

**MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL AND THE BOARD OF
DIRECTORS OF REINVESTMENT ZONE NUMBER ONE
NOVEMBER 4, 2024**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD AND THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE MET IN A JOINT MEETING ON MONDAY, NOVEMBER 4, 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:

John Ellisor	Councilmember
Trish Hanks	Councilmember
Sally Branson	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Mayor Pro Tem
Brent Erenwert	Councilmember
Mike Foreman	Mayor
Morad Kabiri	City Manager
Karen Horner	City Attorney
Leticia Brysch	City Secretary

AND

John Ellisor	Director
Sally Branson	Director
Trish Hanks	Director
Robert J. Griffon	Director
Joe Matranga	Vice Chair
Brent Erenwert	Secretary
Morad Kabiri	City Manager
Karen Horner	City Attorney
Leticia Brysch	Assistant Secretary

1. CALL TO ORDER

Mayor Foreman called the joint meeting to order with a quorum present at 5:30 P.M.

2. INVOCATION

The invocation was led by Councilmember John Ellisor.

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 November 4, 2024, as Cline Elementary School Day in the City of Friendswood.

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

Position	Student Name	Teacher Name
Councilmember 1 (Ellisor)	Skylar Morrison	Ms. Ramsey
Councilmember 2 (Branson)	Ruby Follmar	Ms. Ramsey
Councilmember 3 (Hanks)	Mackenzie Craig	Ms. Folkes
Mayor (Foreman)	Carter Schneider	Ms. Folkes
Councilmember 4 (Griffon)	Ava Crain	Ms. Carter
Councilmember 5 (Matranga)	Henry Mitchell	Ms. Carter
Councilmember 6 (Erenwert)	Tyler Cooke	Ms. Salazar
City Attorney (Horner)	Aubrey Smyrl	Ms. Gunner
City Manager (Kabiri)	Abraham Sameei	Ms. Gunner
City Secretary (Brysch)	Camryn Harris	Ms. Salazar

A motion was made by Councilmember Skylar Morrison (John Ellisor) and seconded by Councilmember Ruby Follmar (Sally Branson) proclaiming November 4, 2024, as Cline Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Carter Schneider (Mike Foreman), Councilmember Mackenzie Craig (Trish Hanks), Councilmember Skylar Morrison (John Ellisor), Councilmember Ruby Follmar (Sally Branson), Councilmember Ava Grain (Robert J. Griffon), Councilmember Henry Mitchell (Joe Matranga), and Councilmember Tyler Cooke (Brent Erenwert)

Nays: None

The item passed unanimously.

At 5:45 P.M., Mayor Foreman recessed the meeting for the Council for a Day reception.

At 5:55 P.M., Mayor Foreman reconvened the meeting.

5. COUNCIL COMMENTS AND REPORTS

Mayor Foreman opened the item inviting the Councilmembers to provide their comments and reports. Councilmember Branson encouraged everyone to go out and vote. Mayor Foreman wished to make note of the City's upcoming events, such as Fall Haul and the Flapjack Run.

6. PUBLIC COMMENT

Mayor Foreman announced the following citizens had signed up to provide a public comment.

Ms. Gaye Hart, with Journey with God, wished to speak before Council to encourage them to pray anytime they hear sirens as that means someone is in need. She also shared a prayer and recited the bible.

Mr. Angel Cortez, also with the Journey with God organization, wished to speak before Council to recite religious text and encourage people to read God's word.

Assistant to the Police Chief Lisa Price spoke before Council as the Chairperson of the Blue Santa Program. She noted the application period for families in need started on November 1st and will close December 1st. The toy drive would run through December 18th. She additionally requested Council's support by helping them promote the Blue Santa Program to help families in need.

Mr. Scott Brost wished to speak before Council regarding his candidacy for the Galveston Central Appraisal District (G-CAD).

Mr. Don Johnson wished to speak before Council to clarify matters concerning nominations for the Galveston Central Appraisal District (G-CAD) which was mentioned at the previous Council Meeting.

Mr. Greg Otto, with the Wounded American Veterans Experience Scuba (WAVES) nonprofit, wished to speak before Council regarding matters concerning their Friendswood Lake cleanup effort.

7. CITY COUNCIL – REQUEST TO VACATE 10-FOOT WATERLINE EASEMENT IN JOYFUL PARK SUBDIVISION

- A. Conduct a public hearing regarding a request to vacate a 10-foot water line easement within the Joyful Park Subdivision, generally located at 2907 W Parkwood Avenue, said easement being an approximate 14,637.67 square-foot tract of land within Joyful Park, a subdivision in the Beaty, Seale, and Forwood Survey No. 5, Abstract 625 in Friendswood, Galveston County, Texas.**

At 6:15 P.M, Mayor Foreman opened the public hearing and requested that Staff give the Council an overview of the item.

