

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
DECEMBER 4, 2023**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, DECEMBER 4, 2023, AT 5:30 P.M. IN THE COUNCIL CHAMBERS, FRIENDSWOOD CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

Trish Hanks	Councilmember
Steve Rockey	Mayor Pro Tem
Sally Branson	Councilmember
Joe Matranga	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 with the exception of Councilmember Griffon who was absent.

2. INVOCATION

The invocation was led by Pastor David Lorenz of First Baptist Friendswood Church.

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

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

4. COUNCIL FOR A DAY

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

Mayor Foreman introduced the students and teachers from Cline Elementary. He noted that the Council for a Day Program allows for second graders from the three elementary schools in Friendswood to "take over" the council dais and sit-in for council and staff members. The participants included the following:

Position	Student Name	Teacher Name
Councilmember 1 (Rockey)	Caroline McQuinn	Mrs. Ramsey
Councilmember 2 (Branson)	Hudson White	Mrs. Salazar
Councilmember 3 (Hanks)	Olivia Ehrlich	Mrs. James

Mayor (Foreman)	Patience Foreman	Mrs. Carter
Councilmember 4 (Griffon)	Bailey Smith	Ms. Belluomini
Councilmember 5 (Matranga)	Christopher Muller	Ms. Folkes
Councilmember 6 (Erenwert)	Elle Laurenzo	Mrs. Ramsey
City Attorney (Horner)	Matthew McBride	Mrs. James
City Manager (Kabiri)	Harper Holly	Mrs. Salazar
City Secretary	Hunter Callaway	Mrs. Gunner

A motion was made by Councilmember Caroline McQuinn (Steve Rockey) and seconded by Councilmember Hudson White (Sally Branson) proclaiming December 5, 2023, as C.W. Cline Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Kara David (Mike Foreman), Councilmember Sebastian Brown (Trish Hanks), Councilmember McKaylee Cardwell (Steve Rockey), Councilmember Finnley Taylor (Sally Branson), Councilmember Mason Daigle (Robert J. Griffon), Councilmember Sarah Pham (Joe Matranga) and Councilmember Robert Lively (Brent Erenwert).

Nays: None.

The item passed unanimously.

At 5:42 P.M., Mayor Foreman recessed the meeting for the Council for a Day reception.

At 5:52 P.M., Mayor Foreman reconvened the meeting.

5. COUNCIL COMMENTS AND REPORTS

Mayor Foreman began the comments by relaying that the City of Friendswood had a great Santa in the Park, Flap Jack Run, and Farmers Market events on Saturday.

Councilmember Hanks spoke over the Adopt a Senior program and noted that they, as a Council, adopted a senior. She also shared that she attended the service for Forest Bend Volunteer Fire Department Chief John Norris and expressed her appreciation to all first responders.

Mayor Pro Tem Rockey reminded everyone that tomorrow was the Annual Christmas Tree Lighting at the Brown Museum. On the topic of the Historical Society, he noted they were the beneficiaries of a family that has lived in Friendswood for over sixty years. The family donated a 1910 Horse Drawn Buckboard to Council. It is currently located at the Perry House and will be used in future city events.

Councilmember Branson further commented on the Perry House regarding their future Tree Art event.

Councilmember Matranga lastly echoed Mayor Foreman's comments on the Santa at the Park event and commended all City Staff and the Keep Friendswood Beautiful (KFB) Committee Members.

6. PUBLIC COMMENT

Mayor Foreman announced a citizen, Mr. Don Johnson, had signed up to speak for a public comment.

Mr. Don Johnson requested to speak before Council regarding Item 13.e. on the Galveston Central Appraisal District (GCAD). He recommended that Council vote for Kemah Mayor Robin Collins.

