



**CITY COUNCIL REGULAR MEETING
MONDAY, MARCH 3, 2025, 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 Pledge and State of Texas Pledge.

4. COUNCIL FOR A DAY

- A. Consider a proclamation declaring March 7, 2025, as Westwood Elementary School Day in the City of Friendswood, Texas.

5. COUNCIL COMMENTS AND REPORTS

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

6. PUBLIC COMMENT

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 to place an item on a future agenda. During public comment, the public shall comply with the Council's rules of decorum.

7. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

- A. Present the City of Friendswood Five Star Spirit Award for the Fourth Quarter of 2024 to Daniel Franks, a Senior Sign Technician in the Public Works Department.

8. COMMITTEES OR SPECIAL REPORTS

- A. Receive the Planning and Zoning Commission Annual Report.
B. Receive the Zoning Board of Adjustments Annual Report.

9. WORK SESSION TOPIC

- A. Receive a presentation on the City of Friendswood Master Drainage Plan Study Goals.

10. CITY MANAGER'S REPORT

- A. Present an update regarding the City's Touch-A-Truck and Winter Weather Event that was held on Saturday, February 8, 2025.
B. Present an update regarding the City's Finance Department receiving their 22nd GFOA Distinguished Budget Presentation Award.

- C. Recognize Engineering Director, Jil Arias, for serving as a panelist for a discussion on Coastal City/Authority Resiliency at the 2025 Water Environment Association of Texas (WEAT) Half-Day Seminar on February 13, 2025.
- D. Recognize Director of Community Development/Planner Aubrey Harbin, for being a presenter at the City Planner Panel hosted by Stewart Title League City on February 19, 2025.
- E. Recognize GIS Manager Diana Lopez for being selected to participate as a panelist at the TAGITM conference in Lewisville, Texas on February 27, 2025.
- F. Recognize the Friendswood Library for receiving the Texas Municipal Library Directors Association's Achievement of Excellence in Libraries Award for 2024.
- G. Highlight the upcoming "Camelot Beckons" Friends of the Library Gala scheduled for Saturday, March 8, 2025.
- H. Highlight the upcoming Youth Sports Day event scheduled for Saturday, March 29, 2025.

11. DISANNEXATION OF UNIMPROVED PROPERTY AND PORTIONS OF FM 528

- A. Conduct a public hearing concerning the proposed the proposed disannexation of (i) approximately 130 acres located along FM 528 at the easternmost city limits, being out of the Thomas Choate League, Abstract 12; the August Whitlock Survey, Abstract 793; the Robert Wilson Survey, Abstract 88; and the John Dickinson Survey, Abstract 15, Friendswood, Harris County, Texas and (ii) portions of FM 528 located adjacent thereto and extending eastward approximately 0.67 miles.
- B. Consider on first reading an ordinance disannexing (i) approximately 130 acres located along FM 528 at the easternmost city limits, being out of the Thomas Choate League, Abstract 12; the August Whitlock Survey, Abstract 793; the Robert Wilson Survey, Abstract 88; and the John Dickinson Survey, Abstract 15, Friendswood, Harris County, Texas and (ii) portions of FM 528 located adjacent thereto and extending eastward approximately 0.67 miles.
- C. Consider an Interlocal Agreement with the City of League City for Friendswood to disannex and for League City to annex (i) approximately 130 acres located along FM 528, Harris County, Texas, at the easternmost limits of the Friendswood and (ii) portions of FM 528 located adjacent thereto and extending eastward approximately 0.67 miles therefrom.

12. FALLING LEAF RANCH PUBLIC IMPROVEMENT DISTRICT

- A. Consider authorizing the Professional Services Payment Agreement with JMK5 Falling Leaf, LLC, for expenses associated with a public improvement district and a tax increment reinvestment zone concerning approximately 117.506 acres of land located within Reinvestment Zone Number Two, City of Friendswood.
- B. Consider authorizing an Agreement for a Public Improvement District and Tax Increment Reinvestment Zone Administration Services with P3Works LLC, for a proposed development within Reinvestment Zone Number Two, City of Friendswood.
- C. Consider a resolution accepting the Falling Leaf Ranch Public Improvement District Petition concerning approximately 117.506 acres located southeast of Stonewall Pass Lane, southwest of Baker Road, northeast of Janet Lane, and northwest of Wilderness Trails, Friendswood, Galveston County, Texas, and calling a public hearing on the advisability of the proposed improvements.
- D. Consider authorizing a Development Agreement with JMK5 Falling Leaf LLC, for the Falling Leaf Ranch Development.

13. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider on the second and final reading an ordinance amending Appendix D "Schedule of Fees, Rates, Charges, Deposits, Bond and Insurance Amounts" of the Friendswood City Code to update fees for "Buildings and Building Regulations," "Peddlers, Solicitors, Canvassers and Itinerant Vendors," "Wrecker Service Towing Fees," and "Credit Card Payment Processing Convenience Fees."
- B. Consider on the second and final reading an ordinance amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 4 "Community and Economic Development Committee," Section 2-41(b) "Membership" of the Friendswood City Code to add two new positions to the committee and establishing terms of office for the newly created positions in order to effectively stagger the terms of the Committee's members.
- C. Consider an ordinance authorizing the issuance and sale of the City of Friendswood, Texas, Waterworks and Sewer System Revenue Bonds, Series 2025; providing for the security of the bonds; authorizing the execution and delivery of a paying agent/registrar agreement; approving an official statement; and enacting other provisions relating to the subject.
- D. Consider an ordinance amending the City's General Budget for Fiscal Year 2024-2025 by approving "Budget Amendment VI" and providing for supplemental appropriation and/or transfer of certain funds.

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 Councilmember 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 adopting an electronic signature policy for the City of Friendswood.
- B. Consider a resolution authorizing the Galveston County Mosquito Control District to use aerial application methods for the purpose of mosquito control within the Galveston County portion of the City of Friendswood.
- C. Consider a resolution authorizing funding for the Harris County Precinct 2 Partnership Application for the Bay Area Boulevard Rehabilitation & Subgrade Stabilization Study.
- D. Consider a resolution authorizing funding for the Harris County Precinct 2 Partnership Application for the Lift Station No. 27 Capacity Expansion Project.
- E. Consider a resolution adopting the City of Friendswood Parks and Trails Master Plan.
- F. Consider a resolution suspending the April 19, 2025, effective date of the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, to implement interim GRIP rate adjustments in the Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas for gas utility investments in 2024.
- G. Consider declaring an emergency and authorizing the City Manager to negotiate and enter into a construction contract to address certain outstanding matters associated with the Blackhawk Boulevard Reconstruction Phase II Repackage B Project.
- H. Consider authorizing the purchase and installation of three (3) traffic cabinets along Sunset Drive from Paradigm Traffic Systems, Inc., through the BuyBoard.
- I. Consider accepting the 2020 Lift Station Mitigation Package 2/Harvey Lift Station Repairs & Mitigation Project and authorizing the commencement of the contractor's one-year maintenance period.

- J. Consider accepting the 2020 Lift Station Mitigation Package 3/Harvey Lift Station Repairs & Mitigation Project and authorize the commencement of the contractor's one-year maintenance period.
- K. Consider accepting the Fire Station No. 2 Reconstruction and Training Field Upgrades Project and authorizing the commencement of the contractor's one-year maintenance period.
- L. Consider accepting the Red Ball Oxygen Waterline Improvements Project and the commencement of the contractor's one-year maintenance period.
- M. Consider ratifying the City Manager's signature and authorizing the emergency purchase of two new 45HP pumps for Lift Station No. 2.
- N. Consider ratifying the City Manager's signature and approving a Request for Consent and Authorization of Proposed Modifications by American Tower on behalf of AT&T Mobility, to the installation of equipment at the Communications Facility located at 1606 Whitaker Drive, Friendswood, Texas, 77546-5403.
- O. Consider authorizing a contract with the Friendswood Historical Society for the maintenance and preservation of historical sites in the City.
- P. Consider authorizing a Grant Administration Services Agreement with GrantWorks, Inc., for compliance and management services associated with the American Rescue Plan Act Grants (RFP 2025-01).
- Q. Consider appointing Jeff Smith to the Construction Board and Adjustment and Appeals to complete an unexpired term effective immediately and ending on June 30, 2026.
- R. Consider approving the ad valorem tax report for January 2025.
- S. Consider approving the minutes of the City Council Regular Meeting held on February 3, 2025.

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.

16. ADJOURNMENT

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

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



Leticia Brysch, City Secretary

Posted in compliance with the Open Meetings Act on this 28th day of February 2025, at 5:30 p.m.

