



**CITY COUNCIL REGULAR MEETING
MONDAY, DECEMBER 4, 2023, 5:30 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

United States Pleas and State of Texas Pledge.

4. COUNCIL FOR A DAY

- A. Consider a proclamation declaring December 5, 2023, as Cline Elementary School Day in the City of Friendswood, Texas.

5. COUNCIL COMMENTS AND REPORTS

Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the City Council of the City of Friendswood may receive reports about items of community interest from City staff and/or a member of the City Council, but no action or possible action shall be taken or discussed concerning the subject of such report.

6. PUBLIC COMMENT

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, the public shall comply with the Council's rules of decorum.

7. WORK SESSION TOPICS

- A. Presentation and discussion regarding the Water and Wastewater Impact Fee Update.

8. FRIENDSWOOD CITY CENTER DEVELOPMENT

- A. Conduct a public hearing concerning the creation of a tax reinvestment zone and its benefits to the City and to the property in the proposed zone, which includes approximately 124.61 acres situated in the Sarah McKissick League, Abstract Number 549, Friendswood, Harris County, Texas, which property is generally located south of FM 528, east of Bay Area Boulevard, north of Oak Drive and west of Clear Creek and includes the portions of the rights-of-way of Townes Road, Blackhawk Blvd, and W. Bay Area Blvd.
- B. Conduct a public hearing concerning the advisability of the creation of a Public Improvement District (PID) to make certain improvements in the area described as approximately 124.61 acres situated in the Sarah McKissick League, Abstract Number 549, Friendswood, Harris County, Texas, which property is generally located south of FM 528, east of Bay Area Boulevard, north of Oak Drive and west of Clear Creek and includes the portions of the rights-of-way of Townes Road, Blackhawk Blvd, and W. Bay Area Blvd.

- C. Consider authorizing the Professional Services Payment Agreement with Madison Development Corp., LLC, regarding the assumption of the costs associated with the creation of the Friendswood City Center Public Improvement District and the establishment of the Reinvestment Zone Number One, Friendswood, Texas.
- D. Consider an ordinance designating a contiguous geographic area, being approximately 124.61 acres located in the Sarah McKissick League, Abstract Number 549, Friendswood, Harris County, Texas, as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code to be known as Reinvestment Zone Number One, City of Friendswood (the "Zone"); describing the boundaries of the Zone, creating a Board of Directors for the Zone; establishing a tax increment fund for the Zone; and providing for the effective date and termination date of the Zone.

9. ZONE CLASSIFICATION CHANGE FROM NEIGHBORHOOD COMMERCIAL (NC) TO DOWNTOWN DISTRICT (DD)

- A. Conduct a public hearing regarding a proposed zone classification change concerning property located at 901 S. Friendswood Drive and more particularly described as 0.54 acres being Lot One (1), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).
- B. Consider an ordinance regarding a zone classification change concerning property located at 901 S. Friendswood Drive and more particularly described as a 0.54-acre tract of land being Lot One (1), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353 of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).

10. REAUTHORIZATION OF BUILDING PERMIT FEES

- A. Conduct a public hearing regarding the reauthorization of building permit fees, which fees include those charged by the City of Friendswood as a condition to constructing, renovating or remodeling a structure and contained in Appendix D "Fees" of the Friendswood City Code.
- B. Consider an ordinance reauthorizing the building permit fees contained in Appendix D of the Friendswood City Code pursuant to Section 214.908 of the Texas Local Government Code.

11. CITY MANAGER'S REPORT

- A. Receive an update regarding recognizing the Friendswood Police Department Dispatch Division for receiving a Service Level Shoutout for September 2023 from the Greater Harris County 9-1-1 Emergency Network.
- B. Receive an update regarding the Friendswood Historical Society Annual Christmas Tree Lighting.
- C. Receive an update regarding the Wonderland Quartet performing at the Friendswood Public Library.
- D. Recognize Rhonda Boskas, Deputy Director of Administrative Services – Finance for being selected as President of the Gulf Coast Government Finance Officers Association for 2024.
- E. Recognize City Secretary Lettie Brysch for her participation as a guest speaker/presenter at the 35th Annual Secretary of State Election Law Seminar for Cities, Schools and Other

Political Subdivisions on the topic of Candidate Packets and other Practical Considerations.

- F. Receive an update regarding the Friendswood Volunteer Fire Department EMS Division receiving the 2023 Public Education/Injury Prevention Award from the Texas Department of State Health Services (DSHS).

12. BUSINESS ITEMS

- A. Consider authorizing the Third Amendment with Garver, LLC, for the Clear Creek Crossing Project and the New GST and Pump Improvements at SWP 1.
- B. Consider authorizing a Professional Services Agreement with HDR Engineering, Inc., for the Blackhawk Boulevard Reconstruction Phase II Repackage C Project.
- C. Consider authorizing an Interlocal Agreement with Galveston County Consolidated Drainage District for the Deepwood Drainage Improvement Project.
- D. Consider authorizing an Interlocal Agreement for the Purchase of Remote Sensing Data and Related Services with the Houston-Galveston Area Council.

13. PROPOSED RESOLUTIONS & ORDINANCES

- A. Consider on final reading an ordinance renaming Harold Whitaker Drive to Whitaker Drive.
- B. Consider an ordinance amending the City's General Budget for Fiscal Year 2023-2024 by approving "Budget Amendment I" and providing for supplemental appropriation and/or transfer of certain funds.
- C. Consider on first reading an ordinance adopting an annually repeating 100% Updated Service Credit with Transfers and 50% Non-retroactive Cost of Living Adjustment Increase to Annuitants.
- D. Consider a resolution casting the City of Friendswood's ballot for the election of a person to serve on the Board of Directors of the Harris Central Appraisal District.
- E. Consider a resolution casting the City of Friendswood's ballot for the election of representatives to the Galveston Central Appraisal District Board of Directors for 2024-2025.
- F. Consider a resolution designating the City Manager as the Subrecipient Authorized Representative and granting the City Manager signatory authority for the Federal Emergency Management Agency's Flood Mitigation Assistance Grant Program.

14. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- A. Consider accepting the Industry Park Friendswood Phase II Waterline Improvements Project and the commencement of the contractor's one-year maintenance period.
- B. Consider approving the ad valorem tax report for October 2023.
- C. Consider approving the minutes of the City Council Regular Meeting held on November 6, 2023.

15. EXECUTIVE SESSION

- A. Recess into and conduct an executive session pursuant to Sections 551.071 and 551.087 of the Texas Government Code to discuss or deliberate the offer of a financial or other incentive to a business prospect for the development of the Friendswood City Center and to consult with the City's attorneys regarding a Development Agreement related thereto.

16. DISCUSSION AND POSSIBLE ACTION

- A. Consider a resolution authorizing the creation of the Friendswood City Center Public Improvement District, which includes approximately 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Friendswood, Harris County, Texas, which property is generally located south of FM 528, east of Bay Area Boulevard, north of Oak Drive and west of Clear Creek and includes the portions of the rights-of-way of Townes Road, Blackhawk Blvd, and W. Bay Area Blvd.
- B. Consider authorizing a Development Agreement with Madison Development Corp., LLC, for the Friendswood City Center Development.

17. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Leticia Brysch, City Secretary

Posted in compliance with the Open Meetings Act on this
1st day of December 2023, at 5:00 p.m.

