

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
APRIL 1, 2024**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, APRIL 1, 2024, 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:

Steve Rockey	Mayor Pro Tem
Trish Hanks	Councilmember
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.

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 April 2, 2024, as Westwood Elementary School Day in the City of Friendswood.

Mayor Foreman introduced the students and teachers from Westwood Elementary. He noted that the Council for a Day Program allows for second graders from the four elementary schools in Friendswood to “take over” the Council Dais and sit-in for Council and Staff members. The participants included:

Position	Student Name	Teacher Name
Councilmember 1 (Rockey)	Adelina Correa	Leigha Trahan
Councilmember 2 (Branson)	Savannah Dozier	Haley Permenter
Councilmember 3 (Hanks)	Charlotte Gresham	Melissa Comer
Mayor (Foreman)	Reese Buchanan	Lexie Compton

Councilmember 4 (Griffon)	Robin Tucker	Darian Register
Councilmember 5 (Matranga)	Mason James	Jennifer Collins
Councilmember 6 (Erenwert)	Molly Beisner	Maddie Owen
City Attorney (Horner)	Charlotte Boone	Pam Kutz
City Manager (Kabiri)	Lucas Honeycutt	Victoria Motter
City Secretary (Brysch)	Daniel Oluyimika	Dakota Hubbel

A motion was made by Councilmember Adelina Correa (Steve Rockey) and seconded by Councilmember Savannah Dozier (Sally Branson) proclaiming April 2, 2024, as Westwood Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Reese Buchanan (Mike Foreman), Councilmember Charlotte Gresham (Trish Hanks), Councilmember Adelina Correa (Steve Rockey), Councilmember Savannah Dozier (Sally Branson), Councilmember Robin Tucker (Robert J. Griffon), Councilmember Mason James (Joe Matranga) and Councilmember Molly Beisner (Brent Erenwert).

Nays: None.

The item passed unanimously.

At 5:40 P.M., Mayor Foreman recessed the meeting for the Council for a Day reception.

At 5:53 P.M., Mayor Foreman reconvened the City Council Regular Meeting.

5. COUNCIL COMMENTS AND REPORTS

Mayor Foreman opened the item by inviting Mayor Pro Tem Rockey to provide a comment. Mayor Pro Tem Rockey relayed this was his penultimate meeting and he would miss the Council for a Day sessions. Councilmember Branson shared over her fun experience with a Girl Scout Troop who wanted to learn about democracy. She noted some of the things they would like to see improved in Friendswood are the air and light pollution. However, the number one thing they wanted was a hot dog stand.

Councilmember Griffon announced The Anson Jones Masonic Lodge would honor local educators and support outstanding students on Tuesday, April 2nd. The Mirabeau B. Lamar Award will be presented to Friendswood High School Theater Director Kathy Powdrell and four (4) high school seniors will receive college scholarships. In addition, as their liaison, Councilmember Griffon bragged on the Galveston County Consolidated Drainage District and all the work that they do.

Mayor Foreman wished Councilmember Erenwert a happy birthday and invited him to comment. Councilmember Erenwert thanked the Mayor and noted that he enjoyed his speech at La Brisa's about his journey from the navy to astronaut. He then commented that he thought they were building progress with Friendswood Independent School District (FISD) on the discussion of school resource officers (SROs). However, he was disappointed that the local newspaper and social media outlets wrongly accused City

Staff and their Permitting Department of delaying the opening of FISD's new auditorium. He commended Emergency Services Director Brian Mansfield and his team for their efforts to uphold their security codes. He hoped there would be better communication between the two (2) entities moving forward. Mayor Foreman closed the comments by expressing his enjoyment of the Council for a Day segment.

6. PUBLIC COMMENT

Mayor Foreman announced four (4) citizens had signed up to speak for a public comment.

Mr. Don Johnson requested to speak before the Council regarding the Harris-Galveston Subsidence District. He presented and discussed over their Annual Groundwater Report that he provided to Council of all the municipalities in Galveston County.

Mr. David Johnson requested to speak before the Council regarding his candidacy for Position No. 1 of the Galveston County Consolidated Drainage District.

Ms. Kim Girouard requested to speak before the Council regarding her candidacy for Position No. 5 of the Galveston County Consolidated Drainage District.

