

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
MAY 5, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, MAY 5, 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 Chaplain Moe May of Friendswood Police Department.

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 COMMENTS AND REPORTS

A. Highlight event activities for Small Business Week, May 4-10, 2025.

Mayor Foreman opened the item inviting the Councilmembers to provide their comments and reports. Councilmember Branson highlighted the following Small Business Week event activities as follows:

- May 5th – Hope Village: Keynote & Networking with HEB Vice President
- May 6th – Summer Moon: Kick-off Event
- May 7th – Friendswood Library: Presentations
- May 9th – Professional Headshots: DC Stanley

Councilmember Ellisor shared about a recent boat tour he took on Clear Creek with Friendswood PD. He noted the creek has changed since 1977 and is now safe and enjoyed. Councilmember Hanks commented on attending the Inspira fundraiser banquet and said it was a great philanthropy that churches

support and does wonderful work. Councilmember Griffon spoke about the Cinco de Mayo celebration at the Senior Activity Center. He praised the event, the mariachi band, and the ongoing work of the City's Parks and Recreation Department. He also congratulated Mr. Michael Ross on running in the election and becoming a new councilmember. Mayor Pro Tem Matranga noted he had attended the Fire Department Awards Banquet and praised Friendswood first responders. He also volunteered at the Friendswood Heritage Gardeners Spring Home Tour and thanked the group and homeowners for their hard work and beautiful yards.

Councilmember Erenwert congratulated Mr. Michael Ross and recognized both candidates for their efforts. He also thanked voters and encouraged continued participation in local elections. Mayor Foreman thanked Chief Rogers for the annual boat ride on Clear Creek and announced Fire Station Number Two is now open. Lastly, he reminded everyone that May 5th is National Astronauts Day.

5. PUBLIC COMMENT

Mayor Foreman relayed the following citizen had signed up to provide a public comment.

Galveston County Commissioner Hank Doogie thanked Councilmember Erenwert for his service and asked Council to support Item 13.E., regarding flood mitigation.

Mr. Don Johnson thanked the Council for supporting the Harris-Galveston Subsidence District with the resolution of Item 13.E. He cautioned about proposed state bills that could take away a large part of the District's authority and urged the Council's continued support.

Mr. Chris Johnson raised concerns about the recently approved Public Improvement District. He said the City should confirm feasibility before moving forward.

Mr. Jacob Finon thanked the Council for listening to residents over the past few months. He commented that the City is moving in a good direction and appreciates the improvements being made.

Mr. Michael Ross praised Mr. Tom Hinkley for his service and his efforts on running for City Council. He raised concerns on a developer defaulted economic development agreement and urged Council to seek repayment of funds. Mr. Ross also criticized the handling of the Blackhawk project, stating the contractor selection should prioritize qualifications, not just low bids, to better serve residents.

Ms. Katie Chandler thanked the Council for listening to business owners supporting clearer rules on signs and events. However, she was opposed to limiting the number of special events to six a year.

Ms. Janis Lowe stated that she had served on the Galveston County Central Counting Tabulation of the May 3, 2025, election. She gave an overview of her duties, the election process, and new election equipment. Ms. Lowe also welcomed anyone that wanted to tour the Galveston County Elections Division, which she was happy to facilitate.

Mr. Harold Sparky Jenkins stated he was a retired Texas boat dealer and offered coordinating with the City on providing boats to help rescue residents during floods.

6. SPECIAL RECOGNITIONS AND ACKNOWLEDGEMENTS

A. Receive the first Friendswood Academy report and recognize the members for their completion of the inaugural class for 2025.

Parks and Recreation Specialist Cierra Sutton presented the item and stated that Friendswood Academy is an 8-week program for residents to learn how the city operates, including site visits and presentations by departments. The planning for this program began in mid-2024, with actual classes starting February 2025 that covered one to three departments per week. Ms. Sutton led the program with help from UH interns, City Staff, and a modest \$3,000 budget, of which only \$1,500 was spent.

Mayor Foreman praised the program and engaged in a discussion with Ms. Sutton on how they may continue it annually. Ms. Sutton additionally shared that the feedback from the participants on the City was positive, with participants particularly interested in Public Works and surprised by certain policies like sidewalk maintenance responsibility.

