housing, and everything. Councilman Matamoros asked Mr. Wong but it is majority industrial property? Mr. Wong said right now on that track of 320 because you add all the land in it, and it can be for other functions. Councilman Matamoros asked Mr. Wong if it was industrial? Mr. Wong said yes. Councilman Matamoros asked Mr. Wong, what happened if the Council does grant him this residential and those industries go belly up who is going to protect the residents with this MUD? Councilman Matamoros said it had to be paid the money and asked who was going to protect them? Councilman Matamoros asked if Mr. Wong would give some type of guarantee? Mr. Wong said the question Councilman Matamoros is asking could apply to any subdivision any developer is building anywhere. Councilman Matamoros said it is correct, but this is a residential in a mainly industrial MUD and that is the difference. Councilman Matamoros said he has done his research and has not seen anybody request a MUD with mostly industrial annexing in residential areas and has not seen it. Councilman Matamoros asked Mr. Wong if he had any proof of this that it has been done in the State of Texas? Mr. Wong said yes, when he does subdivisions they allocate so much land for industry, retail, housing, apartments, and if the demand for industry is stronger they will continue in that process and all he is trying to do is create value in a MUD, so the demographics call for more industry. Mr. Wong said the question Councilman Matamoros was what would happen when you put two multiple types of different development in a MUD and one sector should go belly up what would happen to the rest of the MUD, the legal process alone would take care of that. Councilman Matamoros said it would fall on the backs of the residents. Mr. Wong said no, it would fall on the back of the banks who are lending money, it would be foreclosed, and it would be repurchased just like anywhere else. Mr. Wong said your neighbor next door could fall into problems, and then they may be forced to sell and somebody will come to move in. Mr. Wong said in this enterprise system that we are all living in, nobody can guarantee that something cannot go wrong, but there is always a course of action the banks are going to want to be protected. Mr. Wong said the market keeps going up and down, and does not care what we do, so we have to adjust to all of that. Mr. Wong said he wished he could have a development that is 100% guaranteed and never have a failure, but there are some houses that may get foreclosed and there might be some retail shop that is probably closed and have to be leased again, but all of that is minor and can adjust to that and that is the enterprise system we all live and work in. Mr. Wong said you are going to have ups and downs, but you have to know how to build, protect and adjust to that. Councilman Matamoros said it is correct, but he is looking to protect the residents and Mr. Wong is looking to make money, which he is not against, but he is looking to protect the residents and the City. Mr. Wong said there is nothing wrong with protecting the residents. Councilman Matamoros asked if there is anybody in the State of Texas that had an industrial MUD annexed to a residential property? Mr. Wong said just go along John F. Kennedy south of the airport you will see a MUD that has residential areas that has industrial. Mr. Wong said on JFK alone he can say they have provided land outside of one of the MUDs which is probably over 4,000,000 square feet of industrial space, and it depends on where you are. Councilman Matamoros asked Mr. Wong to provide that information to Mr. Petty he would like to see that. Councilman Matamoros said an industrial MUD that was created annexed to a residential. Mr. Wong said they do not call it an industrial MUD like this one and he is not calling this one a residential or industrial MUD he is calling this one Freeport MUD #1 which is going to incorporate all types of development. Councilman Matamoros asked, but was it created for

industrial correct? Mr. Wong said it was created for development for the improvement of Freeport and that is what it is for. Councilman Matamoros said to Mr. Wong that they both have different opinions on this. Councilman Matamoros asked Mr. Wong how long had he been in negotiations with the Velasco Drainage District on this drainage plan? Mr. Wong said the negotiations have been started, and it has been going on for some time and as much as he continues doing the engineering and hydrology studies and working with the costs on basic demographic demand, he is going to continue going back to them and trying to make adjustments to make it feasible for this development to come true. Mr. Wong said he does not know how well Councilman Matamoros knows the Velasco Drainage District. Councilman Matamoros said he knows them very well, and he knows Chris Gallion the superintendent, and they are really good friends. Mr. Wong said they are though, and they want everything that they can get, but there are some negotiations left between them to make it work. Mr. Wong said it has to satisfy the demographic demand of that area and how much one can afford to spend to do the development. Mr. Wong said he does have his negotiations cut out for him, but whatever is done, it has to be sure that they negotiate and act in a very sensible economic way, and so he does have some negotiations and twisting to do it and is hoping to get this project going as soon as he can. Councilman Matamoros said to Mr. Wong he still had not told him and asked when he started this negotiation? Mr. Wong said nine months. Mr. Wong said Ms. Katie Carner is a lawyer connected with the MUD. Ms. Katie Carner said her firm ABHR represents the municipal utility district and other special purpose districts throughout the State of Texas. She said they have offices in Houston, Central Texas, and North Texas, and so they see a wide range of development. She said she does not have a specific district name for here yet, but she took the note down to get some examples for Councilman Matamoros. She said if you can develop, it has probably been done in a MUD or another special purpose district in Texas where you might start with industrial and then move on to other uses. She said they have mixed uses, with industrial, commercial, residential and all in the same district and annexation of land and just kind of depends on where you started and then where things go from that. She said as Mr. Wong was saying the developer side is basing it on what the economics are going to support and so in this case it happened that the industrial happened first with Olin and so that is where it began and so as the Council has heard Mr. Wong talked about other ideas for bringing other types of development into the City for the improvement of it. Ms. Carner said she would gather some examples for Councilman Matamoros. She said that annexation happens in different orders, but can certainly see what they can find for Councilman Matamoros. She said that sometimes it is residential first and then industrial, and sometimes it all happens at the same time. She said she can think of some especially in the Houston area that Mr. Wong was talking about but also west of Houston area on the I-10 corridor out west towards Katy there is a lot of that happening in that part of the City where you have kind of an industrial corridor, a lot of warehouses and other facilities right along the highway with the residential right behind it, and she just has to go back and see what order that all developed in but some of those certainly are within the same MUDs. Ms. Carner said she would say that the flip side that they see when they have a MUD that has mixed uses, so when you have a combination of residential and industrial or commercial, you always have a risk that you could have a bankruptcy in a business like Mr. Wong was saying, in that case, there is still the value of the property and so there still is a retained value for that land even if the current use of it goes under and so, from the MUD perspective, the MUD makes it money to pay for its operations and also pay for any debt if it issues bonds based on the value of the property and so as Mr. Wong was saying, even if a current operator goes bankrupt, it still does retain, and obligation for the property owner, any subsequent property owners, and so, if there was a bank that was securing that loan, that obligation would still remain on that property to pay those past due taxes, and then on the flip side, of the coin is that because the State of Texas allows for residential homestead exemptions sometimes what they have seen be very successful as a MUD becomes more mature and grows and gets quite a bit of development and value on the ground if the district's financial advisor recommends based on that picture that year the MUD may be able to grant a homestead exemption to those homeowners who live in their properties in the community and then that way you can actually benefit your homeowners by having that commercial and industrial or both in the same MUD. She said she has seen that work very well in a lot of cases, and she sometimes knows as City Council members have an interest in having more folks actually reside within their homes and not have rental properties or those sorts of things people who live part of the

week or part of the year in their homes if you are able to implement a homestead exemption sometimes that can help people to want actually live in those homes permanently and claim that exemption because they can get a benefit from it from a tax side. Councilman Matamoros asked Mr. Wong why is he asking for a MUD for residential and not for a PID or a TIRZ? Mr. Wong said he had talked to the previous City Manager, and he had mentioned considering doing a TIRZ and documents were prepared and when they read it and even showed it to the financial advisor to look at it, it just could not work and, rather than using, City money, under the TIRZ to do it well why not let the developer choose the MUD use its own capital expenditure to get things going and relies on his success to be able to sell bonds to redeem his costs. Mr. Wong said it is solely at the risk of the developer and do not need the City to do any funding, so they waited, and they were so accustomed to doing MUDs for umpteen years all around, and they have never had one failure in any of the MUDs. Mr. Wong said all of them are growing, so rather than trying to take City money under the TIRZ and tight conditions that is just not feasible, he decided that he was not interested in doing it that way and to let him do it his customary way through the MUD. Mr. Wong said he can say he has 100% success in operating MUDs in all of his years of development. Ms. Carner said she just wanted to add and maybe highlight a little bit more, is that in the MUD world the developer is putting up all the funds and, payment comes expressly from the property owners within the MUD and the issue, and they saw it, by the cars leaving Freeport as they were driving down south they were watching a lot of cars leaving the Freeport area for those residents they presume work in the area and then live elsewhere, and they are living in developments that are mostly created with MUD and what that allows is for infrastructure to be financed over time with tax-exempt bonds by the people who are benefiting from them and that infrastructure is going to be required no matter what either the City is going to have to build it within the City so otherwise it would be obligated to build all of that and pay for it for all the existing City residents including those who have lived here all their lives and so the idea is that if you have the infrastructure pay for itself by the people who are benefiting from it, you can pay it back over time with tax-exempt bonds and then that allows Mr. Wong to be able to market houses at a lower cost because if he had to bear the cost himself, in other words, if it could not be reimbursed to him once the value is put on the ground and once the development is actually there, then he would have to build that into the price that he charges to those home builders per lot and so what that would mean is that every homeowner that buys that first house so that they build the house on the lot all the cost of that infrastructure is going to have to be rolled into that price, and so they are going to have to pay their mortgage payment based on that over time when they sell that house. She said most people want to make money when they sell a house, and they do not want to lose money on it and so, over and over again, every time that house is sold you are paying the same cost of the infrastructure over and over again, plus the mortgage costs and loan costs, and the idea behind the MUD is that the MUD is issuing those bonds once for the infrastructure it is paid out over time typically at a rate significantly lower than what a homeowner is paying on their private mortgage and as that debt gets paid off then those homeowners and property owners benefit because the tax rate goes down. She said she is not a financial advisor, but she will say she has worked with enough MUDs that she has seen that typically the MUD tax rate, as you pay that debt off over time, that tax rate declines, and eventually you pay that debt off and so the debt service portion goes away, and as opposed to if it is rolled into the lot cost that never goes away because you are just paying that over and over because nobody wants to lose money when they sell their house and so that is one of the reasons they have seen the MUD model be so successful in Texas, and it is one of the ways that they have helped to keep housing costs down in the State. She said she just wanted to add a little more because she knew Mr. Wong did touch on that a little bit but just wanted to make sure she made that point. Councilman Matamoros asked how long they would want this MUD for? Ms. Carner said she thinks in the original consent conditions it was 25 years in the original consent conditions from when they were issued two years ago, so right now it is a total of 23 years. Councilman Matamoros said, as a former member of the Freeport EDC he had heard of quite a few interested businesses who wanted to develop within their industrial property that Mr. Wong owns, but they wanted to purchase property and asked why Mr. Wong not sell? Councilman Matamoros said they wanted to purchase parts of that property to build their own buildings and asked why Mr. Wong not sell? Mr. Wong said if they wanted to purchase the property, he is feasible and would consider selling it to them if they want to build it, or he builds it for them either way. Councilman

Matamoros said those businesses stated that Mr. Wong only wanted to build and did not want to sell and wanted to lease. Mr. Wong said he is open and would lease, sell, build, and everything and he is very flexible. Councilman Matamoros said to Mr. Wong from this point forward and somebody goes to him, and they want to purchase property, he will sell it to them for an industrial building. Mr. Wong said sure and build within the specification and satisfying new requirements of the City on him, he would have no problem with that. Councilman Matamoros asked Mr. Wong what other property does he own in Freeport besides the industrial urban renewal property and the 13 acres? Mr. Wong said he also owns a track of land that is behind CVS which is about 15 acres. Councilman Matamoros asked if that was prime commercial real estate for Freeport? Mr. Wong said prime retail. Councilman Matamoros said if the Council did grant Mr. Wong this MUD asked when he would start building on retail? Councilman Matamoros said he knows Mr. Wong said he can not build and can not get people to come for retail because there is not enough foot traffic, but he guarantees with the amount of people that live here who go to surrounding cities to make their purchases it would be supported. Councilman Matamoros said he knows Mr. Wong stated that H-E-B and Krogers will not come, but there are other brands of retail grocery that will come and that is our biggest need right now is grocery. He said he knew H-E-B has a lower-cost grocery store, Joe V's, and was sure they would be interested and asked when Mr. Wong would build on that retail? Councilman Matamoros asked Mr. Wong when he would start construction on retail if the Council granted him a MUD? Councilman Matamoros said because honestly, his line of thinking was if he was going to grant Mr. Wong a MUD he is going to want something more because, so far, his promises previously, he has not lived up to them, and so he is going to want something in return for granting Mr. Wong what he is asking for the residents of Freeport. Mr. Wong said that the answer is so simple, and he wants to develop the industrial, and he wants to bring in more jobs and wants to create more foot traffic. Mr. Wong said as soon as there is a demand for commercial retail, he already has the land which the land is yielding him nothing at this time, and he has to be mowing it every month. Mr. Wong said he would like to see a substantial big box be placed there, but having dealt with these guys and just put a new one up in Humble Costco and Kroger he knows what it takes to get these people to come in, and they need to be sure the deal is enough in demand foot traffic to support the store before they are going to commit. Mr. Wong said he has the land and if they want to come in and build on it, he would be the happiest person to negotiate a deal for them to build something, and it is a no brainier but to just give him the traffic first, and they are the ones who are going to ask to give the head cones, can you support a big store like H-E-B or Kroger, and they will do their homework and when they do want it they are going to come after you and try to get the land to build retail. Mr. Wong said he thinks we have an excellent location for that type of development but do not have enough demographic support to make that happen yet, and he wants to see that happen. Mr. Wong said that land is due to be built on it and it is no use sitting there mowing it every month, and it is costing him money. He said he wants to see a suitable shelf so that people do not have to leave Freeport and go to Lake Jackson to go and shop and there should be no need for that, but then you are going to have the demand to justify these big boxes to come in, and he knows they pay much attention to that. He said they do their research and you have to make sure that you can support a big box before they commit. He said the good thing is he has the land, and he thinks it is one of the most central pieces of land that can be developed and he is not using it for anything else but for retail. He said that land has access from 2nd Street and 4th Street and he wants to get to and from 288, and he could also make that possible so it is centrally located for retail commercial. He said let's get housing going and more foot traffic. He said let's make it happen. Councilman Matamoros said that is what he wants to do, but again like he has stated Mr. Wong made a lot of promises, and he did not keep his word to them in this decade plus that he has owned the urban renewal and so, he is a little leery. Mr. Wong said that sometimes we can project what we want to do but a lot of time we have to depend on the market, and we have to depend on the demographics to support it. Mr. Wong said we could talk all day long, but if the demographics cannot support it, then it will not happen and those guys who are building these boxes are even smarter than us and they are doing their homework, and they are going to make sure that there is enough demand to justify this capital cost to build a big box so he knows how it works. Councilman Matamoros said he knows how it works also. Councilman Matamoros said, looking at Mr. Wong's development, there is very little park space within this and asked if Mr. Wong had any plans for any type of

small park within this community? Councilman Matamoros said he did not see anything there. Mr. Wong said they build recreation centers, club house, Olympic pools, and he will also create an open space for them, and they do all of that, and it is all relative to the size of the subdivision that they are doing. Mr. Wong said this one does not have enough homes to support a big recreation center like a swimming pool and everything, because it is going to be too costly and so it depends on the size of the development and those amenities will fit into place. He said he has no problems with the parks. Councilman Matamoros said that is what he is concerned of is a small park within that neighborhood because Mr. Wong wanted to attract families along with other living and so he did not see any park space within this area and so that is why he was curious about that if there would be a small park. Mr. Wong said if they look at those plans in a big subdivision there is a park space, and they would see recreation centers in most of those subdivisions. Councilman Matamoros said he may come up with some more questions and will pass them along to the City Manager to have them answered.

Councilman Davis thanked Mr. Wong for coming out, and he said he was excited to see what he can do with this property over there. He said he took a ride out and went to visit Lakeshore Harbor and that is an amazing piece of property out there with the water and all of that going on. He said he saw the big recreational center in the middle with the pool and the waterfall. He said he understands this property is not big enough for anything like that, and it is not big enough for no park, but he has no park in his residence over there, but they have all the parks all around Freeport. He said if we could fit a recreation center in now, that is as cool and good, but we need houses there. Councilman Davis said he needed Mr. Wong to be dedicated and be a man of his word and build those houses over there like he promised. He said when it comes to making business and deals like that he understands the foot traffic, and well, because you can say you want H-E-B, but they are not coming here, but they have to see where they are going to make the money. He said there was a Kroger there before a long time ago and they left, and so he understands, and he sees the foot traffic leaving in and out of Freeport. He said he has lived here all of his life and he has seen coaches and big roles in the City and do not live in our City. He said he sees principles, and he sees all these people in the plants over here, the engineers and making good money, but they are driving back and forth and all he hears is the excuses that Freeport does not have the homes for them to live in. He said they make \$200,000, and they do not want to buy a \$60,000 or \$80,000 house because they want a nice home and Freeport does not have them and so, that is what we need. Councilman Davis said we can not grow and get the people and businesses here. He said he has seen multiple small restaurants and stuff come to Freeport and not make it because there is nobody over there in the parking lot and that is a fact. He said there is one there now and does not see how they are making it, and it is pretty good. He said, people are not spending money in the town and businesses are watching that, so and if that is the case, the City Manager would know. He said Chick Fil-A would be reaching out to us and H-E-B would, have been reaching out to him if they wanted to come here and, so that must be a reason that they did not want to come here. He said there are a lot of people that are going to H-E-B and he shops at H-E-B, and he goes to the little store to get his little things. He said he goes occasionally but does not get a basket full. He said when he goes to the grocery store he goes to H-E-B to shop, but yes, he wants H-E-B here and like Mr. Wong said he has the prime spot there, and he will save it to use that too. He said he was a business-minded man, but when they call Mr. Wong he hopes he is ready hopefully, and he will make that move to allow them to come in there. He said we have to get these houses built. He said his wife works at the appraisal district, and she is the secretary of the head chief of appraisal, and she knows all about this MUD, and she explained all this to him the whole time, and it is MUD everywhere. He said there is MUD in Lake Jackson and Angleton and when you buy a house that is in a district you know that when you buy that house it is not like they pop anything up on you to that, but if you want to live in a nice neighborhood like a HOA, everybody does not want to live there because you have to go by their rules, but it is still full. He said if you have all these MUD district subdivisions out there, it is still full and the people know where you want to live is where you want to spend your money and how you want to spend your money, and if you can afford a \$400,000 house, and it is in a MUD you are going to buy it because you like it and you like the area and that is where you want to live at, but everybody can not afford to live in a MUD district that is the extra taxes and taxes are already high

enough, but it is not for everybody. He said he may not stay in the MUD district, and it just depends on where he works and what kind of money he is making, but we need all kinds of houses. Councilman Davis said we need some lower subdivisions where you can get the higher \$150,000 to \$200,000 houses but we need all of that and we need retail. He said he understands if you put retail shops out there and half of them belly up and in the shops are just sitting there and, well, you need that big store there to have foot traffic there. Councilman Davis said if you buy a regular house, and you can not pay that, and you can not afford to pay it up or the taxes on it, then it gets foreclosed, and it is just like any other house. Councilman Davis said it is your choice, and it is not putting it on the backs of the citizens. He said the citizens know that their house is in the MUD district, and so they know if they can afford that house or not, and it is not putting it on the back of the TIRZ. He said the TIRZ then means the City has to pay some money to help with that infrastructure or something or whatever is going on in there. He said when they are in the MUD they pay for the whole bill. Councilman Davis said we need to get houses built here in Freeport in some kind of way, and he does not know how long it has been since there has been a development or houses built. He said he did not know if Mr. Brimage was the last one that built houses on the levee, and he can remember when they were building those houses and everybody said that they were not going to make it and could not sell not \$300,000, \$400,000, or \$500,000 in Freeport, and they all sold because he had a vision. He said that it was a low-income area and a drug-infested area. He said he had been around Freeport forever and so that was the main thing that they said Mr. Brimage could not build \$400,000 houses because it was infested with drugs and that is where all the crime was at and every house he built over there sold off the water. He said that is why Freeport has missed out and did not capitalize on the water like they should. He said to Mr. Wong that when he has a vision, and he likes his vision he hopes that he does what he says he is going to do.

Mr. Wong said he appreciates the comments and observations of what it takes to make any development within Freeport or anywhere successful. He said you need to see what needs to be done and what can make it attractive so that people will want to come and live in Freeport. He said to keep in mind also that Freeport is done by the end of 288, and it is still a long haul coming in and so Freeport needs to try and even attract other developers, not just one developer, but could get 3,4, or 5 other developers and everybody comes in with different ideas. He said to, image Lakeshore Harbor and put that feature in Freeport for the higher end, and people even North of Houston want to house with their yacht and to be able to get into the Gulf and that would be a nice feature, but there are so many other features that can be added, into the City and that is why having multiple developers there with different ideas, and it is the way to grow the City, but the bottom line is to create more traffic, and you have to bring the traffic in. He said the traffic is going to determine what gets built. He said as much as he would like to do everything, it is best if the City could even have other developers going to Freeport and get their visions and see what they want to do. Mr. Wong said to Mr. Petty with the collective amount of ideas, it would be better for the whole City but he sees the water feature living here on the Gulf of Mexico, and it could be one of the attractions that would get more people higher end coming to live in Freeport and so, that is only one feature, but there are so many other things. He said he would love to see big boxes coming in, and those guys are smart, and they are going to do their homework, and they want to see the traffic to justify the investment before they commit. Mr. Wong said he has been through all of this, and he is very interested in participating in the development of Freeport, and he needs to look at working with the Council to share ideas and to get to support and work together to build Freeport. He said he is willing to take the risk and calculate risk to help grow Freeport, but he can not do it alone, and he is going to need the help, support, and understanding of the Council to make all of this possible.

Councilman Rossow said he personally uses that old adage that he has been using ever since he has been on the Council and that it is a no-brainer. He said he liked what Mr. Wong said that it could be the start and liked what Councilman Davis said about this project that they are trying to take on, that if you build it they will come. Councilman Rossow said the property Mr. Davis talked about, he remembers telling the guy that did it you are only one idea from being a millionaire, and he responded he is one idea from going broke also. He said that it is true and had been throwing that word around all night long and that it was a vision and that is a powerful word. He said he was so glad Mr. Wong decided to come back this way and does not know

what brought him back this way, but whatever it was, he liked it and was glad to see him and liked Mr. Wong said taking a risk, and he is saying this to everybody out there in cyberspace. He said a lot of people watch the meetings and, although there are not many there tonight, there are a bunch of them on Facebook watching it because it is broadcast for whoever wants to watch it. Councilman Rossow said he wants to be the first to say he would love for something like this to happen on his watch while he is on the Council. He said not that he was not going to take credit for it, but he would just love to see it. He said let's move forward and do not look back and everything that happened in the past is in the past and can not change the past, but as a Council they have the opportunity to get something started. He said he believes it, and it only takes one match to start a bonfire. He said the Council could be that one match to get this thing started. He said he does not see any risk to the City, or maybe something he is not seeing. He said he did the same thing and went out to Lakeshore and looked at that subdivision, and it looked like something in Florida. He said if you go out there it is amazing and beautiful and for Freeport to get something like that or get it started it is an opportunity that he does not think the Council should pass up. He said these are only thoughts and everybody has a say about this. Councilman Rossow thanked Mr. Wong for coming down and looking after Freeport. He said he had been in Freeport longer than anybody in the room. He said he thinks it is a great opportunity regardless of how it turns out and just wants it to be known that he thinks it is an awesome idea, an awesome vision that Mr. Wong has for this City. He said he loved Freeport.

