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, April 7, 2025, 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: Proclamations - Presentations and Updates

2A. Presentations – Presentation

2A1. Tourism Friendly Community Designation by the State of Texas- Wade Dillon, Museum Director

2A2. Presentation by the US Army Corps of Engineers to update on the status of the Freeport Project. - Eddie Irigoyen, Project Manager

2A3. Presentation by the Velasco Drainage District.- David Youngblood, Assistant Superintendent

2B. Upcoming Events - Easter Eggstravaganza, Saturday, April 12, 9:00A.M. at Freeport Municipal Park
Riverfest, Saturday, April 26,10:00A.M.-11:30P.M. at Freeport Municipal Park

2C. Proclamation of the City of Freeport declaring April 2025 as 'Fair Housing Month'.- Ashlee Hurst, Finance Director

2D. Proclamation for National Public Safety Telecommunicators Week.- Jennifer Howell, Police Chief

2E. Proclamation for National Animal Control Officer Appreciation Week.- Jennifer Howell, Police Chief

3: Public Hearings

3A. Public Hearing: Consideration and possible action approving New Gulf Enterprises Subdivision being a Re-Plat of Lots 13-15, Lots 19-20, and the West ½ of Lot 16,Block 34, of The Freeport Townsite, as recorded in Volume 2, Page 95 of The Brazoria County Plat Records, and being all that certain called 0.08 Acre Tract of Land Conveyed by Special Warranty Deed on September 7, 2023 from The City Of Freeport to New Gulf Enterprises, as Recorded in Clerk's File No. 2023-048814 of The Brazoria County Official Records, in The Thomas F. Mckinney Labor, Abstract 87 Brazoria County, Texas(Patti Foster)

4: Business

4A. Consideration and possible action approving meeting minutes March 17, 2025.(Clarisa Fernandez)

4B. Discussion and possible action regarding a Resolution of Censure against Councilman Jeff Peña for 1) Responding to a demand letter by attorney Clay Thomas in a manner that does not represent the position of the majority of council, and 2) Continual Charter violations involving meeting with and directing of City staff.(Mayor Cain/Councilman Matamoros)

4C. Consideration and possible action by City Council approving the sale of property located at Block 70, Lot 4, Velasco Townsite and approving the city attorney to draft a deed and the Mayor to sign and City Secretary to attest to such deed.(Laura Cramer)

4D. Consideration and possible action approving Resolution No. 2025-2909 for the appointment of a candidate to fill the vacant position on the Charter Review that will expire May 31, 2025.(Lance Petty)

4E. Consideration and possible action approving Resolution No. 2025-2910 Amending the City of Freeport Policy Handbook Chapter 8 – Attendance and Leave Policy revising Section 8.02 – Vacation.(Donna Fisher)

4F. Consideration and possible action approving purchase of a 911 logging recorder.(Chief Jennifer Howell)

5: Adjournment

5A. 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

MAIN STREET
FREEPORT

TRAVEL TEXAS

[TOURISM FRIENDLY TEXAS COMMUNITY CERTIFICATION]

TOURISM FRIENDLY COMMUNITY CERTIFICATION PROGRAM

- A new certification program managed by Travel Texas within the Office of the Governor, Economic Development and Tourism to encourage communities to pursue tourism as an economic development strategy and provide resources to support their efforts.

Congratulations Freeport!

PROCLAMATION OF APRIL AS FAIR HOUSING

WHEREAS, Title VIII of the Civil Rights Acts of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within connotational limits, for fair housing in the United States; and

WHEREAS, The principle of Fair Housing is not only nation law and national law policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, The National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize the complete success in the goal of equal housing opportunity can only be accomplished with the help cooperation of all Americans.

NOW, THEREFORE, We The city Council of City of Freeport, do proclaim April as Fair Housing month in City of Freeport and do hereby urge all the citizens of the locality to become aware of and support the Fair.

Passed and adopted by the City Council of City of Freeport, State of Texas, on the _____ day of _____, 2025.

Approved:

_____

Mayor

ATTEST:

_____

City Manager

Proclamation
National Public Safety Telecommunicators Week
April 13-19, 2025

Whereas emergencies can occur at any time that require police, fire or emergency medical services; and,

Whereas when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

Whereas the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Freeport emergency communications center; and,

Whereas Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

Whereas Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and,

Whereas Public Safety Telecommunicators of the Freeport Police and Freeport Fire Department have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

Whereas each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

Therefore, Be It Resolved that the City Council of Freeport declares the week of April 13-19, 2025, to be National Public Safety Telecommunicators Week in Freeport, TX, in honor of the individuals whose diligence and professionalism keep our city and citizens safe, and encourages all citizens to join us in expressing their sincere appreciation for the service of these individuals.

Signed this ___ day of _____, 2025

Governor/County Executive/Mayor _____

In the State of Texas, Brazoria County, City of Freeport.

Proclamation
National Animal Control Officer Appreciation Week
April 13-19, 2025

Whereas the National Animal Care and Control Association has designated April 13-19, 2025 as Animal Control Officer Appreciation Week; and,

Whereas various federal, state, and local government officials throughout the country take this time to recognize, thank and commend all Animal Control Officers for the dedicated service they provide to the citizens, public safety, domestic animals, livestock and wildlife across the nation; and,

Whereas every day, Animal Control Officers put themselves in potentially dangerous situations to protect the health and welfare of all kinds of animals and the public; and,

Whereas the City of Freeport recognizes and commends the work done by the Animal Control Officers on a daily basis to the citizens of our community; and,

Whereas the City of Freeport recognizes the Animal Control Officers who answer calls for assistance, capturing roaming and potentially dangerous animals, rescue animals in distress, investigate reports of animal cruelty and neglect, provide education for pet guardians about responsible pet care and mediate disputes between neighbors regarding conflicts involving animals;

Therefore, Be It Resolved that the City Council of Freeport declares the week of April 13-19, 2025, to be National Animal Control Officer Appreciation Week in Freeport, TX, in honor of the individuals and encourages all citizens to join us in expressing their sincere appreciation for the service of these individuals.

Signed this ___ day of _____, 2025

Governor/County Executive/Mayor _____

In the State of Texas, Brazoria County, City of Freeport.

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[3.A]

Title: Public Hearing: Consideration and possible action approving New Gulf Enterprises Subdivision being a Re-Plat of Lots 13-15, Lots 19-20, and the West ½ of Lot 16,Block 34, of The Freeport Townsite, as recorded in Volume 2, Page 95 of The Brazoria County Plat Records, and being all that certain called 0.08 Acre Tract of Land Conveyed by Special Warranty Deed on September 7, 2023 from The City Of Freeport to New Gulf Enterprises, as Recorded in Clerk's File No. 2023-048814 of The Brazoria County Official Records, in The Thomas F. Mckinney Labor, Abstract 87 Brazoria County, Texas

Date: April 7, 2025

From: Patti Foster, Building and Code Supervisor

Staff Recommendation: Approve the replat.

Item Summary: Hold public hearing and upon closing of public hearing consider action to approve replat.

Background Information: The purpose of this replat is to combine Lots 13-15, Lots 19-20 and the West Half of Lot 16, of Block 34 of the Freeport Townsite and a called 0.08-acre tract into one lot, called Lot 1. Owner is proposing expansion of current building to incorporate new restrooms, gas canopy, underground tanks and additional parking. The replat was taken in front of the Planning and Zoning Board on 3/25/2025 and was approved 5-0.

Special Considerations: This property is located within the city of Freeports city limits. All city property was legally purchased. Owner and architects have already had a pre-construction meeting with departments regarding the proposed project. Owner was instructed that civil plans would be needed and detention pond may be required.

Financial Impact: None

Board or 3rd Party Recommendation: None

Supporting Documentation:

1. Preliminary Replat, New Gulf Enterprises Subdivision

BRAZORIA COUNTY
TEXAS

LEGEND

- FOUND IRON PIPE/ROD
- SET ⅝" IRON ROD W/ SURVEY CAP "TTW 6577"
- SUBJECT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING LINE

N

0 10 20 40

SCALE: 1" = 20'

GENERAL NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.

2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.9998690136)

3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0805K, DATED: DECEMBER 30, 2020.

4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE BRAZORIA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. BUILDING RESTRICTIONS AND REQUIREMENTS ARE SUBJECT TO THE CITY OF FREEPORT CODE OF ORDINANCES. THE CITY OF FREEPORT SHOULD BE CONSULTED FOR BUILDING SETBACK AND STRUCTURE ELEVATION HEIGHT REQUIREMENTS.

6. THE PURPOSE OF THIS SURVEY IS COMBINE LOTS 13-15, LOTS 19-20 AND THE WEST ½ OF LOT 16, BLOCK 34 AND THE NEW GULF ENTERPRISES CALLED 0.08 ACRE TRACT INTO ONE TRACT, BEING LOT 1 OF THIS SUBDIVISION.

CITY APPROVAL

APPROVED BY THE PLANNING BOARD OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

CHAIRPERSON | MEMBER

MEMBER | MEMBER

MEMBER

APPROVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 20___.

MAYOR | COUNCIL MEMBER, WARD C

COUNCIL MEMBER, WARD A | COUNCIL MEMBER, WARD D

COUNCIL MEMBER, WARD B | CITY SECRETARY

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, _____, REPRESENTATIVE OF NEW GULF ENTERPRISES, LLC, OWNERS OF LOTS 13-15, LOTS 19-20, AND THE WEST ½ OF LOT 16, BLOCK 34, OF THE FREEPORT TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 95 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING ALL THAT CERTAIN CALLED 0,08 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED ON SEPTEMBER 7, 2023 FROM THE CITY OF FREEPORT TO NEW GULF ENTERPRISES, AS RECORDED IN CLERK'S FILE NO. 2023-048814 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, IN THE THOMAS F. McKINNEY LABOR, ABSTRACT 87, BRAZORIA COUNTY, DO HEREBY DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____,
THIS THE ___ DAY OF _____, 20___.

REPRESENTATIVE
NEW GULF ENTERPRISES, LLC

NOTARY PUBLIC
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, REPRESENTATIVE OF NEW GULF ENTERPRISES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___.

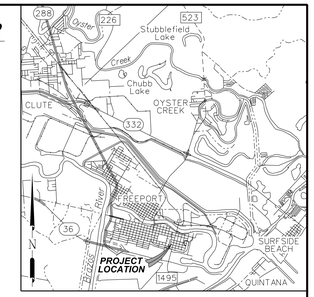
NOTARY PUBLIC | DATE

I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE NEW GULF ENTERPRISES SUBDIVISION OUT OF THE THOMAS F. McKINNEY, LABOR, ABSTRACT 87, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.
DATE SURVEYED: FEBRUARY 3, 2025

PRELIMINARY

TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

STATE OF TEXAS · TRAVIS T. WACHTSTETTER · 6577 · REGISTERED LAND SURVEYOR



VICINITY MAP
SCALE : 1" = 2 MILES

THOMAS F. McKINNEY LABOR
ABSTRACT 87

FREEPORT TOWNSITE
VOLUME 2, PAGE 95
B.C.P.R.

BLOCK 33

LOT 20 · LOT 19 · LOT 18

WEST ½ LOT 17 · EAST ½ LOT 17

FND. ¾" I.P.

E. FIFTH STREET (60' R. O. W.)

FND. ½" I.R.

LOT 12 · LOT 11 · LOT 10 · LOT 9 · LOT 8 · LOT 7 · LOT 6 · LOT 5 · LOT 4 · LOT 3 · LOT 2 · LOT 1

PARK AVENUE (60' R. O. W.)

FND. ¾" I.R. W/ CAP

FND. ¾" I.R. W/ TTW CAP

S 74°32'39" E 175.00'
50.00' · 50.00' · 25.00'

SET ⅝" I.R. W/ TTW CAP

NEW GULF ENTERPRISES, LLC
LOTS 13 & 14
CLERK'S FILE NO. 2021-049763
B.C.O.R.

NEW GULF ENTERPRISES, LLC
LOT 15 & WEST ½ LOT 16
CLERK'S FILE NO. 2017-051331
B.C.O.R.

LOT 13 · LOT 14 · LOT 15

WEST ½ OF LOT 16 · EAST ½ OF LOT 16

140.00' · 160.00'

25.00' · 60.00' · 10.00'

20' ALLEYWAY

N 15°27'21" E 300.00'
20.00'

S 15°27'21" W 160.00'

SUBJECT
LOT 1
0.964 ACRE TRACT

NEW GULF ENTERPRISES
CALLED 0.08 ACRE TRACT
CLERK'S FILE NO. 2023-048814
B.C.O.R.

SET ⅝" I.R. W/ TTW CAP

FND. ½" I.R. W/ CAP S/W 0.79'

FND. ½" I.R. W/ CAP N/E 0.45'

N 74°32'39" W 75.00'
20.00'

NEW GULF ENTERPRISES, LLC
LOTS 19 & 20
CLERK'S FILE NO. 2021-045490
B.C.O.R.

LOT 20 · LOT 19 · LOT 18

S 15°27'21" W 140.00'
140.00'

WEST ½ OF LOT 17 · EAST ½ OF LOT 17

FND. ¾" I.R. W/ CAP

SET ⅝" I.R. W/ TTW CAP

N 74°32'39" W 100.00'
50.00' · 50.00'

FND. 1" I.P. S/E 1.41'

E. SIXTH STREET (60' R. O. W.)

LOT 12 · LOT 11 · LOT 10

FREEPORT TOWNSITE
VOLUME 2, PAGE 95
B.C.P.R.

BLOCK 35

LOT 13 · LOT 14 · LOT 15

TEXAS STATE HIGHWAY F.M. 1495 - PINE STREET (95' R. O. W.)

CITY OF FREEPORT
LOT 1, BLOCK 27
VOLUME 2, PAGE 10
B.C.P.R.

BLOCK 27

REMAINDER OF LOT 1 · LOT 2

FREEPORT TOWNSITE
VOLUME 2, PAGE 95
B.C.P.R.

REMAINDER OF LOT 16 · LOT 15

CITY OF FREEPORT
LOT 1, BLOCK 34
VOLUME 2, PAGE 95
B.C.P.R.

