

**MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL FRIENDSWOOD
EMPLOYEE BENEFIT TRUST JOINT MEETING
AUGUST 4, 2025**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD AND THE BOARD OF DIRECTORS OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST MET IN A JOINT MEETING ON MONDAY, AUGUST 4, 2025, AT 5:30 P.M. IN THE COUNCIL CHAMBERS, FRIENDSWOOD CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Councilmember
Trish Hanks	Councilmember
Sally Branson	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Mayor Pro Tem
Michael P. Ross	Councilmember

Mike Foreman	Mayor
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Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

AND

John Ellisor	Director
Sally Branson	Director
Trish Hanks	Director
Robert J. Griffon	Director
Joe Matranga	Vice Chair
Michael P. Ross	Director

Mike Foreman	Chair
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Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	Assistant Secretary

1. CALL TO ORDER

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

2. INVOCATION

The invocation was led by Pastor Mike Ross of the Church of Christ Friendswood, Texas.

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 sharing that this weekend he went to Fire Station One to attend the Fire Chief Badge-Passing Ceremony as well as the first annual Figgy Kids Triathlon. Councilmember Branson commented that her two grandsons competed in the triathlon and had a great time. She also reported the museums in Friendswood were open and an heir of the Perry Home, Bonnie Glines Watts, visited. She further shared she attended a BayTran event and met the new replacement for Liza Paul, Glenn Allbritton.

Councilmember Hanks took a moment to recognize Former Fire Chief Stan as he has done a marvelous job, and she has read some things that have been attributed to him and that he has accomplished over the years. He's had a stellar career and a lot of respect from people and appreciates his service in Friendswood. She additionally commented on the newly finished electrical box art that is being coordinated by Keep Friendswood Beautiful. She reminded residents that teachers are back at work, and students return to school next week, urging caution on the road.

Mayor Pro Tem Matranga also praised the triathlon event and further recognized the Animal Control team for a successful open house and shelter adoption event on July 27. On that note, he suggested exploring extended shelter hours.

Councilmember Ross praised the Parks and Recreation department for the Senior Barbecue Fundraiser on July 15, which they did an outstanding job of raising funds for the seniors' program and sold 330 plates. He also requested more volunteers for Keep Friendswood Beautiful and the Fourth of July Committee.

5. PUBLIC COMMENT

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

Mr. Don Johnson spoke before Council to relay that he lives near the great big detention basin project. He urged maximizing basin storage for future conveyance projects and requested similar efforts for the Whitcomb property and Blackhawk, as well as maximizing the one at Dixie Farm Road.

Friendswood Volunteer Fire Department (FVFD) President Jennifer Maxwell introduced new Fire Chief Matthew (Matt) Fuentes to City Council.

FVFD Fire Chief Matt Fuentes presented himself to Council and shared his vision to maintain professionalism. He also invited Council to call him anytime for assistance.

Mr. Matt Lowe spoke on behalf of Waste Connections to provide his contact information to Council for trash service questions and concerns.

6. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

A. Present the City of Friendswood Five Star Spirit Award for the First Quarter of 2025 to Jose Briones, the Assistant Streets & Drainage Superintendent in the Public Works Department.

City Manager Morad Kabiri presented the City of Friendswood Five Star Spirit Award for the First Quarter of 2025 to Assistant Streets & Drainage Superintendent Jose Briones. Mr. Kabiri shared that on January 20th or so, a stranded motorist had been waiting on the side of the road for over an hour for AAA.

to help change their tire. Mr. Briones noticed the stranded motorist and stopped to help the motorist despite having work to do.

7. COMMITTEES OR SPECIAL REPORTS

A. Receive the Community & Economic Development Committee Annual Report

The Mayor noted report was included in the agenda packet provided to Council. As they were down a few members, Councilmember Branson requested for those that are interested to submit their applications for this committee. With that, Mayor Foreman considered the item received.

B. Receive the Community Development Department's Quarterly Update.

Community Development Department Director Aubrey Harbin provided the department's quarterly update to Council with the following highlights:

DEPARTMENT UPDATES & ACHIEVEMENTS

Staff Certifications & Training

- Robert Cantu earned the ICC Residential Combination Inspector Certification (building, electrical, mechanical, plumbing).
- Aubrey Harbin earned the Certified Floodplain Manager (CFM) certification.
- Diana Lopez and Christian Moreno attended the annual ESRI Conference in San Diego, gaining insights into future GIS developments.
- Ruben Garcia assisted Kerrville's public water system recovery through the Texas A&M Public Works Response Team.

