



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, May 5, 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. Employee Recognitions – Employee of the Month, Lily Celedon, Staff Accountant, Finance Department- Lance Petty, City Manager
- 2B. Proclamation for National Correctional Officer's Week- Corey Brinkman, Interim Police Chief
- 2C. Proclamation for National Police Week- Corey Brinkman, Interim Police Chief
- 2D. Upcoming Events - Port Freeport Take a Child Fishing May 10th at Freeport Municipal Park 8:00A.M.

3: Business

- 3A. Consideration and possible action approving Minutes from April 21, 2025.(Clarisa Fernandez)
- 3B. Consideration and possible action awarding Bid for Lift Station #1 Re location.(Lance Petty)
- 3C. Consideration and possible action approving Resolution No. 2025-2911 Amending the City of Freeport Policy Handbook Chapter 5 – Standards of Conduct revising Section 5.22 – Cell Phone Usage.(Donna Fisher)
- 3D. Consideration and possible action by City Council approving the sale of trust property within the city limits located at Velasco Townsite, Block 747, Lot 4 & 10 (Undivided Interest 50.0000000000%) and being identified by the Brazoria County Tax office account number 8110-3450-000.(Laura Cramer)
- 3E. Consideration and possible action approving Ordinance No. 2025-2738 amending the Code of Ordinances to Adopt the 2021-2020 Editions of the International Codes.(Patti Foster)

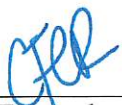
4: Adjournment

- 4A. 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



Proclamation for National Correctional Officer's Week 2025

WHEREAS, there are more than 300,000 correctional officers serving in communities across the United States, including the dedicated members of the FREEPORT POLICE DEPARTMENT;

WHEREAS, National Correctional Officers and Employees Week was first proclaimed on May 5, 1984, by President Ronald Reagan when he signed Proclamation 5187 creating "National Correctional Officers Week," to recognize the men and women who work in jails, prisons, and community corrections across the country; and

WHEREAS, National Correctional Officers and Employees Week became the official name the first week in May when, in 1986, the U.S. Senate officially changed the name from "National Correctional Officers Week"; and

WHEREAS, National Correctional Officers and Employee Week honors the work of Correctional Officers and Correctional Personnel for their service with honor, respect, and integrity; and raises the awareness of the duties, hazards, and sacrifices made by the Correctional employees; and

WHEREAS, National Correctional Officers and Employees week in FREEPORT, TEXAS recognizes our Jailers for their role in safeguarding the citizens of FREEPORT, TEXAS by providing safe, secure, and humane incarceration of offenders within their custody;

WHEREAS, National Correctional Officers and Employees week in FREEPORT, TEXAS this year wants to recognize all Correctional officers for their acts of heroism, dedication to duty and commitment to our community.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Freeport, does hereby proclaim the week of May 4, 2025-May 10, 2025, as "National Correctional Officers and Employees Week."

Signed this ____ day of _____, 2025

Governor/County Executive/Mayor _____

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

Proclamation for National Police Week 2025

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the FREEPORT POLICE DEPARTMENT;

WHEREAS, since the first recorded death in 1786, there are currently over 24,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty;

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC;

WHEREAS, 345 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 165 officers killed in 2024 and with 17 in the State of Texas;

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 37th Candlelight Vigil, on the evening of May 15, 2025;

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be *observed* this year May 11th-17th;

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

THEREFORE, BE IT RESOLVED that THE CITY OF FREEPORT will observe May 11-17, 2025, as National Police Week in FREEPORT, TEXAS, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Signed this ____ day of _____, 2025

Governor/County Executive/Mayor _____

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

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the City Council of Freeport, Texas met on Monday, April 21, 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
- Rudy Ragle, Public Works Director
- Chris Motley, Fire Chief
- Corey Brinkman, Interim Police Chief
- David Fernandez, Police Department

Visitors:

David McGinty	Nicole Mireles
Ruben Renobato	Sam Reyna
Pamela Dancy	Linda Marshall
Kenneth Hayes	

Call to Order:

Call to Order - Jerry Cain, Mayor

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

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.

Nicole Mireles resides at 2002 North Avenue G. She said she wanted to put a little bug in the Council's ear. She said she was wondering why they had so much turmoil with some of the Council members. She said she knows somewhere, somehow, or maybe she is out of place, but there should be something in the charter about being disciplined or something. She said the Council are better and should lead by example. Ms. Mireles said when she was on the Council for years, whether they disagreed or did not, the Council leads by example and holds themselves to a higher standard than you possibly can. She said it is embarrassing. She said she works at Dow, and they were going to get their popcorn tonight because they knew there was a Council meeting today. She said she is sick and tired of all the stuff that goes on, and she just does not understand how some of the Council preach transparency, but yet getting foreclosed on some of their property and this and that. Ms. Mireles asked what was up with that? She said all she can say to the Council is to hold yourself to a higher standard and do right for the City, do good for the citizens, the people here and that is all she asks. She said she does not know what it is going to take, and she hopes that before she dies, she will see our City come back to being united and everybody getting along. She said this is just horrible and all that she can say is, if the shoe fits, wear it.

Sam Reyna resides at 2002 North Avenue G. He said he spoke to four or five friends at the Police Department, and they were very dissatisfied with the Police Chief, that she has created a hostile environment within the department. He said now here lately, he has found out that almost half, if not more than half, of the Police Department is complaining about the hostile environment that she has created. Mr. Reyna said he is not sure if it is true or not and does know that the five friends that is true because he talked to them personally, and they complained about the Police Chief. He said if it is true that half of the Police Department feels the same way and if that is true, she needs to go. Mr. Reyna said that half of the Police Department is not satisfied with her job and the hostile environment that she has created and will continue to create if not terminated.

Kenneth Hayes resides at 4014 Mystery Harbor. He said he had been coming to these meetings for 4 or 5 years, and he used to be very vocal. He said he quit shooting his mouth off a lot. He said it is getting sickening watching the social media posts, creating all these people as villains and painting pictures. He said only one person up there that he could see had seen his mug shot about three times on paper. He said it has been seen him not pay his taxes on his hotel motel tax, which is theft from the City. He said he blames everybody else there for all his short doings. He said he blamed Troy Brimage until he left. He blinded Mr. Bass, the mayor, but he is the biggest problem. He said it can be seen time and time again. Mr. Hayes said to the Council to look at the smile on his face. He said he knew he was a crook. He said he lied like he lied to the news when he said the Mayor could not cancel a Council meeting. He said, according to the charter, he thinks the Mayor can. He said that he also said that the City Manager could not suspend the Police Chief. Mr. Hayes said he thinks that he can do that. He said that he put all that, and he knows the truth to that, and he just lies and, so that is all he wanted to say that he was a liar.

