

State of Texas

County of Brazoria

City of Freeport, Texas

BE IT REMEMBERED, that the Freeport City Council and the Freeport Urban Renewal Agency met for a Joint Public Hearing on Monday, September 9th, 2013 at 6:00 p.m. at the Freeport Municipal Court, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

City Council: Mayor Norma M. Garcia  
Councilwoman Michelle Kent  
Councilman Fred Bolton  
Councilwoman Sandra Loeza  
Councilwoman Sandra Barbree – Absent

Urban Renewal Board: Nat Hickey, Property Director  
Raul Ramirez  
Annette Sanford  
Guadalupe Gonzalez  
Ken Tyner  
John Schults, Jr.

Staff: Jeff Pynes, City Manager  
Gilbert Arispe, Asst. City Manager  
Wallace Shaw, City Attorney  
Delia Munoz, City Secretary  
Brian Davis, Fire Chief  
Bob Welch, Finance Director  
Larry Fansher, Parks Director  
Dan Pennington, Police Chief

Visitors: Lila Lloyd Jerry Meeks  
Eric Hayes Manning Rollerson  
Clan Cameron Gary Woodring  
John Clark Shannon Daughtry  
Bill Morris

Call to order.

Mayor Norma Garcia called the meeting to order at 6:05 p.m.

Invocation.

Mr. Wallace Shaw offered the invocation.

Pledge of Allegiance.

Mr. Raul Ramirez led the Pledge of Allegiance.

Consideration of approving the August 19<sup>th</sup>, 2013 Council Minutes.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved the August 19th, 2013 Council Minutes.

Attending citizens and their business.

Manning Rollerson complained that the grass is too high on North Ave. J, apartments are inhabitable, mole problems, rent is too high for people that are in a fixed income, Fair Housing Act of 1968 is not being withheld.

Consideration of approving Resolution No. 2013-2423 nominating candidates(s) for a position on the Board of Directors of the Brazoria County Appraisal District.

This item was reagendaed.

Public Hearing – Proposed budget for fiscal year 2013-2014

Mayor Norma Garcia opened the Public Hearing at 6:33 p.m. to review and discuss the proposed budget for fiscal year 2013-2014. City Manager Mr. Pynes presented to Council a PowerPoint presentation of the City of Freeport's \$16,947,461.00 budget. He reviewed each departmental category of the budget. He explained why some departments showed an increase/decrease and reviewed all of the capital expenses, city employees receiving 4 % raise, discussed pending projects in the City. Councilman Bolton was pleased with the proposed budget.

There being no comments from audience or council, Mayor Garcia closed the Public Hearing at 6:52 p.m.

Consideration of approving Ordinance No. 2013-2044 adopting a budget for the fiscal year 2013-2014 for the City of Freeport.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved Ordinance No. 2013-2044 adopting a budget for the fiscal year 2013-2014 for the City of Freeport.

Consideration of approving alternative modifications to a third Correction Special Warranty deed and Land Development Agreement with Gary L. Woodring concerning 0.7648 acres out of S. F. Austin Survey, Abstracts 32 & 33, Brazoria County, Texas.

Mr. Clark representing Gary Woodring gave a synopsis of the issues that Mr. Woodring is facing from constructing a home. He is in the process of getting house plans, getting proposals on local builders, talking to CenterPoint to move a support cable, communicating with General Land Office on bulkheads and permitting, AT&T communication cable duct bank crossing the

property and problems with the deed language. Mr. Woodring is asking Council for an extension to construct a home. He met with Troy Brimmage from Braztex Investments and is signing an agreement that will construct a house on stilts. If Council will give him an extension of 6 to 8 months, his willing to sign a formal agreement on the completion date of the construction project.

On a motion by Councilman Bolton not to extend the October, 2013 deadline, no second motion. Motion died.

On a motion by Councilwoman Kent to give Mr. Woodring an extension to build, seconded by Councilwoman Loeza, with all present voting; 2-to-2, motion failed. Mayor Garcia and Councilman Bolton opposed.

This item was reagendaed.

