

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

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, NOVEMBER 3, 2025, AT 5:30 P.M. IN THE BOARDROOM OF THE FID ADMINISTRATION ANNEX BUILDING, LOCATED AT 402 LAUREL DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Mayor Pro Tem
Sally Branson	Councilmember
Trish Hanks	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Councilmember
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Pro Tem Ellisor called the meeting to order with a quorum present at 5:30 P.M. All members were present with the exception of Mayor Mike Foreman and Councilmember Michael Ross.

2. INVOCATION

The invocation was led by Pastor David Lorenz of First Baptist Friendswood Church.

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

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

4. COUNCIL COMMENTS AND REPORTS

Mayor Pro Tem Ellisor invited the councilmembers to provide their comments and reports.

Councilmember Branson thanked first responders for participating in National Night Out. She highlighted the Volunteer Fire Department Open House, the 10th Annual Houston-Galveston Area Council “Bringing Back Main Street” meeting, and the Bay Area Houston Economic Partnership (BAHEP) meeting recognizing their partnership with Friendswood and Harris County Precinct 2 on the Blackhawk Road project. She also commented on the Transportation Policy Council’s 50th anniversary and that she, along with other councilmembers and staff, attended the Texas Municipal League Conference in Fort Worth. She added the Rotary Club’s Adulting 101 event for high school students, the November food drive, and concluded by encouraging residents to vote in the upcoming election.

Councilmember Hanks reminded everyone that Fall Haul is Saturday, November 8, 2025, at Centennial Park. She also encouraged residents to vote. She noted Keep Friendswood Beautiful (KFB) and the Parks Department had a lot of exciting things planned for the holidays and looked forward to seeing the city lit up.

Councilmember Griffon announced the upcoming Veterans Day Celebration on November 10, 2025, at the Friendswood Activity Center. As the liaison to the Galveston County Consolidated Drainage District (GCCDD), he promoted their newsletter: The Floodgate Flier (Issue No. 3). He listed a few of their ongoing projects and provided updates from the Clear Creek Watershed Steering Committee. He added that Bay Area Houston Transportation Partnership (BayTran) established a Drainage Committee that meets monthly at the League City Chamber. The Dickinson Bayou Watershed Steering Committee's meeting was scheduled at the same location for the following morning. He concluded by noting that GCCDD still had rainwater catch barrels available for purchase online.

Councilmember Matranga thanked all attendees and commented that the Halloween in the Park event was an "outstanding event," thanking City staff, the Chamber, and vendors. He added onto Councilmember Griffon's comments about BayTran's new Drainage Committee, emphasizing that drainage issues not limited to Friendswood but are regional, and that inter-city communication is critical for long-term flood solutions.

Mayor Pro Tem Ellisor closed the comments encouraging residents to vote and additionally emphasized the importance of jury service.

5. PUBLIC COMMENT

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

Mr. Thomas Chastant spoke to Council on behalf of The Shepherd's Nook store, expressing concern about a neighboring property that has been poorly maintained creating fire and rodent hazards. He noted Code Enforcement has been unable to reach the property owners despite multiple attempts and asked the City to take further action.

Mr. Dave Yelovich thanked the Friendswood Emergency Medical Services (EMS) team for their service during a personal emergency. He also raised concerns to Council about the lack of police patrol presence in his Whittier Oaks neighborhood, suggesting more community engagement such as bike patrols. He lastly criticized the prolonged delays in the Blackhawk Road project.

6. WORK SESSION TOPICS

A. Receive and discuss a presentation from the Emergency Medical Services division.

Emergency Medical Services (EMS) Chief Lisa Camp provided the presentation on the Friendswood EMS division to Council with the following highlights:

Mission

- Provide efficient, rapid, prompt, professional and effective medical healthcare to the Friendswood community.
- Advanced Life Support care will be rendered according to the Friendswood EMS Advanced Treatment Guidelines that are issued by the Medical Director, Dr. Abel Longoria.

Current Services

- Total Personnel: 49
 - 14 full-time medics

- 18 part-time medics
- 17 volunteer medics
- Ambulances:
 - 4 Type I ambulances, licensed by the Texas Department of State Health Services (DSHS) as Mobile Intensive Care Units (MICUs)
 - 2 ambulances staffed 24/7/365, each with two medics
 - 1 paramedic supervisor on duty in the city 24 hours a day

Calls for Service

- Total annual calls: ~3,700 (projected to reach 3,900 by 2026)
- Transports: ~60% of calls result in patient transport
- Fall-related calls:
 - Represent 20% of all transports
 - Over 60% of fall-related calls require ALS transport
- Peak activity: Up to 18 calls per day across two ambulances
- Call volume has significantly increased since COVID, reflecting higher community demand

Type I Ambulance Timeline

- 1972: Friendswood EMS begins with a station wagon ambulance (Ford LTD).
- 1985: Frazer Manufacturing begins producing ambulances in Houston.
- 1988: Friendswood EMS purchases its first Frazer Type I ambulance.
- 1988–Present: Frazer Type I ambulances remain the fleet standard, with 37 years of success across a 53-year history.

