

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
MAY 3, 2021**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD METING IN REULAR MEETING ON MONDAY, MAY 3, 2021, AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S FRIENDSWOOD DRIVE FRIENDSWOOD TEXAS WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM

TRISH HANKS	MAYOR PRO TEM
STEVE ROCKEY	COUNCILMEMBER
SALLY BRANSON	COUNCILMEMBER
ROBERT J GRIFFON	COUNCILMEMBER
JOHN SCOTT	COUNCILMEMBER
BRENT ERENWERT	COUNCILMEMBER
 MIKE FOREMAN	 MAYOR
MARY KAY FISCHER	CITY ATTORNEY
MORAD KABIRI	CITY MANAGER
LETICIA BRYSCH	CITY SECRETARY

1 CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 5 30 P M , all members were present

2 INVOCATION

The invocation was led by Pastor Mike Cervantes with New Hope Church

3 PLEDGE OF ALLEGIANCE – United States and State of Texas

Mayor Foreman led the Pledge of Allegiance of the United States and to the State of Texas

4 PUBLIC COMMUNICATIONS

Mayor Foreman stated that in order to comply with the provisions of the Texas Open Meetings Act, the City Council may not deliberate any item not listed on the agenda as such the City Council will listen to public comment and may (i) refer the item to City Management for further action or (ii) direct staff for the placement of said item on a future agenda During public comment speakers shall refrain from any outbursts or interjections including but not limited to applause disparaging noises and remarks Furthermore, any personnel complaints against a City employee, aside from the City Manager, City Attorney or Municipal Judge shall not be discussed and shall be referred to City Management

Katherine Hale Friendswood resident addressed Council and stated she is concerned about the future of the city, as well as, the city s land use map and the properties located at the end of Falling Leaf, the west

end of Castlewood and along Wilderness Trails Drive. She further noted concern for the construction the proposed construction, or possible construction of the previously mentioned areas, and how that construction would affect her neighborhood as it relates to zoning changes, drainage, and any related subcommittee be expanded to include not just developers and realtors, but also include homeowners, HOAs, some of the people from the Park Service, and drainage.

Don Johnson, Friendswood resident and the Council's representative to the Harris Galveston Subsidence District Board, addressed Council and spoke in regards to a subsidence report from said board that Friendswood is not sinking into the Gulf as subsidence is under control. He presented the Council with a sheet of facts of how much does subsidence mitigation costs, how does Friendswood compare to other cities and other related information. Mr. Johnson also gave a brief overview of the Central Appraisal District and information on a class to learn how to protest tax appraisals.

Connie Ratisseau, Friendswood resident, addressed Council and stated that she had been coming to Council meetings for the last three years primarily to talk about drainage issues. She stated that she helped promote the bond, particularly as it related to drainage issues, and felt that what the bond was intended to do has not happened. Ms. Ratisseau stated that she had the following questions and/or comments on this item:

- 1) There's a line item in the budget about the 41 million that was for the drainage bond. 6 million of it is a line item, I guess that's been expended, and then there's another item of 5 million. My question is: what exactly is that 11 million for because there is 30 million left?
- 2) The City needs to have confidence in the Freese and Nichols model; everyone needs to see predictions at Bay Area Boulevard, FM 528, and FM 2351 against the actuals for Harvey.
- 3) As one-day storms have not historically been an issue for Friendswood, why were multi-day storms like Claudette, Allison, Harvey not studied, and
- 4) Why are there changes to I-45 which traps water upstream ground rolled out?

Chief Robert Wieners, Police Chief, City of Friendswood, stated that back in 2016, the PD spent several months assisting the Texas Rangers in recovering lost females who were murdered back in the 1997 timeframe. Chief Wieners noted that for the last several years, William Reese has languished in custody up in Oklahoma for another unrelated crime, but his trial is scheduled to begin on May 10th. He also noted that the FPD has had personnel in Oklahoma City that have been testifying in the pre-trial proceedings. Additionally, Chief Wieners noted that there's been a defense attorney and an investigator that's been here in Friendswood, so it doesn't mean that they're doing anything more than just kind of getting a look at different sites where different events occurred. He noted that after Reese's trial is completed in Oklahoma, he anticipated that discussions will then begin about bringing him back to Texas so he can stand trial for the three cases that he has pending here.

Mayor Foreman took the agenda out of order and called for Item 12 A.

12 COMMUNICATIONS FROM MAYOR AND COUNCIL

A Operation Honor Our Local Veterans

Fidencia Leija, Councilmember for the City of Santa Fe, Texas, presented the Council with an overview of Operation Honor Our Local Veterans, which is a local non-profit committed to supporting and connecting veterans. Mr. Leija presented his two veteran advocates and community leaders also in attendance with him: Mr. Mark Ciavaglia, the organization's legal counsel, and Mr. Jay Coppock, also a member and with ACU of Texas.

Mr. Leija gave his personal background as a veteran of the United States Navy, education, and professional career. He noted that Operation Honor Our Local Veterans is a local non-profit that was established by local veterans; there are six veterans that are part of the board that range in age from twenty-six years old all the way to sixty.

Mr. Leija stated that they were interested in partnering with the City of Friendswood in order to place veteran parking signs at City-owned buildings and locations, as well as with as many local private businesses as would like to participate. Mr. Leija noted that something as simple as a parking sign erected in order to recognize the service of our veterans can really change a veteran's life and could potentially save a life. Mr. Leija stated that his organization would provide the signs, and the City would partner in providing the posts and locations.

Mr. Leija also noted that there are many veteran programs, and events that they sponsor and would be happy to provide that information to the Council and staff in case anyone was interested in participating and/or attending.

The Council's consensus was to partner with Operation Honor Our Local Veterans for the parking sign program and asked that City Manager Kabiri update the Council on the program's progress in the near future.

5 WORK SESSIONS

A Receive and discuss a presentation regarding ongoing drainage projects

Assistant Director of Engineering Samantha Haritos presented the item and stated that she would give the Council a general overview of the City's existing drainage projects and would then allow representatives from Freese and Nichols to go over the Lower Clear Creek and Dickinson Bayou Study and what it means for Friendswood.

Ms. Haritos stated that she wanted to give the Council a quick update on Imperial Estates and noted that they are done digging; for the most part, they've reached a hundred and sixteen thousand loads, which they're guessing is about 800 acre feet. However, there's still a fair amount of work left. She noted that they still need to go in and put the pilot channels in, and finish some of the other drainages. Ms. Haritos stated that she is hoping that by the August presentation, staff will be able to fly a drone over the area and get a really good idea of exactly how many acre feet have been removed out there.

Ms. Haritos stated that she would briefly go through the three Community Development Block Grant Projects that have the most work going on right now.

The first one is Forest Bend that has a total grant amount was 3.4 million, the project is on schedule, and they have submitted the 30% design and it looks like the pond will end up being about 53 acre feet and it's really more of a series of ponds, kind of a meandering layout. Ms. Haritos stated that the 95% engineering submittal is due at the beginning of June and at the end of June, they'll be submitting their final submittal and then that project will be going to construction. She noted that this project is a Community Development Block Grant through the GLO and the City has a cost of about \$25,000.

