

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
December 1, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, DECEMBER 1, 2025, AT 5:30 P.M. IN THE BOARDROOM OF THE Fisd 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
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. and all members present.

2. INVOCATION

The invocation was led by Pastor Stephen Kimpel of LifePoint Church.

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

Mayor Foreman led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL FOR DAY

A. Consider a proclamation declaring December 1, 2025, as Cline Elementary School Day in the City of Friendswood, Texas.

Mayor Foreman introduced the students and teachers from Cline Elementary. He relayed the Council for a Day Program allows second graders from the four elementary schools in Friendswood to “take over” the council dais and sit-in for Council and Staff. Mayor Foreman welcomed all the students, their families, teachers, and school administrators. The participants included:

Position	Student Name	Teacher Name
City Secretary (Raquel Martinez)	Austin Smith	Ms. Carter
Councilmember Pos. No. 6 (Michael P. Ross)	Sophia Carter	Ms. Salazar

Councilmember Pos. No. 5 (Robert Griffon)	Sophia Silvas	Ms. Ackerman
Councilmember Pos. No. 4 (Joe Matranga)	Charlotte Maetzold	Ms. Folkes
Mayor (Mike Foreman)	Garrett French	Ms. Ramsey
Councilmember Pos. No. 3 (Trish Hanks)	Olivia Carter	Ms. Salazar
Councilmember Pos. No. 2 (Sally Branson)	Gage Hanson	Ms. Carter
Councilmember Pos. No. 1 (Mayor Pro Tem John Ellisor)	Nora McQuinn	Ms. Ramsey
City Attorney (Karen Horner)	Jonathan Chester	Ms. Hanks
City Manager (Morad Kabiri)	Archer Bridges	Ms. Folkes

A motion was made by Councilmember Nora McQuinn (John Ellisor) and seconded by Councilmember Gage Hanson (Sally Branson) proclaiming December 2, 2025, as Cline Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Garrett French (Mike Foreman), Councilmember Nora McQuinn (Mayor Pro Tem John Ellisor), Councilmember Gage Hanson (Sally Branson), Councilmember Olivia Carter (Trish Hanks), Councilmember Sophia Silvas (Robert Griffon), Councilmember Charlotte Maetzold (Joe Matranga), and Councilmember Sophia Carter (Michael P. Ross)

Nays: None

The item passed unanimously.

At 5:46 P.M., Mayor Foreman recessed the meeting for the Council for a Day Reception.

At 5:52 P.M., Mayor Foreman reconvened the meeting.

5. COUNCIL COMMENTS AND REPORTS

Mayor Foreman invited the councilmembers to provide their comments. In the theme of Thanksgiving, Mayor Pro Tem Ellisor expressed gratitude for Friendswood, Council, his family, and his relationship with God. Councilmember Branson reported on the Transportation Policy Council meeting. She noted Friendswood has now increased small-city representation on the Technical Advisory Committee from 3 to 4 seats. She highlighted the Historical Society's recent Life Member Celebration with 10 new members and the upcoming Christmas tree lighting. Lastly, she announced that she will seek reelection for Councilmember Position No. 2 in May for her fourth and final term.

Councilmember Hanks echoed earlier gratitude for living in Friendswood and thanked Councilmember Branson for her continued willingness to serve. She wished everyone a good holiday season. Councilmember Griffon hoped everyone enjoyed Thanksgiving and wished residents a wonderful Christmas. He also thanked Councilmember Branson for running again and expressed appreciation for being allowed to serve. Councilmember Matranga wished everyone a great Thanksgiving and Christmas. He shared that he volunteered for the city's Fall Haul event with participation of over 470 residents with

52 tons of waste collected and 12,000 pounds of paper shredded. He thanked city staff and over 40 volunteers for their effort. Lastly, he announced his intent to run for reelection for Councilmember Position No. 5 in May 2026 for another three-year term.

Councilmember Ross thanked Councilmember Matranga for volunteering at Fall Haul and said he would be willing to join next time. He expressed concern about children riding e-bikes on city streets and reminded parents to be mindful of safety. Mayor Foreman closed the item by praising the city’s Christmas decorations and thanked Parks and Friendswood Downtown Economic Development Corporation (FDEDC) for their work.