7. WORK SESSION TOPICS

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

Engineering Director Jildardo Arias introduced Freese and Nichols Representative Kendall Ryan. Mr. Ryan provided a presentation on their Water and Wastewater Impact Fees Study noting the following highlights:

- *Overview and Impact Fee Basics* – Impact fees are a one-time charge that help pay for water and wastewater infrastructure. They are governed by Chapter 395 of the Texas Local Government Code, and Mr. Ryan was present to give Council the required five-year update. Friendswood’s current Impact Fee Ordinance was adopted in February of 2019 and the fees were based on water meter sizes. The City’s current impact fee for a 1-inch meter is \$4,227. Mr. Ryan further explained that this session was for Council to see the report before it goes out for advertisement.
- *Land Use Assumptions* – Mr. Ryan displayed and discussed over the steps needed to the process of updating the City’s Land Use Assumptions, which included the following:
 - 1) the delineation of the Impact Fee Service Area;
 - 2) the cataloging of existing (2023) Population and Commercial Developments;
 - 3) projecting the City’s ten-year (2033) Population and Commercial Developments; and
 - 4) calculating the 10-year Growth in Service Units.

Water and Wastewater Impact Free Service Area in Current City Limits Summary

Year	Water Service Units	Wastewater Service Units
2023 ⁽¹⁾	14,705	14,624
2033 ⁽²⁾	16,524	16,443
10-Year Growth in Service Units	1,819	1,819

- *Water and Wastewater Capital Improvement Plans (CIP)* – Mr. Ryan displayed aerial images of the water and wastewater CIPs along with their total eligible capital costs as follows:

Total 10-Year Impact Fee Eligible Capital Improvement Project Costs	
Water	Wastewater
\$8,082,520	\$3,141,921

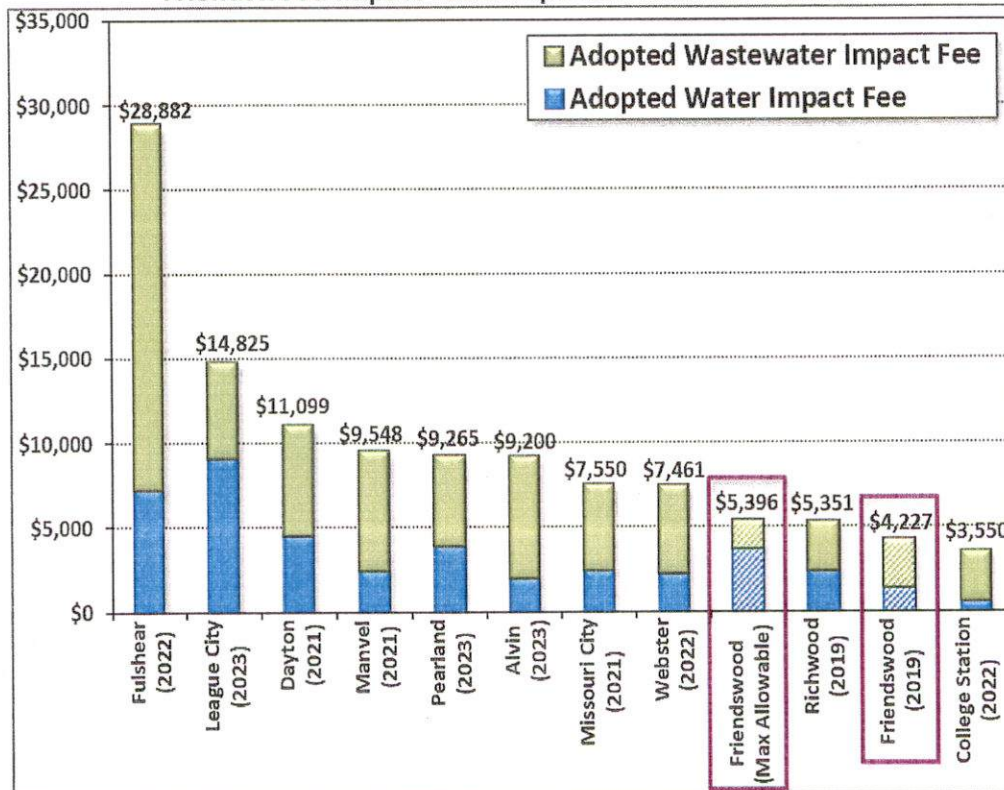
- *Impact Fee Analysis* – Mr. Ryan gave the following equation on how impact fees are calculated:

$$\text{Impact Fee Per Equivalent Service Unit (ESU)} = \frac{\text{Eligible CIP Cost} - \text{Rate Credit}}{\text{Service Unit Growth}}$$