Community Development Director Aubrey Harbin summarized the subject matter of the hearing for Council. She noted that the plat in question was reordered earlier in 2022 as part of the Joyful Park Subdivision. Initially, developers planned to loop the water line around the property, necessitating a 10-foot water line easement. During development, they decided instead to bore under FM 528, removing the need for the easement. Ms. Harbin explained that, as a public easement, this process is required in order to vacate it. She noted that the easement interferes with landscaping and drainage on the site and would

not serve any other property but this one. She confirmed that all required notices were sent and published. The Planning and Zoning Commission held their public hearing on October 10th. They voted 5-0 in favor of approving the request.

At 6:17 P.M., with no one signed up to speak, Mayor Foreman closed this public hearing.

B. Consider an ordinance vacating a 10-foot water line easement within the Joyful Park Subdivision, generally located at 2907 W Parkwood Avenue, said easement being an approximate 14,637.67 square-foot tract of land within Joyful Park, a subdivision in the Beaty, Seale, and Forwood Survey No. 5, Abstract 625 in Friendswood, Galveston County, Texas.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks approving Ordinance No. 2024-35 related to Item 8.B., as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE VACATION OF A 10-FOOT WATER LINE EASEMENT WITHIN THE JOYFUL PARK SUBDIVISION, GENERALLY LOCATED AT 2907 W PARKWOOD AVENUE, SAID EASEMENT BEING AN APPROXIMATE 14,637.67 SQUARE -FOOT TRACT OF LAND WITHIN JOYFUL PARK, A SUBDIVISION IN THE BEATY, SEALE, AND FORWOOD SURVEY NO. 5, ABSTRACT 625 IN FRIENDSWOOD, GALVESTON COUNTY, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

Mayor Foreman announced that as the Board of Directors of Reinvestment Zone Number One, City of Friendswood, they would consider items 8.A through 8.D.

8. TIRZ #1 BOARD – BUSINESS ITEMS

A. Consider the election of a Vice Chair, Secretary, and Assistant Secretary of the Board of Directors.

City Manager Morad Kabiri presented the item and explained that when the Reinvestment Zone (TIRZ) Number One was created, it outlined that the City Council would serve as its board of directors. Thus, the item before them was a ministerial duty to select a Vice Chair and Secretary. The role of Chair will be filled by the Mayor, Mayor Pro Tem as the Vice chair, and the most recent former Mayor Pro Tem as Secretary, and Assistant Secretary as the current City Secretary.

A motion was made by Director Hanks and seconded by Director Branson that the sitting Mayor Pro Tem on the City Council serve as the Vice Chair, the former Mayor Pro Tem serve as Secretary, and the current City Secretary serve as Assistant Secretary for the Board of Directors of Reinvestment Zone Number One, City of Friendswood. The vote was the following:

Ayes: Chair Mike Foreman, Vice Chair Joe Matranga, Secretary John Ellisor, Director Sally Branson, Director Trish Hanks, Director Robert J. Griffon, and Director Brent Erenwert

Nays: None

The item passed unanimously.

B. Consider approving Rules of Procedure of the Board of Directors of Reinvestment Zone Number One, City of Friendswood.

A motion was made by Director Hanks and seconded by Director Branson to approve the Rules of Procedure for Reinvestment Zone Number One, City of Friendswood, as submitted. The vote was the following:

Ayes: Chair Mike Foreman, Vice Chair Joe Matranga, Secretary Brent Erenwert, Director John Ellisor, Director Sally Branson, Director Trish Hanks, and Director Robert J. Griffon

Nays: None

The item passed unanimously.

C. Consider adopting the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Friendswood and submitting such plans to the City Council.

City Manager Morad Kabiri introduced the item recalling that the Reinvestment Zone (TIRZ) Number One was created at the end of 2023, which covers over 100 acres on the Whitcomb Property. He noted that the TIRZ Board is required to adopt and submit a Project Plan and Reinvestment Zone Finance Plan to Council. This plan outlines improvements within the TIRZ that will support private investments on the property.

Mr. Kabiri further relayed that there are two types of project costs: (1) those funded by the Public Improvement District (PID) and (2) those paid for by the TIRZ and/or the City's contribution of \$5 million for drainage improvements. Mr. Kabiri noted that the PID funds come from a special assessment on the private property owners within the boundaries of the PID. The TIRZ sets aside 70% of the property tax increment, post-development, to pay down the PID debt and fund other public improvements not covered by the PID. Mr. Kabiri further noted that the PID recently issued bonds for public improvements and the initial projects. He again emphasizes that the TIRZ Board is required to submit the Financing Plan to the Council and once approved by the Council, the plan becomes effective.

A motion was made by Director Hanks and seconded by Director Branson to approve the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone One, City of Friendswood, and to submit such plans to the City Council. However, there was discussion prior to the vote.

Vice Chair Matranga inquired over the estimated project cost increasing from \$53 million in January to \$90.5 million in the submitted information. Mr. Kabiri explained that the preliminary costs were updated due to finalized engineering and market changes as well as financing costs. He clarified that these costs are below the \$100 million TIRZ cap and are solely paid by PID fees and 70% of the tax increment from properties in the TIRZ.