City Manager Morad Kabiri stated that at this point, the cost is \$25,000, however, the council may recall that when CDBG came out with their first round of funding, cities and the county each received a specific allocation. These weren't project specific and staff was told to go find projects that roughly fit in that box given, so any construction overruns based on bids when they finally come in, and the word overruns is not really the best word but it identifies costs that weren't scoped based on the grant. These were grants where the city got 'X' amount of dollars, and the city goes and finds a project that fits as closely as possible so likely this will come in higher than what the grant was for and any additional costs will be paid for with either fund balance or drainage bond dollars. Ms. Haritos noted that this project does appear to be coming in under budget, so hopefully there will be a little wiggle room when it gets to construction.

Ms. Haritos stated that the next project is the Clear Creek Utility Rack Relocation, which is an infrastructure grant for two projects. She noted that the amount allocated toward this project was approximately 1.2 million and the remainder of the grant will be going towards the Deep Wood Project, however this project hasn't really moved too far along and will be presented to the council at the August meeting.

Ms. Haritos noted that this project has its 30% designs submitted that included a geotechnical evaluation, the environmental assessments, located utilities, and while staff was locating utilities in the area, they realized that the city does not have easements out there so that's going to become a part of the project as well. She further noted that they are working on the preliminary staging plan and have just submitted the 60% design, and is kind of tracking along with the Forest Bend Project. Ms. Haritos noted that they will be going out for bid at the end of June and the construction phase will follow for an eight-month period.

Ms. Haritos noted that the three projects that she is discussing all Community Development Block Grants through the GLO and the city does not have a cost share with this, but any overages will likely come out of either flood bond money or general fund. Mr. Kabiri noted that since this particular project involves water and sewer the city might be able to use some water sewer funds for the overages for this particular line relocation.

In response to a question from Councilmember Rockey, Ms. Haritos clarified that at this time, there is no existing easement through Polly Ranch or on the Terra Bella side. Mr. Kabiri noted that staff may be able to lay claim of the prescriptive easement just due to the presence of the lines for a greater part of 40 plus years but it still needs to be worked out since these are grant funds and the General Land Office (GLO) wants certain documentation in place beforehand.

Ms. Haritos stated that the last Community Development Block Grant is Frenchman's Creek which is an acquisition grant and has no cost share, but any overages again will come from the city. The grant is for the acquisition of the two buildings closest to Clear Creek and as a side note Galveston County also

applied for a grant from CDBG to acquire the rear three buildings so the city and county are working together to move this item along as it has a potential for a future flood control project. So far, the City of Friendswood is at the appraisal stage for the two buildings which should take about four weeks. She noted that they have saved money by bringing some items in house, such as the environmental assessment which is 90% complete.

Ms. Haritos noted that the 30 Clear View Property Buyout Project is not a grant and is an estimated 5.46 acres. The closing price for the properties was \$423,038 and it closed on April 30th. She noted that the Galveston County Consolidated Drainage District is already out at Clear View Terracing Properties and they're excited to get out this property as soon as possible. Mr. Kabiri noted that the reason this project was not a grant-funded effort is because there's not a structure on the property so it doesn't qualify for any buyout dollars.

Ms. Haritos noted that the last project she wanted to talk about is the Timber Creek Bypass Channel. She noted that this is in-house modeling to study the effects of bypass channels by (1) removing the plug and seeing what happens and (2) removing the plugs and replacing it with box culverts, to analyze the impacts of hypothetical storms and historical events, such as Harvey and Allison. She noted that they hope to have this analysis done by the end of May.

Ms. Haritos completed her presentation and opened up for questions.

Councilmember Rokey stated that Ms. Ratisseau had mentioned that there's \$11 million spent on a bond and asked Ms. Haritos to comment on that statement. Ms. Haritos noted that \$5.5 million went towards Imperial Estates, \$423,000 went to 30 Clear View, and about \$60,000 that went towards some buyouts that came from the Fire Marshal's Office. Mr. Kabiri noted that just to add to Ms. Haritos' comment, the city purchased the Mingle Wood properties, the 11 properties along the Clear Creek back off of Whispering Pines in conjunction with the Drainage District. The 11 million that have been talked about in numerous meetings, in addition to the drainage quarterly updates that was just presented, has not all been spent. He noted that in the first round that was issued in 2020, \$5.5 million, \$6 million was issued, \$5.5 million went to the Drainage District for the Imperial Estates Terracing and Inline Detention Project. The remaining money that's going to be issued later tonight has not been spent yet, however, as the city acquires properties and there is a need to supplement projects that are grant-funded, the city needs the money on hand in order to have those partnerships in place. Mr. Kabiri noted that the original premise of the bonds is still being met; staff is pursuing inline detention and terracing where they can and is putting those funds towards those efforts; staff is not putting these funds towards offsite detention systems or anything that's off of Clear Creek.

Ms. Haritos introduced Chuck Wolf, Project Director and Brian Gettinger, Project Manager with Freese and Nichols who will give a presentation on the Lower Clear Creek and Dickinson Bayou Watershed City with a focus on the impacts on Friendswood. This is a regional study that had multiple partners including League City, the Army Corps of Engineers, Harris County Flood Control District, Galveston County, Brazoria Drainage District 4, Dickinson, Webster, Nassau Bay, Pearland, and Friendswood.

She noted that this study limits are from FM1959 which is Dixie Farm Road all the way down to Clear Lake with a focus on the Clear Creek and Dickinson Bayou Watersheds. The study encompassed three different phases: (1) discovery and baselining phase, (2) a watershed study phase, and (3) a project

identification phase and totaled approximately \$1.3 million. Friendswood's financial contribution was \$41,000.

Ms. Haritos noted a few key points to the study:

- 1) These models addressed a range of storms including smaller storms and the smaller storm models may prove useful to help guide the city of Friendswood towards future buyouts, where structures need to be raised.
- 2) The models developed for the study addressed several limitations that were stated in Dr. Bedient's study. These new hydrologic and hydraulic models will be used in the City of Friendswood's master drainage plan and will save the city hundreds of thousands of dollars of work that we would otherwise have paid for as part of our master drainage plan. The study investigates the magnitude of potential downstream impacts of potential flood control projects in Friendswood including terracing or channelizing. The study indicates to what order of magnitude mitigation would be required and our guest speakers will touch on that a little bit.
- 3) The study further investigates the viability of offline detention given potential future sea level rise and presents those findings on whether or not this is a strong flood control alternative.
- 4) The study is completely independent from the upstream federal study and assumes no change from existing conditions in the watershed upstream of Dixie Farm Road. Harris County Flood Control District and the Army Corps of Engineers have stated that they are committed to fully mitigating for the federal study so please keep questions and comments focused on this study tonight.