6. PUBLIC COMMENT

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

Mr. Don Johnson encouraged Council to support Mayor of Kemah Robin Collins for Galveston Central Appraisal District (GCAD), emphasizing her understanding of small city needs, appraisal timing, and budget responsibility. He noted prior challenges in keeping the GCAD budget reasonable and expressed confidence that Collins would continue that direction.

7. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

A. Present the City of Friendswood Five Star Spirit Award for the Third Quarter of 2025 to Ashley Huynh, the Animal Services Supervisor in the Police Department.

City Manager Morad Kabiri recognized Animal Services Supervisor Ashley Huynh for receiving the 5 Star Spirit Award for the third quarter of 2025. He noted that one of the things that she was nominated for was her handling of a possum issue, but more importantly the initiative she has instilled in our Animal Services Department. Adoptions have gone up way up and they have been attending multiple events and all thanks to Ashley's leadership. Additionally, Councilmember Matranga praised her dedication to finding lost pets and securing forever homes for strays.

8. WORK SESSION TOPICS

A. Discuss various service contracts, into which the City has routinely entered with non-profit and other governmental entities, in which the City pays to secure specific services furthering a public purpose.

City Manager Morad Kabiri introduced an overview of the city’s annual funding agreements with nonprofits and other government entities, noting amounts ranging from ~\$3,500 to \$30,000, and that these are service-based agreements—not membership dues. He presented the following information before turning over the discussion to Councilmember Griffon, who originally requested review of all contracts before future renewals.

City of Friendswood Partnerships Historical Costs						
Organization		FY21	FY22	FY23	FY24	FY25
Bay Area Houston Economic Partnership (BAHEP)*	Local, state, and federal economic development impact and planning	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000

Bay Area Houston Transportation Partnership (BATRAN)	Local, state, and federal mobility impact and planning	\$ -	\$ 2,500	\$ 3,500	\$ 3,500	\$ 3,500
Friendswood Chamber of Commerce**	Business partnerships, ribbon cuttings, business gatherings	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Friendswood Historical Society	Museum Sponsorship	\$ 15,000	\$ 15,000	\$ 17,500	\$ 17,500	\$ 17,500
Friends of the Friendswood Public Library	Library Programming Assistance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Friends of Downtown Friendswood Association	Downtown development impact and planning	\$ -	\$ -	\$ -	\$ -	\$ -
Harris-Galveston Subsidence District	Water Conservation Program Sponsorship	\$ 18,668	\$ 18,126	\$ 16,720	\$ 8,664	\$ 19,380
Galveston County Health District	Pollution Control and Water Testing	\$ 24,254	\$ 25,707	\$ 28,278	\$ 29,833	\$ 30,779
TOTAL		\$ 52,000	\$ 54,500	\$ 58,000	\$ 58,000	\$ 73,000

*In FY22, the City paid an additional \$1,300 for tickets to the BAHEP annual banquet.

**In addition to the amount shown, annually, the City pays \$2,700 to \$2,900 for tickets to Chamber of Commerce functions.

Councilmember Griffon raised concern over the total \$73,000 spent across partner organizations in FY2025. While he voiced his support for some agreements (BAHEP, Friends of the Library, Historical Society), he questioned the allocations to the Chamber of Commerce (\$20,000) and Subsidence District (\$19,380). He noted other cities contribute significantly less to chambers (\$300–\$1,000 range), and suggested Friendswood consider reducing or eliminating those two allocations. He inquired for comparative contributions from other cities and requested analysis of partner organizations’ operational need and return of investment (ROI). Mr. Kabiri presented the following information.

Chamber of Commerce Memberships and/or Service Agreements Comparison						
City	Chamber	Membership	Membership Fee	Service Agreement	Annual Cost	Term
Friendswood	Friendswood Chamber	NO	N/A	YES	\$20,000	1-year
Pearland	Pearland Chamber	NO	N/A	YES	\$296,222	3-year
Webster	League City & Clear Lake	YES	Less than \$1,000 each	NO	N/A	N/A
Alvin	Alvin-Manvel Chamber	YES	\$300	NO	N/A	N/A

*Webster holds membership in the Clear Lake Chamber of Commerce and League City Chamber of Commerce.

Mr. Kabiri confirmed Friendswood’s contribution to the Chamber is substantially higher than Alvin, Webster, and others. He noted Pearland’s larger amount funds a startup-incubation hub, which is not included in the City of Friendswood contract. The City of Friendswood is currently the only entity paying \$20,000, which initiated the concern and conversation. It was noted that the school district pays \$400.