Maximum Allowable Impact Fee

Meter Size	Equivalent Service Units ⁽¹⁾	Maximum Allowable Impact Fees		
		Water	Wastewater	Total
1"	1	\$3,721	\$1,675	\$5,396

Friendswood Impact Fee Comparison with Other Cities



- *Path Forward* – Mr. Ryan lastly discussed over the following Impact Fee Update Schedule:

Action Item	Date	Action By
CIAC Workshop—Impact Fees 101	7/13/2023	City Staff, CIAC, FNI
COUNCIL Workshop—Impact Fees 101	8/7/2023	City Staff, Council, FNI
Resolution to set Public Hearing for Impact Fees	11/6/2023	Council
CIAC Workshop—Review LUA, CIP, & W/WW Impact Fees	11/16/2023	City Staff, CIAC, FNI
City Council Meeting - LUA, CIP, & W/WW Impact Fees	12/4/2023	City Staff, CIAC, FNI
Advertise for Public Hearing	By 12/6/2023*	City Staff, FNI
CIAC Submits Written Comments to Council	By 12/28/2023**	CIAC
PUBLIC HEARING – W/WW Impact Fees	1/8/2024	City Staff, Council, FNI
COUNCIL – Reading and Adoption of the Ordinance Updating Impact Fees		

After the presentation, the Council Members engaged Mr. Ryan and City Manager Morad Kabiri in a series of questions over the data that was provided.

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.**

At 6:16 P.M., Mayor Foreman opened the hearing and requested staff to give an overview of the item.

City Manager Morad Kabiri summarized the subject matter of the public hearing for Council. He relayed the reinvestment zone and the public improvement district (PID) are economic tools cities have to incentivize growth in areas that otherwise would not develop in a manner they would like. By having these zones in place, this property can develop in a fashion that will not rely on tax dollars from anywhere else in the city. Instead, Mr. Kabiri relayed it will return additional tax dollars to the City of Friendswood for the maintenance and operations of the things within the district and zone.

There being no one signed up to speak on the item, Mayor Foreman closed the public hearing at 6:19 P.M.

- B. Conduct a public hearing concerning the advisability of the creation of a public improvement district 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.**

At 6:19 P.M., Mayor Foreman opened the hearing and requested staff to give an overview of the item.

City Manager Morad Kabiri summarized the subject matter of the public hearing for Council. As mentioned in the previous item, Mr. Kabiri stated this public improvement district (PID) was the second component of this economic incentive for this project to be viable.

There being no one signed up to speak on the item, Mayor Foreman closed the public hearing at 6:20 P.M.

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.

As this item was not ready to be acted upon, no action was taken by Council. The consideration of this item was moved to the Special Council Meeting to be held on December 11, 2023.

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.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Brent Erenwert to approve designating a contiguous geographic area of 124.61 acres, as submitted. However, there was discussion prior to the vote.

City Manager Morad Kabiri quickly summarized the changes that were included in their agenda packets. He noted that State Law requires that the City develop a preliminary finance plan for the tax increment reinvestment zone (TIRZ). He further noted that all the numbers in the plan remained moving targets until such time as the project is bid and bonds are issued. Mr. Kabiri went over the changes red-lined in Exhibit "B" which was at each of their places on the dais. He stated that the total public infrastructure cost, as estimated today, was about \$69 million; however, that could be a lot less or a lot higher, depending on the market. Mr. Kabiri noted that the purpose of the item is mainly to ensure the feasibility of the project.