Ambulance Type Overview

- Type I – Heavy-Duty Truck Chassis + Separate Box
 - Superior safety, durability, and patient care space
 - High-demand urban 911 systems
 - Long service life and higher weight capacity to carry ALS equipment
- Type II – Van Chassis
 - Limited workspace for patient care and crew movement
 - Interfacility or patient transport
 - Smaller and less equipment than a Type I or Type III
- Type III – Cutaway Van Chassis
 - Moderate space and functionality
 - Smaller communities or mixed 911/interfacility systems
 - Smaller and less equipment than a Type I

Key Decision Points in Vehicle Selection

- 911 EMS Industry Standard
- Mobile Emergency Power System
 - Chassis engine powers the patient compartment without requiring a separate generator
- Multi-modal Team Configuration
- Supports
 - Critical patients with ALS/MICU equipment
 - Bariatric patients
 - Multiple patients

- Provides maximum safety
- Reliable performance since 1988

EMS Medical Director Dr. Abel Longoria then addressed the Council, expressing pride in Friendswood EMS as they have received national and state recognition for their service. He cautioned against changing their current model. Friendswood's system allows providers to perform full CPR, ACLS, and ventilator operations in route, ensuring the advanced level of service that citizens deserve. He also took a moment to address Council's concern of fall calls. He noted they are a symptom of instability for a number of reasons and delaying that transfer would cut into that "golden hour" of care.

Mayor Pro Tem Ellisor then opened the floor to Council. Councilmember Matranga asked how Friendswood EMS compares to nearby cities in staffing and equipment. Chief Camp replied neighboring cities are operating three or four trucks. Friendswood is not as big as League City, Pearland, and Alvin; nonetheless, Friendswood was in line with them and nearing adding that third truck. Dr. Longoria emphasized that the Type I model was the standard ambulance type for providing care. Councilmember Branson inquired whether other nearby communities use different ambulance types and how they performed. Chief Camp shared that Alvin's Type II ambulance had failed operationally and was removed from service, reaffirming her understanding of why Friendswood continues using Type I units.

Councilmember Griffon thanked Chief Camp and EMS staff for clarifying cost details. He additionally clarified that his earlier proposal to consider smaller ambulances was not about fall calls, but about expanding coverage and cost efficiency. After reviewing actual costs, he concluded he had no problem with the Type I vehicle and praised Friendswood's stellar response times. Councilmember Hanks agreed and commended both Chief Camp and Dr. Longoria. She voiced her full support for maintaining the current EMS standards.

B. Discuss the permitted heights of plants, trees, and branches in and over restricted areas, including visibility triangles and other traveled public ways.

City Manager Morad Kabiri explained that this item originated from a resident's complaint last month regarding tree trimming on private property performed by the City's Public Works Department. At Council's request, the topic was brought forward to review current policies and procedures, as well as to address the specific property in question.

The current ordinance, Ordinance No. 2024-22, was adopted in August 2024 and updated height clearance requirements for vegetation over public rights-of-way:

- 15 feet over the traveled portion of the street (previously 10 feet); and
- 10 feet over sidewalks, or "otherwise reasonably possible" to allow pedestrian clearance.

Mr. Kabiri noted that the purpose of the height requirement is to protect larger vehicles, such as fire trucks, garbage trucks, and school buses. These vehicles generally require 14 feet of clearance. Thus, the City established 15 feet to allow for branch regrowth and drooping from rain.

Neighboring city height clearance standards include:

- League City: 15 feet
- Pearland: 15 feet
- Alvin: 12 feet
- Webster: 14 feet

Mr. Kabiri informed Council that Public Works does not patrol the city for violations but responds to notifications from: FISS or CCISD (most commonly during pre-school-year bus route tests), citizens, Police, Emergency Services, or Waste Connections. He provided the process as follows:

1. Notification received — typically from the school districts identifying low-hanging branches.
2. City notifies property owner of the issue and provides a copy of the ordinance.
3. If the homeowner requests time, they are typically given 30–45 days, sometimes up to 60 days to complete trimming before the City intervenes.
4. If the homeowner cannot or does not trim the trees, Public Works crews will do so within the right-of-way only (approximately 11 feet behind the curb)
5. Crews trim only to meet clearance, not for appearance, staying within City right-of-way—never entering private property.