Mr. Jason Jones requested to speak before the Council regarding the Friends with Fire and EMS event and to discuss his candidacy for Position No. 6 of the Galveston County Consolidated Drainage District.

7. PROCLAMATION

A. Present a proclamation designating the month of April as Fair Housing Month in the City of Friendswood.

Mayor Foreman read the proclamation designating the month of April as Fair Housing Month in the City of Friendswood.

8. COMMITTEES OR SPECIAL REPORTS

A. Receive the Galveston County Consolidated Drainage District's Annual Report.

Galveston County Consolidated District's Operations Manager Joseph Anderson presented their Annual Report to Council. He relayed their mission is to reduce the probability of flooding throughout the Friendswood-League City area by improving drainage while preserving the natural beauty of the creeks.

The streams the District maintained were listed as follows:

- Clear Creek;
- Chigger Creek;
- Cowards Creek;
- Mary's Creek;
- Coyote Creek;
- Box Ditch;
- Dickinson Bayou;
- Volmar Ditch;
- Medera Ditch;
- Dickinson Bypass;
- Whitehall/Annalea Ditch;
- Eagle Creek;
- Mustang Ditch;
- Your Ditch; and
- Lundy Ditch.

Mr. Anderson noted their current and upcoming projects included: FM 1959, Deepwood, Frenchman's Creek, and Quaker's Landing. He displayed photos of their projects as well as a drone video of Mary's Creek that can be found on their website. He additionally exhibited their project dashboard on their website.

that anyone can access. With that concluding the report, he was open to questions from Council. Councilmember Hanks commented that she was impressed and appreciated all the work that they do.

B. Receive the Keep Friendswood Beautiful Annual Report.

Keep Friendswood Beautiful (KFB) Chairperson Patricia Steinke presented their Annual Report to Council. The KFB Committee's activities and accomplishments were presented as follows:

April – May 2023

- Spring Sparkle
 - 66.12 tons of trash were picked up.
 - 7,348lbs of electronics were dropped off.
 - 6,900 lbs. of paper were shredded.
 - \$1,047.40 was brought in from the garage sale.
- FISD Day of Service: The Wranglerettes volunteered and picked up trash in the park, along the creek line, and planted native plants in Butterfly Landing.
- KFB donated a tree in Stevenson Park on behalf of Loretta Murphy, former KFB member who passed away in 2022.

June 2023

- KFB Photo Contest (received over 175 entries)
- Educational Class with Fort Bend ISD
 - 50 Pre-K Children attended the class where they learned about seeds, butterflies, and bees.
- Keep Texas Beautiful (KTB) Conference
 - Kaye Corey received the Volunteer of the Year award.
 - KFB received the Gold Star Affiliate award.
 - Kimberly Ramirez was recognized as a KTB mentor and a GCAA Judge

July 2023

- KFB won 1st place overall at the 4th Of July Parade for the 2nd year in a row.
- KFB sponsored Movie In The Park featuring Puss In Boots, The Last Wish.

August 2023

- Environmental Class at Centennial Park
 - The IVY School with 60 kids attended the environmental class.
- Chara Back to School Event – KFB talked with over 60 families.

September 2023

- Friends of Downtown Friendswood Association (FDFA) Ice Cream Social.
- New Turf added to the Fairy Entrance.
- Raptor Class – 50 children attended.

October 2023

- Partnering with the FISD Transition Center
 - The students come once a week to assist with folding maps for the Fairy Trail as well as many other workplace tasks that teach them about hard and soft skills.

November 2023

- Fall Hall
 - Total cars that went through the event: 425
 - Student volunteers: 20

- KFB Volunteers: 10
- Waste Connections collected: 91.54 tons of trash
- Shredding: 15,325 lbs.
- Freon Removal: 5 lbs.

December 2023

- The 15th Annual Santa in the Park and the Lighted Christmas Trail
 - KFB assisted with responding to 1,000 letters on behalf of Santa.
 - 1,000+ Christmas Fairy Maps were printed.
 - Over 10,000 people visited the Lighted Christmas Trail and Santa in the Park.

January – March 2024

- Arbor Day Tree Giveaway – 100 Trees were given away to residents.
- 2023 Matching Grant issued to the Friendswood Historical Society.
- Planted several trees at Lake Friendswood Park.
- Presented Business Beautification Award to Friendswood Garden Emporium.
- Introduced a new fairy to the Stevenson Park Fairy Trail.

