

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF FRIENDSWOOD  
MAY 4, 2026**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, MAY 4, 2026, 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	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
Leticia Brysch	Acting City Secretary

**1. CALL TO ORDER**

Mayor Foreman called the meeting to order with a quorum at 5:30 P.M. All members were present.

**2. INVOCATION**

The invocation was led by Father Mark Crawford of Good Shepard Episcopal 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 COMMENTS AND REPORTS**

Mayor Foreman opened the item inviting the Council to provide comments. Mayor Pro Tem Ellisor began by commending Councilmember Matranga for his service and said it was an honor and pleasure serving with him. He also announced his candidacy for mayor in the 2027 election after Mayor Foreman's term is completed. Councilmember Branson appreciated the thoughtful consideration behind Mayor Pro Tem Ellisor's decision and stated it was an honor serving with Councilmember Matranga. Councilmember Branson additionally gave updates on Small Business Week and the "Bringing Back Main Street" event. She stated both events were well received and thanked staff for their work.

Councilmember Hanks noted the week included multiple City events and Friendswood Comprehensive Plan meetings led by staff, which had strong public participation and input. She also reminded residents that school would be out and warned about increased e-bike and scooter traffic. She congratulated Councilmember Branson for serving 12 years and stated it was an honor serving with Councilmember Matranga. Mayor Foreman took a moment to thank the Friendswood Downtown Economic Development Corporation (FDEDC) board members for serving, introduced the new Library Director Melissa Baker,

and announced that May 5 was National Astronaut Day. He also noted that Councilmember Matranga was the most thoughtful, prepared, and educated councilmember he had served with in the last 10 years. Lastly, he told Mayor Pro Tem Ellisor he was glad to hear he planned to run for mayor. Councilmember Griffon also recognized Councilmember Matranga's service and quoted Theodore Roosevelt's "Man in the Arena" speech.

Councilmember Ross thanked all who ran for office and congratulated Councilmember Branson and Mr. Randy Hale on their victories. He praised Councilmember Matranga for being educated on issues and respectfully debating different opinions during his service on Council. Councilmember Matranga relayed this was his last council meeting and reflected on serving over 8 years between Planning and Zoning and City Council. He thanked City staff, fellow councilmembers, and his wife Paula for their support.

## **5. PUBLIC COMMENT**

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

Mr. Adam Hill spoke to Council to share that about a year ago his company was awarded "the Cline contract," and thanked City staff for their work. Mr. Hill said the project would include 24 homes ranging from 12,000-square-foot lots to three-quarter-acre, valued at around \$40 million, and construction expected to begin next month.

Mr. Dave Yelovich thanked the Public Works Department for responding to water main breaks, sewer breaks, and power issues. He questioned why outside engineers were being considered for parallel parking design on the Blackhawk project when the City already has an Engineering Department. Regarding the agenda, Mr. Yelovich commented that they are vague and asked for agenda items that have more supporting information, so residents understood the business being considered and to increase public transparency

Mr. Brett Branfield encouraged Council to approve the removal of low-hanging communication lines downtown, saying appearances strongly affect economic development and investment decisions.

Ms. Robin Hall wished to speak to Council to thank Councilmember Matranga for his service.

Mr. Ron Cox spoke in support of agenda items related to Friendswood Downtown Economic Development Corporation (FDEDC) funding for relocating Downtown communication lines.

## **6. COMMITTEES OR SPECIAL REPORTS**

### **A. Receive the Animal Shelter Advisory Committee Annual report.**

Mayor Foreman announced the Animal Shelter Advisory Committee Annual report was included in their agenda packet backup material and considered the item received.

Councilmember Matranga noted that the City's animal ordinances have not been updated since 2002 and recommended that Friendswood consider doing the same.

**7. WORK SESSION TOPICS**

**A. Discuss possible amendments to the City of Friendswood Sign Ordinance.**

Councilmember Griffon introduced the item noting that he believed that the Council had not reviewed the sign ordinance during his time on council. He stated that he felt that the recently approved billboard sign was much larger and more obtrusive than he initially expected. He further noted that he wanted the Council to discuss what types of billboard signs should be acceptable in the city moving forward. Councilmember Ross similarly stated that he had failed to pay sufficient attention to the details when approving the relocation of the billboard. He suggested billboard relocations require zoning changes and proposed limiting the nighttime billboard brightness to 150 nits.

City Manager Morad Kabiri stated that while the City posts agendas with a full packet of backup materials online, often certain details can get overlooked in the review process, and the staff is always willing and available to go over any and all information related to any item. Mr. Kabiri noted that the billboard item and its related amendments to the Sign Ordinances were discussed extensively during the March Council meeting and the Council’s individual agenda preparation discussions, before its approval at the March 2026 meeting. He further noted that the Council could adopt more restrictive billboard regulations, but clarified that said changes would not have an impact on the current billboard as it is already vested. Mr. Kabiri assured the Council that the Staff will enforce whatever standards the Council ultimately adopts.

The Council proceeded to discuss matters concerning the recently approved billboard. In that discussion, Councilmember Griffon asked whether the City could reduce billboard sizes. Mr. Kabiri replied that Council could change the ordinance to further restrict size but reminded him that any future changes would not affect the current electronic billboard being discussed. Councilmember Ross reiterated his suggestion on nighttime brightness limits and requiring zoning changes for billboards. Upon further discussion, Mr. Kabiri offered the Council to further discuss this item at their upcoming Council Retreat.

