

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
MARCH 3, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, MARCH 3, 2025, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE 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

1. CALL TO ORDER

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

2. INVOCATION

The invocation was led by Pastor Mike Cervantes of New Hope Church Friendswood

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 March 7, 2025, as Westwood Elementary School Day in the City of Friendswood.

Mayor Foreman introduced the students and teachers from Westwood 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. The participants included the following:

Position	Student Name	Teacher Name
Councilmember 1 (Ellisor)	Lincoln Robey	Mrs. Hubbell
Councilmember 2 (Branson)	Lucy Holland	Mrs. Trahan
Councilmember 3 (Hanks)	Frankie Liashek	Mrs. Owen

Position	Student Name	Teacher Name
Councilmember 4 (Griffon)	Lucy Costa	Mrs. Motter
Councilmember 5 (Matranga)	Michaela Olp	Mrs. Smiley
Councilmember 6 (Erenwert)	Channing Frost	Mrs. Sucich
City Attorney (Horner)	Lincon Robey	Mrs. Hubbell
City Manager (Kabiri)	Sanveer Bridgemahon	Mrs. Collins
City Secretary (Brysch)	Sadie Daniel	Mrs. Register

A motion was made by Councilmember Lincoln Robey (John Ellisor) and seconded by Councilmember Lucy Holland (Sally Branson) proclaiming March 7, 2025, as Westwood Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Cash Allen (Mike Foreman), Councilmember Frankie Liashek (Trish Hanks), Councilmember Lincoln Robey (John Ellisor), Councilmember Lucy Holland (Sally Branson), Councilmember Lucy Costa (Robert J. Griffon), Councilmember Michaela Olp (Joe Matranga) and Councilmember Channing Frost (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 6:00 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 highlighted the upcoming second annual Small Business Week and shared feedback gathered from local business owners as to what they did well last year and what they can improve this year. She urged everyone to join the week-long activities and thanked Staff and the Community and Economic Development Committee (CEDC) for their support.

Councilmember Hanks shared she attended a community-wide meeting on social ministries as a representative of the City. She noted there are several food pantries operating in the community. She said attendees praised and thanked the City's Staff such as EMS, Fire, and Police, for aiding people in need and everyone was very impressed with everything that the City was doing. She further announced the upcoming library gala, that there were only a few tickets left to purchase if you wished to attend and thanked the many volunteers that were putting it all together. Being that there are some items on the agenda that pertain to the fire station, she expressed that hopefully staff will schedule a tour of the newly renovated fire station soon.

Councilmember Griffon spoke about his father's recent passing and thanked Emergency Medical Services (EMS) for their quick response. Mayor Foreman, on behalf of the Council and City Staff, offered condolences to Councilmember Griffon. He commented that Pappy, Griffon's father, was a great man and will be missed.

6. PUBLIC COMMENT

Mayor Foreman announced the following citizens had signed up to provide public comments to Council.

Ms. Katherine Hale, who lives in Wilderness Trails, asked the Council to either remove or table Item 12 regarding the Falling Leaf Ranch Public Improvement District (PID). She mentioned concerns about the proposed Friendswood Parkway expansion, which has once again moved behind Wilderness Trails, and noted it had been voted down as part of a bond election years ago. The path had been moved west, but was moved back to its original location as part of a settlement agreement after the City was sued by a property owner. She asked the Council to postpone the item, or to slow down and do further research, but for them to really listen to the voters that are being affected by this development.

Mr. Randy Hale had the City Secretary pass out a handout to City Council, then spoke before the Council to clarify he was not opposed to any good commercial or residential development in the City of Friendswood if it was done with developers' dollars and not with their current or future tax dollars. Thus, he opposed Item 12 related to the PID bond debt. He asked several questions, as listed in the handout provided to Council members, regarding how the Friendswood Parkway is being funded and if the cost would be covered by the PID bond debt money.