C. Receive the Fourth of July Steering Committee Annual Report.

As the report was attached to the agenda packet, Mayor Foreman considered the item received.

D. Receive and discuss a recommendation from the Parking Ad Hoc Committee.

Planning and Zoning Chairman Marcus Rives presented to Council the Parking Ad Hoc Committee's recommendation to reduce the parking requirements in Friendswood. The top reasons Mr. Rives provided as to why they should reduce their parking requirements included: to increase taxable value, increase green space, reduce construction costs for developers, allow for redevelopment of large parking lots, need for parking spaces is decreasing, and reduce impact on drainage.

Before reciting the Committee's recommendations, the Council engaged Mr. Rives and Staff with questions on current parking practices. The recommendations were then presented as follows:

- 15% reduction of parking spaces in addition to the current 5% deviation in the Design Criteria Manual, Appendix C, Parking Group Table, for a total of 20% reduction in minimum parking spaces.
- Subsequent review of the parking regulations in two years.
- Increase transparency of existing alternative parking solutions such as shared parking agreements and the opportunity to present parking analyses for consideration by the City Engineer.

Mayor Foreman believed it would be amendable if it were a twenty percent (20%) deviation allowed, but not an across-the-board reduction. Mr. Rives relayed they were recommending twenty percent (20%) across the board. They would leave the criteria manual listed as is, and then take twenty percent (20%) off of whatever that is. Councilmember Branson expressed that she understood they were trying to allow for more flexibility. Businesses could always have more parking as the City was not saying that they would have to do less. They would just like to give business owners the flexibility to make those decisions.

Councilmember Matranga appreciated the effort that was put into the recommendations; however, he did not think this was so broken that it needed fixing. Councilmember Branson, nonetheless, stated that she would like the Planning and Zoning Commission to delve into this as they have run into some roadblocks, especially in the downtown area. Councilmember Matranga added that he did see a need for parking

changes, but specifically in downtown. Mayor Foreman stated that he would like to throw this back to the Planning and Zoning Commission to look at a twenty percent (20%) allowance and not a straight cut.

E. Receive and discuss the 2023 Annual Comprehensive Financial Report.

Whitley Penn Audit Manager Brooke Fuller and CPA Lupe Garcia presented the City of Friendswood 2023 Annual Comprehensive Financial Report to Council, as follows:

Government-Wide Statement of Net Position

• Total Assets and Deferred Outflows: \$325.8 million
– Cash and investments: \$101.3 million
– Capital assets, net of depreciation: \$201.4 million
• Total Liabilities and Deferred Inflows: \$174.8 million
– Unearned revenue: \$10.0 million
– Bonds payable and unamortized premiums: \$130.6 million
– Net pension liability: \$18.9 million
• Net Position: \$151.0 million

Long-Term Liabilities

Total Primary Government (Governmental and Business-type Activities)	September 30, 2023	September 30, 2022
General obligation bonds	\$88,245,000	\$62,585,000
Revenue bonds	34,120,000	35,630,000
Notes payable	2,645,629	2,613,729
Total OPEB liability	1,570,435	1,935,531
Net pension liability	18,930,545	5,157,791
Bond premiums	8,228,323	8,457,938
Compensated absences	1,376,966	1,253,753
Subscription-based IT arrangements	92,494	-
Total	\$155,209,392	\$117,633,742

