

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
June 1, 2026**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JUNE 1, 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
Robert J. Griffon	Councilmember
Randy Hale	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. All members were present with the exception of the absence of Councilmember Trish Hanks.

2. INVOCATION

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

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 by acknowledging there was a funeral for a city resident, Ms. Arlene Taylor, on Saturday. He said she was well known throughout the community, a great lady, and recognized Councilmember Ellisor for singing and being part of the funeral agenda. Councilmember Hale stated he could not let his first meeting begin without any comments. He thanked city staff for their help and guidance in getting him situated. He then brought up a brief comment on the City's Memorial Day remembrance event. He complimented whoever found Colonel Helen Strown-George, U.S. Army retired veteran, to speak at the event. He stated she did an amazing job reminding everyone what Memorial Day is for. Councilmember Ross congratulated his parents for 63 years of marriage.

5. PUBLIC COMMENT

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

Mr. Dave Yelovich spoke to Council regarding the Blackhawk proposed project and stated the HOA was willing to pay and partner on the project for a layback curb. He further commented on separate agenda items, such as: the flood study, storm sewer projects, bond election, the active transportation plan, and items on the consent agenda. He lastly nominated himself for the Friendswood Downtown Economic Development Corporation.

Mr. Roy Glanville wished to bring to Council's attention that he provided the City Manager with written descriptions, pictures, and videos regarding an apparently dangerous situation caused by the city. Although Mr. Kabiri responded that the issue was referred to staff for assessment and resolution, he noted this is his third notice to the city and nothing has yet been done.

6. SPECIAL RECOGNITIONS AND ACKNOWLEDGEMENTS

A. Present the City of Friendswood Five-Star Spirit Award for the Second Quarter of 2026 to Megan Childers, Office Manager for the Parks and Recreation Department.

City Manager Morad Kabiri presented the City of Friendswood Five-Star Spirit Award for the Second Quarter of 2026 to Office Manager Megan Childers from the Parks and Recreation Department. Ms. Childers introduced her husband, work family, and expressed her gratitude.

7. COMMITTEES OR SPECIAL REPORTS

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

Library Board Vice Chair JoBeth Brizendine presented the Board's Annual Report to Council with the following highlights:

2024-2025 FISCAL YEAR STATISTICS

- 181,998 people visited the library (5% increase)
- 36,875 active registered library cardholders
- Circulated 368,745 items (11% annual increase)
- 94,226 digital items used (Overdrive/Kanopy)
- 27,102 patron holds were placed on materials
- 34,332 reference desk interactions (up 15%)
- 32,750 people attended programs (9% more)
- 9,877 people served through outreach (up 13%)
- 143,607 Wi-Fi and computer users combined

LIBRARY BOARD AND FRIENDS OF THE LIBRARY

- The Library Advisory Board meets regularly at the Friendswood Library on the 3rd Tuesday of every other month.
- The Friends meet bi-monthly on the first Tuesday of the month, with the next meeting on June 2nd.
- The Lending Library (AutoLend Library Vending Kiosk) was purchased by the Friends and installed at City Hall to provide 24/7 access for cardholders to browse, retrieve, & return items.
- The Friends have provided nine scholarships for the Library's Adult High School Completion Program in addition to eight college scholarships.

FRIENDSWOOD LIBRARY

- 12th consecutive year to win the TMLDA Achievement in Library Excellence Award.
- Added two new e-resources: Weiss Financial Ratings and Blackstone Unlimited Audiobooks.
- Served as a Galveston County voting location for the May 2026 primary runoff elections.
- Provided more than 400 books to homebound patrons through book delivery outreach.
- Hosted Summer Reading Program with 1,574 reading participants and 7,665 program attendees, and partnered with Galveston County Food Bank to provide food Kidz Pacz during the summer.

- The Friends will host the “Bet on the Library” Gala, a casino night planned for Saturday, September 26, 2026. Monies raised help support library outreach, services, and programs. Tickets on sale at LibraryGala.com

- Doubled attendance at ZakiCon Anime and Pop Culture event with more than 3,000 attendees.
- Other notable events: Sensory Programming, Lone Star Flight Museum presentations, Health Fair, Ai Programs, Income Tax Assistance, Crafts, Storytimes, Book Clubs, and more.
- The Library offers residents and visitors access to a wide range of amenities, including print and digital collections, technology and makerspace resources, and engaging programs for all ages.