Mr. Chuck Wolf thanked the council for allowing them to present the findings of their study and stated that he would be going over the project purpose and background, the existing flood risk and sort of the flood risks that came out of the modeling that was done for the project, mitigation alternatives and then sort of what we see is the path forward.

Mr. Wolf noted that the project's purpose is really to develop a comprehensive set of solutions based upon the vulnerabilities they saw and the riverine section of the creek. So they did not go beyond the creek boundaries, and did not go back into every single municipal jurisdiction. Storm sewer system, for example, they looked at what can be done with the creek within the context that it is a riverine study so they are trying to drop the water surface elevation in the river or in this case Clear Creek, during a significant event. In the storm analysis, this is a question that came up earlier, it's come up a few times in public meetings.

Mr. Wolf noted that they used storm analysis for a 24-hour duration. Atlas 14 event for planning and modeling purposes, it's a bit like a flash flood event, and creates a high flood level very quickly. When they modeled it against Harvey, it created a higher flood level very quickly. Harvey was a longer event but once a flood event happens, Friendswood floods, therefore if the city floods for multiple days, Friendswood will remain flooded.

Mr. Wolf noted that one thing about a riverine study is that the damages in the study are going to be understated because they are not able to account for all of the network systems back into each municipality.

Additionally, the benefits of this study will also be somewhat understated because as the water level goes down the creek, all those areas will flow better, and they'll have better contributions.

In the project area, the focus that they took was on the area from Dixie Farm Road or FM1959 out to Galveston Bay, which is a pretty significant area that was broke into 3 different reaches:

- Reach 1 is shown in red, it's pretty much the Friendswood reach
- Reach 2 is a sort of bifurcated by interstate 45 and
- Reach 3 is where the creek starts to be heavily dominated by Clear Lake

Mr. Wolf noted that he is a faculty member at Texas A&M and they do resiliency research, where they look at the Houston area a lot, so he has a great deal of respect for Phil Bedient and what he's done with Hazard Alert System, Flood Alert System, among other things. He noted that he was happy to see that his information was available for the study and they were able to look at 40 or so years of background data, but a lot of it happened without any kind of modeling of current precipitation that are now considered to be the best standards for precipitation, which is the Atlas 14 data.

Mr. Wolf noted that Mr. Bedient's study, which was published in 2019, actually covered Atlas 14, which is a step forward from prior studies just in and of itself. He noted that a lot of the recommendations that came out of the study were included in their own model, and a lot of the recommendations that have come out of this phase of the study, confirm a lot of his findings. However, there are some differences due in part because of the more advanced nature of the modeling they were able to undertake. So that's why council will be able to see some differences in the data and outputs. Mr. Kabiri noted that in his study, Mr. Bedient himself identified those limitations with the study and suggest that there were additional areas that would need to be looked at, which are now being looked at as a part of this project. Mr. Wolf noted that this limitation was noted in his executive summary, however, he did want to point out that in his formal conclusions, the biggest conclusion out of the report was that you can do a lot with conveyance improvements throughout Clear Creek and some forms of diversion once you get south of Bay Area Boulevard to take that excess flow and get it out to the real detention pond, which is Galveston Bay.

Mr. Wolf noted that he was going to go through the existing flood risk pretty quickly, the second part of the study was the ground for existing flood risk. He noted that they looked at Hurricane Harvey and actually used it as one of their calibration storms. Mr. Wolf stated that they were also working with Harris County Flood Control and the work they were doing for the modeling of Clear Creek and used this information as well. He noted that they also looked at Hurricane Harvey as part of the solution sets, which is why they know they have the 24-hour hundred-year event that actually creates a higher impact than Harvey through the model.

Mr. Wolf stated that the modeling approach they used, which is a slightly different approach to the modeling than what was done in the vulnerability study. He noted that that was 1D, what is called the steady state model, so it is sort of routing flows through the creek. Mr. Wolf stated that his group used a 1D/2D unsteady state model, which basically means that they are still routing flows to the creek, but now the modeling is able to actually take into account the changes that are happening every single time increment, as opposed to just being a passage of the water through a model. He noted that what this does is it gives a much better resolution on flood risk once out of the creek channel.

Mr. Wolf stated that they also used this process with their hydrology rain on mesh as they sort of took the precipitation, put it on the ground, and let the lidar move forward. He noted that they have had the benefit of the 2018 lidar because it was available for them to use for their study while the information was not available at the time of Mr. Bedient's study.

Mr. Wolf noted that their study had a little bit of a different modeling strategy and a lot of different levels of work, so to get back to Ms. Harito's point, they looked at Galveston County tributaries because Harris Flood Control was looking at the Harris County tributaries so they were able to put the two models together and create one model. Therefore, we now have very high resolution modeling data for Mary's Creek, for Chigger Creek, for Cowart Creek as well as for the other creeks along the basin all this is something can tie into municipal systems and because Friendswood participated in the project you have access to those models and information. To put this into perspective, the modeling effort on this was about \$410,000 just on Clear Creek more specifically the lower part of Clear Creek. He noted that a significant level of effort went into developing a highly refined model that we have very high confidence in which can be used for modeling flood risk and modeling solutions.

Mr. Wolf stated that in addition to looking at the Harvey event, they also looked at the Atlas 14 event, and showed the council a chart that outlined the 100 year 24 hour and 500 year 24 hour event. He noted that the 500 year event is the blue and the 100 year is the yellow that's 1% chance of occurrence in the 100 year in any given year and 0.2% in a 500 year event. Harvey's in the middle and then the 596 hour and 196 hour events are on the end from Atlas 14.

So based on Atlas 14 you get a higher storm intensity with the 500 year event it hits very quickly even the 100 year hits very quickly, and Harvey sort of took a little while to get up to speed, and then it really took off. By the shape of the curves you can see that we end up with essentially the same flood impact or actually we end up with a little bit worse flood impact to the 500 year 24 hour event. The 100 year, even though it's a lower level of total precipitation still creates a bigger total flooded area, and that's what we thought was a more conservative way to look at the alternatives analysis that we were going through. He noted that they did look at Harvey which was, as we all know, a pretty massive storm.

Mr. Wolf noted that when they take all this information, they can run different scenarios and identify the areas that will have flooding issues. The flooding hotspots in Friendswood are located at Mary's and Turkey and Cowart's Creek coming in, other hotspots not in the city include I-45 in League City, the Nassau Bay and League City area just upstream of Clear Lake and there's a spot up at Shoreacres.

Mr. Wolf showed the council a chart with another way to look at the data by looking at it across the gradient of the creek itself which shows that we're sort of running upstream as on the right hand side to downstream on the left hand side.

Mr. Wolf stated that his team also looked at the total cost of the different events, as well as, the number of structures that were impacted so in looking at the 500 year event it could potentially impact over 8,000 structures and result in an estimated \$2 billion worth of damages. In looking at a 100 year event because there is much less intensity, it drops off significantly but it's still a substantial impact, by about \$600 million as far as impacts.