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

Engineering Director Jil Arias presented to Council the Engineering Department's Quarterly Drainage Update with the following highlights:

<b>WHITCOMB TERRACING AND STORMWATER DETENTION</b>
<p><b>LOCATION:</b> Adjacent to City Center Development</p> <p><b>STATUS:</b></p> <ul style="list-style-type: none"> <li>• Hydrology and hydraulics analysis completed for three alternatives</li> <li>• Draft Preliminary Engineering Report submitted on April 3, 2026</li> <li>• One cultural site identified within the project limits, requiring design adjustments</li> <li>• Wetland impacts are minimal and will be mitigated through credits</li> <li>• A public engagement meeting will be announced soon, at which time performance metrics will be presented</li> </ul> <p>Est. Const. Cost: \$13.7M – Flood Control Bond Funds; \$10 Million Allocation from TWDB to HCFCD</p>

<b>BAY AREA REGIONAL FLOOD CONTROL PROJECT</b>
<p><b>LOCATION:</b> Adjacent to Blackhawk Regional Wastewater Treatment Plant near Bay Area Boulevard</p> <p><b>STATUS:</b></p> <ul style="list-style-type: none"> <li>• The State of Texas has been awarded \$10 million toward this project</li> <li>• An amendment to the Interlocal Agreement with HCFCD, Galveston County, and GCCDD is in progress to incorporate this project, currently under legal review by the Harris County Attorney</li> <li>• The project includes expansion of an existing pond to provide offline detention, terracing along Clear Creek, and consolidation of three HOA detention ponds into a single facility located across Bay Area Boulevard</li> </ul> <p>Budget: \$23M with any savings in Whitcomb applied towards Bay Area project</p>

Councilmember Ross asked about the Whitcomb Terracing and Stormwater Detention project’s water surface elevation calculations and overall effect on the community. Staff explained the project is evaluated using several metrics beyond water surface elevation and that finalized data would be provided when acquired. Discussion continued regarding detention versus conveyance improvements, downstream impacts, regional coordination, and how current and future drainage projects work cumulatively to reduce flooding impacts within the City. Councilmember Matranga then asked about the cultural site identified for this project. Mr. Arias explained the site was identified as an Indian Mound and contained evidence along Clear Creek of an Indian encampment, including pottery shards and fire-marked artifacts. Options include either moving the site or working around it. City Manager Morad Kabiri added that both options carry costs must be weighed against available funding to determine the best solution.

<b>COMPREHENSIVE MASTER DRAINAGE PLAN</b>	
<b>STATUS:</b>	
<ul style="list-style-type: none"> <li>• Study nearing completion</li> <li>• Project alternatives are being evaluated based on flooded structures, roadway inundation, and total inundated area</li> <li>• Benefit-Cost Analysis underway</li> <li>• Fifteen projects will be selected for final prioritization</li> <li>• Implementation plan in development</li> <li>• Draft report in preparation</li> <li>• Presentation to City Council scheduled for the June meeting</li> </ul>	
Funding Sources: Hazard Mitigation Grant; City Bonds Funds	

<b>FRIENDSWOOD REGIONAL STORMWATER DETENTION BASIN</b>	
<b>LOCATION:</b> Clear Creek at Dixie Farm Road (FM 1959)	
<b>STATUS:</b>	
<ul style="list-style-type: none"> <li>• 90% design plans under review</li> <li>• Draft final plans submission targeted for May 30, pending review comments</li> <li>• Approximately 730 acre-feet of detention provided</li> </ul>	
Budget: \$32.4M – \$8M Flood Control Bond Funds; HCFCD, GCCDD, Galveston County Partnership	

<b>FRIENDSWOOD REGIONAL STORMWATER DETENTION BASIN</b>														
Scenario	Total Estimated Construction Cost including Rough Grading	ILA (2022-183) Budget for this project	10% AEP (10-Year)				2% AEP (50-Year)				1% AEP (100-Year)			
			Structures in Floodplain (Number) Reduced	Inundated Area (ac) Reduced	Roadway Flooded (mi) Reduced	Δ (ft.) Dixie Farm Rd (FM 1959)	Structures in Floodplain (Number) Reduced	Inundated Area (ac) Reduced	Roadway Flooded (mi) Reduced	Δ (ft.) Dixie Farm Rd (FM 1959)	Structures in Floodplain (Number) Reduced	Inundated Area (ac) Reduced	Roadway Flooded (mi) Reduced	Δ (ft.) Dixie Farm Rd (FM 1959)
1	\$30.3M	\$32.4M	23	109.7	1	-0.68	53	111.6	2.7	-0.49	77	114.2	2.9	-0.40

<b>2019 BOND LEVERAGE SUMMARY</b>					
PROJECT	LOCATION	2019 BOND FUNDS	PARTNERSHIP/ GRANT FUNDS	PARTNER	PROJECT TOTAL
Harold Whitaker Detention Basin	Imperial Estates/1776 Park	\$5,500,000	\$10,000,000	Galveston County Consolidated Drainage District (GCCDD)	\$15,500,000
Forest Bend Detention Basin	Forest Bend Park	\$355,143	\$28,189 \$3,572,000	City General Fund Harvey CDBG-DR Grant	\$3,955,332
Friendswood Regional Stormwater Detention Basin	Dixie Farm Road at Clear Creek	\$8,000,000	\$13,453,298 \$7,500,000 \$3,500,000	HCFCD Galveston County ARPA Funds GCCDD	\$32,453,298
City Center Development Detention Ponds	City Center Development	\$5,000,000	\$11,915,119	Private Developer	\$16,915,119
Whitcomb Terracing Project	Adjacent to City Center along Clear Creek	\$4,850,000	\$10,000,000	Texas Water Development Board (TWDB)	\$14,850,000

Property Acquisition & Buyouts Along Clear Creek	Various	\$1,789,424	\$2,716,573	Harvey CDBG-DR Grant	\$4,505,997
Utility Relocation of Clear Creek Utility Bridge	Polly Ranch/Terra Bella Subdivisions	\$16,500	\$1,735,660	Harvey CDBG-DR Grant	\$1,752,160
Deepwood Flood Control	Deepwood Drive	-	\$464,219	Harvey CDBG-DR Grant	\$464,219
Master Drainage Plan	N/A	\$1,046,768	\$676,110	Hazard Mitigation Grant - TDEM	\$1,722,878
Lower Clear Creek & Dickinson Bayou Watershed Study Phase II - USACE 203 Feasibility	Clear Creek & Dickinson Bayou Watershed	\$1,250,000	\$3,750,000	City of League City, HCFCD, & Other Future Partners	\$5,000,000
Bay Area Regional Flood Control Project	Adjacent to Blackhawk WWTP; Friendswood Cove, Autumn Creek, & Friendswood Oaks Detention Ponds	\$13,150,000	\$10,000,000	TWDB	\$23,150,000
<b>TOTAL</b>		<b>\$40,957,835</b>	<b>\$79,311,168</b>		<b>\$120,269,003</b>

With that concluding the update, Council thanked Mr. Arias.