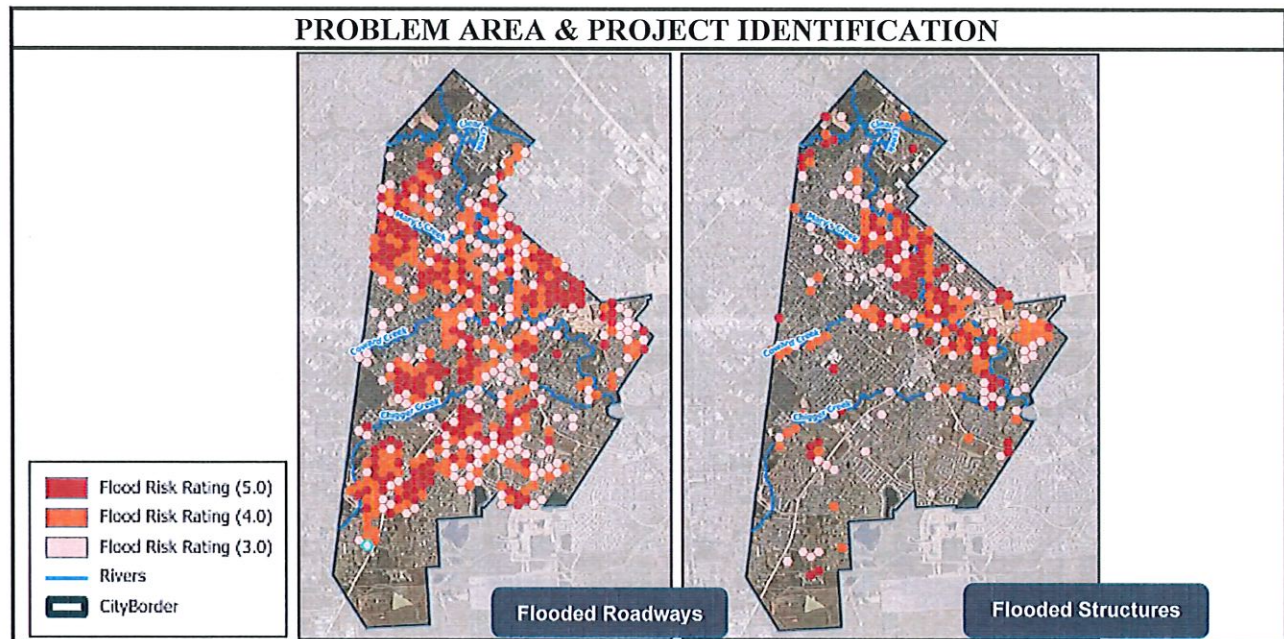
8. WORK SESSION TOPICS

A. Receive a presentation and discuss the City of Friendswood Master Drainage Plan.

Halff Associates Representative Jason Beck and Kyle Outten presented to Council the City of Friendswood Master Drainage Plan. Mr. Beck relayed the plan would provide a roadmap for smarter growth, city planning, and new funding opportunities. The two main goals were reducing flood risk and increasing resilience. The study also focused on an implementation strategy from concept to construction. The four main deliverables of the City of Friendswood Master Drainage Plan were identified as follows:

1. Prioritized recommendations,
2. Additional flood risk information,
3. A roadmap for city planning, and
4. A centralized GIS database.

After that introduction, Mr. Outten proceeded to present the study findings with the following highlights:



PROJECT COST RANGES		
Watershed	No. Of Projects	Estimated Range Of Total Cost
Clear Creek Upper	6	\$4M - \$47M
Clear Creek Lower	3	\$0.13M - \$110M
Coward Creek	2	\$3M - \$18M
Chigger Creek	4	\$0.12 - \$20M

PROJECT PRIORITIZATION							
SCORING CRITERIA:		1	2	3	4	5	
	Weight:	0.3	0.3	0.1	0.2	0.1	
Project ID:	Watershed Area:	Structural Flooding Removed (Normalized)	Flooded Roadway Miles Removed (Normalized)	Project Efficiency	Ease of Implementation	Public Input and Project Support	TOTAL SCORE
CLL_03	Lower Clear Creek	1.5	0.6	0.5	1	0.3	3.9
CLN_01	Upper Clear Creek	1.2	1.2	0.2	0.6	0.3	3.5
CLL_02	Lower Clear Creek	1.2	1.5	0.3	0.2	0.3	3.5
CLN_02	Upper Clear Creek	0.9	1.2	0.4	0.6	0.3	3.4
CO_04	Coward Creek	0.9	0.9	0.4	0.8	0.3	3.3
CO_03	Coward Creek	1.2	0.9	0.2	0.4	0.3	3
CH_04	Chigger Creek	1.2	0.3	0.4	0.8	0.3	3
CH_02	Chigger Creek	0.6	0.6	0.4	1	0.3	2.9
CLN_03	Upper Clear Creek	0.6	0.9	0.4	0.6	0.3	2.8
CLN_06	Upper Clear Creek	0.6	1.2	0.3	0.4	0.3	2.8
CLL_01	Lower Clear Creek	0.6	0.6	0.3	1	0.3	2.8
CH_01	Chigger Creek	0.9	0.9	0.1	0.6	0.3	2.8
CO_02	Coward Creek	0.9	0.6	0.3	0.6	0.3	2.7
CLN_05	Upper Clear Creek	0.9	0.3	0.1	1	0.3	2.6
CO_01	Coward Creek	0.3	1.2	0.2	0.6	0.3	2.6
CH_03	Chigger Creek	0.3	1.2	0.2	0.6	0.3	2.6
CLL_01B	Lower Clear Creek	0.6	0.9	0.3	0.4	0.3	2.5
CLN_04	Upper Clear Creek	1.2	0.6	0.1	0.2	0.3	2.4
DB_01	Dickinson Bayou	0.3	0.3	0.1	0.8	0.3	1.8
CH_06	Chigger Creek	0.3	0.3	0.1	0.6	0.3	1.6
CH_05	Chigger Creek	0.3	0.3	0.2	0.2	0.3	1.3

PROJECT RECOMMENDATIONS	
Top 5 Scoring Projects: 1. Clear Creek Lower (CLL 03) – RSD Improvement at North Clear Creek Drive and Leisure Lane 2. Clear Creek Upper (CLN 01) – Whitehall neighborhood storm sewer improvement 3. Clear Creek Lower (CLL 02) – Comprehensive storm sewer improvement north of FM 528 4. Clear Creek Upper (CLN 02) – Storm sewer improvement and Annalea pond expansion 5. Coward Creek (CO 04) – Storm sewer improvement near West Edgewood Drive and Sunset Drive	

With the recommendations concluding the presentation, Councilmember Ross requested an additional workshop to go through the data provided. City Manager Morad Kabiri responded that it is up to City Council how they want to digest the information, noting that the city can provide a link to the backup materials and is currently completing a drainage story map to link firsthand data to each project. Councilmember Hale supported having a workshop and requested to go over the direct cost benefit analysis. He further asked what consideration was given to big picture, long range flood mitigation work

being done outside Friendswood. Mr. Beck said they accounted for water entering the City from Pearland and upper Clear Creek beyond the city limits. The proposed projects were within city limits, but some projects could be prime candidates for partnerships. Mr. Kabiri added the database provided could be used when partnering with other agencies.