Ruben Renobato resides at 1507 West Second Street. He said he wanted to make a general statement about the Civil Service Commission. He said the Civil Service Commission was founded with the idea of removing political influence in the hiring of employees in the civil service. He said in its place would be a personnel system based on the superiority of mind and character, a formalized set of procedures and regulations that would define the employee's work, the hiring, the promotion, the discipline, and the dismissal. He said a committee of appointed citizens and selected employees would make the decision. He said what began as a good idea has evolved as one of the most destructive personnel systems. He said it has become a bureaucracy best described as a legal straitjacket on the employment process, a bureaucracy governed by rules, paperwork and official procedures. He said the system is rigid and cumbersome. Mr. Renobato said the process causes excessive delays, and it rewards longevity instead of performance. He said there is an old saying Civil workers are like headless nails that you can get them in, but you cannot get them

out. He said the process of dismissal is time-consuming and difficult. He said it generally ends up in a long expensive litigation.

Pamela Dancy resides on South Front Street. She said regarding the website, we had our last meeting on April 7th then the website stated a special meeting concerning the Police Chief, and that got canceled. She said then a statement was put out due to investigation on the Chief. She said she found that to be rather comical. She said she thinks we can all agree that Freeport has never had an investigation come up that quick on anything. She said number one Brimage took forever and that was due to personality, not principle. She said then Kelty that took a while for investigation to take place and that was due to personality, not principle. She said then all of a sudden there was a special investigation on Chief starting immediately or it had already started when the statement was put out. Ms. Dancy said that it is a little hard for her to believe. She asked was that about speculation out on the street, was it about overtime factor? She said she believed that could have been handled in-house because the department head has meetings once a week. She said she then saw on the news that a citizen had said the morale with the Police Department was so low, they could not even lift their heads to face the citizen. She said she thought that it made our Police Department look like pansies, and they are not pansies. She said she does not believe that to be a true statement at all. She said she stands up for the Police Department. She said the Police Chief came here to be a Police Chief then the Council brought her into politics. She said they made her Assistant Manager then over the Code Department. She said she was not sure what was really happening there, it is just speculation all through the City that she would state that every time the Chief came into this chamber, the Mayor thanked her for how she has been handling a good job and all of the Council have thanked the Chief for what she has done for the City and the citizens have felt the same way. Ms. Dancy said then, all of a sudden, they have her under this mysterious investigation, and it just does not make sense because no one knows what is happening, which is extremely hard to believe. She said she would need proof because it was affecting her. She said this investigation is affecting her and putting a strain on her character. She said she does not know if it is because she is a woman and there are egos flying around in the department. She said she has no clue but what she does know is that all of the Council have thanked her many times. She said she had been to her office several times throughout her time here to drop off Christmas items last year in time for and even this year she dropped them off eight months early. She said the Chief has always asked her and has always said what kind of things she could do to get the citizens more involved, to not think that the Police Department are some ruthless well she did not use the word ruthless because she always took up for her department but she was always trying to think of ways to bring the citizens to the Police. She said the main thing for the Chief was protecting her officers, and she was a woman of integrity.

Consent Agenda:

Action regarding Minutes, April 7, 2025 - Clarisa Fernandez, City Secretary

Action approving road closures for St. Mary Star of the Sea on Sunday, June 22, 2025 from 10:30A.M. to 11:15A.M.- Corey Brinkman, Interim Police Chief

Action approving traffic control support from the Freeport Police Department for the upcoming FGBC Compassion Outreach Distribution event on Saturday, April 26, 2025 from 8:00A.M. to 3:00P.M.-Corey Brinkman, Interim Police Chief

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

Proclamations - Presentations and Updates

Presentations-Presentation of the Investment Report for Quarter Ending March 31, 2025, Ashlee Hurst, Finance Director

Finance Director Ashlee Hurst presented to the Council the Investment Report for Quarter Ending March 21, 2025.

Councilman Pena asked if there were any losses at this moment that they were not aware of in this particular report. Finance Director Ashlee Hurst said no. Councilman Pena asked about no unpaid water losses from the City of Surfside? Ms. Hurst said this is strictly for cash. Councilman Pena said he was just curious about how the City was with the finances in general. Ms. Hurst said she posts financial and budget reports online in the new financial transparency center, but this is only cash balances.

Upcoming Events - Riverfest, Saturday, April 26, 10:00A.M.-11:30P.M. at Freeport Municipal Park.

City Manager Lance Petty gave an update on upcoming events.

Business

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

Freeport Police Detective David Fernandez said the project he was bringing to the Council is a grant approval for a new 911 recorder. He said the current 911 recorder is about 10 years old, and it has reached its end of life, and it is no longer supported. He said it also does not include the new capabilities required for a 911 system, such as capturing text messages. He said this recorder records 911 calls, but it also records the radio calls for the Police, Fire, and EMS channel. He said he submitted a grant for this about two months ago, and it moved pretty quick. He said the approval letter was received on March 26th. He said the total cost of the grant project is \$31,500, and it is going to be budget neutral, which means the City pays for it, and then they reimburse the City. He said this was not a budgeted item because they were not sure when the grant was going to be available. He said it is one of those grants that, whenever they get enough money, then they put out bids on who needs items. He said the staff recommendation is acceptance of this grant award.

A motion was made by Councilman Matamoros to approve purchase of a 911 logging recorder, seconded by Councilman Pena with discussion that followed.

Mayor Cain said in the packet it states Gulf Coast 911 is going to reimburse the City for this and asked if that was right? Freeport Police Detective David Fernandez said yes. Mayor Cain said if this was in writing also? Detective Fernandez said yes.

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

Consideration and possible action awarding Bid for Lift Station #1 Re location.

A motion was made by Mayor Cain to table this item as it does not mirror the agreement that the City has with the Port, seconded by Councilman Matamoros with discussion that followed.