**8. REQUEST TO VACATE AN ELECTRIC EASEMENT AT 3535 E PARKWOOD (BROOKSIDE INTERMEDIATE SCHOOL)**

- A. Conduct a public hearing regarding a request to vacate an electric easement of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.**

At 6:46 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Director Aubrey Harbin summarized the item and stated that this was a City-initiated process to vacate a 21.5-foot-wide electric easement. Clear Creek Independent School District (CCISD) dedicated this land to the City in agreement with Madison Development to provide overhead power for City Center. She informed Council that CenterPoint was not willing to accept the easement as is, so the City was going through the formal process to vacate the easement that had been previously dedicated to the public. She stated the required notices were sent and published. The Planning and Zoning Commission held a public hearing on April 9 and forwarded a positive recommendation to Council. The new easement would be acquired through platting or a separate instrument in the exact same place.

Mayor Foreman announced no citizen had signed up to speak on the item.

At 6:48 P.M., Mayor Foreman closed the public hearing.

- B. Consider authorizing a Consent to Release and Abandonment of an Electric Easement with the Clear Creek Independent School District and a Consent to Release and Abandonment of an Electric Easement with the Madison Development Corp., LLC.**

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to authorize a Consent to Release and Abandonment of an Electric Easement with the Clear Creek Independent School District and a Consent to Release and Abandonment of an Electric Easement with the Madison Development Corp., LLC, related to Item 8.B. 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.

- C. Consider an ordinance authorizing the abandonment of an electric easement consisting of 1.076 acres and being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.**

A motion was made by Councilmember Griffon and seconded by Councilmember Matranga to approve Ordinance No. 2026-12, as submitted and related to Item 8.C. 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.

#### ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE RELEASE AND ABANDONMENT OF A TWENTY-ONE AND ONE-HALF FOOT (21.5') WIDE ELECTRIC EASEMENT CONSISTING OF 1.076 ACRES LOCATED ALONG THE WESTERLY PROPERTY LINE OF 3535 FM 528 AND EXTENDING SOUTH TO THE HARRIS COUNTY FLOOD CONTROL DITCH AS RECORDED IN HARRIS COUNTY REAL PROPERTY RECORDS, FILE NUMBER RP-2024-424559, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE AND ABANDONMENT OF ELECTRIC EASEMENT RELEASING THE CITY'S INTEREST IN SAID EASEMENT; AND ESTABLISHING THE EFFECTIVE DATE.

#### 9. FUTURE LAND USE MAP AND ZONING MAP AMENDMENTS FOR AUTUMN CREEK

- A. Conduct a public hearing regarding a City-initiated request to amend the Future Land Use Map to change the category designation of Reserves C and D of Autumn Creek Section 3; Reserve C of Autumn Creek Section 5; 3001 through 3011 Harvest Hill Drive; 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail; 3201 through 3205 Cedar Ridge Court; and 2910 and 2912 Harvest Hill Drive from "Garden Homes" to "Low Density Residential"; and to change the category designation of 3000, 3002, 3003, and 3005 Cedar Ridge Trail; 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive; and 2800, 2802, and 2804 Harvest Hill Court from "Garden Homes and "Low Density Residential" to "Low Density Residential."**

At 6:49 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Director Aubrey Harbin summarized this item was a city-initiated effort to clean up the Future Land Use Map because the subdivision at hand had been ultimately designed differently than what the originally submitted zoning request from 1998. Ms. Harbin noted that she had attended the HOA meeting in January to present an overview of this item, and notices had been mailed to affected property owners, published in the newspaper, and signs were posted in the neighborhood to inform residents about the public hearing. The Planning and Zoning Commission held its public hearing on April 9 and forwarded a positive recommendation for the changes.

Mayor Foreman announced no citizen had signed up to speak on the item.

At 6:51 P.M., Mayor Foreman closed the public hearing.

**B. Conduct a public hearing concerning a city-initiated request to amend the Official Zoning Map to change the zoning classifications of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and to change the zoning classifications (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."**

At 6:51 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Director Aubrey Harbin informed Council that this item addressed the official zoning map from Item 9.A. Ms. Harbin displayed the original zoning request shape and the corrected zoning map to Council. She verified the subdivision was developed as 90-foot lots. Also, the Garden Home Street would remain Garden Home. The Planning and Zoning Commission held a public hearing on April 9 and forwarded a positive recommendation.

Mayor Foreman announced no citizen had signed up to speak on the item.

At 6:55 P.M., Mayor Foreman closed the public hearing.

**C. Consider an ordinance amending the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amending the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amending the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and**

**amending the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."**

A motion was made by Councilmember Hanks and seconded by Councilmember Matranga to approve Ordinance No. 2026-13, as submitted and related to Item 9.C. 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.