Vice Chair Matranga additionally asked about the 380-grant noted in the plan. Mr. Kabiri explained that the 380-grant will cover interest costs on an \$8 million fire station, that will be mainly funded by the TIRZ. He noted that the fire station would benefit more than just the TIRZ, and the developer will front the associated costs with an expected reimbursement over 30 years. Vice Chair Matranga sought confirmation that only TIRZ property owners would support the 380-grant. Mr. Kabiri confirmed no taxpayer monies outside of the Whitcomb property would be paying these costs.

Director Griffon then asked about the acreage of the TIRZ and PID, noting that the PID covers 106 acres while in contract the TIRZ now includes 124 acres, and questioned if TIRZ monies could be used for improvements on CCISD property that the City will not own, but instead will only have access to it through the use of a license agreement that can be terminated with cause. Mr. Kabiri explained that when the PID was initially created it was 106 acres, and when the TIRZ was created in December 2023, it was for 124 acres. There were two different acres provided because the PID consist only of the private property owners within the Whitcomb property. He further noted that PID monies can be used for offsite improvements, if they benefit the PID. Mr. Kabiri noted that the added acreage involves 10-acres on the backside of Brookside Intermediate. In order to make this project function, the City needed these 10-acres from Clear Creek Independent School District (CCISD) for the purpose of extending Blackhawk Boulevard, behind Brookside, to Bay Area Boulevard. Mr. Kabiri further stated that CCISD cannot give their property away for free, so the agreement between the two entities is that in return for CCISD giving the City those 10-acres for detention purposes, the City will convert their old CCISD detention pond to ball fields and also build an accesses road from the backside of Brookside to the backside of Bay Area Boulevard. Mr. Kabiri clarified that CCISD will transfer a full property title to the City; however, as the City will not be the entity actually building these improvements, the associated license agreement is between the City and the developer, Madison Development, in order for them to have access to the property in question and be able to complete the necessary improvements. Additionally, there is an electrical easement that CCISD is allowing the developer to utilize in order for them to improve their electrical system that will support the project.

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

Ayes: Chair Mike Foreman, Vice Chair Joe Matranga, Secretary Brent Erenwert, Director John Ellisor, Director Sally Branson, Director Trish Hanks, and Director Robert J. Griffon

Nays: None

The item passed unanimously.

D. Consider approving the TIRZ Development Agreement by and between Madison Development Corp., LLC, the City of Friendswood, and the Reinvestment Zone Number One, City of Friendswood

City Manager Morad Kabiri opened the item with a brief statement about the development agreement as a companion to the existing agreement for the Friendswood City Center Public Improvement District

(PID). He explained that there are certain public improvement projects that are within the Reinvestment Zone (TIRZ) Number One, but outside the PID boundaries. As previously noted, there are public improvement projects outside of the PID boundaries benefiting Clear Creek Independent School District (CCISD), which are part of the exchange for the 10-acres being conveyed to the City.

The agreement establishes the developer's obligations to construct identified public improvements and the conditions for TIRZ reimbursement. Specifically, the developer will provide secondary access to Brookside Intermediate from the extension of Blackhawk Boulevard, and they will also fill the existing CCISD pond to create ball fields and provide detention for Whitcomb and CCISD on the newly acquired 10-acres. Mr. Kabiri noted that the recent bond sales have adjusted some numbers in the agreement, but they remain within the same magnitude. Director Griffon applauded City Attorney Karen Horner on the development agreement and for the safeguards put in place for this development.

A motion was made by Director Branson and seconded by Director Griffon to approve a development agreement by and between Madison Development Corp., LLC, the City of Friendswood, and Reinvestment Zone Number, as submitted. The vote was the following:

Ayes: Chair Mike Foreman, Vice Chair Joe Matranga, Secretary Brent Erenwert, Councilmember John Ellisor, Director Sally Branson, Director Trish Hanks, and Director Robert J. Griffon

Nays: None

The item passed unanimously.

Mayor Foreman announced that having received the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone One, City of Friendswood, the City Council will consider the remaining items noted on this agenda.

9. CITY COUNCIL - FRIENDSWOOD CITY CENTER PID/TIRZ #1

A. Consider an ordinance approving the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Friendswood.

Mayor Foreman noted that the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Friendswood was just approved by them as the TIRZ Board and now they were considering the same as the City Council.

A motion was made by Councilmember Hanks and seconded by Councilmember Erenwert to approve Ordinance No. 2024-36, related to Item 9.A., as received by the Board of Directors of the Reinvestment Zone Number One, City of Friendswood. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF FRIENDSWOOD; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

B. Consider authorizing the Property Conveyance and License Agreement with the Clear Creek Independent School District concerning the conveyance of an electrical easement and property for detention facilities and a license for additional play field space and certain road improvements near Brookside Intermediate School.

City Manager Morad Kabiri noted that this was the action item associated with the conveyance of the 10-acres from CCISD to the City that was discussed previous agenda items.

A motion was made by Councilmember Erenwert and seconded by Mayor Pro Tem Matranga to authorize the Property Conveyance and License Agreement with the Clear Creek Independent School District, as received by the Board of Directors of the Reinvestment Zone Number One, City of Friendswood. The vote was as follows:

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

Nays: Councilmember Robert J. Griffon

The item passed 6-1.

C. Consider authorizing the TIRZ Development Agreement with Madison Development Corp., LLC, and Reinvestment Zone Number One, City of Friendswood.