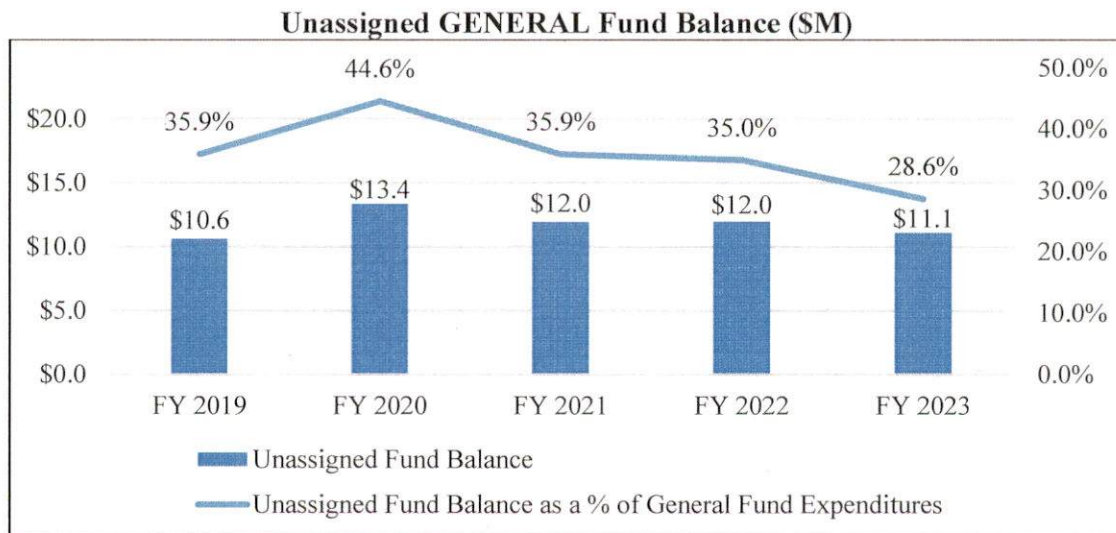
Statement of Revenues, Expenditures, and Changes in Fund Balances

Year Ended September 30, 2023	Coronavirus State Fiscal				
	General	Recovery	Bond Construction	Non-major	Total
Total revenues	\$35,757,839	\$369,436	\$479,377	\$11,307,230	\$47,913,882
Total expenditures	38,793,402	-	5,403,287	9,979,719	54,176,408
Total other financing sources:(uses), net	2,389,329	-	30,311,664	422,338	33,123,331
Net change in fund balances	(646,234)	369,436	25,387,754	1,749,849	26,860,805
Fund balance – beginning	17,385,087	(1,666)	8,152,712	4,421,934	29,958,067
Fund balance - ending	\$16,738,853	\$367,770	\$33,540,466	\$6,171,783	\$56,818,872

FY 2023 Budget and Actuals – General Fund

- Actual revenues of \$35.8M were greater than final budgeted revenues by \$2.0M
- Actual expenditures of \$38.8M were less than final budgeted expenditures by \$5.1M

- Expenditures and other uses exceeded revenues and other sources by \$0.6M (fund balance decreased by this amount)
- Fund balance as of September 30, 2023, totaled \$16.7M
 - Non-spendable fund balance - \$0.4M
 - Restricted fund balance - \$0.6M
 - Assigned fund balance - \$4.6M
 - Unassigned fund balance - \$11.1M



Water and Sewer Fund

Statement of Revenues, Expenses, and Changes in Net Position	Year Ended September 30, 2023
Operating revenues	\$21,293,632
Operating expenses	(12,075,080)
Non-operating revenues (expenses), net	(195,058)
Transfers in (out), net	(1,803,800)
Change in net position	7,219,694
Net Position - Beginning	50,673,573
Net Position - Ending	\$57,893,447

Water and Sewer Fund – Net Position

Net Position	September 30, 2023
Net investment in capital assets	\$40,075,768
Restricted for capital projects/debt service	2,839,232
Unrestricted*	14,978,447
Total	\$57,893,447

Mr. Garcia ended his presentation to Council by covering the additional required communications. He relayed that the City of Friendswood was following all current accounting pronouncements for its external financial reporting. Whitley Penn obtained a letter signed by the management of the City of Friendswood. In that letter, Mr. Garcia conveyed that they have provided all the information requested. Nothing had been withheld that would need to be reported or disclosed in the provided financial statements.

At 7:35 P.M., Mayor Foreman recessed the meeting for a short break and later reconvened at 7:45 P.M.

9. WORK SESSION TOPICS

A. Receive and discuss the Schedule of Events for the upcoming Special Assessment Revenue Bonds (Public Improvement District) Sale.

BOK Financial Securities Director John Robuck presented the Schedule of Events for the upcoming Special Assessment Revenue Bonds Sale, as follows:

April

- April 11 – Distribution of Draft Preliminary Service and Assessment Plan and Draft TIRZ #1 Final Project and Financing Plan.
- April 16 – Comments Due to the Draft Preliminary Service and Assessment Plan and Draft TIRZ #1 Final Project and Financing Plan.
- April 18 – Distribution of Final Preliminary Service and Assessment Plan and Final TIRZ #1 Final Project and Financing Plan.
- April 22 – Distribute Preliminary Limited Offering Memorandum (the "PLOM") for comments.
- April 24 – Comments Due to the Final Preliminary Service and Assessment Plan and Final TIRZ #1 Final Project and Financing Plan.