#### ORDINANCE NO. 2026-13

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") TO CHANGE THE CATEGORY DESIGNATIONS OF (I) RESERVES C AND D OF AUTUMN CREEK SECTION 3, (II) RESERVE C OF AUTUMN CREEK SECTION 5, (III) 3001 THROUGH 3011 HARVEST HILL DRIVE, (IV) 3004, 3006, 3008, AND 3010 THROUGH 3013 CEDAR RIDGE TRAIL, (V) 3201 THROUGH 3205 CEDAR RIDGE COURT, AND (VI) 2910 AND 2912 HARVEST HILL DRIVE, FRIENDSWOOD, HARRIS COUNTY, TEXAS, FROM "GARDEN HOMES" TO "LOW DENSITY RESIDENTIAL" AND TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THEIR ZONING DISTRICT CLASSIFICATIONS FROM "GARDEN HOME DISTRICT (GHD)" TO "SINGLE FAMILY RESIDENTIAL (SFR)"; AND TO AMEND THE FUTURE LAND USE MAP (FLUM) TO CHANGE THE CATEGORY DESIGNATIONS OF (I) 3000, 3002, 3003, AND 3005 CEDAR RIDGE TRAIL, (II) 2902, 2904, 2906, 2908, 2911, AND 2913 HARVEST HILL DRIVE, AND (III) 2800, 2802, 2804 HARVEST HILL COURT, FRIENDSWOOD, HARRIS COUNTY, TEXAS, FROM "GARDEN HOMES" AND "LOW DENSITY RESIDENTIAL" TO "LOW DENSITY RESIDENTIAL" AND AMEND THE OFFICIAL ZONING MAP TO CHANGE THEIR ZONING DISTRICT CLASSIFICATIONS FROM "GARDEN HOME DISTRICT (GHD)" AND "SINGLE FAMILY RESIDENTIAL (SFR)" TO "SINGLE FAMILY RESIDENTIAL (SFR)"; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

#### **10. SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**

- A. Conduct a public hearing concerning amendments to Appendix B "Subdivisions" of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.**

At 6:56 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Director Aubrey Harbin explained the proposed amendments to the Subdivision Ordinance that were drafted in accordance with the 2023 Legislative changes that the State made allowing the Council and Planning and Zoning Commission to delegate the approval of plats to the Staff. Ms. Harbin said the intent of the proposed amendment was to streamline the plat approval process, minor administrative and procedural clarifications, and the establishment of the approval of plats as a ministerial process. The Planning and Zoning Commission held a public hearing on April 9 and forwarded a negative recommendation regarding delegating the director to approve plats, and a positive recommendation for the minor administrative changes.

Ms. Harbin said the primary change was to authorize the Director of Community Development to approve, conditionally approve, or disapprove with reasons which is the same authority Planning and Zoning has. Planning and Zoning's involvement would still be required:

- To review and approve master plans,
- The Director chooses to refer a plat for consideration,
- An appeal is filed after a disapproval,
- Requests for extensions if the commission approved the original plat, and
- Hear and decide appeals from KFB regarding parkland improvements.

She further noted that the impact of the proposed changes would reduce delays by allowing routine plats to be approved administratively. She added that all plats must be approved if they meet local and state law. The amendments were also compliant with the 30-day decision deadline required by State law and allow applicants to request a 30-day extension. Ms. Harbin said there were no changes to subdivision design standards and further assured the Council that plat approvals would not just be her purview, but a team effort with the continued use of the pre-development meetings process that routes plans to all the departments for input.

The minor administrative changes were presented as follows:

- Changing references of the Planning and Zoning Commission to just the "Commission," removing a definition of filed plat,
- Clarifying that completed applications shall be submitted through the online portal,
- Removing the requirement for paper copies,
- Updating Section V.H to be consistent with state law regarding failure to take action on a plat,
- Adding references to the Design Criteria Manual, and
- Changing the title of Community Services to Parks and Recreation.

She ended on the note that the changes maintain existing development standards and focus on process improvements, not changing development rules.

Mayor Foreman announced a citizen, Mr. Chris Johnson, had signed up to speak on the item.

Mr. Johnson voiced his opposition to giving replat approval solely to one city staff member. He said some minor administrative replats could reasonably be handled by staff, but major replats and site plans should remain public processes reviewed through Planning and Zoning.

At 7:05 P.M., Mayor Foreman closed the public hearing.

**B. Consider an ordinance concerning amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.**

City Manager Morad Kabiri stated that communication and transparency are important; however, he did not believe approval authority and public communication were mutually exclusive. Mr. Kabiri established that applications are not a popularity contest and that if an application complies with the rules and regulations that the Council and the Planning and Zoning Commission adopt, the City is obligated by State law to approve it. Applications cannot be denied. He agreed the City can enhance ways to inform residents of city related actions, but questioned the requiring of applicants to wait additional months for approvals when compliant applications cannot legally be denied. For example, utility staff do not have to contact Mr. Kabiri if it is okay to issue a permit, and police officers do not have to contact Mr. Kabiri if it is okay to issue a citation. They simply administer the law as directed.

The following ordinance options were presented to Council for consideration:

- **Option 1** – includes delegation of authority to approve plats to the Director of Community Development and minor administrative changes.
- **Option 2** – only minor administrative changes; plat approvals remain with the Planning and Zoning Commission.

Councilmember Hanks noted most plat approvals before the Planning and Zoning Commission involve little discussion because plats either meet the criteria and laws or they do not, and noted that instead, most comments are on site plans. She noted that the proposed process was interesting because it would create an appeal path from the director to the Planning and Zoning Commission, while in the current process, there is no appeal path except going to the courts. Thus, she supported the administrative plat approvals if they are ministerial in nature but wanted the Planning and Zoning Commission to continue reviewing site plans because in her experience, their discussions have influenced changes in the past.