Consideration of setting October 7, 2013 for a Public Hearing regarding Chapter 370.002 of the Local Government Code and Division (A) of Section 130.99 of the Code of Ordinances of said City, to Review the Juvenile Curfew Ordinance of said City.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved October 7, 2013 for a Public Hearing regarding Chapter 370.002 of the Local Government Code and Division (A) of Section 130.99 of the Code of Ordinances of said City, to Review the Juvenile Curfew Ordinance of said City.

Consideration of setting October 7, 2013 for a Joint Public Hearing with the Planning Commission to consider granting a Specific Use Permit to Mr. Eric Hayes to construct an RV Park on Brazosport Boulevard.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved October 7, 2013 for a Joint Public Hearing with the Planning Commission to consider granting a Specific Use Permit to Mr. Eric Hayes to construct an RV Park on Brazosport Boulevard.

Consideration of approving the Board of Directors and adopting the amended Bylaws for the City of Freeport Redevelopment Authority.

On a motion by Councilwoman Kent, seconded by Councilwoman Loeza, with all present voting "aye", Council unanimously approved the Board of Directors and adopting the amended Bylaws for the City of Freeport Redevelopment Authority.

**Joint Public Hearing:** A Joint Public Hearing with the Urban Renewal Agency and the Freeport City Council to discuss and review approving an earnest money contract between the City of Freeport Redevelopment Authority and Urban Renewal Agency and the City of Freeport.

There being a quorum with the Urban Renewal Agency, Mayor Norma Garcia opened the Joint Public Hearing at 6: 59 p.m.

Mr. Jeff Pynes City Manager explained to Council and the Urban Renewal Board that the City of Freeport Redevelopment Authority is organized for the purpose of aiding, assisting, and acting on behalf of the City of Freeport including without limitation to aid and assist the City and the Urban Renewal Authority in the purchase and sale of land and improvements.

Jeff Pynes explained to Council and the Urban Renewal Board that Skymark Development Company has offered an Earnest Money Contract. The developer is offering the City 1.2 million for the entire 327 acre urban renewal tract between Velasco Boulevard and Skinner Street. The City owns half and the Urban Renewal owns the other half. The offer is \$100,000 more than the vacant's tract appraised value of 1.1 million.

The Urban Renewal Board took a vote to approve an Earnest Money Contract between the Urban Renewal Agency and the City of Freeport Redevelopment Authority. The motion passes unanimously.

There being no comments or questions, Mayor Garcia closed the Joint Public Hearing 7:18 p.m.

Consideration of approving earnest money contract between the City of Freeport and the City of Freeport Redevelopment Authority.

On a motion by Councilman Bolton, seconded by Councilwoman Loeza, with all present voting "aye:" Council approved an earnest money contract, between the City of Freeport and the City of Freeport Redevelopment Authority. Councilwoman Kent stepped out.

Consideration approving and accepting 2010 Port Security Grant Program in the amount of \$4,484,329.00 for installing public safety Long Term Evolution – LTE network through out Brazoria County.

No action taken

Work Session:

Discussion regarding a proposed Tax Abatement application for Associated Builders and Contractors, Inc., dated Sept. 3, 2013.

Mark Garner, consultant for Associated Builders and Contractors of Texas Gulf Coast, Inc. (ABC) submitted commercial tax abatement for the construction of a new facility in Freeport. Associated Builders and Contractors Inc., is investing 11 million in a new building to be constructed behind the current facility at 1400 North Velasco, Freeport Texas, creating 10 full time jobs and 130 construction jobs. The new building will be approximately 50,000 square feet and will include modern computer labs, office space, meeting rooms, craft certification facilities, medical testing and health care facilities. ABC request the city consider a 7 year 100% tax abatement for the new building and equipment and 2015 be the first year of tax abatement.

## Executive Session

### Section 551.071, Government Code

Consultation with City Attorney concerning pending or contemplated litigation, settlement offers or other matters in which his duty to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Government Code, to wit;

- Pending contractual negotiations.
- Development water/sewer line contractual issues.  
(no action taken)

### Adjourn

On a motion by Councilwoman Loeza, seconded by Councilwoman Kent, with all present voting “aye”, Council meeting adjourned at 7:50 p.m.

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Mayor Norma M. Garcia  
City of Freeport, Texas

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City Secretary Delia Munoz  
City of Freeport, Texas