NEW GULF ENTERPRISES SUBDIVISION

BEING A REPLAT OF LOTS 13-15, LOTS 19-20, AND THE WEST ½ OF LOT 16, BLOCK 34, OF THE FREEPORT TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 95 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING ALL THAT CERTAIN CALLED 0.08 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED ON SEPTEMBER 7, 2023 FROM THE CITY OF FREEPORT TO NEW GULF ENTERPRISES, AS RECORDED IN CLERK'S FILE NO. 2023-048814 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, IN THE THOMAS F. McKINNEY LABOR, ABSTRACT 87 BRAZORIA COUNTY, TEXAS

PROPERTY OWNER:

NEW GULF ENTERPRISES, LLC
131 EAST 5TH STREET
FREEPORT, TX 77541

JANUARY 2025

PREPARED BY:
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.:10024500

SURVEYED:	BLJ 02-03-25	BOOK NO.:	BRAZORIA CO. VOL. 50	PROJECT NO.:	15080-25-01
DRAWN BY:	TTW 01-30-25	CHECKED:	TTW 02-11-25	REVISED:	NONE

USER: Untitled Workspace
DATE: 2/11/2025
G:\DON\Boundary\Freeport\Freeport Townsite\Blk 34\Preliminary Replat, New Gulf Enterprises Subdivision Rev2.dgn

State of Texas

County of Brazoria

City of Freeport
BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, March 17, 2025 at 6:00 PM at the Freeport Council Chamber located at 430 North Brazosport Blvd. , Freeport Texas for the purpose of considering the following agenda items:

City Council:	Mayor Jerry Cain Councilman Jeff Pena Councilman Jarvis Davis Councilman George Matamoros Councilman Winston Rossow
Staff:	Lance Petty, City Manager David Olson, Interim City Attorney Clarisa Fernandez, City Secretary Ashlee Hurst, Finance Director Toby Cohen, IT Manager Donna Fisher, Human Resource Director Crystal Ruiz, Executive Administrative Assistant Shelby Araujo, Building Official Lily Celedon, Staff Accountant Chris Motley, Fire Chief Juanita Cardozo, Police Department
Visitors:	Con McCleester Diane McCleester Nicole Mireles Sam Reyna Jill Friedman Linda Marshall Kenneth Hayes Marinell Music Ruben Renobato Pamela Dancy Manning Rollerson

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.

Mayor Cain said he would like to remind the Council that they will have an orderly run meeting, and any disruptions could result in removal from the meeting.

Sam Reyna resides at 2002 North Avenue G. He said Councilman Jarvis Davis and Jeff Pena want to terminate City Manager Mr. Lance Petty's contract and, in his opinion it is just a vindictive, arrogant, hostile vendetta, and they are not providing enough legal justification for his removal. Mr. Reyna asked where Davis and Pena were when Tim Kelty was City Manager, and using general funds as his own piggy bank and misappropriating tax dollars? He said they did not try to get the contract terminated or did not try hard enough. He said Mr. Petty was the driving force in terminating Kelty's contract and terminating Kacey Roman's employment with the City. He said both Kelty and Roman misappropriated hundreds of thousands of dollars from the general fund. He said Mr. Petty is cleaning up Kelty's mess and doing a good job and his priorities are to eliminate corruption and excessive spending and his goal is to cut unnecessary costs and make every tax dollar count. He said Mr. Petty reminds him of Gary Beverly. He said Mr. Beverly once told him that Freeport was sitting on a gold mine, and he was referring to the old river. He said his plans for the river were more of a tourist attraction than building houses. He said the City Council terminated his contract and Clute hired him immediately, and he was the catalyst of the progressive change of Clute. He said he remained in Clute until his retirement on his terms. Mr. Reyna said he considers himself a good judge of character and believes City Manager Lance Petty is the future of Freeport. He said to the Council to not make the same mistake they made with Mr. Beverly. Mr. Reyna asked Mayor Cain if he watched President Trump's address to Congress on March 3rd? He said House Speaker Mike Johnson ordered the House Sergeant at Arms to remove Representative Al Green from the chamber because he was being disruptive. Mr. Reyna said to Mayor Cain he has the same powers as a House Speaker and if a member of the governing body disrupts the Council meeting and repeatedly is violating the rules of decorum, have the Sergeant at Arms remove him from the chamber. He said also if a Councilman is always late to Council meetings, there are possible sanctions for that type of intentional behavior, which are: 1. reprimand—a formal verbal or written reprimand from the Mayor or Council leadership, 2. fines—a small monetary penalty for each instance of being late, 3. loss of committee assignments—removed from important Council committees, 4. public censure—a public statement criticizing the Councilman's behavior, 5. removal from office—in very severe cases, a repeated tardiness. He said a Councilman could face removal from office through a formal process, and it does not take a rocket scientist to figure out who he is talking about.

Manning Rollerson said number one he elected Councilman Pena, and he is doing a damn good job for his ward whether you like it or not. He said they elected him to clean up City Hall, and that is his job. He said if you all want your Councilmen to be criminals and gangsters and can not take care of City Hall, do not know where the money is going at, no accountability, the same old thing happening over and over again, then you all keep these people because at the end of the day, the City of Freeport has not gradually grown in 57 years a bunch of excuses and pointing the finger. He said we know who are all the characters and all the characters are going to have their day. He said to mark his word they were going to have their day. He said this City government is going to have their day. He said number one and asked where is the accountability for the explosion on June 8th, 2022 for the citizens of Freeport out of this City government? He asked when the Council was going to do it? He said the Japanese government let him know it is the Council's responsibility, Ken Paxton's responsibility, to sue explosion in this community that affected his children, but the Council is sitting up there fussing about pushing things at each other, knowing that the City is going downhill. He said you can not even go to City Hall. He said the Council are too busy pointing fingers at one another. He said an investigation is needed all the way to 2012, when Troy Brimage administration all the way to the present, and he is pushing hard for it because too many people got away with too many things, and the City is not showing their moneys or return on the dollars and all the back and forth, and you have the yahoos back

there. He said when nobody feels safe. He said he was a black man up there. He said he is a black man that goes up there and all he sees is dysfunction. He said nobody is safe in Freeport especially when he is a climate activist fighting about the climate, and the Council is supposed to make sure that the citizens are safe, and the Council is too busy fighting one another. He said his children are in danger.

Jill Friedman said she has property at 203 Cherry Street in Freeport. She said she was notified when she came back from work in July of this year about this international property management code that has been enacted and put into effect according to the letter that she got it says, all apartment complexes must comply with the standards on or before January 1st, 2023 and this only got there in the late summer of 2024, so there is no way that she could ever possibly comply with something that was done a year before she was notified of it. She said this thing is supposed to be for anything over four units or more. She said she has a four-unit apartment complex and a five-unit apartment complex, and there is a lot of stuff in there that is extremely not relevant to a four-unit or five-unit apartment complex. She said this is stuff like big places, and things like the garbage collection notices there. She said there are other sections there about having to have electronic locks or keyless locks. She said there is no way in hell she is ever going to have that on any property of hers. She said she is not going to have people hacking into her tenants' properties or her property. She said the other objection that she has is that, it seems like the notices were not put on the water bills and any time the Council wants to let people know about what is happening, if there is a festival or whatever, but stuff is going in there where she can get a $500 fine for any little discretionary thing in there that says the screen is ripped, or she does not have one of those locks on her doors or any little thing it is up to the discretion of whoever is going to go and inspect that she could get fined $500 a day, which of according to her is against Constitution that is an excessive fine absolutely. She said $500 a day fine is excessive and there is no argument about that. She said as far as the notification, the least the Council could do, she knows they have a list where they know who owns these apartment buildings, but the least the Council could do when it is something that affects that much, $500 a day fine, that the Council can put a notice in the water bill like they do for a festival, but no the Council did not do that, apparently they put a notice in the back of The Facts that nobody reads, nobody ever reads The Facts, first, and certainly not going to read the small print in the back of the newspaper. She said her neighbor across the street is Spanish-speaking and she knows for a fact that those people do not read those little notices in the back of the newspaper. Ms. Friedman said to the Council when they know that they are going to do something that affects people to this major amount, they can make a small effort to let people know that they are going to do this to them. She said she really thinks now she had talked to the Code Enforcement people, and she thought that there was going to be some discussion about this and making some adjustments to people with small units that like a lot of this stuff, just does not apply, but apparently, that did not happen and is not going to happen. She does not know, but it needs to happen, and she really thinks this whole thing needs to be looked at again because, according to the letter, the purpose of it is to ensure safe, sanitary, suitable living environments and protect and secure the public health, safety and welfare of the citizens of Freeport well, what the hell difference does it make if she is telling the Council that she has a vacancy in her apartment or not that really has nothing to do with safety, security, the welfare of anybody in this City to invade her privacy and the privacy of all of her tenants. She said they really have no business knowing who is on her property and that is her business, that is her tenants.

Mayor Cain said he received another anonymous not a citizen, but one of the employees.

Councilman Pena said he wanted to ask legal the last time this happened that they were not allowed, and so he wanted to ask that question again if anonymous letters are supposed to be read? Interim City Attorney David Olson said the whole point of requiring somebody to go and make public comments is to know who the person is making the comment, but it is obviously not illegal and said the Mayor can do what he thinks is necessary. Mayor Cain said it is not illegal. Councilman Pena asked if it violates the open meetings rules? Mr. Olson asked in what capacity? Councilman Pena said in any capacity of the rules of the State Law. Mr. Olson said no, everybody has a right. He said if they were to go up to the Council and refuse to give their

address and their name, they would still have the right to talk. Councilman Pena said no anonymous letters have ever been read before.

Mayor Cain read the following letter that was given to him anonymously: Dear Mayor and Council, I am writing today as a follow-up to my previous anonymous letter and to further address concerns regarding retaliation within our community. As I mentioned in my previous communication, the reason for remaining anonymous was to avoid retaliation. During the last City Council meeting, Councilman Pena made a statement, saying "I want to be extra clear that no City Councilman can retaliate against any individual employee or resident". So, for that citizen comment, I want to make sure that we lean into that too, and you will never get that from me." However, Councilman Pena's actions contradict his statement. On March 3, 2025 he made a Facebook post which I believe is directed at me, stating, "Do not give in to Mr. Petty, if you do, there will be a cleaning in house." From this statement, I infer that my job is now at risk. I would like to clarify that the letter in question was not written by any relative of Mr. Petty, as may have been suggested. It was written by an employee, who now faces the real threat of being fired due to Councilman Pena's remarks. I must ask, why is such behavior being allowed? The City of Freeport deserves a Council that serves with integrity, transparency,, and respect for all its citizens, employees, and residents. The actions of Councilman Pena do not reflect those values, and it is clear that the current situation is not conductive to a positive or productive environment for our community. The citizens of Freeport, especially those in Ward A, deserve a Councilman who represents them in honesty, fairness, and a genuine commitment to the welfare of the community, not one who engages in retaliation and intimidation. Therefore, I once again ask that this Council take appropriate action to remove Councilman Pena from his position due to his actions, which I believe have harmed the community's trust.

Councilman Pena said an email was received this morning, and he wants to make sure that the City Council is aware, or has clarity on the direction they are supposed to be going as it relates to Mr. Petty has retained an attorney that Cathy Ezell is also retained, that Covarrubias has also retained. He said that is why, that is why he called the special meeting. Mayor Cain said this is an item that is in the executive session. Councilman Pena said a motion could be made to move into executive session early, and he wanted to make that request. Councilman Pena asked if he could make that motion to go to executive session? Mayor Cain said to Councilman Pena he had the right to make that motion. Councilman Pena said he would like to make that motion to get an executive session so that they do not put themselves in any additional peril, because right now there is an adverse relationship, as articulated in the letter by their attorney, Clay Thomas, who represents Cathy Ezell, Covarrubias, and Mr. Petty.

A motion was made by Councilman Pena to get into executive session due to the risk that are in currently involved with that lawsuit, pending the pending litigation as per the letters. Motion died due to a lack of a second.

Consent Agenda:

Action regarding Minutes, March 03, 2025.- Clarisa Fernandez, City Secretary

A motion was made by Councilman Matamoros to approve Minutes, March 03, 2025, seconded by Mayor Cain with all present and voting "Aye" 4-1. The Council approved the motion. Councilman Pena voted "Nay".

Action approving the license agreement between the City of Freeport and Cirque Du Luxe LLC for March 21, 2025–March 23, 2025. - Lance Petty, City Manager

This item was moved from the Consent Agenda by Councilman Pena.

City Manager Lance Petty said Cirque Du Luxe LLC approached the City, and they are in Lake Jackson right now. He said they approached the City and wanted to bring their show over to Freeport. He said

everything was sent over to legal to make sure that everything was good, and legal advised to bring it to the Council for the final blessing. Mr. Petty said one of the representatives was in attendance to speak if needed to answer any questions.

A motion was made by Councilman Matamoros to approve the license agreement between the City of Freeport and Cirque Du Luxe LLC for March 21, 2025-March 23, 2025, seconded by Councilman Rossow with discussion that followed.

Councilman Pena said he is curious in light of a lot of the various Cirque shows that have occurred across the Country and asked if they are properly insured? Councilman Pena asked if the insurance had been vetted and the bonding had been vetted? He said he would hate to be in another situation like Covarrubias. City Manager Lance Petty said yes, they provided everything. Interim City Attorney David Olson said they provided the liability policy. Councilman Pena asked if it was validated that it was true? Mr. Olson said yes, it is a state-registered carrier. Councilman Pena said here they are 3/17, and they want to come on 3/21 in four days that is kind of short notice. He said he is curious if they pass this if there is going to be any follow-up due diligence to ensure that in fact the policies are in place. Councilman Pena said he was curious and asked what policy amount their company is bonded at? Mr. Olson said they have a $1,000,000 per incident and $2,000,000 general umbrella policy. Councilman Pena asked if that was standard for the City? Mr. Olson said yes, but something like this has not been done, but essentially kind of borrowed the policy because they were in Lake Jackson at the time and, so that is why the short notice, and so they had a general liability policy that they were able to share because they were currently doing that show in Lake Jackson.

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".

Proclamations - Presentations and Updates

Presentation – Presentation by Perdue, Brandon, Fielder, Collins, and Mott L.L.P regarding Collections

Hayden Bartley with Perdue, Brandon, Fielder, Collins & Mott, LLP, presented to the Council the collection of delinquent taxes, court fines, and fees.

Business

Consideration and possible action on approving replat of Lot 4c Coastal Country River Estates a Five Lot Subdivision of 18.578 Acres composed of Lot 4c of The Coastal Country River Estates and a 9.289 Reserve Tract of The Coastal Country River Estates recorded in County Clerk's File 2024017236 of The Brazoria County Plat Records Situated in The Sterling Mcneel League Abstrct 94 City of Freeport Brazoria County, Texas**.**

Mayor Cain opened the Public Hearing at 6:32P.M.

Building Official Shelby Araujo said the owner is requesting to replat the property due to death in family. She said daughter and son in law were planning to build on property new residential home. She said additionally dividing the remainder of Stephen Hawkins for other family members/grandchildren. She said the replat was approved by the Planning and Zoning Board by Public Hearing on February 25th, 2025 and approved it unanimously. Ms. Araujo said this property is located in the City of Freeport's ETJ.

Interim City Attorney David Olson asked Building Official Shelby Araujo if it does meet all the subdivision ordinance regulations? Ms. Araujo said yes.

Mayor Cain asked if it was approved unanimously? Building Official Shelby Araujo said yes.

Councilman Davis asked Building Official Shelby Araujo what the last part was that she had said? Ms. Araujo said the property is located in the City's extra-territorial jurisdiction.

Mayor Cain closed the Public Hearing at 6:34P.M.