May

- May 6 – City Council Meeting: Review and Approve Resolution Determining the Cost of the Authorized Improvements, Approve Preliminary Service and Assessment Plan, Approve Setting of Assessment Levy, and Assessment Public Hearing Date for June 3, 2024.
- May 13 – Comments Due on PLOM.
- May 20 – Publish Preliminary Limited Offering Memorandum (PLOM) and Begin Marketing of Special Assessment Revenue Bonds.
- May 23 – Publish Notice of Levy and Assessment Hearing in Newspaper and Mail Notice of Levy and Assessment Hearing to Property Owners Liable for the Assessments.

June

- June 3
 - Sale of Special Assessment Revenue Bonds.
 - City Council Meeting: Hold Public Hearing on Proposed Levy of Assessment, Approve Assessment Ordinance and Sale of Special Assessment Revenue Bond, and Approve TIRZ #1 Final Project and Finance Plan.
- June 10 – City Files the Approved Assessment Ordinance in the Harris County Property Records.

July

- July 2 – Closing/Delivery of Funds to Trustee.

City Manager Morad Kabiri wished to note that the original project's financing plan included about fifty-four million dollars (\$54,000,000) worth of public improvements that were eligible to be funded through the Tax Increment Reinvestment Zone (TIRZ) and the Public Improvement District (PID). The first round of issuance would likely be in the seventeen million (\$17,000,000) to eighteen million (\$18,000,000) dollar range. Even though the PID bonds are issued upfront and are available for the developer, they will be in the City's possession and can be drawn as they achieve milestones throughout the project.

Before the Council proceeded to the following item, further discussion ensued regarding the development.

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

- A. Conduct a public hearing regarding a request for a zone classification change located at 2600 S. Friendswood Drive, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, according to the map or plat recorded in Volume 254-A, Page 6 and transferred to Plat Record 3, Map Number 61A, both of the map records of Galveston County, Texas, to change from Single Family Residential (SFR) to Community Shopping Center (CSC) and an amendment to the Future Land Use Map to change such property classification from Low Density Residential to Retail.**

At 7:53 P.M., Mayor Foreman opened the hearing and requested staff to give an overview of the item.

Community Development Department (CDD) Director Aubrey Harbin summarized the subject matter of the public hearing for Council. The subject property fronts FM 518, which is also known as South Friendswood Drive. The property to the west is zoned Commercial Shopping Center (CSC) and the east is zoned Single Family Residential (SFR). Ms. Harbin noted the properties are separated by a fifty (50) foot drainage easement. The subject property backs up to a detention pond that is part of the West Ranch Development and is zoned for Planned Unit Development (PUD).

The Future Land Use Map identifies the property as low-density residential. Ms. Harbin noted this was one of the properties that when Staff revised the 2021 map, they did not know which way it was going to go. They left it residential, but it was now immediately adjacent to a property that will develop as commercial. Thus, Ms. Harbin stated changing the designation on the Future Land Use Map made sense.

The Planning and Zoning Commission held their public hearing and made their recommendation on March 14, 2024. It received a positive recommendation with five to zero votes. Ms. Harbin noted they had one neighbor express concerns over potential light pollution. They were citing the ranch express lights, but the City has zoning regulations in place that should limit the light pollution to the residential property.

At 7:56 P.M., there being no one signed up to speak, Mayor Foreman closed the public hearing.

- B. Consider an ordinance amending the Official Zoning Map of the City of Friendswood to change the zoning classification of the property located at 2600 S. Friendswood Drive, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, according to the map or plat recorded in Volume 254-A, Page 6 and transferred to Plat Record 3, Map Number 61A, both of the map records of Galveston County, Texas, to change from Single Family Residential (SFR) to Community Shopping Center (CSC) and amending the Future Land Use Map to change the property from Low Density Residential to Retail.**

A motion was made by Councilmember Brent Erenwert and seconded by Councilmember Trish Hanks to approve Ordinance No. 2024-10, related to Item 10.b., as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP ("FLUM") CONCERNING PROPERTY LOCATED AT 2600 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, GALVESTON COUNTY, TEXAS, BEING 4.8476 ACRES OF LAND OUT OF LOTS 64 AND 65 OF SLONE SUBDIVISION, OUT OF THE JOHN DICKINSON LEAGUE, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 254-A, PAGE 6 AND TRANSFERRED TO PLAT RECORD 3, MAP NUMBER 61A, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, TO CHANGE THE FLUM DESIGNATION FROM LOW DENSITY RESIDENTIAL TO RETAIL; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE CLASSIFICATION OF SUCH PROPERTY FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC); 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.