The Friendswood Academy participants were each presented with a certificated of completion and recognized for their commitment to completing the program successfully.

Graduating Participants

- | | | |
|---------------------|-----------------------|--------------------|
| • Dale Kohn | • Kurt Buske | • Robin Hall |
| • Glen Grayban | • Larry D. Smith, Sr. | • Roger Byford |
| • James R. Bridgett | • Losa Willis-Te'O | • Theodore Glanton |
| • Kevin Richardson | • Richard Venier | |

7. COMMITTEES OR SPECIAL REPORTS

A. Receive the Animal Shelter Advisory Committee Annual Report.

Mayor Foreman stated that the Animal Shelter Advisory Committee Annual Report was included in the backup material of the agenda for the Council's review.

Mayor Foreman asked if the position of Animal Control Supervisor has been hired, after Robert Lee's retirement. City Manager Morad Kabari responded that Ms. Ashley Huynh had been hired as Animal Control Supervisor and was doing a fantastic job in her short tenure.

8. WORK SESSIONS

A. Receive and discuss the Engineering Department's Quarterly Drainage Update.

Graduate Engineer Marua Blackburn provided the Engineering Department's Quarterly Drainage Updates for the Council with the following highlights:

Utility Pipe Rack Relocation Project

- Bid has been awarded.
- Pre-construction complete with contractor mobilizing soon.
- Project funded by \$1.7M CDBG-DR Grant.
- Estimated completion by late 2026.

Deepwood Flood Control Project

- Contractor selected; site clearing imminent.
- Separate from adjacent GCCDD project.
- Funded by \$473K CDBG-DR Grant.

Friendswood Regional Stormwater Detention Basin

- Rough grading in progress.
- Final design expected late 2025–early 2026.
- Estimated total cost: \$32.5M with multiple agencies contributing.
- Public meetings to be held by HCFCD.

Friendswood City Center Detention Ponds

- Pond 2 excavation near completion.
- Storm and sanitary sewer installation is ongoing.
- Completion is expected by the end of 2025.

Whitcomb Terrace Detention Basin

- Engineering contract approval expected May 2025.
- Project aims to mitigate flooding with terracing evaluation.
- Public meetings to be held by HCFCD.
- Target completion: March 2027.

Comprehensive Master Drainage Plan

- Funded by Hazard Mitigation Grant and City Bonds.
- Modeling underway; completion is expected August 2026.
- Focus on neighborhood-level solutions but includes creek modeling.

9. PROPOSED AMENDMENTS TO APPENDIX C, ZONING FOR COMMERCIAL ACTIVITIES AND TEMPORARY USES

- A. Conduct a public hearing regarding proposed amendments to Appendix C "Zoning," to amend Section 8 "Supplementary district regulations," Subsection M "Commercial Activities and Temporary Uses" Paragraph 2 "Temporary Outdoor Sales" of the Friendswood City Code to update the regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for Outdoor Sales and Special Events.**

At 6:21 P.M., Mayor Foreman opened the public hearing and request Staff to provide the Council an overview of the item.

Assistant Planner Becky Bennett summarized the subject matter of the public hearing as follows:

What Changed

- The terms Outdoor Sales and Special Events were consolidated and renamed Temporary Outdoor Uses, with two permit options as follows:
 - 30-day permit (holiday sales only, 3/year, no food trucks)
 - 4-day permit (short-term events, 6/year, food trucks allowed)

Ms. Bennett noted that the special events must stay within the same calendar year and can be scheduled close together. All events must follow all City rules, including ending the events by 10:00 P.M. in order to comply with the City's noise ordinance. She stated that the setup time is four days prior to the event date and if bad weather happens, the applicant is allowed to reschedule once. Ms. Bennet also noted that the proposed changes also include additional rules related to the number of attendees allowed, and there are other optional requirements based on the size of the event and what is included; such as food trucks which require additional regulations.

Councilmember Hanks asked staff to explain how the community had been involved in shaping the proposed changes. Ms. Bennett responded that they had reached out to several local businesses. She explained that some of those businesses had been hosting events for years and gave helpful feedback. Staff asked them what kinds of events they held; how many permits they typically needed, and what changes would help. Staff had been speaking with businesses for about six months, while the Planning and Zoning Commission had been working on the changes for about a year.