Councilman Pena asked what particular section of the contract did not follow that Mayor Cain was referencing? Mayor Cain said the agreement with the Port does not include sharing the cost of the water line relocation and in the paperwork in front of the Council it has that portion shared. Councilman Pena asked if the Port was notified? Mayor Cain said yes.

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

Executive Session

Executive Session regarding a.) (Personal Matters), pursuant to Section 551.074 to deliberate the

appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Police Chief. (Councilman Pena/Councilman Davis)

Discuss and Take Possible Action to Reverse the Unauthorized Suspension and Investigation of Police Chief Howell by City Manager Lance Petty a.) (Personal Matters), pursuant to Section 551.074 (Councilman Pena/Councilman Davis)

The Regular Session closed at 6:23P.M. and the Council entered into the Executive Session.

Reconvene into Open Session:

Take any action resulting from Executive Session.

Executive Session ended at 7:23P.M. and the Council entered back into Regular Session.

There was no action from Executive Session.

Adjournment

Adjournment – Jerry Cain, Mayor

A motion was made by Mayor Cain to adjourn the meeting, seconded by Councilman Matamoros with all present and voting "Aye" 5-0. Mayor Cain adjourned the meeting at 7:23P.M.

Jerry Cain, Mayor

Clarisa Fernandez, City Secretary



City Council Agenda Item #[3.B]

Title: Consideration and possible action awarding Bid for Lift Station #1 Relocation.

Date: May 5, 2025

From: Lance Petty, City Manager

Staff Recommendation: Staff recommends Council Approve Bid for Lift Station #1 Relocation

Item Summary: On Thursday March 27, 2025, the City opened bids for the relocation of Lift Station #1. The City engineer Kimley Horn and Associates has reviewed the Bid documents attached.

Background Information: The City of Freeport and Port Freeport entered into an agreement for the relocation of Lift Station #1 for the port expansion a number of years ago. The agreement allowed for 1.2 million dollars for the relocation of the lift station for Port expansion. This agreement included a 50/50 split cost of funding for any overages for the construction of the new lift station only, with the City of Freeport responsible for the costs associated with water and wastewater line extensions per the agreement. Below are the results of the bids received for the lift station and all line extensions:

Texas Dewatering - \$2,298,646.03

Expert Underground Solutions - \$3,302,912.30

Nerie Construction - \$4,027,282.00

Special Considerations: The lowest bidder was Texas Dewatering. The difference between budgeted funds for this project will require the City of Freeport to fund an additional \$1,099,646.03 to complete the project. Staff has reviewed the documents and has determined the City will need to provide a budget amendment to pay for the City's portion of the overage per the agreement.

Financial Impact: \$1.2 million budgeted

\$1,098,646.03 City's responsibility (over Budget) per agreement

\$500,000 Budget amendment from Fund 14 Stormwater Project 2023-2024 (roll over)

\$500,000 Budget amendment from Fund 14 Project to be determined 2024-2025 (roll over)

\$98,646.03 Budget amendment from Fund 25, 23-24 infrastructure OA Fleming Streets (Budget 1.0 Million)

Board or 3rd Party Recommendation: NA



979.233.3526 Fax 979.233.8867

Supporting Documentation:

None

1201 North Avenue H. Freeport, TX 77541



City Council Agenda Item #[3.C]

Title: Consideration and possible action approving Resolution No. 2025-2911 Amending the City of Freeport Policy Handbook Chapter 5 – Standards of Conduct revising Section 5.22 – Cell Phone Usage.

Date: May 5, 2025

From: Donna Fisher, HR Director

Staff Recommendation: Staff recommends approval of the Resolution.

Item Summary: The City has revised Section 5.22 – Cell Phone Usage of the Personnel Policy Manual to provide clear guidelines and expectations for cell phone usage in the workplace. The current policy was part of the original policy manual dated 2002 and does not reflect the prevalence of cellular phones. This revision is needed to accurately reflect the common usage of cell phones among employees.

Background Information: The previous policy banned personal cell phones in the workplace. Many directors use their personal cell phones for City business, if they are not issued a City-owned cell phone. The updated policy attempts to cover situations that may arise due to cell phones in the workplace

Special Considerations: N/A

Financial Impact: N/A

Board or 3rd Party Recommendation: N/A

Supporting Documentation:

1. Resolution - Cell Phone Usage
2. Use of Cellular Phones final

RESOLUTION NO. 2025-2911

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS,
REVISING SECTION 5.22 CELL PHONE USAGE 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 Cell Phone Usage 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. CELL PHONE USAGE POLICY. The City Council of the City of Freeport hereby approves and adopts the revision to the Cell Phone Usage 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:

APPROVED AS TO FORM:

Clarisa Fernandez, City Secretary
City of Freeport

David Olson, City Attorney
City of Freeport

5.22 Cell Phone Usage

General Use Guidelines

- All cell phones must be turned off or set to silent or vibrate mode during meetings, conferences and in any situation where incoming calls may be disruptive.
- Employees are expected to exercise discretion when using personal cell phones during working hours.
 - Excessive personal calls interfere with productivity and may distract colleagues.
 - Personal calls should be made during nonwork time when possible.
 - Employees should notify friends and family of the City's cell phone use policy.

Personal Devices

- The City of Freeport is not liable for the loss of personal cell phones brought into the workplace.

City-Issued Cell Phones

- City-issued cell phones may be provided when job responsibilities or operational needs require them.
 - Use of City-issued phones for personal reasons must be kept to a minimum.
- Employees in possession of a City-owned phone are responsible for preventing loss, damage, or theft.
- Upon resignation, termination, or request, the phone must be returned or made available for inspection.

Use While Driving

- Employees whose responsibilities involve driving and who are issued a City phone must:
 - Refrain from using their phone while operating a vehicle
 - Use hands-free technology if communication is absolutely necessary.
 - Safely pull over before placing or accepting calls.
- Employees are encouraged to avoid complex or emotional phone conversations while driving.
- Special care must be taken in cases of traffic, poor weather, or unfamiliar routes.
- **Texting while driving is strictly prohibited.**
- Employees are personally responsible for any traffic violations or liabilities arising from cell phone use while driving.

Privacy and Recording

- Audio or video recording in violation of a persons' privacy is strictly prohibited.
- Any such violation will be treated as a serious offense and subject to disciplinary action

Compliance with Laws

- All employees are required to comply with local, state, and federal laws governing the use of cell phones.