Mr. Michael Ross spoke before the Council to announce his candidacy for Councilmember Position No. Six. As he is a developer with experience in public finance districts such as PIDs and TIRZ, he also criticized the current Falling Leaf Ranch PID structure. His main concern is the exemption that was placed in the development agreement that is giving the developer the ability to proceed with the project without a public bid. He warned that failed PID bonds can harm the City's credit by this structure. He asked the Council to explore other options and to table the item as the developers should have the financial wherewithal to do a project without having this development funded by the PID's selling bond in advance.

Ms. Kathy Adler-Baugh raised her concerns over the access plan for the potential proposal of Lundy Park in the City's Parks Master Plan. She was worried about using her street, El Dorado, as park access and asked the Council to consider other options as several of her neighbors as well have expressed, they do not feel this is a reasonable plan.

Ms. Penny Dunn spoke before the Council and also expressed concerns about using El Dorado to access the proposed Lundy Park, especially due to it potentially having a BMX (skate park) which will be built behind her property. She feared an increase in crime, traffic, and noise and that is not something they want in their neighborhood. She urged the Council to vote against it.

Ms. Lorrie Foreman wished to thank the City staff for helping with the Mardi Paws Parade as this is the second year that they have held this event. She said their numbers tripled from the previous year and praised the City staff for helping with additional signage and coordination support. She highlighted partnerships with local nonprofits for the event and appreciated the City's overall effort to boost it.

Ms. Katie Chandler, owner of the Friendswood Scoop, spoke before the Council to request clearer rules for outdoor sales and mobile vendors. She urged for city policies that encourage small businesses. She compared Friendswood's approach to neighboring cities and asked for more cooperation from Staff and Council, a partnership.

Ms. Evelyn Timmins spoke to Council over the Lundy Park proposal. She opposed large sports facilities on that property and cited concerns about traffic, sewage, and safety. She asked the Council to reconsider the entire plan.

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.

City Manager Morad Kabiri opened the item explaining the significance of the Five Star Spirit Award. He relayed that Mr. Daniel Franks joined the City less than a year ago. He praised Mr. Franks' kind actions on New Year's Eve where he stopped to help an elderly man retrieve his fallen tools. Mr. Kabiri commended Mr. Franks for showing strong character. Mr. Franks expressed gratitude for the nomination.

8. COMMITTEES OR SPECIAL REPORTS

A. Receive the Planning and Zoning Commission Annual Report.

Planning and Zoning Commission Chairman Tom Hinckley presented the 2024 Commission Annual Report to Council. He reported that the Commission approved 11 preliminary plats, including: Friendswood City Center, Zeller Estates, and Sherry Lane Street Dedication. He noted that two preliminary plat extensions were approved for Georgetown Section 1 and Sherry Lane Street Dedication.

Mr. Hinckley continued by reporting that nine final plats or replats were approved. He listed projects such as Sedora Acres, Castle Narnia Way, Zeller Estates, Goodwin Estate, AJ Estates, Sterling Falls Wedding Venue, Monte Bello, Block 2 Lot 12, and two sections of Friendswood Trails. Moreover, four commercial site plans were approved for Riverstone, Montessori, Friendswood Scoop Shop, Castle Biosciences, and Hardball Academy. He added that one amendment or extension was approved for 104 Whispering Pines Avenue concerning façade change.

Mr. Hinckley then discussed zoning changes and master plans. He said that the Commission developed recommendations on five zoning changes with all being positively recommended. He listed changes at 2600 S Friendswood Dr, a 5.6761-acre project on W Parkwood Ave, FM 528 changes for Clear Creek Community Church, a change at 3111 W Parkwood Ave, and a change at 650 and 800 N Friendswood Dr. He also mentioned a master plan amendment for Georgetown Subdivision. Next, he said that recommendations for three ordinance changes were developed. He noted that one amendment replaced the official zoning map, another amended Section 3 and Section 9 of the zoning ordinance, and a third vacated a public water line easement in Joyful Park Subdivision.

