

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
JULY 7, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JULY 7, 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
Sally Branson	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Mayor Pro Tem
Michael P. Ross	Councilmember
Mike Foreman	Mayor
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 5:30 P.M. All members were present with the exception of Councilmember Trish Hanks who was absent.

2. INVOCATION

The invocation was led by Father Thomas Vellappallil of Mary Queen Catholic Church.

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

The Girl Scouts led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL COMMENTS AND REPORTS

Mayor Foreman opened the item highlighting the success of the 4th of July celebration. He thanked Parks and Recreation Director James Toney and staff. Councilmember Ellisor echoed appreciation for the 4th of July celebration. He additionally acknowledged and encouraged residents to remember and support those affected in the Guadalupe River flooding through the Red Cross, churches, or other means. Councilmember Branson recognized and thanked the City for a Facebook post providing information on how to provide financial aid to those families affected by these floods. She also praised the 4th of July celebration and highlighted a public engagement opportunity with Houston-Galveston Area Council (HGAC) Friendswood Active Transportation Plan (formerly known as "The Master Parks Plan"). Lastly, she promoted the upcoming Labor Day Ice Cream Social on September 1st at the Perry Home.

Councilmember Griffon joined in applauding Parks for the 4th of July event. He took a moment to recognize those affected families in the Hill Country floods and asked for continued prayers. Mayor Pro Tem Matranga requested thoughts and prayers for all impacted by the Guadalupe Flooding. He also complimented the staff and volunteers on the 4th of July celebration and thanked them for their hard

work. Councilmember Ross connected recent emergency services training to the tragic Guadalupe flooding and stressed the importance of preparedness. He also urged residents to volunteer and donate financially in support of these victims. Councilmember Ross ended his comments by praising the 4th of July event and all those involved. Mayor Foreman relayed that Friendswood consistently delivers high-quality events, and that this community's resilience and volunteerism are key to its identity. He reiterated condolences for those impacted by the recent tragedy.

5. PUBLIC COMMENT

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

Friendswood Volunteer Fire Department (FVFD) Chief Stan Kozcowski spoke before Council to announce his retirement. He spoke of his time serving the City of Friendswood and relayed this was the most satisfying opportunity he has ever had.

Ms. Shannon Dickey spoke before Council to advocate for the City's Master Parks Plan and for action to be taken regarding a recreation center. Her closing remarks were: *"If you search the city website, there's a section called 'Live Here, Work Here.' Wouldn't it be great if we also played here?"*

6. COMMITTEES OR SPECIAL REPORTS

A. Receive the West Ranch Management District's Annual Report

West Ranch Management District Director Dennis Barber provided the District's annual report to Council with the following highlights:

OVERVIEW OF WEST RANCH

- Size: 766 acres
- Location: Within the City of Friendswood
- Current Status: Residential development is fully completed along with the Montessori school and elementary school.
- Remaining Commercial Lots: Corner of West Blvd and Friendswood Pkwy has been sold with construction pending. Additional red-zoned commercial tracts along 518 are still available.

BOARD MEMBERS

- President: Brian Gibson
- VP & Assistant Secretary: Sawyer Blackburn
- Secretary: Doug Konopka
- Director: Reid Wiseman
- Director: Dennis Barber

FINANCES & TAX RATE

- The assessed valuation continues to be strong.
- Tax rate trend: Reduced for 5 consecutive years. Current rate: \$0.22 per \$100 valuation. Too early to confirm if it will be reduced again, but no increase anticipated

DRAINAGE & INFRASTRUCTURE

Ongoing drainage maintenance conducted by:

- Storm Water Solutions (SWS) – quarterly inspections
- BGE, Inc. (District engineer) – review and prioritization

Over the past 6 years, WRMD has invested \$250,000+ beyond mowing in:

- Desilting channels
- Vegetation and overgrowth removal
- Erosion repair
- Structural outfall maintenance

Mr. Barber emphasized the District’s commitment to proactive drainage system upkeep.

GOALS & OBJECTIVES

- Lower homeowner costs
- Explore options to pay off existing bonds early
- Collaborate with the West Ranch HOA to enhance common areas
- Friendswood Development Company is still working to activate commercial zones

7. CITY MANAGER’S REPORT

A. Present an update concerning National Park and Recreation Month – July 2025.

City Manager Morad Kabiri opened his report conveying Councilmember Hanks sentiments that she will be joining them in prayer for those impacted by the Central Texas Flooding.

Mr. Kabiri then acknowledged July as National Parks and Recreation Month and praised staff and volunteers for the success of the 4th of July celebration.

B. Receive an update on Movies in the Park.

City Manager Morad Kabiri announced this year’s “Movies in the Park” series will take place at the Stevenson Park Pool. The first three shows are scheduled for July 18, July 25, and August 1.