Councilmember Branson asked about the new funding mechanisms and opportunities mentioned in the presentation. Mr. Beck replied the projects were packaged up, initial investigative work was done, and their funding strategy folks were identifying programs that could be the best fit. He said regional flood planning was one example, and they wanted to get projects on their recommendation list to be eligible for the flood infrastructure fund in future years. Councilmember Griffon said most of his questions would be in the bond makeup discussion. He enjoyed the presentation and commented that the volume of wastewater and storm sewer improvements was more voluminous than he had anticipated. He believed that was the city's critical care infrastructure and a high priority.

Mayor Foreman closed the item noting that the big takeaway was that Friendswood has been talking about flooding and drainage for a long time. The City and its partners have gotten \$121 million worth of conveyance projects done. Now, the big hitters left are in the neighborhoods and storm sewers and ditches are how the City gets water out of there. Thus, some storm sewers are undersized and need to be redesigned and fixed. With that, he thanked the presenters and closed the item.

B. Receive a presentation and discuss the 2026 Bond Election Ad Hoc Committee final report.

Bond Committee Chair Robin Hall presented the committee's final report with the following highlights:

COMMITTEE MAKEUP	SUBCOMMITTEES
• 35 Citizens from across the city – Different backgrounds, education, interest and demographics – Represented all geographic areas • City Council • City Staff	• Facilities • Finance • Streets • Parks & Recreation • Drainage

DRAINAGE SUMMARY		
Mitigation Type	Details	Total Cost
Storm Sewer	Falcon Ridge and Brill Storm Sewer Improvements	\$6,012,000.00
Storm Sewer	Maplewood and Westwood Storm Sewer Improvements	\$1,482,000.00
Storm Sewer	Autumn Creek Neighborhood Storm Sewer Improvements	\$7,106,000.00
Ponds	Sun Meadow New Pond Construction	\$3,262,000.00
Ponds	Autumn Creek Neighborhood Combine Ponds	\$1,625,000.00
Channel	Chigger Creek Dig Out at Oak Drive Bridge Crossing	\$854,000.00
Total		\$20,341,000.00

As Council recently received a presentation on the master drainage plan, Mayor Foreman wondered if there may be a need for realignment of the projects. City Manager Morad Kabiri explained that the listed drainage projects were part of the master drainage plan because the committee worked concurrently with that process, but there are alternative projects for consideration that were not part of the Bond Committee's consideration due to the fact that the Master Drainage Plan was not complete. The committee will make a recommendation and ultimately City Council will choose whether to hold a bond election and what is included. Ms. Hall confirmed tonight was just the presentation and Council can have

time to workshop this, if needed. Mr. Kabiri added that staff would like some direction tonight to ensure they are not completely off base before moving forward.

STREETS & TRANSPORTATION SUMMARY		
Category	Project	Total Cost
Sidewalk	Sidewalks - City Wide	\$1,000,000.00
Traffic Enhancements	Bay Area Reconstruction (FM 528 to Wastewater Treatment Plant)	\$6,000,000.00
Traffic Enhancements	Stadium Lane	\$2,500,000.00
Traffic Enhancements	Murphy Lane	\$1,500,000.00
Total		\$11,000,000.00

During the discussion on Bay Area Boulevard, Councilmember Griffon asked if there were opportunities to partner with Harris County Commissioner Adrian Garcia or the Houston-Galveston Area Council (HGAC) to help offset the costs, noting there was a low local appetite for bonds. Councilmember Branson noted this project is road maintenance rather than a new road and asked if the 3/8th-cent street maintenance sales tax could be applied. Mr. Kabiri confirmed it could but cautioned that the project would consume over a year and a quarter of the annual \$2.7 million sales tax revenue, halting other roadway projects during that time.

Councilmember Griffon noted that many of the street projects seem like maintenance and requested an email update on the current balances of the capital maintenance fund and the 3/8th-cent revenues. Councilmember Branson agreed, concluding that using maintenance dollars is a win-win because it allows the city's money to sit in an account and accrue interest rather than paying tax interest on a bond.

PARKS & RECREATION SUMMARY		
Category	Project	Total Cost
Parks	Friendswood Lake Park Bulkhead and Trail Repair	\$2,400,000.00
Parks	Sports Complex Upgrades (Renwick and Centennial Parks)	\$4,225,000.00
Parks	Stevenson Aquatics Facility Infrastructure Expansion and Related Systems - 25 Meter Pool	\$3,800,000.00
Parks	Stevenson Park Parking Expansion	\$3,200,000.00
Total		\$13,625,000.00

FACILITIES SUMMARY		
Category	Project	Total Cost
City Facilities	Fuel Island at Blackhawk Building	\$ 250,000.00
City Facilities	Fuel Station at Public Safety Building	\$ 250,000.00
City Facilities	Public Safety Building Parking Lot Expansion	\$ 750,000.00
City Facilities	Fire Station 4 Expansion	\$ 4,000,000.00
City Facilities	City Hall Renovations	\$ 700,000.00
Total		\$ 5,950,000.00

With that concluding the different subcommittees' summaries, Ms. Hall proceeded to discuss the Finance Subcommittee's findings and recommendations, as follows:

FUNDING SOURCES	
- Homestead Exemptions (20% - Maximum Allowed by State) - Property Taxes - Bonds	- Sales & Use Tax - Activity Fees - Grants

BOND PACKAGING RECOMENDATIONS			
Proposition	Amount	Estimated Tax Increase	% of Bond
Facilities	\$5,950,000.00	0.001169	12%
Drainage	\$20,341,000.00	0.003995	40%
Parks (w/ options)	\$13,625,000.00	0.002676	27%
Transportation	\$11,000,000.00	0.002160	22%
Total	\$50,916,000.00	0.010000	100%