Mayor Foreman stated that they had approved this development agreement as the TIRZ Board and now they were considering the same as the City Council.

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Branson to authorize the TIRZ Development Agreement with Madison Development Corp., LLC, and Reinvestment Zone Number One, City of Friendswood, as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

D. Consider authorizing the License Agreement Assignment Agreement with Madison Development Corp., LLC, to make certain improvements to property owned by Clear Creek Independent School District.

City Manager Morad Kabiri presented the item and stated that as the City has fee ownership of this property, and upon the execution of this agreement, the City will be extending the license to the developer, in order for them to complete the agreed upon public improvements in the portion of CCISD property that the City is not acquiring. Mr. Kabiri clarified his statement by noting that this conveyance was needed in order for the developer go on CCISD property to fill in the existing detention pond and build ball fields over it. These ball fields will be retained and used the CCISD.

A motion was made by Councilmember Trish Hanks and seconded by Mayor Pro Tem Joe Matranga to authorize the License Agreement Assignment Agreement with Madison Development Corp., LLC, to make certain improvements to property owned by Clear Creek Independent School District, as submitted. The vote was as follows:

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

Nays: Councilmember Robert J. Griffon

The item passed 6-1.

E. Conduct a public hearing on the proposed assessments to be levied against certain property within the boundaries of the Friendswood City Center Public Improvement District.

At 6:37 P.M, Mayor Foreman opened the public hearing and requested that Staff give the Council an overview of the item.

City Manager Morad Kabiri summarized the subject matter of the public hearing for Council. He explained that the hearing was specifically about levying assessments for the Public Improvement District (PID). These assessments are special charges that only private property owners within the PID will pay. The hearing allows these property owners to share their opinions on the assessments. Mr. Kabiri confirms that the required public hearing notice was sent to the newspaper and mailed to property owners within the PID.

At 6:38 P.M., with no one signed up to speak, Mayor Foreman closed this public hearing.

F. Consider authorizing the Friendswood City Center Public Improvement District Reimbursement Agreement with Madison Development Corp., LLC.

City Manager Morad Kabiri relayed this proposed reimbursement agreement facilitates the developer moving forward with the construction and dedication to the City certain public improvements that are not being bonded for connection with the initial phase of the bonds.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to authorize the Friendswood City Center Public Improvement District Reimbursement Agreement with Madison Development Corp., LLC, as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

G. Consider an ordinance approving the Service and Assessment Plan and the Assessment Roll for the Initial Major Improvements of the Friendswood City Center Public Improvement District (the "PID"); levying the Initial Major Improvement Assessments and establishing a lien against certain property within the PID; and containing other provisions related thereto.

City Manager Morad Kabiri opened the item by noting that the preliminary service and assessment plan was approved last month. This month, he noted that there are two separate plans: one for the initial bond issuance and the other for additional bond improvements. He explained that the service and assessment plan supports the bonds being issued for these public improvements. Item 9.G., if approved, will levy assessments to fund debt service for these bonds. The special benefit findings have been met for all improvements.

Councilmember Griffon questioned the terminology presented, referring to the bonds as revenue bonds for Public Improvement District (PID) debt and tax increment revenue bonds, which differ from the PID bonds. Mr. Kabiri clarified that issuing the TIRZ revenue bonds depends on property valuations. If sufficient, they can pay off obligations like the fire station cost sooner. If not, the City will carry the \$1.25 million obligation for the life of the TIRZ. Mr. Kabiri further confirmed that all debt service, whether from PID assessments or 70% of the tax increment, will fund these revenue bonds. Thus, these are PID bonds.

A motion was made by Councilmember Robert J. Griffon and seconded by Mayor Pro Tem Joe Matranga to approve Ordinance No. 2024-37, related to Item 9.G., as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

- H. Consider an ordinance approving the Service and Assessment Plan and the Assessment Roll for the Additional Major Improvements of the Friendswood City Center Public Improvement District (the "PID"); levying the Additional Major Improvement Assessments and establishing a lien against certain property within the PID; and containing other provisions related thereto.**

City Manager Morad Kabiri relayed that the item is for a second series of bonds for the Public Improvement District (PID), expected to be issued in about two years. He stated certain improvements (including the Blackhawk extension, the fire station, and additional items) that are not covered in the initial phase. Councilmember Griffon asked if the additional fire station improvements will be funded by issuing PID bonds. Mr. Kabiri clarifies that only \$1 million of the \$8 million for the fire station will be funded by PID bonds, covering 12%. The remaining 87% will be paid for by 70% of the TIRZ increment created.

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to approve Ordinance No. 2024-38, related to Item 9.H., as submitted. The vote was as follows:

Ayes: Mayor Mike Foreman, Councilmember John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Mayor Pro Tem Joe Matrangola, and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE

PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

- I. Consider an ordinance authorizing the issuance and sale of the City of Friendswood, Texas, Special Assessment Revenue Bonds, Series 2024 (Friendswood City Center Public Improvement District Initial Major Improvements Project) for the purpose of paying a portion of the costs of authorized improvements within such district, and paying the costs of issuance of the bonds, and authorizing execution of all related documents.