Mr. Wong said he appreciated those comments and if Councilman Rossow liked what he saw at Lakeshore Harbor with all the houses and the water with the docks in the back and boats hanging there, and asked, can you imagine if you have that in Freeport and have access to get into the Gulf with your yacht? He said at Lakeshore you are within that subdivision and there is no Gulf to go to. He asked, could you imagine if you could get boats to get to the people in Dallas or people further North want to come down here and pay the price for it. Mr. Wong said this is just one of the ideas he can see other things and when they decide to come to Freeport to make an investment he will come in with a plan. He said he would say let's do the industrial,, and let's get that piece of land that can do housing the 13 acres and let's also get the retail site. He said all these he has acquired sitting down and mowing it but like any development there are always problems that you have to overcome industry, and there is big drainage that has to be taken care of, and they are willing to take on that risk and spend capital to improve it, and he would like to be able to negotiate a more feasible way of doing it but can see that he has already made a physical commitment to do the land, and he intends to fulfill the development of all of them. Mr. Wong said the only acquisition he has made so far he has not been able to do much about it except today, he got a lease on it, and that is the old pharmacy. He said the old pharmacy that has been battered by the hurricane and by people and everything, and it was offered to him to purchase it, which he did, but the development is really going to be on the West side of Freeport coming in. He said, but today he can say he got what sounded like a good lease for the pharmacy with the whole thing being repaired, roof, doors, and everything. He said he is working on that also, but that is a small part of the equation and what he is needing to get going is industrial development to bring jobs and people to live here. He said what he would like to do is to acquire more land in the future to do more housing and the foot traffic is what is going to create the growth in Freeport and that is what he is looking at.

Mayor Cain said everybody that knows anything about Freeport knows that rooftops are needed and that rooftops mean residential and rooftops also mean commercial. He said a comment Mr. Wong just made that said on every development there is obstacles. Mayor Cain said, speaking with Mr. Wong over the past 5 or 6 years, on this he said that the MUD was one of his main obstacles holding him back on this development. Mayor Cain asked if the MUD is the only obstacle remaining that he is aware of tonight? Mr. Wong said to give him the MUD and that will allow him to compete with all the subdivisions North of Freeport and give him the tools so that he can be on an even playing field with those guys and if he can get that in place with good operators for the MUD, then yes that is what he needs to be at an even playing field to help in the development of Freeport. Councilman Davis asked Mr. Wong if there are any obstacles other than the MUD to do this and to make this happen? Councilman Davis asked Mr. Wong the MUD comes in, and he makes this happen? Mr. Wong said yes, all the engineering, drainage, and everything had been resolved. Mayor

Cain said that is what the Council wanted to hear.

City Manager Lance Petty said he would continue the conversations with Mr. Wong, based off the Council's comments, and if the City looks to move forward with this, then he will have the financial advisors take a look at it as well and that is pretty normal. Mr. Petty asked Mr. Wong if he knew the threshold for big box stores population wise like H-E-B and Krogers? Mr. Wong said adequate foot traffic and the spending power is all they need to be able to determine the viability of a development. Mr. Petty said he currently knows of three pieces of property in Freeport that can be developed into residential areas and if that is not going to be enough to bring a big box here, then he strongly feels that they need to start looking at the lower end of the H-E-B and thinks like that to start building that retail sooner than later. Mr. Wong said they must build more housing than just on those 13 acres because that is not enough, and he would be interested to start to explore other sites that the City has. Mr. Wong said there is another site near to the Golf Course that he heard of and on the other sites, but he is committed not only to starting with the 13 acres, but he wants to keep industrial going on, but he is going to need more land to build housing. He said housing is very important, and he just does not want to see more traffic keep going in the evenings back to Houston. He said he would take care of those in Houston but let those stay here and enjoy life just like those that have lived here a long time. He said there is no reason why people should not be doing it here. He said he gets all the services and everything they need in Freeport. He said Freeport has a good advantage. He said on the land that is right against the Gulf he would like to examine that more and more to see what he can do. He said there are a lot of opportunities here, but you have to go and look for it and make it work, and he thinks he has already committed to a good-sized industrial, and he needs more land for housing. He said industrial is going to bring more jobs and more jobs need housing and housing needs retail. Mayor Cain said it is all about rooftops. Mr. Wong said jobs first and rooftops after.

Tom Pearson resides in Freeport. He said Freeport needs more houses, and he has no problem with that. He said Freeport has the land and does not understand why they are not looking at building houses. Mr. Pearson said he understands Mr. Wong got a sweet deal on the 13 acres and 120 acres. He said \$200,000 for 13 acres of pretty prime land over there. He said within the last two years the appraisals have gone way up and the 25-foot lots went from \$2,000 to \$11,000, and so he is curious what the appraised value of the 13 acres is now and the 120 acres. He said when Mr. Wong bought that property, and he was going to build houses all that up out there, and it had been 13 or 14 years since he had had it and nothing had happened yet, because he could not get the MUD with the 13 acres and the 120 acres out there all together because these people had to pay the taxes on that. Mr. Pearson said he would like to know what the appraised value of those 13 acres is now and asked if Mr. Wong knew this? Mr. Wong said he hopes it is higher than when he bought it. Mr. Pearson said it is way higher than what he bought it for, but he never did anything with it like he said he was going to. Mr. Wong said that it is big steps do it. Mr. Pearson asked if there were going to be some 25-foot lots? Mayor Cain said it is not specified, but just looking at the drawings that there are some lots that are smaller than others. Mr. Pearson said Freeport was incorporated in 1912, and they put a bunch of those 25-foot lots in, and they have had so many meetings with the City Council about what they are going to do with the 25-foot lots, and it does not make a lot of sense to him to put in another 25-foot lot. Mr. Pearson said 25-foot lots are still sitting there growing grass. Mr. Pearson asked Mr. Wong if he could get him the appraisal value of the property of the 13 acres and the 120 acres? Mr. Pearson said he just would like to know compared to what Mr. Wong paid for that property. Councilman Davis said it is a public record and can be looked up on the website. Mr. Pearson said it is broken up into so many little pieces, and now it is hard to tell. Mr. Wong asked Mr. Pearson, what 120 acres was he referring to? Mr. Pearson said the industrial out there. Mr. Wong said it is more than 120 acres. Mr. Pearson said what Mr. Wong gave because it was way lower than what it is.

Councilman Davis asked about the development on Skinner Street and how many acres is that? City Manager Lance Petty said it is 19 acres. Councilman Davis asked how much it was sold for? Mr. Petty said \$150,000. Councilman Davis said talk about a sweet deal.

Mr. Wong said he would like to get this matter resolved so he can move forward with development in Freeport. He said that is what he is looking forward to getting started, and he has a lot of work cut out for him, but he needs to be able to have a clear understanding of what the Council wants and how they need to work together. Mr. Wong said it just does not stop here tonight it is going to continue, and other ideas are going to be coming up, and there is going to be more land that is going to be brought up for annexation, so there is going to be a continuous process as they go forward with development in Freeport. Mayor Cain said this is a good way to start the conversation. Mayor Cain said he appreciated Mr. Wong and his team for coming out and for their interest in Freeport.

Mr. Wong asked what is the next step after this workshop? Mayor Cain said, since this is just a workshop, the Council can not take action on it and so, basically, it was set up to explain to the new Council and him what his plans and goals are and what it is going to take to get him there. Mayor Cain said it gives the Council the opportunity to ask the questions that they have to Mr. Wong and from this point the Council is going to put the ball back to Mr. Petty's court and he will continue the conversation and then, eventually, it will end up in a City Council meeting and so, that is how it goes from here. Mr. Wong asked when the Council thought he would have a final answer and asked if there was a time period? City Manager Lance Petty said it will actually be at the recommendation of the Council to move forward with this project, and then it will be placed on an agenda item or one coming up, and then he will be given another presentation if needed, and then they will have an action item that night, and they will take action on it but like he said he will send the information to the financial advisors just to go through everything and there will probably be some changes engineering wise to this plan because he thinks some of the entry coming off of 2nd Street and thinks like that are going to have to be adjusted. He said it does not look wide enough right now but will get into those details if the Council moves forward with the project. Mr. Wong thanked the Council and said he looks forward to going forward with this.

Adjournment

Adjournment – Jerry Cain, Mayor

Mayor Cain adjourned the meeting at 7:44P.M.

Jerry Cain, Mayor

Clarisa Fernandez, City Secretary



City Council Agenda Item #[2.B]

Title: Approval of Road Closures for Dia de Los Muertos Procession on Friday, November 1, 2024 from 6:00PM to 8:00PM.- Wade Dillon, Main Street Director

Date: October 21, 2024

From: Wade Dillon, Museum Manager

Staff Recommendation: Staff recommends approval of the requested road closures in reference to the Dia de Los Muertos Procession event scheduled for Friday, November 1st from 6pm to 8pm.

Item Summary: As part of a county-wide initiative to celebrate Dia de Los Muertos (Day of the Dead), Main Street Freeport is hosting a Dia de Los Muertos Procession on Friday, November 1st from 6 to 8pm.

The Dia de Los Muertos Procession allows Freeport and Brazoria County residents to celebrate their loved ones with a brief procession around Memorial Park, live music as well as food trucks located on Broad Street.

Road closures are requested beginning at 5pm to ensure guest safety from vehicular traffic as we anticipate large crowds. We request permission to close West and East Park Avenues from 4th street to 2nd Street, Broad Street from the museum alley to the Pharmacy and Freeport National Bank Building, and 2nd street from the corner of Tobey's Hardware on East Park and 2nd street from the corner of the art mural on West Park. Road closures would be lifted at 8pm when the event concludes.

Background Information: This is the second year that Main Street Freeport has hosted the Dia de Los Muertos Procession. As the Dia de Los Muertos celebration is a county-wide initiative involving the Brazoria County Hispanic Chamber of Commerce, Brazoria County Library System, and local museums, this event may rotate to other locations in the future.

Special Considerations: We expect this event to draw a good number of local Freeport families as well as those from across the county.

Financial Impact: The event is free to the public

Board or 3rd Party Recommendation:

Supporting Documentation:

1. DayofTheDeadProcession



2. Día de Los Muertos Road Closures



A MONTH OF REMEMBRANCE

PROCESSION

**Friday
November 1st**

**Historic Downtown Freeport
6pm-8pm**

@diadelosmuertosbc



@mainstreetfreeporttx







City Council Agenda Item #[4.A]

Title: Consideration and possible action approving Resolution No. 2024-2889 appointing member(s) to the Beautification/Parks and Recreation Committee.

Date: October 21, 2024

From: Lance Petty, City Manager

Staff Recommendation: Staff recommends selection of two individuals and approval of the proposed Resolution to appoint a qualified person to the Beautification/Parks and Recreation Committee.

Item Summary: The Beautification/Parks and Recreation Committee has two vacancies due to the resignation of Randy Johnson and Katherine Johnson terms are due to expire May 31, 2025. This appointment will fill out the remainder of the term. At the time this memo was prepared the City had received applications from: Robert J. Dohle.

Background Information: The City has created, for the purpose of assisting the City Council, the City Manager, and the Parks and Recreation Department in establishing City-Wide policies to enhance the scenic beauty of the City, a beautification, parks and recreation committee to be known as the beautification, parks and recreation committee. This committee shall consist of seven members who shall be residents of the City and who shall serve without compensation.

Special Considerations: N/A

Financial Impact: N/A

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution- Parks and Rec Board

RESOLUTION NO. 2024-2889

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, NOMINATING, CONSTITUTING AND APPOINTING A QUALIFIED PERSON(S) TO THE BEAUTIFICATION/PARKS AND RECREATION COMMITTEE OF THE CITY; PROVIDING FOR THE DUTIES OF OFFICE; AND PROVIDING FOR THE TAKING OF THE OATH OF OFFICE REQUIRED BY LAW.

* * * * *

WHEREAS, the term of office of the Randy Johnson and Katherine Johnson board members of the Beautification/Parks and Recreation Committee of the City of Freeport, Texas ("the City") has not expired, but said board members have resigned before completion of the appointed term;

WHEREAS, the term of appointment of the above director terminates on May 31, 2025;

WHEREAS, the City Council of the City desires to appoint the below named qualified person as member of said board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS:

SECTION ONE (1): APPOINTMENT

The City Council of the City hereby nominates, constitutes and appoints the following named qualified person(s) to the Beautification/Parks and Recreation Committee of the City for the remaining portion of a term of two (2) years which expires on May 31, 2025 and until a successor for such person shall have been appointed and qualified, to-wit.

1) _____

2) _____

SECTION TWO (2): DUTIES

The above-named appointees shall perform all of the duties imposed on members of the Beautification/Parks and Recreation Committee of the City by law.

SECTION THREE (3): OATH OF OFFICE

Before engaging in the performance of the duties of office, appointee shall take the Oath of Office as required by law.

READ, PASSED AND ADOPTED this ____ day of _____, 2024.

Jerry Cain, Mayor
City of Freeport, Texas

ATTEST: _____
Clarisa Fernandez, City Secretary
City of Freeport, Texas



City Council Agenda Item #[4.B]

Title: Consideration and possible action approving Resolution No. 2024-2890 authorizing a revision to the City of Freeport Policy Handbook Chapter 5- Standards of Conduct revising Section 5.23 Information Resources Acceptable Use (AUP) and Security Policy Agreement.

Date: October 21, 2024

From: Donna Fisher, HR Director

Staff Recommendation: Staff recommends approval of the Resolution.

Item Summary: This policy is being revised to comply with S.B. 1893 (88th Leg, R.S.) by adding Section 5.23A.

Background Information: Governor Greg Abbott directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing guidance to governmental entities to ban the video-sharing application TikTok from governmental devices and networks due to the Chinese Communist Party's ability to use the application for surveilling Texans. Following the issuance of the Governor's directive, the 88th Texas Legislature passed Senate Bill 1893, which prohibits the use of covered applications on governmental entity devices.

Special Considerations: N/A

Financial Impact: N/A

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution - Prohibited Technology
2. Information Resources Acceptable Use Revision 10082024
3. Information Resources Acceptable Use Final 10082024

RESOLUTION NO. 2024-2890

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, REVISING SECTION 5.23 INFORMATION RESOURCES ACCEPTABLE USE (AUP) AND SECURITY POLICY AGREEMENT AND APPROVING THIS REVISION TO THE PERSONNEL POLICY HANDBOOK.

WHEREAS, the City of Freeport seeks to comply with all legislative directives; and

WHEREAS, the City of Freeport seeks to revise a specific policy to comply with such directives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS;

SECTION 1. INFORMATION RESOURCES ACCEPTABLE USE (AUP) AND SECURITY POLICY AGREEMENT. The City Council of the City hereby approves and adopts the revision of Section 5.23 Information Resources Acceptable Use (AUP) and Security Policy Agreement attached hereto as Exhibit “A” and approves its addition to the Personnel Policy Handbook.

SECTION 2. PROPER NOTICE AND MEETING. It is hereby found and determined that the meeting at which this resolution was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Read, passed and adopted the _____ day of _____, 2024.

Jerry Cain, Mayor
City of Freeport, Texas

ATTEST:

APPROVED AS TO FORM:

Clarisa Fernandez, City Secretary
City of Freeport

David Olson, City Attorney
City of Freeport

**5.115.23 Information Resources Acceptable Use (AUP) and Security Policy
Agreement – REVISED 10/17/2022**

Internet and intranet services are provided by the City of Freeport to support open communications and exchange of information and the opportunity for collaborating government-related work. The City of Freeport encourages the use of electronic communications by its agencies and employees. Although access to information and information technology is essential to the missions of government agencies and their users, use of Internet services is a revocable privilege. Conformance with acceptable use, as expressed in this policy statement is required. Agencies of the City are expected to maintain and enforce this policy.

Definitions

- 5.11.1 System: The City of Freeport Internet/Intranet System and its communication transmissions.
- 5.11.2 City Information Resources: All Computer and telecommunications equipment, software, data, and media, owned or controlled by the City or maintained on its behalf.
- 5.11.3 Confidential Data or Confidential Information: All City Data that is required to be maintained as private or confidential by applicable law.
- 5.11.4 User: Any individual granted access to the City's Information Resources.

General

This policy applies to all uses of the Internet, but does not supersede any state or federal laws or City policies regarding confidentiality, information dissemination or standards of conduct.

The City of Freeport's Information Resources are provided to users for the purpose of conducting city business and are to be used for authorized purposes only. Brief and occasional personal use of communication systems or Internet is acceptable as long as it is not excessive or inappropriate, occurs during personal time (lunch or other breaks, or before or after regular work hours), and does not result in expense to the City of Freeport. The City Manager will determine the appropriateness of the use and whether such use is excessive.

Use is defined as "excessive if it interferes with normal job duties, responsiveness, or the ability to perform daily job activities. The City's Information Resources are provided as business communication tools. Electronic communication should not be used to solicit or sell products, distract co-workers, or disrupt the workplace.

Users must not interfere with the activities of others or use a disproportionate share of information resources. Examples of inappropriate computer usage includes, but is not limited to:

- Sending an unsolicited message(s) to a large number of recipients (known as "spamming the network").
- Consuming an unauthorized disproportionate share of networking resources (e.g., misuse of peer-to-peer applications).
- Deliberately causing any denial of service, including flooding, ICMP attacks, or the unauthorized automated use of a service intended solely for human interaction.
- Engaging in private or personal business activities.
- Misrepresenting oneself or the City of Freeport or impersonating another User.
- Using abusive, profane, threatening, racist, sexist or otherwise objectionable language in either public or private messages.
- Sending, receiving, or accessing pornographic or other illegal materials unless such use is

required as part of the User's official duties as an employee of the City.

- Becoming involved in partisan politics.
- Using City information resources for the purpose of gambling, personal shopping or games.
- Users shall never use City Information Resources to deprive access to individuals otherwise entitled to access City Information; to circumvent City computer security measures; or in any way that is contrary to the City's mission(s) or applicable law.
- Use of unlicensed or otherwise unapproved software as set by the City's Approved Software List.

User's should report misuse of City Information Resources or violations of this policy to their direct supervisor or to Information Technology and/or Human Resources (as appropriate to the nature of the incident).

Using City Information Resources to create, view, transmit or receive racist, sexist, threatening or otherwise objectionable or illegal material is strictly prohibited. "Material" is defined as any visual, textual or auditory entry. Such material violates the City's anti-harassment policies and is subject to disciplinary action. The City's Information Resources must not be used to violate the laws and regulations of the United States or any other nation or state, city, province or local jurisdiction in any way. Use of City Information resources for illegal activity can lead to disciplinary action up to and including termination and criminal prosecution.

City employees, including contracted and temporary employees who are otherwise serving as an agent or working on behalf of the City of Freeport have no expectation of privacy regarding any data they create, send, receive, or store on City owned computers, servers, or other information resources owned by, or held on behalf of the City. The City may access and monitor its Information Resources for any purpose consistent with the City's duties and/or mission without notice. In order to assure compliance with policy and state and federal laws, the City will comply with reasonable requests from law enforcement and regulatory agencies for logs, archives, or files on individual Internet activities. Existing rules, policies and procedures governing the sharing of work-related or other confidential information also applies to the sharing of information via the Internet/Intranet.

Users have no expectation of privacy regarding any City data residing on personally owned devices, regardless of why the Data was placed on the personal device.

All Users must comply with applicable City and System Information Resources Use and Security policies at all times.

Confidentiality and Security of Data

The City of Freeport owns the rights to all data and files in any of its Information Resources. Users must be aware that any communications sent and received using City Information Resources are not private and are subject to viewing, downloading, inspection, and archiving by the City at all times. The release of specific information is subject to applicable state and federal

laws and City rules, policies, and procedures on confidentiality.

No employee may access another employee's Information Resources without prior authorization from either the employee or the Department Director unless such use is authorized as part of that User's official duties as an employee of the city. If an unauthorized attempt is made or suspected to have been made by another employee or any third party to access a Users account or information, it must be immediately reported to a direct supervisor and/or Information Technology for investigation.

It is a violation of City policy for any employee, including system administrators to intercept communication or data intended for other Users for personal or unethical reasons or to satisfy curiosity about the affairs of others. Employees found to have engaged in such activities will be subject to disciplinary action.

Users shall access City data only to conduct City business and only as permitted by applicable confidentiality and privacy laws. Users must not attempt to access data on systems they are not expressly authorized to access. Users shall maintain all records containing City data in accordance with City and State Records Retention Policy and Records Management Guidelines.

Message Tone for Communications

City employees are expected to communicate with courtesy and restraint with both internal and external recipients. Communication should reflect the professionalism of the City and should not include language that could be construed as profane, discriminatory, obscene, sexually harassing, threatening, or retaliatory. Employees should remember that e-mail is a form of business communication and the language they use should reflect that fact at all times.

Communication Tampering

Communication received should not be altered without the sender's permission nor should communication be altered and forwarded to another user and/or unauthorized attachments be placed on another's message.

Internet Use

The Internet is to be used to further the City's mission, to provide effective service of the highest quality to the citizens of Freeport and staff and to support other direct job-related purposes. Supervisors should work with employees to determine the appropriateness of using the Internet for professional activities and career development. The various modes of Internet/Intranet accesses are the City's resources and are provided as business tools to employees who may use them for research, professional development, and work-related communications.

Employees are individually liable for any and all damages incurred as a result of violating City

Acceptable use and security policy, copyright and licensing agreements. All City policies and procedures apply to employees' conduct on the Internet, especially but not exclusively, relating to: intellectual property, confidentiality, City information dissemination, standards of conduct, misuse of City resources, anti-harassment and information and data security. Violation of these policies and/or state and federal laws can lead to disciplinary action up to and including dismissal and possible criminal prosecution.

Internet/Intranet Security

The City has taken necessary actions to assure the safety and security of our network. Any User who attempts to disable, defeat or circumvent the City security measures is subject to disciplinary action up to and including termination or criminal prosecution.

City employees that inadvertently access a compromising web site or application on City Information Resources must notify their supervisor immediately. Documentation of such access should be forwarded to their personnel file.

5.23 A Prohibited Technology on City-owned Devices –

Except where approved exceptions apply, the use or installation of the social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited is prohibited on all City-owned or -leased devices including cell phones, tablets, desktop and laptop computers, and other internet-capable devices.

The City of Freeport will identify, track, and manage all city-owned or -leased devices including mobile phones, tablets, laptops, desktop computers, or any other internet-capable device to:

- a. Prohibit the installation of a covered application.
- b. Prohibit the use of a covered application.
- c. Remove a covered application from a city-owned or -leased device that was on the device prior to the passage of S.B. 1893 (88th Leg, R.S.).
- d. Remove an application from a city-owned or -leased device if the Governor issues a proclamation identifying it as a covered application.

The City of Freeport may permit exceptions authorizing the installation and use of a covered application on city-owned or -leased devices consistent with the authority provided by Government Code Chapter 620.

Government Code Section 620.004 only allows the City of Freeport to install and use a covered application on an applicable device to the extent necessary for:

1. Providing law enforcement; or
2. Developing or implementing information security issues.

The City of Freeport will verify compliance with this policy through various methods, including but not limited to IT/security system reports and feedback to leadership.

An employee found to have violated this policy may be subject to disciplinary action including termination of employment.

|

5.115.23 Information Resources Acceptable Use (AUP) and Security Policy Agreement – REVISED 10/17/2022

Internet and intranet services are provided by the City of Freeport to support open communications and exchange of information and the opportunity for collaborating government-related work. The City of Freeport encourages the use of electronic communications by its agencies and employees. Although access to information and information technology is essential to the missions of government agencies and their users, use of Internet services is a revocable privilege. Conformance with acceptable use, as expressed in this policy statement is required. Agencies of the City are expected to maintain and enforce this policy.