Disciplinary Action

- Employees found to be in violation of this policy may face disciplinary action, up to and including termination of employment.



City Council Agenda Item #[3.D]

Title: Consideration and possible action by City Council approving the sale of trust property within the city limits located at Velasco Townsite, Block 747, Lot 4 & 10 (Undivided Interest 50.0000000000%) and being identified by the Brazoria County Tax office account number 8110-3450-000.

Date: May 5, 2025

From: Laura Cramer, Special Projects Supervisor

Staff Recommendation: Staff recommends approving the sale of property located in the 1400 Block of North Avenue Q (Velasco, Block 747 Lots 4 & 10, Undivided Interest 50.0000000000%)

Item Summary: The Brazoria County Resale Committee met on April 22, 2025 and accepted an offer of \$3,033.13. The offer is now in the hands of City Council to approve or deny the offer to purchase. These two lots have two owners, divided by 50%, and they are not able to be developed as is. Approving the sale will return the property to the tax rolls. The person currently making the offer is the current owner of the other 50%.

The purpose accepting of resale offers are not to sell the property at current market rates or to set a value on the property. The purpose of approving an offer on trust property is to make the taxing entities whole for unpaid taxes and return the property to the tax roll.

Background Information: This parcel was presented at a sheriff's sale in January 2024. There were no bids to purchase. Taxes due on the property were \$2,569.21 for the years 2007-2022. Post-judgement taxes have accumulated to \$388.81 for the years of 2023 through 2024 which will be the responsibility of the purchaser to pay. The proceeds of the sale to the City of Freeport would be \$633.14. This is the second time this item has been presented to council. It was previously presented on February 18, 2025. Staff recommended Council to deny the previous offer to allow contact to be made to the other partial owner.

Special Considerations: The Brazoria County Appraisal District increased the value of the property to \$11,715 beginning in 2023.

Financial Impact: If approved, the proceeds of the sale to the City of Freeport would be \$633.14 and return the property to the tax roll.

Board or 3rd Party Recommendation: N/A



Supporting Documentation:

1. 261612 - Resale Offer Information
2. 261612 - BCAD Property Detail
3. 261612 - Map View

PROPERTY INFORMATION

RESALE MEETING OF: April 22, 2025
IN TRUST TO: CITY OF FREEPORT
PREVIOUS OWNER: G.W. BROWN, ET AL
ACCOUNT #: 8110-3450-000
PRECINCT #: 1
LEGAL DESCRIPTION: VELASCO (FREEPORT) BLK 747
LOT 4-10 UND 50.000000000000%
PHYSICAL ADDRESS: N AVE Q
SCHOOL DISTRICT: BRAZOSPORT ISD
OFFER MADE BY: JENIFER MCNEIL

AMOUNT OF OFFER: \$3,033.13

MINIMUM BID AT SALE: \$3,033.13

ADJUDGED VALUE: \$3,280.00

CURRENT LAND VALUE: \$11,715.00

CURRENT IMPROVEMENT: \$0.00

CITY WEED/DEMO LIENS: UNKNOWN

SHERIFF'S DEED FILE DATE: 1/11/2024

REDEMPTION DATE: 7/11/2024

POST JUDGMENT TAXES: \$388.81

POST JUDGMENT YEARS: 2023-2024

VOTE: AYE NAY

K. BULANEK
K. STEWART
JUDGE SEBESTA
J. BURRIDGE
CIVIL DIVISION REP.

X
X
X
X
X

Adjudged Value is what the property was valued at when the County took action to take the property for unpaid taxes.

PBFCM REPRESENTATIVE PRESENT

Cause Number:	116962-T	Account Number:	8110-3450-000
Full Amount of Offer:	\$3,033.13	Current Land Value \$:	\$11,715.00
Offer Made By:	JENIFER MCNEIL	Adjudged Value\$:	\$3,280.00

Judgment Information

Taxing Entity	Tax Years	Amount Due
BC	2007-2022	\$360.57
BRHND	2007-2022	\$44.48
BC Special R & B	2007-2022	\$55.39
Brazosport ISD	2007-2022	\$1,160.74
City of Freeport	2007-2022	\$633.13
Brazosport College	2007-2022	\$230.84
Velasco Drainage	2007-2022	\$84.06
		\$2,569.21

Costs

Court Costs	\$261.60	Sheriff Fee's	\$81.55
Publication Fee's		Research Fee's	\$94.69
Ad Litem		Recording Fee's	\$20.00
Liens		Certified Mail Fee's	\$6.05
Deed Recording	\$38.00	Deed File Date	1/11/2024
	Total		\$463.89

Judgement Amount

Proposed Distribution

Full Amount of Offer	Costs	Overage Amount
\$3,033.13	\$463.89	

Net to Distribute \$

\$2,569.24

Taxing Entity			
BC	14.03%	360.57	0
BRHND	1.73%	44.48	0
BC Special R & B	2.16%	55.39	0
Brazosport ISD	45.18%	1,160.75	0
City of Freeport	24.64%	633.14	0
Brazosport College	8.98%	230.84	0
Velasco Drainage	3.27%	84.06	0
0	0.00%	0.00	
0	0.00%	0.00	
		2,569.24	0

Post Judgment Information

Taxing Entity	Tax Year's	Amount Due
BC	2023-2024	\$49.00
Brazosport ISD	2023-2024	\$172.56
Brazosport College	2023-2024	\$47.94
Velasco Drainage	2023-2024	\$12.18
BC Special R & B	2023-2024	\$7.83
City of Freeport	2023-2024	\$96.43
BRHND	2023	\$2.87
	Post Judgment Total	\$388.81

Brazoria CAD Property Search

Property ID: 261611 For Year 2025

Property Details

Account		
Property ID:	261611	Geographic ID: 8110-3449-000
Type:	R	Zoning: 8-27-09 AMS
Property Use:		
Location		
Situs Address:	N AVE Q FREEPORT,	
Map ID:		Mapsco:
Legal Description:	VELASCO (FREEPORT) BLK 747 LOT 4-10, Undivided Interest 50.0000000000%	
Abstract/Subdivision:	S8110	
Neighborhood:	(S8110) VELASCO (OLDER HOMES)	
Owner		
Owner ID:	99371	
Name:	WILLIAMSON DANETTE	
Agent:		
Mailing Address:	1412 N AVENUE Q FREEPORT, TX 77541-3704	
% Ownership:	50.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$0 (=)
Agricultural Value Loss: 	\$0 (-)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$0
Ag Use Value:	\$0
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.	