Mr. Kabiri emphasized that crews are not arborists and that trimming may appear “aesthetically displeasing,” but the City’s role is to ensure vehicle and pedestrian safety, not landscaping. After adoption of the 2024 ordinance, Communications posted reminders on social media illustrating proper clearance heights, encouraging residents to preemptively inspect and trim their trees. Posts also reminded residents that City crews trim for clearance, not aesthetics, and recommended hiring a professional arborist to maintain appearance.

Mr. Kabiri reviewed the history of tree maintenance at 1215 Merriewood, the property discussed in the October meeting:

- **November 2019:** City crews trimmed some small branches to the old ordinance height of 10’ upon a request from FISS. Public Works received a homeowner complaint via email correspondence through the City Manager’s office. The property owner expressed her concerns citing better notification was needed.
- **September 3, 2021:** request was received to trim trees blocking street and sidewalk in front of property.
- **September 20, 2021:** City crews trimmed tree – comments on Work Order - “Trimmed Tree and spoke with homeowner to make sure it was ok...he said go ahead and do it. He was happy with the final results.”
- **August 5, 2024:** New ordinance was adopted increasing clearance above traveled portion of street to 15’.
- **June 11, 2025:** Service request for low tree limbs over the street.
- **June 13, 2025:** Assistant Superintendent spoke with resident and informed her of the situation. She was provided a copy of the ordinance and a notice to trim the trees.
- **September 26, 2025:** S&D Superintendent visited house and spoke with resident through “Ring” doorbell. Staff explained that the tree needed to be trimmed. The property owner stated they had someone coming to trim that weekend. The property owner was informed that if the trees were not trimmed to the minimum height, the City would perform trimming the following week within the parameters of the ordinance.
- **September 30, 2025:** S&D Superintendent visited the address and noted trimming had taken place, but the tree was only trimmed to approximately 10.5-11’ above the street. City crews trimmed to 15’ over the street, cutting branches at ROW/ curblines only – not on private property.

Mr. Kabiri noted that social media posts described the trimming as “butchering,” however, he displayed images showing that the tree was not damaged or killed. Nonetheless, he provided the following recommendations and improvements:

Recommendations and Improvements

- Photo documentation — Crews will photograph trees before trimming using a measuring rod to show height violations.
- Clarifying sidewalk clearance — Current language (“or otherwise reasonably possible”) is ambiguous; staff intends to revise it for consistency to 10 feet, eliminating subjective interpretation of “reasonable.”

Councilmember Matranga thanked staff for taking a look at the ordinance. He acknowledged there were a few cleanup things they need to do in the ordinance itself and in how it is implemented. He also appreciated that staff will also look at some communication improvements. Councilmember Branson also expressed appreciation noting this came up on social media, and she was one of the ones that the property owners reached out to. She thanked staff for the photographs of the trimmings, stating: “A picture is worth a thousand words.”

Councilmember Griffon supported revisiting the tree ordinance. He suggested reviewing which types of trees are best suited for certain areas. Councilmember Matranga added that he is “a tree lover” and empathized with the upset homeowners. Nevertheless, he stated that the trimming was the bare minimum that the city had to do to prevent problems with school buses and other vehicles. He appreciated staff’s efforts and confirmed that over the last month, they had already taken on relooking at the ordinance.

7. PROPOSED FLUM AMENDMENT AND ZONING MAP AMENDMENT CONCERNING PROPERTY LOCATED AT 401 W EDGEWOOD DR

- Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from “Low Density” residential to “Retail.”**

At 6:28 P.M., Mayor Pro Tem Ellisor opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Aubrey Harbin explained that the property owner requested a zoning change from residential to commercial. In order to make that change, the Future Land Use Map (FLUM) must be amended first. Ms. Harbin noted that the property borders both residential and commercial zones. This property has flip-flopped back and forth over the past several years trying to develop. The request was to change the FLUM from Low Density Residential to Retail. All required notices had been published and the Planning and Zoning Commission voted unanimously 5–0 in favor of the request, giving a positive recommendation to City Council.

At 6:31 P.M., Mayor Pro Tem Ellisor announced no citizen had signed up to speak on this item and closed the public hearing.

After the public hearing, Item 7.C. was then considered prior to Item 7.B.