Definitions

- 5.11.1 System: The City of Freeport Internet/Intranet System and its communication transmissions.
- 5.11.2 City Information Resources: All Computer and telecommunications equipment, software, data, and media, owned or controlled by the City or maintained on its behalf.
- 5.11.3 Confidential Data or Confidential Information: All City Data that is required to be maintained as private or confidential by applicable law.
- 5.11.4 User: Any individual granted access to the City's Information Resources.

General

This policy applies to all uses of the Internet, but does not supersede any state or federal laws or City policies regarding confidentiality, information dissemination or standards of conduct.

The City of Freeport's Information Resources are provided to users for the purpose of conducting city business and are to be used for authorized purposes only. Brief and occasional personal use of communication systems or Internet is acceptable as long as it is not excessive or inappropriate, occurs during personal time (lunch or other breaks, or before or after regular work hours), and does not result in expense to the City of Freeport. The City Manager will determine the appropriateness of the use and whether such use is excessive.

Use is defined as "excessive if it interferes with normal job duties, responsiveness, or the ability to perform daily job activities. The City's Information Resources are provided as business communication tools. Electronic communication should not be used to solicit or sell products, distract co-workers, or disrupt the workplace.

Users must not interfere with the activities of others or use a disproportionate share of information resources. Examples of inappropriate computer usage includes, but is not limited to:

- Sending an unsolicited message(s) to a large number of recipients (known as "spamming the network").
- Consuming an unauthorized disproportionate share of networking resources (e.g., misuse of peer-to-peer applications).

- Deliberately causing any denial of service, including flooding, ICMP attacks, or the unauthorized automated use of a service intended solely for human interaction.
- Engaging in private or personal business activities.
- Misrepresenting oneself or the City of Freeport or impersonating another User.
- Using abusive, profane, threatening, racist, sexist or otherwise objectionable language in either public or private messages.

Sending, receiving, or accessing pornographic or other illegal materials unless such use is required as part of the User's official duties as an employee of the City.

- Becoming involved in partisan politics.
- Using City information resources for the purpose of gambling, personal shopping or games.
- Users shall never use City Information Resources to deprive access to individuals otherwise entitled to access City Information; to circumvent City computer security measures; or in any way that is contrary to the City's mission(s) or applicable law.
- Use of unlicensed or otherwise unapproved software as set by the City's Approved Software List.

User's should report misuse of City Information Resources or violations of this policy to their direct supervisor or to Information Technology and/or Human Resources (as appropriate to the nature of the incident).

Using City Information Resources to create, view, transmit or receive racist, sexist, threatening or otherwise objectionable or illegal material is strictly prohibited. "Material" is defined as any visual, textual or auditory entry. Such material violates the City's anti-harassment policies and is subject to disciplinary action. The City's Information Resources must not be used to violate the laws and regulations of the United States or any other nation or state, city, province or local jurisdiction in any way. Use of City Information resources for illegal activity can lead to disciplinary action up to and including termination and criminal prosecution.

City employees, including contracted and temporary employees who are otherwise serving as an agent or working on behalf of the City of Freeport have no expectation of privacy regarding any data they create, send, receive, or store on City owned computers, servers, or other information resources owned by, or held on behalf of the City. The City may access and monitor its Information Resources for any purpose consistent with the City's duties and/or mission without notice. In order to assure compliance with policy and state and federal laws, the City will comply with reasonable requests from law enforcement and regulatory agencies for logs, archives, or files on individual Internet activities. Existing rules, policies and procedures governing the sharing of work-related or other confidential information also applies to the sharing of information via the Internet/Intranet.

Users have no expectation of privacy regarding any City data residing on personally owned devices, regardless of why the Data was placed on the personal device.

All Users must comply with applicable City and System Information Resources Use and Security policies at all times.

Confidentiality and Security of Data

The City of Freeport owns the rights to all data and files in any of its Information Resources. Users must be aware that any communications sent and received using City Information Resources are not private and are subject to viewing, downloading, inspection, and archiving by the City at all times. The release of specific information is subject to applicable state and federal laws and City rules, policies, and procedures on confidentiality.

No employee may access another employee's Information Resources without prior authorization from either the employee or the Department Director unless such use is authorized as part of that User's official duties as an employee of the city. If an unauthorized attempt is made or suspected to have been made by another employee or any third party to access a Users account or information, it must be immediately reported to a direct supervisor and/or Information Technology for investigation.

It is a violation of City policy for any employee, including system administrators to intercept communication or data intended for other Users for personal or unethical reasons or to satisfy curiosity about the affairs of others. Employees found to have engaged in such activities will be subject to disciplinary action.

Users shall access City data only to conduct City business and only as permitted by applicable confidentiality and privacy laws. Users must not attempt to access data on systems they are not expressly authorized to access. Users shall maintain all records containing City data in accordance with City and State Records Retention Policy and Records Management Guidelines.

Message Tone for Communications

City employees are expected to communicate with courtesy and restraint with both internal and external recipients. Communication should reflect the professionalism of the City and should not include language that could be construed as profane, discriminatory, obscene, sexually harassing, threatening, or retaliatory. Employees should remember that e-mail is a form of business communication and the language they use should reflect that fact at all times.

Communication Tampering

Communication received should not be altered without the sender's permission nor should communication be altered and forwarded to another user and/or unauthorized attachments be placed on another's message.

Internet Use

The Internet is to be used to further the City's mission, to provide effective service of the highest quality to the citizens of Freeport and staff and to support other direct job-related purposes. Supervisors should work with employees to determine the appropriateness of using

the Internet for professional activities and career development. The various modes of Internet/Intranet accesses are the City's resources and are provided as business tools to employees who may use them for research, professional development, and work-related communications.

Employees are individually liable for any and all damages incurred as a result of violating City Acceptable use and security policy, copyright and licensing agreements. All City policies and procedures apply to employees' conduct on the Internet, especially but not exclusively, relating to: intellectual property, confidentiality, City information dissemination, standards of conduct, misuse of City resources, anti-harassment and information and data security. Violation of these policies and/or state and federal laws can lead to disciplinary action up to and including dismissal and possible criminal prosecution.

Internet/Intranet Security

The City has taken necessary actions to assure the safety and security of our network. Any User who attempts to disable, defeat or circumvent the City security measures is subject to disciplinary action up to and including termination or criminal prosecution.

City employees that inadvertently access a compromising web site or application on City Information Resources must notify their supervisor immediately. Documentation of such access should be forwarded to their personnel file.

5.23 A Prohibited Technology on City-owned Devices –

Except where approved exceptions apply, the use or installation of the social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited is prohibited on all City-owned or -leased devices including cell phones, tablets, desktop and laptop computers, and other internet-capable devices.

The City of Freeport will identify, track, and manage all city-owned or -leased devices including mobile phones, tablets, laptops, desktop computers, or any other internet-capable device to:

- a. Prohibit the installation of a covered application.
- b. Prohibit the use of a covered application.
- c. Remove a covered application from a city-owned or -leased device that was on the device prior to the passage of S.B. 1893 (88th Leg, R.S.).
- d. Remove an application from a city-owned or -leased device if the Governor issues a proclamation identifying it as a covered application.

The City of Freeport may permit exceptions authorizing the installation and use of a covered application on city-owned or -leased devices consistent with the authority provided by Government Code Chapter 620.

Government Code Section 620.004 only allows the City of Freeport to install and use a covered application on an applicable device to the extent necessary for:

1. Providing law enforcement; or
2. Developing or implementing information security issues.

The City of Freeport will verify compliance with this policy through various methods, including but not limited to IT/security system reports and feedback to leadership.

An employee found to have violated this policy may be subject to disciplinary action including termination of employment.



City Council Agenda Item #[4.C]

Title: Consideration and possible action approving the proposal from IAD Architects for professional architectural and engineering services to design and produce construction contract documents for the renovation of the Pixie Heritage House.

Date: October 21, 2024

From: Lance Petty, City Manager

Staff Recommendation: Staff recommends proposal from IAD Architect and Design

Item Summary: Staff has previously on two occasions brought to council for approval of architectural and design for the renovation of the Pixie Heritage House. The City Council requested on both occasions to get additional quotes. Staff had reached out to other firms and did not receive any additional quotes. Staff elected to advertise the project through an RFP in an effort to allow other firms to bid on the project. The City advertised the project on September 26, 2024, and again on October 3, 2024, with a bid opening on October 10, 2024. The City received one proposal from Integrated Architecture & Design, LLC (IAD) for the amount of \$43,917.00. The proposal includes: Architectural Design and Construction Contract Documents, Structural Engineering and Windstorm Engineering and Inspections.

Background Information: The Pixie House has been inoperable for a number of years. The City in the past had a renovation project completed and shortly after that time, the building started having issues regarding water infiltration, in the building, which has caused damage to the windows, walls, ceiling and flooring. The City has budgeted \$375,000.00 dollars to make the necessary repairs. This building in the past was heavily used as a rental venue and an additional source of revenue for the City. This building is in the downtown district, and it is important not only to have an additional rental space for the public, but to preserve this building for revitalization of the downtown.

Special Considerations: Once approved, IAD Architect and Design will be tasked to provide the required documents for the advertisement. Staff will bring proposals back to Council at a later date for selection of a contractor to perform the renovation.

Financial Impact: Budgeted Item

Board or 3rd Party Recommendation: NA

Supporting Documentation:
None



City Council Agenda Item #[4.D]

Title: Consideration and possible action approving Resolution No. 2024-2891 accepting the financing proposal from Government Capital to fund the Ameresco Water Meter Project.

Date: October 21, 2024

From: Ashlee Ferguson, Finance Director

Staff Recommendation: Staff recommendation is to accept the financing terms from Government Capital with payments beginning eighteen months from funding.

Item Summary: The City of Freeport staff has been gathering financing proposals to find the most desirable rates and repayment options.

Background Information: Council approved the contract with Ameresco on 10/07/24 to begin the implementation of an advanced metering infrastructure system and meter replacement project. The project is guaranteed to offset the implementation costs through operational savings and revenue increases from inaccurate meters. If the guarantees are not met, Ameresco will write a check for the shortfalls or replace failed equipment. Staff has been seeking financing proposals to cover the initial cost of installation with payment terms that would allow the increased revenue to cover the payment. Government Capital submitted two proposals and Webster Bank submitted one proposal. Government Capital presented the most desirable option of a 15-year financing proposal for \$3,500,000.00, with an interest rate of 4.45%, and annual payments of \$337,856.32 beginning eighteen months from funding.

Special Considerations: N/A

Financial Impact: Turnkey Project Cost - \$3,480,210.00

O & M Cost Savings - \$93,000.00/yr

Capture of lost water and unaccounted for revenues due to inaccurate meters = over \$305,000.00 (in year 1)

The increased revenues between O & M savings and unaccounted for revenues will cover the 15 payments as proposed by Government Capital. With repayment terms beginning eighteen months from funding, staff feel most comfortable with the fact that the City will see the increased revenues before a payment is due with this financing proposal option.

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution - Government Capital Financing 2024

979.233.3526 Fax 979.233.8867



1201 North Avenue H. Freeport, TX 77541

2. Financing Proposal - Government Capital
3. Financing Proposal - Webster Bank

RESOLUTION NO. 2024-2891

**A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING
AMERESCO WATER METER INSTALLATION PROJECT**

WHEREAS, City of Freeport (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing AMERESCO WATER METER INSTALLATION PROJECT. The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY CITY OF FREEPORT:

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing AMERESCO WATER METER INSTALLATION PROJECT.

Section 2. That the Finance Contract by and between the City of Freeport and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the LANCE PETTY, CITY MANAGER (Title) or designee, as the authorized signer of the Finance Contract by and between the City of Freeport and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. The Issuer will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by COUNCILMEMBER
_____ and seconded by COUNCILMEMBER
_____ by a vote of _____ Ayes to _____ Nays
and is effective this OCTOBER 21, 2024.

ATTEST:

APPROVED:

Clarisa Fernandez, City Secretary

Jerry Cain, Mayor

APPROVED AS TO FORM ONLY

Olson & Olson, City Attorney



Financing Proposal

Prepared For



Freeport City Hall

October 14, 2024

Submitted By

Government Capital Corporation

345 Miron Drive
Southlake, Texas 76092

Matt Sullivan

Municipal Finance Specialist | Client Services

Direct: 817-722-0212

Cell: 254-702-8571



Table of Contents

Corporate Overview	3
Representative Experience	3
Partial Listing of Texas City Clients	4
Proposal Summary	5
Resolution	6



Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the primary purpose of providing tax-exempt financing solutions for state and local government entities including cities, schools, counties, and special districts. Since our inception, GCC and its affiliates have provided financing solutions exceeding \$6 billion for many different types of projects. These financings have provided funding for a wide variety of municipal needs including vehicles, technology, facilities, and heavy-duty equipment. Although we serve clients in all 50 states, one of our primary areas of focus is assisting Texas cities with acquiring essential personal property and equipment. Our team possesses extensive experience assisting local Texas governments in creating, evaluating and implementing financing structures of every type authorized by state borrowing authorities. Since our inception, we've been honored to provide financing solutions for over 560 Texas cities, representing over 45 percent of the cities in the state. In many cases, we have helped our clients adapt to and comply with regulatory changes as well as enable them to execute financings more rapidly, efficiently, and economically.

Representative Experience

City of Mathis - Government Capital's longest client relationship is with the City of Mathis, Texas. From the firm's very first funding in January of 1993 to the present day, GCC has provided the City of Mathis with millions of dollars in financing. Projects have included public works, public safety, capital equipment, energy efficiency, and technology improvements as well as various economic development projects.

City of San Saba - For over 20 years, Government Capital has assisted the City of San Saba with providing tailored financing solutions for more than 55 projects. With GCC's support, the city has financed a wide variety of vehicles, equipment, infrastructure improvements, and real estate acquisitions. The city's Economic Development Corporation has also partnered with Government Capital to fund playground and water park projects.

City of Van Horn - Since 2002, GCC has partnered with the City of Van Horn to create various financing solutions that fit the needs of the city. Projects have included numerous vehicle and equipment acquisitions as well as utility improvement projects.

City of Corrigan - Government Capital's relationship with the City of Corrigan began in 2006 and has included funding a variety of acquisitions for police vehicles, technology, and public safety equipment. Most recently, the city financed a water meter replacement project to install radio-read meters to recapture water loss.

City of Hillsboro - Since 2010, the City of Hillsboro and Government Capital have completed numerous projects and acquisitions together. These projects have included public safety vehicle acquisitions, HVAC upgrades, capital equipment procurement, and utility meter updates. Most recently, the city financed hardware and software technology upgrades for the police department.

City of Post - Government Capital has partnered with the City of Post since 2020 to fund projects from heavy equipment acquisitions to water meter replacements. Additionally, GCC has provided multiple refinancings designed to reduce interest costs, allowing the city to reallocate critical funds.

City of La Feria - Since 2005, Government Capital has provided financing solutions to the City of La Feria. Funded projects have included acquiring public safety vehicles and public works equipment. Most recently, GCC funded a city-wide utility meter replacement project.



Partial Listing of Texas City Clients



City of Brady



City of Stephenville



City of Troup



City of Anson



City of Dilley



City of Early



City of Eastland



City of Katy



City of Ralls



City of Poteet



City of Dublin



City of Whitney



Town of Anthony



City of Panhandle



City of Roma



City of Liberty Hill



City of East Tawakoni



Town of Pecos City



City of Dalhart



City of Hidalgo



City of Mineral Wells



City of Chandler



City of Lamesa



City of Canyon



October 14, 2024

Cathy Ezell
Freeport City Hall
(979) 233-3526
cezell@freeport.tx.us

Dear Ms. Ezell,

Thank you for the opportunity to present proposed financing for the City of Freeport, Texas. I am submitting for your review the following proposed structure:

ISSUER:	City of Freeport, Texas
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005
EQUIPMENT COST:	\$ 3,500,000.00
TERM:	15 Payments
INTEREST RATE:	4.40%
INTEREST ONLY PAYMENT:	\$ 156,750.00
PAYMENT AMOUNT:	\$ 346,097.72
PAYMENTS BEGINNING:	Interest only payment one year from signing, 14 annual payments Thereafter
EQUIPMENT COST:	\$ 3,500,000.00
TERM:	15 Payments
INTEREST RATE:	4.45%
PAYMENT AMOUNT:	\$ 337,856.32
PAYMENTS BEGINNING:	Eighteen months from funding, annually thereafter

The above payment amount includes all applicable fees expressed as 0.0175. These costs can include documentation fees, legal fees, issuance expenses, etc. The above proposal is subject to audit analysis, assumes bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,

Matt Sullivan

Matt Sullivan
Client Services

**GOVERNMENT CAPITAL
CORPORATION
RESOLUTION**

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING
" _____ ".

WHEREAS, City of Freeport (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing " _____ ". The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY CITY OF FREEPORT:

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing " _____ ".

Section 2. That the Finance Contract by and between the City of Freeport and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the _____ (Title) or designee, as the authorized signer of the Finance Contract by and between the City of Freeport and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. The Issuer will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member _____, seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is effective this _____, 2024.

Issuer: City of Freeport

Witness Signature

NAME: _____

NAME: _____

Title: _____

Title: _____



Joe Arndt
Managing Director
Webster Bank
Athens, GA 30601
(706) 461-0274
Email: jarndt@websterbank.com
Website: www.websterbank.com

October 4, 2024
City of Freeport, Texas
C/O Ameresco
9130 W. Post Road, Suite 120
Las Vegas, Nevada 89148

Re: Tax-exempt Lease Purchase

Webster Bank is pleased to present this proposal (the "Term Sheet") subject to final credit approval, to the City of Freeport, Texas in connection with the above-referenced financing. Working with Webster Bank has several major advantages, including:

- **Experience and Expertise:** Each member of the Webster Bank Public Finance team has significant experience regarding the financing of essential governmental equipment and projects and can help you document your financing in a manner that complies with applicable local laws.
- **Financial Capability:** The Webster Bank Public Finance team is part of Webster Bank, a publicly traded commercial bank, which has the capability of funding tax-exempt and taxable financings on a nationwide basis.
- **Reliability:** The Webster Public Finance team prides itself on excellent customer service and the prompt closing of awarded transactions.

We look forward to working with you and your team on this assignment, and please do not hesitate to contact us with any questions, comments, or concerns. We are positive that you'll enjoy working with Webster Bank.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph W. Arndt'.

Joseph W. Arndt
Managing Director
jarndt@websterbank.com
www.websterbank.com



Joe Arndt
Managing Director
Webster Bank
Athens, GA 30601
(706) 461-0274
Email: jarndt@websterbank.com
Website: www.websterbank.com

TERM SHEET

TYPE OF FINANCING: A tax-exempt, lease purchase agreement (the “Lease”). The Lease shall be delivered as a single, fully registered note in the denomination of the principal amount of the lease, payable in principal installments, registered in the name of the Lender. Lender will fund the Note on a private-placement basis.

ISSUER/BORROWER: City of Freeport, Texas (the “City”)

LENDER: Webster Bank, National Association or an affiliated entity

AMOUNT FINANCED: \$3,495,000

PURPOSE/USE: Finance the purchase and installation of water meters and servers and pay costs of issuance.

TERM: 15 years with final maturity on 11/1/2039

AMORTIZATION:

1-Nov	Principal
2025	\$95,000
2026	\$110,000
2027	\$95,000
2028	\$145,000
2029	\$165,000
2030	\$185,000
2031	\$205,000
2032	\$225,000
2033	\$250,000
2034	\$275,000
2035	\$300,000
2036	\$330,000
2037	\$360,000
2038	\$390,000
2039	\$365,000
Total	\$3,495,000

PAYMENT STRUCTURE: Interest on the Note will accrue from the date of initial delivery and will be payable May 1 and November 1 of each year

commencing May 1, 2025 and will be calculated on the basis of a 360-day year consisting of twelve 30-day months.

CLOSING DATE: November 1, 2024

INTEREST RATES: A tax-exempt interest rate of 4.36%

INTEREST RATE LOCK: The Interest Rates quoted above are valid through November 8, 2024.

SECURITY: Loan payments shall be subject to annual appropriations by the City of Freeport. Legal title to the Equipment during the Lease Term shall vest in the City (i.e. Title will be held and in name of City), with the Bank being granted a first priority security interest in the Equipment as evidenced by the filing of a UCC-1 financing statement. In the event of non-appropriation, the City will be required to 1) pack and ship the equipment to a location of the Bank's choosing and 2) report the event on EMMA.

PREPAYMENT: Beginning on November 1, 2032, the Borrower shall have the right to pre-pay the Lease in whole on any business day by paying the Principal Balance plus any outstanding interest due, provided the Borrower gives Lender at least thirty (30) days prior written notice of its intent to do so. The Redemption Price, as a percentage of the then outstanding Loan balance, shall be equal to 100%.

FEES OF LENDER: \$5,000 Lender legal fee to be paid at closing by the Borrower. In the event this term sheet is accepted and the City is unable or unwilling to close per the outlined terms, the City will still be required to pay the legal fee. The legal fee will be considered fully earned and nonrefundable once paid. If required, the MAC fee and escrow agent fee would be paid by the Borrower.

DOCUMENTATION: Bank can provide the documentation for the Lease. Borrower shall provide a validity and tax-exempt opinion, subject to review and approval by Lender. The Lender will use Gilmore & Bell as counsel to review the documents. The City will be required to send the Lender financial statements on an annual basis by agreed upon dates.

ASSIGNMENT: Webster Bank (the "Purchaser/Lender") is purchasing the Note as a vehicle for making a commercial loan for its own account with the present intent to hold the Note to maturity or earlier prepayment, and without any present intent to distribute or sell any interest therein or portion, provided, however, the Purchaser/Lender reserves the right – without the consent of (but with notice to) the Borrower - to assign, transfer or convey the Note or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against

the Borrower, unless and until the Purchaser/Lender has delivered to the Borrower written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the registered owner of the Note or (ii) banks, insurance companies or other financial institutions or their affiliates. Nothing in the Note shall limit the right of the Purchaser/Lender or its assignees to sell or assign participation interests in the Note to one or more entities listed in (i) or (ii). Webster Bank will sign an Investment Letter upon award.

IRS CIRCULAR 230 DISCLOSURE:

Lender and its affiliates do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not written or intended to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Lender of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

ADVISORY DISCLOSURE:

Webster Bank is not a registered municipal advisor as defined under the Dodd-Frank Wall Street Reform and Consumer Protection Act and its related rules and regulations. In providing this Term Sheet, Webster Bank is not providing any advice, advisory services, or recommendations with respect to the structure, timing, terms, or similar matters concerning an issuance of municipal securities. This Term Sheet is a commercial, arms-length proposal that does not create a fiduciary duty by Webster Bank to the Borrower. The Borrower may engage, separately and at its own cost, an advisor to review this Term Sheet and the proposed transaction on the Borrower's behalf.

CREDIT APPROVAL:

Although favorably prescreened, the Lease is subject to final approval by Webster Bank and the negotiation of mutually acceptable documentation. For due diligence, Lender will require Borrower's three (3) most recent audited financial statements, its most recently adopted budget, a Project Plan, and any other information that Lender may reasonably require.

PROPOSAL EXPIRATION:

Unless accepted by the City or extended in writing by Lender at its sole discretion, this Term Sheet shall expire at 5:00 pm CST on October 8, 2024. Once accepted, this Term Sheet shall expire if the Lease is not funded by November 8, 2024.