A motion was made by Councilman Matamoros to approve replat of Lot 4c Coastal Country River Estates a Five Lot Subdivision of 18.578 Acres composed of Lot 4c of The Coastal Country River Estates and a 9.289 Reserve Tract of The Coastal Country River Estates recorded in County Clerk's File 2024017236 of The Brazoria County Plat Records Situated in The Sterling Mcneel League Abstrct 94 City of Freeport Brazoria County, Texas, seconded by Councilman Davis with all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action on approving replat of County Road 819 Subdivision An Eight Lot Subdivision of 8.270 Acres Out of Tracts 63,64,65, And 66 of The San Bernard Syndicate Subdivision As Recorded in Volume 2, Page 135 of The Brazoria County Plat Records in The Thomas B. Bell League Abstract 41 Brazoria County, Texas.

Mayor Cain opened the Public Hearing at 6:35P.M.

Building Official Shelby Araujo said the owner is requesting to split property into (8) 1 acre lots She said the replant was approved by the Planning and Zoning Board by Public Hearing on February 25th, 2025. She said the property is located in the City of Freeport's ETJ. She said it does meet subdivision standards and staff are recommending approval of the plat.

Mayor Cain closed the Public Hearing at 6:36P.M.

A motion was made by Councilman Matamoros to approve replat of County Road 819 Subdivision An Eight Lot Subdivision of 8.270 Acres Out of Tracts 63,64,65, And 66 of The San Bernard Syndicate Subdivision As Recorded in Volume 2, Page 135 of The Brazoria County Plat Records in The Thomas B. Bell League Abstract 41 Brazoria County, Texas, seconded by Councilman Rossowwith all present and voting "Aye" 5-0. The Council unanimously approved the motion.

Consideration and possible action approving Resolution No. 2025-2907 for the appointment of a candidate to fill the vacant position on the Charter Review that will expire May 31, 2025.

City Manager Lance Petty said the Charter Review Commission has a vacancy due to the resignation of Ms. Shonda Marshall and this term expires on May 31st, 2025. He said the duties of the Commission shall be the duty of such Charter Review Commission to inquire into the operation of the City government under the Charter provisions and determine whether any such provisions require revision, propose any recommendations it may deem desirable to ensure compliance with the provisions of the Charter, propose, if it deems desirable amendments to the Charter to improve the effective application of said Charter current conditions, report its findings to the City Council. Mr. Petty said one application was received from Mr. Eric Hayes.

Councilman Pena said he did not have the application in his packet, and it was not included. Councilman Pena said he is looking at the packet, and it only has the memo and the resolution but no applicants. He said the way this has been handled before is that applicants had to be in the packet to be considered.

A motion was made by Councilman Pena to table this item until the packet is completed with all the applications, seconded by Councilman Davis with all present and voting "Aye" 2-3. The motion failed. Mayor Cain voted "Nay", Councilman Rossow voted "Nay", and Councilman Matamoros voted "Nay".

Councilman Pena asked if this was advertised? City Manager Lance Petty said yes. Councilman Pena asked

when was the advertising date on that, and when was the resignation submitted? Mayor Cain said January 17th. Councilman Pena said they keep bouncing around the rules and are not sure why this is being done this time around again.

A motion was made by Mayor Cain to appoint Eric Hayes, seconded by Councilman Davis with discussion that followed.

Councilman Davis asked if there was anybody or a family member of Mr. Eric Hayes on the Charter Review Commission? Interim City Attorney David Olson said they are not in charge of appointing the person the Council can appoint whoever they feel is fit for that position, but his understanding is that they are related. Councilman Davis said he does not think the Council should start getting into having a husband and wife on the same board. Mr. Olson said that is a policy decision for the Council. Councilman Davis asked if it was not in the policy? Councilman Davis asked if Mr. Eric Haye's wife is on the Charter Review Commission or is a family member? Mayor Cain said he was not sure. Councilman Davis said if it is not, it is okay. Mayor Cain said he believes it was a girlfriend and there were heads being nodded in the audience. Councilman Matamoros said a long-time girlfriend and he kind of agrees with the line of thinking Councilman Davis is going with. Councilman Davis said he has nothing against Mr. Hayes but he does not want to take that route and start filling up the boards with wives and husbands or girlfriends, but that is his opinion. Councilman Davis said if he was not there he would appoint Mr. Hayes to that.

Councilman Pena asked if any testimony was given by Mr. Hayes beyond his application and for that matter could he see a copy of it first? Councilman Pena asked the Council if anybody else had a copy of the applications besides Mayor Cain? Mayor Cain said it was on his online packet. Councilman Pena said he was looking at his online packet and it was not there. Councilman Matamoros said yes, he has a copy of the application. Councilman Pena asked if the online copy get revised? Councilman Pena said he just downloaded it this afternoon about 30 minutes just so he did not have to print it out, and it is not there and that is why he asked. Councilman Pena said he does not have a problem with Mr. Hayes and he is a strong candidate, but he does see the point and does not know if the Council want households or two persons in the same household to be on the same board. He said his first contention is that they are out of procedure by not having this in the public packet, and he likes for anybody that wants to be on these boards to be present so that the Council can hear from them why they want to be on that board. He said he did not know if Mr. Hayes had spoken to any of the Councilman regarding his candidacy and so, but that is why they have these meetings so that they can actually have that discussion.

Mayor Cain called the motion to a vote with all present and voting "Aye" 2-3. The motion failed. Councilman Pena voted "Nay", Councilman Davis voted "Nay", and Councilman Matamoros voted "Nay".

Councilman Pena asked if this could be on the next agenda? Mayor Cain said he was not sure because there is a three month. Councilman Pena said the next meeting will be in April. Interim City Attorney David Olson asked if there was a motion made to have this on the agenda? Mayor Cain said no. Mr. Olson asked if it was requested by somebody? Mayor Cain said no, by City staff. Mr. Olson said it could be put on the next agenda if it is the staff's desire to fill this position, which he believes it is. City Manager Lance Petty said staff would like to fill this position. Mr. Olson said if somebody could be put on the board it would be nice and there is nothing precluding them from being put on the next agenda. Councilman Pena asked how many meetings there are between now and the deadline the 25th. Mr. Petty said two meetings. Councilman Pena asked for the Charter Review? Mr. Petty said yes. Councilman Pena asked if anybody in the audience was in the Charter Review and if there are any pressing matters that are ongoing right now? Sam Reyna the Chairperson said the Charter Review has a meeting on Wednesday the 19th, which is the upcoming Wednesday, and will be discussing Article 3 and 4.

Mayor Cain said the City will try to get some more applicants.

Discuss and Take possible action on Agenda Rules and Guidelines – per Ordinance 2021-2650, 2022-2657,2022-2672. (Councilman Pena/Councilman Davis)

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

Discuss and take possible action on the City Staff Salaries and Bonuses... In particular the PD and the Museum/Mainstreet budgets. (Councilman Pena/Councilman Davis)

Marinell Music resides at 126 Dutch Lake Court. She said she was interested in this particular item on the agenda. She said she went back and did some looking at meeting minutes, and back in March of 2021, the Council had a salary survey done, and it pretty much revealed that the Police Department needed well they were recommended increases from either 6% to 23%. She said grossly underpaid came up in the minutes as well as a recommendation by City Manager Kelty at the time for a 6% increase across the board for the patrol officers and 6% for all the other positions below market value. Ms. Music said the question was raised about the last raise given to all employees prior, which was in October of 2020. She said there was a question about whether that was a COLA increase, and Mr. Kelty said that it was part of COLA and part merit increase it said increases in the Police Department are based on the pay matrix, and Mr. Kelty said that the increase was being discussed as a salary adjustment. She said Garivey also pointed out that there were in excess of 35,000 calls that year, and for the City of Freeport, that is quite a lot. She said traffic stops are not reported, and that number was also stated that year that the City had lost 20 people in the last two years from the Police Department. She said basically in all the years that she has lived here, the Police Department has been known to be a training ground for all the other departments and agencies in the area because of the pay, basically. She said she knows that because she has had family members who have worked for the Police Department, and many of the officers that work for the Police Department now are friends of hers. Ms. Music said basically, the Council made a motion to have a 6% across-the-board pay rate increase then we get to looking at that pay matrix that has been discussed, and she was looking at the 2024-2025 budget, and each department head clearly puts their own input out there, the achievements for 2023-2024, the goals and objectives for 2024-2025, and the major changes. She said the Police Chief put in there that salaries have been adjusted according to the pay matrix for those positions that are on the pay matrix, and salaries have been increased by 3% for a cost-of-living adjustment for those employees who are not, keyword, not at the maximum of the pay scale for their positions. She said it is her understanding that nobody in the police department who was eligible for the COLA got the COLA. She said on the matrix there is a 20-year cap, so if you have an employee, one of whom she knows has spent 28 years with the department, they do not get any kind of increase, they do not get a cost of living or anything, and they are just stuck, and she does not really think that is what the City of Freeport really wants because the whole reason behind giving this pay adjustment a few years ago was to get competitive and retain the officers. She said she is for the Police Department and would like for somebody to negotiate and talk about it.

Councilman Pena said he is glad that the Council is finally talking about this, because it has been since November or December and there they are three or four months later, finally trying to speak to this, but, and he appreciates the input by the residents, but, he also wants to make sure that they have time to meet with the Police so that their association they have unionized and making sure that the Council is present so that they can have that discussion if they need to make that a workshop to address the inconsistencies that have been brought up by the Police Department and have become very obvious, obviously here, even to residents of the greater Brazoria County that are not even residents of Freeport, and so he would just want to make sure that they address this. Councilman Pena asked what is the City Hall staff doing proactively or reactively to try to remedy this situation with the Police association or the Police Department and the various staff that either qualify or do not qualify? He said he wants to get into the weeds of all that and, if not tonight then going forward there so that they can get this resolved because there are a lot of Police Officers that do not feel that they are being appreciated and, for that matter listened to by the Council, and so he wants to make sure that is addressed. Councilman Pena asked he is curious what measures that either the Mayor himself and or the City Manager have taken to help remedy the situation? Mayor Cain said first off the way a typical

agenda item goes is that they read it, read the summary, and then call for a motion.

A motion was made by Councilman Matamoros to keep the budget as presented as voted upon in September, seconded by Councilman Rossow with discussion that followed.

Councilman Davis asked if it was just voted to keep the budget and there was no way nobody wanted to even sit down at the table to discuss this budget or to possibly adjust it? He said the rule is what the rule is and if it has already been explained, he understands and a Police Officer should know, like if you take a charge to court, and you go to court and have to present the evidence or do not go into court with that charge and so if that is what the rule says can it be taken to the table to change it since it was said like that and change it for next year and if that happens when the raise comes it can be put back to they can get that raise to. Councilman Davis said it sounds like the Council does not even want to talk about it. He asked if they could discuss it or go to the table and discuss whether it is changeable or are they able to go to the table and change it? Councilman Davis said last time it sounded like it was given approval by the Council even though they were on that, but he could be wrong and is asking the question and if he is wrong for somebody to correct him. City Manager Lance Petty said everything was presented to the Council and had worked numerous workshops for the budget session as well and those raises were not added in and never went to his desk. Mr. Petty said the Council did approve the budget as it is and this late in the budget year if you go in and start looking at it and he is not against giving a raise and things like that, but when you start making changes like that, you do have to make cuts in those budget somewhere to be able to cover those costs, but he does know that the Finance Director and himself have already started working on getting budget documents prepared for next year's budget to start a whole lot earlier this year and start having a lot of workshops and things like that. He said he has met with the Police Chief numerous times since this came up and they are on a close working relationship and working on things to try to get things resolved for the next budget because like he said this late in the budget cycle it would be real tough and would have to make some serious cuts somewhere else to do it. Councilman Davis thanked Mr. Petty and said he understood that but the other question was if it was done like that the last time they got it and did Council have to approve that doing the budget when it first was applied when it was brought to the Council? Mr. Petty said yes. Councilman Davis asked if that is how it needed to be done this time? Mr. Petty said yes, it should of been brought to the table during the budget season for sure.

Councilman Rossow asked if there was a new budget coming up in September? City Manager Lance Petty said yes October 1st, but will start working on the budget in April.

Councilman Pena said he had four points he wanted to make and the first point he wants to make is to be crystal clear about this that the Council approved this 4 to 1 and he does not want any misrepresentation of what he voted against. He said he did not vote against the Police Department as some up there and outside on social media try to portray but he is going to say right now the reason he voted against it, and he will say it again like he did in September The reason is that there were so many inaccuracies, deliberate inaccuracies, might he say lies that made it he can basically criticize the fact that he does not agree with this budget, and he can criticize the budget. Mayor Cain said he could, but the agenda item is. Councilman Pena said to Mayor Cain he is stretching the agenda item to be more than what it was originally but to let him go in and say this point, because they do have the second part of this, which is the Museum. Councilman Pena said, let him say this here: it is very clear and he wants to be very clear that this budget was not clean that is the first point he wants to make, and that is why he voted against it. He said it was not against the Police, the Police then came forward to say, hey, it is not clean on their behalf in terms of the bonuses, and so he thought, well, let's at least have a regular conversation about it let's have an intelligent, mature adult conversation about it, and they are not even wanting to do that there now and that leads him to his second point, is that the City can make an amendment at any point through the year. He said there are seven more months, and are saying, no, let's wait for, let’s kick the can down the road. He said he could understand if it was three months he could understand if it was less than 50% of the year remaining but they were talking about seven out of 12 and

asked what that was? He said he does not know whatever that fraction comes out to, but he will just say they can make that amendment it is not late in the game because, while they are over there saying, hey, it is late in the game, there are Police Officers who are underpaid that are not getting the compensation they deserve and there are those, as was identified by the citizen comment, that have been there for so many years, and it is obvious that there are so many discrepancies, not only with the budget but on this particular model and have to clean it up and that is what they are supposed to do. He said they are not supposed to kick the can down the road until September or October and are supposed to fix it as soon as they can the moment they know things. He said that is the problem, is that you find out something is broken, like City Hall, and you kick the can down the road, and then it gets even more dilapidated. He said you kick the can down the road on this, you are going to have a morale problem with the Police Department, in which, in fact, they already do. Councilman Pena said they can talk about they are not going to modify the budget tonight, but he is going to make another agenda request that they specifically talk about the Police Association's request to discuss the bonus structure and this conversation is not over. He said he was curious about two other things and number one was that Mr. Olson got up for a minute ago and spoke to Mr. Petty in his ear, and was curious about what he said and asked if he could please share that with the public? Interim City Attorney David Olson said no. Councilman Pena asked if it was client attorney privilege? Mr. Olson said yes, he would be happy to discuss this in Executive Session with Councilman Pena. Councilman Pena said he just wants to be clear about that because everybody is always asking what is the Council whispering about up there and this came up about two years ago and the answer then was not very satisfactory, and he will share that video on social media because it is continuing to happen. Mayor Cain said to Councilman Pena if they could get back to the agenda item. Councilman Pena said to Mayor Cain this is all germane. Councilman Pena said he is curious that when talking about this amendment that is so nefarious, that it is so draconian, that it is so bad for the City that they can not even make this amendment for the men and women in blue the guys that are on the front lines. Councilman Pena asked what the total dollar amount of this budget, this amendment that they are talking about or this bonus because obviously now had the City Manager characterize it as being, oh, it is way too much, and they really can not do that and where are we going to get the money from. Councilman Pena said he wants to know what that dollar amount is that it is so bad. City Manager Lance Petty said he did not characterize it that way to begin with. Councilman Pena said he wanted to know what the total is and asked what is the total effect on our budget that the Police staff is asking for? Councilman Pena asked if the Council had that number and if anybody had made that calculation yet? Mr. Petty said no, it had not been presented yet. Councilman Pena said he was curious and asked has the City Hall staff made any proactive measures to actually try to figure out what that number might be? He said if they had not, he would request that they do so that by the time we had this on the agenda for the next meeting, that they could actually have an intelligent conversation about it, but he would also like to make sure that they also have an opportunity, as Councilman Davis had said, to sit down and discuss this, because this is a very serious matter, and that is all he had on that particular topic, but he had the second part about the museum he wanted to make sure they talk about.