ONGOING INITIATIVES

Development Review Committee (DRC)

- Hosted 10 meetings (April–July) to guide property owners and developers through the process before property purchase.

Code & Legislative Updates

- Building and Fire Code update delayed pending fire code commentaries.
- Reviewing state legislative changes affecting zoning, signage, and other regulations.
- Review and update insurance requirements for contractors/property owners.
- Planning to contract a third-party consultant for post-disaster damage assessments.

Comprehensive Plan Update

- Received a \$250,000 GLO Resilient Communities Program grant.
- Plan will integrate hazard mitigation, population/housing studies, land use, zoning ordinance updates, infrastructure planning, and a capital improvement plan.
- Vendor selection completed; contract expected for August 25, 2025, Council meeting.
- Adoption of the plan and ordinance updates required within 24 months of contract execution.

GIS

New Hire

- GIS Tech Christian Moreno joined on June 16, 2025. He holds a degree in Urban & Regional Planning from Texas A&M University and has prior experience with the City of College Station. Public Hub (launched 2020)

- 200,000+ clicks; includes maps for trash/recycling days, school districts, voting precincts, flood zones, and more.

Interactive Map

- Internal: 7,000+ clicks;
- Public: 3,000+ clicks.

What's Happening in Friendswood Story Map

- Updated monthly with details and photos of ongoing developments, such as:
 - Sterling Falls Venue: Under construction at 2600 S. Friendswood Drive.
 - Friendswood Community Hospital: Nearing completion.

PLANNING & ZONING COMMISSION

April–July 2025

- 5 meetings: 1 site plan, 4 site plan amendments, 3 plats (preliminary, final, replat).
- 0 zone change recommendations.
- 2 zoning ordinance amendments (commercial outdoor uses; perimeter landscaping/screening).

Planning Subcommittee

- Comprehensive Plan – will work with vendor selected as part of the grant process.

Ordinance Subcommittee

- Review/update Zoning Ordinance – will be included in GLO grant project; review accessory structure regulations and definition of principle structures.

General Items

- Monitor development along FM 528 – consider possibilities such as micro zoning and review uses currently allowed along FM 528.
- Review/recommend updates to the Design Criteria Manual regarding Downtown District Amenities – Appendix E.
- Review planning topics and determine if ordinances are necessary in relation to drones and aerial taxis.
- Monitor Texas Legislative Session changes.

8. WORK SESSION TOPICS

A. Receive and discuss an update regarding the City of Friendswood Capital Improvement Projects.

Engineering Director Jil Arias presented an update of the City of Friendswood Capital Improvement Projects to Council with the following highlights:

BLACKHAWK BOULEVARD IMPROVEMENTS

Phase II-B

- Original contractor defaulted; City resolved issues with Liberty Mutual.
- Contractor to complete west half first, then incorporate east half into Phase II-C.
- Work expected to start within 1–2 weeks; estimated 6–8 weeks to complete, weather permitting.

Phase II-C

- Will include remaining II-B work and final segment.
- Planned bid release late 2025, with completion projected early 2027 after a construction pause.

Funding

- \$9.6M (2022 & Precinct 2 Partnership, Street Improvements Sales Tax, W/S Working Capital).

On this item, Councilmember Ross voiced resident concerns about speeding in the construction zones and requested temporary speed limit signage. Staff agreed to look into that matter.

24-INCH CLEAR CREEK WATERLINE CROSSING

Scope

- Install 24" fused water transmission main from Blackhawk Blvd. to FM 518 using open-cut and trenchless methods.

Progress

- Began in July 2025, near FM 518 & Spreading Oaks; currently moving toward Clear Creek crossing.

Expected Completion

- End of 2025, weather dependent.

Funding

- \$4.98M (W/S Bonds, ARPA funds)

SURFACE WATER PLANT #1 – TANK REPLACEMENT

Location

- Blackhawk Blvd. near FM 528.

Key Milestone

- Relocated AMI tower to allow construction space.

Reason for Replacement

- Old tank rated structurally deficient in inspection.

Schedule

- Demolition of old tank planned for Fall 2025; new tank completion by October 2026.