Upon receipt of the signed Term Sheet, we will endeavor to provide you with a timely commitment, and we will use good faith efforts to negotiate and finance the Lease based on the terms herein. It is a pleasure to offer this financing proposal and we look forward to your favorable review.

Sincerely,



Joseph W. Arndt
Managing Director
jarndt@websterbank.com
www.websterbank.com

Agreed to and Accepted by:
City of Freeport, Texas

_____ (Name)

_____ (Title)

_____ (Date)

ABOUT – Webster Bank

The public finance group of Webster Bank provides tax-exempt and taxable financing solutions on a nationwide basis for state & local governments, non-profit corporations, and the federal government. Projects financed include virtually all types of essential capital items, including equipment, vehicles, energy efficiency & renewable energy equipment, and real property. Financing terms are tied to the useful life of the capital improvements and range from 1 to 20 years. Each member of the public finance team has 15 or more years of lending experience and is committed to the timely closing of awarded transactions.

CONTACT INFORMATION

For more information about this financing opportunity, please contact:

Joe Arndt

Managing Director

Webster Bank

Phone: (706) 461-0274

Email: jarndt@websterbank.com



PUBLIC WORKS MONTHLY REPORT

Date: September 2024

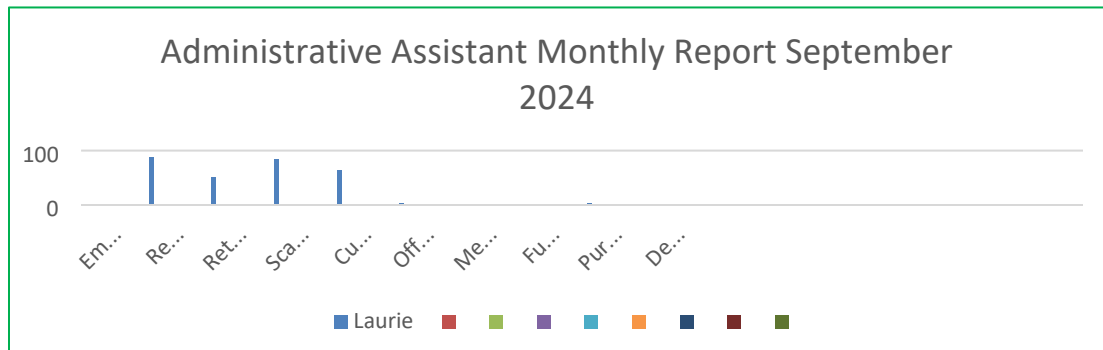
From: Rudy Ragle, Director of Public Works

Administration Division:

Under the Direction of the Director of Public Works, this division manages the public works office, customer service, scheduling, reporting and public communication

Key Highlights This Month:

- Work Orders
- Communication
- E-mail

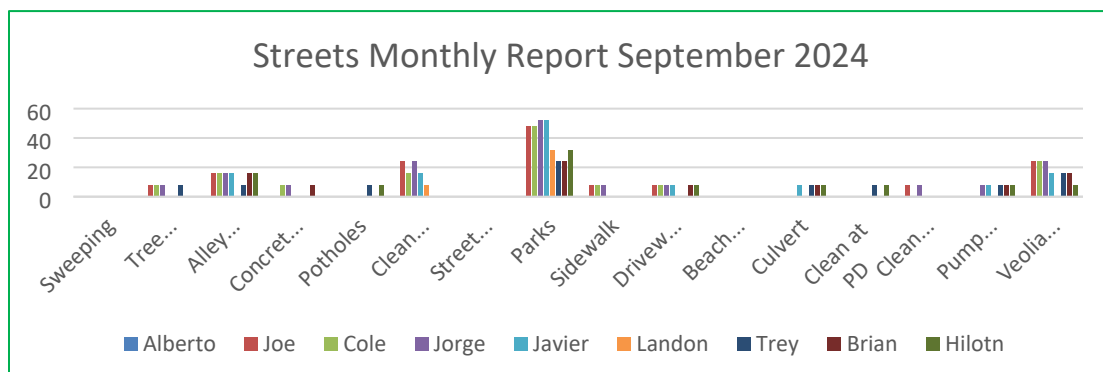


Streets Division:

Under the direction of the Streets Supervisor, this division provides street maintenance services to the community by pothole patching, curb, gutter and sidewalk repair and replacement of city streets and alleys. This division also provides sign maintenance which includes the installation and repair of roadway signs and the repair and maintenance of roadway markings within the city's right-of-way.

Key Highlights This Month:

- Set Picnic Tables at Parks
- Clean Street Gutters
- Pour Sidewalk at SFA

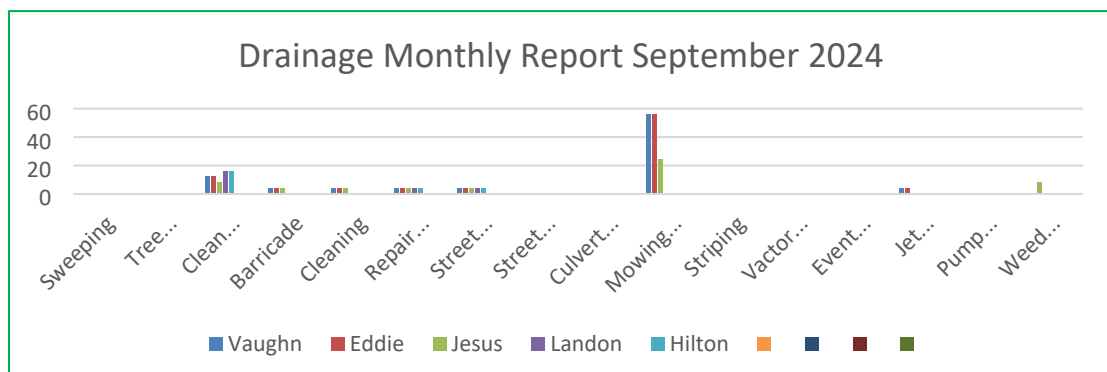


Drainage Division:

Under the direction of the Drainage Supervisor, this division is responsible for all repairs and maintenance of the city's stormwater collection system. This division also installs new culvert piping upon customer permitting.

Key Highlights This Month:

- Street Sign Repair
- Spray Weed in Right of Way
- Mow right of ways Ward A, B, C, D

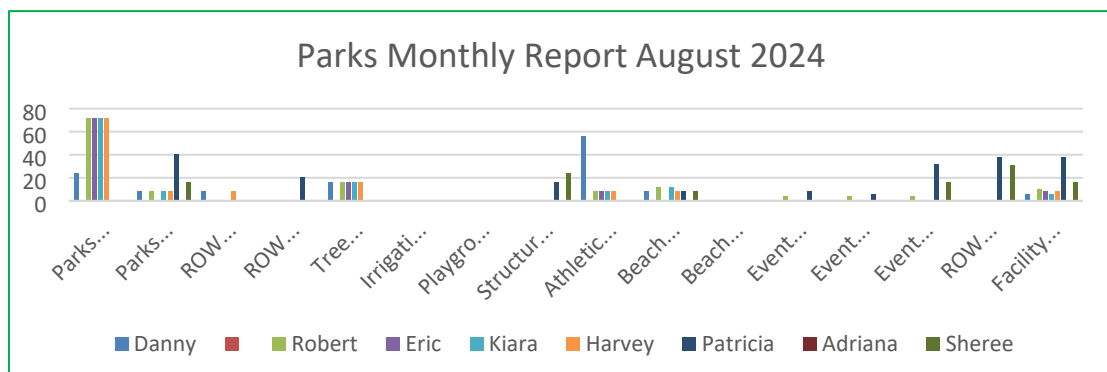


Parks Division:

Under the direction of the Parks/Grounds/Facilities Supervisor, this division provides services to the community by conducting preservation and beautification of the City's parks, ball fields, building grounds and open spaces.

Key Highlights This Month

- Park Maintenance
- Facility Maintenance
- Athletic Field Clean up

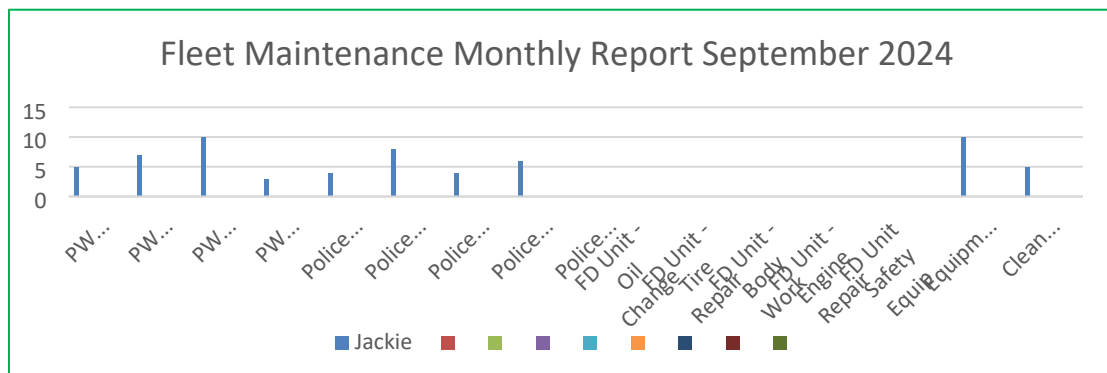


Fleet Division:

Under the direction of the Public Works Director, this division is responsible for all repairs and maintenance of the city's Fleet

Key Highlights This Month:

- PD Hummer Repair
- Routine Maintenance
- Repair tires

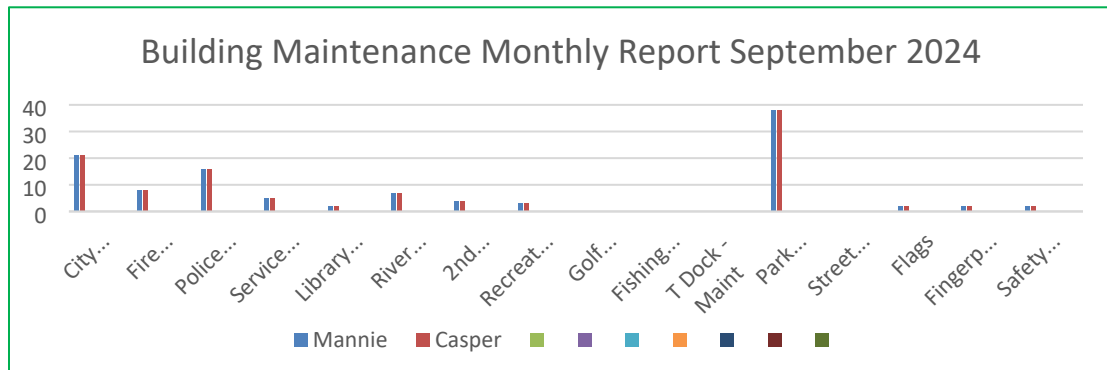


Building Maintenance Division:

Under the direction of the Public Works Superintendent, this division provides services to the community by conducting preventative maintenance and repairs on all city property and buildings.

Key Highlights This Month:

- AC Units on Multiple Buildings
- PD Replace Lights
- Street Light Repairs



Recreation Division:

Under the direction of the Recreation Supervisor, this division provides services to the community through recreation, events and programs. Attached is the Recreation Division reports.

September 2024

- Seniors Day & Commissions Meeting - (Every 3rd Monday of the month)- September 16th -Game Day
- Staff Updates- We are currently hiring one full time program coordinator
- Programs
 - ❖ Zumba- We have one Zumba instructor that has class 8:30- 9:30 a.m. on Mondays and Wednesdays and 10- 11am on Saturdays and 6- 7 p.m. on Mondays, Wednesdays and Fridays
 - ❖ Silver Sneakers
- Events
 - September Events:
 1. Senior Game Day on September 16th
 - We are currently working on:
 1. Harvest Fest on October 14th
 2. Fright Night on October 24th
 3. Holiday on the Brazos on December 13th
 4. RiverFest on April 26th.







CALLING ALL LOCAL BANDS!

THIS YEAR, WE'RE EXCITED TO DO SOMETHING A LITTLE DIFFERENT FOR RIVERFEST. WE WANT TO SHOWCASE THE INCREDIBLE TALENT IN YOUR COMMUNITY BY INVITING LOCAL BANDS TO SUBMIT THEIR MUSIC AND PICTURES FOR A CHANCE TO PLAY AT RIVERFEST.

HOW TO APPLY:

- SUBMIT YOUR MUSIC AND BAND PHOTOS
- THE CITY OF FREEPORT WILL REVIEW ALL SUBMISSIONS
- SELECTED BANDS WILL HAVE THE OPPORTUNITY TO PERFORM AT RIVERFEST ON SATURDAY, APRIL 26, 2025.

THIS IS A FANTASTIC OPPORTUNITY FOR EXPOSURE AND TO SHARE YOUR MUSIC WITH A BROADER AUDIENCE. DON'T MISS OUT ON THIS CHANCE TO BE A PART OF THE FESTIVITIES!

SUBMIT YOUR ENTRIES BY DECEMBER 31, 2024.

FOR MORE INFORMATION AND SUBMISSIONS, CONTACT BRAMIREZ@FREEPORT.TX.US



Facebook Data

	Jan. 2024	Feb. 2024	Mar. 2024	Apr. 2024	May 2024	June 2024	July 2024	Aug. 2024	Sept. 2024		
People like Freeport Recreation page	3,564	3,613	3,656	3,713	3,730	3,744	3756	3,763	3768		
People follow The Freeport Recreation page	3,938	3,998	4,062	4,135	4,158	4,178	4195	4,208	4214		



Revenue

(Pool/Weight room)	Jan 2024	Feb 2024	Mar. 2024	Apr. 2024	May 2024	June 2024	July 2024	Aug. 2024	Sept. 2024 Closed due to FEMA		
Adult Daily Pass	\$255	\$175	\$160	\$155	\$270	\$275	\$365	\$65	0		
Child Daily Pass	\$4	\$7	\$6	\$1	\$2	\$14	\$136	\$0	0		
Senior Daily Pass	\$27	\$24	\$33	\$51	\$126	\$45	\$18	\$0	0		
Student Daily Pass	\$99	\$96	\$231	\$237	\$189	\$474	\$186	\$33	0		

	Jan 2024	Feb 2024	Mar. 2024	Apr 2024	May 2024	June 2024	July 2024	Aug 2024	Sept. 2024 Closed due to FEMA		
Monthly Membership Individual	\$740	\$640	\$620	\$720	\$580	\$600	\$260	\$20	0		
Monthly Membership Senior	\$130	\$130	\$150	\$190	\$180	\$200	\$110	\$10	0		
Monthly Membership Youth	\$30	0	0	\$10	\$90	\$40	\$40	\$0	0		
Monthly Membership Family	\$90	\$120	\$90	\$180	\$60	\$330	\$90	\$0	0		



Check In's

	Jan 2024	Feb 2024	Mar. 2024	Apr. 2024	May 2024	Jun. 2024	Jul. 2024	Aug. 2024	Sept. 2024		
									Closed due to FEMA		
Monthly Membership Individual	125	218	219	247	182	163	58	5	0		
Monthly Membership Family	10	25	47	21	26	41	34	7	0		
Monthly Membership Senior	36	57	94	119	74	59	40	1	0		
City Employee	5	5	6	18	20	7	4	0	0		



	Jan 2024	Feb 2024	Mar. 2024	Apr. 2024	May 2024	June 2024	July 2024	Aug. 2024	Sept. 2024
Number hours sports fields are used	18	51hrs 30min	83 hrs 30 mins	85 hrs 30min	49 hrs	16 hrs	0	0	32
Sports field rentals (Baseball & Softball fields)	0	0	2 hrs	2 hrs	0	2	0	0	0
Facility rental revenue (Net)	\$14,850	\$6226	\$6350	\$15,579	\$10,890	\$5925	\$4605	\$5925	\$7,250.00
Facility rentals (RP, VCH, FMP, GAZ)	10	6	11	10	16	23	7	14	10
Total number of contract classes offered/ held	24	20	23	21	23	17	9	26	23
Number of events co-sponsored by the department	3	1	1	3	4	7	8	6	6
Number of non-profit organizations/public agencies that operate programs/services at park facilities at no cost for facility rental	3	3	2	2	10	4	3	2	4





Finance, Court & Water Departments

Title: Monthly Report for September 30, 2024

Date: October 15, 2024

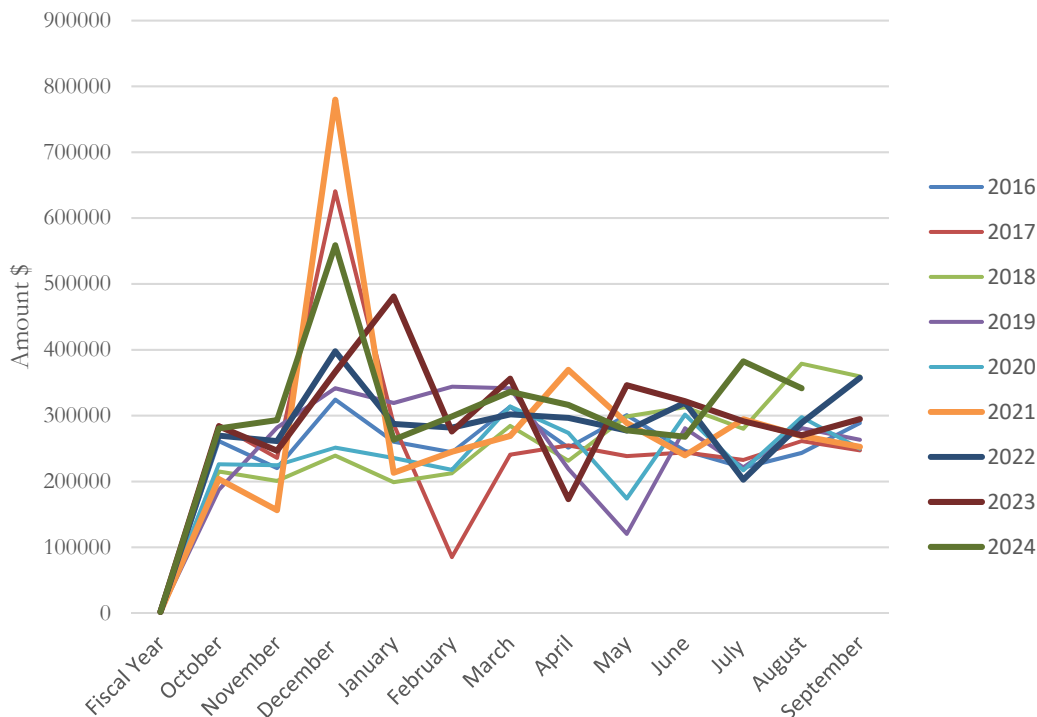
From: Ashlee Ferguson, Interim Finance Director

Financial Information

The General Fund:

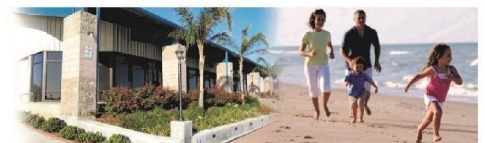
The revenues collected for the General fund as of September 30, 2024 are \$19,779,799 or 105.11% of the total budgeted revenues. Sales tax revenue is collected two months in arrears. The sales tax collections received are more than last year at this time.

Comparison of Sales Tax Revenue by Year



The expenditures for the General Fund as of September 30, 2024 are \$19,865,322 or 100.25% of the total budgeted expenditures. See the attached Monthly Financial Report for more detail.

The revenues are under the expenditures by \$85,523. The fund balance or reserves of the General Fund as of September 30, 2024 is \$7,301,688. This is 36.85% of the expenditure budget.



Monthly Report Finance, Court & Water Departments

Water & Sewer Fund

The revenues for the Water & Sewer Fund as of September 30, 2024 are \$10,779,556 or 57.67% of the total budgeted revenues. See the attached Monthly Financial Report for more detail.

The expenditures for the Water & Sewer Fund as of September 30, 2024 are \$9,460.083 or 51.29% of the total budgeted expenditures. See the attached Monthly Financial Report for more detail.

The revenues are over the expenditures by \$1,319,473. The fund balance or reserves for the Water & Sewer Fund as of September 30, 2024 is \$1,917,582. This is 25.33% of the operating expenditure budget.

Customer Service Department – Water & Court

We are continuing with the cross-training of employees as well as implementing processes to ensure accountability and accuracy as we continue forward.

We have got the court case backlog caught up to date. We are continuing to implement processes to ensure the court remains caught up in the future.

Other

The Finance Department continues to coordinate with FEMA to seek reimbursement for Hurricane Beryl damages. The Finance Department and City Manager also continue to work with TWIA for insurance reimbursement on eligible property damage related to Hurricane Beryl.