After serving on Planning and Zoning for five years and chairing it for four years, Councilmember Matranga believed “if it’s not broken, don’t fix it.” He agreed that the Planning and Zoning Commission review gives residents visibility, allows questions and communication, and helps commissioners learn what to look for when exceptions arise. Mayor Foreman stated he supported Option 2, which allowed only minor administrative changes and plat approvals would remain with the Planning and Zoning Commission. Councilmember Branson agreed that the Planning and Zoning Commission meeting schedules can slow the process down and supported administrative approval of plats and site plans to reduce those delays. Councilmember Griffon voiced his support for Option 1, only if appeals went to City Council rather than the Planning and Zoning Commission. If not, he would support Option 2.

Ms. Harbin clarified that City Council would still have to follow the Subdivision Ordinance and could not waive requirements to the approval of a plat. City Attorney Karen Horner added that State Law provides the requirement in this case that if there is a Planning and Zoning Commission, that the plats go to said commission and not the City Council. Further, should there be disagreements related to the approval of plats, they go to district court and again, not to the City Council.

Mayor Pro Tem Ellisor then asked for clarification on the difference between ministerial and discretionary actions. Ms. Horner explained that ministerial actions require strict application of the law, while discretionary actions allow consideration of additional factors. Mayor Pro Tem Ellisor concluded

that neither the Planning and Zoning Commission nor the City Council had any discretionary authority when plat applications meet the law, thus these approvals are ministerial. Ms. Horner confirmed that his statement was correct.

Councilmember Matranga asked whether the City had ever had a plat or site plan appealed to district court. Mr. Kabiri shared an instance where the Planning and Zoning Commission denied the approval of a site plan despite staff saying the landscaping complied with City Code. Thus, the developer could have sued but did not.

Councilmember Ross agreed with many of Councilmember Hanks' comments, including concerns about needing an outlet if there were ever a "rogue" Planning and Zoning. He reiterated that plats are mostly ministerial, but residents still need the ability to see what is being approved and have the ability to communicate their concerns about future development. Thus, he agreed with Councilmember Matranga's comments, but felt the proposed options were complicated and may need more discussion before a motion.

After additional discussion, the Council agreed to pursue a motion on Option 2.

A motion was made by Mayor Foreman and seconded by Councilmember Griffon to approve Ordinance No. 2026-14, as submitted and related to Item 10.B. 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.

#### ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX B "SUBDIVISIONS" OF THE FRIENDSWOOD CITY CODE TO AUTHORIZE THE DIRECTOR OF COMMUNITY DEVELOPMENT TO APPROVE PLATS EXCEPT IN CERTAIN SITUATIONS CONSISTENT WITH LOCAL GOVERNMENT CODE CHAPTER 212.0065 AND TO MAKE MINOR ADMINISTRATIVE CORRECTIONS; 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.

### **11. ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**

- A. Conduct a public hearing concerning amendments to Appendix C "Zoning" of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.**

At 7:36 P.M., Mayor Foreman opened the public hearing.

Mayor Foreman announced a citizen, Mr. Chris Johnson, had signed up to speak on the item.

Mr. Johnson commented that his main concern was oversight, arguing boards like the City Council and the Planning and Zoning Commission exist because people can make mistakes. He said the Planning and Zoning Commission review gives staff cover and allows the board to confirm site plans actually meet the criteria presented by staff. He also said Planning and Zoning unanimously opposed the proposed changes.

Community Development Department (CDD) Director Aubrey Harbin then summarized the subject matter of this item for Council. She relayed the item was similar to the plat discussion and focused on site plan approval process. Ms. Harbin said Planning and Zoning forwarded a negative recommendation on delegating site plan approvals to the director, but a positive recommendation for the minor administrative changes.

With this change, the director would approve compliant site plans within 30 days; while Planning and Zoning would handle site plans when:

- Hear and decide appeals regarding abandonment, destruction or damage, and the timeframe of repairs and maintenance for non-conforming uses and structures;
- Hold public hearings and make recommendations to City Council for ordinance changes to Appendix B "Subdivisions" and Appendix C "Zoning";
- Hold public hearings and make recommendations to City Council for zone change requests, specific use permit requests, and requests to vacate public easements; and
- Approve site plans that include requests for alternate landscaping, screening, parking, increased building heights or other special exceptions/requests.

The minor administrative changes were presented as follows:

- Changing references to the "Planning and Zoning Commission" to the "Commission;";
- Remove definition of Filed Plat;
- Consistently apply community development department rather than planning;
- Clarify that completed applications shall be submitted through the online portal;
- Remove the requirement for paper copy submittals;
- Change the title of Section V to Approval Procedures;
- Update Section V. H. to be consistent with state law regarding failure to take action on a plat;
- Add references to the Design Criteria Manual; and
- Changed title of "community services" to "parks and recreation."

Ms. Harbin said ordinances were drafted in two versions reflecting both approval options.

At 7:38 P.M., Mayor Foreman closed the public hearing.

**B. Consider an ordinance concerning amendments to Appendix C "Zoning" of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.**

The following ordinance options were presented to Council for consideration:

- **Option 1** – includes delegation of authority to approve site plans to the Director of Community Development and minor administrative changes
- **Option 2** – only minor administrative changes; site plan approvals remain with the Planning and Zoning Commission

Mayor Foreman opened the discussion by saying he believed they could offload the Planning and Zoning Commission by allowing Community Development to approve site plans. He also agreed with City Manager Morad Kabiri's idea of putting more information on the City website, so the public knows what is coming up regarding site plans and plats. Thus, he was in favor of Option 1 for site plans. Upon further discussion, Community Development Department (CDD) Director Aubrey Harbin established that, similar to plats, site plans will be reviewed and distributed amongst other departments, not just Community Development.

Councilmember Matranga questioned why site plans should move away from the Planning and Zoning Commission if plats were remaining under their approval authority. Ms. Harbin responded that site plans are more subjective, commissioners sometimes catch issues staff misses, but those subjective discussions are also "what gets us in a bind." Councilmember Matranga asked if there has ever been an issue with the Planning and Zoning Commission's review of a site plan that created exposure of liability or responsibility by the city. Ms. Harbin confirmed there was a recent instance and noted how that situation put the Commission at odds with the City Council.