Purpose

- Increase water storage capacity.

Funding

- \$5.02M (W/S Bonds, ARPA funds)

H-GAC UNIFIED PLANNING WORK PROGRAM (UPWP)

Active Transportation Plan

- Formerly "Master Trail Plan."
- Goals: Improve pedestrian/bike accessibility, connectivity, safety.
- Public engagement includes July 4 pop-up at Stevenson Park; 68+ survey responses.
- Upcoming meetings: Steering Committee – Aug. 29, 2025; Stakeholder – Sept. 4, 2025.

Friendswood Parkway Corridor Study

- Finalizing alignment to match ongoing development; report nearing completion.
- Funding: \$500K by H-GAC; no local match.

2024 H-GAC CARRY-OVER SPENDING PROJECTS

Intersection Improvements (Engineering by TxDOT)

- FM 528 @ Bay Area Blvd. – Additional lanes in existing ROW.
- FM 528 @ Winding Way – New NB right-turn lane.
- FM 528 @ FM 518 – Dual left-turn lanes along FM 528.
- FM 528 @ Sunset – Restriping/reprogramming signals for additional SB left-turn lane.

Status

- Survey work done July 2025; letting Dec. 2026.

Funding

- \$2.6M (H-GAC funds, 20% local match; match can be offset by other transportation projects).

Councilmember Griffon emphasized the need for these intersections, FM 518 and FM 528 in particular, to be widened rather than restriped. City Manager Morad Kabiri relayed there would be physical widening on that intersection and additionally addressed the effectiveness of the improvements.

FRIENDSWOOD PARKWAY "E" PHASE

Scope

- Environmental/preliminary engineering north of FM 528 toward FM 2351.

Coordination

- Partnership with H-GAC, TxDOT, and Brazoria County.

Funding

- No local contribution; part of broader regional project planning.

Timeline

- Segment north to FM 1959 ranked highest regional project; construction targeted for 2033.

Councilmember Ross requested a map that details which area of the parkway is handled by which party. Mr. Kabiri relayed that it could be provided and gave anecdotal information.

9. MUNICIPAL BUDGET FOR FISCAL YEAR 2025-26

A. Receive and discuss a presentation regarding the City of Friendswood Proposed FY2025-26 Municipal Budget.

Finance Director Rhonda Bloskas provided a presentation regarding the City of Friendswood Proposed FY2025-26 Municipal Budget to Council with the following highlights:

BUDGET CONTEXT & VISION

Vision Statement (Adopted July 1, 2024):

- Guide for aligning budget with Council's short- and long-term objectives, resource allocation, and goal setting.

Budget Prepared

- Delivered July 31, 2025; changes can be made until adoption.

KEY BUDGET DRIVERS

Personnel Costs

- +\$3.2M from FY25, including full FY25 salary survey impact, 2.75% merit increases, and new FTEs from decision packages.

Insurance

- Vehicle +27%, property insurance +14%.

Deferred Maintenance

- \$500K reserve maintained for infrastructure, building, and equipment needs.

FVFD Contract

- +\$80K, plus capital financing for an ambulance and ladder truck.

Other Drivers

- Forces at Work (mandated/market-driven costs) and decision packages.

ALL FUNDS OVERVIEW

Total Proposed Revenue: \$116.8M

- 40% from taxes (property, sales, franchise).
- 27% from fund balance/retained earnings (bond/grant proceeds for capital projects).
- 21% from charges for services (Utilities, Parks & Rec, EMS).
- 6% from intergovernmental sources.

Total Proposed Expenditures: \$116.8M

- \$45M for capital improvements (GO bonds, grants).
- Public Safety – 19%; Public Works – 12%; Debt Service – 11%; General Government – 9%; Parks & Rec – 5%; Remaining (CDD, Engineering, Library, Vehicle Replacement) – 5%.

GENERAL FUND

Revenue: \$45.9M (↑ \$4.1M from FY25)

- Property taxes +\$1.7M.
- Sales taxes +\$1.4M.
- Interfund transfer from Water/Sewer +\$500K.
- 80% of GF revenue from taxes; 20% from services, permits, fines, intergovernmental, and miscellaneous.