Mr. Wolf stated that they spent quite a bit of time looking historically at the studies that had been done in order to identify some of the good ideas that came resulted and also to review what the community feedback was on said ideas. There was a lot of feedback, particularly related to aesthetic and environmental concerns. Mr. Wolf noted that the constraints put forth for the alternatives in the model are not intended to be hard and fast constraints that would never be considered for other future reasons, and the reason behind these were that for the most part these were things that they felt could create significant delays to the implementation of the project and the longer the delay the more potential there is for another flooding event.

Mr. Wolf noted that the first item to address are the environmental concerns that would result from the clearing and de snagging or widening downstream of Bay Area Boulevard. Also, this idea of no open cut crossings against I 45, it's really a significant schedule impact potentially, but it's also a life safety main arterial corridor issue. If we can find ways to solve the problem without having to do another open cut crossing of I 45, it's a better solution because we can implement quickly. If we do end up widening the cross section across I 45 at some point in time, it will only make the other options better. Additionally, they looked at no additional conveyance into Clear Lake without additional conveyance out of the lake, and this is mostly because they were seeing that everything kept pushing water down to Clear Lake and that just ended up causing flooding in Clear Lake, which is still a downstream impact that has to be mitigated. Mr. Wolf stated that they are not interested in individual concepts, but instead looked at a lot of individual concepts as they went through the project, and ultimately concluded that none of them, in and of themselves, will actually solve the problem because the problem is much bigger than any one solution.

Below is a list of the individual concepts evaluated by the team:

Detention

- Friendswood Basin
- Timber Creek Basin
- Clear Lake II

Bypass

- Turkey Creek Bypass
- FM270 Bypass
- Clear Lake Outlet Expansion
- Shoreacres Flat Gate

Channel

- Clearing and De Snagging
- Channel Benching above OHWM
- Full Widening & Benching

Tunnel

- FM1959 to Clear Lake
- FM2351 to Clear Lake
- FM528 to Clear Lake

- Bay Area Blvd to Clear Lake
- I 45 to Galveston bay

Non Structural

- Property Buyout / Elevation

Bridges

- Replace All Bridges
- SH3 & UPRR

Mr Wolf noted that the bypassing was looked to be able to move flow around different areas to optimize the flow in the creek, they also looked at the clearing, de snagging, and benching, as well as, benching above the ordinary high watermark by going straight up right to the ordinary high water mark which is where they cut the bench for the options Mr Wolf noted in response to a question from Councilmember Griffon that his team was and at the same time was not surprised that the channel benching at the ordinary high watermark was so cost effective So the team knew it was going to move a lot of water, but what surprised us was the potential for downstream impacts if we didn't have other things in consort with it because we are sort of moving the water more efficiently Because we are lowering the water surface elevation, more water is coming in, and it was a bit of a surprise was just how significant in modeling the downstream impacts were if we didn't carry some things down further but it is definitely efficient Mr Wolf noted that this is a very cost effective recommendations coming out of the report right now, however, one must be careful not to push the problem down to the neighbors downstream if it can be avoided

Mr Wolf noted that they also looked at tunneling, and stated that it was important to keep in mind when looking at tunneling within the context of Clear Creek that it is in a suburban developed area He further noted that the 50% bypass, that Dr Bedient recommended would actually be very hard to construct because that is about a channel two football fields wide and there are not many places where something like this can be run

Mr Wolf noted that the team also looked at non structural issues property buyouts as well as bridges and they agreed that detention in and of itself is not a solution He noted that they also looked at what has to be done to detain the problem and the issue is that even in a 24 hour event cities completely consume a detention facility because detention facilities are only good for 2 to 4 hour type rainfall events Mr Wolf noted that detention has a place but they need to be in consort with other things in order to detain the amount of water being discussed

Mr Wolf stated that the team s overarching conclusion was that there needs to be a combination of these mitigation options in order to maximize the benefits He further noted that the full benefits of mitigation is going to have to include local drainage system impacts so Friendswood's Storm Sewer System and Drainage System, and League City's Drainage System, etc , will all need to fit into the overall solution As we looked at the combination alternatives so conveyance improvements a suite of these gets us back to the graphic the council member was talking about and then different ways to do the diversion of flow

Mr Kabiri noted that the reason it is important for the council to hear that combination solutions are the best option moving forward and that cities can t just do what Dr Bedient suggested and 'just bench terrace the creek all the way to the bay and you'll have significant improvements' because the modeling clearly

shows that there is a downstream impact to doing that as well as environmental concerns that will ultimately prohibit cities from physically doing just the terracing and just the in line detention

Mr Wolf noted that the combination mitigation conclusions identified in the study as follows

- 1) Conveyance improvements require downstream mitigation
- 2) Benefits indicated do not fully account for local drainage benefits which could be significant
- 3) 50 year project window focuses benefits on high recurrence events and minimizes mitigation benefits for large events
- 4) Significant residual risk exists east of I 45 due to low lying structures rising sea levels and storm surge
- 5) Conveyance improvements without tunnel solutions provide the highest 50 year project window benefits and are the most cost efficient, and
- 6) Tunnel solutions provide greater protection for large storms (100 year and 500 year) and can be designed to provide additional benefit to local drainage systems

Mr Wolf stated that the path forward was never intended to be the end of the work and there is still a lot of work that has to be done to take these projects to an additional level of development This is why they were before the council and will be before other councils it is all a part of the advocacy to continue moving this forward, and it is something that they are committed to doing Mr Wolf noted that they are going to be looking at different funding opportunities that deliver local matches and they are going to look at different ways that they can put things together with more refinement for the projects

Mr Wolf stated that their final thoughts on the study are the following

- 1) Solutions exists to reduce flood risk in major events but they are expensive and will require significant local investment,
- 2) Local drainage system benefits have the potential to increase total project benefits, potentially opening doors to additional funding opportunities
- 3) Conveyance improvements upstream cannot be constructed without additional improvements downstream to Galveston Bay
- 4) Regardless of the improvements, residual risk will remain, such as elevating structures and buyouts will need to be considered and
- 5) The risk at Clear Lake and the surrounding area is heavily influenced by Galveston Bay Additional riverine conveyance without a surge barrier has minimal impact on this risk

Mr Wolf answered a few questions regarding the presented information and thanked the Council for their time and support of this study

Mr Kabiri stated that at the end of the day the study is not done They had anticipated being done last fall but unfortunately it's taking them longer than they would like however they have kept us abreast of their progress throughout and none of their data has been withheld, so we will continue to work together closely on this item now and in the future

The Council thanked Mr Wolf for the presentation and appreciated all the hard work put into the study

B Receive and discuss a presentation regarding proposed updates to the Future Land Use Map

Director of Community Development Aubrey Harbin presented the item and stated that she would be giving the Council an update on a piece of the Comprehensive Plan. Ms. Harbin showed the Council two maps on the overhead screens, the one from 2008 and the draft of the map with proposed changes.