MAXIMUM ESTIMATED COST TO THE HOMEOWNER (1 CENT)				
Property Value	20% Exemption Adjusted Value	Current Tax Rate 0.5142	Estimated Tax Rate 0.5242	Increase in City Taxes
\$100,000.00	\$80,000.00	\$ 411.36	\$ 419.36	\$ 8.00
\$150,000.00	\$120,000.00	\$ 617.04	\$ 629.04	\$ 12.00
\$200,000.00	\$160,000.00	\$ 822.72	\$ 838.72	\$ 16.00
\$250,000.00	\$200,000.00	\$ 1,028.40	\$ 1,048.40	\$ 20.00
\$300,000.00	\$240,000.00	\$ 1,234.08	\$ 1,258.08	\$ 24.00
\$350,000.00	\$280,000.00	\$ 1,439.76	\$ 1,467.76	\$ 28.00
\$400,000.00	\$320,000.00	\$ 1,645.44	\$ 1,677.44	\$ 32.00
\$450,000.00	\$360,000.00	\$ 1,851.12	\$ 1,887.12	\$ 36.00
\$500,000.00	\$400,000.00	\$ 2,056.80	\$ 2,096.80	\$ 40.00
\$514,911.00	\$ 411,928.80	\$ 2,118.14	\$ 2,159.33	\$ 41.19
\$600,000.00	\$ 480,000.00	\$ 2,468.16	\$ 2,516.16	\$ 48.00
\$650,000.00	\$ 520,000.00	\$ 2,673.84	\$ 2,725.84	\$ 52.00
\$700,000.00	\$ 560,000.00	\$ 2,879.52	\$ 2,935.52	\$ 56.00
\$748,994.00	\$ 599,195.20	\$ 3,081.06	\$ 3,140.98	\$ 59.92
\$800,000.00	\$ 640,000.00	\$ 3,290.88	\$ 3,354.88	\$ 64.00
\$900,000.00	\$ 720,000.00	\$ 3,702.24	\$ 3,774.24	\$ 72.00
\$1,000,000.00	\$800,000.00	\$4,113.60	\$4,193.60	\$80.00

RECOMMENDATIONS – DEBT SERVICE IMPACT			
Project Name	Subcommittee	Estimated Cost	Total Tax Rate Equivalent
Fuel Island at Blackhawk	City Facilities	\$ 250,000.00	0.0000060
Fuel Station at Public Safety Building	City Facilities	\$ 250,000.00	0.0000060
Public Safety Building Parking Lot Expansion	City Facilities	\$ 750,000.00	0.0000179
Fire Station 4 Expansion	City Facilities	\$ 4,000,000.00	0.0000952
Reconstruction of City Hall Renovations	City Facilities	\$ 700,000.00	0.0000167
Falcon Ridge and Brill Storm Sewer Improvements	Drainage	\$ 6,012,000.00	0.0001431
Maplewood and Westwood Storm Sewer Improvements	Drainage	\$ 1,482,000.00	0.0000353
Autumn Creek Neighborhood Storm Sewer Improvements	Drainage	\$ 7,106,000.00	0.0001692
Sun Meadow New Pond Construction	Drainage	\$ 3,262,000.00	0.0000777
Autumn Creek Neighborhood Combine Ponds	Drainage	\$ 1,625,000.00	0.0000387
Chigger Creek Dig Out at Oak Drive Bridge Crossing	Drainage	\$ 854,000.00	0.0000203
Friendswood Lake Park Bulkhead and Trails Improvements	Parks	\$ 2,400,000.00	0.0000571
Sports Complex Upgrades	Parks	\$ 4,225,000.00	0.0001006
Stevenson Aquatics Facility Infrastructure	Parks	\$ 3,800,000.00	0.0000905
Stevenson Park Parking & Infrastructure	Parks	\$ 3,200,000.00	0.0000762

Bay Area Boulevard Reconstruction (FM 528 to Waste Water Treatment Plant)	Streets & Transportation	\$ 6,000,000.00	0.0001429
Stadium Lane	Streets & Transportation	\$ 2,500,000.00	0.0000595
Murphy Lane	Streets & Transportation	\$ 1,500,000.00	0.0000357
Citywide Sidewalk Construction Program	Streets & Transportation	\$ 1,000,000.00	0.0000238
Total (Included Projects)		\$50,916,000.00	0.0012123

RECOMMENDATION WITH INFLATION VALUES									
Proposition	Amount	Estimated Tax Increase	Amount with 5% Inflation	Estimated Tax Increase	Amount with 10% Inflation	Estimated Tax Increase	Amount with 20% Inflation	Estimated Tax Increase	% of Bond
Facilities	\$5,950,000.00	0.001169	\$6,247,500.00	0.001169	\$6,545,000.00	0.001461	\$7,497,000.00	0.002045	12%
Drainage	\$20,341,000.00	0.003995	\$21,358,050.00	0.003995	\$22,375,100.00	0.004994	\$25,629,660.00	0.006991	40%
Parks	\$13,625,000.00	0.002676	\$14,306,250.00	0.002676	\$14,987,500.00	0.003345	\$17,167,500.00	0.004683	27%
Transportation	\$11,000,000.00	0.002160	\$11,550,000.00	0.002160	\$12,100,000.00	0.002701	\$13,860,000.00	0.003781	22%
Total	\$50,916,000.00	0.010000	\$53,461,800.00	0.010000	\$56,007,600.00	0.0125	\$64,154,160.00	0.0175	100%

As Ms. Hall went over additional projects that did not make it on the committee's recommendation, Councilmember Griffon said that, of all the facilities, the activity center is the worst-case and oldest facility. He argued that because approximately 1,200 people flow through there each month who then go to downtown shops and restaurants, it should be the number one facility listed. Further discussion ensued regarding the recreation center. Ms. Hall explained that the committee placed the project under additional consideration due to a lack of consensus regarding parking, costs, and location. Mayor Foreman agreed on the critical need for the facility and advocated for letting the voters decide on the ballot.

