



**CITY COUNCIL REGULAR MEETING
MONDAY, JANUARY 8, 2024, 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 and State of Texas

4. 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.

5. 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.

6. SPECIAL RECOGNITIONS AND ACKNOWLEDGEMENTS

- A. Present the City of Friendswood Five Star Spirit Award for the Third Quarter of 2023 to Sergeant Jeffery Kimberly in the Police Department.

7. WORK SESSION TOPICS

- A. Presentation and discussion regarding updated Community Economic Development Committee messaging.

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

- A. Conduct a public hearing regarding a request for a zone classification change for property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2) 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 proposed zone change for property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2) 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).

9. IMPACT FEE UPDATE

- A. Conduct a public hearing regarding amendments to the land use assumptions, the Capital Improvements Plan, and the maximum allowable water and wastewater impact fees.
- B. Consider an ordinance approving amendments to the land use assumptions, the Capital Improvements Plan, and the maximum allowable water and wastewater impact fees.

10. FRIENDSWOOD CITY CENTER DEVELOPMENT

- A. 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.
- B. 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.
- C. Consider a resolution authorizing a Development Agreement with Madison Development Corp., LLC, for the Friendswood City Center Development.

11. CITY MANAGER'S REPORT

- A. Present an update regarding the Friendswood Arbor Day Event.
- B. Present an update regarding the City receiving our 35th GFOA Award for Excellence in Financial Reporting for our fiscal year 2022 Annual Comprehensive Financial Report.
- C. Present an update regarding a \$10 million Texas Water Development Board Grant for the Whitcomb Drainage Project.
- D. Present an update regarding the 2023 Employee Service Award recipients.
- E. Present the Salt Grass Chapter TMCA - Delores McKenzie Scholarship to Deputy City Secretary Raquel Martinez.
- F. Present an update regarding Jennifer Hale, Senior Clerk in the City's Municipal Court, receiving the Distinguished Service Award from Texas Court Clerks Association.
- G. Present an update regarding a Santa Rides Route Tracker & Interactive Map.

12. BUSINESS ITEMS

- A. Consider authorizing a professional services agreement with Stantec Consulting Services, Inc., to complete a pavement condition assessment on City-maintained paved roads and to implement a pavement management system.

13. PROPOSED RESOLUTIONS & ORDINANCES

- A. Consider an ordinance ordering the City of Friendswood General Election and Special Election to be held on May 4, 2024, for the purpose of (1) electing a Mayor and Councilmembers for Position Nos. 1 and 3; and (2) voting for or against the reauthorization of sales and use tax for street maintenance for another four years.
- B. Consider an ordinance amending the City's General Budget for Fiscal Year 2022-2023 by approving "Budget Amendment XII" and providing for supplemental appropriation and/or transfer of certain funds.
- C. Consider an ordinance amending the City's General Budget for Fiscal Year 2023-2024 by

approving "Budget Amendment II" and providing for supplemental appropriation and/or transfer of certain funds.

- D. Consider a resolution certifying that the election precincts in the Friendswood portion of Harris County qualify for an exemption from the certain bilingual requirements of the Voting Rights Act as well as the Texas Election Code and directing the Mayor to provide a written summary to Harris and Galveston Counties concerning this exemption.

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 a resolution authorizing the Agreement for Temporary Road Closure of State Right-of-Way with the State of Texas, through the Texas Department of Transportation, for the Youth Sports Day Parade on FM 2351.
- B. Consider authorizing the City Manager to negotiate and execute an Election Services Contract with Galveston County, Texas, for the City's General and Special Elections to be held on May 4, 2024.
- C. Consider ratifying a Master Services Agreement with PS Lightwave, Inc., for Ethernet, Internet and related services for the Public Safety Building under TIPs Purchasing Cooperative Contract No. 220105.
- D. Consider ratifying the sole source agreement with Innovative Interfaces, Inc., for certain library management, discovery and resource-sharing technologies.
- E. Consider authorizing the final acceptance of the FY21-22 Asphalt Street Maintenance Program.
- F. Consider approving the ad valorem tax report for November 2023.
- G. Consider approving the minutes of the Special Council Meeting held on December 11, 2023.

15. EXECUTIVE SESSION

- A. Recess into and conduct an executive session pursuant to Section 551.071 of the Texas Government Code to seek the advice of the City's attorneys regarding Cause No. 18-CV-0108; *Tostado v. City of Friendswood*, in the 122nd Judicial District Court, Galveston County, Texas.
- B. Recess into and conduct an executive session pursuant to Section 551.071 of the Texas Government Code to seek the advice of the City's attorney regarding the Fair Housing Act.
- C. Recess and convene into an executive session pursuant to Sections 551.071 and 551.087 of the Texas Government Code to deliberate offers of financial or other incentives to business prospects the City seeks to locate, stay or expand in Friendswood and to seek the advice of the City's attorney on legal matters related thereto.
- D. Recess and convene into an executive session pursuant to Section 551.074 of the Texas Government Code to deliberate the annual performance of the City Attorney.

16. DISCUSSION AND POSSIBLE ACTION

- A. Consider an Economic Development Agreement for the redevelopment of a vacant building in the Downtown District for commercial purposes.
- B. Consider an Economic Development Agreement for certain improvements to an existing building in the Downtown District for commercial purposes.

- C. Consider taking appropriate action regarding the City Attorney's annual performance evaluation.

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 TYY 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
5th day of January 2024, at 5:00 p.m.