Ms. Harbin noted that to begin she wanted to recognize the Planning and Zoning Commission as they have been doing a lot of hard work on this map along with the staff. She noted that the Planning and Zoning Commission has been split into two sub-committees, each made up of three commissioners: (1) is the Ordinance Sub-committee which works on the ordinance changes and (2) is the Planning Sub-committee which works on the Comp. Plan and longer range studies.

Ms. Harbin noted that the Future Land Use Map is a component of the City's Comprehensive Plan and it became apparent in updating the Comp. Plan that the City needed to update this map before it could really move forward with the Comprehensive Plan. She noted that this map is so important as it is also used as a guide in the City's zoning decisions and helps with long range planning.

Ms. Harbin noted that the map being presented is a draft and the staff has a timeline built up for the year which was included in the Council's packet materials, and while it is a long process, the staff feels it is important to get everybody's input, including committees, commissions, residents, and as many other stakeholders as possible. The hope is to adopt a map by the end of the year.

Ms. Harbin noted that the first major change to the map was the addition of a statement in accordance with the Local Government Code which is a notation on the map that the Comprehensive Plan does not constitute zoning regulations or establishes zoning boundaries. She noted that this is different from the City's existing zoning that's assigned to properties. She stated that this was in place to help identify that if whatever development went away, what would the city want on the property in question, so it serves as a future plan for the city's zoning and land use.

Ms. Harbin stated that another major change from the 2008 map to the current map is the color scheme. She noted that the new map is using APA Land based Classification colors, so the really light yellow is the SFR Estate zoning category which is two acres or more, the darker yellow is low density areas, all the shades of yellow are all residential categories. She noted that retail is identified by red, blue is public or semi-public buildings, and green, of course, are parks. Ms. Harbin stated that a new category was added for buyout lots in the form of cross-hatched on the map. She noted that all of these changes will help staff look at the map from a high level and easily identify the main corridors, the location of heavy residential areas, retail, etc.

Ms. Harbin noted that back in 2007 – 2008 there was a lot of the discussion with the Commission in regards to not knowing what to do with the special study areas on the map, and it was decided at that time to let people bring in ideas and concepts for those areas. However, in doing calculations on the City's residential versus commercial zoning classifications like getting the baseline where we are at, the special

study areas make that a little difficult so the staff has done away with all the special study areas and have actually assigned a commercial or residential category to them in the proposed updates

Ms Harbin noted that another one of the other major changes in the proposed map is identifying open space, or what was previously considered open space, floodway, and public category, these were all lumped into one category. She noted that the proposed map has four categories out of all those properties (1) Parks (2) Buyout Lots (3) Regional Detention and (4) Public and Semi public which includes schools, churches, and city owned facilities. Ms Harbin noted that this has been made official because they can take all of these numbers out of the calculations because this is undevelopable property, and so it gives staff a better calculation of the City's commercial versus residential spaces.

Ms Harbin stated that the strategies and plans that were utilized by the Sub committee and the Planning Commission are the potential impacts and effects of reaching the 50,000 population point. The 80% Residential, 20% Commercial property tax base, which is different from the land use calculations that the Vision 2020 Plan identified as 73% Residential and 23% Commercial. Ms Harbin stated that the staff group considered the best use of the land while looking at neighboring properties as well as considering community goals. She noted that the plans that they mainly used were the FM 528 Strategy Plan that was done by CEDC in 2013, Vision 2020, and then also the referencing City of Pearland Thoroughfare Plan and League's City Comprehensive Plan Future Land Use Plan.

Ms Harbin noted that there have been a lot of changes to the 2008 map and in addition to ones that have previously been covered she went over the following chart:

#	Change Description
1*	Changed Northeastern section of map that was Special Study Non Residential with Industrial Emphasis changed to Industrial with a Retail corridor along FM 2351
2	Changed to Open Space land purchased by Harris County
3	Changed from Special Study Non Residential with Commercial Emphasis to Single Family Residential
4*	Changed eastern parcel (undeveloped land) that was Special Study Non Residential with Commercial Emphasis to be Retail along FM 528 and Single Family Residential behind, which also matches up to City of League City Future Land Use Map

5	The parcels indicated on the map have been changed to Retail one zone change was already approved to Neighborhood Commercial (NC) and adjacent property is also zoned Community Shopping Center (CSC)
6*	Changed southern portion of map that was Special Study Non Residential with Light Industrial Emphasis to reflect Residential and Industrial use many development difficulties in this area including lack of utilities gun range pipelines, etc , development of Georgetown Subdivision is in process
7	Changed from Special Study Non Residential with Light Industrial Emphasis to Retail (frontage along FM 528 in front of future Georgetown Subdivision)
8*	Created a 500 ft Retail setback along W Parkwood Ave and future Friendswood Lakes Blvd per FM 528 Strategy Plan
9	Changed from Special Study Non Residential with Commercial Emphasis to Single Family Residential
10	Changed from Special Study Non Residential with Commercial Emphasis to Retail
11	Changed all tracts within the DD Boundary to Mixed Use except for the city and school facilities and parks
12	Changed from Open Space to Industrial
13	Changed from Mixed Use to Retail, several requests to change the zoning over the years to include a residential component has failed
14	Changed from Low Density Residential to Parks portion of Lake Friendswood
15	Changed from Low Density Residential to Retail frontage on FM 528 and in accordance with FM 528 Strategy Plan
16*	Changed from Industrial to Office, Business Park in the interest of protecting adjacent residential property
17	Changed from Public to Low Density Residential FISD plans to sell the property

18* Future Discussion do we want to plan for commercial along the future Friendswood Lakes Blvd/Friendswood Parkway

Ms Harbin noted that as it related to the land use calculation the city is at 10 358 acres which as previously noted, removed the undevelopable land and streets So the city is at 16% Commercial and 84% residential, which the Vision 2020 said was 73% and 27%, so the city is an estimated 10% off of that designation She noted that this equates to about a thousand acres of additional commercial land that they need to identify if the city wants to get to this amount, even though, she was not sure if that's really realistic for Friendswood, however, the good news is that the Vision 2020 Plan also had some zoning adjustments Ms Harbin noted that when the Vision 2020 Plan was written the current acres of retail was 453 the office was 113, and light industrial was 890, and it said that the city's adjusted acreage should be 726, 364, and 364, so the city's percentages with its current calculations right now have retail at 713, which is really close office and business park at 248 which is closer to 364 Mixed use is not included in these numbers, and then Industrial is 565, which 315 of the 565 is Timber Creek Golf Course, so that puts the city really close