Councilmember Matranga engaged the property owner and developer, Mr. Louis Tannos, and Mr. Kabiri on a series of questions in order to better understand the creation of the zone and its impact on the proposed project. Included in the discussion was a question by Councilmember Matranga, to Mr. Tannos, asking what would happen if the City were not willing to partner with a TIRZ and PID creation for the public infrastructure. Mr. Tannos responded that the market would dictate subdividing the front parcels for fast food/retail and selling the tracts at much lower valuation to minimize their losses. The project would be no where near the \$710M valuation currently projected, nor would the extension of Blackhawk Blvd, the drainage/flood mitigation efforts, and the other commercial developments move forward.

Councilmember Hanks expressed her appreciation to Mr. Kabiri for helping the Council get prepared for this item. Mr. Kabiri proceeded to relay that Staff is recommending that the item before them, which was only to create the zone. He also clarified the creation of the zone did not obligate Council to move forward with the project.

Mayor Pro Tem Rockey commented over the success of public improvement districts (PIDs) and TIRZs and noted that he felt that the proposed development is going to be outstanding project. Councilmember Branson echoed Mayor Pro Tem Rockey's comments and expressed her appreciation to Mr. Tannos for bringing a project of this caliber to the City of Friendswood. Mayor Foreman agreed with that final comment.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Councilmember Trish Hanks, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert Griffon (Absent)

The item passed unanimously.

ORDINANCE 2023-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, CITY OF FRIENDSWOOD; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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).**

At 6:35 P.M., Mayor Foreman opened the hearing and requested staff to give an overview of the item.

Community Development Director Aubrey Harbin summarized the subject matter of the public hearing. She first gave a brief description of the property by displaying a zoning map and further noting that it was within the Downtown District (DD) boundary. She noted that the Staff's goal was to get all the properties within the designated boundaries to the DD. She noted that, if approved, the applicant would get their development fees waived. Ms. Harbin stated that the required notices were sent and published in accordance with state law, and the Planning and Zoning Commission sent the Council a positive

recommendation on this item. The Commission held their public hearing on this item on November 16th with a five to zero vote in favor.

There being no one signed up to speak on the item, Mayor Foreman closed the public hearing at 6:36 P.M.

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).

A motion was made by Councilmember Joe Matranga and seconded by Councilmember Sally Branson to approve Ordinance No. 2023-32, as submitted. However, there was discussion prior to the vote.

Mayor Pro Tem Rockey noted there was a house on the property with some historical significance and questioned if the structure would stay. City Manager Morad Kabiri replied that the intent, per the applicant, is to renovate and keep the existing home. However, the home would have to be brought to current building and fire codes. While they are not yet sure of the costs, they wanted to make sure they had the zoning in place before moving forward.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

ORDINANCE 2023-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE CLASSIFICATION OF THE PROPERTY LOCATED AT 901 S. FRIENDSWOOD DRIVE, 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, FROM NEIGHBORHOOD COMMERCIAL (NC) TO DOWNTOWN DISTRICT (DD); PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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.**

At 6:38 P.M., Mayor Foreman opened the hearing and requested staff to give an overview of the item.

Community Development Director Aubrey Harbin summarized the subject matter of the hearing. She relayed the item was in reference to a house bill passed in the last legislative session, which is set to go into effect January 1st. She noted that pursuant to that bill, the City is required to have a public hearing to reauthorize certain fees that are already in the City's code. Mr. Harbin clarified the item before the Council did not change any of the existing fees and they would have to reauthorize these fees every 10 years in order to meet the new requirements of the State.

There being no one signed up to speak on the item, Mayor Foreman closed the public hearing at 6:38 P.M.

- 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.**

A motion was made by Councilmember Brent Erenwert and seconded by Councilmember Trish Hanks to approve Ordinance No. 2023-33, as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

ORDINANCE 2023-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, REAUTHORIZING THE BUILDING PERMIT FEES, CHARGED AS A CONDITION TO CONSTRUCT, RENOVATE OR REMODEL A STRUCTURE AND CONTAINED IN APPENDIX D OF THE FRIENDSWOOD CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

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.**

City Manager Morad Kabiri reported that the Greater Harris County 9-1-1 recently published their metrics for this past year, and they required jurisdictions to answer 90% of calls within fifteen seconds or less. The City of Friendswood was one of the top performers as 99.75% of their calls met that metric.