Mr. Hinckley then summarized key 2024 commission activities. The Commission held 16 meetings, one retreat, and numerous subcommittee meetings. He said they replaced the official zoning map and updated the map procedures. They amended the zoning ordinance and provided a recommendation to City Council following the Parking Ad Hoc Subcommittee. The Commission additionally amended their Rules of

Procedure, discussed mobile vendor possibilities, and removed LED window lighting from all businesses with Code Enforcement's help. He noted that two commissioners attended the American Planning Association (APA) Texas Conference and that they held a retreat to establish and prioritize goals.

Lastly, Mr. Hinckley outlined key projects for 2025. He said the Commission will work with Staff and City Council to update the Comprehensive Plan. They will update the Zoning Ordinance to incorporate missing sections and review regulations for commercial activities, special events, and outdoor sales. They will review regulations for accessory structures and monitor development along FM 528 for micro zoning possibilities. They will also review and recommend updates to the Design Criteria Manual for Downtown District Amenities. They will review planning topics and determine if ordinances are necessary for drones and aerial taxis, monitor Texas Legislative Session changes, and plan training on various planning topics.

B. Receive the Zoning Board of Adjustments Annual Report.

Mayor Foreman noted the Zoning Board of Adjustments' Annual Report was within the Council's agenda packet and considered the item received.

9. WORK SESSION TOPICS

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

Engineering Director Jill Arias introduced Mr. Jason Becker from Halff Associates who outlined the Master Drainage Plan's overall vision to Council. He noted the plan updates a 2007 study and emphasized analyzing both current and future flood risk. Thus, the plan will identify potential drainage projects.

- ***Goals and Outcomes*** – The plan reduces flood risk and boosts the City of Friendswood's resilience. It will guide City decisions and long-term planning as it creates a centralized database for drainage information. Mr. Becker noted it delivers a road map for project implementation.
- ***Scope and Tasks*** – The study covers about 21 square miles. Mr. Becker said nine sub-watersheds will be reviewed in coordination with stakeholders and public outreach. He listed tasks, such as: modeling, data collection, and project development.
- ***Drainage Criteria Updates*** – Mr. Becker said they will review current ordinances and design standards. He mentioned they may recommend revisions or additions so they may be effective and modern.
- ***Flood Risk Web Map*** – An online flood risk tool. Mr. Becker noted the web map will show existing and future flood risks. The tool will have both public and internal access.
- ***Schedule*** – The study is scheduled to end by May 2026. Mr. Becker said workshops will occur throughout the process to gather input on existing conditions and project recommendations.

The Councilmembers then asked questions about drainage in certain subdivisions. They stressed focusing on local issues that the City controls. For example, they noted that Clear Creek is managed by other agencies. Mr. Becker took this into account and thanked everyone for their questions and comments. The Mayor thanked Mr. Becker and Mr. Arias for the presentation.

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.

City Manager Morad Kabiri opened his report on the City's Touch-A-Truck and Winter Weather Event on February 8, 2025, which was the very first one in Friendswood's history. He stated that it was a community event that engaged many residents and was a huge success. They had over 2,500 attendees and have already been asked to do another event next year, which will be even bigger and better so stay tuned. He thanked all of the City staff for their participation and support.

B. Present an update regarding the City's Finance Department receiving their 22nd GFOA Distinguished Budget Presentation Award.

City Manager Morad Kabiri recognized the City's Finance Department for receiving their 22nd Government Finance Officers Association (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 Associations of Texas (WEAT) Half-Day Seminar on February 13, 2025.

City Manager Morad Kabiri recognized Engineering Director Jil Arias for serving as a panelist at the 2025 Water Environment Association of Texas 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.

City Manager Morad Kabiri recognized Community Development Director Aubrey Harbin for presenting 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.

City Manager Morad Kabiri recognized GIS Manager Diana Lopez for being selected as a panelist at the Texas Association of Governmental Information Technology Managers (TAGITM) Conference in Lewisville, Texas on February 27, 2025, which was a ticketed event that was sold out within a few minutes.