City of Freeport
Monthly Financial Report
As of September 30, 2024
General Fund

	FY2023	Adopted	Amended	Year to Date	% YTD
	Actuals	FY2024	FY2024	Actual	Budget
		Budget	Budget		
Beginning Fund Balance	\$ 5,828,689	\$ 6,124,699	\$ 7,387,210	\$ 7,387,210	
Revenues					
EMS	\$ 800,844	\$ 644,000	\$ 644,000	\$ 831,305	129.08%
Property Taxes	3,186,006	3,715,000	3,715,000	3,352,198	90.23%
Industrial Taxes	8,954,728	8,896,690	8,896,690	9,413,205	105.81%
Sales Tax	2,471,744	2,300,000	2,300,000	2,183,574	94.94%
Franchise & Other Taxes	724,988	685,000	685,000	693,260	101.21%
Permits	538,477	238,025	238,025	137,608	57.81%
Charges for Services	801,721	799,350	799,350	796,233	99.61%
Recreation/Rental	116,456	100,500	100,500	121,000	120.40%
Golf	928,555	762,000	762,000	898,762	117.95%
Municipal Court	191,086	257,700	257,700	193,977	75.27%
Grants	1,509,322	12,000	12,000	223,679	1863.99%
Lease Income	123,009	104,300	104,300	135,342	129.76%
Miscellaneous	835,854	303,000	303,000	799,654	263.91%
Total Revenues	21,182,791	\$ 18,817,565	\$ 18,817,565	\$ 19,779,799	105.11%
Expenditures					
Administration	\$ 2,388,445	\$ 1,837,276	\$ 1,847,276	\$ 2,239,890	121.25%
Information Technology	266,762	443,279	443,279	464,679	104.83%
Service Center	201,534	203,433	272,073	438,774	161.27%
Municipal Court	277,486	228,473	228,473	244,991	107.23%
Police	4,912,493	5,577,060	5,605,530	5,774,041	103.01%
Fire	1,485,074	1,613,204	1,617,887	1,474,327	91.13%
EMS	903,040	1,084,197	1,084,197	949,154	87.54%
Emergency Management	-	-	-	754,321	N/A
Code Enforcement	449,649	494,627	527,916	392,384	74.33%
Building	276,327	334,742	334,742	257,469	76.92%
Garbage Collection	747,174	750,000	750,000	700,053	93.34%
Street & Drainage	1,439,918	1,562,130	1,577,182	1,515,637	96.10%
Beach Fund Expense	30,745	42,850	42,850	9,269	21.63%
Main Street	-	139,352	139,352	113,757	81.63%
Historical Museum	291,245	241,979	241,979	203,471	84.09%
Sr Citizens Commission	7,588	17,500	17,500	16,533	94.47%
Library	36,451	37,700	37,700	27,600	73.21%
Parks	1,185,852	1,340,247	1,340,247	1,270,198	94.77%
Golf	1,376,255	1,288,322	1,288,322	1,318,117	102.31%
Recreation	349,138	542,986	542,986	325,580	59.96%
Interfund Transfer to	3,149,095	1,866,250	2,026,250	1,487,578	73.42%
Interfund Transfer from	(150,000)	(150,000)	(150,000)	(112,500)	75.00%
Total Expenditures	19,624,269	\$ 19,495,607	\$ 19,815,741	\$ 19,865,322	100.25%
Revenue Over/(Under)					
Expenditures	\$ 1,558,522	\$ (678,042)	\$ (998,176)	\$ (85,523)	
Ending Fund Balance	\$ 7,387,210	\$ 5,446,657	\$ 6,389,034	\$ 7,301,688	

City of Freeport
Monthly Financial Report
As of September 30, 2024
Water Sewer Fund

	FY2023	Adopted	Amended	Year to Date	% YTD
	Actuals	FY2024	FY2024	Actual	Budget
		Budget	Budget		
Beginning Fund Balance	\$ 99,707	\$ (205,471)	\$ 598,109	\$ 598,109	
Revenues					
Interlocal Revenue	\$ 3,691	\$ 4,000	\$ 4,000	\$ 7,664	191.59%
Interest	20,074	9,000	9,000	35,069	389.66%
Misc Income	(106)	-	-	222	N/A
Misc Income Return Checks	975	1,000	1,000	1,175	117.50%
Utility Reimbursements	132,784	110,000	110,000	165,165	150.15%
Grant Revenue	-	-	108,000	-	0.00%
Grant - CDBG GLO	1,044,915	-	10,753,794	1,922,344	17.88%
Water Revenue	4,273,390	4,888,350	4,888,350	5,562,408	113.79%
Sewer Revenue	2,808,110	2,661,650	2,661,650	2,917,518	109.61%
Water Tap Fee	30,426	20,000	20,000	6,250	31.25%
Sewer Tap Fee	4,429	4,000	4,000	6,000	150.00%
Bad Debt Write-Off	1,491	1,000	1,000	7,928	792.82%
Connect & Disconnect Fees	149,779	130,000	130,000	147,812	113.70%
Total Revenues	8,469,948	\$ 7,829,000	\$ 18,690,794	\$ 10,779,556	57.67%
Expenditures					
Salaries	\$ 100,584	\$ 249,719	\$ 249,719	\$ 118,781	47.57%
Benefits	53,360	75,718	75,718	59,759	78.92%
Supplies	33,202	70,950	70,950	27,100	38.20%
Services	6,143,053	6,526,976	6,596,525	6,289,761	95.35%
Maintenance	58,587	100,000	100,000	85,431	85.43%
Sundry	20,094	25,800	25,800	23,660	91.71%
Capital Outlay	1,081,163	-	10,872,692	2,515,370	23.13%
Debt Service Fees	30,053	-	-	-	N/A
Transfer to Debt Service	301,450	304,250	304,250	227,721	74.85%
Transfer to General Fund	150,000	150,000	150,000	112,500	75.00%
Total Expenditures	\$ 7,971,546	\$ 7,503,413	\$ 18,445,654	\$ 9,460,083	51.29%
Revenue Over/(Under)					
Expenditures	\$ 498,402	\$ 325,587	\$ 245,140	\$ 1,319,473	
Ending Fund Balance	\$ 598,109	\$ 120,116	\$ 843,249	\$ 1,917,582	



City of Freeport Municipal Court
September 2024 Statistics

	September	Year-to-Date
Citations Issued	173	1948
Number of Violations Issued	196	2269
Court Payments Received	\$ 34,567.94	\$ 338,622.15
Total Active Warrants	3,882	\$ 1,606,398.09



City of Freeport Utility Billing
September 2024 Statistics

Total Active Accounts	3,533	
Total Services Disconnected	55	
Total New Services	71	
Billed Consumption - Water	43,316,907	609,501.23
Billed Consumption - Sewer	20,984,507	283,745.76
Billed Garbage		71,551.31
Billed Ambulance		7,040.14
Total Billed		<u>971,838.44</u>

City of Freeport
Capital Projects
As of September 30, 2024

Project	Project Status	Budget/Estimated Cost	Spent To Date	Remaining Budget
Fund 67 - 2021 CO Bond Fund				
Lift Station 3, 4, and 14 Rehabilitation	Complete	\$ 1,730,004.45	\$ 1,730,004.45	\$ -
FM 1495 Water Line Relocation	Construction has begun	481,665.00	460,313.72	21,351.28
Phase I SSOI Engineering	Project on hold	215,926.00	22,974.00	192,952.00
Sanitary Sewer Collection GLO Project	Construction has begun	59,316.26	59,316.26	-
Wastewater Treatment Plant Grant Match	Construction has begun	691,020.00	-	691,020.00
Avenue H Sewer Line Replacement Grant Match	Complete	41,366.19	41,366.19	-
WWTP Improvements	Construction has begun	1,298,130.00	138,209.66	1,159,920.34
Sewer Line Replacement SSOI	Project on hold	482,572.10	-	482,572.10
Lift Station Pumps	Obtaining Bids	151,348.93	-	151,348.93
Total Fund 66 - 2021 CO Bond Fund		\$ 5,151,348.93	\$ 2,452,184.28	\$ 2,699,164.65
Fund 66 - 2020 CO Bond Fund				
Streets & Drainage Projects	Total Budget for Street Projects	\$ 6,375,000.00		
2019-2020 Asphalt Streets - County Interlocal carried over to 2021	Complete	\$ 206,053.24	\$ 206,053.24	\$ -
2020-2021 Asphalt Streets - County Interlocal	Complete	321,260.88	321,260.88	-
2020-2021 Water/Sewer Relocation - Asphalt Streets	Complete	230,704.84	230,704.84	-
2021-2022 Asphalt Streets - County Interlocal	Complete	333,531.08	333,531.08	-
2021-2022 alley Sewer Relocation - Asphalt Streets	Complete	66,676.49	66,676.49	-
2022 Phase 1 Concrete Streets - Engineering	Complete	316,203.58	316,203.58	-
2022 Phase 1 Concrete Streets - Construction	Complete	2,348,887.44	2,348,887.44	(0.00)
2022-2023 Phase 2 Concrete Streets - Engineering	Construction Observation	426,380.00	426,380.00	-
2022-2023 Phase 2 Concrete Streets - Construction	Under Construction	2,157,895.63	2,157,895.63	-
				-
Velasco Pump Station Improvements	Complete	316,707.00	316,706.61	0.39
Heritage House Renovations	On Hold	375,000.00	-	375,000.00
City Hall Renovations	On Hold	1,138,382.00	547,197.88	591,184.12
Total Funding Fund 66 - 2020 CO Bond Fund		\$ 8,237,682.18	\$ 7,271,497.67	\$ 966,184.51
Fund 14 -Streets & Drainage Funds				
Road Failure - Avenue D	Complete	\$ 49,000.00	\$ 49,000.00	\$ -
Asphalt Streets 2022-2023	Construction has begun.	446,041.00	30,774.62	415,266.38
Entry Road for Park	Complete	150,000.00	101,655.10	48,344.90
Streets & Drainage Project	Project to be determined	418,721.96	-	418,721.96
2022-2023 Phase 2 Concrete Streets - Construction	Under Construction	1,641,328.37	1,309,299.52	332,028.85
Road Failure - 1420 10th Street	Complete	17,000.00	17,000.00	-
Rebuild Stormwater Pump	Complete	24,269.00	24,268.29	0.71
Repair Ally East 5th at Cherry	Complete	72,120.00	72,119.38	0.62
2022-2023 Phase 2 Concrete Streets - Engineering	Construction Observation	60,812.77	71,328.52	(10,515.75)
Replace Asphalt Ave C & Quintana	Complete	30,000.00	30,000.00	-
Stormwater Pump	Complete	12,954.88	12,954.88	-
Repair Stormwater Pump	Complete	42,810.92	42,810.92	-
Asphalt Streets 2023-2024	Construction has begun.	570,178.00	99,795.38	470,382.62
Stormwater Project	Waiting for Project to be determined	500,000.00	-	500,000.00
Emergency Road Repair	Complete	29,000.00	29,000.00	-
Emergency Road Repair	Complete	28,800.00	28,800.00	-
Emergency Road Repair	Complete	19,296.00	19,296.00	-
Total Funding Fund 14 - Streets & Drainage Fund		\$ 4,112,332.90	\$ 1,938,102.61	\$ 1,203,847.67

Fund 21 - Facilities & Grounds CIP

City Hall Renovations	Awarded contract for construction. Asbestos has begun.	\$ 750,000.00	\$ 66,784.00	\$ 683,216.00
Temp. Modular Building	Construction has begun.	586,095.00	460,797.38	125,297.62
Fire Station 1 Driveway	To be quoted	10,000.00	-	10,000.00
Radio Antenna Repairs - Fire	Repair has begun	11,665.00	5,057.17	6,607.83
Greens Resurfacing	To be bid	175,000.00	-	175,000.00
Tee Renovations	Construction has begun.	55,000.00	55,330.00	(330.00)
Pumphouse Renovations	To be bid	40,000.00	-	40,000.00
Jail Facility Renovation	To be bid	115,000.00	-	115,000.00
Replacement of Main Electric Dist. Panel	Construction has begun.	20,000.00	11,343.22	8,656.78
Police Department Parking Lot Improvements	To be quoted	20,000.00	-	20,000.00
New Evidence Lockers	Ordered	11,000.00	9,600.00	1,400.00
Server Room Ventilation	To be quoted	12,500.00	-	12,500.00
Museum Remodel	To be quoted	22,500.00	-	22,500.00
New Display Cases	Complete	11,500.00	11,500.00	-
Library Nesting Training Tables	To be quoted	6,750.00	-	6,750.00
Park Equipment	Waiting to determine project	10,000.00	3,215.15	6,784.85
Riverplace Exterior Metal Coating	Construction has begun.	30,000.00	28,590.00	1,410.00
Splashpad Renovation	To be quoted	10,000.00	-	10,000.00
FMP Kitchen Remodel	Supplies ordered	40,000.00	16,379.64	23,620.36
Fuel Tank	Complete	68,639.30	30,000.00	38,639.30
Golf Fairway	Construction has begun.	200,000.00	33,192.94	166,807.06
Total Fund 21 - Facilities & Grounds CIP		\$ 2,205,649.30	\$ 731,789.50	\$ 1,473,859.80

Fund 22 - Vehicle & Equipment Replacement Fund

Replace 2 Ambulances	Complete	\$ 600,000.00	\$ 395,901.96	\$ 204,098.04
Equipping new reserve firefighters	To be quoted	12,000.00	-	12,000.00
Furnishings/Appliances Fire Station 2	Began purchasing equipment	30,000.00	827.00	29,173.00
Fire-Portable Radios	Ordered	36,400.00	-	36,400.00
Fire-Reserve PPE	To be quoted	19,100.00	-	19,100.00
5210 Tractor	Complete	36,000.00	35,539.02	460.98
Ztrak mowers	Complete	59,000.00	36,602.28	22,397.72
Zmaster 72" Mower	Complete	17,000.00	17,619.42	(619.42)
Vehicle Replacement - Police	Ordered	376,006.00	187,237.57	188,768.43
Generator - Police	Waiting on electrical work to be completed	60,000.00	28,343.14	31,656.86
Replace Gate Motor	To be quoted	15,000.00	-	15,000.00
Sever Switch Replacement	Complete	15,000.00	19,445.49	(4,445.49)
New Motion Cyber Security	To be quoted	10,000.00	-	10,000.00
Offsite Backup & Software	To be quoted	14,000.00	-	14,000.00
One Ton Dump Truck	Complete	90,000.00	80,861.64	9,138.36
1/2 Ton 4X4 Work Truck	Complete	120,000.00	106,688.25	13,311.75
3/4 Yard Concrete Mixer	Complete	10,000.00	4,200.00	5,800.00
Generators	Lift Station Generators have been delivered.	60,000.00	-	60,000.00
Total Fund 22 - Vehicle & Equipment Replacement		1,579,506.00	913,265.77	666,240.23

Fund 23 - Technology Fund

Access Control Panel	Complete	\$ 24,981.00	\$ 24,981.00	\$ -
		\$ 24,981.00	\$ 24,981.00	\$ -

Fund 25 - Projects Fund

Demolition of OA Fleming	Demolished waiting property transfer	\$ 240,000.00	\$ 223,461.59	\$ 16,538.41
WWTP Improvements	Construction has begun	6,754,500.00	276,357.28	6,478,142.72
Lift Station	Engineering has begun	1,200,000.00	260,200.00	939,800.00
OA Fleming Park	Engineering, installation of lights has begun	600,000.00	198,784.87	401,215.13
Total Fund 25 - Projects Fund		\$ 8,794,500.00	\$ 958,803.74	\$ 7,835,696.26

Grant Funded Projects

CDBG MIT 2016 HUD - Sanitary Sewer Collection System SSOI	Construction has begun.	\$ 5,931,626.00	\$ 2,159,265.02	\$ 3,772,360.98
CDGB MIT Harvey - Wastewater Treatment Plant Improvements	Construction has begun.	5,991,468.00	902,043.58	5,089,424.42
Lift Station #3 Generator	Generators Delivered, and pads built	36,000.00	33,266.67	2,733.33
Lift Station #4 Generator	Generators Delivered, and pads built	36,000.00	32,266.66	3,733.34
Lift Station #14 Generator	Generators Delivered and pads built	36,000.00	32,266.66	3,733.34
Fire Radios	Received Radios	201,694.32	201,694.32	-
		\$ 12,232,788.32	\$ 3,360,802.91	\$ 8,871,985.41

Other Projects

Incode Migration Project	Began Content Manager Implementation	208,000.00	77,503.25	130,496.75
		\$ 208,000.00	\$ 77,503.25	\$ 130,496.75

Monthly Golf Course Report September 2024

For the month of September we started out slow with the first 8 days closed due to 6" of rainfall. But we recovered and ended the month at \$96,180 which is \$32,000 over our projected goal. A big help was Olin having their annual outing again this year at our course. This is a two day event that hosts over 200 people and a great promotion for the course.

With this being the last month of the fiscal year it was exciting to see we were able to have our highest revenue year on the books. After taxes we finished the year at \$973,270.00. We would have easily surpassed 1 million dollars if not for Hurricane Beryl and the low pressure system the week after. Revenue wise we beat all every category we had with green fees and memberships leading the way. We saw a \$20,000 jump in memberships and have been able to stay right around 200 members.

Going forward we have been budgeted to add 5 more golf carts which will help grow our revenue as we will be able to add more tee times during the busy months. This will also help with being able to add more people to tournaments. We have also increased our rates which should bring in an additional \$50,000 in revenue.

Our fall and winter already have a busy tournament schedule and with the new fairway program(year 2), the forecast looks to have us continuing to increase our revenue into this upcoming year.

I have attached more detailed numbers for you all to take a look at that breaks down all of our categories

Thank you

Brian

Golf Course Goals vs Actuals 2023-2024

Goal

Category	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Totals
Green Fee	20,000	13,000	12,000	11,000	11,000	22,000	22,000	23,000	22,000	17,000	16,000	16,000	205,000
Rec(taxable)	0	0	0	0	0	0	0	0	0	0	0	0	0
Golf Cart	10,000	8,000	8,000	6,000	6,000	10,000	11,000	11,000	12,000	11,000	11,000	11,000	115,000
Merchandise	13,000	10,000	10,000	9,000	9,000	18,000	19,000	20,000	20,000	17,000	15,000	15,000	175,000
Prep Food	800	700	500	500	500	1,300	1,400	1,500	1,500	1,100	1,100	1,100	12,000
Beer Sales	7,000	6,000	6,000	6,000	5,000	9,000	9,000	9,000	9,000	8,000	8,000	8,000	90,000
Drinks/Chips	3,500	2,000	1,500	1,500	1,500	3,000	4,000	4,000	4,000	4,000	3,000	3,000	35,000
Memberships	12,000	10,000	12,000	9,000	10,000	10,000	12,000	12,000	11,000	11,000	11,000	10,000	130,000
Total	\$66,300	\$49,700	\$50,000	\$43,000	\$43,000	\$73,300	\$78,400	\$80,500	\$79,500	\$69,100	\$65,100	\$64,100	\$762,000

Actual

Category	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Totals
Green Fee	25,793	23,227	26,771	9,074	19,147	40,121	41,668	37,689	33,269	6,561	29,812	37,139	330,270
Rec(taxable)	0	0	0	0	0	0	0	0	0	0	0	0	0
Golf Cart	9,302	8,069	9,205	3,851	8,299	13,593	12,666	12,726	15,357	3,652	16,578	9,164	122,462
Merchandise	13,310	11,174	12,419	8,537	12,679	24,568	22,655	19,321	21,736	5,255	25,051	19,324	196,029
Prep Food	892	900	1,091	426	866	2,743	1,124	1,118	1,304	294	4,226	826	15,812
Beer Sales	7,195	5,270	6,331	2,040	5,750	10,697	11,267	10,664	9,542	2,405	11,846	11,376	94,385
Drinks/Chips	3,934	3,084	3,540	1,480	2,777	5,086	4,880	5,753	6,882	1,790	7,015	3,797	50,017
Memberships	13,759	11,454	15,374	11,645	9,741	15,093	16,722	15,957	15,820	11,825	12,351	14,555	164,295
Total	\$74,185	\$63,178	\$74,732	\$37,053	\$59,259	\$111,901	\$110,982	\$103,228	\$103,910	\$31,782	\$106,879	\$96,180	\$973,270

Over/Under	\$7,885	\$13,478	\$24,732	-\$5,947	\$16,529	\$38,601	\$32,582	\$22,728	\$24,410	-\$37,318	\$41,779	\$32,080	\$211,539
-------------------	----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------	-----------------	-----------------	------------------

Rounds of Golf

Month	Fy2022-2023	Fy2023-2024	Fy2024-2025
OCT	2692	2363	
NOV	1153	2109	
DEC	2028	2348	
JAN	2125	1182	
FEB	2176	2241	
MAR	2961	3444	
APR	2740	3285	
MAY	2776	3461	
JUN	3094	3378	
JUL	3393	806	
AUG	2811	3266	
SEP	2897	2983	

30846 30866

□

Memberships

Month	FY2022-2023	FY2023-2024
OCT	194	188
NOV	184	186
DEC	186	189
JAN	174	187
FEB	178	198
MAR	195	201
APR	192	203
MAY	196	211
JUN	186	213
JUL	162	201
AUG	183	194
SEP	187	201



Revune for the fiscal years

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2022	2022-2023	2023-224	2024-2025
October	\$ 47,009.00	\$ 38,020.00	\$ 44,541.00	\$ 42,949.00	\$ 40,175.00	\$ 50,996.00	\$ 41,662.00	\$ 40,670.00	\$ 34,325.00	\$ 35,953.00	\$ 33,172.00	\$ 40,639.00	\$ 27,027.00	\$ 34,039.00	\$ 42,407.50	\$ 62,202.91	\$ 51,147.84	76,592.04	\$ 74,167.03	
November	\$ 27,799.00	\$ 33,807.00	\$ 33,020.00	\$ 44,707.00	\$ 39,303.00	\$ 36,034.00	\$ 42,510.00	\$ 44,313.00	\$ 28,636.00	\$ 26,980.00	\$ 19,944.00	\$ 31,995.00	\$ 30,448.00	\$ 23,229.00	\$ 43,338.77	\$ 64,634.00	\$ 56,586.76	\$ 33,383.62	\$ 63,177.89	
December	\$ 34,148.00	\$ 25,466.00	\$ 37,308.00	\$ 36,530.00	\$ 20,950.00	\$ 35,136.00	\$ 31,312.00	\$ 32,256.00	\$ 29,786.00	\$ 29,645.00	\$ 26,178.00	\$ 24,651.00	\$ 20,856.00	\$ 40,933.00	\$ 48,990.47	\$ 56,927.48	\$ 62,544.32	\$ 53,930.64	74,575.41	
January	\$ 38,163.00	\$ 19,599.00	\$ 23,783.00	\$ 40,207.00	\$ 21,224.00	\$ 27,521.00	\$ 49,248.00	\$ 25,563.00	\$ 37,898.00	\$ 20,982.00	\$ 36,242.00	\$ 57,636.00	\$ 30,342.00	\$ 30,229.00	\$ 23,365.55	\$ 56,651.51	\$ 47,116.31	61,756.57	\$ 36,937.26	
February	\$ 29,092.00	\$ 31,360.00	\$ 29,207.00	\$ 40,299.00	\$ 16,893.00	\$ 32,118.00	\$ 27,440.00	\$ 36,248.00	\$ 32,762.00	\$ 31,605.00	\$ 30,448.00	\$ 30,449.00	\$ 21,772.00	\$ 26,749.00	\$ 37,454.31	\$ 41,451.22	\$ 49,126.05	62,570.03	\$ 59,528.92	
March	\$ 44,484.00	\$ 50,244.00	\$ 45,181.00	\$ 51,193.00	\$ 52,873.00	\$ 64,305.00	\$ 39,994.00	\$ 58,128.00	\$ 44,011.00	\$ 29,929.00	\$ 34,261.00	\$ 39,413.00	\$ 52,056.00	\$ 52,147.00	\$ 56,303.83	\$ 67,691.37	\$ 69,982.06	\$ 91,891.25	111,901.00	
April	\$ 52,898.00	\$ 44,170.00	\$ 54,841.00	\$ 60,003.00	\$ 58,698.00	\$ 57,655.00	\$ 57,937.00	\$ 46,802.00	\$ 51,866.00	\$ 33,553.00	\$ 28,234.00	\$ 58,911.00	\$ 60,713.00	\$ 82,079.00	\$ 13,723.75	\$ 75,786.66	\$ 93,650.43	\$ 93,909.09	110,981.80	
May	\$ 49,583.00	\$ 50,784.00	\$ 59,984.00	\$ 65,535.00	\$ 46,083.00	\$ 53,246.00	\$ 57,607.00	\$ 51,940.00	\$ 56,256.00	\$ 48,499.00	\$ 30,164.00	\$ 50,065.00	\$ 57,692.00	\$ 62,730.00	\$ 28,942.99	\$ 58,401.78	\$ 92,185.04	\$ 86,160.00	103,122.90	
June	\$ 38,039.00	\$ 52,831.00	\$ 65,674.00	\$ 62,065.00	\$ 59,492.00	\$ 59,357.00	\$ 61,151.00	\$ 55,923.00	\$ 48,913.00	\$ 26,082.00	\$ 8,162.00	\$ 37,417.00	\$ 53,075.00	\$ 58,322.00	\$ 62,154.13	\$ 63,469.78	\$ 80,131.95	\$ 98,988.00	103,910.00	
July	\$ 40,396.00	\$ 35,250.00	\$ 58,329.00	\$ 62,141.00	\$ 40,405.00	\$ 52,427.00	\$ 50,465.00	\$ 50,193.00	\$ 44,700.00	\$ 43,387.00	\$ 36,186.00	\$ 37,656.00	\$ 52,448.00	\$ 69,071.00	\$ 50,746.13	\$ 57,641.43	\$ 81,808.90	96,210.00	\$ 31,782.37	
August	\$ 40,352.00	\$ 41,420.00	\$ 38,504.00	\$ 63,134.00	\$ 48,395.00	\$ 44,385.00	\$ 45,158.00	\$ 48,075.00	\$ 46,545.00	\$ 43,727.00	\$ 30,306.00	\$ 23,868.00	\$ 58,221.00	\$ 67,005.00	\$ 58,155.52	\$ 57,091.00	\$ 59,695.18	88,042.00	106,879.00	
September	\$ 35,529.00	\$ 37,527.00	\$ 23,756.00	\$ 49,098.00	\$ 41,066.00	\$ 44,276.00	\$ 42,282.00	\$ 34,895.00	\$ 25,984.00	\$ 21,813.00	\$ 26,082.00	\$ 2,160.00	\$ 15,674.00	\$ 38,567.00	\$ 57,786.23	\$ 45,708.61	68,991.57	106,996.00	96180.34	
Total	\$ 477,492.00	\$ 460,478.00	\$ 514,128.00	\$ 617,861.00	\$ 485,557.00	\$ 557,456.00	\$ 546,766.00	\$ 525,006.00	\$ 481,682.00	\$ 392,155.00	\$ 339,379.00	\$ 434,860.00	\$ 480,324.00	\$ 585,100.00	\$ 523,369.18	\$ 707,657.75	\$ 812,966.41	950,429.24	\$ 973,143.92	



Human Resources Monthly Report

Date: October 4, 2024

HR TEAM: Donna Fisher/Genesis Martinez

HR Services Team Priorities and Results for September 2024:

- **Welcomes and Well-wishes:**
 - **We are excited to welcome:**
 - Jorden Araujo – Firefighter/EMS – Fire/EMS Department
 - Kyrah Bonner – Recreation Attendant (part-time) – Recreation Department
 - Taylor Mageors – Recreation Attendant (part-time) – Recreation Department
 - Bailey Manasco – Recreation Attendant (part-time) – Recreation Department
 - Hilton Martelly – Maintenance Technician – Street Department
 - Brian Morris – Maintenance Technician – Street Department
 - Christopher Neuerburg – Range Attendant (part-time) – Golf Course
 - Cristina Nunez – Museum Attendant - Museum
- **Training/Coaching/Performance Improvement:**
 - **Performance Issues Addressed:** We had zero (0) employee terminations for performance this month.
- **Employee Turnover/Recruiting/Hiring Progress:**
 - **Employee Turnover:** We had three (3) employee separations in September. One employee from the Finance Department, one from the Fire/EMS Department, and one from the Golf Course
 - **Internal Transfers/Promotions:**
 - Ashlee Ferguson promoted from Assistant Finance Director to Interim Finance Director
 - **Recruiting:** Active recruiting searches include:
 - Part-time EMT
 - Firefighter/EMT – Full and Part Time
 - Part-time Crossing Guard
 - Maintenance Technician I – Parks Department
 - Code Enforcement Supervisor
 - Building Maintenance Lead Technician
 - Pro Shop Attendant – Part-Time
 - Special Programs Coordinator – Recreation Center
 - **Recruiting Sources** include: City website, The Facts Online, Texas Municipal League, Strategic Government Resources, Workforce Solutions, Industry-specific organizations, Community College programs for maintenance and Police, social media, and networking.
- **Risk Management and Insurance Updates:**
 - **Unemployment Claims:** We had zero (0) unemployment appeals during the month of September.