Ms Harbin stated that a hot topic item is always the Parkway and at this time, the city does not have the right of way for the Parkway between FM528 and FM2351 She noted that in the past there have been three possible routes but the one route that's shown on the Major Thoroughfare Plan is because it does not need the right of way for the Parkway in the future Ms Harbin noted that one discussion item that came up recently is how does the city plan for commercial uses along the Parkway between F528 and FM2351? She noted that staff and the Commission welcome any input for that question and she was not sure if there's room for a corridor necessarily in that space, but maybe if the city could capitalize on an intersection possibility it could work She noted that Falling Leaf is a collector street that's identified on the City's Major Thoroughfare Plan that was last adopted in 2017 so if more changes need to be made to map, it will need to be a separate process, but one idea could be to capitalize on it and make another intersection Ms Harbin noted that there are two intersections along the Parkway and most of that other area between them is all residential but this is all a work in progress and all comments and ideas are welcome

Mayor Foreman asked if it likely that Parkway will actually reach FM2351 while it's still within the city limits, Ms Harbin stated that there is a gap Mayor Foreman asked if talked about the commercial at that intersection may be moot because it won't be in Friendswood Ms Harbin responded that would be in Pearland so Friendswood has to create its own Council Member Rockey asked if the intersection would be in unincorporated in the county, she noted that it would be in Pearland's ETJ

Councilmember Griffon asked that at what point in time does the city need to bite the bullet and say "hey this is the way we want our future parkway and go after those easements and has anybody ever made a run at the Galveston County Commissioner's Court for roads and for assistance in that road? City Manager Kabiri stated that the answer to that question is yes and further noted that the staff is currently pursuing a grant through the Houston Galveston Area Council, which is referred to as UPWP, which is in partnership with Galveston County and the City of Pearland Friendswood is submitting an application to get grant

funds to finalize the right of way for Friendswood Parkway from FM528 to FM2351 and then ultimately start working on the planning documents to secure that right of way

Councilmember Griffon noted that under note number 3 the landowner would really like to see that as commercial or mixed use not residential. Ms. Harbin stated that she would note that point.

Mayor Pro Tem Hanks stated that she had a question about the location of the property on number 3: is it the one right next to Friendswood Lake? Ms. Harbin noted that yes that location is a part of it and the same property owner owns a small portion on this side of the creek and then its 22 acres on the other side of the creek at Spring Fines and FM518.

Mayor Pro Tem Hanks inquired if the note changing the Timber Creek Golf Course from open space to industrial was in line with the zoning requires change that has been brought before the Council? Ms. Harbin stated that in the 2008 map the area was identified as open space, which a lot of it is floodway, but it is the golf course. This was changed to industrial because it is not parkland and it was throwing the parkland numbers way off so the note was considering the use of the land if the golf course ever went away. Mr. Kabiri noted that the area and its new designation was in line with what the applicant is requesting in the zoning change for the area, the applicant wants some commercial along the front edge of FM2351 with industrial behind it so he will have more flexibility in uses.

Mayor Pro Tem Hanks asked about item number 8 on the chart which creates a 500 foot retail setback along West Parkwood and future Friendswood Lake: is that typical? Ms. Harbin responded that the setback is consistent with the City's commercial on all of the major thoroughfares where there is not residential.

Councilmember Rockey asked about the process: whether the Council is going to have an opportunity to vote on each one of the proposed changes or was it going to be an all or nothing vote? Ms. Harbin responded that the Council would vote on a proposed map at the time and that they were planning on workshopping this item again: probably August timeframe in order to receive more Council's feedback.

Ms. Harbin gave an overview of the public outreach efforts that will include different local events: town hall meetings, Planning and Zoning Commission meetings, etc. The Planning and Zoning Commission, the Sub Committee, and the full commission, will go over this item in July, and staff will then bring back this item to Council in August and then adopt a new map in the fall.

Mr. Kabiri noted that the item will not be an all or nothing proposition, and will be presented to the Council in the form of an ordinance which the Council can change provided that there's consensus among the members of the council.

Councilmember Rockey inquired into the parkway going from FM528 to FM2351 because the voters voted that down pretty soundly a year or so ago, why are we still working on it? Mr. Kabiri stated that ultimately, that corridor is going to be needed in order for Friendswood to be remotely bearable for the community to live in 20 years from now. He noted that the city does not have another east west or north south corridor, and without an alternative route, the only option would be to FM518, an elevated roadway, a

limited access highway for you to get from one side of the city to the other without taking an hour and a half. Mr. Kabiri further noted that they are already seeing a lot of that at FM518 and FM528 and whether the city chooses to isolate itself as a community and not allow any further development, Lake City and Fairland are going to develop in such a manner that there will be no other choice. So while the voters turned it down, eventually, that roadway will get built simply because it's necessary. This is no different than drainage, if it is not addressed now, it will rear its ugly head at some point in the future.

Mayor Foreman stated that the roadway in question is in the city's future thoroughfare plan and has been there for a long time, and when he saw that the voters turned down that bond, he took it to mean that they don't approve of the city borrowing money to go forward and not that the road should not be built at all.

Mayor Pro Tem Hanks asked if the staff was going to go back and change or make proposed zoning changes to match this map on the land that's not being currently used. Mr. Kabiri responded that the city would not go out and proactively rezone any property without a project.

Mayor Foreman thanked the staff and members of the Planning and Zoning Commission for all their hard work on this item. Mayor Foreman recessed the May 3, 2021, City Council Regular Meeting at 7:17 P.M.

Mayor Foreman reconvened the May 3, 2021 City Council Regular Meeting at 7:31 P.M.

6 PUBLIC COMMUNICATIONS

Mayor Foreman stated that in order to comply with the provisions of the Texas Open Meetings Act, the City Council may not deliberate any item not listed on the agenda, as such, the City Council will listen to public comment and may (i) refer the item to City Management for further action or (ii) direct staff for the placement of said item on a future agenda. During public comment, speakers shall refrain from any outbursts, or interjections including but not limited to applause, disparaging noises, and remarks. Furthermore, any personnel complaints against a City employee, aside from the City Manager, City Attorney, or Municipal Judge, shall not be discussed and shall be referred to City Management.

David Allen, Friendswood resident, addressed Council and spoke in regards to the Pfizer Research Group and the COVID-19 vaccine.

7 CITY MANAGER'S REPORT

A Present an update regarding the Spring Sparkle clean up event

City Manager Morad Kabiri presented the item and stated that a couple of weekends ago, the City held its Annual Spring Sparkle Event in conjunction with the Keep Friendswood Beautiful, the Parks and Recreation Department, and many amazing volunteers. He noted that the event collected over 88, almost 89 tons of material that were dropped off, which resulted in 37,000 pounds of paper being shredded and a total of \$759 raised through the garage sale of donated items. Mr. Kabiri noted that the monies will go back to Keep Friendswood Beautiful to continue to further its efforts. Mr. Kabiri gave a big thank you to the staff, the Keep Friendswood Beautiful folks, and the volunteers for making that event happen.

B Present an update regarding the Friendswood Public Library Summer Reading Program

City Manager Morad Kabiri presented the item and stated that the Summer Library Reading Program is being kicked off here later this month. As the Council is aware, the library is one of the more popular facilities during the summer months in conjunction with the Parks Department. The library is offering a variety of different programs, both in person and then some virtual ones, which patrons can take advantage of and enjoy throughout the next few months. Folks that are interested in any of the many summer events and activities can sign up through the library's Beanstack app or at the website of friendswood@beanstack.org.