C. Receive and update regarding the Friendswood Library Summer Reading Challenge.

City Manager Morad Kabiri relayed the Library’s Summer Reading Program has over 1,000 registered youth, who have collectively read 5,298 hours so far. He encouraged residents to sign up and claim prizes for their reading achievements.

D. Present an update to Friendswood PD Drone as a First Responder Program.

City Manager Morad Kabiri reported Friendswood PD is piloting a Drone as First Responder program to provide rapid situational awareness during 911 responses. The City received an FAA Beyond Visual Line of Sight (BVLOS) waiver, allowing remote launches. Over 12 officers are trained FAA drone operators, and early results show promising response time improvements.

E. Recognize Friendswood EMS for receiving the American Heart Association’s Mission: Lifetime Gold Achievement Award and the Target: Heart Attack Honor Roll Recognitions.

City Manager Morad Kabiri recognized Friendswood EMS for receiving the American Heart Association's Lifeline Gold Achievement Award and the Target: Heart Attack Honor Roll designation. This marks the ninth consecutive year they have earned these national recognitions.

F. Recognize Heather Van Dine, Assistant Director of Engineering, for receiving the D. Ray Jones Scholarship from the American Public Works Association (APWA) Southwest Branch.

City Manager Morad Kabiri recognized Assistant Director of Engineering Heather Van Dine for receiving the D. Ray Jones Scholarship from the American Public Works Association (APWA) Southeast Branch.

Mr. Kabiri closed his report by acknowledging those affected by the Central Texas Flooding. He displayed a post with opportunities for people to help from the city's Facebook page.

8. BUSINESS ITEMS

A. Consider authorizing the City Manager to execute a depository services contract and related agreements with Wells Fargo Bank, N.A.

A motion was made by Councilmember Branson and seconded by Councilmember Ellisor to reconsider a depository services contract and related agreements with Wells Fargo Bank, N.A., related to Item 8.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

City Manager Morad Kabiri relayed that at the June 2nd City Council Meeting, Council authorized staff to proceed with an agreement with Wells Fargo Bank to handle city depository services. However, Wells Fargo deviated from the city's standard contract; thus, legal review was required before reauthorization.

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Matranga to authorize the City Manager to execute a depository services contract and related agreements with Wells Fargo Bank, N.A., related to Item 8.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

B. Consider the First Amendment to the Economic Development Agreement with BSM Associates, LLC, regarding the construction and build-out of a commercial educational facility.

City Manager Morad Kabiri relayed the item was for the 380 Grant for the Riverstone Montessori School at West Ranch. Back in 2023, the City entered into an incentive agreement with BSM Associates for 1% of the valuation to help diversify the development on that part of town. Due to a lower-than-expected final tax valuation and delays in completion, the incentive amount has been reduced from \$22,000 to \$20,093. Also, due to the delays, they have requested an extension. Staff recommends approval.

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Matranga to approve the First Amendment to the Economic Development Agreement with BSM Associates, LLC, regarding the construction and build-out of a commercial educational facility, related to Item 8.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

C. Consider authorizing the City Manager and the City Attorney to engage consultants and experts needed to acquire by dedications, purchase, or eminent domain approximately 5.452 acres of land located at the southeast corner of Lake Friendswood, generally described as being a part of the I. & G.N.R. Company Survey, Section 3, Abstract 614, Galveston County Texas, for the expansion of Lake Friendswood Park.

City Manager Morad Kabiri introduced the item explaining that the City has been working to acquire a piece of property on the southwest side of Lake Friendswood for the better part of two decades. In 2017, the City started the development of Lake Friendswood Park which involved the installation of a trail system roughly a mile long around the perimeter of the lake. He relayed that the city has entered into a lawsuit based on a property owner of approximately 5.452 acres of land located at the southeast corner of Lake Friendswood. The item enables the City to formally appraise and negotiate purchase options. This item will come back to Council before any final action would be taken.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve authorizing the City Manager and the City Attorney to engage consultants and experts needed to acquire by dedications, purchase, or eminent domain approximately 5.452 acres of land located at the southeast corner of Lake Friendswood for the expansion of Lake Friendswood Park. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

9. PROPOSED ORDINANCES & RESOLUTIONS

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

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Griffon to approve Ordinance No. 2025-20, as submitted and related to Item 9.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

ORDINANCE NO. 2025-20

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 X" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

- B. Consider on first reading an ordinance amending Chapter 18 "Businesses," Article II "Peddlers, Solicitors, Canvassers, Itinerant Vendors," Division II "Registration," "Section 18-58 "Hours" of the Friendswood City Code to update the days and hours when solicitation is permitted.**

City Manager Morad Kabiri explained the proposed ordinance amends Section 18-58 of the City Code to adjust solicitation hours to better align with neighboring cities. The change applies to for-profit solicitors and does not preclude charitable organizations like the Girl Scouts.