Councilmember Griffon brought up a question about pricing. He asked if someone who only wanted a two-day event would still have to pay for a full four-day permit. Ms. Bennett said the fee is based on the Staff's time for reviewing and processing, which is the same regardless of event length.

At 6:27 P.M., with no further persons signed up to speak, Mayor Foreman closed the public hearing.

B. Consider an ordinance amending Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection M "Commercial activities and temporary uses" of the Friendswood City Code to update regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for outdoor sales and special events.

Mayor Pro Tem Matranga commented that he had attended several Planning and Zoning Commission meetings on this topic. He felt this ordinance showed that the City was listening to businesses and working together with staff and the Commission. He believed it was a strong example of collaboration and supported the change.

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Erenwert to approve Ordinance No. 2025-12, related to Item 9.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, and Councilmember Robert J. Griffon and Councilmember Brent Erenwert

Nays: None

Item passed unanimously

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, RENAMING AND AMENDING APPENDIX C "ZONING," SECTION 8 "SUPPLEMENTARY DISTRICT REGULATIONS," SUBSECTION M "COMMERCIAL ACTIVITIES AND OUTDOOR SALES" OF THE FRIENDSWOOD CITY CODE TO UPDATE THE REGULATIONS PERTAINING TO TEMPORARY OUTDOOR SALES ACTIVITIES,

INCLUDING CONSOLIDATING THE PROVISIONS FOR OUTDOOR SALES AND SPECIAL EVENTS; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

10. PROPOSED AMENDMENTS TO APPENDIX C, ZONING REGARDING PERIMETER LANDSCAPING AND SCREENING

- A. Conduct a public hearing regarding proposed amendments to Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the Friendswood City Code to give the Planning and Zoning Commission more latitude in considering site conditions and adjacent zoning when approving site plans.**

At 6:28 P.M. Mayor Foreman opened the public hearing and request that staff give the Council an overview of the item and outlined the speaker rules for all those present.

Assistant Planner Becky Bennett summarized the subject matter of the hearing. She noted that the proposed changes to this code are being proposed in order to give the Planning and Zoning Commission more latitude when dealing with businesses who cannot meet landscaping rules noted in the code because of unexpected site conditions or other challenges. Ms. Bennett noted that currently, the code does not allow the Planning and Zoning Commission to waive any of the landscaping requirements and the proposed changes would give the Commission more discretion to adjust these requirements based on site conditions and surrounding zoning. This ordinance change is being brought forth to the Council in lieu of introducing an appeals process to the City Council that could have unintended negative consequences. These new rules give the Commission the latitude to handle these types of site issues.

Mayor Foreman stated that he supported the proposed changes. Councilmember Branson asked why this change is instead of cleaning up the landscaping language in the ordinance. City Manager Morad Kabiri responded that the City does not want to eliminate landscaping requirements completely because while the landscaping may not make sense at one location doesn't mean it isn't necessary in another. He further noted that the intent of the proposed amendments is simply to allow the Commission more latitude for common sense decisions. Councilmember Hanks noted that some property owners often assume that requirements are set in stone and at times install things that do not make sense, she asked if there was a way to communicate their options. Mayor Pro Tem Matranga noted that development options are really a case-by-case issue, so there is no one size that fits all solution on this item. He noted that he supported putting these types of items in the hands of the Planning and Zoning Commission who are already tasked with these duties. Councilmember Griffon communicated that there have been certain circumstances where he believed there should be more leeway given to developers, but he liked the new language. Councilmember Hanks agreed on giving the Commission latitude.

Mayor Foreman announced the following citizen had signed up to speak on the public hearing.

Ms. Janis Lowe supported the change. However, she expressed shared screening should be required, not optional. This would make maintenance responsibilities clear between property owners.

At 6:42 P.M., with no further persons signed up to speak, Mayor Foreman closed the public hearing.

B. Consider an ordinance amending Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the Friendswood City Code to give the Planning and Zoning Commission more latitude in considering site conditions and adjacent zoning when approving site plans.