📌 Property Taxing Jurisdiction

Owner: WILLIAMSON DANETTE

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$11,710	\$11,710	\$0.00	
CFP	CITY OF FREEPORT	0.514967	\$11,710	\$11,710	\$60.30	
DR2	VELASCO DRAINAGE DISTRICT	0.071200	\$11,710	\$11,710	\$8.34	
GBC	BRAZORIA COUNTY	0.261625	\$11,710	\$11,710	\$30.64	
JBR	BRAZOSPORT COLLEGE	0.268793	\$11,710	\$11,710	\$31.48	
NAV	PORT FREEPORT	0.000000	\$11,710	\$11,710	\$0.00	
RDB	ROAD & BRIDGE FUND	0.041921	\$11,710	\$11,710	\$4.91	
SBR	BRAZOSPORT INDEPENDENT SCHOOL DISTRICT	0.950800	\$11,710	\$11,710	\$111.34	

Total Tax Rate: 2.109306

Estimated Taxes With Exemptions: \$247.01

Estimated Taxes Without Exemptions: \$247.01

📌 Property Improvement - Building

📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$11,715	\$0	\$0	\$11,715
2023	\$0	\$11,715	\$0	\$0	\$11,715
2022	\$0	\$3,280	\$0	\$0	\$3,280
2021	\$0	\$2,345	\$0	\$0	\$2,345
2020	\$0	\$2,345	\$0	\$0	\$2,345
2019	\$0	\$2,345	\$0	\$0	\$2,345
2018	\$0	\$2,345	\$0	\$0	\$2,345
2017	\$0	\$2,345	\$0	\$0	\$2,345

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/18/1995	WD	WARRANTY DEED	HILL JAMES H TRUSTS	WILLIAMSON DANETTE	95	028585	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Brazoria CAD Property Search

Property ID: 261611 For Year 2025

Property Details

Account		
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Abstract/Subdivision:	S8110	
Neighborhood:	(S8110) VELASCO (OLDER HOMES)	
Owner		
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Exemptions:	For privacy reasons not all exemptions are shown online.	

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Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$0 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$0
Ag Use Value:	\$0
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Total Tax Rate: 2.109306

Estimated Taxes With Exemptions: \$247.01

Estimated Taxes Without Exemptions: \$247.01

📌 Property Improvement - Building

📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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2023	\$0	\$11,715	\$0	\$0	\$11,715
2022	\$0	\$3,280	\$0	\$0	\$3,280
2021	\$0	\$2,345	\$0	\$0	\$2,345
2020	\$0	\$2,345	\$0	\$0	\$2,345
2019	\$0	\$2,345	\$0	\$0	\$2,345
2018	\$0	\$2,345	\$0	\$0	\$2,345
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ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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City Council Agenda Item #[3.E]

Title: Consideration and possible action approving Ordinance No. 2025-2738 amending the Code of Ordinances to Adopt the 2021-2020 Editions of the International Codes.

Date: May 5, 2025

From: Patti Foster, Building and Code Supervisor

Staff Recommendation: Approve

Item Summary: Adoption the 2021 Building Code Years and 2020 NEC Code Years

Background Information: The City of Freeport is more than three code years behind. We are looking to adopt from the 2014-2015 code years to the 2020-2021. Some of the reasons for the adoption of the new code years is that it gives the City better ISO Ratings, it helps contractors, because the new codes have updated material list and operational requirements, and has the updated fire codes and standards.

Special Considerations: N/A

Financial Impact: Education which is already allocated in the budget. Updating our code books included in the budget.

Board or 3rd Party Recommendation: To approve

Supporting Documentation:

1. Adopting the 2021 International Property Maintenance Code (1)
2. Overview of code changes

ORDINANCE NO. 2025-2738

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; AMENDING THE CODE OF ORDINANCES OF SAID CITY TO ADOPT THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2020 EDITION OF THE INTERNATIONAL ELECTRIC CODE, ALSO KNOWN AS THE NATIONAL ELECTRIC CODE, THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE, AND THE 2021 EDITION OF THE NFPA 101 LIFE SAFETY CODE, TOGETHER WITH THE APPENDICES THERETO AND ANY AMENDMENTS TO ANY OF SUCH CODES; ADOPTING LOCAL AMENDMENT THERETO. PROVIDING THAT ANY PERSON VIOLATING ANY OF SAID CODES, AS AMENDED BY THIS ORDINANCE, SHALL BE GUILTY OF A MISDEMEANOR AND ASSESSED A FINE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.99 OF SAID CODE OF ORDINANCE ; PROVIDING THAT EACH DAY ANY SUCH VIOLATION OCCURS AND EACH PART OF ANY DAY ANY SUCH VIOLATION SHALL CONTINUE SHALL CONSTITUTE A SEPARATE OFFENSE; CONTAINING SAVINGS CLAUSES; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER THIS DESCRIPTIVE CAPTION HAS BEEN PUBLISHED TWICE IN THE BRAZOSPORT FACTS.

WHEREAS, the City of Freeport , Texas (“the City”), is a “Home Rule City” and a “home Rule Municipality” lying and situated in Brazoria County, Texas, as described in and defined by Section 5, article XI of the Constitution of Texas and section 1.005 of the Local Government Code, respectively; and,

WHEREAS, Chapter 214 of the Local Government Code of Texas and Sections 2.01, 2.02 and Item (u) of Section 3.07 of the Home Rule Charter of the this authorizes the City Council of the City Council thereof to adopt the provisions of this Ordinance; and,

WHEREAS, THE City Council of the City has determined and does here now declare that the adoption of this ordinance is necessary to the health, safety and general welfare of the inhabitants of the City.

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

First, Section 92.50 of the Code of Ordinances of the City is hereby amended to substitute “International Fire Code, 2021 Edition” for “International Fire Code, 2015 Edition” at all places in which the latter appears in Chapter 92 of said code; and any amendments to the “International Fire Code, 2021 Edition” are hereby adopted.