City Manager Morad Kabiri introduced the proposed ordinance that improved the terms and conditions for the bonds. Financial Advisor John Robuck from BOK Financial Securities provided a presentation for the item. His presentation covered their successful bond sales with seven orders, double the bonds offered, maintaining a 7% yield and reducing issuance costs by \$500,000. This saved nearly \$1 million in interest. Mr. Robuck outlined the following bond details noting that bonds are set to close November 27th.

Final Sources and Uses of Funds

SOURCES OF FUNDS		Special Assessment Revenue Bonds, Series 2024
Principal Amount of the Bonds		\$ 36,907,000.00
Total Sources of Funds:		\$ 36,907,000.00
USES OF FUNDS		
Project Fund^(a)		\$ 25,598,351.67
Capitalized Interest Fund ^(b)		4,650,282.00
Debt Service Reserve Fund ^(c)		3,051,490.00
Prepayment and Delinquency Fund ^(d)		922,675.00
Administrative Fund		45,000.00
Costs of Issuance		
Underwriter's Discount		1,107,210.00
Bond Counsel Fees & Expenses (<i>Bracewell LLP</i>)		703,605.00
Attorney General Fee (<i>State Of Texas</i>)		9,500.00
Financial Advisor Fee & Expenses (<i>BOK Financial Securities, Inc.</i>)		738,140.00
City PID Administrator (<i>P3 Works</i>)		13,000.00
Appraisal Report (<i>Integra Realty Resources</i>)		40,000.00
Trustee/Paying Agent (<i>Wilmington Trust</i>)		7,000.00
Trustee Counsel (<i>Naman, Howell, Smith & Lee, PLLC</i>)		8,000.00
Official Statement Posting & Printing (<i>ImageMaster, LLC</i>)		4,000.00
Contingency/Miscellaneous		8,746.33
Total Uses of Funds:		\$ 36,907,000.00

(a) Bonds sized to fund total authorized improvements.

(b) Capitalized Interest through September 1, 2026 on the IA#1-A Bonds only.

(c) Debt Service Reserve Fund sized to 100% of Maximum Annual Debt Service.

(d) Prepayment and Delinquency Fund sized at 2.5% of total par amount.

Delivery Date: 11/27/2024

Final Debt Service Requirements

Maturity	Principal	Interest		Total Debt	Less:	PID	Net Debt
		Rate	Interest	Service	Capitalized Interest	Administrative Fee ^(b)	Service Requirements
9/1/2025			\$ 2,066,792	\$ 2,066,792	\$ (2,066,792)	\$ -	\$ -
9/1/2026			2,583,490	2,583,490	(2,583,490)	45,900	45,900
9/1/2027	\$ 468,000	7.00%	2,583,490	3,051,490	-	46,818	3,098,308
9/1/2028	499,000	7.00%	2,550,730	3,049,730	-	47,754	3,097,484
9/1/2029	533,000	7.00%	2,515,800	3,048,800	-	48,709	3,097,509
9/1/2030	570,000	7.00%	2,478,490	3,048,490	-	49,684	3,098,174
9/1/2031	609,000	7.00%	2,438,590	3,047,590	-	50,677	3,098,267
9/1/2032	650,000	7.00%	2,395,960	3,045,960	-	51,691	3,097,651
9/1/2033	695,000	7.00%	2,350,460	3,045,460	-	52,725	3,098,185
9/1/2034	742,000	7.00%	2,301,810	3,043,810	-	53,779	3,097,589
9/1/2035	793,000 ^(a)	7.00%	2,249,870	3,042,870	-	54,855	3,097,725
9/1/2036	847,000 ^(a)	7.00%	2,194,360	3,041,360	-	55,952	3,097,312
9/1/2037	906,000 ^(a)	7.00%	2,135,070	3,041,070	-	57,071	3,098,141
9/1/2038	968,000 ^(a)	7.00%	2,071,650	3,039,650	-	58,212	3,097,862
9/1/2039	1,034,000 ^(a)	7.00%	2,003,890	3,037,890	-	59,377	3,097,267
9/1/2040	1,106,000 ^(a)	7.00%	1,931,510	3,037,510	-	60,564	3,098,074
9/1/2041	1,182,000 ^(a)	7.00%	1,854,090	3,036,090	-	61,775	3,097,865
9/1/2042	1,263,000 ^(a)	7.00%	1,771,350	3,034,350	-	63,011	3,097,361
9/1/2043	1,351,000 ^(a)	7.00%	1,682,940	3,033,940	-	64,271	3,098,211
9/1/2044	1,444,000 ^(a)	7.00%	1,588,370	3,032,370	-	65,557	3,097,927
9/1/2045	1,544,000 ^(a)	7.00%	1,487,290	3,031,290	-	66,868	3,098,158
9/1/2046	1,650,000 ^(a)	7.00%	1,379,210	3,029,210	-	68,205	3,097,415
9/1/2047	1,764,000 ^(a)	7.00%	1,263,710	3,027,710	-	69,569	3,097,279
9/1/2048	1,886,000 ^(a)	7.00%	1,140,230	3,026,230	-	70,960	3,097,190
9/1/2049	2,017,000 ^(a)	7.00%	1,008,210	3,025,210	-	72,380	3,097,590
(a) Bonds callable on September 15, 2034 at par.	9/1/2050	2,157,000 ^(a)	867,020	3,024,020	-	73,827	3,097,847
	9/1/2051	2,306,000 ^(a)	716,030	3,022,030	-	75,304	3,097,334
(b) Initially funded with bond proceeds and assumes a 2.0% annual escalation rate.	9/1/2052	2,466,000 ^(a)	554,610	3,020,610	-	76,810	3,097,420
	9/1/2053	2,637,000 ^(a)	381,990	3,018,990	-	78,346	3,097,336
	9/1/2054	2,820,000 ^(a)	197,400	3,017,400	-	79,913	3,097,313
	Totals:	\$ 36,907,000	\$ 52,744,412	\$ 89,651,412	\$ (4,650,282)	\$ 1,780,564	\$ 86,781,694