Mayor Pro Tem Ellisor agreed and would like the opportunity to vote on lowering that amount. Councilmember Matranga supported looking at the scope of services and the value returned. Councilmembers Ross agreed on the importance of quantifying the ROI with the investments to the

Chamber and other organizations. Councilmember Griffon commented that this is the taxpayers' money and they are custodians of it. They should make sure they spend it wisely.

Councilmember Hanks added that organizations should have the opportunity to justify how funding amounts were set. She questioned why the Chamber charges the City full price for event meals despite receiving city funding and stated each organization should present rationale behind their requested amount. Mr. Kabiri noted that determining ROI is straightforward for groups like Friends of the Library but more nebulous for others, particularly the Chamber. Mayor Foreman directed staff to negotiate, evaluate contract value, and return in 1–2 months with recommendations.

9. CITY MANAGER'S REPORT

A. Present an update regarding the Christmas Lighted Parade to be held on Saturday, December 13, 2025, at 6:00 p.m.

City Manager Morad Kabiri announced the Christmas Lighted Parade will take place Saturday, December 13th at 6:00 p.m., which is put on by the Chamber of Commerce. The parade starts at Friendswood Baptist Church and will end at Stevenson Park.

B. Present an update regarding the Santa in the Park event to be held on Saturday, December 13, 2025, from 3:00 p.m. to 8:00 p.m.

City Manager Morad Kabiri relayed Santa in the Park is also scheduled for Saturday, December 13th from 3:00–8:00 p.m., following the Christmas Lighted Parade. Festivities include tree lighting and fireworks. A lot of the Christmas decorations have gone up but if anybody paid particular attention to the tree, it is beautiful, it is large and it is absolutely gorgeous.

C. Present an update on the Friendswood Annual Blue Santa Program.

City Manager Morad Kabiri reported that toy donations for Blue Santa are being accepted through December 19th. Residents may now donate via Amazon Wish List to ship directly to the Police department. The program supports families in need and community participation was encouraged.

D. Present an update regarding Council candidate application and packet.

City Manager Morad Kabiri noted the Council candidate applications and packets were not yet completed and will be discussed in their January meeting.

E. Recognize Assistant City Manager Katina Hampton for her completion of the 2025 Class of the Texas Women's Leadership Institute Program.

City Manager Morad Kabiri recognized Assistant City Manager Katina Hampton for completing the Texas Women's Leadership Institute program, a year-long leadership development series. Council applauded her achievement and contributions.

F. Recognize Captain Stacy Kohn for being honored as a 2025 American Ambulance Association Star of Life recipient.

City Manager Morad Kabiri, recognized Emergency Medical Services (EMS) Captain Stacy Kohn for being a 2025 American Ambulance Association Star of Life recipient. Her years of service and impact on the community were acknowledged and appreciated.

G. Recognize Officer Shelby Smith for being the first Friendswood Police Cadet to attend the Pearland Police Academy and earned the honor of Valedictorian.

City Manager Morad Kabiri recognized Officer Shelby Smith for becoming the Friendswood Police Department's first cadet to attend the Pearland Police Academy and graduated valedictorian with a 97.46 average. She set two female athletic academy records, holds a master's degree in leadership and management, and played Division I softball. The city welcomed her proudly as a new officer.

H. Recognize the Friendswood Police Department for being awarded grant funding through the Office of the Governor's for the Comprehensive Crime Victim Assistance Program for the 26th consecutive year.

City Manager Morad Kabiri announced that the City of Friendswood received Crime Victim Assistance Program funding for the 26th consecutive year. Crime Victim Liaison Gina Hunt was recognized for extensive work supporting victims beyond police report filing. The grant ensures continued services for justice navigation and victim support.

He closed his report noting that Waste Connections is rerouting Wednesday trash pickup due to previous service delays, resulting in schedule changes for multiple areas. The new schedule begins January 5th, with backup trucks provided for the first few weeks to assist anyone who misses pickup during the transition. The City will notify residents of upcoming trash schedule changes through social media, utility inserts, school folders, subdivision signage, and push notifications via a new mobile app.

10. BUSINESS ITEMS

A. Consider approving a city-wide branding guide with accompanying Logo and AI policies.

The business item was not ready for discussion, so Council proceeded to the next item.