Ms. Hall concluded by presenting their next steps as follows:

- June – Bond Survey
- July – Council to Consider the Propositions/Items that will go to Voters
- August – Council may call Special Election for the Bonds.
- November – Election

C. Receive and discuss an update regarding Emergency Preparedness.

Emergency Services Director Brian Mansfield presented an update to Council regarding Emergency Preparedness with the following highlights:

PREPAREDNESS AND PLANNING
• Year-Round Coordination: The city conducts continuous planning and collaboration throughout the year with partners, rather than just during active storm seasons. • Community Partners: Local school districts (CCISD, FISD), drainage/special districts (GCCDD), private utility companies (CenterPoint Energy, Texas-New Mexico Power), and non-governmental organizations (faith-based and community-based). • Plans: Emergency Management Plan, Continuity of Operations Plan, and Mitigation Plans.

HURRICANE BERYL (2024)	
Categories / Description	Funds Received
A - Debris Removal	\$3,352,890.56
B - Emergency Protective Measures <i>Overtime, Food, Other</i>	\$198,126.69
E - Buildings & Equipment <i>Animal Control, Blackhawk, Fire Station 1, Girl Scout House, Public Safety Building</i>	\$20,289.54
F – Utilities <i>Fence Damage at Lift Station/Water Plant</i>	\$9,591.00
G - Parks, Recreational, Other <i>Sports Park, Renwick Park, Centennial Park</i>	\$6,938.40
Direct Administrative Costs (DAC) <i>Staff Management Costs</i>	\$19,910.44
TOTAL	\$3,607,746.63

PRE-DISASTER CONTRACTS
• Contracts: Requests for Proposals (RFPs) were opened the previous Friday for critical standby emergency services, including Debris Removal, Debris Monitoring, Disaster Logistics, and Disaster Catering. • Debris Management: Noted that critical disaster equipment like generators and debris trucks are limited after major events. Debris cleanup is executed in order based on priorities: Life Safety first, followed by Critical City Infrastructure.

TRAINING AND EXERCISES
• Recent Training: Conducted a communications and emergency alert system test on April 2, 2026. • Alerts: Advised citizens that automated phone alerts (e.g., tornado warnings) come directly from the federal National Weather Service (NWS) and should be acted upon immediately without waiting for city vetting. The city will follow up shortly after.

FUNDING				
Location	Population 2020 Census	FY 2026 Indicators (Per Capita)	Public Assistance Min. Thresholds	
Galveston County	350,682	\$4.86	\$1,704,315.00	• FEMA Public Assistance Thresholds
Harris County	4,731,145	\$4.86	\$22,993,365.00	• FEMA Mitigation Grants
State of Texas	2,9145,505	\$1.94	\$56,542,280.00	• Parametric Insurance / Self-Insurance

PARAMETRIC INSURANCE		
Details	Hurricane Beryl, 2024 (EXAMPLE ONLY)	Hurricane Ike, 2008 (EXAMPLE ONLY)
Aggregate Policy	\$10,000,000	\$10,000,000
Annual Premium	\$437,500	\$437,500
Hurrevac indicated Hurricane Category, distance, percentage of aggregate limit.	Category 1, <15 ≤ 35 miles, 5% of aggregate limit \$500,000	Category 2, <15 ≤ 35 miles, 10% of aggregate limit \$1,000,000

City Manager Morad Kabiri noted Harvey cost \$5.4 million in debris removal, while Beryl cost \$3.4 million. He stated hiring a private insurance entity cost roughly \$50,000 a month, and their payouts depend on rain and wind parameters rather than actual sustained damage. Because federal thresholds are changing, he recommended setting aside funding into a city account to earn interest. The city can also issue emergency certificates of obligation to fund recovery if needed. Higher incoming sales tax is currently being set aside to establish this account.

PUBLIC OUTREACH
• StormReady Certification: The city earned its National Weather Service StormReady certification recognition for its 23rd consecutive year • Events & Engagement: Touch-a-Truck, Concert in the Park, Under the Oaks, and the Ice Cream Social. • Presentations: Friendswood Academy, Teen Leadership, Senior Citizen Program, Homeowner's Associations, Rotary International, Chamber of Commerce, Scouting America Troops, Girl Scouts of America Troop, and NWS Skywarn • "What's In Your Kit?" Campaign: Educational initiative for citizens to build emergency supply kits with flashlights, batteries, water, shelf-stable food, necessary medications, and NOAA weather radios.

STAYING INFORMED
• Emergency Alerts: friendswood.com/notify • Instagram: @FriendswoodCity and @FriendswoodEMS • Facebook: City of Friendswood - Government • AT&T Cable: Channel 99 • Xfinity Cable: Channel 17

9. FRIENDSWOOD ACTIVE TRANSPORTATION PLAN

A. Receive a presentation and discuss the Friendswood Active Transportation Plan.

The Goodman Corporation Representative Kristi Miller presented to Council the Houston-Galveston Area Council's (H-GAC) Friendswood Active Transportation Plan with the following highlights:

ABOUT THE ACTIVE TRANSPORTATION PLAN	
• Develop a Citywide Active Transportation Plan • Establish safe, multimodal connections within the community for residents to enjoy walking, biking, or rolling across Friendswood • Establish recommendations and a phased implementation strategy that will connect residents to their schools, parks, and other local destinations via an active transportation network	