C Present an update regarding the Keep Texas Beautiful 2021 Governor's Community Achievement Awards

The city has been notified that the Keep Texas Beautiful Organization has been awarded the Governor's Community Achievement Award. This comes with \$250,000 that will be dedicated to the beautification effort in Friendswood along with one of the farm to market roadways. Mr. Kabiri noted that a few years ago Friendswood won this same award, which resulted in the beautification of FM 518 throughout the entire city. Mr. Kabiri noted that this is an unbelievable accomplishment by Keep Friendswood Beautiful and the Parks and Recreation staff because it is very rare for cities to win one of these, let alone two of those in the last six years.

D Present an update regarding Hurricane Harvey

City Manager Morad Kabiri presented the item and stated that as it relates to Hurricane Harvey, the staff is getting down to the final days of its Hazard Mitigation Acquisition Program. He noted that there are two properties left to close, one of which will be closing the first part of June off of Myrtle Wood and the last property that hasn't been finalized, but is pretty close, is in Oxnard in the Forest Bend Subdivision.

E Present an update regarding the Coronavirus Disease 2019 (COVID 19)

City Manager Morad Kabiri presented the item and stated that as it related to the city's Coronavirus response, the numbers continue to go down steadily, although from Friday to Monday, the numbers went up by about 12 new cases, however, they are considerably lower than in the last few months. Mr. Kabiri noted that he had a bit of good news, in that the City of Friendswood did receive the remaining Coronavirus relief funds that staff had been waiting for, so those monies are now in the city's coffers.

Mr. Kabiri also noted that the staff had not heard from the Treasury Department on the remaining dollars that are from the recent allocation, however, the staff was notified that \$8.78 million will be coming to the City of Friendswood as a part of the Stimulus / COVID response. Although, staff has not been told what those dollars can be used for just yet, as soon as that information is available, a presentation will be scheduled with the council to discuss the item further.

8. COMMUNICATIONS FROM COMMITTEES AND SPECIAL REPORTS

A. Receive the annual report for the Animal Shelter Advisory Committee.

This item was not taken and moved to the June 7 2021, City Council agenda.

9 DISCUSSION AND POSSIBLE ACTION

A. Discuss and take possible action reconfirming the appointment of Ms. Kathy Molinaro to the Library Board.

A motion was made by Councilmember Rockey and seconded by Councilmember Scott to reconfirm the appointment of Ms. Kath Molinaro to complete the unexpired term of Bryan Corey to the Library Board with said term expiring in July 2022. The vote was the following:

Ayes. Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey Councilmember Sally Branson, Councilmember Robert J Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays. None

The item passed unanimously

B. Discuss and take possible action on the appointment of Derrick Brown and Judy Wiggins to the Community and Economic Development Committee.

A motion was made by Councilmember Branson and seconded by Councilmember Scott to appoint Mr Derrick Brown to complete the unexpired term of Mr Mike Hickey and Ms. Judy Wiggins to complete the unexpired term of Ms. Meg Crowley to the Community and Economic Development Committee, with both terms expiring July 2021 The vote was the following:

Ayes. Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey Councilmember Sally Branson, Councilmember Robert J Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays. None

The item passed unanimously

C Discuss and take possible action on amending the Appointment Policy for Boards, Committees, and Commissions.

A motion was made by Councilmember Griffon and seconded by Councilmember Rockey to approve the amendment of the City of Friendswood Appointment Policy for Boards, Committees and Commissions as submitted. The vote was the following:

Ayes Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert

Nays None

The item passed unanimously

10 RESOLUTIONS

A Discuss and take possible action regarding Resolution No. 2021-11, a Resolution of the City Council of the City of Friendswood, Texas, Galveston/Harris Counties, opposing Senate Bill (SB) 1661 requiring a governmental body to hold a general election of the city on the November uniform election date in an even-numbered year

Mayor Foreman noted that he asked that this item be brought before the Council as the proposed changes noted in SB 1661 would drastically impact the operations of the organization, and if approved, would change the City's annual May elections to every other year in November, and all members of council would be on the ballot at the same time, every two years.

City Manager Morad Kabiri noted that the proposed legislation would change the intent of the City Charter drastically and potentially end long-term efforts and long-term projects if there were to be a change of Council every two years.

City Attorney Mary Kay Fischer noted that this proposed legislation is still in the local government committee. She stated that Senator Betancourt is the author of the bill and he is also the chairman of that committee. Ms. Fischer noted that as of the date of the meeting, it has not been set on the schedule to be heard, so the hope is that it will die in committee.

A motion was made by Mayor Foreman and seconded by Councilmember Rockey to approve Resolution No. 2021-11, regarding Agenda Item 10 A as submitted. The vote was the following:

Ayes Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert

Nays None

The item passed unanimously

B Discuss and take possible action regarding Resolution No. 2021-12, a Resolution of the City Council of the City of Friendswood, Texas, finding that Texas New Mexico Power Company's application for approval to amend its distribution cost recovery factor to increase distribution rates within the City should be denied, authorizing the hiring of legal counsel and consulting services, finding that the City's reasonable rate case expenses shall be reimbursed by the company, finding that the meeting at which this resolution is passed is

open to the public as required by law, requiring notice of the resolution to the company and legal counsel

A motion was made by Councilmember Scott and seconded by Mayor Pro Tem Hanks to approve Resolution No. 2021-12, regarding Agenda Item 10 B as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffin, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None.

The item passed unanimously.

11 ORDINANCES

A. Consideration and possible action regarding Ordinance No. T2021-12, the second and final reading of an ordinance approving an interlocal agreement adjusting the corporate boundary lines between the City of Friendswood, Texas, and the City of League City, Texas, including 26.921 acres from the Avalon development, authorizing the City Manager to execute the agreement and the City Secretary to attest, and providing an effective date.

Councilmember Griffin requested that City Manager Morad Kabiri give an overview of the item and clarify that this item is not a land swap. Mr. Kabiri stated that Councilmember Griffin was in fact correct and the City of Friendswood is not giving any property to League City. He noted that there have been some rumors that Friendswood citizens' taxpayer dollars are going to pay League City for this effort and that it is simply not true.

Mr. Kabiri noted that the property in question within the Avalon development, has the vast majority of it underwater, i.e., it is in the lake itself, so there are really only about six acres that are going to be developed within Avalon. He noted that it made sense for this area to be within the corporate limits of Friendswood since 99% of the other project is already in Friendswood and League City cannot service them. Therefore, 50% of the ad valorem tax revenue from that property and only that property will go to League City for 20 years to offset the fact that Friendswood does not have anything to give League City in exchange for the property. Councilmember Rockey noted that the City of Friendswood would not be spending anything on this item as it is not building the roads. He noted that the Friendswood Parkway was already going to get built by the county and the developers and the landowners contributed a million dollars to that effort which will include all the hookups to the utilities. Councilmember Hanks also clarified that the item on the table is separate and apart from any deals with the school district.