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Matranga to approve Ordinance No. 2025-13, related to Item 10.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, and Councilmember Robert J. Griffon and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX C "ZONING," SECTION 8 "SUPPLEMENTARY DISTRICT REGULATIONS," SUBSECTION I "LANDSCAPING AND SCREENING REQUIREMENTS," PARAGRAPH 2 "PERIMETER LANDSCAPING AND SCREENING," SUBPARAGRAPH A "ADJACENT PROPERTY, BUFFER MAINTENANCE AND INSTALLATION," CLAUSE (3) THROUGH (7) OF THE FRIENDSWOOD CITY CODE TO GIVE THE PLANNING AND ZONING COMMISSION MORE LATITUDE IN CONSIDERING SITE CONDITIONS AND ADJACENT ZONING WHEN DETERMINING LANDSCAPING AND SCREENING REQUIREMENTS; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

11. CITY MANAGER'S REPORT

A. Recognition of Officer Daniel Liufau at the Fifty Club of Galveston County Awards Luncheon for Officer of the Year Award.

City Manager Morad Kabiri recognized Officer Daniel Liufau for receiving the Officer of the Year Award at the Fifty Club of Galveston County Awards Luncheon.

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

City Manager Morad Kabiri provided the following statistics for the Spring Sparkle event:

- 6 pounds of refrigerants collected
- 68 tons of trash collected
- 6,500 pounds of shredded paper
- 685 cars went through the event
- Electronics recycling filled 3 full trucks
- Garage sale raised around \$100

C. Present an update regarding Concerts in the Park.

City Manager Morad Kabiri announced that, unfortunately due to weather, the first event had to be cancelled, but encourage folks to attend the concerts the remaining Fridays in May and June.

D. Present an update regarding the City's Memorial Day Ceremony.

City Manager Morad Kabiri reported that the City's Memorial Day Ceremony will be held on May 26th, and the keynote speaker will be NASA Astronaut and Navy Captain Reid Wiseman.

E. Present and update regarding Building Safety Month in May.

City Manager Morad Kabiri relayed that this month is Building Safety Month and there will be various events held by the Community Development Department with details available on the City's Facebook page.

F. Present and update regarding National Public Works Week, May 18-24, 2025.

City Manager Morad Kabiri stated that May 18–24 is National Public Works Week, and that it is a week to recognize those who make sure water runs and roads stay safe.

G. Present and update regarding Municipal Clerks Week, May 4-10, 2025.

City Manager Morad Kabiri relayed that May 4-10 is Municipal Clerks Week and thanked the City Secretary team for all that they do.

H. Present and update regarding Friendswood Public Library Summer Reading Programs.

City Manager Morad Kabiri announced that the Friendswood Library Summer Reading Programs kicks off Friday, May 23rd from 6:30–7:30 P.M. This year's theme is 'Color Our World'. The program is open to kids and adults through the Beanstack App.

I. Recognize Aubrey Harbin, Director of Community Development, for obtaining her Certified Floodplain Manager (CFM) Certification.

City Manager Morad Kabiri recognized the Community Development Department Director Aubrey Harbin for completing her Certified Floodplain Manager (CFM) Certification.

J. Recognize Assistant City Manager Lettie Brysch for her participation as a keynote speaker at the Friendswood High School Spanish National Honor Society induction ceremony.

City Manager Morad Kabiri recognized Assistant City Manager Lettie Brysch for serving as a keynote speaker at the Friendswood High School's Spanish National Honor Society Induction.

K. Present an update regarding the City of Friendswood's salary study.

City Manager Morad Kabiri informed the Council that the City of Friendswood completed a 2024 salary and benefits study with JER HR Group. They compared salaries with 10 other cities and issued 1% to

5% adjustments, mainly for mid-level positions. To avoid large future corrections, the City plans to repeat the study every two years.

Councilmember Hanks asked if future studies would cost the same or be more focused. Mr. Kabiri explained that smaller updates would likely be cheaper in the long run since waiting for years would result in falling behind market value and then having a staggering impact on the budget in order to simply bring salaries up to market value. Councilmember Griffon praised City staff and emphasized Council's ongoing commitment to prioritize the appropriate funding and staffing of the City's Public Safety (Police) and Emergency Services (Fire and EMS). Councilmember Hanks also confirmed that HR monitors salaries from other cities and closed by thanking staff for their continued education efforts, noting it's often done on their own time.