B. Receive an update regarding the Friendswood Historical Society Annual Christmas Tree Lighting.

City Manager Morad Kabiri encouraged everyone to attend the Friendswood Historical Society Annual Christmas Tree Lighting event on Tuesday, December 5th at 7:00 P.M. in the Frank J Brown Museum.

C. Receive an update regarding the Wonderland Quartet performing at the Friendswood Public Library.

On December 18th at 6:30 P.M., City Manager Morad Kabiri relayed the Friendswood Public Library was hosting the Wonderland Quartet which was sponsored by the Friends of the 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.

City Manager Morad Kabiri recognized Administrative Services Deputy Director Rhonda Boskas for serving 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.

City Manager Morad Kabiri recognized City Secretary Leticia Brysch for presenting and speaking at the Secretary of State Election Law Seminar on 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).

City Manager Morad Kabiri reported that the Friendswood Emergency Medical Services (EMS) Division was recognized at the Texas Department of State Health Services (DSHS) Annual Conference and awarded the 2023 Public Education/Injury Prevention Award.

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.

A motion was made by Mayor Pro Tem Steve Rockey and seconded by Councilmember Trish Hanks to authorize the Third Amendment with Garver, LLC, for the Clear Creek Crossing Project and the New GST and Pump Improvements at SWP 1, in the amount of \$130,766.10. However, there was discussion prior to the vote.

Engineering Director Jildardo Arias described this item as a housekeeping measure. He explained that the City had a 24-inch Waterline Project under design and targeted to go out for bid next year. However, in the process of doing their due diligence, Staff realized that there would be some overlap between this project and the Blackhawk Boulevard Reconstruction Project. Thus, in order to minimize the effect on citizens, Staff wished to roll a portion of this Waterline Project into the Blackhawk Boulevard Reconstruction Project, which is the item before Council as an amendment to the City's contract with Garver, LLC.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matrangola, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

B. Consider authorizing a Professional Services Agreement with HDR Engineering, Inc., for the Blackhawk Boulevard Reconstruction Phase II Repackage C Project.

A motion was made by Councilmember Joe Matrangola and seconded by Councilmember Trish Hanks to authorize a Professional Services Agreement with HDR Engineering, Inc., for engineering services associated with the Blackhawk Boulevard Reconstruction Phase II Repackage C Project, in the amount of \$510,749.80. However, there was discussion prior to the vote.

Engineering Director Jildardo Arias explained this item was a partnership project Friendswood had with Harris County Precinct 2 County Commissioner Adrian Garcia that will complete the remaining portion of the Blackhawk Boulevard Project.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matrangola, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

C. Consider authorizing an Interlocal Agreement with Galveston County Consolidated Drainage District for the Deepwood Drainage Improvement Project.

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem Steve Rockey to authorize an Interlocal Agreement with Galveston County Consolidated Drainage District for the Deepwood Drainage Improvement Project. However, there was discussion prior to the vote.

Engineering Director Jildardo Arias relayed an agreement was before Council for property in the Deepwood Subdivision. The Galveston County Consolidated Drainage District purchased property along the creek and the City had some buyout properties there. He explained this agreement would make their properties available to the Drainage District for a flood control project. Mayor Pro Tem Rockey commented over a separate project the City had with the Drainage District and complimented their work.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

D. Consider authorizing an Interlocal Agreement for the Purchase of Remote Sensing Data and Related Services with the Houston-Galveston Area Council.

A motion was made by Councilmember Sally Branson and seconded by Councilmember Trish Hanks to authorize an Interlocal Agreement for the Purchase of Remote Sensing Data and Related Services with the Houston-Galveston Area Council. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

13. PROPOSED RESOLUTIONS & ORDINANCES

A. Consider on final reading an ordinance renaming Harold Whitaker Drive to Whitaker Drive.

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem Steve Rockey on the final reading of Ordinance No. 2023-34, as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

ORDINANCE 2023-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, RENAMING HAROLD WHITAKER DRIVE TO WHITAKER DRIVE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

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.