11. CITY MANAGER'S REPORT

A. Present an update regarding the City's Administrative Services Department receiving their 21st GFOA Distinguished Budget Presentation Award.

City Manager Morad Kabiri opened his report by recognizing the City of Friendswood Administrative Services Department for receiving their 21st Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award.

B. Present an update regarding the upcoming Spring Sparkle Event hosted by the Parks and Recreation Department and Keep Friendswood Beautiful.

City Manager Morad Kabiri announced that the City's Spring Sparkle Event was coming up on April 13th at Centennial Park from 8:00 A.M. to 2:00 P.M. for Friendswood residents.

C. Present an update regarding the May 4, 2024, Friendswood Special Election voting locations and times.

City Manager Morad Kabiri provided the following information regarding the Special Tax Election:

EARLY VOTING BY PERSONAL APPEARANCE	
Main EV Polling Location: Texas City Office, Suite A 10000 Emmett F. Lowry Expressway Texas City, TX 77591	
Branch EV Polling Locations: First Baptist Church -- Friendswood Club 56 Room, Family Life Center 202 Heritage Drive, Friendswood, TX 77546	

Village on the Park, Town Hall Room 400 E. Parkwood, Friendswood, TX 77546
The early voting schedule is as follows: Monday, April 22 - Friday, April 26, 2024, from 8 a.m. - 5 p.m. Monday, April 29, 2024 - Tuesday, April 30, 2024, from 7 a.m. - 7 p.m.
For More Information or Additional EV Locations: Call 409-770-5108 or visit: https://www.galvestonvotes.org/voter-information/polling-locations

ELECTION DAY POLLING PLACES
First Baptist Church – Friendswood, Club 56, 202 Heritage Dr., Friendswood, TX 77546
Village on the Park, Town Hall, 400 E. Parkwood, Friendswood, TX 77546

D. Present an update regarding National Library Week, April 7th - 13th, 2024.

City Manager Morad Kabiri brought attention to Nation Library Week and took a moment to recognize the City of Friendswood Public Library.

E. Present an update regarding Keep Friendswood Beautiful receiving the Gold Star Recognition from Keep Texas Beautiful.

City Manager Morad Kabiri recognized the Keep Friendswood Beautiful (KFB) Committee for receiving the Gold Star Recognition from Keep Texas Beautiful (KTB) for the 11th consecutive year.

12. BUSINESS ITEMS

A. Consider ratifying and concurring with the City Manager's appointment of Steve Vavrecka to the position of Director of Public Works.

A motion was made by Mayor Pro Tem Steve Rockey and seconded by Councilmember Brent Erenwert on the City Manager's appointment of Mr. Steve Vavrecka to the position of Director of Public Works. However, there was discussion prior to the vote.

City Manager Morad Kabiri recognized Former Public Works Director Rene Ibarra for being with their organization for seventeen (17) years and having done an outstanding job. His successor, Public Works Deputy Director Steve Vavrecka, has been with their organization for twelve (12) years as well as other organizations in Public Works for nearly twenty (20) years.

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 Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

B. Consider authorizing the First Amendment to the Amended and Restated Cost Sharing Agreement for the Southeast Transmission Line Project – COH 42" Waterline Replacement.

A motion was made by Mayor Pro Tem Steve Rockey and seconded by Councilmember Trish Hanks to approve the First Amendment to the Amended and Restated Cost Sharing Agreement for the Southeast Transmission Line, as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

C. Consider authorizing a Professional Services Agreement with JER HR Group, LLC, for a citywide compensation study.

A motion was made by Councilmember Sally Branson and seconded by Councilmember Robert Griffon to approve the Professional Services Agreement with JER HR Group, LLC, for a citywide compensation study, as submitted. However, there was discussion prior to the vote.