- **Workers Compensation Claims:** We had five (5) active Workers Comp. claims in September.
- **Family & Medical Leave Cases (FMLA)-** We had three (3) active FMLA cases in September.
- **Training/Development:** Manuel Trejo from TML provided a training to the Public Works Department on slips, trips and falls and being R.O.A.D Ready.
- **Benefits and Payroll:** Updated enrollment with insurance carriers, entered new deductions in the payroll system. Calculated 3% COLA increase for eligible employees

Priorities for October:

- **Training/Development** – Ms. Fisher and Ms. Martinez will attend Performance Management and Disciplinary Action for Supervisors and Harassment Prevention for Supervisors training conducted by TML in Lake Jackson on October 30. Follow up on Sexual Harassment and Ethics training assigned to new hires.
- **Benefits and Payroll** – Enter updated salaries into payroll system. Assist employees with any questions regarding the change in insurance carriers



FREEPORT POLICE DEPARTMENT

430 N. Brazosport Blvd • Freeport, TX 77541 • 979.239.1211 • Fax 979.239.2075

Danny Gillchriest
Captain

Jennifer Howell
Chief of Police

Corey Brinkman
Lieutenant

SEPTEMBER 2024 REPORT

I. CALLS FOR SERVICE

2475 calls for service were reported for the month.
Zuercher Records Management System (RMS) reports to follow.

II. INCIDENTS

143 cases were reported for the month.
Zuercher Records Management System (RMS) reports to follow.

III. TRAFFIC CONTACTS

463 traffic stops were reported for the month.
Zuercher Records Management System (RMS) reports to follow.

IV. ANIMAL CONTROL

145 animal control calls reported for the month.

V. CODE ENFORCEMENT

328 code enforcement violations reported for the month.
Citizen Serve report to follow.

VI. TRAINING

Training performed in accordance with the Texas Commission on Law Enforcement (TCOLE).
- All PD staff took TML De-escalation and Minimizing Use of Force
- Various training during the month for the department 296 hours.

VII. COMMUNITY EVENTS

The police department participated in the following events for this month:

- September 7th Kids Fest
- September 19th BISD Homecoming Parade 5:30pm and Bonfire 7:00pm
- September 20th Tidal Wave Car Wash Fundraiser 8am-9pm
- September 26th BISD Back the Blue Football Game

The following are upcoming events:

- October 1st National Night Out 6:00pm-8:00pm
- October 11th Blue Santa Golf Tournament
- October 12th Brazoria County Fair Parade
- October 24th Fright Night 6p-9p



- October 26th BISD Exporter Fest 6p-9p

VIII. COMPLAINTS and COMPLIMENTS

No complaints against staff.

Compliment regarding how staff responded to a missing Alzheimer subject.

Compliment regarding how pleasant staff is at senior serve.

IX. STAFFING

DISPATCHERS:

We are full staff.

JAILERS:

We are full staff.

ACOS:

We are full staff.

CODE ENFORCEMENT:

We have 1 opening. We are re-evaluating the needs of the city prior to posting the position.

CROSSING GUARDS:

We still have 1 opening.

POLICE OFFICERS:

We have 1 opening in patrol.

PROMOTIONS:

None.

SPECIAL ANNOUNCEMENTS:

None.

Freeport Police Department

Monthly Call For Service CC

Printed on October 15, 2024

Description	Totals	
911 CALL	159	159
911 HANG UP	69	69
ABANDONED VEHICLE	2	2
ALARM - BUSINESS	17	17
ALARM - MEDICAL	4	4
ALARM - RESIDENTIAL	3	3
ALARM - VEHICLE	1	1
AMBULANCE CALL - FREEPORT	144	144
AMBULANCE CALL - OYSTER CREEK	13	13
AMBULANCE CALL - SURFSIDE	23	23
ANIMAL BITE	5	5
ANIMAL CONTROL - GENERAL	140	140
ASSAULT	5	5
ATTEMPT TO SERVE - WARRANT	7	7
BAR CHECK	5	5
BEACH PATROL	13	13
BROADCAST	13	13
BURGLARY - BUILDING	1	1
CHECKED OUT	11	11
CITY ORDINANCE VIOLATION	4	4
CIVIL MATTER	12	12
CIVIL STANDBY	5	5
CLERK CHECK	103	103
CLOSE PATROLLING AREA	367	367
CLOSE PATROL REQUEST	1	1
CODE ENFORCEMENT	209	209
COURTESY TRANSPORT	1	1
CPS RELATED INVESTIGATION	11	11
CRASH - FLEET	1	1
CRASH - HIT & RUN	9	9
CRASH - MAJOR	3	3
CRASH - MINOR	15	15
CRIMINAL MISCHIEF	4	4
CRIMINAL TRESPASSING	8	8
DEBRIS IN ROADWAY	8	8
DISCHARGE FIREARM	4	4
DISTURBANCE PHYSICAL	13	13
DISTURBANCE VERBAL	26	26
Duplicate Call	5	5
FIRE - ALARM	10	10
FIRE CALL	21	21
FIREWORKS	2	2

Description	Totals	
FLAGGED DOWN	5	5
FOLLOW UP	21	21
FOUND PROPERTY	5	5
FRAUD	8	8
HARASSMENT	5	5
HIGH WATER	3	3
INCIDENT REPORT	1	1
INSPECTION	5	5
JAIL CHECK	1	1
JAIL DUTY	4	4
JUVENILE COMPLAINTS	9	9
K9 INSPECTION	4	4
LOST ARTICLE/PROPERTY	1	1
MENTAL HEALTH CALL/REFERAL	4	4
MISCELLANEOUS	55	55
MISSING JUVENILE	1	1
MISSING PERSON	1	1
MOTORIST ASSIST	23	23
NARCOTICS COMPLAINT	2	2
NOISE COMPLAINT	27	27
OPEN DOOR/WINDOW	4	4
OTHER AGENCY ASSIST	19	19
PARKING VIOLATION	3	3
POLICE ESCORT	1	1
PRISONER TRANSPORT	20	20
PUBLIC INTOXICATION	4	4
PUBLIC RELATIONS	53	53
RECKLESS DRIVER	9	9
REPORT DROPPED IN ERROR	10	10
REPOSESSION VEHICLE	9	9
RUNAWAY	2	2
SEX OFFENDER REGISTRATION	1	1
SEXUAL OFFENSE	3	3
SPEAK WITH OFFICER	59	59
SPECIAL ASSIGNMENT	8	8
SPECIAL WATCH	10	10
SUBJECT CONTACT	19	19
SUSPICIOUS CIRCUMSTANCE	28	28
SUSPICIOUS SUBJECT	25	25
SUSPICIOUS VEHICLE	23	23
TERRORISTIC THREATS	7	7
THEFT	21	21
TOWED VEHICLE	5	5
TRAFFIC COMPLAINT	14	14
TRAFFIC CONTROL	22	22
TRAFFIC STOP	333	333

Description	Totals	
UNAUTH USE OF A VEHICLE	3	3
UNWANTED SUBJECT	28	28
WARRANT CLASS B OR ABOVE	1	1
WARRANT MUNICIPAL	1	1
WATER / STREET DEPT CALLOUT	18	18
WELFARE CONCERN	30	30
	20	20
Totals	2475	2475

Freeport Police Department

Monthly Incidents CC

Printed on October 15, 2024

Reported	Case Number	Offenses	Description
09/01/24	FPD24-1102	POSS DEL DRUG PARAPHERNALIA	TRAFFIC STOP
09/01/24	FPD24-1103	DRIVING WHILE INTOXICATED 3RD	DRIVING WHILE INTOXICATED
09/01/24	FPD24-1104	THEFT CLASS C	THEFT
09/01/24	FPD24-1105	PUBLIC INTOXICATION	SUBJECT CONTACT
09/01/24	FPD24-1106	ASSAULT BY THREATS	DISTURBANCE VERBAL
09/02/24	FPD24-1107	INCIDENT REPORT	OTHER AGENCY ASSIST
09/02/24	FPD24-1108	DEATH INVESTIGATION	DEATH INVESTIGATION
09/02/24	FPD24-1109	INCIDENT REPORT	MENTAL HEALTH CALL/REFERAL
09/02/24	FPD24-1110	CITY WARRANT	WARRANT MUNICIPAL
09/03/24	FPD24-1111	THEFT CLASS C	THEFT
09/03/24	FPD24-1112	UNAUTH USE OF VEHICLE	UNAUTH USE OF A VEHICLE
09/03/24	FPD24-1113	INCIDENT REPORT	MENTAL HEALTH CALL/REFERAL
09/03/24	FPD24-1114	CITY WARRANT	TRAFFIC STOP
09/04/24	FPD24-1115	PUBLIC INTOXICATION	UNWANTED SUBJECT
09/04/24	FPD24-1116	OTHER JURISDICTION WARRANT;	WARRANT MUNICIPAL
09/05/24	FPD24-1117	CAPIAS WARRANT	PRISONER TRANSPORT
09/05/24	FPD24-1118	CRIMINAL MISCHIEF >=\$750<\$2,500	CRIMINAL MISCHIEF
09/05/24	FPD24-1119	INCIDENT REPORT	DISTURBANCE PHYSICAL
09/05/24	FPD24-1120	PUBLIC INTOXICATION	DISTURBANCE VERBAL
09/06/24	FPD24-1121	DRIVING WHILE INTOXICATED	TRAFFIC STOP
09/06/24	FPD24-1122	INCIDENT REPORT	CRASH - MAJOR
09/07/24	FPD24-1123	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/07/24	FPD24-1124	PAROLE VIOLATION	SUSPICIOUS CIRCUMSTANCE
09/07/24	FPD24-1125	POSSESSION OF DRUG	TRAFFIC STOP
09/07/24	FPD24-1126	CRIMINAL TRESPASS	CRIMINAL TRESPASSING
09/07/24	FPD24-1127	INCIDENT REPORT	SUSPICIOUS CIRCUMSTANCE
09/07/24	FPD24-1128	CAPIAS WARRANT	WARRANT MUNICIPAL
09/08/24	FPD24-1129	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/08/24	FPD24-1130	DRIVING WHILE INTOXICATED 2ND	DRIVING WHILE INTOXICATED
09/08/24	FPD24-1131	PURCHASE FURNISH ALCOH TO A	SPEAK WITH OFFICER
09/08/24	FPD24-1132	ASSAULT CAUSES BODILY INJURY	ASSAULT
09/08/24	FPD24-1133	PUBLIC INTOXICATION	UNWANTED SUBJECT
09/08/24	FPD24-1134		SEXUAL OFFENSE
09/08/24	FPD24-1135	ALLOWING DOG TO RUN AT LARGE	ANIMAL BITE
09/08/24	FPD24-1136	INDECENCY W/CHILD SEXUAL	SEXUAL OFFENSE
09/08/24	FPD24-1137	OTHER JURISDICTION WARRANT	WARRANT OTHER AGENCY
09/08/24	FPD24-1138	INCIDENT REPORT	JUVENILE COMPLAINTS
09/10/24	FPD24-1139	INCIDENT REPORT	BEACH PATROL
09/10/24	FPD24-1140	FRAUD - GENERAL	FRAUD
09/11/24	FPD24-1141	THEFT PROP >=\$750<\$2,500;	UNAUTH USE OF A VEHICLE
09/11/24	FPD24-1143	CAPIAS WARRANT	PRISONER TRANSPORT
09/11/24	FPD24-1142	THEFT PROP >=\$2,500<\$30K	THEFT
09/12/24	FPD24-1144	THEFT CLASS C	THEFT

Reported	Case Number	Offenses	Description
09/12/24	FPD24-1145	TERRORISTIC THREAT	UNWANTED SUBJECT
09/12/24	FPD24-1146	CREDIT CARD OR DEBIT CARD	FRAUD
09/13/24	FPD24-1147	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/13/24	FPD24-1148	EVADING ARREST DETENTION	SUSPICIOUS SUBJECT
09/13/24	FPD24-1149	FRAUD - GENERAL	FRAUD
09/13/24	FPD24-1150	POSS CS PG 3 < 28G	TRAFFIC STOP
09/14/24	FPD24-1151	DRIVING UNDER THE INFLUENCE	AMBULANCE CALL - FREEPORT
09/14/24	FPD24-1152	DRIVING W/LIC INV W/PREV	TRAFFIC STOP
09/15/24	FPD24-1153	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/15/24	FPD24-1155	PUBLIC INTOXICATION	SUSPICIOUS CIRCUMSTANCE
09/15/24	FPD24-1154	DRIVING WHILE INTOXICATED 2ND	TRAFFIC STOP
09/15/24	FPD24-1156	PUBLIC INTOXICATION	DISTURBANCE VERBAL
09/15/24	FPD24-1157	INTERFER W/PUBLIC DUTIES	DISTURBANCE VERBAL
09/15/24	FPD24-1158	Reckless Driving; EVADING ARREST	DISTURBANCE PHYSICAL
09/15/24	FPD24-1159	THEFT CLASS C; FRAUD USE/POSS	THEFT
09/16/24	FPD24-1160	INCIDENT REPORT	FOUND PROPERTY
09/16/24	FPD24-1161	CITY WARRANT	PRISONER TRANSPORT
09/16/24	FPD24-1162		ANIMAL CONTROL - GENERAL
09/17/24	FPD24-1163	INCIDENT REPORT	TRAFFIC COMPLAINT
09/17/24	FPD24-1164	CAPIAS WARRANT	PRISONER TRANSPORT
09/17/24	FPD24-1165	THEFT PROP >=\$100<\$750	THEFT
09/17/24	FPD24-1166	FRAUD - GENERAL	FRAUD
09/17/24	FPD24-1167	CAPIAS WARRANT	PRISONER TRANSPORT
09/17/24	FPD24-1168	CAPIAS WARRANT	CITY ORDINANCE VIOLATION
09/17/24	FPD24-1169	INCIDENT REPORT	SPEAK WITH OFFICER
09/17/24	FPD24-1170	DEATH INVESTIGATION	AMBULANCE CALL - FREEPORT
09/17/24	FPD24-1171	ASSAULT CAUSES BODILY INJURY	ASSAULT
09/18/24	FPD24-1172	DUTY ON STRIKING UNATTENDED	CRASH - HIT & RUN
09/18/24	FPD24-1173		ANIMAL CONTROL - GENERAL
09/18/24	FPD24-1174	ASSAULT BY THREATS	DISTURBANCE VERBAL
09/19/24	FPD24-1175	OTHER JURISDICTION WARRANT	SUBJECT CONTACT
09/19/24	FPD24-1176	OTHER JURISDICTION WARRANT	TRAFFIC STOP
09/20/24	FPD24-1177	OTHER JURISDICTION WARRANT	TRAFFIC STOP
09/20/24	FPD24-1178	SPEEDING; OTHER JURISDICTION	WARRANT MUNICIPAL
09/20/24	FPD24-1179	UNAUTH USE OF VEHICLE	UNAUTH USE OF A VEHICLE
09/20/24	FPD24-1180	THEFT PROP >=\$100<\$750	THEFT
09/21/24	FPD24-1181	OTHER JURISDICTION WARRANT	WARRANT OTHER AGENCY
09/21/24	FPD24-1182	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/21/24	FPD24-1183	UNL CARRYING WEAPON; DRIVING	DRIVING WHILE INTOXICATED
09/21/24	FPD24-1184	FALSE ALARM OR REPORT	FALSE REPORT
09/21/24	FPD24-1185	POSSESSION OF DRUG	TRAFFIC STOP
09/22/24	FPD24-1186	DRIVING WHILE INTOXICATED 2ND	DRIVING WHILE INTOXICATED
09/22/24	FPD24-1187	FLEEING POLICE OFFICER;	TRAFFIC STOP
09/22/24	FPD24-1188	PUBLIC INTOXICATION	PUBLIC INTOXICATION
09/22/24	FPD24-1189	ASSAULT CAUSES BODILY INJURY	ASSAULT
09/22/24	FPD24-1190	DUTY ON STRIKING UNATTENDED	CRASH - HIT & RUN
09/23/24	FPD24-1191		REPORT DROPPED IN ERROR

Reported	Case Number	Offenses	Description
09/23/24	FPD24-1192	DRIVING WHILE INTOXICATED	911 CALL
09/23/24	FPD24-1193	INCIDENT REPORT	911 CALL
09/23/24	FPD24-1194	FAIL TO REMAIN AND REPORT	CRASH - HIT & RUN
09/24/24	FPD24-1195	CITY WARRANT	WARRANT MUNICIPAL
09/24/24	FPD24-1196	CRIMINAL MISCHIEF >=\$100<\$750	CRIMINAL MISCHIEF
09/24/24	FPD24-1197	PUBLIC INTOXICATION	SUSPICIOUS SUBJECT
09/24/24	FPD24-1200	INDECENCY W/CHILD SEXUAL	WELFARE CONCERN
09/24/24	FPD24-1198	THEFT PROP >=\$100<\$750	THEFT
09/24/24	FPD24-1199	INCIDENT REPORT	FOUND PROPERTY
09/24/24	FPD24-1201		ANIMAL BITE
09/24/24	FPD24-1202	THEFT OF SERV >=\$100<\$750	CRIMINAL MISCHIEF
09/24/24	FPD24-1203	Reckless Driving	TRAFFIC STOP
09/24/24	FPD24-1204	RESIST ARREST SEARCH OR	PUBLIC INTOXICATION
09/24/24	FPD24-1205	CAPIAS WARRANT	PRISONER TRANSPORT
09/25/24	FPD24-1206	ABANDON ENDANGER CHILD	MISSING JUVENILE
09/25/24	FPD24-1207	OTHER JURISDICTION WARRANT	ATTEMPT TO SERVE - WARRANT
09/25/24	FPD24-1208	ASSAULT FAM/HOUSE MEM	SPEAK WITH OFFICER
09/25/24	FPD24-1209	THEFT PROP >=\$750<\$2,500	SPEAK WITH OFFICER
09/25/24	FPD24-1210	PUBLIC INTOXICATION	MISCELLANEOUS
09/25/24	FPD24-1211	INCIDENT REPORT	CIVIL STANDBY
09/26/24	FPD24-1212	INTERFER W/PUBLIC DUTIES;	TRAFFIC STOP
09/26/24	FPD24-1214	THEFT PROP >=\$750<\$2,500	THEFT
09/26/24	FPD24-1213	SEX OFFENDERS DUTY TO	SEX OFFENDER REGISTRATION
09/26/24	FPD24-1215	CITY WARRANT	PRISONER TRANSPORT
09/26/24	FPD24-1216	THEFT CLASS C	THEFT
09/26/24	FPD24-1217	ASSAULT FAM/HOUSE MEM	ASSAULT
09/27/24	FPD24-1218	INCIDENT REPORT	FOLLOW UP
09/27/24	FPD24-1219	INCIDENT REPORT	SUSPICIOUS CIRCUMSTANCE
09/27/24	FPD24-1220	FAILURE TO MAINTAIN FINANCIAL	TRAFFIC STOP
09/27/24	FPD24-1221	DRIVING WHILE INTOXICATED 2ND	TRAFFIC STOP
09/28/24	FPD24-1222	INCIDENT REPORT	FOUND PROPERTY
09/28/24	FPD24-1223	CITY WARRANT; CAPIAS WARRANT	WARRANT MUNICIPAL
09/28/24	FPD24-1224	CITY WARRANT	PRISONER TRANSPORT
09/28/24	FPD24-1225	ASSAULT BY PHYSICAL CONTACT;	ASSAULT
09/28/24	FPD24-1226	FAIL TO IDENTIFY GIVING	TRAFFIC STOP
09/28/24	FPD24-1227	INCIDENT REPORT	CRASH - FLEET
09/29/24	FPD24-1228	PUBLIC INTOXICATION; DRIVING	DRIVING WHILE INTOXICATED
09/29/24	FPD24-1229	DEATH INVESTIGATION	AMBULANCE CALL - FREEPORT
09/29/24	FPD24-1230	INCIDENT REPORT	ANIMAL CONTROL - GENERAL
09/29/24	FPD24-1231	FAIL TO REMAIN AND REPORT	CRASH - MINOR
09/29/24	FPD24-1232	POSSESSION OF DRUG	TRAFFIC STOP
09/29/24	FPD24-1233	INCIDENT REPORT	AMBULANCE CALL - FREEPORT
09/29/24	FPD24-1253	INCIDENT REPORT	ANIMAL CONTROL - GENERAL
09/29/24	FPD24-1234	PUBLIC INTOXICATION	DISTURBANCE VERBAL
09/29/24	FPD24-1235	NO DRIVER'S LICENSE	TRAFFIC STOP
09/29/24	FPD24-1236	DRIVING WHILE INTOXICATED	DRIVING WHILE INTOXICATED
09/29/24	FPD24-1237	OTHER JURISDICTION WARRANT	UNWANTED SUBJECT