Proposed Tax Rate: \$0.526746 (↑ 1.26¢ from current; ~4¢ below voter-approval rate)

- No-new-revenue rate (NNRR): \$0.5012.
- Estimated taxable value: \$6.2B (+\$348M); \$97.9M from new construction.
- \$1.3B in over-65 freeze ceiling value (+3%).
- \$590K increase in debt service = ~1.1¢ on tax rate.

Tax Bill Impact (Example): \$200K home with 20% homestead exemption = +\$20/year at proposed rate.

Forces at Work & Decision Packages

- Forces at Work: Unavoidable costs from laws, contracts, market (e.g., Axon Taser contract, radio refresh, FVFD contract, appraisal district fees).
- Funded Decision Packages: \$2.8M total (\$290K one-time, \$2.7M ongoing).
 - ~\$2.5M for personnel; partially offset by \$286K from W/S fund transfer.
 - 16 new FTEs added — many deferred needs from prior years.
- Unfunded Decision Package: \$30K for social media/communications (council support expressed for finding funding to include it).

Expenditures: \$45.8M.

- Public Safety – 49%; Parks & Rec – 14%; Public Works – 7%; Remaining – various departments.

WATER & SEWER FUND

Revenue: \$23.5M (mostly utility fees; +\$1.6M from FY25).

- Includes Jan. 1, 2026, rate increase.

Expenses: \$23.5M (+\$1.3M from FY25 excluding Houston “cash call”).

- Drivers: +\$500K interfund transfer to GF; +\$771K to W/S debt service (March 2025 revenue bonds).
- Funded Forces at Work: \$2.4M.
- Funded Decision Packages: \$397K (2.75% merit, W/S vehicle upgrade, GF staffing support).

Special Note: \$1.4M saved due to settlement with City of Houston over long-disputed water rights payment.

BUDGET ADOPTION TIMELINE

- Workshops: Aug. 4 & Aug. 13, 2025.
- Public Hearing on Budget: Aug. 25, 2025 (possible adoption).
- Public Hearing & Adoption of Tax Rate/Budget: Sept. 8, 2025

B. Consider setting a public hearing regarding the City of Friendswood FY2025-26 Municipal Budget for August 25, 2024, at 5:30 p.m. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.

A motion was made by Councilmember Ellisor and seconded by Mayor Pro Tem Matranga to set a public hearing regarding the City of Friendswood FY2025-26 Municipal Budget for August 25, 2024, at 5:30 p.m. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546. The vote was the following:

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

Nays: None

The item passed unanimously.

C. Receive the 2025 appraisal rolls by the Galveston Central Appraisal District and the Harris County Appraisal District, the anticipated collection rate and the excess debt collections certified by the City's tax collector, and the no-new-revenue and voter-approval tax rates.

With the information provided in the agenda packet provided to Council and with no additional questions, Mayor Foreman considered the item received.

D. Consider approving the proposed ad valorem tax rate for 2025 (Fiscal Year October 1, 2025 - September 30, 2026).

Finance Director Rhonda Boskas explained the item was only to approve a proposed rate, which could be lowered later but not raised. Mayor Pro Tem Joe Matranga asked if the tax rate could stay flat and what services might have to be cut to make that work. City Manager Morad Kabiri outlined required obligations and possible service reductions if the rate stayed flat. Councilmember Griffon suggested offsetting the increase by accounting for recent years' higher-than-budgeted sales tax collections, but Mr. Kabiri cautioned about the risk if those revenues did not materialize. The Mayor concluded by stating the rate in the presentation would be posted as the maximum, with the option to lower it before adoption.

A motion was made by Councilmember Ellisor and seconded by Councilmember Branson to approve the proposed ad valorem tax rate of 52.6746¢ per \$100 valuation for 2025 (Fiscal Year October 1, 2025 - September 30, 2026). The vote was the following:

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

Nays: None

The item passed unanimously.

- E. Consider setting the public hearing regarding the ad valorem tax rate for 2025 on September 8, 2025, at 6:00 p.m. in the Council Chamber, City Hall, 910 S Friendswood Drive, Friendswood, Texas, 77546.**

A motion was made by Councilmember Griffon and seconded by Mayor Pro Tem Matranga to set the public hearing regarding the ad valorem tax rate for 2025 on September 8, 2025, at 6:00 p.m. in the Council Chamber, City Hall, 910 S Friendswood Drive, Friendswood, Texas, 77546. The vote was the following:

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

Nays: None

The item passed unanimously.