12. BUSINESS ITEMS

A. Consider concurring with the City Manager's appointment of a City Secretary effective May 6, 2025.

City Manager Morad Kabiri opened the item announcing his appointment of Deputy City Secretary Raquel Martinez as the new City Secretary effective May 6, 2025. Mr. Kabiri emphasized this promotion is not a negative reflection of the current City Secretary Lettie Brysch, but is instead the results of her being promoted to the role of Assistant City Manager. Mr. Kabiri stated that Ms. Martinez is ready to be promoted and has done an exceptional job. The Council expressed support and congratulated Ms. Martinez, who was in attendance with her family, husband Pablo, daughters Miranda and Victoria and her new baby boy Pablito.

A motion was made by Mayor Foreman and seconded by Councilmember Griffon to concur with the City Manager's appointment of Raquel Martinez as City Secretary, effective May 6, 2025. The vote was the following:

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

Nays: None

The item passed unanimously.

B. Consider an Interlocal Agreement with the City of League City for Friendswood to annex and for League City to disannex approximately 1.3347 acres east of Lake Friendswood, being out of Lots, 159, 160, and 170, Sloane Subdivision, I. & G. N. RR Company Survey No. 4, Abstract 608, Galveston County, Texas.

City Manager Morad Kabiri explained that the agreement with League City is a routine ETJ boundary cleanup with no impact on tax rolls. The area in question is more accessible to League City, making them better suited to serve it.

A motion was made by Councilmember Branson and seconded by Councilmember Matranga to approve an Interlocal Agreement with the City of League City for Friendswood to annex and for League City to disannex approximately 1.3347 acres east of Lake Friendswood. The vote was the following:

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

Nays: None

The item passed unanimously.

C. Consider approving the Friendswood Downtown Economic Development Corporations' purchase of holiday decorations for the downtown area from Dekra-Lite Industries, Incorporated through the Buyboard.

Friendswood Downtown Economic Development Corporation (FDEDC) Chair Rebecca Hillenberg presented a proposal to purchase \$401,595.50 worth of downtown holiday decorations from Dekra-Lite Industries. The plan includes a 40-foot Christmas tree, 63 pole decorations, and covers installation, takedown, and storage for five years. FDEDC chose to purchase rather than lease to avoid paying up to \$300,000 per year with no ownership. She noted that the funding for this item will come from their dedicated economic development sales tax, and not the City's General Fund. The Councilmembers expressed their support.

A motion was made by Councilmember Branson and seconded by Councilmember Erenwert to approve Item 12.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, and Councilmember Robert J. Griffon and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

13. PROPOSED ORDINANCES & RESOLUTIONS

A. Consider on second and final reading an ordinance amending the term of office for Position No. 1 of the City of Friendswood's Planning and Zoning Commission to more effectively stagger the terms of the entire commission

A motion was made by Councilmember Hanks and seconded by Councilmember Matranga to approve the second and final reading of Ordinance No. 2025-14, 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. 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING TERM OF OFFICE FOR POSITION NO. 1 OF THE CITY OF FRIENDSWOOD'S PLANNING AND ZONING COMMISSION TO MORE EFFECTIVELY STAGGER THE TERMS OF THE ENTIRE COMMISSION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND THE EFFECTIVE DATE.

- B. Consider on second and final reading an ordinance amending the Fee Schedule contained in Appendix D "Schedule of Fees, Rates, Charges, Deposits, Bond and Insurance Amounts" of the City of Friendswood Cit Code to reflect that the enumerated fees are fees to be collected by the City and to update fees for "Buildings and Building Regulations" by adding paragraph r) to subsection (1) "Building Perit Fees (Electrical)"; paragraphs (i) through (k) to subsection (2) "Building Permit Fees (Plumbing & Gas)"; paragraph (i) to subsection (3) "Building Permit Fees (Mechanical)"; and paragraph (ac) to subsection (4) "Building Permit Fees.**

A motion was made by Councilmember Matranga and seconded by Councilmember Erenwert to approve the second and final reading of Ordinance No. 2025-15, 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. 2025-15

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 REFLECT THAT THE ENUMERATED FEES ARE FEES TO BE COLLECTED BY THE CITY AND TO UPDATE "BUILDINGS AND BUILDING REGULATIONS" FEES, BY ADDING PARAGRAPH (R) TO SUBSECTION (1) "BUILDING PERMIT FEES (ELECTRICAL)"; PARAGRAPHS (I) AND (J) TO SUBSECTION (2) "BUILDING PERMIT FEES (PLUMBING & GAS)"; PARAGRAPH (I) TO SUBSECTION (3) "BUILDING PERMIT FEES (MECHANICAL)"; AND PARAGRAPH (AC) TO SUBSECTION (4) "BUILDING PERMIT FEES"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND THE EFFECTIVE DATE.