Reported	Case Number	Offenses	Description
09/30/24	FPD24-1238	INCIDENT REPORT	CODE ENFORCEMENT
09/30/24	FPD24-1239	THEFT PROP >=\$750<\$2,500	THEFT
09/30/24	FPD24-1240	FRAUD - GENERAL	FRAUD
09/30/24	FPD24-1241	DEATH INVESTIGATION	AMBULANCE CALL - FREEPORT
09/30/24	FPD24-1242		ANIMAL BITE
09/30/24	FPD24-1243	CAPIAS WARRANT; PAROLE	WARRANT CLASS B OR ABOVE

Total Records: 143

Freeport Police Department

Monthly Traffic Stops CC

Printed on October 15, 2024

Descriptions	Totals	
Advice Given	1	1
Arrest	51	51
Arrest; Report Taken	6	6
Arrest; Report Taken; Vehicle Towed	4	4
Arrest; Vehicle Towed	2	2
Citation Issued	95	95
Citation Issued ; Report Taken	3	3
CVE - No Violation	2	2
Handled By Officer / Deputy	2	2
Information Recieved	3	3
Vehicle Towed	2	2
Written Warning Issued	292	292
Totals	463	463

VIOLATION LIST (CUSTOM)

Open From Date:

09/01/2024

Open To Date:

09/30/2024

Show Address:

N

FILE#	VIOLATION	OPEN DATE	STATUS
24-002291	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002291	Neglected Premises	09/04/2024	Closed
24-002292	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002292	Neglected Premises	09/04/2024	Closed
24-002298	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002299	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002301	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002303	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Open
24-002303	Neglected Premises	09/04/2024	Open
24-002304	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002305	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002306	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002307	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002311	Growth or accumulation of weeds, rubbish, and the like.	09/04/2024	Closed
24-002311	Neglected Premises	09/04/2024	Closed
24-002321	Residential Parking - Hard Surface	09/05/2024	Closed
24-002322	Growth or accumulation of weeds, rubbish, and the like.	09/05/2024	Open
24-002324	Residential Parking - Hard Surface	09/06/2024	Closed
24-002326	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Closed
24-002326	Neglected Premises	09/06/2024	Closed
24-002329	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Open
24-002330	Junked vehicles	09/06/2024	Open
24-002330	Residential Parking - Hard Surface	09/06/2024	Open
24-002332	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Open
24-002333	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Open
24-002334	Junked vehicles	09/06/2024	Closed
24-002335	Junked vehicles	09/06/2024	Closed
24-002342	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Open
24-002343	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Closed
24-002344	Growth or accumulation of weeds, rubbish, and the like.	09/06/2024	Closed
24-002341	Neglected Premises	09/07/2024	Closed
24-002348	Garbage Collections	09/09/2024	Closed
24-002354	Residential - Permits Required	09/09/2024	Closed
24-001307	Motor Vehicles/Inoperable/Unlicensed	09/09/2024	Open
24-002359	Residential - Permits Required	09/09/2024	Closed
24-002360	Garbage Collections	09/09/2024	Closed
24-002360	Disposal of rubbish	09/09/2024	Closed
24-002360	Disposal of garbage	09/09/2024	Closed
24-002361	Garbage Collections	09/09/2024	Closed
24-002362	Growth or accumulation of weeds, rubbish, and the like.	09/09/2024	Closed
24-002364	Growth or accumulation of weeds, rubbish, and the like.	09/09/2024	Closed
24-002365	Growth or accumulation of weeds, rubbish, and the like.	09/09/2024	Closed
24-002341	Neglected Premises	09/09/2024	Open
24-002348	Disposal of garbage	09/09/2024	Closed
24-001718	Grass and Weeds	09/10/2024	Closed
24-002374	Garbage Collections	09/10/2024	Closed

FILE#	VIOLATION	OPEN DATE	STATUS
24-002190	Growth or accumulation of weeds, rubbish, and the like.	09/10/2024	Open
24-002190	Neglected Premises	09/10/2024	Open
24-001694	Electrical - Facilities required	09/10/2024	Open
24-001694	Electrical Service	09/10/2024	Open
24-002375	Growth or accumulation of weeds, rubbish, and the like.	09/10/2024	Open
24-002375	Neglected Premises	09/10/2024	Open
23-000483	Neglected Premises	09/10/2024	Open
23-000483	Sidewalks, Alleys and Unpaved Right-of-Ways	09/10/2024	Open
23-000483	Grass and Weeds	09/10/2024	Open
23-000483	Motor Vehicles/Inoperable/Unlicensed	09/10/2024	Open
23-000483	Exterior Structure - Good Repair	09/10/2024	Open
23-000483	Unsafe conditions (structural)	09/10/2024	Open
23-000483	Unsafe conditions (anchoring)	09/10/2024	Open
23-000483	Unsafe conditions (overhangs)	09/10/2024	Open
23-000483	Unsafe condition (floor or roof)	09/10/2024	Open
23-000483	Unsafe condition (limit state of structures)	09/10/2024	Open
23-000483	Unsafe condition (siding and masonry joints)	09/10/2024	Open
23-000483	Unsafe condition (strucutre load support)	09/10/2024	Open
23-000483	Unsafe conditions (exterior walls)	09/10/2024	Open
23-000483	Window, skylight and door frames	09/10/2024	Open
23-000483	Glazing	09/10/2024	Open
23-000483	Openable windows	09/10/2024	Open
23-000483	Doors	09/10/2024	Open
23-000483	Windows	09/10/2024	Open
23-000483	Protective Treatment/Exterior Surfaces	09/10/2024	Open
23-000483	Structural members	09/10/2024	Open
23-000483	Structural members	09/10/2024	Open
24-002376	Mobile Homes Prohibited- Outside Licensed MH Park	09/10/2024	Closed
24-002376	Recreational Vehicle Park - RVs Only	09/10/2024	Closed
24-002376	Recreational Vehicles outside licensed RV park	09/10/2024	Closed
24-002378	Growth or accumulation of weeds, rubbish, and the like.	09/10/2024	Closed
24-002378	Neglected Premises	09/10/2024	Closed
24-002381	Accumulation of carrion, filth, and the like.	09/10/2024	Open
24-002381	Accessory Structures	09/10/2024	Open
24-001465	Motor Vehicles/Inoperable/Unlicensed	09/10/2024	Open
24-002380	Accessory Structures	09/11/2024	Open
24-002385	Commercial - Permits Required	09/11/2024	Open
24-002395	Growth or accumulation of weeds, rubbish, and the like.	09/11/2024	Closed
24-002395	Neglected Premises	09/11/2024	Closed
24-002396	Refrigerators	09/11/2024	Closed
24-002410	Growth or accumulation of weeds, rubbish, and the like.	09/12/2024	Closed
24-002410	Neglected Premises	09/12/2024	Closed
24-002413	Junked vehicles	09/13/2024	Closed
24-002413	Growth or accumulation of weeds, rubbish, and the like.	09/13/2024	Closed
24-002413	Neglected Premises	09/13/2024	Closed
24-002413	Grass and Weeds	09/13/2024	Closed
24-002413	Accumulation of rubbish or garbage	09/13/2024	Closed
24-002413	Residential Parking - Hard Surface	09/13/2024	Closed
24-002427	Residential - Permits Required	09/13/2024	Closed
24-002436	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Closed
24-002436	Neglected Premises	09/16/2024	Closed
24-002438	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Open
24-002438	Neglected Premises	09/16/2024	Open

FILE#	VIOLATION	OPEN DATE	STATUS
24-002438	Sidewalks, Alleys and Unpaved Right-of-Ways	09/16/2024	Open
24-002448	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Closed
24-002448	Neglected Premises	09/16/2024	Closed
24-002294	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Open
24-002294	Grass and Weeds	09/16/2024	Open
24-001495	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Open
24-001495	Neglected Premises	09/16/2024	Open
24-001495	Motor Vehicles/Inoperable/Unlicensed	09/16/2024	Open
24-002442	Growth or accumulation of weeds, rubbish, and the like.	09/16/2024	Open
24-002442	Grass and Weeds	09/16/2024	Open
24-002220	Neglected Premises	09/17/2024	Open
24-002449	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Closed
24-002449	Neglected Premises	09/17/2024	Closed
24-002438	Neglected Premises	09/17/2024	Open
24-002455	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Open
24-002455	Neglected Premises	09/17/2024	Open
24-002458	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Closed
24-002459	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Closed
24-002460	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Open
24-002461	Garbage Collections	09/17/2024	Open
24-002461	Disposal of garbage	09/17/2024	Open
24-002462	Garbage Collections	09/17/2024	Open
24-002462	Disposal of garbage	09/17/2024	Open
24-002457	Residential Parking - Hard Surface	09/17/2024	Open
24-002457	Parking Lot/Pot Holes	09/17/2024	Open
24-002457	Exterior Structure - Good Repair	09/17/2024	Open
24-002457	Unsafe conditions (overhangs)	09/17/2024	Open
24-002457	Stairways, decks, porches and balconies	09/17/2024	Open
24-002457	Handrails and guards	09/17/2024	Open
24-002457	Windows	09/17/2024	Open
24-002457	Protective Treatment/Exterior Surfaces	09/17/2024	Open
24-002469	Growth or accumulation of weeds, rubbish, and the like.	09/17/2024	Closed
24-002470	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Open
24-002470	Neglected Premises	09/18/2024	Open
24-002473	Residential - Permits Required	09/18/2024	Closed
24-002146	Neglected Premises	09/18/2024	Closed
24-002481	Residential - Permits Required	09/18/2024	Closed
24-002482	Enclosures/Fence (Swimming Pools)	09/18/2024	Closed
24-002483	Enclosures/Fence (Swimming Pools)	09/18/2024	Closed
24-002483	Enclosures/Gates (Swimming Pool)	09/18/2024	Closed
24-002491	Outdoor Storage of Materials - in Public View	09/18/2024	Open
24-002491	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Open
24-002491	Outdoor Storage of Materials - in Public View	09/18/2024	Open
24-002491	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Open
24-002490	Roofs and drainage	09/18/2024	Open
24-002492	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Closed
24-002493	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Closed
24-002494	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Closed
24-002495	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Open
24-002496	Growth or accumulation of weeds, rubbish, and the like.	09/18/2024	Closed
24-002498	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Open
24-002500	Enclosures/Fence (Swimming Pools)	09/19/2024	Open
24-002500	Enclosures/Gates (Swimming Pool)	09/19/2024	Open

FILE#	VIOLATION	OPEN DATE	STATUS
24-002501	Enclosures/Fence (Swimming Pools)	09/19/2024	Open
24-002501	Enclosures/Gates (Swimming Pool)	09/19/2024	Open
24-002503	Garbage Collections	09/19/2024	Closed
24-002503	Premises Identification	09/19/2024	Closed
24-002503	Disposal of garbage	09/19/2024	Closed
24-002506	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Open
24-002508	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002512	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002513	Residential - Permits Required	09/19/2024	Closed
24-002514	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002515	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002516	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002517	Growth or accumulation of weeds, rubbish, and the like.	09/19/2024	Closed
24-002518	Residential - Permits Required	09/19/2024	Closed
24-002525	Stagnant Water	09/20/2024	Closed
24-002526	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002527	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002527	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002528	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Open
24-002529	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002531	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002532	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-001758	Unsafe condition (floor or roof)	09/20/2024	Open
24-001758	Unsafe condition (foundations)	09/20/2024	Open
24-001758	Interior surfaces	09/20/2024	Open
24-001758	Infestation	09/20/2024	Open
24-001758	Owner Responsible - Pest Elimination	09/20/2024	Open
24-001758	General - Plumbing Maintenance	09/20/2024	Open
24-001758	Water Supply	09/20/2024	Open
24-001758	Water Heating Facilities	09/20/2024	Open
24-001758	General- Storm Drainage	09/20/2024	Open
24-001758	Heating Facilities - Residential Occupancies	09/20/2024	Open
24-001758	Heating Facilities- Tenants	09/20/2024	Open
24-001758	Electrical - Exposed to Water	09/20/2024	Open
24-001758	Fire Protection Systems- Smoke Alarms	09/20/2024	Open
24-002505	Growth or accumulation of weeds, rubbish, and the like.	09/20/2024	Closed
24-002505	Accessory Structures	09/20/2024	Closed
24-002258	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Open
24-002258	Neglected Premises	09/23/2024	Open
24-002537	Motor Vehicles/Inoperable/Unlicensed	09/23/2024	Open
24-002542	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Open
24-002543	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Closed
24-001708	Junked vehicles	09/23/2024	Open
24-001708	Accumulation of carrion, filth, and the like.	09/23/2024	Open
24-001708	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Open
24-001708	Neglected Premises	09/23/2024	Open
24-002547	General - Water System Required	09/23/2024	Closed
24-002548	General - Water System Required	09/23/2024	Closed
24-002549	General - Water System Required	09/23/2024	Closed
24-002550	General - Water System Required	09/23/2024	Closed
24-002551	General - Water System Required	09/23/2024	Closed
24-002552	General - Water System Required	09/23/2024	Closed
24-002413	Junked vehicles	09/23/2024	Open

FILE#	VIOLATION	OPEN DATE	STATUS
24-002413	Motor Vehicles/Inoperable/Unlicensed	09/23/2024	Open
24-002555	General - Water System Required	09/23/2024	Closed
24-002560	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Open
24-002562	Growth or accumulation of weeds, rubbish, and the like.	09/23/2024	Open
24-002562	Neglected Premises	09/23/2024	Open
24-002562	Accumulation of rubbish or garbage	09/23/2024	Open
24-002565	Growth or accumulation of weeds, rubbish, and the like.	09/24/2024	Closed
24-002565	Neglected Premises	09/24/2024	Closed
24-002566	Junked vehicles	09/24/2024	Closed
24-002566	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002567	Junked vehicles	09/24/2024	Closed
24-002567	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002568	Junked vehicles	09/24/2024	Closed
24-002568	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002569	Junked vehicles	09/24/2024	Closed
24-002569	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002570	Growth or accumulation of weeds, rubbish, and the like.	09/24/2024	Open
24-002570	Neglected Premises	09/24/2024	Open
24-002571	Junked vehicles	09/24/2024	Closed
24-002571	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002572	Junked vehicles	09/24/2024	Closed
24-002572	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002573	Junked vehicles	09/24/2024	Closed
24-002573	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002574	Junked vehicles	09/24/2024	Closed
24-002574	Motor Vehicles/Inoperable/Unlicensed	09/24/2024	Closed
24-002576	Growth or accumulation of weeds, rubbish, and the like.	09/24/2024	Open
24-002576	Neglected Premises	09/24/2024	Open
24-002577	Growth or accumulation of weeds, rubbish, and the like.	09/24/2024	Open
24-002578	Growth or accumulation of weeds, rubbish, and the like.	09/24/2024	Open
24-002579	Insect Screens	09/24/2024	Open
24-002579	Electrical - Exposed to Water	09/24/2024	Open
24-002577	Neglected Premises	09/24/2024	Open
24-002577	Vacant structures and land	09/24/2024	Open
24-002583	Residential - Permits Required	09/24/2024	Closed
24-001701	Exterior Structure - Good Repair	09/25/2024	Open
24-001701	Unsafe conditions (structural)	09/25/2024	Open
24-001701	Unsafe conditions (overhangs)	09/25/2024	Open
24-001701	Unsafe condition (stairs and porches)	09/25/2024	Open
24-001701	Unsafe conditions (exterior walls)	09/25/2024	Open
24-001701	Protective Treatment/Exterior Surfaces	09/25/2024	Open
24-002589	Residential - Permits Required	09/25/2024	Closed
24-002595	Growth or accumulation of weeds, rubbish, and the like.	09/25/2024	Closed
24-002595	Neglected Premises	09/25/2024	Closed
24-002596	Growth or accumulation of weeds, rubbish, and the like.	09/25/2024	Closed
24-002596	Neglected Premises	09/25/2024	Closed
24-002599	Growth or accumulation of weeds, rubbish, and the like.	09/25/2024	Open
24-002599	Neglected Premises	09/25/2024	Open
24-002602	Growth or accumulation of weeds, rubbish, and the like.	09/26/2024	Open
24-002602	Neglected Premises	09/26/2024	Open
23-000536	Neglected Premises	09/26/2024	Open
23-000536	Exterior Structure - Good Repair	09/26/2024	Open
23-000536	Unsafe conditions (structural)	09/26/2024	Open

FILE#	VIOLATION	OPEN DATE	STATUS
23-000536	Unsafe conditions (anchoring)	09/26/2024	Open
23-000536	Unsafe conditions (overhangs)	09/26/2024	Open
23-000536	Unsafe condition (stairs and porches)	09/26/2024	Open
23-000536	Unsafe condition (limit state of structures)	09/26/2024	Open
23-000536	Unsafe condition (foundations)	09/26/2024	Open
23-000536	Window, skylight and door frames	09/26/2024	Open
23-000536	Openable windows	09/26/2024	Open
23-000536	Insect Screens	09/26/2024	Open
23-000536	Doors	09/26/2024	Open
23-000536	Building security	09/26/2024	Open
23-000536	Protective Treatment/Exterior Surfaces	09/26/2024	Open
24-002605	Residential - Permits Required	09/26/2024	Closed
24-002610	Growth or accumulation of weeds, rubbish, and the like.	09/26/2024	Open
24-002610	Exterior Structure - Good Repair	09/26/2024	Open
24-002610	Unsafe conditions (structural)	09/26/2024	Open
24-002610	Unsafe conditions (exterior walls)	09/26/2024	Open
24-002610	Doors	09/26/2024	Open
24-002610	Protective Treatment/Exterior Surfaces	09/26/2024	Open
24-002610	Roofs and drainage	09/26/2024	Open
24-001650	Growth or accumulation of weeds, rubbish, and the like.	09/26/2024	Open
24-001650	Neglected Premises	09/26/2024	Open
24-001650	Grass and Weeds	09/26/2024	Open
24-001650	Exterior Structure - Good Repair	09/26/2024	Open
24-001650	Unsafe conditions (structural)	09/26/2024	Open
24-001650	Unsafe conditions (exterior walls)	09/26/2024	Open
24-001650	Protective Treatment/Exterior Surfaces	09/26/2024	Open
24-001650	Roofs and drainage	09/26/2024	Open
24-002610	Interior Inspection is requested	09/26/2024	Open
24-001650	Interior Inspection is requested	09/26/2024	Open
24-002616	Garbage Collections	09/26/2024	Open
24-002616	Disposal of garbage	09/26/2024	Open
24-002621	Garbage Collections	09/26/2024	Open
24-002621	Disposal of garbage	09/26/2024	Open
24-001898	Growth or accumulation of weeds, rubbish, and the like.	09/26/2024	Open
24-001898	Neglected Premises	09/26/2024	Open
24-001898	Interior Inspection is requested	09/26/2024	Open
24-001898	Rodent Harborage	09/26/2024	Open
24-001898	Exterior Structure - Good Repair	09/26/2024	Open
24-001898	Unsafe conditions (structural)	09/26/2024	Open
24-001898	Unsafe conditions (anchoring)	09/26/2024	Open
24-001898	Unsafe conditions (overhangs)	09/26/2024	Open
24-001898	Unsafe condition (stairs and porches)	09/26/2024	Open
24-001898	Unsafe condition (siding and masonry joints)	09/26/2024	Open
24-001898	Unsafe conditions (exterior walls)	09/26/2024	Open
24-001898	Window, skylight and door frames	09/26/2024	Open
24-001898	Insect Screens	09/26/2024	Open
24-001898	Building security	09/26/2024	Open
24-001898	Windows	09/26/2024	Open
24-001898	Protective Treatment/Exterior Surfaces	09/26/2024	Open
24-001898	Roofs and drainage	09/26/2024	Open
24-002622	Garbage Collections	09/26/2024	Open
24-002622	Disposal of garbage	09/26/2024	Open
24-002611	Growth or accumulation of weeds, rubbish, and the like.	09/27/2024	Open

FILE#	VIOLATION	OPEN DATE	STATUS
24-002611	Neglected Premises	09/27/2024	Open
24-002636	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002636	Neglected Premises	09/30/2024	Open
24-002638	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002638	Neglected Premises	09/30/2024	Open
24-002639	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002639	Neglected Premises	09/30/2024	Open
24-000940	Unsafe condition (siding and masonry joints)	09/30/2024	Open
24-000940	Roofs and drainage	09/30/2024	Open
24-002640	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002640	Neglected Premises	09/30/2024	Open
24-002643	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002644	Sweeping Debris into Street Illegal	09/30/2024	Open
24-002644	Garbage Collections	09/30/2024	Open
24-002644	Disposal of garbage	09/30/2024	Open
24-002645	Growth or accumulation of weeds, rubbish, and the like.	09/30/2024	Open
24-002646	Residential - Permits Required	09/30/2024	Open
		Total Violations	328



CITY OF FREEPORT
FREEPORT FIRE & EMS DEPARTMENT

131 East 4th Street
Freeport, Texas 77541
Phone (979) 233-2111
Fax (979) 233-4103

Christopher Motley
Chief / EMC

Mike Praslicka
Deputy Chief
EMS Coordinator

Micheal Dumas
Deputy Chief
Fire Marshal

To: Mr. Lance Petty, City Manager

From: Christopher D. Motley, Fire Chief

Date: October 21, 2024

Re: September 2024

Response alarms: Fire - 24
EMS - 173
Total - 194

Significant Events: Air Ambulance transport: 2
Mutual Aid Request: EMS response: 5 FIRE 1
Mutual aid given to other cities to cover EMS response: 0 FIRE 0
Two EMS units working calls at the same time: 30
Three working EMS alarms: 5
Four working EMS alarms: 0
Five working EMS alarms: 0
Transport rate: 63%

Structure Fires: 1219 North Brazosport BLVD

September 2024 Call Volume. Trend Lines Report with a moving average from 2 to 11 incidents.



Infrastructure: Station #2: Underground electrical conduit is complete.
Potable water bid has been award and scheduled for install
Engine 901: Pending annual pump test. Engine 901 is running and placed in in reserve status with limited use due electronic controls response to the driver operator.

Visit us online at www.freeport.tx.us
facebook.com/FreeportFire
fire@freeport.tx.us



CITY OF FREEPORT
FREEPORT FIRE & EMS DEPARTMENT

131 East 4th Street
Freeport, Texas 77541
Phone (979) 233-2111
Fax (979) 233-4103

Christopher Motley
Chief / EMC

Mike Praslicka
Deputy Chief
EMS Coordinator

Micheal Dumas
Deputy Chief
Fire Marshal

Emergency Management:

Hurricane Beryl strike the Freeport area. City wide response to storm and recovery operations to the City of Freeport. Primary of Fire/EMS was addressing debris removal and the TDMS for vegetative burning in conjunction of Public Works. Port Freeport/Freeport Fire & Police Interoperability Agreement approved on May 6, 2024. Pending confirmation on existing purchase order is still funded pending approval from Finance Dept.

FEMA meeting on Hurricane Beryl DR4798-TX for reimbursement

Mitigation Grants:

No Report.

Grants:

Wildland Vehicle, and Firefighting Equipment. Award fall of 2024 Texas forestry Grant: Award Large Truck Chassis: \$100,000. Meet with several donors and budget discussion with three politically subdivisions. The response was no. At this time, the department will need to forfeit this grant opportunity.

FEMA AFG radio grant update: Pending radio tower installation of antennas and VHF repeater on Port Freeport radio tower. Identifying radio frequencies for radio plug code.

Personnel:

Staffing:

Fire Fighter Vacancy: Two (Full-time)

Fire Fighter Vacancy: Five (Part-time)

EMS Vacancy: One (Part-time).

