

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
JUNE 2, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JUNE 2, 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
Michael P. Ross	Councilmember
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Pro Tem Matranga called the meeting to order with a quorum present at 5:32 P.M., as Mayor Mike Foreman was absent.

2. INVOCATION

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

3. PLEDGE OF ALLEGIANCE - United States and State of Texas

Mayor Pro Tem Matranga led the Pledge of Allegiance of the United States and the Texas State Pledge.

4. SWEARING-IN CEREMONY

A. Administer the oath of office to Robert J. Griffon for the office of Councilmember, Position No.

Municipal Court Judge James Woltz administered the oath of office and statement of elected official to Councilmember Griffon, followed by Mayor Pro Tem Matranga presenting him the certificate of election.

5. COUNCIL COMMENTS AND REPORTS

A: Provide a brief overview of H-GAC's Regional Growth Forecast, including Pearland FM 518 Corridor Study (from McLean Road to E. Edgewood Drive) and the possible impact on Friendswood thoroughfares.

Councilmember Branson opened the comments by reporting over the new Houston-Galveston Area Council (H-GAC) data that shows regional estimated population growth from 7 million (2020) to 10.7 million (2050). She noted back in the 1980s most of the growth was happening within Beltway 8, but now growth within State Highway 99 is taking off. City Manager Morad Kabiri took a moment to point out

new developments that would also impact Friendswood commuters. The H-GAC's FM 518 Corridor Study was shared in hopes to secure federal funding and provide solutions to congestion. Additional discussion ensued regarding new developments and affected thoroughfares.

Moreover, Councilmember Ross took a moment to promote the City's Water Smart Portal. He said the digital water meters let residents track daily and hourly water use and spot leaks. Councilmember Griffon praised the portal as he has reduced his own water usage and is saving money. He congratulated and welcomed Councilmember Ross to Council and thanked voters for re-electing himself to Council as well.

Councilmember Hanks congratulated both Councilmember Ross and Griffon for being elected. She additionally spoke on the beautiful Memorial Day monument and past ceremony. Councilmember Branson also congratulated the new and returning councilmembers. She praised the Memorial Day speaker and brought to attention a news article about Friendswood's low crime rate.

Councilmember Ellisor likewise congratulated both Councilmembers Ross and Griffon. He shared that he attended a "Legacy of Apollo" event with former astronauts and flight directors, few of those folks being Friendswood residents. Mayor Pro Tem Matranga echoed prior congratulations to the councilmembers. He expressed his appreciation for the Memorial Day program. He invited and encouraged residents to attend next year. He closed the item noting he also attended the past Fourth of July Steering Committee Meeting and thanked all of the people responsible for making that event happen and pulling it off so well every year.

6. PUBLIC COMMENT

Mayor Pro Tem Matranga announced the following citizens had signed up to provide a public comment.

Former Councilmember Brent Erenwert asked Council to sunset the downtown tax to focus on all of Friendswood – not just downtown. He requested to put the issue on the ballot so residents can have the opportunity to decide in how their tax dollars are used.

Ms. Jackie Gibson raised the concern to Council over the high speed, cut-through traffic in Boca Raton Section 1 to avoid the stoplights at Sun Meadow and San Joaquin on FM 528. She relayed traffic studies confirm the danger, but no speed bumps, rumble strips, nor stop signs have been added. She asked the City to take action in remedying the issue.

Mr. Jeff Weisell voiced to Council his opposition to the closure on West Castlewood for a Sunday event. He worried the closure limits access for elderly neighbors and residents and could set a precedent for other events. As a representative to other residents that were not able to attend the meeting, he asked the Council to find an alternative that would keep the street open.

7. SPECIAL RECOGNITIONS AND ACKNOWLEDGEMENTS

A. Receive the Library Advisory Board's Annual Report.

City Manager Morad Kabiri noted the presenter was absent, but the backup material can be found in their packets. Mayor Pro Tem Matranga wished to know where the new library vending machine is going to be located. Library Director Matt Riley relayed they are looking at a location in Stevenson Park. He added the vending machine is mobile and can be relocated, if needed.

8. COMMITTEES OR SPECIAL REPORTS

A. Receive and discuss an update regarding emergency preparedness.

Emergency Services Director Brian Mansfield presented updates on the City of Friendswood's Emergency Preparedness to Council with the following highlights:

- **All-Hazard Focus** – City plans cover fires, floods, pandemics and more, aiming to restore “community lifelines” as quickly as possible.
- **Preparedness and Planning** – Staff meets with partners from all levels, such as: local, regional, state, federal, private-sector, faith and civic groups.