A motion was made by Councilmember Sally Branson and seconded by Councilmember Trish Hanks to approve Ordinance No. 2023-35, as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

ORDINANCE 2023-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2023-20, PASSED AND APPROVED AUGUST 28, 2023, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2023-24, BY APPROVING "BUDGET AMENDMENT I" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

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.

A motion was made by Councilmember Sally Branson and seconded by Councilmember Trish Hanks to accept 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. However, there was discussion prior to the vote.

City Manager Morad Kabiri wished to note that this change did not apply to existing employees, but only to retirees that currently receive a 50% Cost of Living Adjustment (COLA) that is calculated based upon the date they retired to today. He noted that State Law allows the City to recalculate that figure and instead of looking at this from a historical perspective from the day they retired, they could look at the past twelve months, and by doing so, the City is able to save \$100,000 in this year's fiscal budget as well as reduce its actuarial liability by nearly \$1 million. Upon receiving additional questions from Council, Mr. Kabiri noted there will not be a negative impact to retirees, and the worst impact would be a reduction of \$6 in the growth of each retiree's annuity.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

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.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Joe Matranga to approve Resolution No. R2023-34, casting the City of Friendswood's ballot for the election of Mr. Mike Sullivan to serve on the Board of Directors of the Harris Central Appraisal District. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

RESOLUTION 2023-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT AND PROVIDING FOR THE EFFECTIVE DATE.

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.

A motion was made by Councilmember Trish Hanks and seconded by Mayor Mike Foreman to approve Resolution No. R2023-35, casting all 100 votes to Mr. Scott Brast on the City of Friendswood's ballot for the election of representatives to the Galveston Central Appraisal District Board of Directors for 2024-2025. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

RESOLUTION 2023-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF UP TO FIVE (5) CANDIDATES TO THE BOARD OF DIRECTORS OF THE GALVESTON CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR THE EFFECTIVE DATE.

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.

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem Steve Rockey, to approve Resolution No. R2023-36, as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The item passed unanimously.

RESOLUTION 2023-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, DESIGNATING THE CITY MANAGER AS THE SUBRECIPIENT AUTHORIZED REPRESENTATIVE FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD MITIGATION ASSISTANCE GRANT PROGRAM; GRANTING THE SUBRECIPIENT AUTHORIZED REPRESENTATIVE SIGNATORY AUTHORITY FOR SUCH GRANT PROGRAM; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

14. CONSENT AGENDA

A motion was made by Mayor Pro Tem Steve Rockey and seconded by Councilmember Sally Branson to approve the Consent Agenda Items 14.a. through 14.c. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Steve Rockey, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

Other: Councilmember Robert J. Griffon (Absent)

The items passed unanimously.

- 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.**

At 6:53 P.M., Mayor Foreman recessed and convened into an Executive Session pursuant to Section 551.071 and Section 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.

At 7:11 P.M., Mayor Foreman reconvened and announced that, in accordance with Section 551.071 and Section 551.087 of the Texas Government Code, no action was taken in the Executive Session.

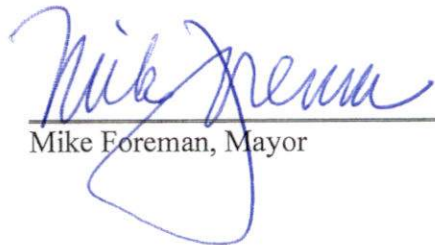
16. DISCUSSION AND POSSIBLE ACTION

City Manager Morad Kabiri recommended no action be taken on Items 16.a. and 16.b. The consideration of these items was moved to the Special City Council Meeting to be held on December 11, 2023.

- 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 McKissic 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

With there being no further business, Mayor Foreman adjourned the December 4, 2023, City Council Regular Meeting at 7:12 P.M.



Mike Foreman, Mayor

Attest:

Leticia Brysch, City Secretary