F. Recognize the Friendswood Library for receiving the Texas Municipal Library Directors Association's Achievement of Excellence in Libraries Award for 2024.

City Manager Morad Kabiri mentioned that the Friendswood Library received the Achievement of Excellence in Libraries Award from the Texas Municipal Library Directors Association for 2024. He noted that only 102 out of 542 libraries earned this honor, marking Friendswood's 11th consecutive year of recognition.

G. Highlight the upcoming "Camelot Beckons" Friends of the Library Gala scheduled for Saturday, March 8, 2025.

City Manager Morad Kabiri announced that the Friends of the Library Gala, themed "Camelot Beckons," is scheduled for Saturday, March 8, 2025. He noted that tickets are on sale and encouraged community attendance to support the event in order to raise funds for the library. It is a fun evening, and the library becomes a magical place. You'll be impressed with the decor and the atmosphere.

H. Highlight the upcoming Youth Sports Day event scheduled for Saturday, March 29, 2025.

City Manager Morad Kabiri noted that Youth Sports Day will be held on Saturday, March 29, 2025, starting at 9:00 a.m., at Renwick Park. He stated that it promises a day of fun and community engagement.

Furthermore, City Manager Morad Kabiri noted that, as Councilmember Branson mentioned earlier in the meeting during Council comments, Small Business Week will be held May 4th through May 10th, and they will increase advertising as they get closer to May but encourage everyone to stay tuned and to engage. Additionally, he commented that Fire Station Two is on the consent agenda this evening for acceptance into the one-year maintenance period and there will be a ribbon cutting and a tour of that facility coming up shortly, so they are coordinating with the Volunteer Fire Department to get that date scheduled. Lastly, Blackhawk Boulevard reconstruction is on consent as well and as they've notified Council and the residents out on Blackhawk, they have run into an issue with the prime contractor, their inability to complete the project as contracted and so they have had to call on their surety bonds. The item that's under consent is an emergency contract to button up the project and get some of the low hanging fruit addressed as they incorporate the final phase or the remaining task into the final phase of the construction. Due to the difficult situation, he expressed empathy to the community, especially the property owners being affected by it. He noted the third and final phase of the project is being redesigned and engineering plans expanded to accommodate any additional issues in order to get appropriate bids.

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.**

At 7:04 P.M. Mayor Foreman opened the public hearing and request that staff give the Council an overview of the item.

City Manager Morad Kabiri summarized the subject matter of the hearing for Council. The owner of the property in question wants 50-foot lots and a Municipal Utility District (MUD). Mr. Kabiri noted that the City typically does not allow MUDs. Thus, the developer spoke with League City about a boundary swap. The City would forgo the Avalon tax-split agreement and Mr. Kabiri recommended the disannexation.

At 7:08 P.M., with no one signed up to speak, Mayor Foreman closed this public hearing.

- 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.**

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to authorize the first reading an ordinance disannexing (i) approximately 130 acres, related to Item 11.B. The vote was as follows:

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

Nays: None

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, MAKING CERTAIN FINDINGS; PROVIDING FOR THE DISANNEXATION OF (I) APPROXIMATELY 130 ACRES LOCATED ALONG FM 528, HARRIS COUNTY, TEXAS, AT THE EASTERNMOST LIMITS OF FRIENDSWOOD AND (II) PORTIONS OF FM 528 LOCATED ADJACENT THERETO AND EXTENDING EASTWARD APPROXIMATELY 0.67 MILES THEREFROM, WHICH SAID TERRITORY LIES WITHIN THE PRESENT BOUNDARY LIMITS FOR THE CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

- 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.**

A motion was made by Councilmember Branson and seconded by Councilmember Matranga to authorize an Interlocal Agreement with the City of League City for Friendswood to disannex and for League City to annex (i) approximately 130 acres, related to Item 11.C. The vote was as follows:

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

Nays: None

The item passed unanimously.