Councilman Matamoros said he had done some research on his own and was just needing some clarification from Mr. Petty. Councilman Matamoros asked City Manager Lance Petty if the City gives out bonuses as a City because he had heard it stated that the City is giving out bonuses? Mr. Petty said absolutely not. Councilman Matamoros said that is what he was curious about and he believes that. Councilman Matamoros said he has been looking at the information from surrounding cities like Angleton they are on the step plan, Clute is on a cost of living plan, Richwood is on a cost of living annually and get a merit every other year, and he is still looking for Lake Jackson's, and other surrounding cities. He said he does not think Freeport is too far out. Councilman Matamoros said he does want to speak about this on the next budget and see what can be done, but anybody stating that the Council is against the police because of this, is lying and if there is any type of retaliation, that is another lie, that the Council does not back the blue, that is a lie because every single time they have a request, it is approved, and so he does know that their issues have come up because of some other problems that were created by a Council person. Councilman Matamoros said he thinks they should take a vote on this and move on to the executive session.

Councilman Pena said he had a response to that and definitely wanted to make sure that they do talk about Main Street, because that is a budgetary item that was on the agenda. He said he just wanted to say that as was stated there by the citizen comment he is not interested in comparing us to the rest of the County especially when it is common knowledge that the City ends up being a training ground. He said the Council has to make sure that they do take care of the Police Officers, First Responders, but let him also be clear to state this other problem there the comment was, hey, if you guys just came to the Council and mentioned it and requested it would have been approved it. He said to not forget that just three meetings ago, they had the very conversation that was actually ended up reposted on social media and that is if you do not recognize why the Police Department and the City staff are not calling you and asking you for questions, you need to have a like a self-awareness check on that and ask why is that happening. Councilman Pena said if you do not have a good answer pick up the phone and ask for a meeting so that all parties can be present, that is the leadership that the Police Department is looking for. Councilman Pena said to Mayor Cain he was asking him to get that meeting put together, and they had it informally before but could still try to create it informally, but when he had basically ask that if they could have that meeting that is when Mr. Petty lawyered up. Councilman Pena said he wanted to make sure people understand the full picture of this matter, because now there are other legal issues because of this if the Council had nipped this in the bud with the Police they would have been okay.

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

A motion was made by Councilman Pena to make sure that the Main Street Director position which he understands, has been vacated, that the person that had that position, which is Mr. Wade from the Museum directorship, that his salary was commensurate with his return, or he should say his relinquishing of those responsibilities with which last year, when he took the position on top of his museum director position, he got away. Mayor Cain said this has been done. Councilman Pena said that was the question he had and that was his motion. Mayor Cain said that has been done and taken care of. Councilman Pena said he was curious though was the pay effected after the resignation was submitted and asked was the pay change made effective after or when was it when was it made effective the change? Councilman Pena said he was hoping that it would be naturally right after the resignation, that the next pay period would not include that additional salary and asked if that was correct? City Manager Lance Petty said exactly he was on a higher pay grade for three days, and he took those away. Councilman Pena said that is what he needed to know because it was brought to his attention that there are directors that are resigning and want to make sure that the Council can be made aware. Mayor Cain said that agenda item is closed. Councilman Pena said he is asking to have better communication with the Council about any director positions moving up or down or in or out.

Executive Session

Executive Session regarding:

Discuss and Take Possible Action on Demand Letters to Responsible parties for recovery of $345k. (Councilman Pena/Councilman Davis)

Discuss and take possible action regarding Lance Petty's retention of Personal Legal Counsel. (Councilman Pena/Councilman Davis)

The Regular Session closed at 7:10P.M. and the Council entered into the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

Executive Session ended at 8:02P.M. and the Council entered back into Regular Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Mayor Cain to adjourn the meeting, seconded by Councilman Matamoros with all present and voting "Aye" 4-1. Councilman Pena voted "Nay". Mayor Cain adjourned the meeting at 8:02P.M.

_____ _____

Jerry Cain, Mayor Clarisa Fernandez, City Secretary

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[4.B]

Title: Discussion and possible action regarding a Resolution of Censure against Councilman Jeff Peña for 1) Responding to a demand letter by attorney Clay Thomas in a manner that does not represent the position of the majority of council, and 2) Continual Charter violations involving meeting with and directing of City staff.

Date: April 7, 2025

From: Mayor Cain/Councilman Matamoros

Staff Recommendation: Recommend approval of the Resolution

Item Summary: On March 20,Councilman Peña responded to a demand letter from attorney Clay Thomas without the consent of a majority of council, and in a manner that could put the City of Freeport in a legal battle. Councilman Peña continues to violate section 3.08 of the City Charter by setting up meetings with and directing city employees without going through the proper channels specifically, the City Manager.

Background Information:

Special Considerations: The censure is a formal expression of the City Council's disapproval of Councilman Pena's conduct, and while it does not carry any legal penalty or removal from office, it serves to publicly communicate the Council's concern and dissatisfaction with his actions.

Financial Impact: None

Board or 3rd Party Recommendation:

Supporting Documentation:

1. Censure- Councilman Pena (1)

RESOLUTION NO. 2025-2908

A RESOLUTION OF THE CITY COUNCIL OF FREEPORT, TEXAS, CENSURING COUNCILMAN JEFF PENA FOR HIS ACTIONS IN VIOLATION OF THE COUNCIL'S EXPECTATIONS AND DUTIES

WHEREAS, the City of Freeport is a municipal corporation governed by a City Council, which is composed of elected officials entrusted with the responsibility of making decisions in the best interest of the residents of Freeport; and

WHEREAS, Councilman Jeff Pena, as a duly elected member of the City Council, has certain duties, responsibilities, and obligations under the City Charter, the laws of the State of Texas, and the established policies of the City Council; and

WHEREAS, it has come to the attention of the City Council that Councilman Pena has engaged in actions which are in violation of those duties and responsibilities, and which reflect poorly on the City Council as a whole; and

WHEREAS, the City Council, after due deliberation, finds it necessary to publicly censure Councilman Jeff Pena for his actions that have undermined the integrity of the Council's work and caused confusion within the City government and among the residents of Freeport; and

WHEREAS, the City Council of Freeport, in its capacity as the governing body of the City, has the authority to express its disapproval of the conduct of any individual member of the City Council.

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

Section 1: Censure of Councilman Jeff Pena
The City Council hereby formally censures Councilman Jeff Pena for his actions, which are as follows:

1. **Failure to Represent the Opinion of the Council in Response to the Demand Letter from Clay Thomas Regarding Cathy Ezell**: Councilman Pena's response to the demand letter from Clay Thomas pertaining to Cathy Ezell was made without consultation or approval from the City Council, which does not represent the collective opinion or position of the Council. This failure to coordinate and seek the approval of the Council on official matters undermines the integrity of the Council's decision-making process and public communication.
2. **Violation of City Charter and Council Procedures Regarding Interactions with City Staff**: Councilman Pena has engaged in ongoing actions of meeting with and directing City staff without going through the proper chain of command, namely, the City Manager. These actions constitute a violation of the City Charter and disrupt the administrative functions of the City, creating confusion and undermining the authority of the City Manager, who is charged with managing city staff. These actions also present a

continuing breach of the principles outlined in the City Charter regarding the separation of powers and the proper procedure for Council involvement with city staff.

Section 2: The Consequences of Censure
The censure is a formal expression of the City Council's disapproval of Councilman Pena's conduct, and while it does not carry any legal penalty or removal from office, it serves to publicly communicate the Council's concern and dissatisfaction with his actions.

Section 3: Implementation and Public Notice
A copy of this censure resolution shall be placed in the official minutes of the City Council, and Councilman Pena shall be informed of the censure. This resolution shall be made available to the public through the City's website and at the City Hall.

Section 4: Effective Date
This resolution shall be effective immediately upon passage.

READ, PASSED AND ADOPTED by the City Council the_____ day of

_____, 2025.

_____
Jerry Cain, Mayor
City of Freeport, Texas

ATTEST:

_____
Clarisa Fernandez, City Secretary
City of Freeport

APPROVED AS TO FORM:

_____
David Olson, City Attorney
City of Freeport

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[4.C]

Title: Consideration and possible action by City Council approving the sale of property located at Block 70, Lot 4, Velasco Townsite and approving the city attorney to draft a deed and the Mayor to sign and City Secretary to attest to such deed.

Date: April 7, 2025

From: Laura Cramer, Special Projects Supervisor

Staff Recommendation: Staff recommends the selling of this property to the adjacent property owner.

Item Summary: Mr. David Ellis has made an offer to purchase a 25' wide parcel located 200 Block of South Avenue H.
A full appraisal on the property has been conducted and has been valued at $5,500.00.

Background Information: Mr. David Ellis has made an offer to purchase the property located next to property he currently owns. Mr. Ellis owns Lots 1 through 3. Lot 2 was previously purchased from the city in May 2024 in the amount of $400.00. The subject property is at the end of the South Avenue H right of way. The buyer is aware that there are no city services on the property or road access. If approved by council. this parcel will be four contiguous parcels.

The sale of this property was last presented to Council in February. A broker's opinion of value set the value of the property at $1,237.00. Council denied that offer and a full appraisal was ordered.

Special Considerations: This property has no water or roadway access which has been previously acknowledged by Mr. Ellis when he purchased Lot 2. I have notified him by email that the same infrastructure deficiencies exist on this property.

Financial Impact: The value of the property is $5,500.00 based on the attached appraisal.

Board or 3rd Party Recommendation:

Supporting Documentation:

1. Deed
2. Survey
3. Appraisal
4. Location Map - Velasco, Block 70, Lot 4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

DATE: February 7, 2025

GRANTOR: CITY OF FREEPORT, TEXAS

GRANTOR'S MAILING ADDRESS: (including County) 1201 North Avenue H
Freeport, Texas 77541
Brazoria County

GRANTEE: David Ellis

GRANTEE'S MAILING ADDRESS: (including County) 1502 Hyde Park Boulevard
Houston Texas 77006-2506
Harris County

CONSIDERATION: Ten and No/100 Dollars ($10.00) and other good and valuable consideration

PROPERTY:

Being a 0.0717-acre tract (3,125 square feet) of land, known as Lot 4, Block 70, Velasco Townsite, City of Freeport, Brazoria County, Texas; said tract of land hereby conveyed being more particularly described by survey attached hereto as **"Exhibit A."**

RESERVATIONS AND EXCEPTIONS:

GRANTOR reserves any and all valid and subsisting easements, conditions, exceptions, reservations, restrictions, covenants, and other encumbrances properly of record affecting the title to the above-described property.

GRANTOR further reserves unto itself, its successors and assigns, any and all oil, gas and other minerals in, on or under the premises conveyed herein; provided that there shall never in any event be any ingress or egress on or across the surface of the above described premises for the purposes of exploration, development, production or transportation of such oil, gas or other

minerals, it being expressly contemplated by the GRANTOR and GRANTEE that any production of such minerals shall be from the surface of other adjacent property and that there shall be no development of any minerals that would require mining, shaft mining, pit mining or any other kind of mining that would require utilization of the surface, or through the pooling of such mineral interests for the development with adjacent parcels.

CONVEYANCE:

Notwithstanding any provision herein to the contrary, GRANTOR makes no warranty of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property, and by acceptance of this Deed Without Warranty, GRANTEE accepts such Property **"AS IS," "WHERE IS," "WITH ALL FAULTS,"** and without any representations or warranties being made by GRANTOR, including but not limited to **NO WARRANTY OF TITLE**.

_____

CITY OF FREEPORT, TEXAS

By: _____
(Printed Name)

Title:_____

THE STATE OF TEXAS §
§ ACKNOWLEDGMENT
COUNTY OF BRAZORIA §

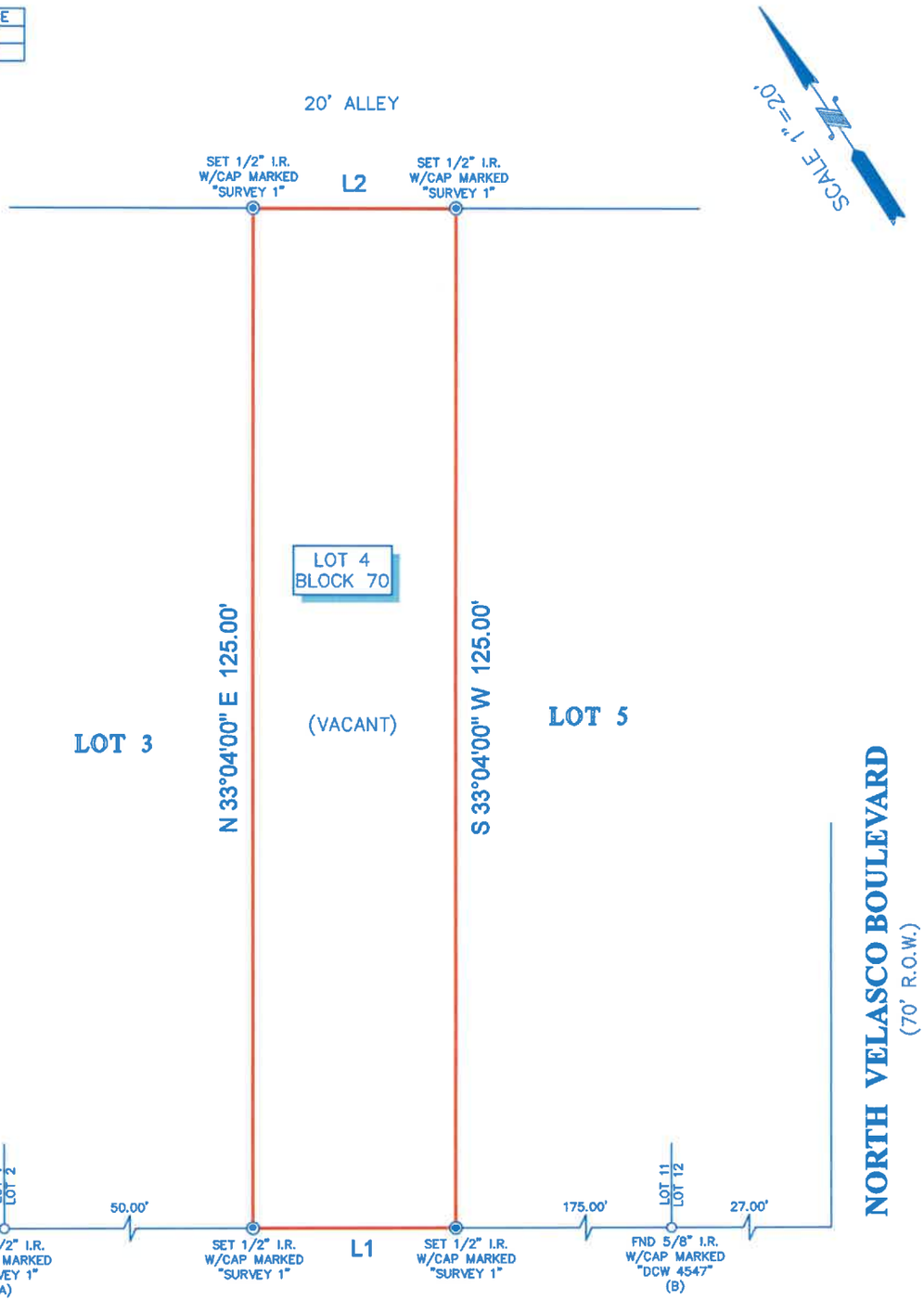
This instrument was acknowledged before me by _____ on the _____ day of _____, 2025, for The City of Freeport, Texas.