- c. **Consider approving an ordinance amending the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from “Low Density” residential to “Retail.”**

A motion was made by Councilmember Hanks and seconded by Councilmember Matranga to approve Ordinance No. 2025-29, as submitted and related to Item 7.C. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2025-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP ("FLUM") CONCERNING PROPERTY LOCATED AT 401 W EDGEWOOD DRIVE, ALSO KNOWN AS MCREAKEN MANOR FINAL PLAT, A SUBDIVISION CONTAINING A 3.9187-ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, FRIENDSWOOD VOLUME 238, PAGE 14, SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, FRIENDSWOOD, TEXAS, TO CHANGE ITS DESIGNATION FROM "LOW DENSITY" TO "RETAIL"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

- b. **Conduct a public hearing concerning a request for a zone classification change for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).**

At 6:31 P.M., Mayor Pro Tem Ellisor opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Aubrey Harbin explained this is the zone change request following the amendment of the Future Land Use Map. The proposal is to change the zoning of the property from Single-Family Residential to a Community Shopping Center. Once they develop, they will need to submit a replat, and then they will do a site plan with the Planning and Zoning Commission. The property will be subject to the Community Overlay District requirements during development. The Planning and Zoning Commission also had their public hearing on this and forwarded a positive recommendation as well.

At 6:33 P.M., Mayor Pro Tem Ellisor announced no citizen had signed up to speak on this item and closed the public hearing.

- d. **Consider approving an ordinance amending the City's official zoning map to change the zoning classification for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).**

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Ordinance No. 2025-30, as submitted and related to Item 7.D. However, discussion ensued prior to the vote.

Councilmember Matranga noted that the property in question had changed zoning classifications several times over the past decade and asked staff to clarify the surrounding zoning. Community Development Department (CDD) Aubrey Harbin explained that the property fronts Edgewood Drive, with a large single-family tract to the right, retail frontage and a mobile home park to the left, and the Montebello Subdivision behind it. She added that one adjacent homeowner had purchased a portion of the property to create their own buffer.

If the property were rezoned to Community Shopping Center (CSC), Councilmember Matranga then asked about the required barriers. Ms. Harbin stated that a commercial-to-residential boundary requires an eight-foot opaque fence and a ten- to fifteen-foot landscaped buffer with a tree every twenty-five feet, noting some exceptions for existing vegetation. She also clarified that both zoning districts are typically limited to forty feet in building height, with exceptions for taller.

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

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE CLASSIFICATION OF THE PROPERTY LOCATED AT 401 W EDGEWOOD DRIVE, ALSO KNOWN AS MCREAKEN MANOR FINAL PLAT, A SUBDIVISION CONTAINING A 3.9187-ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, FRIENDSWOOD VOLUME 238, PAGE 14, SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, FRIENDSWOOD, TEXAS TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC); 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

8. CITY MANAGER'S REPORT

A. Receive an update regarding the City of Friendswood earning a 2025 Top Workplace Winner from the Houston Chronicle.

City Manager Morad Kabiri announced that for 2025, the City of Friendswood was once again recognized as a Top Workplace by the Houston Chronicle. This marked the third consecutive year the City has received the honor. Out of nearly 6,000 companies, 71 were selected in their size bracket. He noted the survey was completed anonymously by employees. The Council congratulated staff on the recognition.

B. Present an update on Stevenson Park improvements completed during the past fiscal year.

City Manager Morad Kabiri commending the Parks staff for their extensive maintenance and upgrades on Stevenson Park. He highlighted that the Rotary Pavilion was re-stained, new shade canopies were added near the splash pad, drainage improvements were completed, and new lighting was installed at the entryway arch through a Keep Texas Beautiful grant. He noted that holiday wreaths were being placed at the entry and that within the next week and a half, a 40-foot Christmas tree would be installed.

C. Present an update regarding the City's Fall Haul event.

City Manager Morad Kabiri reminded residents of the annual Fall Haul event scheduled for Saturday, November 8, at Centennial Park. He explained that shredding services would be available from 8:00 a.m. to 12:00 p.m. with a 200-pound paper limit per vehicle and residents must provide proof of residency.

D. Receive an update regarding the City's upcoming holiday events.

City Manager Morad Kabiri highlighted the City's 2025 holiday events, thanking the Parks and Recreation Department and Friendswood Library.