C. Consider the second and final reading of an ordinance amending Appendix A, "Signs," Section 15 "Temporary Signs, "to add subsection e-1. "Temporary outdoor use signs" to allow temporary signs to advertise for a permitted temporary outdoor use.

A motion was made by Councilmember Branson and seconded by Erenwert to approve the second and final reading of Ordinance No. 2025-16, related to Item 13.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. 2025-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX A "SIGNS," SECTION 1 "DEFINITIONS" OF THE FRIENDSWOOD CITY CODE TO ADD A DEFINITION OF A "TEMPORARY OUTDOOR USE SIGN"; AND AMENDING APPENDIX A "SIGNS," SECTION 15 "TEMPORARY SIGNS" OF THE FRIENDSWOOD CITY CODE TO ADD A NEW SUBSECTION NUMBERED AND ENTITLED SUBSECTION (E-1) "TEMPORARY OUTDOOR USE SIGNS" IN ORDER TO ALLOW TEMPORARY SIGNS TO ADVERTISE FOR A PERMITTED TEMPORARY OUTDOOR USE; PROVIDING A PENALTY FOR VIOLATION IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED AND NO/100 DOLLARS (\$500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE.

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

A motion was made by Councilmember Branson and seconded by Councilmember Erenwert to approve Ordinance No. 2025-17, related to Item 13.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. 2025-17

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 VIII"

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.

E. Consider a resolution supporting the Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study, which will culminate in the creation of a list of projects and funding options to address flooding and its devastating impacts.

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve Resolution No. R2025-18, related to Item 13.E., 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, and Councilmember Robert J. Griffon and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, EXPRESSING ITS SUPPORT FOR PHASE II, LOWER CLEAR CREEK AND DICKINSON BAYOU WATERSHED 203 FEASIBILITY STUDY, WHICH WILL CULMINATE IN THE CREATION OF A LIST OF PROJECTS AND FUNDING OPTIONS TO ADDRESS FLOODING AND ITS DEVASTATING IMPACTS; AND PROVIDING FOR THE EFFECTIVE DATE.

F. Consider a resolution expressing opposition to House Bill 1643 and House Bill 3818 seeking to reduce or eliminate the ability of the Harris Galveston Subsidence District (HGSD) to place limitations on the pumping of ground-water.

A motion was made by Councilmember Hanks and seconded by Councilmember Erenwert to approve Resolution No. R2025-19, related to Item 13.F., 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.

RESOLUTION NO. R2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, EXPRESSING OPPOSITION TO HOUSE BILL 1643 AND HOUSE BILL 3818, WHICH SEEK TO REDUCE OR ELIMINATE THE ABILITY OF THE HARRIS-GALVESTON SUBSIDENCE DISTRICT TO PLACE LIMITATIONS ON THE PUMPING OF GROUNDWATER; AND PROVIDING FOR THE EFFECTIVE DATE.

14. CONSENT AGENDA

A motion was made by Councilmember Hanks and seconded by Councilmember Erenwert to approve Consent Agenda Items 14.A. and 14.J. 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 Consent Agenda passed unanimously.

A. Consider a resolution ratifying and adopting the City of Friendswood's Water Conservation Plan.

A motion was made by Councilmember Hanks and seconded by Councilmember Erenwert to approve Resolution No. R2025-20, related to Item 14.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, and Councilmember Robert J. Griffon and Councilmember Brent Erenwert

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, RATIFYING AND ADOPTING THE CITY OF FRIENDSWOOD'S WATER CONSERVATION PLAN AND UTILITY PROFILE; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Consider authorizing a Professional Services Agreement Garver Engineering for the 24" Water Line Phase II Improvements Project.

This item authorized a Professional Services Agreement Garver Engineering for the 24" Water Line Phase II Improvements Project. Garver Engineering, who also served as the engineer for Phase I, will continue work on Phase II to maintain design continuity and efficiency. Phase II will extend the 24-inch water line from FM 518 to Elevated Storage Tank #2, located adjacent to the Friendswood High School football stadium.

