

CITY OF FREEPORT
TAX INCREMENT REINVESTMENT ZONE #1
430 North Brazosport Boulevard, Freeport, Texas

MEETING MINUTES

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Tax Increment Reinvestment Zone #1 Board of the City of Freeport met on Tuesday, March 10, 2026, at 5:30 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport, Freeport, TX, for the purpose of considering the agenda items.

TIRZ #1 BOARD MEMBERS: Quorum Present

Directors:
Mark Parker Chairman
Sandra Loeza
Ken Tyner
David McGinty
Ronnie Martin
Ron Bachman
Gary Guerrieri
Anne Bartlett
David Thacker (a)

Dr. Danielle Kelly: City Manager
Robert Johnson: EDC Executive Director
Loren Smith: EDC Attorney
Jerry Cain: City Mayor / Council Liaison
Rachael Cohen: EDC Staff

I. Call to Order

Mark Parker called the meeting to order at 5:35 PM. A quorum was present.

II. Invocation and Pledge

Ron Bachman gave the invocation, and David McGinty led the pledge

III. Citizens' Comments

(This is an opportunity for citizens and visitors to speak to the Board relating to any agenda and non-agenda items. Speakers are required to register in advance and must limit presentations to three (3) minutes.)

IV. Consent Agenda

1. Approve Meeting Minutes for September 10, 2025
2. Approve Financials

Sandra Loeza made a motion to approve the consent agenda. David McGinty seconded. **MOTION PASSED UNANIMOUSLY.**

Ron Bachman made a motion to approve the consent agenda. David McGinty seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action

1. Discuss and take possible action for Increase to Pool Maintenance Repairs.

Dr. Kelly presented a request for additional funding associated with the municipal pool renovation project. Staff reported that a change order from Hancock Pool Services, Inc. in the amount of \$5,650 was needed to replace a cracked skimmer and reseal seven additional skimmers. Staff further advised that dewatering services were required to facilitate completion of the renovation project and presented three quotes for consideration. The lowest quote was submitted by Texas Dewatering in the amount of \$16,591. Staff recommended approval of the Texas Dewatering proposal together with the Hancock Pool Services change order for a total additional project cost of \$22,241.

Board members discussed the purpose of the skimmer repairs, the need for dewatering during construction, the significant differences between the submitted dewatering quotes, and the anticipated timeline for project completion. Staff explained that dewatering was necessary to relieve groundwater pressure around the pool structure while repairs were being performed. Board members expressed support for completing the repairs correctly to avoid future issues and noted the importance of the municipal pool to the community.

Ron Bachman made a motion to approve an additional \$22,241 for the pool renovation project, consisting of \$16,591 for Texas Dewatering and \$5,650 for the Hancock Pool Services change order.. Sandra Loeza seconded. **MOTION PASSED UNANNIMOUSLY.**

Total amount of repairs approved is \$191,934 (\$169,693 + \$22,241)

VI. Adjourn

Ron Bachman made a motion to adjourn the board meeting made by Mark Parker and seconded by David McGinty. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 5:50 p.m.