Parks & Recreation

- Nov 10th – Veteran's Day for the Senior Program
- Nov 14th – Mother and Son Kickball Jam at Renwick Park
- Nov 19th – Senior Center Thanksgiving Potluck
- Nov 22nd – Blue Santa Softball Tournament and Toy Drive
- Nov 24th – The Holiday Lighted Trail in Stevenson Park
- Dec 6th – Flap Jack Fun Run
- Dec 13th – Santa in the Park feature our new 40-foot Christmas Tree!
- Dec 16th – Breakfast with Santa at the Senior Center

Friendswood Library

- Dec 1st – 13th Christmas Card Drive for Hope Village
- Dec 4th – Holiday Pancakes and Pajamas Storytime
- Dec 8th – Santa visits the Library
- Dec 18th – Wonderland Quartet
- Dec 19th – Stuffed Animal Sleepover Drop Off

- Dec 31st – Noon Year’s Eve Party
- Jan 9th – 11th Zaki Con

E. Recognize Assistant Director of Parks Gary Williams for his twenty-four years of service and retirement with the City of Friendswood.

City Manager Morad Kabiri recognized Parks and Recreation Assistant Director Gary Williams, who is retiring after over 24 years of service. Mr. Williams began with the City in 2001 as a Code Enforcement Officer, became a Building Inspector in 2002, and joined Parks & Recreation in 2010. Mr. Kabiri called him a fantastic asset to their community and presented him a token of their support. Mr. Williams gave a few words and thanked the Council and staff for their support.

9. BUSINESS ITEMS

A. Consider authorizing the formation of an ad hoc Comprehensive Plan Advisory Committee and confirming the appointments thereto.

Community Development Department (CDD) Director Aubrey Harbin recalled the Ardurra Group came and gave council the introduction last month for the Comprehensive Plan Update. Part of that process is appointing an Advisory Committee that will work with them and staff throughout the process. They will have at least four meetings. Staff hope to have the first kickoff meeting in December.

Proposed Appointees

- Marcus Rives, Planning & Zoning Commission – Planning Subcommittee
- Travis Mann, Planning & Zoning Commission – Planning Subcommittee
- Brian Bounds, Planning & Zoning Commission – Planning Subcommittee
- Sharon Rowsey, Community & Economic Development Committee (CEDC)
- Blaise Guzzetta, Community & Economic Development Committee (CEDC)
- Alex Aragon, Clear Creek ISD
- Tram Kim, Resident
- Debbie Vascik, Community Rating System (CRS) Coordinator
- Brian Freedman, Bay Area Houston Economic Partnership
- Brett Banfield, Friends of Downtown Friendswood (FDFA) and local developer
- Rebecca Hillenburg, Friendswood Downtown Economic Development Corporation (FDEDCC)
- Elmer Bubba Johnson, Friendswood Downtown Economic Development Corporation (FDEDCC)
- Carlyslle Gullede, Local business owner
- Nolan Correa, Friendswood ISD
- Allan Stanfield, realtor
- Beth Stanfield, realtor
- FHS Student

A motion was made by Councilmember Matranga and seconded by Councilmember Griffon to authorize the formation of an ad hoc Comprehensive Plan Advisory Committee, related to Item 9.A. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

B. Consider authorizing an Economic Development Agreement with All Out Development Inc., concerning the redevelopment of the property located at 303 N Friendswood Drive.

City Manager Morad Kabiri relayed this particular project is located on North Friendswood Drive near the Kroger and Topping Burger grocery store. The particular business in question currently is in the City of Pearland. They are relocating their shop here in Friendswood and investing \$3 million in renovation and expansion to the site. The economic incentive is about \$30,000 that will be paid.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks authorizing an Economic Development Agreement with All Out Development Inc., related to Item 9.B. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

C. Consider authorizing a Professional Services Agreement with Guy Engineering Services, Inc., for the Greenbriar Bridge Rehabilitation Project.

Engineering Department Director Jill Arias provided background information on this item. This is a bridge located on Greenbrier at Chigger Creek. About three years ago, the approaches to the bridge started settling to the point where it became the biggest speed hump in Friendswood. At the time, Public Works shut down Greenbrier for a couple of days, and they did some rehab work. This contract with Guy Engineering will start with a comprehensive inspection of the bridge. After that, they will prepare some plans and help send that out for bid. Staff plans on having this done for this coming summer to have this street shut down while school is out. The goal would be to have it back open before school.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to authorize a Professional Services Agreement with Guy Engineering Services, Inc., related to Item 9.C. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