City Manager Morad Kabiri explained the item was to request Council's consent for Staff to work with JER to do a comprehensive citywide analysis of both the public sector as well as translatable industries that have hired staff within the last 18 months. A similar study had been done in the City of Friendswood in 2008, and the new study would cover one hundred and thirty (130) job classification. Mayor Pro Tem Rockey requested to also include the City Manager job classification. Mr. Kabiri took that into account and further relayed that the study would also include police officers.

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 Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

D. Consider approving the nomination for the 4th of July Parade Grand Marshal.

A motion was made by Mayor Mike Foreman and seconded by Councilmember Trish Hanks to appoint Mr. Greg Dick as the 4th of July Grand Parade Marshall. The vote was the following:

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

Nays: None

The item passed unanimously.

13. PROPOSED RESOLUTIONS & ORDINANCES

- A. Consider a resolution setting a public hearing on the creation of a tax increment reinvestment zone and its benefits to the City and to the property in the proposed zone, being approximately 326 acres of land generally located along FM 528/W. Parkwood Ave. at the intersection of Friendswood Parkway, extending northwest to the city limit of Friendswood and southwest of Baker Road and also includes three of the four corner.**

A motion was made by Councilmember Sally Branson and seconded by Councilmember Brent Erenwert on the final reading of Resolution No. 2024-12, related to Item 13.a., as submitted. However, there was discussion prior to the vote.

City Manager Morad Kabiri explained the item is simply to call the public hearing for the second Tax Increment Reinvestment Zone (TIRZ). He noted it was inclusive of a number of properties. The need for this TIRZ is to fund the infrastructure that the City would not otherwise be able to develop. Thus, the City is using this as a mechanism to encourage growth in a manner that they would like to see.

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 Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

RESOLUTION 2024-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE, CITY OF FRIENDSWOOD, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS APPROXIMATELY 326 ACRES OF LAND GENERALLY LOCATED ALONG FM 528/W. PARKWOOD AVENUE AT THE INTERSECTION OF FRIENDSWOOD PARKWAY, EXTENDING NORTHWEST TO THE CITY LIMIT OF FRIENDSWOOD AND SOUTHWEST OF BAKER ROAD AND ALSO INCLUDING THREE OF THE FOUR CORNER TRACTS AT THE INTERSECTION OF FM 528/W. PARKWOOD AVENUE AND FRIENDSWOOD PARKWAY, WHOLLY LOCATED WITHIN GALVESTON COUNTY AND THE CORPORATE LIMITS OF THE CITY OF FRIENDSWOOD, TEXAS; AND DIRECTING THE CITY MANAGER TO PREPARE OR CAUSE TO BE PREPARED A PRELIMINARY REINVESTMENT ZONE PROJECT AND FINANCE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Consider an ordinance amending the City's General Budget for Fiscal Year 2023-2024 by approving "Budget Amendment V" and providing for supplemental appropriation and/or transfer of certain funds.**

A motion was made by Councilmember Robert Griffon and seconded by Councilmember Joe Matranga to approve Ordinance No. 2024-11, related to Item 12.b., as submitted. However, there was discussion prior to the vote.

Councilmember Griffon requested to have a discussion on item number six (6) of the budget, the Friendswood Civic Center and Library Expansion. City Manager Morad Kabiri responded, last month, the City Council approved a contract with PGAL for the conceptual design and programming of the Civic Center. Staff lumped that in with the potential of a partnership on the library project. This is simply allocating funds from their fund balance to pay for that contract the Council approved. Staff's hope is that this is a partnership project not only with City departments, but also with Galveston County (for a polling location, tax office, etc.) as well as the State of Texas.

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 Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

ORDINANCE 2024-11

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 V" 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.

14. CONSENT AGENDA

A motion was made by Councilmember Robert Griffon and seconded by Councilmember Trish Hanks to approve the Consent Agenda Items 14.a. through 14.m., with the exception of Item 14.d. The vote was the following:

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

Nays: None

The item passed unanimously.