10. CITY MANAGER'S REPORT

- A. Present an update regarding the City's Joint Ice Cream Social and Winter Weather Preparedness Event to be held on Labor Day on Monday, September 1, 2025.**

City Manager Morad Kabiri reported that the City will partner with the Friendswood Historical Society to host a Winter Weather Preparedness event on Labor Day at the Perry House.

- B. Present an update on Friendswood Police Department Tour with U.S. Representative Randy Weber and Texas Representative Dr. Greg Bonnen.**

City Manager Morad Kabiri reported that Congressman Randy Weber and State Representative Greg Bonnen toured the newly expanded Public Safety Building.

- C. Recognize the Friendswood Police Department for its designation as a Contract Training Provider by the Texas Commission on Law Enforcement (TCOLE).**

City Manager Morad Kabiri reported that the Friendswood Police Department has been designated a Contract Training Provider by the Texas Commission on Law Enforcement (TCOLE), enabling the department to offer certified courses to peace officers and other licensees in the region.

11. CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST – BUSINESS ITEMS

Chair Foreman stated that as the Board of Trustees of the City of Friendswood Employee Benefit Trust, they would now consider Items 11.A. and 11.B., together and asked City Manager Morad to provide an overview of the items.

City Manager Morad Kabiri explained that the City Council also serves as the Employee Benefits Trust to save on insurance costs. He said the City's current provider, Blue Cross Blue Shield, offered a 2.9% rate decrease after negotiations by the insurance broker and HR department. Two items were on the agenda: approving last year's meeting minutes and authorizing Mr. Kabiri to negotiate the final contract terms for Council approval.

A motion was made by Director Branson and seconded by Director Hanks to approve Items 11.A. and 11.B. The vote was the following:

Ayes: Chair Mike Foreman, Director John Ellisor, Director Trish Hanks, Director Sally Branson, Director Robert J. Griffon, Vice Chair Joe Matranga, and Director Michael P. Ross

Nays: None

The item passed unanimously.

A. Consider approving the minutes of the Friendswood Employee Benefit Trust meeting held on August 5, 2024

B. Consider authorizing the City Manager to negotiate agreements for (i) employee medical, dental, and pharmacy insurance; (ii) employee life and accidental death and dismemberment insurance; (iii) employee vision insurance; (iv) employee long-term disability insurance; and (v) ancillary products for employees.

12. CITY COUNCIL – BUSINESS ITEMS

A. Consider authorizing the monthly transfer of funds for FY2025-26 to the City of Friendswood Employee Benefit Trust contingent upon sufficient budget appropriations.

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to authorize the monthly transfer of funds for FY2025-26 to the City of Friendswood Employee Benefit Trust contingent upon sufficient budget appropriations. The vote was the following:

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

Nays: None

The item passed unanimously.

B. Consider authorizing a Settlement Agreement for Agreed Payment Amount and Payment Schedule under Amendment to Cost Sharing Agreement – Southeast Water Purification Plant (Restated and Amended).

City Manager Morad Kabiri noted that the \$2.1 million obligation will be paid over 10 years with no interest, allowing the City to earn about \$409,000 in interest for other projects. Staff and Council credited Mayor Pro Tem Matranga for the suggestion.

A motion was made by Councilmember Branson and seconded by Councilmember to Ellisor to authorize a Settlement Agreement for Agreed Payment Amount and Payment Schedule under Amendment to Cost Sharing Agreement – Southeast Water Purification Plant (Restated and Amended). The vote was the following:

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

Nays: None

The item passed unanimously.

C. Consider authorizing a Letter of Intent with the Friendswood Independent School District regarding the long-term use of approximately 24.69 acres in the B.S. & F Survey No. 5, Abstract No. 625, Galveston County, Texas, located west of El Dorado Dr., north of Lundy Ln., east of W. Parkwood Ave., and south of San Joaquin Parkway, for the District's proposed agriculture science facility.

City Manager Morad Kabiri explained that Friendswood Independent School District (FISD) plans a November bond election with a high priority to replace the Agriculture Barn off Baker Road. The City owns acreage off of Lundy Lane that could be used for the project, benefiting both the District and the City. If approved, a future license agreement would outline responsibilities for both parties after the bond election.