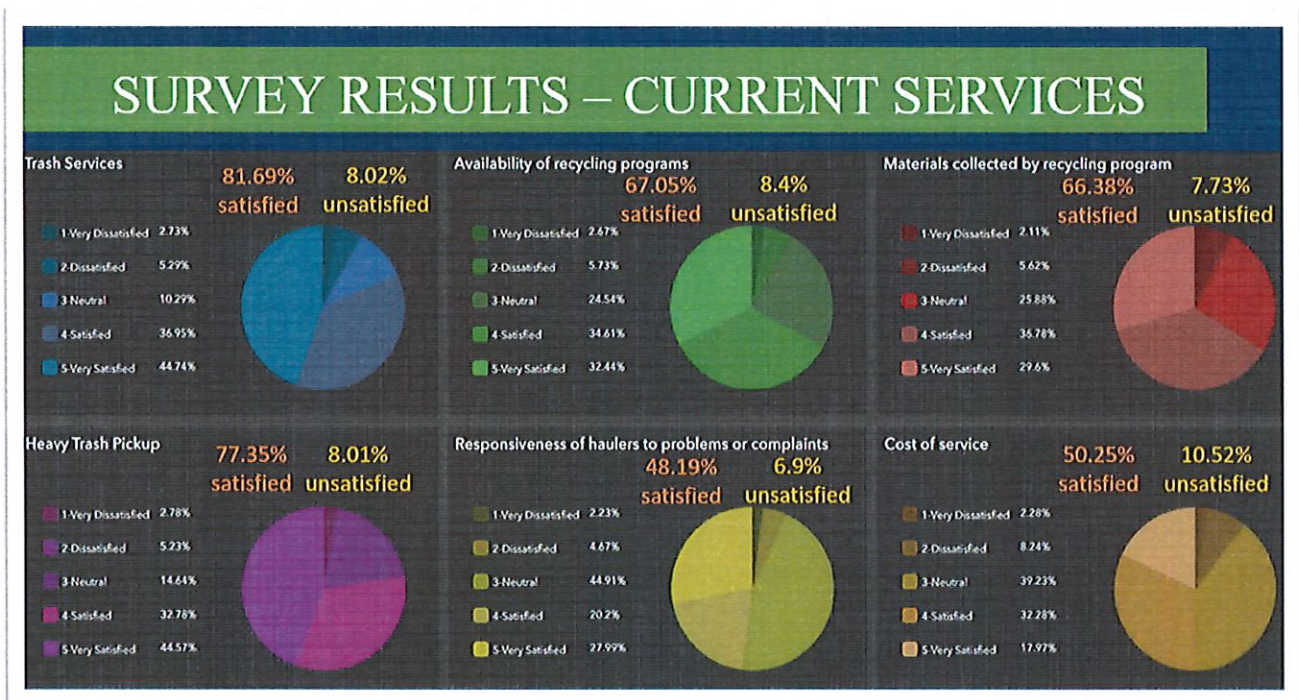
10. PROPOSED ORDINANCES & RESOLUTIONS

A. Consider on first reading an ordinance granting a franchise agreement to Waste Connections of Texas, LLC, for the collection, hauling, recycling, and disposal of municipal solid waste and recyclable materials in the City of Friendswood.

City Manager Morad Kabiri recalled the city has been discussing our current solid waste services for the last several months dating back to 2024. Most recently, we had a workshop to go over the city-wide survey that took place. The metrics were provided as follows:

Survey Results

- 1,797 responses
- 13% survey response
- Geographically spread-out throughout the city
- 801 comments



Mr. Kabiri summarized that the responses were overwhelmingly positive. Folks were very happy with the current service levels that are provided by Waste Connections. At that workshop, Council directed staff to move forward with negotiating a new contract with Waste Connections. The agreement presented to council includes no change to the service model. They will have a manual lift rear-load truck and maintain the number of service days: twice-a-week trash service in our community, once-a-week heavy haul, as well as once-a-week recycling. The agreement also has additional route requirements to address

the Wednesday service issue. The contract stipulates Waste Connections will put in additional routes, if necessary, to make sure their service does not make that same delay.