- A. Consider a resolution designating authorized signatories for the Community Development Block Grant – Mitigation Program (CDBG-MIT) for the Texas General Land Office State Contract No. 24-065-030-E485.**

RESOLUTION NO. 2024-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION PROGRAM GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 24-065-030-E485; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

- B. Consider a resolution suspending the April 10, 2024, effective date of CenterPoint Energy Houston Electric, LLC's requested rate change; approving the continued participation in the Gulf Coast Coalition of Cities to evaluate the filing, to determine whether the filing complies with law, and to determine the appropriate course of action.**

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, SUSPENDING THE APRIL 10, 2024, EFFECTIVE DATE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH THE GULF COAST COALITION OF CITIES; HIRING LLOYD GOSSELINK ROCHELLE & TOWNSEND, P.C., TO NEGOTIATE AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE GULF COAST COALITION OF CITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. Consider a resolution adopting the City of Friendswood's updated Drought Contingency and Water Emergency Management Plan to promote the responsible use of water throughout the City.**

RESOLUTION NO. 2024-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING THE CITY OF FRIENDSWOOD'S DROUGHT CONTINGENCY PLAN AND WATER EMERGENCY MANAGEMENT PLAN AND THE UTILITY PROFILE IN ORDER TO PROMOTE THE RESPONSIBLE USE OF WATER THROUGHOUT THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- D. Consider an ordinance repealing Chapter 86 "Utilities," Article II "Water," Division 1 "Generally" of the Friendswood City Code and amending Chapter 86 "Utilities," Article II "Water" of the Friendswood City Code by adding a new division to be numbered and entitled**

Division 1 "Generally" to conform to the updated Drought Contingency and Water Emergency Plan and to promote the responsible use of water throughout the City.

A motion was made by Councilmember Trish Hanks and seconded by Mayor Pro Tem Steve Rockey to approve Ordinance No. 2024-12, related to Item 14.d., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, REPEALING CHAPTER 86 "UTILITIES," ARTICLE II "WATER," DIVISION 1 "GENERALLY" OF THE FRIENDSWOOD CITY CODE; AMENDING CHAPTER 86 "UTILITIES," ARTICLE II "WATER" OF THE FRIENDSWOOD CITY CODE BY ADDING A NEW DIVISION TO BE NUMBERED AND ENTITLED DIVISION 1 "GENERALLY" TO CONFORM TO THE UPDATED DROUGHT CONTINGENCY AND WATER EMERGENCY MANAGEMENT PLANS AND TO PROMOTE THE RESPONSIBLE USE OF WATER; 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.

- E. Consider approving a banner permit application and license agreement for Mary Queen Catholic Church to advertise its annual Mary Queen Parish Festival.**
- F. Consider authorizing an Agreement for Financial Advisory Services with BOK Financial Securities, Inc.**
- G. Consider authorizing an Agreement for Tax Increment Reinvestment Zone Administration Services with P3Works LLC.**
- H. Consider ratifying the signatures by the Chief of Police and City Manager on a renewal agreement with the Defense Logistics Agency (DLA) Disposition Services allowing the Police Department's participation in the excess Department of Defense (DOD) property transfer program (formerly known as the 1033 Program).**
- I. Consider authorizing the final acceptance of the Sidewalk Fund Installation Project.**
- J. Consider accepting the Fiscal Year 2022-2023 Striping Maintenance Project and the commencement of the contractor's one-year maintenance period.**
- K. Consider approving the ad valorem tax report for February 2024.**

L. Consider approving the minutes of the City Council Regular Meeting held on March 4, 2024.

15. EXECUTIVE SESSION

A. 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 Manager.

At 8:09 P.M., Mayor Foreman recessed and convened into an Executive Session pursuant to Section 551.074 of the Texas Government Code to discuss or deliberate the City Managers annual evaluation.

At 8:48 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

A. Consider taking appropriate action regarding the City Manager's annual performance evaluation.

A motion was made by Mayor Pro Tem Steve Rockey and seconded by Councilmember Trish Hanks to approve giving the City Manger a 1.5% pay increase, as discussed in the Executive Session. The vote was the following:

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

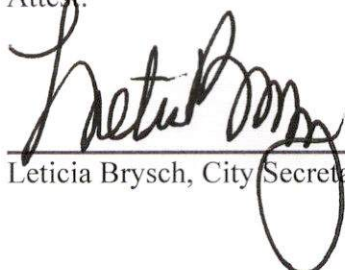
Nays: None

The item passed unanimously.

17. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the April 1, 2024, City Council Regular Meeting at 8:48 P.M.

Attest:


Leticia Brysch, City Secretary




Mike Foreman, Mayor