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.**

City Manager Morad Kabiri said the agreement allows the City to be reimbursed for consultant costs. He noted the developer must maintain a \$50,000 escrow fund to ensure that the City has funds to cover their representation on this effort. He noted the administrator would be P3Works, who represents the City on Friendswood City Center in Tax Increment Reinvestment Zone and Public Improvement District Number One, then on the legal side, Bracewell. Council Member Griffon asked if P3Works will protect the City's best interests. He received confirmation that P3Works audits expenses.

A motion was made by Councilmember Matranga and seconded by Councilmember Branson to authorize a 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. The vote was the following:

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

Nays: None

The item passed unanimously.

- 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.**

City Manager Kabiri explained this agreement hires P3Works to manage the Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ). He said their fees are covered by the developer and this mirrors the Friendswood City Center approach.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to authorize 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. The vote was the following:

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

Nays: None

The item passed unanimously.

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.

City Manager Kabiri noted accepting the petition does not create the Public Improvement District (PID) it only sets a future public hearing. He referenced the process used for Friendswood City Center PID. He encouraged Council to move the step forward, to have the public hearing, to allow the public the opportunity to review the proposed improvements that are out there and to come in and voice their opinion.

A motion was made by Councilmember Erenwert and seconded by Councilmember Branson approving Resolution No. R2025-07, related to Item 12.C., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ACCEPTING A PETITION FOR THE ESTABLISHMENT OF THE FALLING LEAF RANCH PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING ON THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF FRIENDSWOOD; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

D. Consider authorizing a Development Agreement with JMK5 Falling Leaf LLC, for the Falling Leaf Ranch Development.

City Manager Morad Kabiri introduced the item to Council. He explained that the Development Agreement with JMK5 Falling Leaf LLC covers infrastructure improvements and environmental obligations.

Council Member Griffon raised concerns about payments to contractors, vendors, and lenders. He questioned whether the agreement adequately protected the City's interests. He moved to table the item and was seconded by Council Member Ellisor. The vote to table the item was as follows:

Ayes: Councilmember Robert J. Griffon and Councilmember Brent Erenwert

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

The motion to table failed.

Developer Jerome Karam and Attorney Jonathan Frels from Bracewell clarified issues regarding assignments to lenders and responsibilities for vendor payments. They stressed that the agreement was similar to past agreements the City had approved.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to authorize a Development Agreement with JMK5 Falling Leaf LLC, for the Falling Leaf Ranch Development, related to Item 12.D. The vote was as follows:

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

Nays: Councilmember Robert J. Griffon and Councilmember Brent Erenwert

The item passed.

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."

A motion was made by Councilmember Hanks and seconded by Councilmember Erenwert to approve Ordinance No. 2025-06, related to Item 13.A., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-06

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 TO UPDATE FEES FOR (I) BUILDING AND BUILDING REGULATIONS; (II) PEDDLERS, SOLICITORS, CANVASSERS AND ITINERANT VENDORS; (III) WRECKER SERVICE TOWING FEES; AND (IV) CREDIT CARD PAYMENT PROCESSING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND THE EFFECTIVE DATE.

- B. Consider 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.**

A motion was made by Councilmember Branson and seconded by Councilmember Erenwert to approve Ordinance No. 2025-07, related to Item 13.B., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 2 "ADMINISTRATION," ARTICLE II "BOARDS, COMMITTEES AND COMMISSIONS," DIVISION 4 "COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE," SECTION 2- 41 "CREATED; MEMBERSHIP," SUBSECTION (B) "MEMBERSHIP" OF THE FRIENDSWOOD CITY CODE TO ADD TWO NEW POSITIONS TO THE COMMITTEE; ESTABLISHING TERMS OF OFFICE FOR THE INITIAL APPOINTMENTS OF THE NEWLY CREATED POSITIONS TO EFFECTIVELY STAGGER THE TERMS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND THE EFFECTIVE DATE.

- 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.**

City Manager Morad Kabiri introduced the item to Council as the City intended to issue Waterworks and Sewer System Revenue Bonds, Series 2025. He explained the bonds would be secured and a paying agent/registrar agreement would be executed.