_____
NOTARY PUBLIC in and for State of Texas

Exhibit "A"

Survey of 0.0717 Acre Tract (3,125 Square Feet)

LINE	BEARING	DISTANCE
L1	N 56°56'00" W	25.00'
L2	S 56°56'00" E	25.00'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO DAVID ELLIS FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 4, IN BLOCK 70, OF VELASCO, A SUBDIVISION IN BARZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 14 OF THE MAP RECORDS OF BARZORIA COUNTY, TEXAS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 4, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: DAVID ELLIS
ADDRESS: SOUTH AVENUE H

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
MW	WS
DRAFTER:	FINAL CHECK:
MC(V)	EF

DATE: OCT. 9, 2024
JOB#: 10-142135-24

Angleton Real Estate Appraisal
221 Sebesta Rd
Angleton , TX 77515
979-849-9600

03/17/2025

City of Freeport
1201 North Ave. H
Freeport, TX 77541

Re: Property: Block 70 Lot 4
Freeport, TX 77541
Client: City of Freeport
File No.: 17396

Opinion of Value: $ 5,500
Effective Date: 03/11/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Barry A. Coleman
License or Certification #: 1324203
State: TX Expires: 12/31/2026
barry@angletonrealestateappraisal.com

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

*** Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.**

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: Block 70 Lot 4, Freeport, TX 77541

APPRAISER:	**SUPERVISORY or CO-APPRAISER (if applicable):**
Signature: Barry Coleman	Signature:
Name: Barry A. Coleman	Name:
Title:	Title:
State Certification #: 1324203	State Certification #:
or State License #:	or State License #:
State: TX Expiration Date of Certification or License: 12/31/2026	State: Expiration Date of Certification or License:
Date Signed: 03/17/2025	Date Signed:
	☐ Did ☐ Did Not Inspect Property

Form ACR2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

LAND APPRAISAL REPORT

File No.: 17396

SUBJECT

Property Address: Block 70 Lot 4 | City: Freeport | State: TX | Zip Code: 77541
County: Brazoria | Legal Description: VELASCO (FREEPORT) BLK 70 LOT 4
Assessor's Parcel #: 8110-0686-000 | Tax Year: 2025 | R.E. Taxes: $ 0 | Special Assessments: $ 0
Market Area Name: East Freeport | Map Reference: 26420 | Census Tract: 6643.00
Current Owner of Record: City of Freeport | Borrower (if applicable): City of Freeport
Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) | HOA: $ ☐ per year ☐ per month
Are there any existing improvements to the property? ☒ No ☐ Yes | If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable
If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: Ascertain Market Value.
Intended User(s) (by name or type): City of Freeport
Client: City of Freeport | Address: 1201 North Ave. H, Freeport, TX 77541
Appraiser: Barry A. Coleman | Address: 221 Sebesta Rd, Angleton, TX 77515

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
					PRICE $(000)		AGE (yrs)			
Location:	☐ Urban	☒ Suburban	☐ Rural	☒ Owner				One-Unit	35 %	☒ Not Likely
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%	☐ Tenant				2-4 Unit	5 %	☐ Likely * ☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☐ Vacant (0-5%)	50	Low	0	Multi-Unit	10 %	* To:
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (>5%)	150	High	85	Comm'l	40 %	
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply		75	Pred	50	Vacant	10 %	
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.						%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: The subject is located inside the City of Freeport, Brazoria County, Texas. Proximity to local shopping, transportation, and schools is adequate. Emergency Service are provided by the City of Freeport and Brazoria County. Values remain competitive, with minimal inventory available.

SITE DESCRIPTION

Dimensions: 25 x 125 | Site Area: 3,125 sf
Zoning Classification: R-2 | Description: Single Family Cottage
Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements
Uses allowed under current zoning: Zoned for small cottages.
Are CC&Rs applicable? ☐ Yes ☐ No ☒ Unknown | Have the documents been reviewed? ☐ Yes ☒ No | Ground Rent (if applicable) $ ____ / ____
Comments:
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: Vacant Lot for Small Cottages | Use as appraised in this report: Vacant Lot for Small Cottages
Summary of Highest & Best Use: The Highest and Best Use is for a single family, small cottage improvements.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	
Gas	☒	☐	
Water	☒	☐	
Sanitary Sewer	☒	☐	
Storm Sewer	☒	☐	
Telephone	☒	☐	
Multimedia	☒	☐	

Off-site Improvements	Type	Public	Private
Street	Unimproved	☒	☐
Width			
Surface	Grass		
Curb/Gutter		☐	☐
Sidewalk		☐	☐
Street Lights		☐	☐
Alley	Grass	☒	☐

Frontage	S. Avenue H
Topography	Average
Size	Average
Shape	Rectangular
Drainage	Adequate
View	Typical

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 48039C0805K | FEMA Map Date 12/30/2020
Site Comments: Subject lot is an unimproved, wooded, and level site. The site fronts on an undeveloped of South Avenue H. Sewer, electricity, and natural gas are available along the alley at the rear of the lot. Water services would have to be extended to the site. South Avenue H street would have to be built to city specifications and extended from its present location to the subject lot.

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LAND APPRAISAL REPORT

File No.: 17396

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Block 70 Lot 4 Freeport, TX 77541	0 S Avenue H Freeport, TX 77541		0 Avenue I Freeport, TX 77541		0 S Avenue I Freeport, TX 77541	
Proximity to Subject		0.06 miles E		0.14 miles E		0.13 miles E	
Sale Price	$		$ 5,500		$ 10,833		$ 10,833
Price/	$	$ 1.63		$ 4.33		$ 3.47	
Data Source(s)		HAR #88820815		HAR #12494529		HAR #68305531	
Verification Source(s)		County Assessor/MLS		County Assessor/MLS		County Assessor/MLS	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Conv 0		Conv 0		Conv 0	
Date of Sale/Time		04/30/2024		05/31/2024		05/31/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Freeport	Freeport		Freeport		Freeport	
Site Area	3,125	3,376		2,500		3,123	
Access / Utilities	Platted / E,S,G	Platted / E,S,G		Improved / All	-5,416	Improved / All	-5,416
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☒ −	$ -5,416	☐ + ☒ −	$ -5,416
Adjusted Sale Price (in $)			$ 5,500		$ 5,417		$ 5,417

Summary of Sales Comparison Approach: Lot one does not warrant any adjustment and is in a similar location, located three lots west of our subject. Market reaction does not warrant an adjustment for corner locations.
Lot sale two, three, four, and five were all adjusted downward for size as well for access/utilities.

The appraiser was informed that Lot 3 Block 70 had sold, but this information was unconfirmed by the appraiser at the time of this report, therefore it was not utilized.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 5,500

Final Reconciliation: Adjusted sales range between $5,417 to $6,375. Sale one is deemed the most recent and comparable sale available and given the most weight, indicating value of $5,500.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 5,500 , as of: 03/11/2025 , which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☐ Scope of Work ☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales
☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Client Name: City of Freeport
E-Mail: Address: 1201 North Ave. H, Freeport, TX 77541

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Barry Coleman	
Appraiser Name: Barry A. Coleman	Supervisory or Co-Appraiser Name:
Company: Angleton Real Estate Appraisal	Company:
Phone: 979-849-9600 Fax:	Phone: Fax:
E-Mail: barry@angletonrealestateappraisal.com	E-Mail:
Date of Report (Signature): 03/17/2025	Date of Report (Signature):
License or Certification #: 1324203 State: TX	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 12/31/2026	Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 03/11/2025	Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: 17396

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Block 70 Lot 4 Freeport, TX 77541	0 S Avenue F Freeport, TX 77541		419 S Avenue F Freeport, TX 77541			
Proximity to Subject		0.27 miles SE		0.29 miles SE			
Sale Price	$		$ 25,500		$ 35,000		$
Price/	$	$ 3.92		$ 3.73		$	
Data Source(s)		HAR #51289461		HAR #72545409			
Verification Source(s)		County Assessor/MLS		County Assessor/MLS			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Conv 0		Conv 0			
Date of Sale/Time		05/09/2024		04/19/2024			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Freeport	Freeport		Freeport			
Site Area	3,125	6,499	-6,375	9,374	-11,666		
Access / Utilities	Platted / E,S,G	Improved / All	-12,750	Improved / All	-17,500		
Net Adjustment (Total, in $)		☐ + ☒ −	$ -19,125	☐ + ☒ −	$ -29,166	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 6,375		$ 5,834		$

Summary of Sales Comparison Approach

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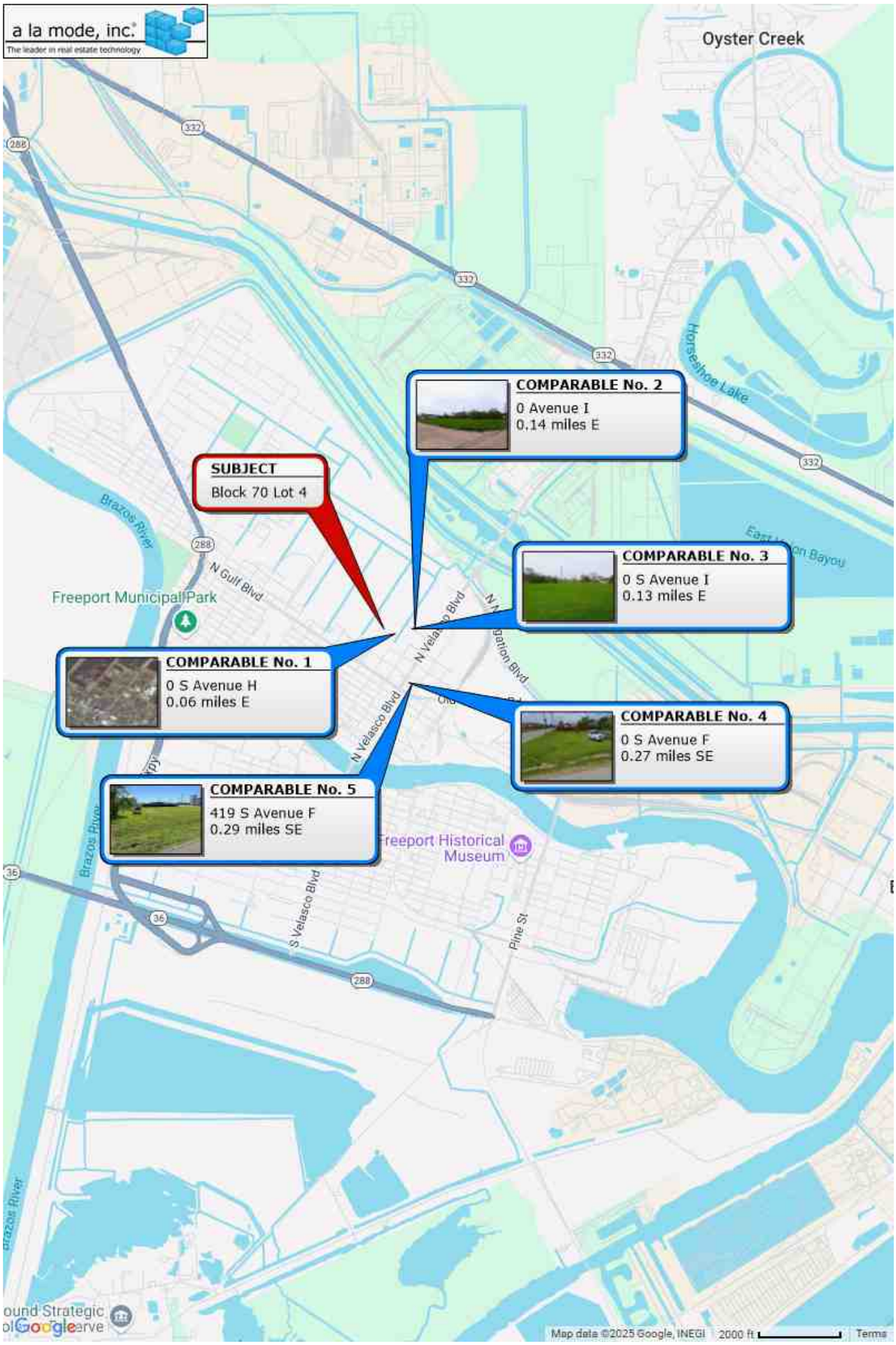
Location Map

Client	City of Freeport						
Property Address	Block 70 Lot 4						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Appraiser	Barry A. Coleman						



Comparable Photo Page

Client	City of Freeport						
Property Address	Block 70 Lot 4						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Appraiser	Barry A. Coleman						

Comparable 1

0 S Avenue H

Prox. to Subject	0.06 miles E
Sale Price	5,500
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Freeport
View	
Site	3,376
Quality	
Age	

Comparable 2

0 Avenue I

Prox. to Subject	0.14 miles E
Sale Price	10,833
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Freeport
View	
Site	2,500
Quality	
Age	

Comparable 3

0 S Avenue I

Prox. to Subject	0.13 miles E
Sale Price	10,833
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Freeport
View	
Site	3,123
Quality	
Age	

Comparable Photo Page

Client	City of Freeport						
Property Address	Block 70 Lot 4						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Appraiser	Barry A. Coleman						

Comparable 4

0 S Avenue F

Prox. to Subject	0.27 miles SE
Sale Price	25,500
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Freeport
View	
Site	6,499
Quality	
Age	

Comparable 5

419 S Avenue F

Prox. to Subject	0.29 miles SE
Sale Price	35,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Freeport
View	
Site	9,374
Quality	
Age	

Aerial Map

Client	City of Freeport						
Property Address	Block 70 Lot 4						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Appraiser	Barry A. Coleman						