Comparing the city's current and proposed rate to neighboring cities, Mr. Kabiri stated that Friendswood is still within the ballpark both in frequency as well as dollar amount. Staff had looked at going out for bids and saw the price point was going to be quite a bit higher. He explained that is why they continued to stay with our current service provider. If they did not receive overwhelming support in the survey, they would have gone a different direction.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to approve the first reading of a proposed ordinance, as submitted and related to Item 10.A. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, GRANTING TO WASTE CONNECTIONS OF TEXAS, LLC, THE RIGHT, PRIVILEGE, AND FRANCHISE TO PROVIDE FOR THE COLLECTION, HAULING, RECYCLING, AND DISPOSAL OF MUNICIPAL SOLID WASTE AND RECYCLABLE MATERIALS IN THE CITY OF FRIENDSWOOD, TEXAS; PRESCRIBING COMPENSATION FOR THE RIGHT, PRIVILEGE, AND FRANCHISE CONFERRED HEREUNDER; CONTAINING OTHER PROVISIONS RELATED THERETO; PROVIDING A REPEALING CLAUSE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE

B. Consider on first reading an ordinance amending Appendix D "Schedule of Fees, Rates, Charges, Deposits, Bonds, and Insurance Amounts" of the Friendswood City Code to update the solid waste fees commensurate with the solid waste franchise agreement.

A motion was made by Councilmember Branson and seconded by Councilmember Matranga to approve the first reading of the proposed ordinance, as submitted and related to Item 10.B. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

PROPOSED ORDINANCE

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 "SOLID WASTE – CHAPTER 66" FEES CONSISTENT WITH THE CITY'S FRANCHISE AGREEMENT WITH WASTE CONNECTIONS OF TEXAS, LLC; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND THE EFFECTIVE DATE.

- C. Consider on second and final reading an ordinance amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 1 "Generally," Section 2-21 "Definitions" and Division 10 "Planning and Zoning Commission," Section 2-73 "Powers and duties" of the Friendswood City Code and amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions" of the Friendswood City Code to add a new division to be numbered and entitled Division 2.5 "Capital Improvements Advisory Committee" to establish a new committee to perform the duties and functions conferred on such a committee by Chapter 395 of the Texas Local Government Code; and amending Chapter 70 "Streets, Sidewalks, and other Public Places," Article III "Construction," Section 70-64 "Sidewalks required" to refine the duties of the Planning and Zoning Commission with respect to sidewalks by removing the sidewalk installation fund.

A motion was made by Councilmember Branson and seconded by Councilmember Matranga to approve Ordinance No. 2025-31, as submitted and related to Item 10.C. However, discussion ensued prior to the vote.

City Manager Morad Kabiri provided a brief overview by stating that recently, the State Legislature passed a law that said we can no longer use our Planning and Zoning Commission as a Capital Improvements Advisory Committee relative to impact fees, so the City must establish a new committee of members made up predominantly of people with a real estate background. That is what this item is doing, as well as cleaning up language regarding the removal of the Sidewalk Installation Fund, which has been discussed in previous Council meetings. The fund still has funding in it; however, the intent is that if a sidewalk is needed, developers are supposed to install it at the time. Councilmember Griffon noted that doing away with the sidewalk fund does not mean that the City will not take care of the sidewalks and Mr. Kabiri confirmed.

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

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 2 "ADMINISTRATION," ARTICLE II "BOARDS, COMMITTEES AND COMMISSIONS," DIVISION 1 "GENERALLY," SECTION 2-21 "DEFINITIONS" AND DIVISION 10 "PLANNING AND ZONING COMMISSION," SECTION 2-73 "POWERS AND DUTIES" OF THE FRIENDSWOOD CITY CODE; AMENDING CHAPTER 2 "ADMINISTRATION," ARTICLE II "BOARDS, COMMITTEES AND COMMISSIONS" OF THE FRIENDSWOOD CITY CODE TO ADD A NEW DIVISION TO BE NUMBERED AND ENTITLED DIVISION 2.5 "CAPITAL IMPROVEMENTS ADVISORY COMMITTEE TO ESTABLISH A NEW ADVISORY COMMITTEE TO PERFORM THE DUTIES AND FUNCTIONS AS CONFERRED ON SUCH A COMMITTEE BY CHAPTER 395 OF THE TEXAS GOVERNMENT CODE; AMENDING CHAPTER 70 "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES," ARTICLE III "CONSTRUCTION," SECTION 70-64 "SIDEWALKS REQUIRED" OF THE FRIENDSWOOD CITY CODE TO REFINE THE DUTIES OF THE PLANNING AND ZONING COMMISSION WITH RESPECT TO SIDEWALKS BY REMOVING THE SIDEWALK INSTALLATION FUND; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

D. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment I" and providing for supplemental appropriation and/or transfer of certain funds.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Ordinance No. 2025-32, as submitted and related to Item 10.D. However, discussion ensued prior to the vote.

City Manager Morad Kabiri noted this was the first Budget Amendment for fiscal year 2026. It covers routine appropriation of funds based on prior approved Council contracts, as well as receivables from various grants and insurance outlays.