Councilmember Branson asked if any senior centers are online that flooded during Harvey and Chief Mansfield replied none that were actually flooded. Councilmember Branson asked about generators. Chief Mansfield explained staff are working with contacts for third-party generators. Additional discussion ensued over non-commercial group homes, which the state limits city regulation, that remain vulnerable. Councilmember Hanks asked if staff maintain a vulnerable-resident list, which he confirmed the City uses the state's STEER list and performs outreach. He also noted plans and pre-disaster contracts include:

- Emergency Management Plan
- Continuity of Operations Plans
- Mitigation Plans
- Debris Removal & Monitoring
- Disaster Catering
- Disaster Logistics

Councilmember Griffon asked staff to disseminate information to the public as quickly as they can. Chief Mansfield agreed and proceeded to discuss staff's public outreach efforts.

- **Public Outreach** – Staff takes readiness talks to organizations and community events as well as provide accessible communication, such as:
 - *Events*: Touch-a-Truck, Under the Oaks, Concerts/Movies-in-the-Park, etc.
 - *Presentations*: Chamber of Commerce, the Friendswood Rotary, etc.
 - *Communications*: Mass Notification System (Rave), Social Media, Website, etc.
- **Funding** – Chief Mansfield flagged talk of higher FEMA thresholds and lower reimbursements. It was noted Council may need to weigh catastrophic insurance or higher reserves. Those FEMA Public Assistance thresholds for FY2025 were displayed as follows:
 - *Galveston County*: \$1,655,219.04
 - *Harris County*: \$22,331,004.40
 - *State of Texas*: \$55,085,004.45
- **Debris Management** – The City keeps its debris-removal and monitoring contracts active every year. They first assess debris volumes and monitor every load so the City can pay accurate amounts. Routing is assigned daily but can be affected by debris amounts, types, accessibility, etc.

Chief Mansfield ended his presentation by providing sources for residents to make a plan, build a kit, and how to stay informed, such as: the City's push notifications, TV channels, and social media. Council additionally requested improved communication with homeowner's associations (HOAs). Councilmember Hanks requested that staff utilize the councilmembers to help with public outreach during storms or other disaster events, maybe that is something that can be discussed at their upcoming council retreat.

9. CITY MANAGERS REPORT

A. Present an update regarding the City's Fourth of July celebration.

City Manager Morad Kabiri reported Friendswood will hold its 130th consecutive July 4th celebration. Festivities will kick off at 10:00 A.M. with a parade and daytime program in Stevenson Park. After a break, evening activities will follow at 7:00 P.M. with a concert by Texas Unlimited and fireworks at Centennial Park. He invited everyone to come out and enjoy the full-day family festival.

B. Present an update regarding Small Business Week held May 4-10, 2025.

City Manager Morad Kabiri recapped the 2025 Small Business Week that was organized by the Community Economic Development Committee (CEDC), Councilmember Branson, the Friendswood Rotary Club, the Small Business Alliance, and many others. He thanked all partners involved in making this event a reality.

C. Recognize the Waste Connections of Texas 2025 Scholarship Recipients.

City Manager Morad Kabiri recognized Waste Connections for awarding three scholarships to the following three Friendswood residents:

- Abigail McMurrough – Friendswood High School,
- Tien Hoang – Clear Brook High School, and
- Taylor Millard – Clear Springs High School.

D. Recognize Finance Director Rhonda Bloskas for completing the North Central Texas Council of Governments (NCTCOG) New & Emerging Finance Directors Program.

City Manager Morad Kabiri recognized Finance Director Rhonda Bloskas for completing the North Central Texas Council of Governments (NCTCOG) New and Emerging Finance Directors Program, which is an 8-month program covering industry trends and critical issues in the world of municipal finance.

E. Recognize the City Secretary's Office for receiving the TMCA Municipal Clerk's Office Achievement of Excellence Award.

City Manager Morad Kabiri announced Friendswood received its first Texas Municipal Clerks Association (TMCA) Municipal Clerk's Office Achievement of Excellence Award. He credited City Secretary Raquel Martinez and her predecessor Assistant City Manager Leticia Brysch and presented them with the certificate award.

10. BUSINESS ITEMS

A. Consider authorizing an agreement with PM Construction & Rehab, LLC, a subsidiary of PURIS LLC, through HGACBuy for the 2025 Sanitary Sewer Rehabilitation Program for sewer mains and manhole rehabilitation and repairs.