Subject Photos - Page 1

1

Subject Photos - Page 2

2

Subject Photos - Page 3

3

Subject Photos - Page 4

4

Subject Photos - Page 5

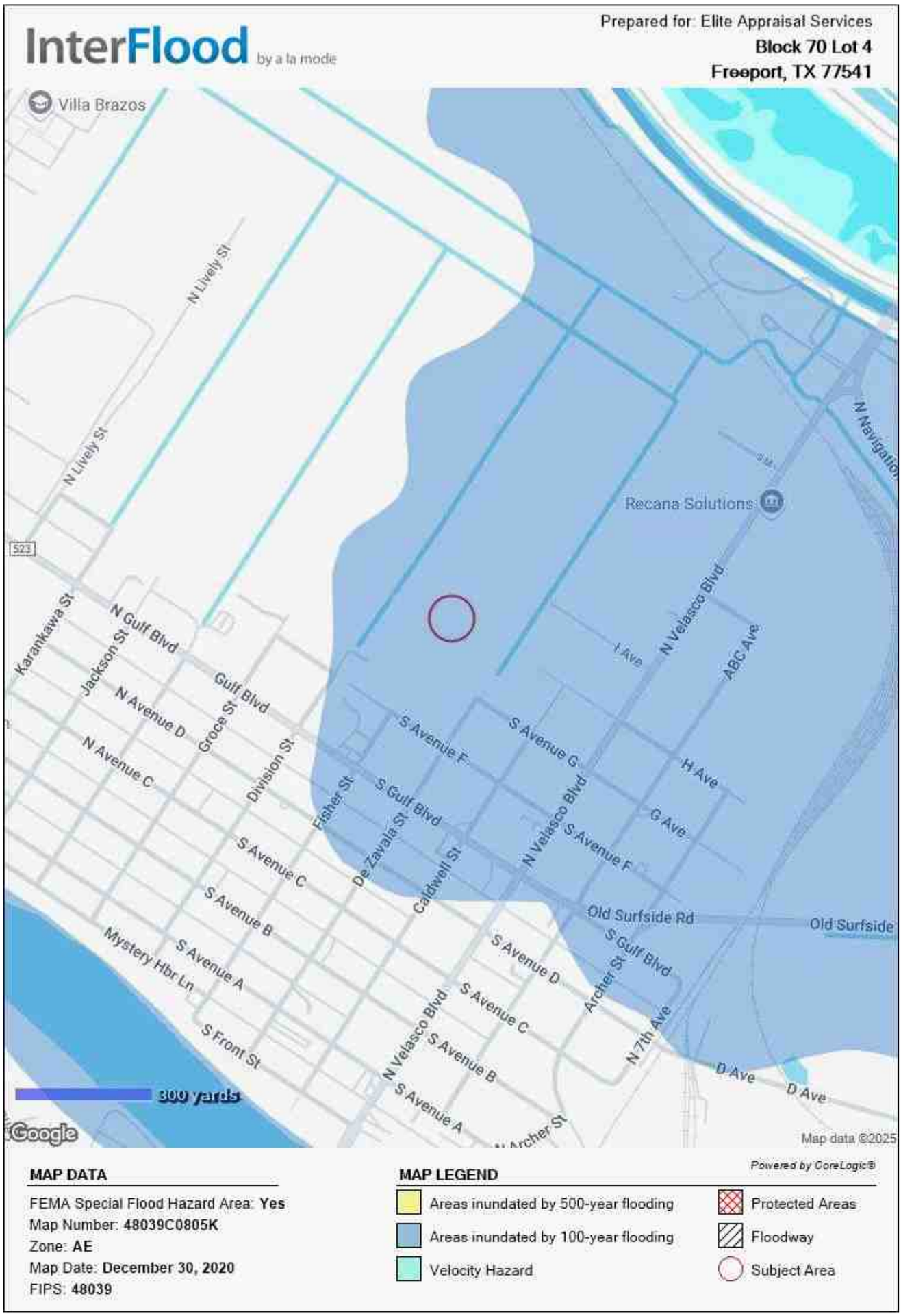
5

Subject Photos - Page 6

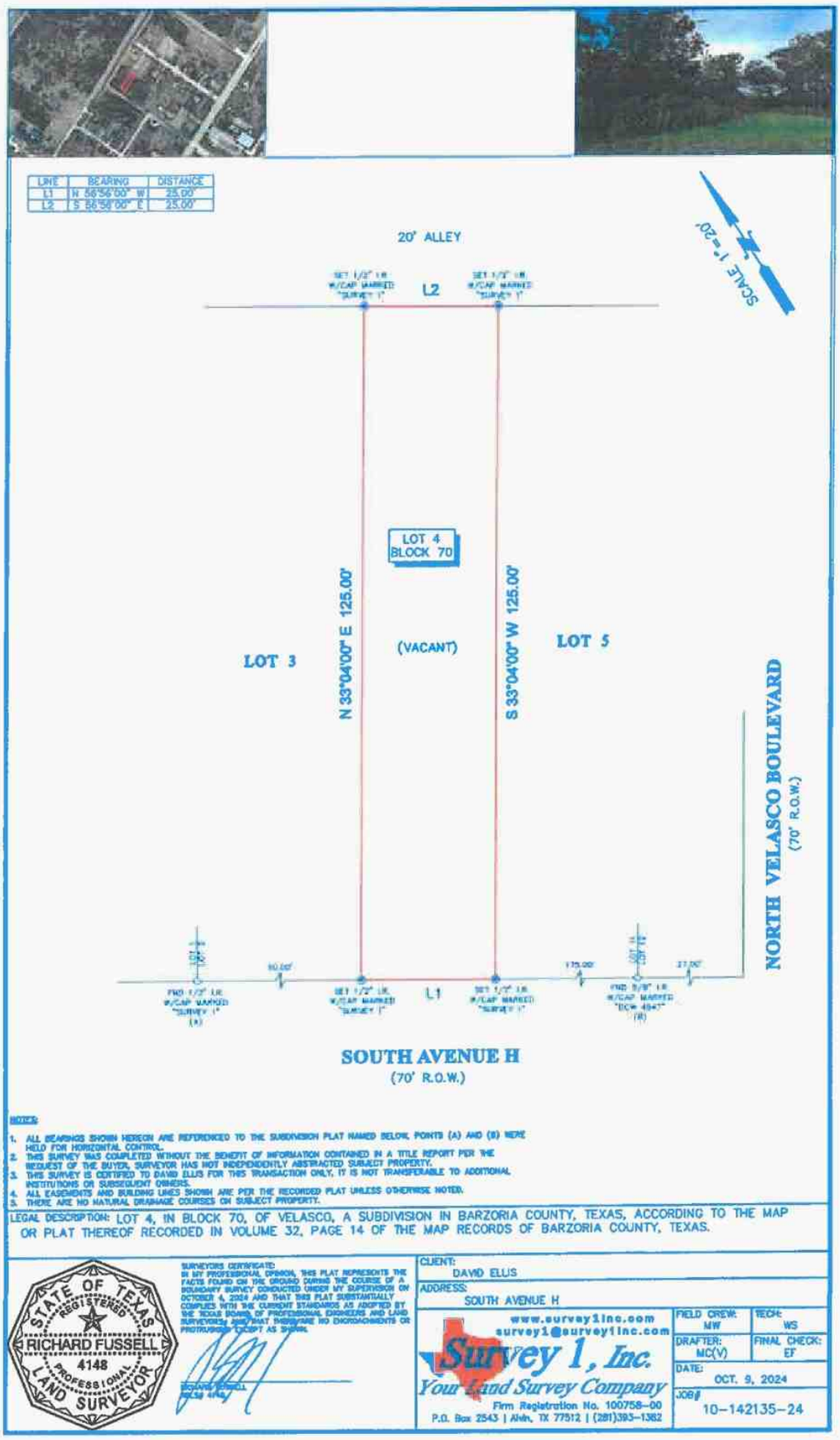
6

Flood Map

Client	City of Freeport						
Property Address	Block 70 Lot 4						
City	Freeport	County	Brazoria	State	TX	Zip Code	77541
Appraiser	Barry A. Coleman						



Survey


LINE | BEARING | DISTANCE
L1 | W 58°56'00" W | 25.00'
L2 | S 58°56'00" E | 25.00'
20' ALLEY
SCALE 1"=20'
L2
LOT 4
BLOCK 70
(VACANT)
LOT 3
LOT 5
N 33°04'00" E 125.00'
S 33°04'00" W 125.00'
NORTH VELASCO BOULEVARD
(70' R.O.W.)
L1
SOUTH AVENUE H
(70' R.O.W.)
NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO DAVID ELLIS FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
LEGAL DESCRIPTION: LOT 4, IN BLOCK 70, OF VELASCO, A SUBDIVISION IN BARZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 14 OF THE MAP RECORDS OF BARZORIA COUNTY, TEXAS.
STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR
SURVEYORS CERTIFICATE:
CLIENT: DAVID ELLIS
ADDRESS: SOUTH AVENUE H
Survey 1, Inc.
Your Land Survey Company
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382
FIELD CREW: MW
TECH: WS
DRAFTER: MC(V)
FINAL CHECK: EF
DATE: OCT. 9, 2024
JOB#: 10-142135-24

BARRY ALBERT COLEMAN
221 SEBESTA SEBESTA RD
ANGLETON, TX 77515

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Barry Albert Coleman**
License #: **TX 1324203 G** License Expires: **12/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

SAVEI
SAVEH
N Velasco BLVD

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[4.D]

Title: Consideration and possible action approving Resolution No. 2025-2909 for the appointment of a candidate to fill the vacant position on the Charter Review that will expire May 31, 2025.

Date: April 7, 2025

From: Lance Petty, City Manager

Staff Recommendation: Staff recommends approving Resolution.

Item Summary: The Charter Review Commission has a vacancy due to the resignation of Shonda Marshall. This term expires on May 31, 2025.

Background Information: Duties of the commission. It shall be the duty of such Charter Review Commission to:

(1)Inquire into the operation of the city government under the Charter provisions and determine whether any such provisions require revision. To this end public hearings may be held; and the commission shall have the power to compel the attendance of any officer or employee of the city and to require the submission of any of the city records which it may deem necessary to the conduct of such hearing;

(2)Propose any recommendations it may deem desirable to ensure compliance with the provisions of the Charter by the several departments of the city government;

(3)Propose, if it deems desirable, amendments to this Charter to improve the effective application of said Charter to current conditions;

(4)Report its finding and present its proposed amendments, if any, to the city council.

Special Considerations: N/A

Financial Impact: N/A

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution- charter review vacancy 2025 (1)

RESOLUTION NO. 2025-2909

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, NOMINATING, CONSTITUTING AND APPOINTING A QUALIFIED PERSON TO THE FREEPORT CHARTER REVIEW 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 Shonda Marshall board member of Charter Review Commission of the City of Freeport, Texas ("the City") has not expired;

WHEREAS, the term of appointment of the above member 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 to the Charter Review Commission to fill the rest of the term which expires on May 31, 2025 and until a successor for such person shall have been appointed and qualified, to-wit.

1. _____ Term Expiration: 05/31/2025

SECTION TWO (2): DUTIES

The above-named appointee(s) shall perform all of the duties imposed on members of the Charter Review Commission 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 _____, 2025.

Attest: _____ _____

Clarisa Fernandez, City Secretary
City of Freeport, Texas

Jerry Cain, Mayor
City of Freeport, Texas

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[4.E]

Title: Consideration and possible action approving Resolution No. 2025-2910 Amending the City of Freeport Policy Handbook Chapter 8 – Attendance and Leave Policy revising Section 8.02 – Vacation.

Date: April 7, 2025

From: Donna Fisher, HR Director

Staff Recommendation: Staff recommends approval of the Resolution.

Item Summary: The City has revised Section 8.02 - Vacation of the Personnel Policy Manual to allow employees to rollover up to 160 hours of vacation time, increased from the previous cap of 120 hours. In addition, the policy now allows Department Directors to receive a cash payout for up to 40 hours of unused vacation 30 days prior to their anniversary date. This change is designed to prevent the forfeiture of vacation hours due to the unique demands of their positions.

Background Information: Department Directors frequently face scheduling challenges that prevent them from using their accrued vacation time, particularly due to emergency situations such as severe weather events or staff shortages. These operational demands have led to the unintended loss of earned vacation. The last update to this section of the policy was made on April 15, 2019.

Special Considerations: N/A

Financial Impact: A maximum estimated impact of $18,500.60 if all eligible Department Directors opt to cash in 40 hours of vacation.

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution - Vacation Policy
2. Vacation policy revision 03242025

RESOLUTION NO. 2025-2910

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS, REVISING SECTION 8.02 VACATION AND APPROVING THIS REVISION TO THE PERSONNEL POLICY HANDBOOK.

WHEREAS, the City of Freeport values all employees working to provide services to the citizens; and

WHEREAS, the City of Freeport seeks to revise the Vacation policy for the benefit of our employees; and

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

SECTION 1. USE OF CITY OWNED VEHICLES POLICY. The City Council of the City of Freeport hereby approves and adopts the revision to the Vacation Policy 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 _____, 2025.

_____
Jerry Cain, Mayor
City of Freeport, Texas

ATTEST:

_____
Clarisa Fernandez, City Secretary
City of Freeport

APPROVED AS TO FORM:

_____
David Olson, City Attorney
City of Freeport

8.02 Vacation – REVISED 04/15/2019

All probationary or regular status personnel shall acquire vacation credits according to the following schedule and are entitled to take vacation with pay after reaching regular status and a minimum of six (6) months of employment with the City of Freeport. An employee may not use any accrued vacation until successfully completing the initial employment probationary period unless approved by the City Manager.

Year of Employment	**Hours Per Year**	**Per Pay Period**
0/4th	80 hrs	3.08
5th/14th	120 hrs	4.62
15th/over	160 hrs	6.15

Maximum Rollover Per Year: 160 hours

On their anniversary date any accrued hours in excess of the maximum rollover amount will be reduced to the maximum rollover amount. Any variance from this must be approved in writing by the City Manager. More than the allowable maximum will be lost.

No employee shall receive additional compensation for working through his/her vacation without the written approval of the City Manager. Department Directors may opt to be paid for up to 40 hours of unused vacation 30 days before their anniversary date. Vacation time must be scheduled with the Department Director, who shall consider the needs of the City, the number of personnel needed to effectively operate his/her department, and the schedule and desires of the employee. All vacation scheduled must be approved by the Department Director prior to being taken.

Personnel with regular status, who leave employment with the City, shall be paid for vacation time. The payment will be made in their final check.

An employee, who the city demotes, promotes, or laterally transfers will retain accrued vacation leave.

Employees on unpaid leave will not accrue vacation time.

Exception to this policy are Fire Fighters/EMS on a 53 hours' work schedule see the Fire Fighter/EMS combined vacation/holiday accrual policy Appendix A.

979.233.3526 Fax 979.233.8867 1201 North Avenue H. Freeport, TX 77541

City Council Agenda Item #[4.F]

Title: Consideration and possible action approving purchase of a 911 logging recorder.