Second, Section 150.001 of the Code of Ordinances of the City is hereby amended to substitute “International Building Code, 2021 Edition” for the “International Building Code, 2015 Edition” at all places in which the latter appears in Chapter 150 of said Code: and Division (A) of Section 150.003 is amended to substitute “International Code published by the International Code Council” for “Standard Code published by the Southern Building Code Congress”; and any amendments to the “International Building Code, 2015 Edition” are hereby adopted.

Third, Section 150.010 of the Cod of Ordinances of the City is hereby amended to substitute “International Residential Code, 2021 Edition” for “International Residential Code, 2015 Edition” at all places in which the latter appears therein; any section references contained in Section 150.011 of said Code of Ordinances are amended to correspond with the sections of the former: and any amendments to the “International Residential Code, 2021 Edition” are hereby adopted.

Fourth, Section 150.015 of the Code of Ordinances of the City is hereby amended to substitute “International Existing Building Code, 2021 Edition” for “Standard Existing Building Code, 2015” at all places in which the latter appears and to substitute “International Code published by the International Code Council” at all place in which the latter appears in the first sentence of said section; and to substitute “ International Code” for “Standard Code” at all places in which the latter appears in the second and third sentences of said section; any amendments to the “International Existing Building Code, 2021 Edition” are hereby adopted.

Fifth, Section 150.035 of the Code of Ordinances of the City is hereby amended to substitute “International Property Maintenance Code, 2021 Edition” for the “International Property Maintenance Code, 2015 Edition” at all places in which the latter appears therein; any section reference in Sections 150.036, 150.037 and 150.038 of said Code of Ordinances are amended to correspond with the former; and any amendments to the “International Property Maintenance Code, 2021 Edition” are hereby adopted.

Sixth, Section 150.045 of the Code of Ordinances of the City is hereby amended to substitute “International Plumbing Code, 2021 Edition” for “International Plumbing Code, 2015 Edition” at all places in which the latter appears therein; any section reference in Sections 150.046 and 150.047 of said Code of Ordinances are amended to correspond with the sections of the former; and any amendments to the “International Building Code, 2021 Edition” are hereby adopt; and any amendments to the “International Plumbing Code, 2021 Edition” are hereby adopted.

Seventh, Section 150.055 of the Code of Ordinances of the City is hereby amended to substitute “International Fuel Gas Code, 2021 Edition” for “International Gas Code 2015 Edition” at all place in which the latter appears therein; any section reference is Section 150.056 of said Code of Ordinances is amended to correspond with the former; and any amendments to the “International Fuel Gas Code, 2021 Edition” are hereby adopted.

Eight, Section 150.065 of the Code of Ordinances of the City is hereby amended to substitute “International Mechanical Code, 2021 Edition” for “International Mechanical code, 2015 Edition” at all place in which the latter appears in the first sentence thereof; any section references in Section 150.066 of said Code of Ordinances are amended to correspond therewith

and “International Code” is hereby substituted for “Standard Code” at any place the latter appears in the second sentence thereof; and any amendments to the “ International Mechanical Code, 2021 Edition” are hereby adopted.

Ninth, Section 150.075 of the Code of Ordinances of the City is hereby amended to substitute “2021 International Swimming Pool and Spa Code published by the International Code Council, Inc.” for the “Standard Swimming Pool Code, 1197 Edition, published by the “International Swimming Pool and Spa” 2015 Edition, in the first sentence thereof; to substitute “International Code” for “Standard Code” in the second and third sentences thereof; and any amendments to the “International Swimming Pool and Spa Code, 2021 Edition” are hereby adopted.

Tenth, Chapter 150 of the Code or Ordinances of the City is hereby amended and thereto the following section;

“Section 150.80 Life Safety Code

The NFPA 101 Life Safety Code, 2015 Edition, together with the appendices, and all amendments thereto, are hereby adopted and shall apply to all repairs, alterations, renovations and maintenance of commercial buildings and appurtances thereto. A copy of said code shall be maintained in the office of the City Secretary.”

Eleventh, Section 150.100 of the Code of Ordinances of the City is hereby amended to substitute “International Energy Conservation Code, 2021 Edition” for “International Energy Conservation Code, 2015 Edition” at all places in which the latter appears therein; any section references in Sections 150.101 or 150.102 of said Code of Ordinances are amended to correspond with the sections of the former; and any amendments to the “International Energy Conservation Code, 2021 Edition” are hereby adopted.

Twelfth, Section 151.01 of the Code of Ordinances of the City is hereby amended to substitute “NPFA 70 National Electrical Code, 2020 Edition” for “International Electrical Code, 2014 Edition” at all places in which the latter appears therein; any section references in Sections 151.02 of said Code of Ordinances are amended to correspond with the sections of the former; and any amendments to the “NFPA 70 National Electrical Code , 2020 Edition” are hereby adopted.

Thirteenth, any person violating the Code of Ordinances of the City, as amended by this ordinance, shall be guilty of a misdemeanor and upon conviction therefore assessed a fine as prescribed in Section 10.99 of said code; and each day such violation occurs and each part of any day any such violation continues shall constitute a separate offense.

Fourteenth, nothing contained in this ordinance shall cause any right heretofore vested to be altered, affected or impaired in any way and all such rights may be hereafter enforced as if this ordinance had not been adopted.

Fifteenth, this ordinance is cumulative of and addition to all other ordinances of the City on the same subject and all such ordinances are hereby expressly saved from repeal. Provided, however, where the provisions of any International Code adopted or amended by this Ordinance

conflict with the Standard Unsafe Building Abatement Code, 1985, adopted by Section 150. 025 of the Code of Ordinances of the City, or the local amendments thereto contained in Section 150.026 of said Code of Ordinances, the provisions of said Standard Unsafe Building Abatement Code and said amendments thereto shall prevail. Provided further, provisions of any International Code adopted or amended by this ordinance conflicts with the Comprehensive Zoning Ordinance of the City and any amendments thereto, the provisions of the Zoning Ordinance or amendments thereto shall prevail; but where the provisions of any International Code adopted or amended by this ordinance and any other ordinance of the City conflict or overlap, whichever imposes the stringent regulations or penalties, as the case may be, shall prevail.

Sixteenth, in the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Seventeenth, this ordinance shall take effect and be in force from and after its descriptive caption has been published twice in the Brazosport Facts.