Councilmember Griffon asked whether site plans are the public's first opportunity to see what a developer envisions for a location. Ms. Harbin responded it would be unless it was a Planned Unit Development (PUD) and Specific Use Permit (SUP), which already included conceptual or site plans during the zoning requests that come before the Council. To that point, Mr. Kabiri added that zoning changes are the first point where expectations about development can change. If a property is already zoned and the application complies with adopted rules, the City has no authority to deny the development. It was additionally confirmed that most cities handle site plan approvals administratively while Friendswood uses the Planning and Zoning Commission.

Councilmember Ross expressed concern that if there is no land use change, the first-time residents see a proposed development will be before the Planning and Zoning Commission. If they remove that, "the building will get built." Mr. Kabiri reminded the Council that the public will be notified of proposed developments in the city through the City's website, its story maps, and multiple public alerts. Additionally, he noted that the Commission cannot effect changes to the site plans if they comply with all applicable rules and laws. Councilmember Ross noted that regardless, he felt that residents should be able to publicly speak about projects at Planning and Zoning Commission meetings. Mr. Kabiri noted that residents can still provide public comments at City Council and Planning and Zoning Commission meetings and stated that the Staff was simply trying to avoid occurrences by which a site plan is denied outside of the legally mandated scope and not have a way to overrule the Planning and Zoning Commission.

Ultimately, Council moved forward with a motion with Option 1.

A motion was made by Mayor Foreman and seconded by Councilmember Branson to approve Ordinance No. 2026-15, as submitted and 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.

#### ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX C "ZONING" OF THE FRIENDSWOOD CITY CODE TO AUTHORIZE THE DIRECTOR OF COMMUNITY DEVELOPMENT TO APPROVE SITE PLANS EXCEPT IN CERTAIN SITUATIONS, TO CONSOLIDATE SITE PLAN APPROVAL REQUIREMENTS, AND TO MAKE MINOR ADMINISTRATIVE CORRECTIONS; 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.

### **12. CITY MANAGER'S REPORT**

#### **A. Present an update regarding the City's Memorial Day Ceremony.**

City Manager Morad Kabiri announced that the Memorial Day ceremony will be held Monday, May 25, at the Veterans Memorial next to City Hall to honor those who served our country and gave the ultimate sacrifice. He encouraged residents to attend and said the ceremony would again begin at 9:00 A.M.

#### **B. Present an update regarding Building Safety Month in May.**

City Manager Morad Kabiri recognized May as Building Safety Month, as designated by the International Code Council. He thanked Community Development Department (CDD) Director Aubrey Harbin, her team, and the Fire Marshal's Office for their work in making facilities safer.

#### **C. Present an update regarding Municipal Clerks Week, May 3-9, 2026.**

City Manager Morad Kabiri recognized May 3 through May 9 as the 57th Annual Municipal Clerks Week and praised city secretaries and clerks for their work in record keeping, elections, and ensuring City business is handled fairly.

#### **D. Present an update regarding Police Week, May 10-16, 2026.**

City Manager Morad Kabiri announced May 10 through May 16 as National Police Week and thanked Police Chief Josh Rodgers and the department for their service.

#### **E. Present an update regarding Emergency Medical Services Week, May 17-23, 2026.**

City Manager Morad Kabiri announced May 17 through May 23 as National Emergency Medical Services Week and thanked EMS Chief Lisa Camp and the EMS team for their service.

**F. Present an update regarding the National Public Works Week, May 17-23, 2026.**

City Manager Morad Kabiri announced May 17 through May 23 as National Public Works Week. He shared an instance where Public Works crews responded within less than an hour on a Sunday morning to clear a fallen tree blocking a resident's cul-de-sac. He thanked Public Works Director Steve Vavreka and the Public Works team for their service.

**G. Present an update regarding the Friendswood Public Library Summer Reading Program.**

City Manager Morad Kabiri announced the Friendswood Public Library summer reading program is right around the corner. He noted children out read the adults last year and noted this year's theme is "Unearth a Story."

**H. Present an update regarding the Friendswood Police Department receiving the 2026 Community Champion Award by the Bay Area Alliance.**

City Manager Morad Kabiri announced the Friendswood Police Department received a 2026 Community Champion Award by the Bay Area Alliance for participation in the Take Back program. The program involves collecting prescription drugs with participation from Clear Creek Independent School District (CCISD), Friendswood Independent School District (FISD) Cares, and the Bay Area Alliance.

**I. Recognize Mayor Mike Foreman and Assistant City Managers Katina Hampton and Lettie Brysch for their participation as speakers at the TWLI's Women Shaping Texas Cities Conference in San Antonio on April 16, 2026.**

City Manager Morad Kabiri announced Assistant City Managers Katina Hampton and Leticia Brysch participated in the inaugural Women Shaping Texas Cities conference panel alongside Mayor Foreman.

**13. BUSINESS ITEMS**

**A. Consider awarding the 2020 Lift Station Mitigation Package 4 - Lift Station 4 Construction Services Project to McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc. (Bid No. 2026-04).**

At 7:45, Councilmember Ross left the meeting.

Engineering Director Jil Aria opened the item and stated that this project involves Lift Station Number 4 near the end of the runway at Polly Ranch off Airline Drive. He noted that the scope includes elevating electrical and mechanical equipment above the Hurricane Harvey flood level and hardening the lift station against future flooding. He said the City received three bids and staff recommended awarding the project to McDonald Municipal and Industrial as the lowest qualified bidder.

A motion was made by Councilmember Griffon and seconded by Councilmember Matranga to award the 2020 Lift Station Mitigation Package 4 - Lift Station 4 Construction Services Project to McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc. (Bid No. 2026-04), related to Item 13.A. The vote was the following:

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

Nays: None

Absent: Councilmember Michael P. Ross

The item passed unanimously.