Date: April 7, 2025

From: Chief Jennifer Howell, Police Chief

Staff Recommendation: Staff recommends the purchase of a new 911 logging recorder in the amount of $31,500 to be reimbursed by Gulf oast Regional 911 Emergency District.

Item Summary: A funds request was submitted in 2025 to the Gulf Coast Regional 911 Emergency Communications District requesting to reimburse the city for the purchase of an updated 911 recorder. This upgrade will also allow the capabilities to capture text-to-911, and will offer better audio quality so we do not miss out on critical emergency communication. On March 26, 2025 we received email notification that our request was approved. Attached is the approval email, the funds request and the quote for the recorder.

Background Information: Our current recorder is over 10 years old and is end of life. When 911 was recently at our office working on other equipment, they stated the recorder was overdue and needed to be replaced.

Special Considerations: PD will cover initial cost and then submit for reimbursement to 911 district.

Financial Impact: A temporary financial impact of $31,500 will show the PD budget at a deficit until funds are received from Gulf Coast 911. The quote is HGAC Buy Board.

Board or 3rd Party Recommendation: Gulf Coast 911 recommends replacement of equipment.

Supporting Documentation:

1. scans@freeport.tx.us_20250401_152619

Outlook

9-1-1 Logging Recorder Funds Request

From Ward, Kimberly <Kim.Ward@gulfcoast911.org>
Date Wed 3/26/2025 7:55 AM
To David Fernandez <dfernandez@freeport.tx.us>

1 attachment (77 KB)
Freeport PD Funds Request Form.pdf;

Good morning David,

The purpose of this email is to notify you that funds in the amount of $31,500 is approved for the replacement of your 9-1-1 logging recorder.

As previously stated in the process, the city will purchase, install, accept, and pay for the system. Once that is complete, send me a copy of the purchase documents (ex: purchase order) and proof of payment. I will then send you a Transfer of Ownership form to be signed by your designated authorized person. This form basically states that the City of Freeport owns the recorder and is responsible for maintenance. In the meantime, I will send your documentation to our A/P for internal processing for the reimbursement. Please don't forget to send me the company set up form.

Please let me know if you have any questions.

Thanks,

KIM WARD, MPA
Senior Manager
Gulf Coast Regional 9-1-1 Emergency Communications District/
Houston-Galveston Area Council
3555 Timmons Lane, Suite 120 Houston, TX 77027
Mailing Address: P.O. Box 22777 Houston, TX 77227
Direct | 713-993-2459
www.gulfcoast911.org

Follow us on Twitter @gcrecd_911

Gulf Coast Regional 9-1-1 Emergency Communications District/Houston-Galveston Area Council

FY 2025 Funds Request 9-1-1 Logging Recorder

Agency Name:	Freeport Police Department		County:	Brazoria	
Jurisdiction Contact					
Name:	David Fernandez	Title:	IT Manager		
Mailing Address:	430 N Brazosport Blvd	City:	Freeport	Zip:	77541
Telephone #:	979-871-0157	FAX#:			
E-mail:	Dfernandez@freeport.tx.us				

Project General Description *(50 words or less)*:
This project aims to replace a 10 year old phone recorder that has reached end-of-life and is no longer supported.

PROJECT BUDGET	
Equipment:	**$31,500**

Project Narrative (500 words or less)

How will this project benefit your 9-1-1 Call Center?

Replacing our current outdated 911 recorder will enhance reliability, compliance and efficiency. This new system will be fully supported, so there will be reduced likelihood of downtime. It will offer better call retrieval, better audio quality, and better security of sensitive information. It will also actually capture Text-to-911, so we won't miss critical emergency communications. Thus, upgrading will decrease the costs of maintenance, eliminate risks associated with unsupported technology and result in a better and more reliable emergency response system.

	GCRECD ONLY	

List approved or pending funding – FY 2025:

Funding Source	Project Type *9-1-1 Logging Recorder*	Status	Amount
E911.24.0102	**9-1-1 Logging Recorder Replacement**	☒ Approved ☐ Pending	**$31,500**

Houston, TX
9824 Whithorn Drive
Houston, Texas 77095
P: (800) 708-6423
www.vistacomtx.com

Remit, Sales and Support

Oklahoma City, OK
4200 Perimeter Center Drive, Suite 140
Oklahoma City, OK 73112
P: (800) 708-6423
www.vistacomtx.com

Sales and Support

We have prepared a quote for you

Freeport PD - Eventide DX Recorder Upgrade Quote

Quote # HOU005690

Version 1

Freeport Police Department

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Oklahoma City, OK 73112
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www.vistacomtx.com
Remit, Sales and Support

Friday, March 07, 2025

Freeport Police Department
David Fernandez
430 N Brazosport Blvd
Freeport, TX 77541
dfernandez@freeport.tx.us

Dear David,

Thank you for allowing Vista Com to prepare a quotation for your recording solution. Vista Com has over a 25 year history of providing public safety recording solutions throughout the region. We partner with the best OEM's in the industry to delivery the latest technology to you and we back the solution with local support and factory engineering.

Within this quotation you will find three key areas that describe the solution.

- Hardware - this is the physical components to be installed at your site.
- Software - each solution requires software that is licensed to you for your recorder.
- Services - items that are one time charges and represent labor and support for your solution.

The link details all areas of your quotation that we have designed for you. This quotation is based upon given facts and knowledge of your requirements passed to us by you and your organization. As such if we determine that the environment is different than what we have designed we will promptly edit the proposal for your presentation.

Important Note - the point at which the recorder equipment connects to the customer equipment is referred to as the demarcation point. The customer and/or its vendors are responsible for any required connections to this demarcation point such as cabling, equipment programming, or equipment relocation.

Please click the following link for the HGAC Website: (Click Here)

If you approve of this quotation please indicate so within the link. By accepting this quotation you represent your authorization of your entity and legally bind your agency to the terms of this sales contract.

Kind Regards,

Robin Clevenger

Robin Clevenger
Regional Sales Manager
Vista Com

Disclosures

All order cancellations are subject to a 35% restocking charge once order has been placed. Your solution is custom built for your environment. Vista Com will make every attempt to modify changes once purchase has been placed however the customer is ultimately responsible for any financial implications for order changes after the order is placed.

Solution Design - we make every attempt to ensure the attached quote is exact and matches your requirements. Please pay special attention to our description of goods and services to ensure it matches your requests. If Vista Com inspects your site location and determines that our solution does not match your communicated requirement, we will promptly revise this quote.

Customer Demarcations - The point at which the recording equipment is connected to the customer equipment is termed "demarcation point". The demarcation point can be a physical cable connection to a demarcation block or it can be a network cable connected to a customer network switch. Due to vendor and customer liabilities it is accepted that Vista Com is responsible for cabling and recorder connection from the demarcation point and the customer is responsible for all cabling, configuration, and coordination for recorded devices to the demarcation block.

Install Guide - Vista Com requires information about your network and user environment before installation of the recording solution. This information includes necessary information proprietary to the customer such as network addresses, user names/passwords, channel assignments and user rights. It is understood that the customer will answer this proprietary information to Vista Com prior to installation in order for the services to be conducted quickly and efficiently.

By acceptance of this offer you accept the disclosures above as part of this agreement.

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www.vistacomtx.com
Remit, Sales and Support

Freeport PD - Eventide DX Recorder Upgrade Quote

Robin Clevenger

Prepared by:

Vista Com
Robin Clevenger
281-516-9800 ext 201
Fax (281) 518-7056
robin@vistacomtx.com

Prepared for:

Freeport Police Department
430 N Brazosport Blvd
Freeport, TX 77541
David Fernandez
dfernandez@freeport.tx.us
(979) 871-0157

Quote Information:

Quote #: HOU005690
Version: 1
Delivery Date: 03/07/2025
Expiration Date: 06/30/2025

Part Number	Hardware	Qty	List Price (Each)	List Price (Extended)	Discounted Price (Each)	Discounted Price (Extended)
Vista Com is proposing to replace/upgrade the existing Eventide recorder that is 13 yr old and no longer manufactured. Vista Com will continue to support the existing model as long as parts are available. Visa Com is proposing the Eventide DX recorder equipped with recording the following: (8) IP for the 9-1-1s & for Telex radios, capturing ANI/ALI and Geo Mapping. Vista Com will transfer the database of calls from the existing recorder to the new DX. The quote reflects HGAC RP07-20.						
NexLog 740DX Hardware Bundle	**NexLog 740DX Hardware Bundle** NexLog 740DX Base Hardware Configuration	**1**	**$14,940.00**	**$14,940.00**	**$12,510.00**	**$12,510.00**
	NexLog 740 DX-Series Base System NexLog 740 DX-Series base system: 3U rack-mountable, Core i5 CPU, 16GB DDR4 RAM, 2 x2TB fixed-Mount HDDs (RAID 1), 1 Blu-ray Multi-Drive, 2 Network Ports (100/1000), Embedded Linux, NexLog DX-Series software, web- based configuration manager, audio controls & amplified speaker on front panel, dual hot- swap 120-240VAC 50/60Hz power supplies. Requires ongoing Eventide DX Software Update Subscription (DXSUS) for access to critical DX-Series Software & Security Updates.	1				
	Integrated 7" Color LCD Touch Screen Display for NexLog 740 Integrated 7" Color LCD Touch Screen Display for NexLog 740 DX-Series	1				

	Rack Mount slides - 4 post, 3U Chassis (for NexLog 740) Rack Mount slides - 4 post, 3U (for NexLog 740)	1				
	Upgrade Nexlog 740 DX to 2x2TB HotSwap HD Upgrade NexLog 740 DX-Series (at time of order) 2x2TB HotSwap MegaRAID1=2TB storage	1				
NexLog 740DX Channel Bundle	**NexLog 740DX Channel Bundle** Eventide User Channel Activation Bundle Provides TDM, VoIP, RoIP Licensing for Playback	**1**	**$4,200.00**	**$4,200.00**	**$3,517.00**	**$3,517.00**
	Internal IP Recorder w/ 8 G.711 Channel Licenses Internal IP Recorder w/ 8 G.711 Channel Licenses	1				
Nexlog Storage & Power Bundle	**Nexlog Storage & Power Bundle** Eventide User Storage & Power Bundle	**1**	**$2,405.00**	**$2,405.00**	**$2,405.00**	**$2,405.00**
	NAS Rackmountable Appliance Based 1U NAS Rackmount Network Attached Storage Appliance (Linux Technology) With 2 2Tb Hard Drives	1				
	TRIPP LITE UPS 1500VA Rackmount TRIPP LITE UPS Smart 1500VA 900W Rackmount Tower LCD AVR	1				

Part Number	Software	Qty	List Price (Each)	List Price (Extended)	Discounted Price (Each)	Discounted Price (Extended)
NexLog 740DX Software Bundle	**NexLog 740DX Software Bundle** Eventide User Software Bundle and Licensing	**1**	**$12,090.00**	**$12,090.00**	**$7,654.00**	**$7,654.00**
	9-1-1 SMS/TXT Capture Enabler (non-SIPREC) via MSRP Protocol 9-1-1 SMS/TXT Capture Enabler (non-SIPREC) via MSRP Protocol	1				

	Eventide Interface license for VIPER 911 IP/SPAN Eventide Interface license for VIPER 911 IP/SPAN Recording - transferring this as they purchased in Nov. 2024	1				
	Avtec Radio Integration Metadata Integration for Dispatch, RoIP, Other. Custom scripting for data tagging to calls.	1				
	MediaWorks Plus Licenses MediaWorks Plus (Web) Concurrent Access for 8 Users	1				
	NENA ANI/ALI CAD Spill Integration of SMDR NENA ANI/ALI CAD Spill Integration SMDR	1				

Part Number	Services	Qty	List Price (Each)	List Price (Extended)	Discounted Price (Each)	Discounted Price (Extended)
Prof Serv Install Bundle	**Prof Service Installations Bundle** Recorder Solutions Installation Services Includes Site Installation Guides, Project Management, Pre-Configuration, Onsite Installation, System Integrations, and De-trash	**1**	**$4,364.00**	**$4,364.00**	**$4,364.00**	**$4,364.00**
Prof Service Training Bundle	**Prof Service Training Bundle** Professional Services, Training Programs Designed To Your Solution. Includes Materials, Training Class, and Follow Up Support	**1**	**$1,400.00**	**$1,400.00**	**$1,400.00**	**$1,400.00**
				$5,764.00		**$5,764.00**

Part Number	Discount	Qty	List Price (Each)	List Price (Extended)	Discounted Price (Each)	Discounted Price (Extended)
Vista Com	**Customer Discount** Discount	1	($350.00)	($350.00)	($350.00)	($350.00)
				($350.00)		**($350.00)**

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Remit, Sales and Support

Quote Summary	Amount
Hardware	$18,432.00
Software	$7,654.00
Services	$5,764.00
Discount	($350.00)
Total	**$31,500.00**

Payment Terms	No. of Payments		Amount
Net 30	1	None	$31,500.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Signature _____ Date _____

Eventide®

NexLog™ DX™ SERIES

Advanced Recording Solutions for Mission-Critical Communications

Recording Systems • Software Solutions • Edge Capture Devices

NG9-1-1 • P25 Radio • DMR • IP Dispatch • ATC/ATM
Incident Reconstruction • Instant Recall • Mobile
Quality Assessment • Screen Recording • Reporting
VoIP • SIP • Digital • Analog • T1/E1 • ISDN • ED-137B/C

Eventide's mission-critical recording solutions are trusted by organizations worldwide to capture, secure and reconstruct their most important interactions.

▶ *NexLog DX-Series Communications Recording Software and Solutions*

NexLog DX-Series™ recording solutions are the culmination of over 30 years of mission-critical recording experience. The DX-Series continues the NexLog tradition of reliability and ease-of-use while focusing on Digital Transformation (DX) to meet tomorrow's needs. With expanded solution architectures, as well as enhanced security, scalability and integrations, the NexLog DX-Series is truly the next generation recorder.

The NexLog DX-Series software includes multi-tier security and a web-based configuration management tool, as well as support for password policies, Active Directory, SNMP, TLS and AES-256 encryption.

The innovative *NexLog Access Bridge* option enables a scalable approach to enterprise deployments. Multiple recorders can be linked together for unified searching, replay, incident management and configuration.