READ, PASSED AND ADOPTED THIS _____ day of _____ 2025.

Jerry Cain, Mayor

ATTEST:

Clarisa Fernandez, City Secretary

APPROVED AS TO FORM ONLY:

David W. Olson, Interim City Attorney

2021 International Building Code

Overview of Changes

The scope of the International Building Code (IBC) applies to the construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, and removal or demolition of buildings and structures. The IBC establishes the minimum requirements to safeguard the public health, safety and general welfare through structural strength, proper exits, and sanitation. The IBC is also designed to provide safety for firefighters and emergency responders from fire and other hazards associated with the building's environment.

The 2021 IBC continues to establish minimum regulations for building systems using prescriptive and performance-related provisions. The code changes in this cycle result in technical consistency with the other *International Codes*.

New in the 2021 IBC Edition

- **404.5 Smoke control** in atriums. In the evaluation of whether a smoke control system is required for an atrium condition, vertical opening protection consisting of a combination of both the atrium and a shaft enclosure is now recognized.
- **406.2.4 Floor surfaces** in parking garages. The mandate for a sloping floor in the vehicle areas of parking garages has been reinstated in the IBC for those garages classified as Group S-2 occupancies.
- **407.6.1 Activation of automatic-closing doors.** In Group I-2 occupancies, the closing of automatic-closing doors on hold-open devices must now also occur upon activation of the fire alarm system or automatic sprinkler system.
- **411.5 Puzzle room exiting.** Puzzle rooms are now regulated in a manner consistent with traditional special amusement areas. Special means of egress requirements have been established for puzzle rooms.
- **414.2.3 Fire wall use for control areas.** The scoping limitations of a fire wall's use to create separate buildings have been expanded through a new allowance for the number of control areas permitted.
- **424 Play structures.** The interior finish materials of play structures are now regulated for flame spread purposes.
- **506.3.2 Allowable area frontage increase.** The methodology for establishing the permissible allowable area increase for frontage has been simplified by using a table.

2021 International Plumbing Code Overview of Changes

The *2021 International Plumbing Code* (IPC) contains many changes that provide clarity of content and resolve common interpretation problems. The scope of the 2021 IPC continues to encompass the initial design of the plumbing system, the installation and construction of plumbing systems, and the maintenance of operating systems. All plumbing systems which are provided for utilization by and for the general safety and well-being of the occupants of a building are intended to be governed by the code. Plumbing installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

New in the 2021 Edition

- **202 Public or Public Utilization.** The definitions of “public” and “private” are simplified to make a clearer distinction as to which plumbing fixtures are intended to be configured for public use.
- **403.1.1 Fixture calculations.** The minimum fixture quantities for multiple-user toilet facilities designed to serve all genders must be calculated 100 percent based on total occupant load.
- **403.2 Separate facilities.** Designs for multiple-user facilities serving both sexes are possible.
- **407.2 Bathtub waste outlets and overflows.** Bathtubs are no longer required to have an overflow outlet.
- **606.1 Location of full-open valves.** Multiple tenant buildings must have a main water shutoff valve for each tenant space.
- **708.1.6 Cleanout equivalent.** Removable traps and removable fixtures with integral traps are acceptable as equivalent to cleanouts.

2021 International Residential Code Overview of Changes

The *International Residential Code* (IRC) is a standalone code that regulates the construction of detached one-and-two family dwellings and townhouses not more than three stories in height. There have been significant changes made to the IRC since the initial 2000 edition. This overview is intended to highlight the significant changes contained in the 2021 IRC.

New In the 2021 Edition

- **301.2(2) Ultimate Design Wind Speed** has been aligned with IBC and ASCE 7 maps. Structures in Brazos County should be designed for 115 mph.
- **302.5.1 Opening Protection** has been clarified to state that doors separating the garage and dwelling must be self-latching, as well as self-closing.
- **310.1.1 Operational constraints and opening control devices** clarifies that window opening control devices and fall prevention devices, complying with ASTM 2090, shall be allowed on emergency escape and rescue windows. The height of the mechanism is restricted to not more than 70" above the finished floor.
- **311.7 Stairways** clarifies that stairways not within or attached to a building, porch, or deck are not regulated by this section. *(Example: A stairway in the yard leading to a firepit area would not have to meet the riser height, tread depth, handrail, etc., requirements that a stairway inside of the house must meet.)*
- **314.3 Location** is modified with a new location requirement for smoke alarms to address areas with high ceilings adjacent to hallways serving bedrooms. *(In the hallway and in the room open to the hallway, where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.)*
- **315.2.2 Alterations, repairs and additions** is modified to require that carbon monoxide alarms be installed when there are repairs to, or replacement of, fuel fired mechanical systems.
- **323.1.1 Sealed Documents.** This is a newly added section requiring storm shelter construction documents be prepared and sealed by a registered design professional. There is an exception to this for systems that are listed and labeled to indicate compliance with ICC-500.
- **326 Habitable Attics** is modified to limit the area of a habitable attic to not greater than one-third of the floor area of the story below. The allowable area is allowed to be increased to not greater than one-half of the floor area of the story below when located within a dwelling unit equipped with a fire sprinkler system.
- **609.4.1 Garage door labeling** has been added to require that all garage doors have a permanent label provided by the manufacturer. The label shall identify the door manufacturer, the model/series number, the wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.
- **N1101.14 (R401.3) Certificate** is modified by requiring additional information related to the building thermal envelope, solar energy, Energy Rating Index, and the code edition be added to the energy certificate.
- **Table N1102.1.3 (R402.1.3) Minimum R-Values and Fenestration Requirements** is modified by increasing the Ceiling R-Value requirements from R38 to R49.