Councilmember Hanks voiced strong support for the item by sharing the history of community collaboration between the City and FISD. She emphasized the importance of working together to address growth while maintaining Friendswood's values of faith, family, and education. Councilmember Matranga noted that nearby residents had previously raised concerns about traffic from a potential park. He said the agreement would help address those concerns by putting the property to good use. Councilmember Ross clarified that the letter of intent is non-binding and contingent on the bond's passage. He confirmed it allows for later negotiation on improvements and shared use of the property.

A motion was made by Councilmember Hanks and seconded by Councilmember to Griffon to authorize a Letter of Intent with the Friendswood Independent School District regarding the long-term use of approximately 24.69 acres in the B.S. & F Survey No. 5, Abstract No. 625, Galveston County, Texas, for the District's proposed agriculture science facility. The vote was the following:

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

Nays: None

The item passed unanimously.

D. Consider authorizing a Tender, Release and Substitution Agreement with Liberty Mutual Insurance Company and Westbrook Contractors, LLC for the Blackhawk Boulevard Reconstruction Phase II Repackage B Project.

City Manager Morad Kabiri said this agreement finalizes arrangements with Liberty Mutual to bring in Westbrook Contractors. Westbrook replaced BBB as the emergency contractor to finish the eastern half of Blackhawk Boulevard. Completing this work will allow the City to bid out the final Phase 2C.

A motion was made by Councilmember Ellisor and seconded by Councilmember to Branson to authorize a Tender, Release and Substitution Agreement with Liberty Mutual Insurance Company and Westbrook Contractors, LLC, for the Blackhawk Boulevard Reconstruction Phase II Repackage B Project. The vote was the following:

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

Nays: None

The item passed unanimously.

E. Consider the election of the Mayor Pro Tem.

A motion was made by Mayor Foreman and seconded by Councilmember to Branson to elect Councilmember John Ellisor as the Mayor Pro Tem. The vote was the following:

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

Nays: None

The item passed unanimously.

F. Consider the naming of the bridge connecting Old City Park to Stevenson Park in honor of Friendswood Former Mayor Kevin Holland.

City Manager Morad Kabiri relayed the bridge in question, built in 2017 with 2013 bond funds, connects Old City Park to Stevenson Park. Former Mayor Kevin Holland was key in negotiating the land deal and ensuring the project's completion. Mayor Foreman submitted the naming application and praised Holland's long public service, including nine years on the Planning and Zoning Commission and six years as Mayor.

A motion was made by Mayor Foreman and seconded by Councilmember to Branson to name the bridge connecting Old City Park to Stevenson Park in honor of Friendswood Former Mayor Kevin Holland. However, discussion ensued prior to the vote.

Mayor Pro Tem Matranga noted that Friendswood has a tradition of naming public amenities after former mayors, such as a tree for Kim Brizendine and a soccer field for David Smith. Councilmember Griffon expressed opposition to naming facilities after elected officials, stating that serving is itself the reward and that such honors should be reserved for those who have dedicated their careers to the city. He emphasized this was not specific to Kevin Holland, noting that Holland himself agreed with that stance in the past. Councilmember Ross expressed similar reservations and shared to have been provided

supplemental information prior to the meeting. He moved to postpone the item to the next council meeting to allow time to review the information.

A motion was made by Councilmember Ross and seconded by Councilmember to Griffon to postpone the naming of the bridge connecting Old City Park to Stevenson Park in honor of Former Mayor Kevin Holland to the City Council Meeting to be held on September 8, 2025. The vote was the following:

Ayes: Councilmember Robert J. Griffon and Councilmember Michael P. Ross

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

The motion failed.

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

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

Nays: Councilmember Robert J. Griffon and Councilmember Michael P. Ross

The item passed.

At 7:40 P.M., Mayor Foreman recessed the meeting for a short break and later reconvened at 7:50 P.M.

13. CITY COUNCIL – PROPOSED ORDINANCES & RESOLUTIONS

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

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Branson to approve the second and final reading of Ordinance No. 2025-21, related to Item 13.A. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 18 "BUSINESSES," ARTICLE II "PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS," DIVISION II "REGISTRATION," SECTION 18-58 "HOURS" OF

THE FRIENDSWOOD CITY CODE TO UPDATE THE DAYS AND HOURS WHEN SOLICITATION IS PERMITTED; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS (\$500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Ordinance No. 2025-22, related to Item 13.B. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2024-25, PASSED AND APPROVED AUGUST 26, 2024, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2024-25, BY APPROVING "BUDGET AMENDMENT XI" 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.