City Manager Morad Kabiri relayed the item was a contract for sewer rehabilitation. The City's old sanitary sewer infrastructure leak from shifting ground and root penetration. The H-GAC BuyBoard contract lets crews replace lines. He explained the City has smoke-testing and CCTV inspections to pinpoint failed pipes. The \$1.2 million contract will be paid by their operating and water-sewer budget, as well as prior year unspent funds.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve the contract related to Item 10.A., as submitted. The vote was the following:

Ayes: Councilmember John Ellisor, Councilmember Trish Hanks, Councilmember Sally Branson, Mayor Pro Tem Joe Matranga, Councilmember Robert J. Griffon and Councilmember Michael P. Ross

Nays: None

Absent: Mayor Mike Foreman

The item passed unanimously.

B. Consider the election of a Vice Mayor Pro Tem.

City Manager Morad Kabiri noted both the Mayor and Mayor Pro Tem will be out of town for four days. Staff recommended naming the most-senior councilmember to ensure someone can sign emergency documents. He said the choice covers only that brief window and can be refined at the upcoming retreat.

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Councilmember Robert J. Griffon as Vice Mayor Pro Tem as related to Item 10.B. The vote was the following:

Ayes: Councilmember John Ellisor, Councilmember Trish Hanks, Councilmember Sally Branson, Mayor Pro Tem Joe Matranga, Councilmember Robert J. Griffon and Councilmember Michael P. Ross

Nays: None

Absent: Mayor Mike Foreman

The item passed unanimously.

11. PROPOSED ORDINANCES & RESOLUTIONS

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

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Ordinance No. 2025-19, related to Item 11.A., as submitted. The vote was the following:

Ayes: Councilmember John Ellisor, Councilmember Trish Hanks, Councilmember Sally Branson, Mayor Pro Tem Joe Matranga, Councilmember Robert J. Griffon, and Councilmember Michael P. Ross

Nays: None

Absent: Mayor Mike Foreman

The item passed unanimously.

ORDINANCE NO. 2025-19

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 IX" 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.

12. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve Consent Agenda Items 12.A. and 12.X. However, there was discussion prior to the vote.

Mayor Pro Tem Matranga reiterated that during tonight's public comments, Mr. Jeff Weisell, had expressed opposition to road closure for consent agenda item 12.D., regarding the Figgy Youth Triathlon, however, staff indicated there would be emergency personnel on hand during the event to accommodate residents getting out of their community should an emergency issue arise.

The vote for the motion on the table was the following:

Ayes: Councilmember John Ellisor, Councilmember Trish Hanks, Councilmember Sally Branson, Mayor Pro Tem Joe Matranga, Councilmember Robert J. Griffon, and Councilmember Michael P. Ross

Nays: None

Absent: Mayor Mike Foreman

The Consent Agenda passed unanimously.

- A. Consider a resolution authorizing the submission of a grant application to the Firehouse Subs Public Safety Foundation for life-saving equipment for the Friendswood Police Department and appointing the City Manager to act as the City's authorized representative for all purposes under the grant.**

RESOLUTION NO. R2025-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION SEEKING ELIGIBLE GRANT FUNDS TO OUTFIT ALL PATROL VEHICLES WITH AUTOMATED EXTERNAL DEFIBRILLATORS; DESIGNATING THE CITY MANAGER AS THE CITY'S REPRESENTATIVE IN SEEKING ELIGIBLE GRANT FUNDS; AND PROVIDING AN EFFECTIVE DATE.

- B. Consider a resolution designating authorized signatories for the Community Development Block Grant – Mitigation Program (CDBG-MIT) Resilient Communities Program (RCP) award under Texas General Land Office State Contract No. 24-160-091-F088.**

RESOLUTION NO. R2025-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION PROGRAM, GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 23-160-091-F088; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