- **N1104.3 (R404.3) Exterior lighting controls** have been added to require automatic shutoff of all permanently installed exterior lighting fixtures, where the total permanently installed exterior lighting power is greater than 30 watts.
- **G2415.5 Fittings in concealed locations.** Plugs and caps have been added to the list of threaded fittings approved for concealed locations.
- **G2447.2 Prohibited location** has been modified by deleting the exception allowing a commercial cooking appliance in a dwelling unit when the installation is designed by an engineer, the appliance must now also be listed as a domestic cooking appliance.
- **P2905.3 Hot water supply to fixtures** was added. The developed length of hot water piping, from the source of hot water to the fixtures that require hot water, shall not exceed 100'. Water heaters and recirculating system piping shall be considered sources of hot water.
- **E3601.8 Emergency disconnects (230.85)** is added to require all one- and two-family dwellings to have an emergency disconnect in a readily accessible outdoor location.
- **E3606.5 Surge protection (230.67)** is added requiring all services supplying one- and two-family dwelling units to be provided with a surge-protection device at the service panel. This section will also be applicable when the service equipment is replaced.
- **E3901.4.2 [210.52(C)(2)] Island and peninsular countertops and work surfaces** is modified to determine that the number of required receptacle outlets is based off the area of countertop surface. *(One receptacle outlet for the first 9 sq. ft., or fraction thereof. One receptacle outlet for each additional 18 sq. ft., or fraction thereof.)*

2021 International Mechanical Code Overview of Changes

The latest code change cycle resolved common interpretation problems and provided clarity of content to the 2021 *International Mechanical Code* (IMC). The code was also changed to reflect current design, construction and inspection methods. In order to keep the IMC up to date on new technology, requirements to assist designers, installers and inspectors as the demand for new energy sources increase.

The 2021 IMC is primarily intended to be a commercial code. Therefore, mechanical installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

New in the 2021 Edition:

- **401.4 Intake opening location.** A new type of factory-built combination exhaust and intake air fitting is introduced that does not require separation between the two openings.
- **502.20 Manicure and pedicure stations.** The code now requires the continuous operation of nail salon exhaust systems during business hours.
- **504.4.1 Termination location.** New text was added to address the possibility of dryer exhaust air being reintroduced into a building interior.
- **506.3.7 Prevention of grease accumulation in grease ducts.** A new exception exempts factory-built grease ducts from the duct slope prescriptions of the code, relying instead on the slope requirements stated in the product listing and manufacturer's installation instructions.
- **602.2.1.8 Pipe and duct insulation within plenums.** This revision addresses the practice of using pipe insulation materials to protect piping that does not meet the required fire performance requirements.
- **1105.9 Means of egress.** Revised egress requirements for machinery rooms from the IBC were added to the IMC to prevent such requirements from being overlooked.

2021 International Fuel Gas Code Overview of Changes

The *2021 International Fuel Gas Code* (IFGC) consolidates all code changes from the fuel gas related installations into one convenient document. It is a compilation of fuel gas related text from the International Mechanical Code, the International Plumbing Code, and the National Fuel Gas Code. The code is designed to complement the family of International Codes, including the International Mechanical Code, the International Plumbing Code, the International Fire Code, and the International Building Code.

The IFGC regulates fuel gas distribution piping systems, gas-fired appliance installation and gas-fired appliance venting systems for structures other than one-and-two family dwellings. Fuel gas installations associated with one-and-two family dwellings are regulated by the International Residential Code.

New in the 2021 Edition:

- **307.2 Fuel-burning appliances.** The termination of concealed condensate piping shall be marked to indicate whether the piping is connected to the primary drain or the secondary drain.
- **403.8.3 Threaded joint sealing.** the text was revised to require the use of thread joint sealants (aka, joint compounds, pipe dope, pipe tape). In the past, the code addressed pipe thread sealants but never required them to be used.
- **404.5 Fittings in concealed locations.** Plugs and caps have been added to the list of fittings approved for installation in concealed spaces.
- **618.6 Furnace plenums and air ducts.** New text clarifies the intent to prohibit pulling return air from the mechanical room.

2021 International Energy Conservation Code Overview of Changes

The International Energy Conservation Code (IECC) establishes regulations for the design of energy-efficient residential and commercial buildings and structures, as well as portions of factory and industrial occupancies designed for human comfort.

The State of Texas is divided into climate zones which are used in determining applicable requirements for residential and commercial energy efficiency. Insulation, window and skylight requirements for the thermal envelope for both residential and commercial buildings are based on the climate zones. The performance criteria for compliance with residential energy efficiency requirements using simulated energy analysis are also addressed.

New in the 2021 Edition

- **R402.1.3 Insulation Minimum R-Values.** Is modified by increasing the ceiling R-value from R38 to R49.
- **R402.4.6 Electrical and communication outlet boxes (air-sealed).** Is a newly added section that requires all electrical and communication outlet boxes installed in the building thermal envelope to be sealed, tested, and marked for compliance with NEMA OS 4.
- **R404.2 Interior lighting controls.** Is a newly added section requiring all permanently installed interior lighting fixtures to be controlled with a dimmer, an occupant sensor control, or another control that is installed or built into the fixture. Bathrooms, hallways, exterior lighting, and lighting designed for safety or security are exempt from this section.
- **R404.3 Exterior lighting controls.** Is a newly added section requiring automatic shutoff of all permanently installed exterior lighting fixtures, where the total permanently installed exterior lighting power is greater than 30 watts.

2021 International Property Maintenance Code

Overview of Changes

The 2021 *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IPMC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

2020 National Electrical Code Overview of Changes

The National Electrical Code (NEC) is published by the National Fire Protection Association and updated every three years by issuing a new edition. The City of College Station is currently operating under the 2017 Edition of the NEC.

The 2020 NEC contains several changes, most of which are designed to provide clarity for existing code provisions. However, there are some new provisions and changes included in the 2020 NEC.

New in the 2020 Edition

- **210.8(A) Dwelling Units** now requires ground-fault circuit-interrupter (GFCI) protection for up to 250-volt receptacles in the areas previously identified as requiring GFCI protection for 125-volt receptacles.
- **210.8(A)(11) Indoor damp and wet locations.** GFCI protection is now required for indoor damp and wet locations not included in the other specific locations requiring protection.
- **210.52(C)(2) Island and peninsular countertops and work surfaces** is modified to determine that the number of required receptacle outlets is based off the area of countertop surface. *(One receptacle outlet for the first 9 sq. ft., or fraction thereof. One receptacle outlet for each additional 18 sq. ft., or fraction thereof.)*
- **230.67 Surge protection** is added requiring all services supplying one- and two-family dwelling units to be provided with a surge-protection device at the service panel. This section will also be applicable when the service equipment is replaced.
- **230.85 Emergency disconnects** is added to require all one- and two-family dwellings to have an emergency disconnect in a readily accessible outdoor location.