Councilmember Griffon asks about capitalized interest for 2025-2026. Mr. Kabiri confirmed that the revenues from the TIRZ and PID will cover 2026 interest, with developers incentivized to expedite work in order to reduce PID assessments. Also, the bonds are tax-exempt but not rated. Mayor Pro Tem Matranga inquired about the bond amount difference. Mr. Robuck attributed that to reduced lowered issuance costs. Mayor Pro Tem Matranga also asked about the Debt Service Reserve Fund, which Mr. Robuck relayed is held by the trustee and earning interest from payments each year.

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve Ordinance No. 2024-39, related to Item 9.I., as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF FRIENDSWOOD, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT

INITIAL MAJOR IMPROVEMENT PROJECT); APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

10. CITY COUNCIL – CITY MANAGER’S REPORT

A. Present an update regarding the City receiving our 36th GFOA Award for Excellence in Financial Reporting for our fiscal year 2023 Annual Comprehensive Financial Report.

City Manager Morad Kabiri recognized and commended the City of Friendswood Finance Department for receiving the GFOA Award for Excellence in Financial Reporting for the 36th consecutive year.

B. Recognize the City’s Finance Department for receiving the Government Treasurer’s Organization of Texas Investment Policy Certification of Distinction for the fifth time in a row.

City Manager Morad Kabiri recognized and commended the City of Friendswood Finance Department and Investment Committee for receiving the Government Treasurers’ Organization of Texas Certification of Distinction for the 5th consecutive year.

C. Receive an update regarding the City of Friendswood earning a 2024 Top Workplace Winner from the Houston Chronicle.

City Manager Morad Kabiri announced that the City of Friendswood was named a 2024 Houston Chronicle Top Workplace among 188 companies from over 5,800 participants.

D. Receive an update regarding the City's upcoming holiday events.

City Manager Morad Kabiri announced the following City of Friendswood Holiday Events:

- *November 7:* Veterans Day lunch at the Senior Program.
- *November 20:* Senior Center Thanksgiving Potluck.
- *November 23:* Blue Santa Softball Tournament.
- *November 28:* Holiday Lighted Trail begins in Stevenson Park.
- *December 7:* Flapjack Fun Run.
- *December 10:* Breakfast with Santa at the Senior Center.
- *December 14:* Santa in the Park.

Mr. Kabiri additionally announced the following Friendswood Library Events:

- *December 2–13:* Christmas Card Drive for Hope Village.
- *November 9:* Astronomy Night.
- *December 9:* Santa at the Library.
- *December 13–14:* Stuffed Animal Sleepover Drop-Off.
- *December 19:* Wonderland Quartet performance.
- *December 20:* Carols with Courtney.
- *January 3–5:* Zaki Con.

E. Present an update regarding the City's Fall Haul event.

City Manager Morad Kabiri relayed the City's Fall Haul event is scheduled for November 9th at Centennial Park, which would include shredding services from 8 A.M. to 12 P.M. as well as E-Waste collection.

F. Receive an update concerning Cit of Friendswood's Resolutions approved by the Membership of Texas Municipal League.

City Manager Morad Kabiri gave updates on the following items discussed at the Texas Municipal League (TML) Policy Summit supported by the City of Friendswood:

- Generators for Nursing Homes
- Street Maintenance Sales & Use Tax Elections
- Speed Limits in Residential Districts
- Protecting Advisory Committee's Personal Information
- Notice of Zoning Map Amendments
- Relocation Assistance

G. Present an overview of the Planning and Zoning Ad Hoc Subcommittee's report regarding parking standards.

City Manager Morad Kabiri relayed the Planning and Zoning Commission reviewed the Parking Ad Hoc Subcommittee's recommendations. They proposed keeping the current parking ordinance as is with allowing flexibility on shared parking, design modifications, and 5% staff deviations.