Top Five Priority Infrastructure Projects Recommendations

FM 518 (Whispering Pines To Silverstone) Sidewalk gap infill on FM 518 between Whispering Pines and Silverstone Drive with pedestrian bridge over Cowart Creek and intersection improvements at FM 518/Winding Way. • Project Length: 2,546 feet (0.5 miles) • Facility Type: Sidewalk, Pedestrian Bridge, Intersection Improvements • Estimated Construction Costs: \$2.3 Million • Estimated Duration/Timeline: 2-3 years • Prioritization Score and Highlights: – Scored #1 overall in Needs-based Analysis – Scored #5 based on number of public comments – Ranked Top 5 for Safety, Mobility, Connectivity, and Access	FM 518 (Silverstone To Eagle Lakes) Sidewalk infill along FM 518 on primarily the south side of the street between Silverstone Drive and Eagle Lakes Drive, including a pedestrian bridge crossing Chigger Creek and intersection improvements at FM 518 and Leisure Lane and FM 518 at FM 528. • Project Length: 2,950 feet • Facility Type: Sidewalk, Pedestrian bridge, up-graded pedestrian crossing infrastructure • Estimated Construction Costs: \$2.2 Million • Estimated Duration/Timeline: 2-3 years • Prioritization Score and Highlights: – Ranked #1 for safety and top 5 for Mobility, Connectivity, and Environmental – Scored #2 of 15 in Needs-based Analysis – Scored #9 based on number of public comments – Scored just outside top 5 for access
CASTLEWOOD (Sidewalk South Of Greenbrier To Sunset / HS) New sidewalk on north side of Castlewood Ave connecting Sunset Drive to Friendswood HS. The project includes high visibility crosswalks and upgraded curb ramps at the intersection with Greenbrier Drive. • Project Length: 2,546 feet • Facility Type: 5-foot sidewalk & upgraded crossing infrastructure • Estimated Construction Costs: \$500,000 • Estimated Duration/Timeline: 1-2 years • Prioritization Score and Highlights: – Scored #1 based on number of public comments – Scored #11 of 15 in Needs-based Analysis – Ranked highest in environmental and mobility	GREENBRIER (Castlewood To Buckingham) New sidewalk on both sides of Greenbrier Drive from Castlewood Ave (Friendswood HS) to Buckingham Drive. • Project Length: 3,800 feet • Facility Type: Sidewalk • Estimated Construction Costs: \$1.3 Million • Estimated Duration/Timeline: 1-2 years • Prioritization Score and Highlights: – Scored #3 based on number of public comments – Scored #6 overall in Needs-based Analysis – Ranked highest in environmental and near median in other categories – Ranked lower on access

FM 528 & BAY AREA BOULEVARD INTERSECTION
Intersection improvements at FM 528 and Bay Area Boulevard, including upgraded ADA ramps at intersection corners, pedestrian refuge islands to shorten crossing distances (if possible), converting span wire to mast arm signal and improved pedestrian signal equipment.
• Facility Type: Intersection Safety Improvements • Estimated Construction Costs: \$1 Million • Estimated Duration/Timeline: 12-18 months • Prioritization Score and Highlights: – Scored #8 overall in Needs-based Analysis – Scored #8 based on number of public comments – Ranked highly for safety and environmental - Ranked lower for mobility

In addition to the infrastructure projects, Ms. Miller noted they also identified several gaps in Friendswood's existing sidewalk network and organized these into 3 categories:

UNDER 350 FEET	ADJACENT TO OR ON A TXDOT FACILITY	OVER 350 FEET
• Castlewood Dr • Townes Rd • Silverstone Dr • Briarmeadow Ave • Winding Way Dr • Leisure Lane • Killarney Ave • Mossy Stone Dr • Crecent Dr	• Blackhawk Blvd • Mary Ann Dr • Castlewood Ave • Falcon Ridge Blvd • W Oak Dr • Friendswood Pkwy • Cypress Point Dr • San Joaquin Pkwy • Friendswood Trail • Championship Dr	• FM 518/N Friendswood Dr • Laura Leigh Dr

Ms. Miller closed her presentation noting their “active transportation toolbox,” describing it as a collection of treatments that can be applied throughout the community. Across its four sections (multimodal, pedestrian, bicycle, and other active transportation facilities), they provide guidance on how those treatments can be implemented alongside potential amenity options like benches and trash cans.

Considering projects costs, Councilmember Branson asked about grant opportunities. Ms. Miller confirmed there were opportunities particularly for projects with a safety nexus or near schools, such as through Safe Streets and Roads for All (SS4A) Grant Program, Texas Department of Transportation (TxDOT), H-GAC, and other state and federal sources. She stated the five priority projects were specifically chosen because they are actionable, implementable, and good candidates for the different annual funding sources. Councilmember Griffon asked about Bay Area Boulevard and FM 528. Mr. Kabiri noted that, much like the Master Drainage Plan, they did not have the benefit of having this study completed during the bond committee's work but can definitely add to their dollar amounts if Council holds a bond election to accommodate the recommendations.

Mayor Foreman thanked the HGAC, the Goodman Company, Councilmember Branson, and staff for bringing grant opportunities to conduct studies like this.

B. Consider a resolution adopting the Houston-Galveston Area Council's Friendswood Active Transportation Plan.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Resolution No R2026-15, as submitted and related to Item 9.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

RESOLUTION NO. R2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING THE HOUSTON-GALVESTON AREA COUNCIL'S FRIENDSWOOD ACTIVE TRANSPORTATION PLAN; AND PROVIDING AN EFFECTIVE DATE.

At 7:45 P.M., Mayor Foreman recessed the meeting for Council to see and take pictures with the City's new fire truck. The meeting was later reconvened at 8:00 P.M.