- C. Consider designating Wells Fargo Bank, N.A., to serve as the depository for the City's funds and authorizing a depository services agreement Wells Fargo Bank, N.A.**
- D. Consider approving the street closure of W. Castlewood Ave. from Cedarwood Ave. to Merriewood Dr. for the Figgy Youth Triathlon on Sunday, August 3, 2025, from 7:00 a.m. to 10:00 a.m.**
- E. Consider authorizing a Buyout License Agreement with Cindy Howard for property located at 117 and 121 Cherry Tree Lane.**
- F. Consider approving the first renewal of the City's Emergency Debris Removal Pre-Event Contracts with (i) Crowder Gulf, LLC, and (ii) KDF Enterprises, LLC.**
- G. Consider approving the first renewal of the City's Debris Monitoring Services Contracts with (i) Thompson Consulting Services and (ii) Tetra Tech.**
- 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 first renewal of the City's Pre-event Standby Contracts for Disaster Logistics with (i) Garner Environmental Services Inc., and (ii) DRC Emergency Services, LLC.**
- J. Consider authorizing the final acceptance of the Forest Bend Detention Pond Project and the release of the contractor's one-year maintenance bond.**
- K. Consider authorizing the final acceptance of the Blackhawk Facility Renovation Project and the release of the contractor's one-year maintenance bond.**
- L. Consider authorizing the final acceptance of the Blackhawk Emergency Shelter Project and the release of the contractor's one-year maintenance bond.**
- M. Consider authorizing the final acceptance of the Avalon at Friendswood, Section Three Public Utilities and Drainage Improvements Project and the release of the contractor's one-year maintenance bond.**
- N. Consider authorizing the final acceptance of the Fiscal Year 2022-2023 Striping Maintenance Project and the release of the contractor's one-year maintenance bond.**
- O. Consider accepting the 400 Fence Post Road Infrastructure Improvements Project and authorizing the commencement of the contractor's one-year maintenance period.**
- P. Consider awarding the Docking Station Purchasing and Installation Project (Bid 2025-05) to Texas Municipal and Industrial IFB.**
- Q. Consider appointing (i) Marcus Rives (ii) Brian Bounds, (iii) Travis Mann, and (iv) Thomas Hinckley for a two-year term, and (v) Marsha Conrad for a one-year term, to the Planning and Zoning Commission beginning July 1, 2025, and ending June 30, 2027.**
- R. Consider appointing (i) Paul Marx, (ii) Elmer Johnson, and (iii) Arden Hill to the Friendswood Downtown Economic Development Corporation for a two-year term beginning on July 1, 2025, and ending on June 30, 2027.**
- S. Consider appointing (i) Glenn Mintz and (ii) Les French as regular members and (iii) James Gibson, (iv) Dale Kohn, and (v) Kurt Buske as alternate members to the Zoning Board of Adjustment for a two-year term beginning July 1, 2025, and ending June 30, 2027.**
- T. Consider appointing (i) Diane Freeman, (ii) Mark Crawford, (iii) Neeta Jambhekar, (iv) JoBeth Brizendine, (v) Benette Rowley, and (vi) Madeline Short to the Friendswood Public Library Advisory Board for a three-year term beginning July 1, 2025, and ending June 30, 2028.**
- U. Consider appointing (i) Dale Kohn as a regular member and (ii) Glen Grayban as an alternate member to the Construction Board and Adjustment and Appeals for a two-year term effective June 1, 2025, and ending on June 30, 2027.**
- V. Consider approving the ad valorem tax report for April 2025.**

W. Consider approving the minutes of the City Council Regular Meeting held on May 5, 2025.

X. Consider approving the minutes of the City Council Special Meeting held on May 14, 2025.

13. 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 Tostado v. Cit of Friendswood, in the 122nd Judicial District court, Galveston County, Texas; Cause No. 18-CV-0108.

B. 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 6:52 P.M. Mayor Pro Tem Matranga recessed and convened into an Executive Session.

At 8:08 P.M. Mayor Pro Tem Matranga 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.

14. DISCUSSION AND POSSIBLE ACTION

A. Consider authorizing the Second Amendment to the Economic Development Agreement with Tannos Development Group, LLC, for the Albritton Project located at 408 S. Friendswood Drive.

A motion was made by Councilmember Ellisor and seconded by Councilmember Branson to authorize the Second Amendment to the Economic Development Agreement with Tannos Development Group, LLC, for the Albritton Project located at 408 S. Friendswood Drive, related to Item 14.A., as submitted. However, there was discussion prior to the vote.

Councilmember Ross wished to entertain a motion to table the item for further discussion. However, Councilmember Ellisor called a point of order to note Robert's Rules. Councilmember Ross amended his motion to postpone the item until the July City Council Meeting. The motion failed for lack of a second.

The vote for the motion on the table was the following:

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

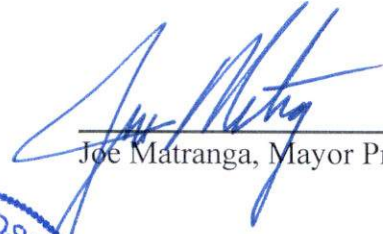
Nays: Councilmember Michael P. Ross

Absent: Mayor Mike Foreman

The item passed.

15. ADJOURNMENT

With there being no further business, Mayor Pro Tem Matranga adjourned the June 2, 2025, City Council Regular Meeting at 8:11 P.M.



Joe Matranga, Mayor Pro Tem

Attest:


Raquel Martinez, TRMC, City Secretary