11. CITY COUNCIL - ORDINANCES & RESOLUTIONS

A. Consider an ordinance amending the City's General budget for Fiscal Year 2024-2025 by approving "Budget Amendment II" and providing for supplemental appropriation and/or transfer of certain funds.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Ordinance No. 2024-40, related to Item 11.A., as submitted. The vote was as follows:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2024-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2024-25, PASSED AND APPROVED AUGUST 26, 2024, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2024-25, BY

APPROVING "BUDGET AMENDMENT II" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE

B. Consider on first reading an ordinance amending Appendix D "Schedule of Fees, Rates, Charges, Deposits, Bonds, and Insurance Amounts" of the Friendswood City Code to update permit fees.

Councilmember Griffon noted that all the fee changes have been combined into one ordinance. He supports adding fees for body-worn camera recordings. He also agrees with the recommended changes for Parks and Recreation facility fees and deposits. However, he opposes increases in automated water meter fees and water utility rates. Councilmember Griffon suggested splitting the items into separate votes, allowing independent decisions on each. Council agreed.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to approve the addition of the fees related to body camera footage, as presented. The vote was as follows:

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

Nays: None

The item passed unanimously.

A motion was made by Councilmember Griffon and seconded by Councilmember Erenwert to amend the Parks and Recreation Facility fees, as presented. The vote was as follows:

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

Nays: None

The item passed unanimously.

Before the vote on the automated water meter fees, Mr. Kabiri reminded Council of the June presentation, highlighting \$140 million in water and sewer CIP projects over the next five years. This included upgrading infrastructure, improving pressure, and obligations to Houston for projects like the Southeast Water Purification Plant, a 42-inch water line, and the Blackhawk Wastewater Treatment Plant. Mr. Kabiri emphasizes the need for revenue bonds to cover these costs and ensure adequate utility system revenue, which are supported through the City's water and sewer rates.

Mr. Kabiri acknowledged that the increased fees may reduce water consumption, but also noted that fluctuations are based on weather conditions. He noted that currently, the City's 90-day water and sewer reserve is in deficit, partly due to rapid obligations to Houston. Mr. Kabiri compared the City of Friendswood's proposed rates, with residents paying \$205 for 20,000 gallons, to nearby cities: Alvin at \$286, Pearland at \$425, and League City at \$188. He stressed the importance of investing in infrastructure

to avoid issues seen in cities like Flint, Michigan, and Jackson, Mississippi, where underfunded utilities led to public health crises.

A motion was made by Mayor Foreman and seconded by Councilmember Branson to amend the fee schedule to update certain fees within the following categories. Automated water meter fees, and water utility rates, consistent with the 2024 utility rate study as presented to the City Council on June 3rd, 2024, and to remove manual water meter fees. The vote was as follows:

Ayes: Mayor Mike Foreman, Councilmember John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, and Mayor Pro Tem Joe Matranga

Nays: Councilmember Robert J. Griffon and Councilmember Brent Erenwert

The item passed 5-2.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FEE SCHEDULE CONTAINED IN APPENDIX D "SCHEDULE OF FEES, RATES, CHARGES, DEPOSITS, BOND AND INSURANCE AMOUNTS" OF THE FRIENDSWOOD CITY CODE (I) TO ADD FEES FOR OBTAINING BODY-WORN CAMERA RECORDINGS CONSISTENT WITH STATE LAW; (II) TO UPDATE CERTAIN PARKS AND RECREATION FACILITY FEES AND DEPOSITS, AUTOMATED WATER METER FEES, AND WATER UTILITY RATES CONSISTENT WITH THE 2024 UTILITY RATE STUDY; AND (III) TO REMOVE MANUAL WATER METER FEES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND THE EFFECTIVE DATE.

12. CITY COUNCIL - CONSENT AGENDA

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve Consent Agenda Items 12.A. and 12.L. The vote was the following:

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

Nays: None

The item passed unanimously.

- A. Consider a resolution designating the Civil Rights Officer and Labor Standards Officer as well as their respective alternates for Community Development Block Grant Projects and for American Rescue Plan Act projects.**

RESOLUTION NO. R2024-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, NAMING A CIVIL RIGHTS OFFICER AND A LABOR STANDARDS OFFICER AS WELL AS THEIR ALTERNATES FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AND AMERICAN RESCUE PLAN ACT PROGRAMS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Consider authorizing a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the Lift Station No. 2 Rehabilitation Project.

This item approved the authorization for a \$405,000 Professional Services Agreement with Kimley-Horn and Associates, Inc., to undertake the Lift Station #2 Rehabilitation Project. The engineering costs for this project will be financed through water and sewer bonds.

Lift Station #2, located at 1308 Deepwood, is a vital part of the City's wastewater infrastructure, managing average monthly flows exceeding 50 million gallons. Lift stations are essential for transporting wastewater from lower to higher elevations, ensuring effective sewage management.

This lift station operates in a harsh environment where exposure to moisture, chemicals, and high levels of corrosion significantly affect the durability of its components. Currently, the underground discharge piping is in poor condition, having undergone previous welded repairs that are no longer sufficient. Due to the age and deterioration of the existing pipes, a comprehensive rehabilitation and reconfiguration of the discharge piping is necessary.