11. PROPOSED ADOPTION AND UPDATES TO INTERNATIONAL BUILDING AND FIRE CODES

A. Conduct a public hearing concerning the adoption of local amendments to the 2024 International Building Code (IBC) and the 2024 International Residential Code for One- and Two-Family Dwellings (IRC).

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

Chief Building Official Brian Rouane presented to Council a proposed adoption of updated 2024 IBC and IRC codes, noting this is his third code update in ten years as updates occur every 3–4 years. He explained the revisions include building, residential, electrical, plumbing, mechanical, energy conservation, and swimming pool codes. The benefit is intended to modernize material use, improve sustainability, and maintain insurance compliance by staying within the two code iterations. He emphasized Friendswood is not impacted as heavily as other regions due to already established efficiency

standards. He noted since larger cities adopted these updates first, contractors are familiar with the changes.

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

Mr. Dave Yelovich, a builder of 40+ years and ICC R5 code-certified instructor, cautioned Council about adopting the 2024 codes without strategic amendments. He noted the energy section was completely rewritten and contains costly, controversial requirements. He referenced upcoming state amendments, which he would send to the City Secretary so she may forward to Council, and highlighted specific concerns such as penalties for gas lines, oversized homes, and electrical changes.

Fire Chief of Prevention and Investigations Bryan Holmes took a moment to explain that the city is also moving to adopt the 2024 International Fire Code and Life Safety Code, which evolve alongside building construction codes. He noted fire codes often stem from past critical incidents and help maintain safety for residents, visitors, and firefighters. Updating ensures regulations remain effective as building methods change.

At 6:36 P.M., Mayor Foreman closed the public hearing regarding the local code amendments discussed.

B. Consider on first reading an ordinance amending (i) Chapter 2 "Administration, Article II "Boards, Committees, and Commissions," Division 1 "Generally," Section 2-21 "Definitions" and Division 5 "Construction Board of Adjustment and Appeals," Section 2-46 "Created; membership" and Section 2-48 "Powers and duties" and Division 12 "Zoning Board of Adjustment," Section 2-83 "Powers and duties" of the Friendswood City Code; (ii) Chapter 14 "Building and Building Regulations" of the Friendswood City Code; and (iii) Chapter 30 "Fire Protection and Prevention," Article III "Fire Codes," Division 2 "International Fire Code," Section 30-84 "International fire code adopted; amendments" and Division 3 "Life Safety Code," Section 30-119 "Appeals" of the Friendswood City Code to update the name of the Construction Board of Adjustment and Appeals and the duties of such board as well as the duties of the Zoning Board of Adjustment and to adopt the 2024 International Code Council Model Construction Codes, the 2023 National Electrical Code, and local amendments thereto.

Councilmember Griffon raised concerns about the inability to distinguish what was new versus what was already in the Code. As they have done in the past, he requested that anytime there is going to be a change in the current ordinances, for it to be written in blue, and changes by the International Business Code, be written in red. He noted condensing 52 pages to a paragraph was unfair to council and could have real-world impacts on residents and builders. He proposed they postpone this item.

A motion was made by Councilmember Robert J. Griffon and seconded by Councilmember Michael P. Ross to postpone Item 11.B. However, there was discussion prior to the vote.

Mayor Foreman asked what would happen if the item were postponed. Community Development Department (CDD) Director Aubrey Harbin explained the planned effective date is March 1, 2026. Staff have already been discussing the update with contractors for over a year and want time to advertise starting in January. City Manager Morad Kabiri added that postponement can be accommodated if council wishes, while reminding them that the State will be moving to the same code adoptions as well.

Councilmember Matranga questioned how state adoption of the 2024 building codes affects Friendswood and whether state rules would override local ordinances. Mr. Kabiri clarified that Friendswood maintains its own authority unless the state supersedes but warned that falling more than two code cycles behind could increase homeowner insurance rates. Ultimately, staff recommended adoption effective March 1, 2026, to avoid insurance consequences, offering to provide a version highlighting changes.

Councilmember Hanks relayed she would like a list of the local amendments so Council can evaluate them without going through all 52 pages. Mr. Kabiri pointed out that approving a first reading would not lock the city into final adoption; they could still review, request changes, or reject the ordinance before second reading once the red-lined document is provided.

The vote for the motion on the table to postpone was as follows:

Ayes: Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

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

The item failed to pass.

A motion was made by Councilmember Sally Branson and seconded Mike Foreman to approve the first reading of a proposed ordinance, as submitted, related to Item 11.B. The vote was the following:

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

Nays: Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

The item passed.