A motion was made by Councilmember Branson and seconded by Councilmember Ellisor to approve the first reading of a proposed ordinance amending Chapter 18 "Businesses," Article II "Peddlers, Solicitors, Canvassers, Itinerant Vendors," Division II "Registration," "Section 18-58 "Hours" of the Friendswood

City Code to update the days and hours when solicitation is permitted, as submitted and related to Item 9.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 18 "BUSINESSES," ARTICLE II "PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS," DIVISION II "REGISTRATION," SECTION 18-58 "HOURS" OF THE FRIENDSWOOD CITY CODE TO UPDATE THE DAYS AND HOURS WHEN SOLICITATION IS PERMITTED; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS (\$500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

C. Consider a resolution accepting approximately 1.3347 acres located east of Lake Friendswood being out of Lots 159, 160 and 170, Slone Subdivision, in I. & G.N.R. Company Survey No. 4, Abstract 608, Galveston, into the City of Friendswood's extraterritorial jurisdiction.

City Manager Morad Kabiri relayed the resolution brings a 1.3347-acre tract, owned by the City and located east of Lake Friendswood, into Friendswood's extraterritorial jurisdiction (ETJ). The property was previously outside city limits and League City has abdicated any claim. This move is part of a two-step process to later annex the land formally.

A motion was made by Councilmember Griffon and seconded by Mayor Pro Tem Matranga to approve Resolution No R2025-25, as submitted and related to Item 9.C. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

RESOLUTION NO. R2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ACCEPTING APPROXIMATELY 1.3347 ACRES LOCATED EAST OF LAKE FRIENDSWOOD, BEING OUT OF LOTS 159, 160 AND 170, SLONE SUBDIVISION, IN I. & G.N.R. COMPANY SURVEY NO. 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS, INTO THE CITY OF FRIENDSWOOD'S EXTRATERRITORIAL JURISDICTION; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

10. CITY COUNCIL CONSENT AGENDA

Councilmember Ross requested that Item 10.J. be pulled from the Consent Agenda and voted on separately.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Consent Agenda Items 10.A. through 10.L., with the exception of Item 10. J. which was pulled for further discussion. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The Consent Agenda passed.

- A. Consider an Interlocal Agreement with Friendswood Independent School District (FISD) for general emergency preparedness.**
- B. Consider authorizing a School Resource Officer Agreement with the Friendswood Independent School District.**
- C. Consider authorizing a School Crossing Guard Agreement with Clear Creek Independent School District for School Years 2025-26 and 2026-27.**
- D. Consider approving the Friendswood Downtown Economic Development Corporation's purchase of street sign fabrication related to the Downtown Improvement Plan from Road Safe Traffic Systems through the Buyboard.**
- E. Consider authorizing an Interlocal Agreement with Galveston County for the FY2026 Congregate Meal Program.**
- F. Consider approving a Software and Services Purchase Agreement with Cities Digital, Inc. D/B/A CDI for the renewal of Laserfiche software licenses and purchase of professional services related to the City's records management system, and contract management system with electronic signature capabilities.**

- G. Consider approving American Tower Corporation's request for the City's approval and authorization concerning AT&T Mobility's antenna and related tower modifications for the tower located at 1310 Deepwood Drive, Friendswood Galveston County, Texas.
- H. Consider a license Agreement with JAC Texas Properties, LLC, in order to allow the property located at 204 W. Heritage Drive to outflow into adjacent City-owned detention facilities.
- I. Consider accepting the Riverstone Montessori Infrastructure Improvements Project and authorizing the commencement of the contractor's one-year period.
- K. Consider approving the ad valorem tax report for May 2025.
- L. Consider approving the minutes of the City Council Regular Meeting held on June 2, 2025.

Mayor Foreman called for the consideration of Agenda Item 10.J.

- J. Consider the reappointment of (i) Susan Asimakis, and (ii) Pauline Moore to the Community and Economic Development Committee for a three-year term beginning immediately and ending on June 30, 2028.

Councilmember Ross stated that he pulled the item from the consent agenda to thank the appointees for their service and to encourage the public to volunteer. Councilmember Branson noted that the committee is currently down one member and encouraged the public to apply to this specific committee.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Agenda Item 10.J. The vote was the following:

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

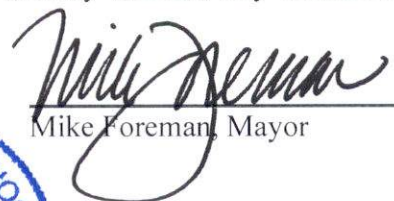
Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

11. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the July 7, 2025, City Council Regular Meeting at 6:15 P.M.


Mike Foreman, Mayor

Attest:


Raquel Martinez, TRMC, City Secretary