NexLog 740 DX-Series™ Recording Solution

Channel Capacity*: 96 Analog, 96 Digital PBX, 192 T1, 240 E1, 560 VoIP, 240+ P25, 240+ DMR
3U Rack-Mountable

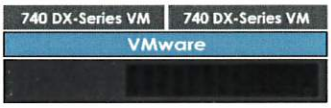
NexLog 840 DX-Series™ Recording Solution

Channel Capacity*: 240 Analog, 240 Digital PBX, 240 T1, 240 E1, 560 VoIP, 240+ P25, 240+ DMR
4U Rack-Mountable

Smart Edge Capture Device™

Captures, Buffers and Transfers to DX-Series Recording Solutions
Up to 24 Analog, 24 Digital, 48 T1, 60 E1 or 120 VoIP Channels. 1U

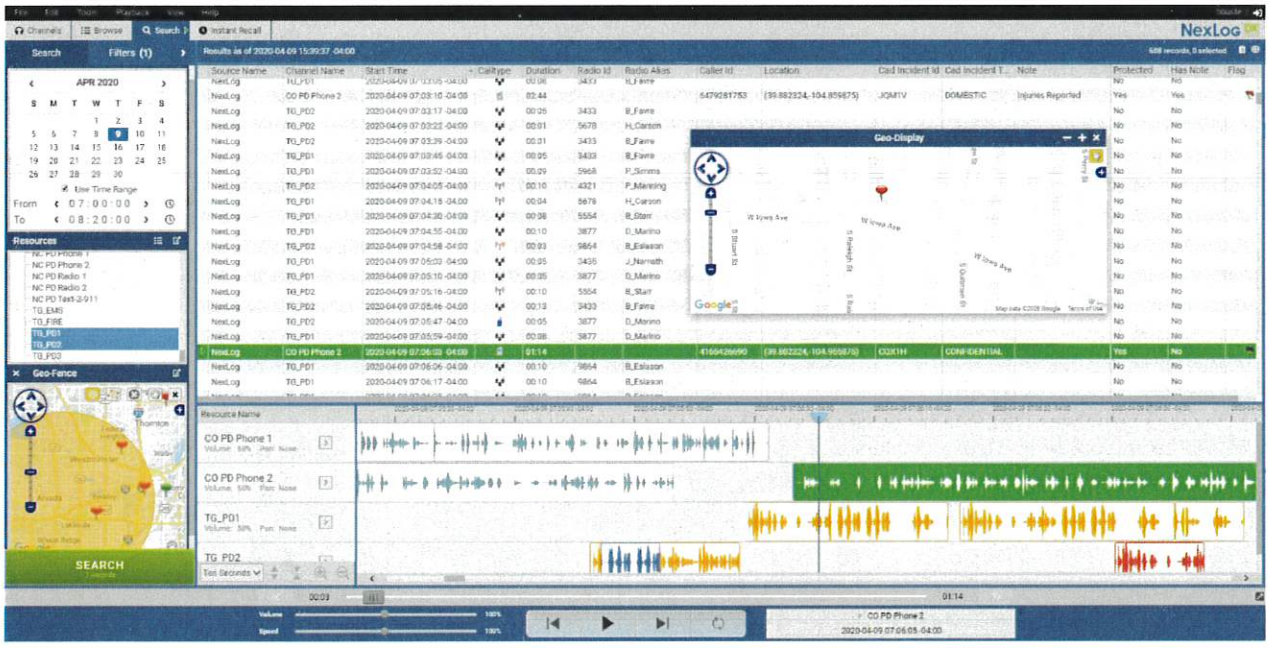
NexLog DX-Series™ Virtual Recording Software Solution



Channel Capacity*: 560 VoIP, 240+ P25. Add ***DX-Series Smart Gateways*** for Analog, Digital or Remote VoIP. Works with **ESXi**

▶ *MediaWorks DX Software: Incident Reconstruction, Instant Recall and More!*

The ***MediaWorks DX*** ™ software option provides secure access, replay and management of audio, screen, multimedia, text and TDD recordings. It is available via web browser on PCs, tablets and phones (using secure HTML5 technology) or as a native application on a PC. MediaWorks DX provides a complete set of tools to Browse, Search, Replay, Instant Recall, Live Monitor, Reconstruct Incidents, Protect, Export and much more.

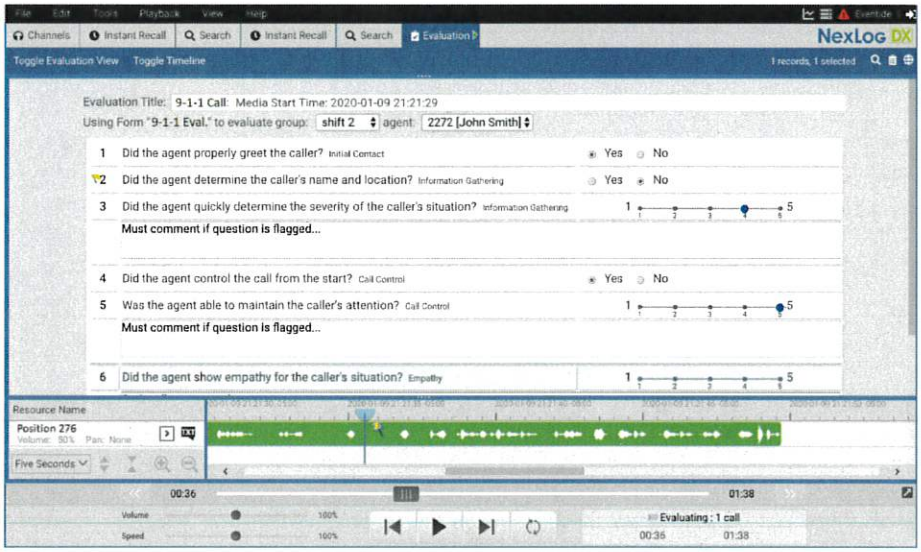


Capabilities include: Graphical Time-Line • Waveform Display • Talking Time and Date • Zoom In/Out • Loop Playback Skip Forward/Back • Playback AGC • Pitch-Corrected Variable Speed • Redact Audio • Obfuscate Audio • Audio Annotation • Text Annotation • Screen Replay • Text/SMS Replay • Multimedia Replay • Call Notes • Lock Recordings Protect Calls • Quarantine Recordings • Pop-Out Search Tools • Geo-Fence Search • Speech Search • Location Display** Location Tracking** • Multi-Parameter Search • Create Incident • Modify Incident • Attach Other Media • Split/Join Audio Clips • Restrict Access • Share Incident Folder • Pre-Set Exports • Menu Driven Export • Incident Export • Single and Multi-Recording Export • Export with Secure Standalone Player • Phone and Tablet Support • Multiple Monitor Support Configurable Layout • Dark Mode • Touch Screen Support • Accessibility Modes • Two Factor Authentication • Auditing • Upload videos and images to an incident for storage and replay***

▶ *Quality Factor DX Software: Integrated Quality Assessment and Reporting*

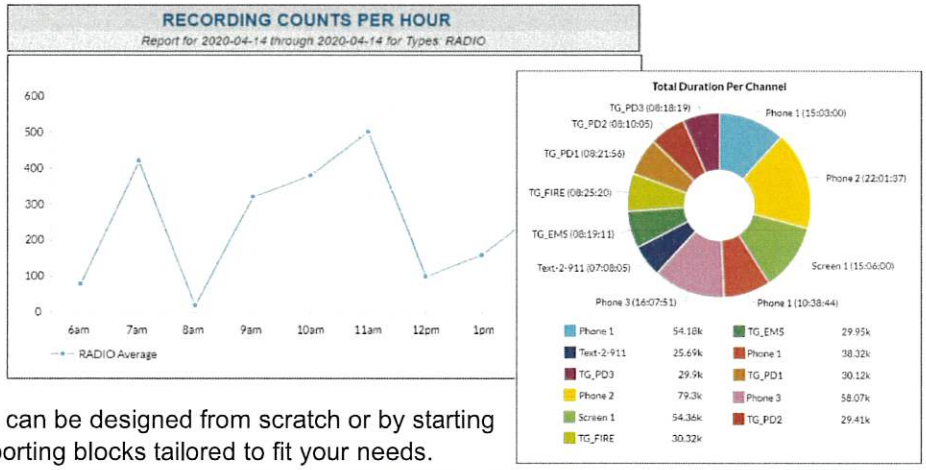
The *Quality Factor DX* ™ software option facilitates a quality assurance program to fit your agency's needs. With its built-in APCO/NENA QA/QI evaluation forms, you can quickly start measuring agent performance and help to protect your center from unwarranted conformance questions.

Quality Factor DX software includes a wide range of options for scoring, comments, notifications, scheduling, and reporting that can be selected to fit any agency. Add the optional *Screen Recording DX* software to get the complete picture via synchronized voice and screen replay.



▶ *Reporting Engine DX*

The flexible *Reporting Engine DX* ™ option provides directors and managers with business intelligence to help determine necessary staffing levels and workflows, and to help justify budgets. Radio traffic, 9-1-1 and administrative phone activity can all be joined into actionable reports.



Reports can be generated on a schedule and delivered via email, PDF, or viewed in a browser. Custom reports can be designed from scratch or by starting from a wide range of pre-configured reporting blocks tailored to fit your needs.

▶ *Screen Recording DX*

The *Screen Recording DX* ™ option allows you to capture high-quality videos of workstation activity that can be seamlessly synchronized with recorder audio. Supervisors can benefit by obtaining a better understanding of each agent's compliance with required practices and protocols. *Screen Recording DX* can capture the important imagery appearing on a user's PC screen, such as surveillance camera video, maps, or overlay application video. Screen recording replay can also aid during incident investigations and can help to document issues with other software.

The *Screen Recording DX* software can efficiently capture up to 20 frames per second, offers flexible bandwidth-limiting options, supports multiple displays and is compatible with modern Windows and Linux workstations.

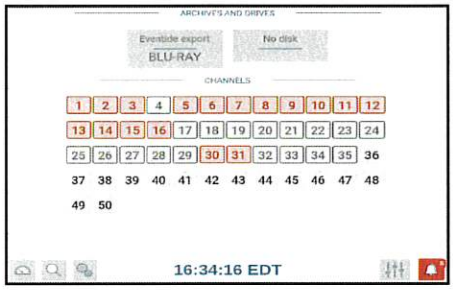
▶ *NexLog DX-Series Software Update Subscription (DXSUS)*

The NexLog DX-Series software continues to evolve in order to meet tomorrow's technical and security challenges, and new software versions and updates are produced on a regular basis. The *DX-Series Software Update Subscription* (***DXSUS*** ™) provides access to these important software versions and updates, which can incorporate Linux security updates, application-level security updates, and improvements to existing functionality. Each NexLog DX-Series software version is conveniently designated by its year of release, as well as its update level (example: "Version 2020.1").

The first 12 Months of ***DXSUS*** coverage is included at no charge with the purchase of each DX-Series recorder, DX-Series virtual recording solution or Smart Edge Capture Device. *Yearly renewals of coverage will help assure that your NexLog DX-Series products maintain the highest levels of security, performance, functionality and supportability*.

LCD Touch Screen

The optional 7" multi-touch LCD screen (on the front panel) lets you conveniently search and replay calls, protect calls, create incidents, export, burn to CD/DVD, live monitor, view alerts, view archive status, configure the NexLog DX recording system and more.



Info mode: Channels, Archives, Alerts, Live Monitor

Replay mode: Search, Replay, Build Incidents, Export

NexLog DX-Series Interoperability:

RADIO TECHNOLOGIES:
Motorola Astro 25
Motorola Dimetra IP
Motorola MotoTrbo Cap Max
Motorola MotoTrbo Cap Plus
Motorola MotoTrbo LCP
Motorola MotoTrbo IPSC
Motorola SmartNet/Zone
Motorola MDC1200
L3Harris VIDA P25
L3Harris EDACS via MGW
ISSI & OTAR for P25 Trunked
EF Johnson ATLAS P25
Tait P25 Trunked via ISSI
Tait/L3Harris DMR Tier III
Tait/L3Harris DMR Tier II
Tait MPT-IP
Sepura/Fylde DMR III
Sepura/Fylde MPT1327
ICOM iDAS Conventional
Kenwood NexEdge Trunked
ESChat PTT

9-1-1 TECHNOLOGIES:
NENA i3 SIPREC
NENA i3 SMS/MMS/Logging
Zetron MAX Call Taking
Zetron Series 3200
Intrado VIPER
Motorola VESTA
Motorola CallWorks
Emergitech IP9-1-1
TCS Solacom Guardian
RapidSOS
Carbyne 911
Priority Dispatch AQUA

CAD TECHNOLOGIES:
Southern Software
Hexagon Edge Frontier
New World Tyler
MobileTec InMotion
Motorola Spillman
Geoconex
RapidDeploy
Central Square: Inform, Zuercher & Sungard

DISPATCH TECHNOLOGIES:
Zetron MAX Dispatch
Zetron ACOM Novus
Zetron DCS-5020
AVTEC Scout
Motorola MCC7500
Omnitronics Omnicore
L3Harris SwitchPlus IP
L3Harris Symphony
Telex Radio Dispatch
Telex IP-223 & IP-224
Catalyst IP|Console
PENTA cPCx
Cisco IPICS
CSS Mindshare
CTI RadioPro Dispatch
InterTalk Vantage DCS
iNEMSOFT Console/Gateway
SmartPTT Dispatch
JPS Interoperability Solutions

PHONE TECHNOLOGIES:
VoIP and SIP Telephones
Digital PBX Telephones
Analog Telephones
2-wire Analog lines
4-wire Analog circuits
CAMA Trunks
T1, E1, and ISDN Trunks
SIP Trunks
Cisco Built-in Bridge (BiB)
Mitel SRC

ADDITIONAL TECHNOLOGIES:
VMware
AWS Cloud Storage
Calabrio (NexLog as Gateway)
Harding Instruments DXL Intercom
GAI-Tronics Intercom
Industronic PA/GA
Thales TopSky
ThruPut ATG
Asterix IP Surveillance Data
Park Air T6 GRS
Jotron 7000 Series GRS
Rohde & Schwarz 4400 GRS

Air Traffic Management and ED-137

NexLog DX-Series recording solutions can record all types of ATC/ATM audio sources, including controller working positions, VCCS, GRS, ambient audio, and telephones. NexLog systems fully support the ED-137B/C-Part 4 (VoIP) recording interface. Eventide actively participates in EUROCAE's Working Group 67 and the EUROCONTROL VOTE group.

Synchronized Replay for ATC/ATM

NexLog DX-Series systems can directly record CWP screens and provide synchronized replay of both screen and audio. NexLog DX-Series recorders can also interface with Thales airspace navigation systems for synchronized replay of audio with CWP scenario replay. A DX-Series replay control API is also available.

Redundancy

NexLog 740 DX-Series and *NexLog 840 DX-Series* recorders each include redundant power supplies and redundant disk drives. Redundant archiving options include NAS, Blu-ray/DVD-RAM, RDX, and removable HDD.

NexLog 740 DX-Series and *NexLog 840 DX-Series* recorders are available in sets of multiple units for fully redundant "Active + Active" recording, storage and archiving.

© 2020 Eventide Inc. Specifications and features are subject to change without notice. Some listed features are extra-cost options. Capacities are for DX-Series units. *Check with Eventide for mixed-type channel capacities, and for pre-sales review of digital phone, LMR, VoIP phone, and VoIP codec compatibility. **Location view & tracking functions require coordinates to be delivered to the recorder and require both Chrome browser and Google Maps.

VistaCOM

For more information please contact Us:

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9824 Whithorn Drive, Houston, Texas 77095 USA Tel: +281-516-9800
www.vistacomtx.com
Email: Sales@vistacomtx.com

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