

DRAFT
MINUTES OF THE SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
FEBRUARY 9, 2022

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A SPECIAL MEETING ON WEDNESDAY, FEBRUARY 9, 2022, IN THE COMMUNITY ROOM, FRIENDSWOOD PUBLIC LIBRARY, LOCATED AT 416 S. DRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

TRISH HANKS	COUNCILMEMBER
STEVE ROCKEY	COUNCILMEMBER
SALLY BRANSON	COUNCILMEMBER
ROBERT J. GRIFFON	MAYOR PRO TEM
JOHN SCOTT	COUNCILMEMBER
BRENT ERENWERT	COUNCILMEMBER
MIKE FOREMAN	MAYOR
MORAD KABIRI	CITY MANAGER
KAREN HORNER	CITY ATTORNEY
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

3. PLEDGE OF ALLEGIANCE – United States and State of Texas

Mayor Pro Tem Griffon led the Invocation and Pledge of Allegiance for both the United States and the State of Texas.

4. PUBLIC COMMUNICATIONS

Mayor Foreman stated that there were no speakers and moved onto the next item.

5. PROPOSED ORDINANCES

- a. Consider an ordinance granting a franchise agreement to Waste Collections of Texas for the collection, hauling, recycling, and municipal solid waste and recycling materials in the City of Friendswood.**

City Manager Morad Kabiri presented the item and stated that this contract is the result of Council's direction from the November 2021 Council meeting, in which staff was directed to work with the existing

vendor, Waste Connections to negotiate a contract that maintained its same level of existing services. City Manager Kabiri noted that Waste Connection's current contract is to expire on April 1, 2022, so if this item is approved, the second reading and approval will take place at the March 7th Council meeting, which will ensure that there is no break in service.

City Manager Kabiri stated that the proposed contract is a three-year franchise agreement for waste and recycling collection in the City with the addition of a pilot program in one Friendswood subdivision in order to see how automatic waste collection will work. City Manager Kabiri again reiterated that the service levels will be the same as they are now; i.e., and if the item is hauled onto the curb, Waste Connections will haul it off.

A motion was made by Councilmember Hanks and seconded by Mayor Pro Tem Griffon to approve Ordinance No. 2022-05, regarding Agenda Item 5.A as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2022-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, GRANTING TH WASTE CONNECTIONS OF TEXAS THE RIGHT, PRIVILEGE, AND FRANCHISE TO PROVIDE FOR THE COLLECTION, HAULING, RECYCLING, AND DISPOSAL OF MUNICIPAL SOLIDE WASTE AND RECYCABLE MATERIALS IN THE CITY OF FRIENDSWOOD, TEXAS;PRESCRIBING COMPENSATION FOR THE RIGHT, PRIVILEGE, AND FRANCHISE CONFERRED HEREUNDER; CONTAINING OTHER PROVISIONS, AND FRANCHISE CONFERRED HEREUNDER; CONTAINING OTHER PROVISIONS RELATED THERETO; PROVIDING A REPEALING CLASUE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE THEREOF.

6. DISCUSSION

City Manager Morad Kabiri presented the item and introduced Frank Liu representative of LOVETT, the developing company leading the presentation. Mr. Liu gave an overview of his company's background, experience and history of similar urban, mixed use developments in the cities; including, Houston, Plano, Addison and Dallas.

After the presentation, City Manager Kabiri stated that with the City was not in favor of entering into a 380-Agreement with any developer as it was not in the City's best interest due to the State's tax rate laws. He further noted that should the Council have interest in this pursuing this project, it would have to be

through a Tax Increment Reinvestment Zone (TIRZ), which under state law, requires a Business and Market Analysis Feasibility Study. Mr. Liu stated that he was not opposed to said study and could discuss options with the City as needed. City Manager Kabiri stated that the developer was asking for an estimated \$15 million in incentives, and the City has only done this type of investment with the West Ranch District, so it would have to do something similar.

Council's general comments included that they liked the idea in general, appreciated the commercial and mixed-use components of the plan, they wanted some assurance of what would be going into the spaces, and the quality of the homes and the types of businesses needed to meet City standards to ensure a return on the City's investment.

When asked about his timeline for this project, Mr. Liu stated that his timeline was by the end of the year, as he wanted to take advantage of the existing low interest rates.

Council gave consensus that they were interested in supporting this project and directed staff to work with the developer on some options.

Mayor Foreman recessed the meeting at 6:33 P.M.

Mayor Foreman reconvened the meeting at 6:43 P.M.

7. EXECUTIVE SESSION

- a. Recess into and convene into an executive session pursuant to Sections 551.071 and 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business and to seek the advice of the city's attorney on legal matters related thereto.**

At 6:44 P.M., Mayor Foreman recessed and convened into an executive session pursuant to Sections 551.071 and 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business and to seek the advice of the city's attorney on legal matters related thereto.

At 7:35 P.M., Mayor Foreman reconvened the meeting and announced that in accordance with Section 551.102 of the Texas Government Code, no action was taken in executive session.

8. ADJOURNMENT

With there being no further business to discuss, Mayor Foreman adjourned the February 9, 2022, City Council Special Meeting at 7:35 P.M.

Mike Foreman, Mayor

Attest:

Leticia Brysch, City Secretary