- C. Consider on first reading an ordinance approving the 2025 Annual Update to the Service and Assessment Plan and Assessment Roll for the Friendswood City Center Public Improvement District, including the collection of annual installments.**

City Manager Morad Kabiri explained that, as required by state law, Council must annually receive this update, similar to receiving certified tax rolls, to reflect year-over-year growth. While there has been significant infrastructure work in the District, most has been underground and has not yet substantially increased property values. Mayor Pro Tem Matranga noted the assessed values had decreased slightly. Mr. Kabiri attributed to minimal growth in value from the infrastructure improvements.

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve the first reading of a Proposed Ordinance, related to Item 13.C. The vote was the following:

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

Nays: None

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT, INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE THEREOF.

- D. Consider on first reading an ordinance annexing property owned by the City of Friendswood in accordance with that boundary agreement with the City of League City executed on May 6, 2025; said property being approximately 1.3347 acres out of Lots 159, 160, and 170, Slone Subdivision according to the plat thereof as filed in Volume 254, Pages 53-54 Galveston County Map Records.**

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to approve the first reading of a Proposed Ordinance, related Item 13.D. The vote was the following:

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

Nays: None

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, MAKING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FRIENDSWOOD, TEXAS, AND THE ANNEXATION OF APPROXIMATELY 1.3347 ACRES OUT OF LOTS 159, 160, AND 170, SLONE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS FILED IN VOLUME 254, PAGES 53-54 GALVESTON COUNTY MAP RECORDS, AND LOCATED GENERALLY SOUTHWEST OF FRIENDSWOOD LAKE PARK, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS FOR THE CITY OF FRIENDSWOOD, TEXAS; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

- E. Consider on first reading an ordinance amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 6 "Fourth of July Steering Committee," Section 2-51 "Created; membership," Subsection (b) "Membership" and Division 8 "Keep Friendswood Beautiful Committee," Section 2-61 "Created, membership," Subchapter (b)**

"Membership" of the Friendswood City Code to remove residency and business ownership as qualifications for membership.

Councilmember Ross opened the discussion on this item by supporting the intent behind the change, noting both committees have vacancies. However, he stressed the importance of recruiting within city limits first. Mayor Foreman agreed but said the change would give flexibility when local volunteers are not available. Councilmember Hanks wondered if the appointments could be by invitation only.

City Manager Morad Kabiri explained that the Fourth of July Committee was the main driver for the change and that current long-time volunteers, some of whom no longer live in Friendswood but still participate, could be made official members. He noted the Fourth of July Committee currently has seven vacancies, and all appointments still require Council approval.

Mayor Pro Tem Matranga expressed concern about allowing too many non-residents, suggesting a smaller limit to prevent potential undue influence. He preferred limiting non-resident membership to a few positions per committee rather than the current higher allowances. Mr. Kabiri clarified that chairs and vice chairs must still be residents or business owners. Councilmember Hanks and Branson supported allowing dedicated non-residents to serve, citing past contributions from former residents and Friendswood business owners. Councilmember Branson emphasized the importance of being welcoming to those with strong ties to the city, even if they have moved. Mayor Foreman closed by emphasizing the ordinance would not require appointing non-residents, only allow flexibility for special cases.

A motion was made by Mayor Foreman and seconded by Councilmember Griffon to approve the first reading of a Proposed Ordinance, related to Item 13.E. The vote was the following:

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

Nays: Mayor Pro Tem Joe Matranga and Councilmember Michael P. Ross

The item passed.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 2 "ADMINISTRATION," ARTICLE II "BOARDS, COMMITTEES AND COMMISSIONS," DIVISION 1 "GENERALLY," SECTION 2-23 "PROCEDURE AND ADMINISTRATION," SUBSECTION (A) "RULES OF PROCEDURE" AND DIVISION 6 "FOURTH OF JULY STEERING COMMITTEE," SECTION 2-51 "CREATED; MEMBERSHIP," SUBSECTION (B) "MEMBERSHIP"; AND DIVISION 8 "KEEP FRIENDSWOOD BEAUTIFUL COMMITTEE," SECTION 2-61 "CREATED, MEMBERSHIP," SUBCHAPTER (B) "MEMBERSHIP" OF THE FRIENDSWOOD CITY CODE TO REMOVE RESIDENCY AND BUSINESS OWNERSHIP AS QUALIFICATIONS FOR MEMBERSHIP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