City staff is considering options for an above-ground discharge to enhance accessibility and ease of maintenance, though specific design details are still under development. Additionally, the approved project will address aging and corroded electrical components and controls, ensuring reliable operation in this challenging environment. Kimley-Horn's proposal includes immediate repairs essential for maintaining functionality. City staff acknowledged that further rehabilitation may be necessary in the future to extend the service life and preserve the integrity of the lift station, but this is not part of the current contract with Kimley-Horn.

C. Consider ratifying the City Manager's signature and authorizing an agreement with Westbrook Contractors, LLC for the emergency repair of the sinkhole located at 4443 and 4439 Ravine Drive and the associated sanitary sewer infrastructure.

D. Consider approving the purchase of two 2023 F250, ¾-ton service truck for the Public Works Department through Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 210907.

E. Consider approving the purchase of two 2024 F250, ¾-ton service truck for the Public Works Department through Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 210907.

F. Consider approving the purchase of a 2024 F350, one-ton service vehicle for the Public Works Department through Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 210907.

G. Consider approving the purchase of emergency medical supplies for Life Assist Inc. and Bound Tree Medical LLC, through the Texas Local Government Purchasing Cooperative (BuyBoard) Contract Nos. 698-23 and 702-23.

The City Council approved the purchase of medical supplies and pharmaceuticals for the City of Friendswood's Emergency Medical Services (EMS) in the City's FY 2024-2025 budget. EMS estimates the purchase of said supplies from the following Texas Local Government Purchasing Cooperative (BuyBoard) contract and vendors:

Vendor	BuyBoard Contract No.	Amount Not to Exceed
Life Assist Inc.	698-23 & 704-23	\$85,000
Bound Tree Medical, LLC	704-23	\$70,000
	Total Amount:	\$155,000

These two vendors provide the medical, dental, and ambulatory supplies, and pharmaceuticals required by emergency units to operate effectively. These supplies are critical in the day-to-day field operations of Friendswood EMS and will be purchased as needed throughout the year, which in total will not exceed \$155,000.

BuyBoard is a Texas Local Government Purchasing Cooperative that provides public agencies the opportunity to comply with bidding requirements by utilizing their bid process. Agencies that utilize BuyBoard contracts also receive a 2% rebate on all purchases and also save administrative costs by alleviating the bid process.

H. Consider authorizing the disposal of a decommissioned Friendswood Volunteer Fire Department vehicle through Public Surplus.

I. Consider authorizing a Pension System Contract Amendment with Texas Emergency Services Retirement System on behalf of the Friendswood Volunteer Fire Department to increase the monthly contribution rate for the Department's pension.

This item authorized a contract amendment based upon the attached Texas Emergency Services Retirement System (TESRS) Contribution Change Request form. This is the volunteer pension program that Friendswood Volunteer Fire Department (FVFD) provides for its volunteer membership. By state statute, the contract with TESRS requires the City of Friendswood to participate as the governing body.

This amendment to the contract increases the current pension by \$12.00 per month per volunteer, moving the pension amount from \$156.00 to \$168.00 per month per volunteer. The change became effective October 1, 2024.

The costs for this increase are incorporated within the Department of Emergency Services FY 2025 annual budget as currently proposed. As such, signing this amendment does not further increase city costs.

J. Consider authorizing the Friendswood Downtown Economic Development Corporation to expend funds for the design and placement of artwork on traffic control boxes in the City of

Friendswood's Downtown District and authorizing an Art Services Agreement with UP Art Studio, LLC, for such services.

On September 10, 2024, the Friendswood Downtown Economic Development Corporation (the "FDEDC") authorized, subject to the City Council's approval, the expenditure of up to \$36,000 to fund an Art Services Agreement (the "Agreement") between the City of Friendswood and UP Art Studio, LLC (the "Company").

Under this Agreement, the Company shall provide turn-key services for all phases of the installation of mini-murals approved by the City on twelve (12) traffic boxes in the downtown area. The Company shall work with Keep Friendswood Beautiful ("KFB") in selecting artists and reviewing photos and project renderings. Each traffic control box shall be primed and painted and shall have a graffiti-proof coating. The cost for each box is \$3,000. One-half of the total contract amount will be due within thirty (30) days after receiving an invoice therefor but is subject to recapture by the City. The remaining amount will not be paid until thirty (30) days after the later of (i) all of the mini-murals are completed and accepted by the City or (ii) receipt of an invoice.

Please note that the installation of the artwork is contingent upon receiving TxDOT authorization of the Project -- the general form of which is attached to this agenda item. Once the exhibits are complete, the TxDOT agreement will be submitted to the City Council for its final approval.

K. Consider approving the ad valorem tax report for September 2024.

L. Consider approving the minutes of the City Council Regular Meeting held on October 7, 2024.

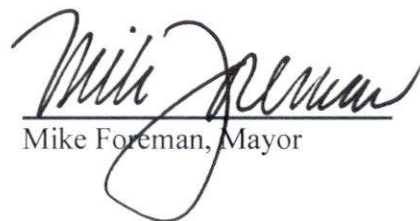
13. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the November 4, 2024, City Council Regular Meeting at 7:08 P.M.

Attest:


Leticia Brysch, City Secretary




Mike Foreman, Mayor

Attest:


Mike Foreman, Chair

Leticia Brysch, Assistant Secretary