PROPOSED ORDINANCE

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 5 "CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS," SECTION 2-46 "CREATED; MEMBERSHIP" AND SECTION 2-48 "POWERS AND DUTIES" AND DIVISION 12 "ZONING BOARD OF ADJUSTMENT," SECTION 2-83 "POWERS AND DUTIES" OF THE FRIENDSWOOD CITY CODE TO UPDATE THE NAME OF THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS AND THE DUTIES OF SUCH BOARD AS WELL AS THE DUTIES OF THE ZONING BOARD OF ADJUSTMENT; CHAPTER 14 "BUILDINGS AND BUILDING REGULATIONS," OF THE FRIENDSWOOD CITY CODE; AND CHAPTER 30 "FIRE PROTECTION AND PREVENTION," ARTICLE III "FIRE CODES," DIVISION 2 "INTERNATIONAL FIRE CODE," SECTION 30-84 "INTERNATIONAL FIRE CODE ADOPTED; AMENDMENTS" AND DIVISION 3 "LIFE SAFETY CODE," SECTION 30-119 "APPEALS" OF THE FRIENDSWOOD CITY CODE, TO ADOPT THE 2024 INTERNATIONAL CODES AND

LOCAL AMENDMENTS THERETO; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR FIRE SAFETY AND PUBLIC HEALTH AND SANITATION VIOLATIONS AND A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) FOR ALL OTHER VIOLATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

12. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider on second and final 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.**

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem John Ellisor to approve Ordinance No. 2025-33, as submitted and related to Item 12.A. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-33

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 second and final 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 Sally Branson and seconded by Mayor Pro Tem John Ellisor to approve Ordinance No. 2025-34, as submitted and related to Item 12.B. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-34

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 an ordinance repealing Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction," Section 70-74 "Duties of abutting property owners; failure of property owners to have work done" and Section 70-75 "Altering lines or grades when putting down permanent street pavement" in their entireties to eliminate certain property owner responsibilities and to conform the Friendswood City Code to current practices and amending Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction," Section 70-81 "Extending into Street" of the Friendswood City Code to differentiate between the permitted height of plants, trees and branches in and over public streets from those over pedestrian areas within public rights-of-way.

City Manager Morad Kabiri explained that the ordinance updates two things: 1) sets a firm height requirement of 10 feet for tree limbs over sidewalks instead of the vague term "reasonable height," and 2) clarifies that sidewalk maintenance within the right-of-way is the city's responsibility. The goal was to remove confusion for residents and staff regarding enforcement and upkeep.

Councilmember Ross commented that Friendswood is known for its trees and wanted to protect them. He supported 15 feet over streets but protested the 10-foot height requirement on sidewalks, noting Friendswood would be the only Texas city requiring it. He hoped to amend the standard to 8 feet, so the city is not cutting off substantial branches and butchering trees when enforcing it. Mr. Kabiri clarified that the city does not want its crew to trim private trees. The onus is placed on the homeowner. By law, the city cannot enter private property and can only cut at the right-of-way line. He added that if council prefers an 8-foot clearance height, staff can accommodate that.

Councilmember Branson noted this is complaint-driven, and that specific height standards make adjudication clearer. She supported keeping it at 10 feet. Mayor Pro Tem Ellisor noted that at 6'2", he hits low branches and would be okay with 8 feet. Councilmember Ross refuted that complaint driven should not be how they operate the city, they should be service driven. He then formally made the motion to amend the height clearance over public right-of-way from 10 to 8 feet.

Councilmember Branson clarified that Friendswood prides itself on "white glove"-level service to residents, especially regarding trash collection. She emphasized that her comment about being complaint-driven meant that they were not going to go around measuring all the trees in Friendswood for exactly the reason Staff just described, but to provide excellent customer service to their citizens. She requested he not take her comment out of context.