**B. Consider awarding the Lift Station No. 2 Rehabilitation Project to Sustanite Support Services, LLC (CSP #2026-03).**

Engineering Director Jil Arias explained that this item involved the rehabilitation of Lift Station Number 2 near Deepwood and the old Public Works building. The project is part of ongoing efforts to improve reliability at older wastewater facilities. The City used a competitive sealed proposal process, and he noted it was not a low bid. Staff evaluated firms based on qualifications, project approach, and cost. Sustanite ranked the highest overall and demonstrated a strong understanding of the work, a solid plan for execution, and relevant experience with similar projects. Thus, Staff recommended Sustanite.

At 7:49, Councilmember Ross returned to the meeting.

A motion was made by Councilmember Griffon and seconded by Mayor Pro Tem Ellisor to award the Lift Station No. 2 Rehabilitation Project to Sustanite Support Services, LLC (CSP #2026-03), related to Item 13.B. 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.

**C. Consider awarding the Blackhawk Boulevard Reconstruction Phase II - Repackage C Project to Reytec Construction Resources, Inc. (CSP #2026-02).**

Engineering Director Jil Arias explained that the item covered the next phase of the Blackhawk Boulevard reconstruction project. This addresses the remaining roadway, drainage, and infrastructure improvements needed to complete the corridor. He noted that the project has faced challenges in prior phases, so staff focused on selecting a contractor with the experience, approach, and capacity to successfully deliver this project from start to finish. He stated that Reytec ranked highest overall because they demonstrated a strong understanding of the project, a solid execution plan, and relevant experience with similar work.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to award the Blackhawk Boulevard Reconstruction Phase II - Repackage C Project to Reytec Construction Resources, Inc. (CSP #2026-02), related to Item 13.C. 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.

**D. Consider authorizing the Second Amendment to the Professional Services Agreement with HDR Engineering, Inc., for the Blackhawk Boulevard Reconstruction Phase II Repackage C Project to design parallel street parking along Blackhawk Boulevard and to incorporate such design into the reconstruction project.**

Engineering Director Jil Arias explained that the item was a second amendment to the HDR agreement for the Blackhawk Boulevard Phase 2C project to add design work for parallel street parking near Geneva Drive. He stated that this request came from outside of the organization but understood that its intent it to improve access to a Wedgwood Village HOA property that is expected to see more future activity. Mr. Arias further noted that the proposed amendment only covered the design work in the amount of \$20,600, and was not inclusive of any related construction.

Mayor Foreman expressed concerns of the City spending public money on an HOA property, which is considered private property. Councilmember Griffon asked what spending City money on HOA property would mean. City Manager Morad Kabiri responded the City would need an interlocal or license agreement establishing a public good, similar to the Forest Bend detention pond and trail improvements that became open to the public after the completion of the project. Councilmember Hanks noted the City was in the middle of updates to its Comprehensive Plan and suggested that this item should be discussed at that time or possibly during the Council Retreat after the Comprehensive Plan is completed.

Councilmember Ross took a moment to explain that the HOA plans to refurbish the area with Friendswood Little League and Friendswood Girls Softball as a practice facility, with parking intended to improve safety for children entering and exiting vehicles. Councilmember Hanks asked whether they plan on having it open to the public. Councilmember Ross believed that was the intent. Councilmember Hanks believed this arrangement should be more formal and Councilmember Branson agreed. She was concerned that the City could be creating expectations that the City would fund HOA improvements, and that is not the case. She again suggested that the issue be a future workshop item, preferably after the completion of the Comprehensive Plan updates.

Councilmember Matranga understood both sides of the issue. He asked whether they could make a motion to obtain an agreement with Wedgwood Village, understanding that the facility would be for public use and then spend the engineering funds. City Attorney Karen Horner responded that some form of agreement would be required before public funds could be spent on private property, but that would need to go before the Council for approval. Councilmember Matranga understood and noted the request before the Council that night involved approving funds because delaying this engineering work could affect the Blackhawk project schedule. Regardless, Councilmember Hanks noted the HOA did not appear to ask Council formally, so they did not know if the HOA truly wanted to open it up to the public and did not feel comfortable approving the item. The Council concurred.

Mayor Pro Tem Ellisor requested a motion be made to vote. A motion was made by Councilmember Griffon to approve the engineering expenses. With there being no second, the motion failed.

**E. Consider an Interlocal Agreement with the County of Galveston to partially fund improvements to city streets within the city limits of Friendswood, Texas.**

Engineering Director Jil Arias explained that the item was an interlocal agreement with Galveston County for the Friendswood Parkway project. The County would contribute up to \$6 million toward construction of a segment from north of FM 528 to Wilderness Trail. The City would assume maintenance after completion. He added if the project costs exceeded the county contribution, the City would either participate in the overage or work with the County to adjust the scope.

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to approve an Interlocal Agreement with the County of Galveston to partially fund improvements to city streets, related to Item 13.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.

**F. Consider appointing a Grand Marshal of the City's 2026 4th of July Grand Parade.**

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve appointing Mr. Larry Taylor as the Grand Marshal of the City's 2026 4th of July Grand Parade, related to Item 13.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.

**14. PROPOSED ORDINANCES & RESOLUTIONS**

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

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve Ordinance No. 2026-16, as submitted and related to Item 14.A. 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.

#### ORDINANCE NO. 2026-16

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 VII" 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.