10. ZONE CHANGE REQUEST FOR 2350 S FRIENDSWOOD DR. FROM SFR TO CSC

- A. Conduct a public hearing concerning a request for a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).**

At 8:00 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Community Development Department Director Aubrey Harbin summarized that this item is about a 2.4-acre tract of land that has frontage on FM 518. The applicants are requesting to change the zoning from residential to commercial. She noted this request was in line with their Future Land Use Map and the required notices were sent out and published. The future development of the property will require a replat. Planning and Zoning forwarded a positive recommendation following their public hearing on May 14th.

At 8:01 P.M., Mayor Foreman closed the public hearing.

- B. Consider an ordinance authorizing a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas, to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).**

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Ordinance No. 2026-18, 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 Robert J. Griffon, Councilmember Randy Hale, and Councilmember Michael P. Ross

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE CLASSIFICATION OF THE PROPERTY LOCATED AT 2350 S FRIENDSWOOD DRIVE, BEING MORE PARTICULARLY DESCRIBED AS A 2.4367-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT "B," SLONE SUBDIVISION, OUT OF THE B.W. CAMP RICE FARMS, IN THE JOHN DICKINSON LEAGUE, FRIENDSWOOD, GALVESTON COUNTY, TEXAS, TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC); PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

11. CITY MANAGER'S REPORT

A. Recognize the Waste Connections of Texas 2026 Scholarship Recipients.

City Manager Morad Kabiri recognized the scholarship recipients from the Waste Connection Scholarship, as follows:

- **Friendswood High School – Cory Weldon:** Exercise Science at the University of Mississippi
- **Clear Springs High School – Julissa Torres:** General Studies at San Jacinto College and then will transfer to a four-year university to study Architecture
- **Clear Brook High School – Olivia Espinoza:** Architecture at University of Houston

B. Recognize Detective Sills for being named Officer of the Year by the 50 Club of Galveston County.

City Manager Morad Kabiri invited Police Chief Josh Rogers to recognize Detective Sills for being named Officer of the Year by the 50 Club of Galveston County.

Chief Rogers explained that they wanted to recognize Detective Sills for his work on a gold case that scammed elder victims both in Friendswood and nationally. He detailed that the investigation led to six individuals being arrested on state charges with \$22 million in combined bonds. Detective Sills wrote

and served four search warrants across three counties, froze four state bank accounts, issued two tracking order warrants, \$57,000 jury subpoenas were written and served, asset seizure in two different counties, and identified 6 victims with a total of nearly \$3 million attempted stolen gold. All state charges are in a holding pattern while the FBI has since absorbed the case. Chief Rogers highlighted that Detective Sills was able to return \$766,000 of stolen gold to one victim present in the audience and concluded by expressing immense pride in the Friendswood Police Department's personnel.

Detective Sills took a moment to say a few words and expressed his gratitude, attributing the success to Friendswood's police culture and support from city management. He presented Council with challenge coins as a token of appreciation for their trust and commitment. He lastly thanked his wife for her support during the investigation and dedicated the award to his father, a retired law enforcement veteran.

C. Recognize Keep Friendswood Beautiful for receiving the 2026 Keep Texas Beautiful Governor's Community Achievement Award in the amount of \$250,000.

City Manager Morad Kabiri recognized Keep Friendswood Beautiful (KFB) Committee for receiving the 2026 Keep Texas Beautiful Governor's Community Achievement Award in the amount of \$250,000 for a Texas Department of Transportation (TxDOT) roadway.

D. Recognize the Friendswood Office of Emergency Management for receiving their National Weather Service (NWS) StormReady designation for the 23rd consecutive year.

City Manager Morad Kabiri recognized the Friendswood Office of Emergency Management for receiving their National Weather Service (NWS) StormReady designation for the 23rd consecutive year.

E. Recognize the Friendswood Police Department for being awarded a Firehouse Subs Public Safety Grant.

City Manager Morad Kabiri recognized the Friendswood Police Department for being awarded a Firehouse Subs Public Safety Grant for \$39,996 to purchase 33 LifePak AEDs.

F. Present an update regarding the City's Fourth of July Celebration.

City Manager Morad Kabiri announced the upcoming 4th of July celebration honoring America's 250th anniversary, themed "Party Like It's 1776." The grand parade down Friendswood Drive will start at 10:00 A.M. He explained that there will not be a day program this year, as it is being moved and combined with an evening program starting at 7:00 P.M. at Centennial Park with fireworks starting around 9:15 P.M.

G. Recognize Brian Leija, Court Juvenile Case Manager for being awarded the 2026 Texas Court Clerks Association (TCCA) Annual Scholarship.

City Manager Morad Kabiri recognized Court Juvenile Case Manager Brian Leija for being awarded the 2026 Texas Court Clerks Association (TCCA) Annual Scholarship. Out of 40 applicants, only five were selected across the state.

H. Recognize Brian Leija, Court Juvenile Case Manager, for receiving Honorable Mention by the Texas Department of Transportation and the Impaired Driving Task Force for the 2026 Impaired Driving Safety Award.

City Manager Morad Kabiri recognized Court Juvenile Case Manager Brian Leija for receiving Honorable Mention by the Texas Department of Transportation and the Impaired Driving Task Force for the 2026 Impaired Driving Safety Award.

12. BUSINESS ITEMS

A. Consider authorizing the City Manager to negotiate and execute a Tender Agreement with Travelers Casualty and Surety Company of America and Harper Brothers Construction, LLC, for the Utility Relocates at Clear Creek Utility Bridge Project.

City Manager Morad Kabiri opened the item explaining that the Clear Creek Utility Bridge Project was funded by the Community Development Block Grant (CDBG). After receiving one single bid during two rounds bidding, the contract was awarded to Cracon. However, Cracon failed to complete the project in a timely fashion and to the expected quality. The city terminated their contract and executed the surety bond. Mr. Kabiri stated they are now finalizing negotiations with the surety company and asked Council for authorization for the City Manager to execute the agreement once negotiations are completed by the City Attorney.