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

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2025-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2025-23, PASSED AND APPROVED AUGUST 25, 2025, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2025-26, BY APPROVING "BUDGET AMENDMENT I" 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 finding that public convenience and necessity requires the acquisition of 5.452 acres of land located adjacent to the southeast portion of Lake Friendswood and being a part of the I & G N R R Company Survey, Section 3 Abstract 614, Galveston County, Texas, and being a part of the original Galveston-Houston Interurban Land Company Subdivision, Division A and also being that same tract of land described as Tract 2 in a deed recorded in Volume 2621, Page 279 in the Office of the County Clerk of Galveston County, Texas, for the expansion of Lake Friendswood Park and authorizing eminent domain proceedings for the acquisition of fee simple interest thereof from Joseph B. Tostado.**

City Manager Morad Kabiri explained that the City has been dealing with this Lake Friendswood property since the early 1990s, when the City acquired the land from the Galveston County Parks Board. Over the years, there have been multiple lawsuits and legal disputes involving the five-acre tract at the southeast corner of the forty-acre property. He stated that the most recent lawsuit was withdrawn, so there is no current litigation. Nevertheless, staff recommended that the City acquire the property so that it is no longer a question for future councils nor a question for future property owners. The City extended an offer but received no response, so staff sought Council's authority to begin eminent domain proceedings.

City Attorney Karen Horner outlined the process for council: the City will continue negotiations and, if needed, make a final offer with the appraisal attached. If the offer is declined, the City can file an eminent domain proceeding, after which three commissioners would determine the property's value. Once the City tenders the payment to the court, it will gain possession of the property. Councilmember Griffon asked how long negotiations had been ongoing. Mr. Kabiri replied 32 years despite multiple six-figure offers from the City, despite currently being appraised by GCAD for a total of \$40. Councilmember Matranga emphasized the seriousness of eminent domain, stating he supports it as the only path left open to the city to resolve this once and for all.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to approve Resolution No 2025-35, as submitted and related to Item 10.E. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

RESOLUTION NO. 2025-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, FINDING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRES THE ACQUISITION OF 5.452 ACRES OF LAND LOCATED ADJACENT TO THE SOUTHEAST PORTION OF LAKE FRIENDSWOOD AND BEING A PART OF THE I & GN R R COMPANY SURVEY, SECTION 3 ABSTRACT 614, GALVESTON COUNTY, TEXAS, AND BEING A PART OF THE ORIGINAL GALVESTON HOUSTON INTERURBAN LAND COMPANY SUBDIVISION, DIVISION A AND ALSO BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN VOLUME 2621, PAGE 279 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, FOR THE EXPANSION OF LAKE FRIENDSWOOD PARK AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF FEE SIMPLE INTEREST THEREOF; AND PROVIDING AN EFFECTIVE DATE.

11. CONSENT AGENDA

A motion was made by Councilmember Matranga and seconded by Councilmember Griffon to approve Consent Agenda Items 11.A. through 11.H. The vote was the following:

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

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The Consent Agenda passed.

- A. Consider a resolution approving an Agreement for Temporary Road Closure of State Right-of-Way with the State of Texas, through the Texas Department of Transportation, for the Friendswood Chamber of Commerce Christmas Lighted Parade on FM 518.**

RESOLUTION NO. 2025-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE STATE OF TEXAS FOR THE FRIENDSWOOD CHAMBER OF COMMERCE CHRISTMAS LIGHTED PARADE; AND PROVIDING AN EFFECTIVE DATE.

- B. Consider authorizing a License and Indemnity Agreement with Allegra Living Trust for the non-exclusive use of the right-of-way in front of 405 Laurel Drive for parking for the business located thereon.**
- C. Consider approving the purchase of four (4) service trucks for the Public Works Department from Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 210907.**

- D. Consider adopting rules of procedure for the Capital Improvements Advisory Committee.
- E. Consider appointing Victoria Hall to the Fourth of July Steering Committee for a three-year term beginning immediately and ending on October 31, 2028.
- F. Consider appointing Cari Infante to the Community and Economic Development Committee for a three-year term beginning immediately and ending on June 30, 2028.
- G. Consider approving the ad valorem tax report for September 2025.
- H. Consider approving the minutes of the City Council Regular Meeting held on October 6, 2025.

12. ADJOURNMENT

With there being no further business, Mayor Pro Tem John Ellisor adjourned the November 3, 2025, City Council Regular Meeting at 7:07 P.M.


John Ellisor, Mayor Pro Tem

Attest:


Raquel Martinez, TRMC, City Secretary