Financial Advisor John Robo then presented a bond market update. He said the final interest rate was 4.172% and further noted that the City's rating was AA- but was upgraded with insurance. The upgrade cost \$35,000 and saved the City \$265,000. The issuance would generate \$20.5 million in proceeds and the rate was noted to be lower than originally estimated, saving the City about \$1.5 million in interest. He also noted the closing date was March 27, 2025. The Councilmembers lastly asked clarifying questions about the bond rating prior to voting on the item.

A motion was made by Councilmember Matranga and seconded by Councilmember Griffon to approve Ordinance No. 2025-08, related to Item 14.C., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF 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; AND PROVIDING AN EFFECTIVE DATE.

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.

A motion was made by Councilmember Branson and seconded by Councilmember Matranga to approve Ordinance No. 2025-09, related to Item 14.D., as submitted. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-09

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 VI" 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.

14. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Councilmember Erenwert to approve Consent Agenda Items 14.A. and 14.S. 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 adopting an electronic signature policy for the City of Friendswood.

RESOLUTION NO. R2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE ELECTRONIC SIGNATURE POLICY IN ACCORDANCE WITH THE UNIFORM ELECTRONIC TRANSACTIONS ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

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.

RESOLUTION NO. R2025-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING AERIAL SPRAYING OVER THE GALVESTON COUNTY PORTION OF THE CITY OF FRIENDSWOOD BY THE GALVESTON COUNTY MOSQUITO CONTROL DISTRICT FOR ITS COUNTY-WIDE MOSQUITO CONTROL PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

C. Consider a resolution authorizing funding for the Harris County Precinct 2 Partnership Application for the Bay Area Boulevard Rehabilitation & Subgrade Stabilization Study.

RESOLUTION NO. R2025-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) FOR THE HARRIS COUNTY PRECINCT 2 PARTNERSHIP APPLICATION FOR THE BAY AREA BOULEVARD REHABILITATION AND SUBGRADE STABILIZATION STUDY; DESIGNATING THE MAYOR AS THE CITY'S REPRESENTATIVE FOR ALL PURPOSES ASSOCIATED WITH THE HARRIS COUNTY PRECINCT 2 PARTNERSHIP APPLICATION; AND PROVIDING AN EFFECTIVE DATE.

D. Consider a resolution authorizing funding for the Harris County Precinct 2 Partnership Application for the Lift Station 27 Capacity Expansion Project.

RESOLUTION NO. R2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING FUNDING IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED THIRTY THOUSAND FIFTY AND NO/100 DOLLARS (\$430,050.00) FOR THE HARRIS COUNTY PRECINCT 2 PARTNERSHIP APPLICATION FOR THE LIFT STATION NO. 27 CAPACITY EXPANSION PROJECT; DESIGNATING THE MAYOR AS THE CITY'S REPRESENTATIVE FOR ALL PURPOSES ASSOCIATED WITH THE HARRIS COUNTY PRECINCT 2 PARTNERSHIP APPLICATION; AND PROVIDING AN EFFECTIVE DATE.

E. Consider a resolution adopting the City of Friendswood Parks and Trails Master Plan.

RESOLUTION NO. R2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING THE CITY OF FRIENDSWOOD PARKS AND TRAILS MASTER PLAN; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE.

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.

RESOLUTION NO. R2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, 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 – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM RATE ADJUSTMENTS UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM FOR GAS UTILITY INVESTMENT IN 2024; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 authorizing 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 authoring 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.

At 7:59 P.M., Mayor Foreman recessed and convened into 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.

At 8:46 P.M., Mayor Foreman reconvened the meeting and announced that, in accordance with Section 551.102 of the Texas Government Code, no action was taken in the Executive Session.

16. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the March 3, 2025, City Council Regular Meeting at 8:47 P.M.


Mike Foreman, Mayor

Attest:

Leticia Brysch, City Secretary