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to authorize the City Manager to negotiate and execute a Tender Agreement with Travelers Casualty and Surety Company of America and Harper Brothers Construction, LLC, for the Utility Relocates at Clear Creek Utility Bridge Project, related to Item 12.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

B. Consider the election of the Mayor Pro Tem.

A motion was made by Mayor Foreman and seconded by Councilmember Griffon to approve the election of Councilmember Ross as the Mayor Pro Tem, related to Item 12.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

13. PROPOSED ORDINANCES & RESOLUTIONS

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

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Ordinance No. 2026-19, as submitted and related to Item 13.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

ORDINANCE NO. 2026-19

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 VIII" 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.

14. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Consent Agenda Items 14.A. through 14.Z., with the exception of Item 14.E. that was pulled for discussion. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The Consent Agenda passed.

- A. Consider a resolution adopting the 2025 Harris County Multi-Jurisdictional Hazard Mitigation Plan.**

RESOLUTION NO. R2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING THE 2025 HARRIS COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN; AND PROVIDING AN EFFECTIVE DATE.

- B. Consider a resolution authorizing a Master Interlocal Agreement with 791 Purchasing Cooperative LLC, for cooperative purchasing of goods and services.**

RESOLUTION NO. R2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING A COOPERATIVE PURCHASING AGREEMENT WITH 791 COOPERATIVE LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. Consider authorizing an agreement with Water Company of America for a review of untitled or misbilled utility services through the 791 Purchasing Cooperative (Contract #791202409008).**
- D. Consider authorizing a Cooperative Purchasing Agreement with the City of Euless.**
- E. Consider authorizing the Agreement for Specialized Professional Ambulance Billing Services with Emergicon, LLC, through a Cooperative Purchasing agreement with the City of Euless.**

Councilmember Ross mistakenly pulled the wrong item and had no comments for this item.

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to authorize the Agreement for Specialized Professional Ambulance Billing Services with Emergicon, LLC, related to Item 14.E. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

- F. Consider authorizing a Memorandum of Understanding with the Galveston County Health District in the event of a Strategic National Stockpile deployment.**
- G. Consider authorizing a Policy Accreditation Services Agreement with John J. Silva for consulting services related to the Friendswood Police Department's recognition as a Texas Best Practice Law Enforcement Agency.**

- H. Consider authorizing the First Amendment to the Professional Services Agreement for the City of Friendswood Comprehensive Master Drainage Plan Project with Halff Associates, Inc.
- I. Consider authorizing the purchase of two generators from Waukesha-Pearce Industries through BuyBoard Contract No. 757-24.
- J. Consider awarding the Playground Resurfacing Project at Stevenson Park to fun abounds, inc., through BuyBoard Contract No. 781-25.
- K. Consider authorizing a Master Services Agreement with Aoka LLC, for plan review and inspection services through the BuyBoard, Contract No. 782-25.
- L. Consider authorizing the final acceptance of the 2020 Lift Station Mitigation Package 3/Harvey Lift Station Repairs and Mitigation Project.
- M. Consider authorizing the final acceptance of the Super Rancho Waterline Improvements Project.
- N. Consider authorizing the final acceptance of the Blackhawk Boulevard Phase II-B Emergency Work Project.
- O. Consider authorizing the final acceptance of the 400 Fence Post Road Infrastructure Improvements Project.
- P. Consider appointing (i) Margaret Pickell, (ii) Dr. Donald Stran, (iii) the City's Animal Control Supervisor, and (iv) Municipal Official to the Animal Shelter Advisory Committee for a three-year term beginning on July 1, 2026, and ending on June 30, 2029.
- Q. Consider appointing (i) Willie Anderson, (ii) Stacey Phillips, and (iii) Tram Kim to the Planning and Zoning Commission for a two-year term beginning July 1, 2026, and expiring on June 30, 2028.
- R. Consider appointing (i) Glen Grayban, (ii) Jason Byers, and (iii) Michael Fernandez as regular members, and (iv) Taylor Ross as an alternate member to the Zoning Board of Adjustment for a two-year term beginning July 1, 2026, and expiring June 30, 2028.
- S. Consider appointing Shawna Lewis to the Library Advisory Board to complete an unexpired term effective immediately and ending on June 30, 2027.
- T. Consider appointing (i) Rebecca Hillenburg, (ii) Chris Richardson, (iii) Scott MacKenzie, and (iv) Brett Banfield to the Friendswood Downtown Economic Development Corporation for a two-year term beginning July 1, 2026, and ending on June 30, 2028.
- U. Consider appointing Carrie Considine to the Fourth of July Steering Committee for a three-year term effective immediately, and ending on October 31, 2029.
- V. Consider appointing the members of the City Council as members of the Board of Directors of Reinvestment Zone Number Two, City of Friendswood.

W. Consider the appointment of Joe Matranga to the Comprehensive Plan Advisory Committee.

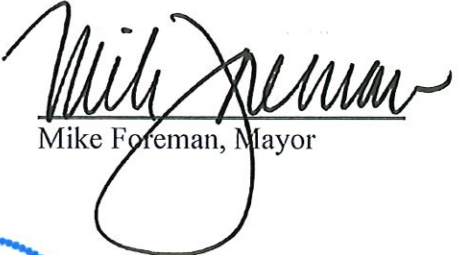
X. Consider approving the ad valorem tax report for April 2026.

Y. Consider approving the minutes of the City Council Regular Meeting held on May 4, 2026.

Z. Consider approving the minutes of the City Council Special Meeting held on May 12, 2026.

15. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the June 1, 2026, City Council Regular Meeting at 8:23 P.M.


Mike Foreman, Mayor

Attest:


Raquel Martinez, TRMC, City Secretary