F. Consider a resolution adopting amended Rules of Procedure for City Council meetings.

Mayor Foreman noted the main change was adding the ability to appoint a Vice Mayor Pro Tem, if necessary. City Manager Morad Kabiri added that the updates also reflected new state law requirements for posting, giving councilmembers an earlier deadline to submit items.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to approve Resolution No. R2025-25, related to Item 13.F. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING AMENDED RULES OF PROCEDURE FOR CITY COUNCIL MEETINGS; REPEALING RESOLUTION NO. R2024-21 AND ALL OTHER RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

14. CITY COUNCIL – CONSENT AGENDA

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Branson to approve Consent Agenda Items 14.A. through 14.C. and 14.E. through 14.M., as a variation of Item 14.D. will be considered at the August 25, 2025, City Council Special Meeting. The vote was the following:

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

Nays: None

The items passed unanimously.

A. Consider a resolution approving the City of Friendswood's Public Funds Management and Investment Policy.

RESOLUTION NO. R2025-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE PUBLIC FUNDS MANAGEMENT AND INVESTMENT POLICY IN ACCORDANCE WITH THE PUBLIC FUNDS INVESTMENT ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation for a Surface Transportation Block Grant Project related to the Friendswood Parkway "E" Phase Project.**

RESOLUTION NO. R2025-27

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A SURFACE TRANSPORTATION BLOCK GRANT PROJECT, NAMELY THE FRIENDSWOOD PARKWAY "E" PHASE PROJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

- C. Consider (i) authorizing a memorandum of understanding with D.R. Horton-Texas, LTD, for temporary emergency power to the lift station for the residential subdivisions known as Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A, (ii) authorizing the acceptance of the such lift station into the developer's two-year maintenance period, and (iii) authorizing the acceptance of such subdivisions' public paving and other public utility improvements into the developer's one-year maintenance period.**
- D. Consider authorizing an Interlocal Agreement with the City of Fort Worth for cooperative purchasing.**
- E. Consider ratifying and approving the purchase of a stock aerial ladder truck from Siddons Martin Emergency Group, LLC, through the Houston-Galveston Area Council, for the Friendswood Volunteer Fire Department, Inc., in lieu of the custom-order ladder fire truck previously approved by the City Council if the build of the stock aerial ladder truck commences first.**
- F. Consider approving Change Order No. 4 to the contract between the Friendswood Downtown Economic Development Corporation and Pfeiffer & Son, LTD, for the Downtown Illumination Project.**
- G. Consider authorizing a contract with Red Oak Construction for the City Hall ASO Remodel Project under Omnia Purchasing Cooperative Contract RQN# 2025-0029.**
- H. Consider renewing the Landscape and Maintenance Services Agreement with Manor Maintenance, Inc., for the first one-year renewal term.**
- I. Consider approving the closure of W. Spreading Oaks between Woodlawn Drive and Cedarwood Drive for the Friendswood Independent School District event "Under the Oaks" on August 7, 2025.**
- J. Consider authorizing the Hobby School MPA Teaching "City Apprenticeship" Program Agreement with the University of Houston.**
- K. Consider approving the Mayor's Council Liaison appointments to various committees, boards, and commissions.**

L. Consider approving the ad valorem tax report for June 2025.

M. Consider approving the minutes of the City Council Regular Meeting held on July 7, 2025.

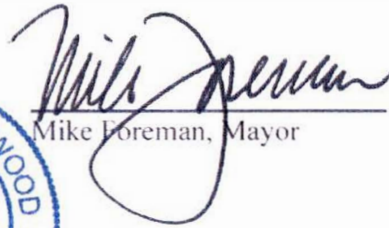
15. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the August 4, 2025, City Council and Friendswood Employee Benefit Trust Joint Meeting at 8:06 P.M.

Attest:


Raquel Martinez, City Secretary




Mike Foreman, Mayor

Attest:


Raquel Martinez, Assistant Secretary




Mike Foreman, Chair

Approved August 3, 2026 Council Meeting