A motion was made by Councilmember Rockey and seconded by Councilmember Branson to approve Ordinance No. T2021-12 regarding Agenda Item 11 A as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffin, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays None

The item passed unanimously

- B Consideration and possible action regarding Ordinance No T2021 13 the second and final reading of an ordinance approving an interlocal agreement adjusting the corporate boundary lines between the City of Friendswood, Texas, and the City of League City, Texas, including 0.0576 acres for Friendswood Lakes Boulevard, authorizing the City Manager to execute the agreement and the City Secretary to attest, and providing an effective date**

A motion was made by Councilmember Scott and seconded by Councilmember Branson to approve Ordinance No T2021 13 regarding Agenda Item 11 B as submitted The vote was the following

Ayes Mayor Mike Foreman Mayor Pro Tem Trish Hanks Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J Griffon, Councilmember John Scott, and Councilmember Brent Erenwert

Nays None

The item passed unanimously

- C Consideration and possible action regarding Ordinance No T2021 15 the first and final reading of an ordinance amending City of Friendswood, Texas, Ordinance No 2020 35, passed and approved September 14, 2020, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2020 2021 by approving "Budget Amendment VII" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020 2021", providing for supplemental appropriation and/or transfer of certain funds, providing for severability, and providing other matters related to the subject**

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Hanks to approve Ordinance No T2021 15 regarding Agenda Item 11 C submitted The vote was the following

Ayes Mayor Mike Foreman Mayor Pro Tem Trish Hanks Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J Griffon, Councilmember John Scott and Councilmember Brent Erenwert

Nays None

The item passed unanimously

- D Consideration and possible action regarding Ordinance No T2021 16 first and final reading of an ordinance authorizing the issuance and sale of City of Friendswood, Texas, General Obligation Improvement and Refunding Bonds, Series 2021, approving the official statement, paying agent/registrar agreement and a deposit agreement and engaging bond counsel, calling certain outstanding bonds for redemption prior to maturity, providing for**

the pledge of tax receipts for the payment of the Bonds and agreeing to levy taxes to pay Bonds, and enacting other provisions relating to the issuance and sale of the Bonds

John Robuck, Managing Director for BOK Financial Securities, stated that he had great news to report as it related to the sale of the bonds. Mr. Robuck stated that in the sale of the bonds earlier in the day, they were able to reduce the amount of interest costs or debt service on the new money portion by almost \$2.3 million from what they projected a month ago. He further noted that rates have come down a little bit, and also with the City's double A plus rating which is just one notch below triple A, investors were very happy to buy Friendswood's bonds. Mr. Robuck noted that in the bond buyer index, which is an overview of the Bond Market, the current rate is at 2.27, that's 25 base points off all time lows and well off the historical average by about 1.95%.

Mr. Robuck then noted that as it related to the source of the funds the City and for the refund portion, they sold \$3,050,000 bonds to refund \$3,290,000 of bonds, and they also took those bonds and refunded it with a rate of 3.498% and lowered it down to 0.861%, which resulted in savings of \$224,000, which is a net present value of 6.477%. He further noted that they sold \$13,185,000 bonds and generated proceeds of \$14,100,000, a 30-year debt, and had an all-cost trust rate of 2.259%, which is a lot lower than someone would get on a mortgage rate right now for sure.

Mr. Robuck stated that as it related to the final debt service and savings and the refunding, there was a savings of about \$45,000 a year for five years, they were short bonds to be refunded, but they were able to maximize the savings. He noted that on the final debt service requirements on the new money portion, they issued \$13,185,000 bonds to generate the proceeds of \$14,100,000 for the projects.

Lastly, Mr. Robuck went over the bond schedule and noted that if it all goes as planned, they would close a month from now on June 3, at which point the city would receive its funds.

A motion was made by Councilmember Scott and seconded by Councilmember Griffon to approve Ordinance No. T2021-16, regarding Agenda Item 11.D as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None.

The item passed unanimously.

12. COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro Tem Hanks stated that City Secretary Brysch was handing out some packets of information from the Friendswood Alliance, which is a nonprofit organization that's part of Friendswood Cares. She stated that they have identified 77 families that are in need of assistance because of COVID and pandemic-related issues like loss of a job or when they went back to the job, their work, they made less money, but they still have childcare when the kids have gone back to school. Mayor Pro Tem Hanks stated that all

donations are 100% given to the recipients that they're working with and their overhead costs are all funded by a grant, so she encouraged the council to consider supporting this program

In response to questions from the Councilmember Erenwert regarding the Operation Support a Veteran program, City Manager Kabiri stated that he would reach out to Mr. Leija and ACU about moving forward with the parking sign program in Friendswood. He also noted that if there are any concerns with the installation of these signs on private property, staff will work with the City Attorney's Office to draft a one-page agreement that allows the City to install those signs as appropriate.

Council Member Rockey noted a couple of things about the library. First, they're starting their summer reading program, but the Outdoor Storytime is being held at Centennial Park at 9:30 A.M. Tuesday for toddlers, and Wednesday for preschool kids. He encouraged anybody out there with young kids to attend as the library staff has excellent storytellers. Secondly, the Library with the help of the Historical Society, have purchased a scanner and they are actively scanning a lot of Friendswood artifacts from the museum documents, pictures and other neat stuff. He noted that this information will all be available on the Library's historical site.

Lastly, Councilmember Rockey stated that in response to the speaker with the Pfizer research and COVID comments, he just wanted to say that a lot of the information was not accurate and as someone who has suffered through COVID, he does not approve of disseminating misinformation.

13 CONSENT AGENDA

A motion was made by Councilmember Scott and seconded by Mayor Pro Tem Hanks to approve Consent Agenda, Items 13 A through 13 H as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

Approved:

- A Consider approving two agreements with Friendswood Independent School District for School Resource Officers and School Zone Coverage by sworn police officers**
- B Consider approving the disposal of a decommissioned Police Department vehicle through Houston Auto Auction**
- C Consider approving an engagement letter with Gabriel, Roeder, Smith and Company for actuarial valuations and authorize the Mayor to execute said document**
- D Consider authorizing the final acceptance of the Clear Creek Community Church off site public improvements at the completion of the contractor's one year maintenance bond**

- E Consider authorizing the final acceptance of a waterline for the Lundy Lane Estates subdivision at the completion of the contractor's one year maintenance period**
- F Consider authorizing the acceptance of the Sterling Creek, Sections 5 and 6 public paving and utilities improvements project into the contractor's one year maintenance period**
- G Consider accepting the March 2021 tax report**
- H Consider approving the minutes of City Council Regular Meeting held on April 5, 2021**
- 14 ADJOURNEMENT**

With there being no further business to discuss Mayor Foreman adjourned the May 3 2021 City Council Regular Meeting at 7 57 P M