Applications Received: Full-time: 1 Part-time: 1

*Note that most applicants do not hold state certification.

Employee PAT test: Scheduled 1

Interviews: 3

Backgrounds: In progress: 1 complete: Pass: 1 Fail: 0

Job Offers: 1

Notice of Resignation: FF Cagle

Employee of the Month: Lt. Kris Vierra

Injuries:

None

Events:

Kidfest

Brazos port High School Bonfire & Parade

Information Technology

Monthly Report

- Designed and deployed Public Works Order tracking system.
- Re-installed Rec Center staff and equipment to building.
- Improved and upgraded Network Failover and backup solution at City Hall at no cost.
- Migrated Adobe to Government tenant at \$3000 annual savings with increased licenses numbers and corrected renewal period to Fiscal year change dates.

Upcoming Projects

- Continued Cloud Data Migration.
- Website full redesign
- Server Refresh Initial design implementation and staging.
- Park and Public Security program improvements.
- IT Grant opportunities

OCTOBER 2024





Closed Ticket 31 days by Category Only

Description:

Category: Service Desk

Server Hostname: support.0cwrseesmgcerdzoaboqdri0wg.bx.internal.cloudapp.net

Generated: 10/01/2024 01:00:11

1 row: Category: Drainage

1 row: Category: Hardware::Computer::Desktop

1 row: Category: Hardware::Computer::Laptop

1 row: Category: Hardware::Other Hardware

1 row: Category: Hardware::Printer::Copier

2 rows: Category: Hardware::Printer::Desk/Office

4 rows: Category: Network

3 rows: Category: Other

2 rows: Category: Software::Issue

1 row: Category: Veoila

12 rows: Category: Website::Change or Upload

10/01/2024



Reporting period16 Sep 2024 00:00 - 16 Oct 2024 22:08

Managed endpoints

57-2%

Active endpoints

56

Blocked threats

8+700%

Company risk score

12%

Inventory:

48/-1

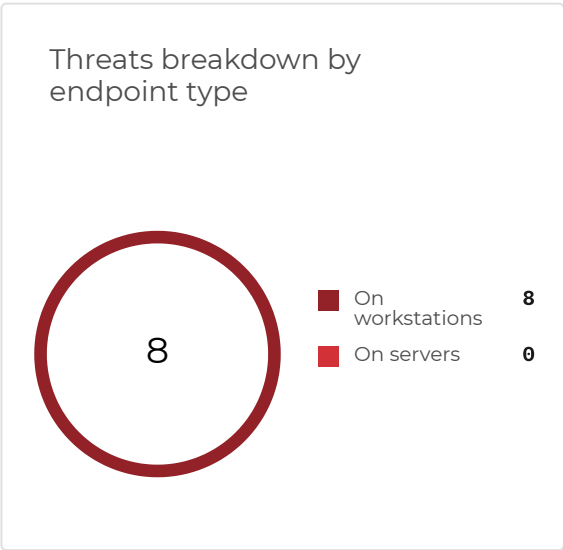
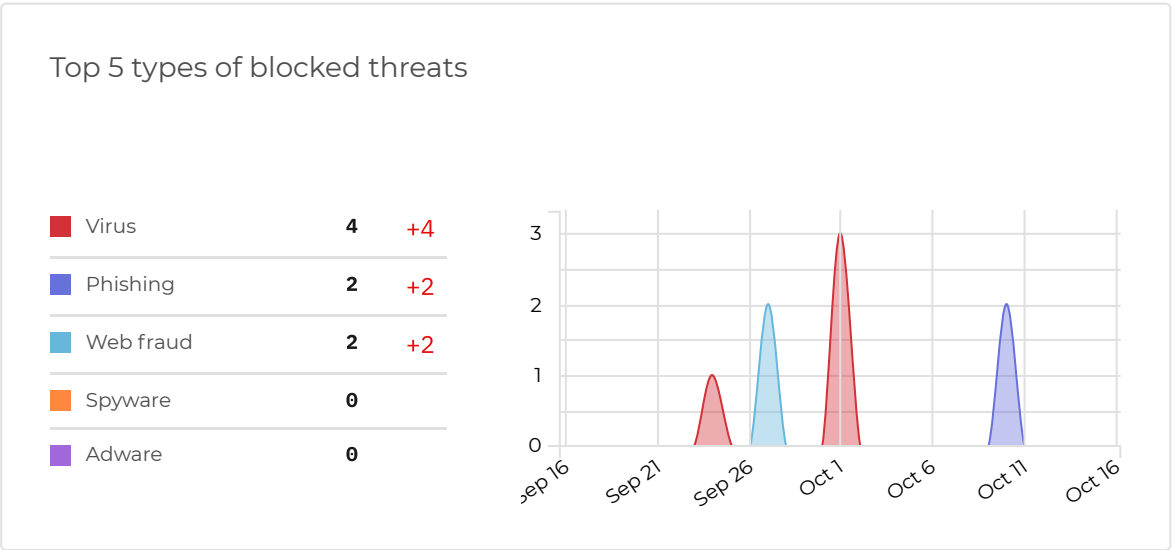
0

9

48/-1

0

9

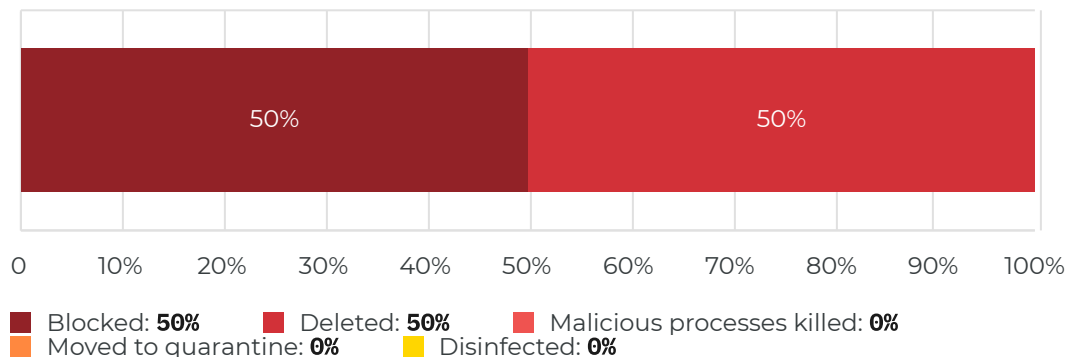


Incidents breakdown by action taken

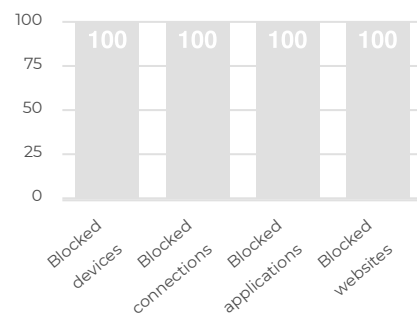


No information available. To retrieve data about your company's **Incidents Status**, please consider a compatible [license key](#).

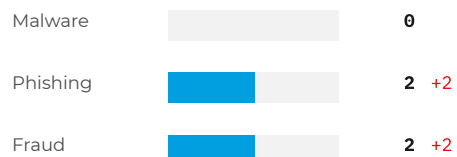
Remediation actions



Policy rule-based detections



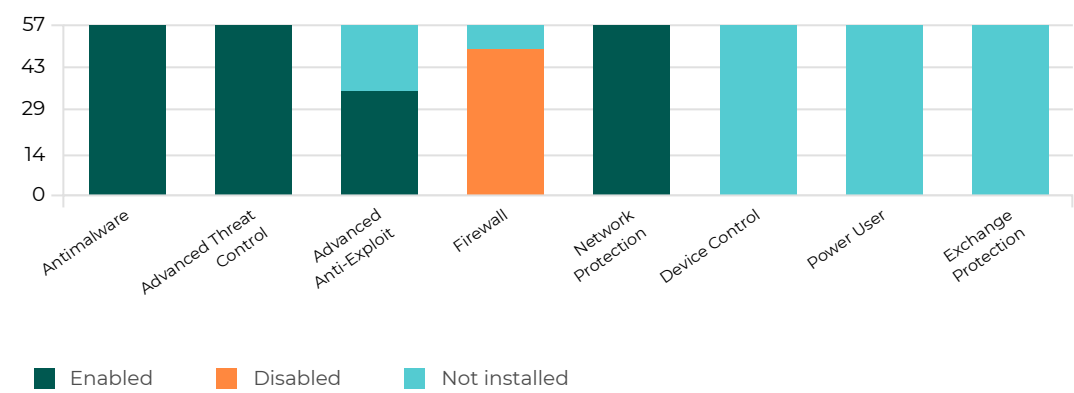
Blocked websites



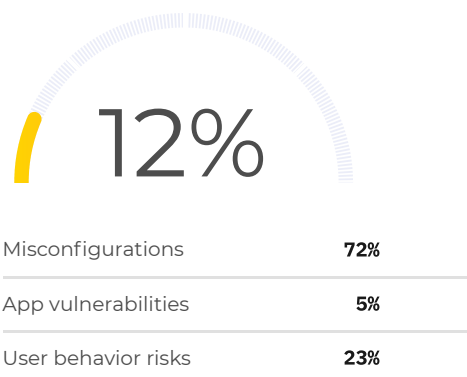
Blocked network attack techniques

Initial access	0
Credential access	0
Discovery	0
Lateral movement	0
Crimeware	0

Endpoint modules status



Company risk score



Endpoint modules status details

	Enabled	Disabled	Not installed		Enabled	Disabled	Not installed
Antimalware	57	0	0	Network Protection	57	0	0
Advanced Threat Control	57	0	0	Device Control	0	0	57
Advanced Anti-Exploit	35	0	22	Power User	0	0	57
Firewall	0	49	8	Exchange Protection	0	0	57

Time period



Sep 2024–Sep 2024



Overview

Calls

Bookings

Directions

Website clicks

404

Business Profile interactions ⓘ



677

👁 People viewed your Business Profile

Platform and device breakdown

Platform and devices that people used to find your profile



● 381 • 56%

Google Search – mobile

● 164 • 24%

Google Maps – mobile

● 92 • 14%

Google Search – desktop

● 40 • 6%

Google Maps – desktop

147

🔍 Searches showed your Business Profile in the search results

Searches breakdown

Search terms that showed your Business Profile in the search results

1.	city of freeport water	40
2.	freeport city hall, north avenue h, freeport, tx	25
3.	city hall freeport tx	24
4.	city of freeport water department	22
5.	freeport municipal court	20

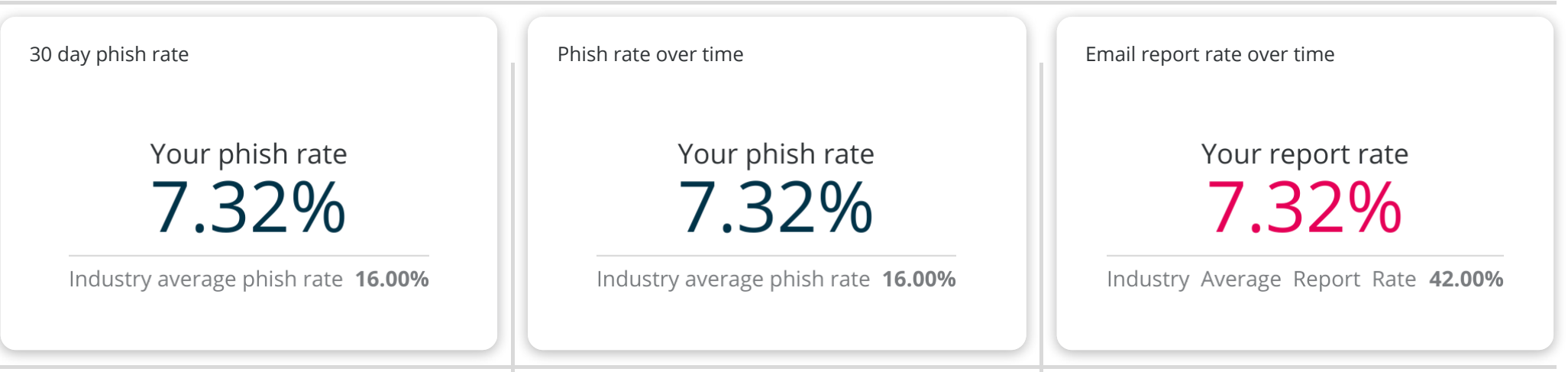
Filter statement

Filters

Days in Event DateLast 30 Days

Test CampaignNo

Security awareness training summary - Executive dashboard



Filter statement

Filters

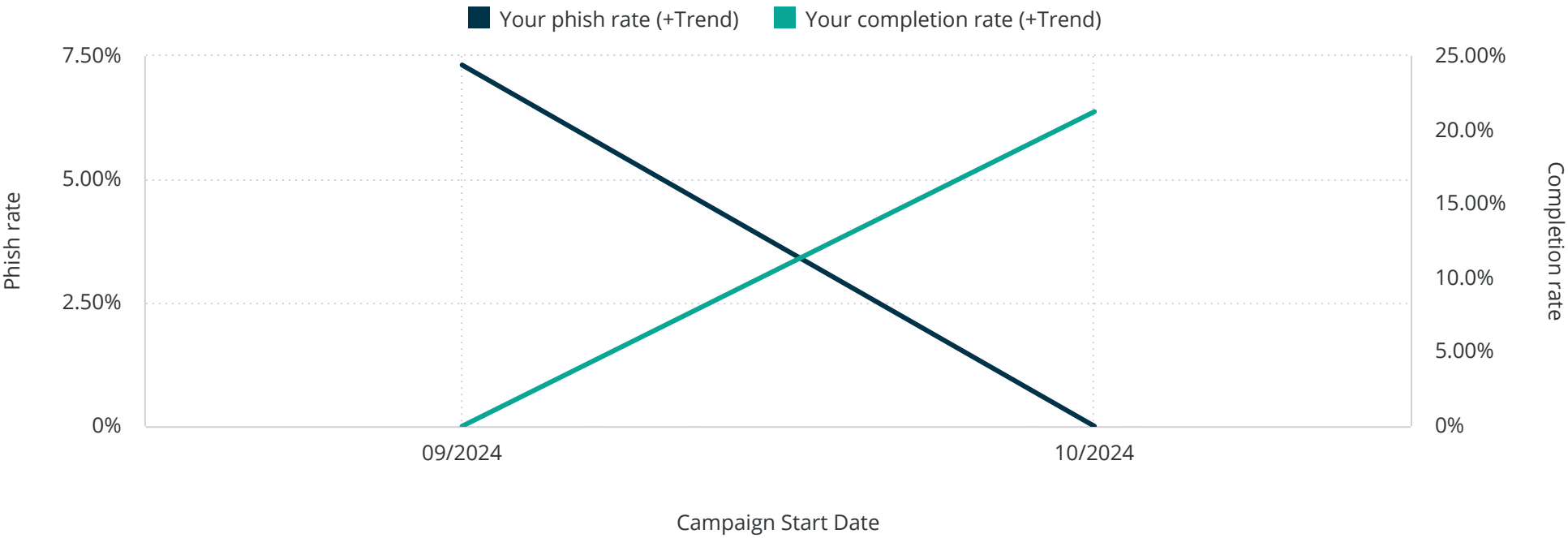
Days in Event Date

Last 30 Days

Test Campaign

No

Phish rate and training completion over time



Filter statement

Filters

Days in Event DateLast 30 Days

Test CampaignNo

30 day training completion

Your completion rate

21.24%

Industry average completion rate 51.88%

Training completion over time

Your completion rate

21.24%

Industry average completion rate 51.88%

Training time over time

Average time per learner (minutes)

0.61

Recommended annual training time (mi... 60

Risk behaviors

Failing grades

learners with failing grades

12

Clicked events

phished events

3

Credentials entered

data entries

0

Incomplete training

incomplete training courses

89

Filter statement

Filters

Days in Event Date

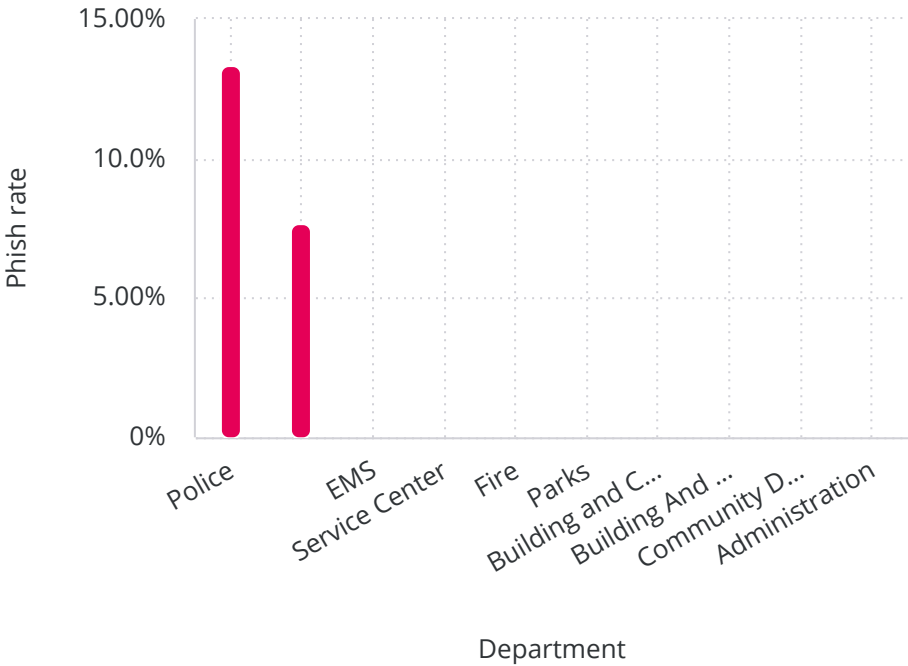
Last 30 Days

Test Campaign

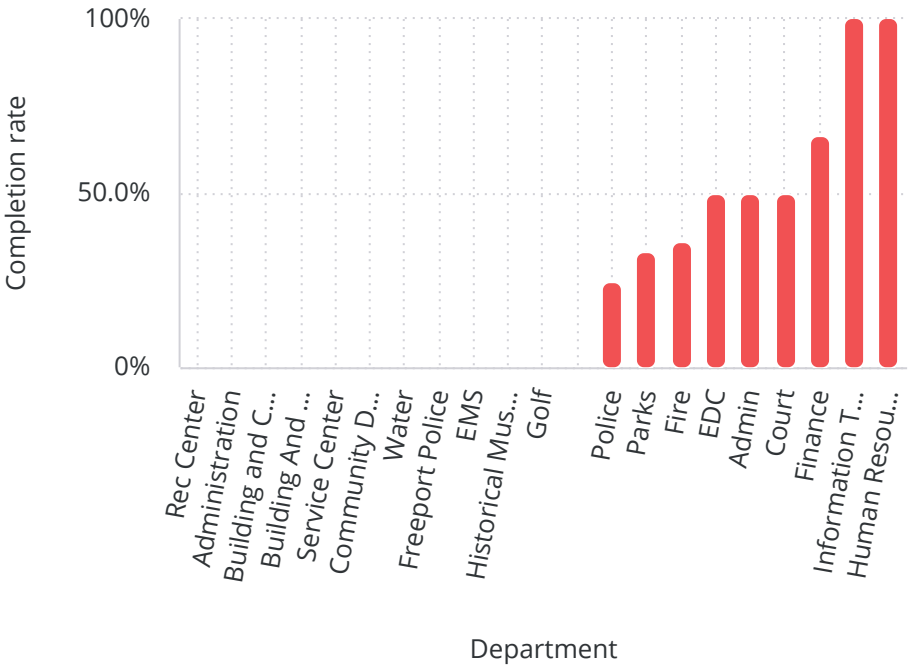
No

Lowest performing departments

Phish rate by department



AwareEd completion by department



Filter statement

Filters

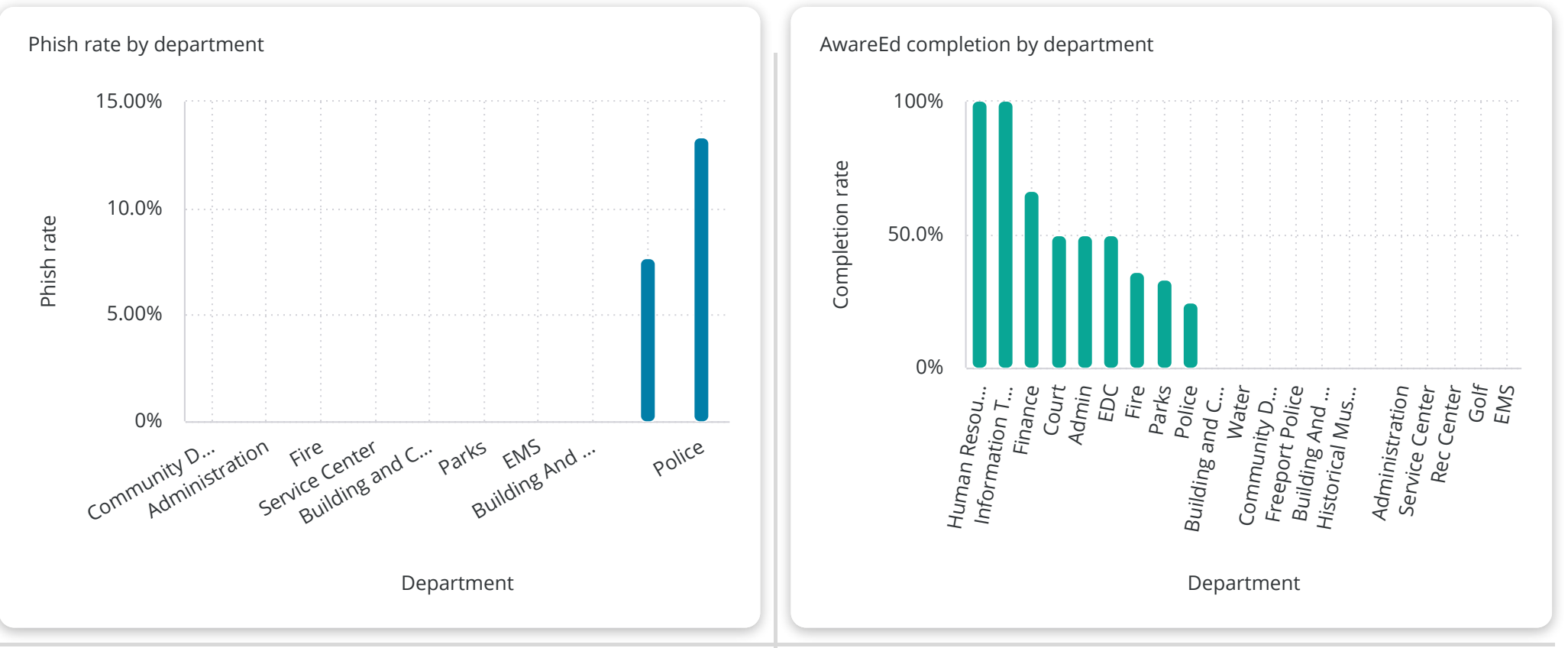
Days in Event Date

Last 30 Days

Test Campaign

No

Highest performing departments



Filter statement

Filters

Days in Event DateLast 30 Days

Test CampaignNo

Activity report

Phishing simulations

PhishSim campaigns

3

Recommended # annual campaigns 12

Training courses

AwareEd campaigns

1

Recommended # annual campaigns 12

Learners reporting emails

% learners using PhishNotify

7.32%

Recommended adoption rate 100%