The scope includes preliminary and final design, permitting support, bidding assistance, and construction phase services. Garver was originally selected through a qualifications-based selection process consistent with Texas Government Code 2254.

C. Consider authorizing the First Amendment to the Contract for Professional Services with FiveEngineering, LLC, for the Final Design and Construction Phase Services of the Lift Station No. 8 Improvements Project.

This is the First Amendment to the Contract for Professional Services (the "Agreement") with FiveEngineering, LLC, (the "Engineer") and is for the final design, bidding, and construction phase services for the Lift Station #8 Improvement Project. The City entered into the Agreement with the Engineer on March 6, 2024, in the amount of \$97,180. The City and the Engineer now desire to enter into this First Amendment to advance the Project to final design, bidding, and construction phases at a lump sum amount of \$295,604.60.

The Lift Station No. 8 project is part of the City's broader effort to improve wastewater infrastructure and maintain system resilience. The upgrades to Lift Station No. 8 will primarily accommodate increased flows due to the expansion of the Friendswood Trails Subdivision.

D. Consider authorizing the First Amendment to the Contract for Professional Services with FiveEngineering, LLC, for the Final Design and Construction Phase Services of the Lift Station No. 27 Improvements Project.

The is the First Amendment to the Contract for Professional Services (the "Agreement") with FiveEngineering, LLC, (the "Engineer") and is for the final design, bidding, and construction phase services for the Lift Station #27 Improvement Project. The City entered into the Agreement with the Engineer on March 5, 2024, in the amount of \$79,092. The City and the Engineer now desire to enter into this First Amendment to advance the Project to final design, bidding, and construction phases at a lump sum amount of \$225,214.50. The original contract covered preliminary engineering services.

Lift Station No. 27 is being expanded and rehabilitated in anticipation of increased flows from the planned Friendswood City Center development in Harris County. These improvements are critical to meeting future capacity needs and maintaining system reliability.

E. Consider authorizing an engagement letter with Gabriel, Roeder, Smith & Company for other post employment benefits actuarial valuations.

In June 2015, the Governmental Accounting Standards Board (GASB) issued Statement No. 75 (Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions [OPEB]). This statement establishes standards for recognizing and measuring OPEB liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. This Statement also identifies the methods and assumptions that are required to be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. Note disclosure and required supplementary information about defined benefit OPEB also are addressed. OPEB does not include pensions, but it does include post-employment healthcare, life insurance and other benefits.

To measure the City's liability requires an actuarial evaluation. North Central Texas Council of Governments (NCTCOG) has amended its contract with Gabriel, Roeder, Smith & Company (GRS) to perform actuarial consulting services through June 2026. The City has an Interlocal Agreement with NCTCOG to participate in its cooperative purchasing program and therefore considers this amended contract a good value to the City.

For financial reporting purposes, an actuarial valuation is required at least biennially for OPEB plans with a total membership greater than 200. In the off year when a full valuation is not performed, the City will receive a "roll-forward" report which provides an updated liability, updated assets, a liability reconciliation from the prior measurement date, new deferred outflows/inflows, new OPEB expense, and

new sensitivity disclosures. The current report will be prepared as of December 31, 2024, for fiscal year 2025 and a roll-forward valuation report will be prepared for fiscal year 2026.

- F. Consider authorizing the final acceptance of the Public Safety Building Expansion Project and the release of the contractor's one-year maintenance bond.**
- G. Consider accepting the Blackhawk Boulevard Phase II-B Emergency Work Project and authorizing the commencement of the contractor's one-year maintenance period.**
- H. Consider appointing (i) Brian Gibson, (ii) Douglas Konopka, and (iii) Dennis Barber to the West Ranch Management District for a four-year term, set to expire on June 1, 2029.**
- I. Consider approving the ad valorem tax report for March 2025.**
- J. Consider approving the minutes of the City Council Regular Meeting held on April 7, 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 all pending and contemplated litigation involving the City of Friendswood.**

At 7:12 P.M. Mayor Foreman recessed and convened into an Executive Session.

At 7:53 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 May 5, 2025, City Council Regular Meeting at 7:54 P.M.

Attest:


Leticia Brysch, City Secretary


Mike Foreman, Mayor