A motion was made by Councilmember Michael P. Ross and seconded by Councilmember Robert J. Griffon to approve a proposed ordinance, related to Item 12.C., amending the height clearance over the public right-of-way to property line from 10 to 8 feet. The vote was the following:

Ayes: Mayor Mike Foreman, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: Councilmember Robert J. Griffon and Mayor Pro Tem John Ellisor

The item passed.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, REPEALING CHAPTER 70 "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES," ARTICLE III "CONSTRUCTION," SECTION 70-74 "DUTIES OF ABUTTING PROPERTY OWNERS; FAILURE OF PROPERTY OWNERS TO HAVE WORK DONE" AND SECTION 70-75 "ALTERING LINES OR GRADES WHEN PUTTING DOWN PERMANENT STREET PAVEMENT" OF THE FRIENDSWOOD CITY CODE IN THEIR ENTIRETIES TO ELIMINATE CERTAIN PROPERTY OWNER RESPONSIBILITIES TO CONFORM THE FRIENDSWOOD CITY CODE TO CURRENT PRACTICES; AMENDING CHAPTER 70 "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES," ARTICLE III "CONSTRUCTION," SECTION 70-81 "EXTENDING INTO STREET" OF THE FRIENDSWOOD CITY CODE TO DIFFERENTIATE BETWEEN THE PERMITTED HEIGHT OF PLANTS, TREES AND BRANCHES IN AND OVER PUBLIC STREETS AND THOSE OVER PEDESTRIAN AREAS WITHIN PUBLIC RIGHTS-OF-WAY; 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.

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

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Joe Matranga to approve Ordinance No. 2025-35, as submitted and related to Item 12.D. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-35

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 II" 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 authorizing the City Manager to execute a finance contract with Government Capital Corporation for the financing of a ladder truck for Friendswood Volunteer Fire Department, Inc.

City Manager Morad Kabiri explained that instead of commissioning a new build, the city found a truck already in production, which shortens the timeline. He noted the cost requires financing over 10 years, as promised during prior discussions, due to high expense and lack of available lump-sum funds.

Councilmember Ross asked how long before another ladder truck might be needed. Mr. Kabiri stated the previous truck lasted around 25 years, though heavy repairs had become frequent and expensive. However, one truck should remain sufficient unless major redevelopment occurs, especially because sprinkler requirements reduce ladder reliance.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Sally Branson to approve Resolution No. R2025-37, as submitted and related to Item 12.E. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-37

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FINANCE CONTRACT WITH GOVERNMENT CAPITAL CORPORATION FOR THE FINANCING OF A LADDER TRUCK AND RELATED APPURTENANCES FOR THE FRIENDSWOOD VOLUNTEER FIRE DEPARTMENT IN AN AMOUNT NOT TO EXCEED TWO MILLION TWO HUNDRED NINETY-NINE THOUSAND SIX HUNDRED EIGHTYNINE AND NO/100 DOLLARS (\$2,299,689.00); AUTHORIZING ADVANCE FUNDING AND EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED; AND PROVIDING FOR THE EFFECTIVE DATE.

F. Consider a resolution to consider authorizing the City Manager to execute a five-year Municipal Lease-Purchase Agreement with Motorola Solutions, Inc. for the purchase and

installation of AXS Dispatch Console equipment and APX N70 portable radios to replace end-of-service life radios and console systems in the Friendswood Police Department.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Sally Branson to approve Resolution No. R2025-38, as submitted, related to Item 12.F. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-38

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR MUNICIPAL LEASE-PURCHASE AGREEMENT WITH MOTOROLA SOLUTIONS, INC., FOR THE PURCHASE AND INSTALLATION OF AN AXS DISPATCH CONSOLE SYSTEM AND APX N70 PORTABLE RADIOS FOR THE POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED ONE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND NINE HUNDRED SIXTY-SEVEN AND 29/100 DOLLARS (\$1,535,967.29); AND PROVIDING FOR THE EFFECTIVE DATE.

G. Consider a resolution casting its votes in the election of members of the Board of Directors of the Galveston Central Appraisal District (GCAD) for 2026.

Mayor Mike Foreman recommend that the Council cast its votes for Matt Doyle and Thomas Farmer as indicated on the resolution and ballot attached to the agenda item.

2026 Board of Directors Election BALLOT	
Number of Votes Taxing Unit is Eligible to Cast: 129	Voting Unit: City of Friendswood

CANDIDATES	VOTES
Collins, Robin	-
Doyle, Matt	65
Farmer, Thomas	64
Ross, James	-

A motion was made by Mayor Mike Foreman and seconded by Councilmember Trish Hanks to approve Resolution No R2025-39, as submitted and related to Item 12.G. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF UP TO TWO CANDIDATES TO THE BOARD OF DIRECTORS OF THE GALVESTON CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

13. CONSENT AGENDA

A motion was made by Councilmember Joe Matranga and seconded by Councilmember Trish Hanks to approve Consent Agenda Items 13.A. through 13.K., with the exception of items 13.C., 13.D., and 13.I. which were pulled for further discussion. The vote was the following:

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

Nays: None

The Consent Agenda passed.