#### 15. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve Consent Agenda Items 15.A. through 15.L., with the exception of Item 15.I. which was pulled for 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 authorizing the City Manager to execute a Local On-System Improvement Project Agreement (LOSA) with the Texas Department of Transportation for FM 528 signal improvements at Friendswood Parkway.**

#### RESOLUTION NO. R2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING AN AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT WITH THE STATE OF TEXAS BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR FM 528 SIGNAL IMPROVEMENTS AT FRIENDSWOOD PARKWAY; AUTHORIZING PAYMENT IN THE AMOUNT OF TWENTY-ONE THOUSAND SEVEN HUNDRED THIRTYFIVE AND 06/100 DOLLARS (\$21,735.06) AND PROVIDING AN EFFECTIVE DATE.

- B. Consider a resolution amending Resolution No. R2025-30, which authorized an Advance Funding Agreement with the Texas Department of Transportation for a Surface Transportation Block Grant Project related to the Sunset Boulevard Signal Improvements Project, to authorize an in-kind match and a cash match and to ratify the payment of the initial remittance to the Texas Department of Transportation.**

RESOLUTION NO. R2026-12

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION NO. R2025-30, WHICH AUTHORIZED AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A SURFACE TRANSPORTATION BLOCK GRANT PROJECT RELATED TO THE SUNSET BOULEVARD SIGNAL IMPROVEMENTS PROJECT, TO AUTHORIZE A CASH MATCH IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED ONE AND NO/100 DOLLARS (\$199,701.00); AND PROVIDING FOR THE EFFECTIVE DATE.

- C. Consider a resolution amending Resolution No. R2025-32 to authorize additional local funds for the Community Development Block Grant (CDBG) Annalea Neighborhood Improvements Project.**

RESOLUTION NO. R2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION NO. R2025-32 IN ORDER TO COMMIT ADDITIONAL LOCAL FUNDS IN THE AMOUNT NOT TO EXCEED TWENTYEIGHT THOUSAND EIGHT HUNDRED SIXTY-ONE AND 80/100 DOLLARS (\$28,861.80) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNALEA NEIGHBORHOOD IMPROVEMENTS PROJECT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

- D. Consider a resolution authorizing the City of Friendswood's submittal of a Motor Vehicle Crime Prevention Assistance (MVCPA) grant application; authorizing a cash match; and appointing authorized representatives to act on behalf of the City under the grant.**

RESOLUTION NO. R2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, DESIGNATING THE CITY MANAGER AS THE CITY'S REPRESENTATIVE IN SEEKING ELIGIBLE GRANT FUNDS UNDER THE CATALYTIC CONVERTER THEFT PREVENTION GRANT PROGRAM; AUTHORIZING THE SUBMISSION OF SUCH GRANT APPLICATION TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY; DESIGNATING THE DIRECTOR OF FINANCE AS THE CITY'S REPRESENTATIVE IN SUBMITTING FINANCIAL AND/OR PROGRAMMATIC REPORTS; AUTHORIZING THE REQUISITE CASH MATCH; AND PROVIDING AN EFFECTIVE DATE.

- E. Consider authorizing an Emergency Dispatching Services Agreement with Harris County Municipal Utility District No. 55.**
- F. Consider accepting the Sterling Estates public paving and utilities infrastructure project and authorizing the commencement of the contractor's one-year maintenance period.**
- G. Consider authorizing the purchase of mobile shelving units from Library Interiors of Texas, LLC, through BuyBoard Contract No. 767-25.**
- H. Consider renewing the Janitorial Services Agreement with American Janitorial Services (AJS), for the first one-year renewal term.**
- I. Consider approving the Friendswood Downtown Economic Development Corporation's payment to Comcast to remove and relocate communication lines in the downtown area.**

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve the Friendswood Downtown Economic Development Corporation's payment to Comcast to remove and relocate communication lines in the downtown area, related to Item 15.I. However, there was discussion prior to the vote.

Deputy City Manager Steven Rhea introduced the item noting that the Friendswood Downtown Economic Development Corporation (FDEDC) approved funding to remove the overhead Comcast lines in downtown Friendswood. As mentioned earlier, the Streetlight Project along FM 518 has lower lines that get caught in the light poles. These lines will be relocated underground, and the existing services overhead will be demolished. The work would cost about \$652,000 and would be completed by Comcast's contractor. Councilmember Branson added that the FDEDC had been saving money for years after residents supported the one-eighth cent sales tax. She noted the organization did not go into debt for the project and praised the progress made.

As this was just the Comcast line, Councilmember Ross expressed concern about piecemealing the Comcast, AT&T, and Verizon line removals. He would rather have all three approved simultaneously. Mayor Mike Foreman doubted Comcast, AT&T, and Verizon would coordinate together. Councilmember Branson agreed that his ask would be difficult and would not make a difference in price. Additional discussion ensued and it was established that the fact that FDEDC had saved up and were ready to move forward is the reason they went ahead and voted to fund the design and removal. Also, Comcast and AT&T have the lowest hanging and most visual lines. Furthermore, delaying runs the risk of the cost fluctuating. Councilmember Griffon understood the advantage of doing all three simultaneously but supported progress with the available funding. Council agreed.

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.

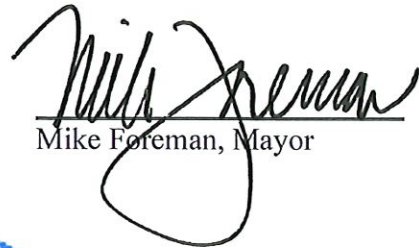
J. Consider approving the Friendswood Downtown Economic Development Corporation's payment to AT&T to prepare a cost estimate for a custom work order to remove and relocate communication lines for the downtown area.

K. Consider approving the ad valorem tax report for March 2026.

L. Consider approving the minutes of the City Council Regular Meeting held on April 6, 2026.

**16. ADJOURNMENT**

With there being no further business, Mayor Foreman adjourned the May 4, 2026, City Council Regular Meeting at 8:18 P.M.

  
Mike Foreman, Mayor

Attest:

  
Raquel Martinez, TRMC, City Secretary