- A. Consider a resolution verifying the percentage of completion of cybersecurity training and ratifying the City Manager's submission of all documentation required by Section 2054.5191 of the Texas Government Code.**

RESOLUTION NO. R2025-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, VERIFYING THE PERCENTAGE OF COMPLETION OF CYBERSECURITY TRAINING AND RATIFYING THE CITY MANAGER'S SUBMISSION OF ALL DOCUMENTATION REQUIRED BY SECTION 2054.5191 OF THE TEXAS GOVERNMENT CODE TO THE TEXAS DEPARTMENT OF INFORMATION RESOURCES; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Consider a resolution suspending the December 19, 2025, effective date of Texas-New Mexico Power Company's requested rate change; approving the cooperation with other TNMP Cities to evaluate the filing to determine whether the filing complies with law and to determine the appropriate course of action; hiring Lloyd Gosselink attorneys and consulting services to negotiate with TNMP and direct any necessary litigation and appeals.**

RESOLUTION NO. R2025-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, SUSPENDING THE DECEMBER 19, 2025, EFFECTIVE DATE OF TEXAS-NEW MEXICO POWER COMPANY'S (TNMP'S) REQUESTED RATE CHANGE TO PERMIT

THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH OTHER TNMP CITIES; HIRING LLOYD GOSSELINK ROCHELLE & TOWNSEND, P.C., AND CONSULTANTS TO NEGOTIATE AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; REQUIRING NOTICE OF THIS RESOLUTION TO TNMP AND LEGAL COUNSEL FOR THE GULF COAST COALITION OF CITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. Consider authorizing a Joint Participation Interlocal Agreement with Harris County for the design and construction of a new traffic signal at the intersection of Grissom Road and Bay Area Boulevard.**

The item was pulled from the agenda due to not being ready.

- D. Consider authorizing a License Agreement with Friendswood Bristol, Ltd., for the installation and maintenance of a sixty-inch (60") storm sewer line and a six inch (6") utility sleeve for telecommunication services within a portion of the Chelsea Line right-of-way.**

A motion was made by Councilmember Sally Branson and seconded by Councilmember Trish Hanks to authorize a License Agreement with Friendswood Bristol, Ltd., related to Item 13.D. However, there was discussion prior to the vote.

City Manager Morad Kabiri explained that the developer for the Bristol (senior living) requested a license agreement to install a 60-inch storm sewer line and utility sleeve across Chelsea Lane to outfall their detention ponds. The developer will cover installation and ongoing maintenance, backed by bonds and insurance requirements. If they fail to maintain the line, the city can perform repairs and place a lien to recover costs. Staff confirmed that this agreement runs with the land long-term, similar to past arrangements like Sterling Creek, ensuring responsibility remains with current or future property owners.

The vote for the motion on the table was as follows:

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

Nays: None

The item passed unanimously.

- E. Consider accepting the Castle Biosciences Infrastructure Improvements Project and authorizing the commencement of the contractor's one-year maintenance period.**
- F. Consider approving the Memorandum of Understanding with the Texas Division of Emergency Management (TDEM), a member of the Texas A&M University System and an agency of the State of Texas, and the Texas Emergency Management Assistance Teams.**
- G. Consider ratifying the City Manager's signature on the Pension System Contract Amendment with the Texas Emergency Services Retirement System and the Friendswood Volunteer Fire Department to increase the monthly contribution rate for the Department's pension.**

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

Nays: None

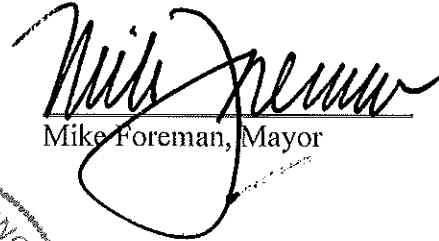
The item passed unanimously.

J. Consider approving the ad valorem tax report for October 2025.

K. Consider approving the minutes of the City Council Regular Meeting held on November 3, 2025.

14. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the December 1, 2025, City Council Regular Meeting at 7:34 P.M.


Mike Foreman, Mayor

Attest:


Raquel Martinez, TRMC, City Secretary

