

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF
GALVESTON/HARRIS
AUGUST 2, 2021



AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD CITY COUNCIL REGULAR MEETING TO BE HELD AT 5:30 PM ON MONDAY, AUGUST 2, 2021, IN THE COUNCIL CHAMBERS, FRIENDSWOOD CITY HALL, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS LISTED BELOW:

5:30 PM – REGULAR MEETING

1. CALL TO ORDER

2. INVOCATION

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

(HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE)

4. COUNCIL COMMENTS AND REPORTS

5. PUBLIC COMMENT

In order to comply with the provisions of the Texas Open Meetings Act, the City Council may not deliberate any item not listed on the agenda, as such, the City Council will listen to public comment and may (i) refer the item to City Management for further action or (ii) direct staff for the placement of said item on a future agenda. During public comment, the public shall refrain from any outbursts, or interjections including but not limited to: applause, disparaging noises and remarks. Furthermore, any personnel complaints against a City employee, aside from the City Manager, City Attorney or Municipal Judge, shall not be discussed and shall be referred to City Management.

6. COMMUNICATIONS FROM COMMITTEES AND SPECIAL REPORTS

- A. Receive the annual tax collection report from Perdue Brandon Fielder Collins & Mott LLP.

7. WORK SESSION

- A. Receive and discuss a presentation regarding public safety.

8. MUNICIPAL BUDGET FOR FISCAL YEAR 2021-22

- A. Receive and discuss a presentation regarding the municipal budget for Fiscal Year 2021-22.
- B. Discuss and take possible action regarding action on the proposed Ad Valorem Tax Rate for 2021, (Fiscal Year October 1, 2021, through

September 30, 2022), to place a proposal to adopt a rate on the September 13, 2021, City Council agenda, and to schedule any required public hearing.

- C. Consider setting a public hearing regarding the City of Friendswood Fiscal Year 2021-22 proposed budget.

9. REQUEST FOR ZONING ORDINANCE AMENDMENTS TO BUILDING HEIGHT EXCEPTIONS

- A. Conduct a public hearing to receive comments both oral and written regarding a proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.
- B. Consideration and possible action regarding a proposed ordinance for the first reading of an ordinance for proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

10. CITY MANAGER'S REPORT

- A. Present the 2021 Friendswood Library Outstanding Programming Award to Madeline Short and Diane Freeman.
- B. Present information regarding the rescheduling of the City Council Regular Meeting from Monday, September 6, 2021, to Monday, September 13, 2021, to accommodate the Labor Day Holiday.

11. RECESS THE CITY COUNCIL MEETING

12. RECONVENE THE CITY COUNCIL MEETING

13. BUSINESS ITEMS

- A. Discuss and take possible action regarding the authorization of the monthly transfer of funds from the City of Friendswood to the City of Friendswood Employee Benefit Trust.
- B. Discuss and take possible action on RFQ 2021-07 for architectural and engineering services for the Blackhawk Renovations Project.
- C. Discuss and take possible action regarding the rejection of all bids for RFP 2021-10 for water meter reading services.
- D. Discuss and take possible action regarding the renewal of the water meter reading services contract between the City of Friendswood and Inframark, formerly known as SevernTrent.

14. RESOLUTIONS & ORDINANCES

- A. Consideration and possible action regarding a proposed resolution of the City Council of the City of Friendswood, Texas, approving the Public Funds Management and Investment Policy.
- B. Consideration and possible action regarding a proposed ordinance for the second and final reading of an ordinance approving a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD).
- C. Consideration and possible action regarding a proposed ordinance for the first and final reading of an ordinance amending City of Friendswood, Texas, Ordinance No. 2020-35, passed and approved September 14, 2020, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2020-2021 by approving "Budget Amendment X" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020-2021"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.

15. CONSENT AGENDA

- A. Consider authorizing the final acceptance of a Waterline Easement with Coastal Bend Property Development, LP, at the completion of the contractor's one-year maintenance bond.
- B. Consider authorizing the acceptance of Public Utility Easements associated with the Utility Relocate at Clear Creek Utility Bridge Project and approving their execution by the City Manager.
- C. Consider accepting the June 2021 tax report.
- D. Consider approving the minutes of the City Council Regular Meeting held on July 12, 2021.

16. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICE MUST BE MADE TWO (2) BUSINESS DAYS OR MORE PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 996-3270 FOR FURTHER INFORMATION.

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD CITY COUNCIL WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 30TH DAY OF JULY, 2021, AT 4:00 P.M.

A handwritten signature in black ink, appearing to read "Leticia Brysch", written in a cursive style.

LETICIA BRYSCH, CITY SECRETARY

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/08/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Receive the annual tax collection report from Perdue Brandon Fielder Collins & Mott LLP.

Originating Department: Administrative Services

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

Attorney, Mike Darlow, representing Perdue, Brandon, Fielder, Collins & Mott, LLP, will present the annual report of the progress of delinquent tax, municipal fine and fee, and utility account collection efforts.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Annual reporting gives Council an opportunity to receive a progress update on collection efforts and ask questions regarding such efforts

RECOMMENDATIONS

N/A

ATTACHMENTS

1. Collection Report to the City of Friendswood August 2021

Collection Report To The City of Friendswood

Submitted by: Michael J. Darlow
Perdue Brandon Fielder Collins & Mott, LLP
www.pbfcmlaw.com



July 21, 2021

Honorable Mike Foreman
Mayor, City of Friendswood
Members of the City Council
910 S. Friendswood Dr.
Friendswood, Texas 77546

RE: Delinquent Tax and Fine & Fee Report

Dear Mayor Foreman and Council Members:

Thank you for this opportunity to report the progress of our delinquent tax and municipal fine and fee collection efforts on behalf of the City of Friendswood.

TAX COLLECTION ACTIVITY

Based upon the tax office reports, as of July 1, 2021, the total amount of outstanding base taxes due through the 2020 tax year was \$466,625. Of that amount, the 2020 tax year balance was \$266,158. It should also be noted that over \$103,000 of the delinquent taxes owed involved accounts with over 65 deferrals and cannot be collected at this time. In general, our activities consist of several legal and quasi-legal efforts that are designed to produce payment from the individuals and companies owing delinquent taxes to the City. These efforts include mailing demand letters, lawsuits, tax sales, tax resales, seizures, address research, title research on real property and individual contact with your taxpayer's and lienholders.

I have enclosed graphs detailing our collection results for the 2014 - 2019 tax years, a 2020 pie chart showing how much was collected thru June 2021 and pie charts reflecting the status of the delinquent accounts by the breakdown of taxes by year and by status.

FINE AND FEE COLLECTION ACTIVITY

Regarding our fine and fee collections, historically \$9,759,898 has been turned over to us to collect. Based upon our records we have collected \$7,754,724 (\$3,879,842 in cash and \$3,874,882 in non-cash resolution) for a total liquidation rate of 79.45%. We have mailed out over 66,700 notices. I have attached a chart giving you a snap shot of how much money was released to our firm to collect, our collection results to date, how many notices we have sent and addresses and phone numbers we have corrected, along with the number of contacts we have made. Additionally, we have attached three maps detailing the location of debtors in the Gulf Coast area and nationwide.

In the time we have been representing the City, we have developed a very positive working relationship with your court and city staff. Together, we have made steady progress and the City has been the beneficiary of this additional revenue.

If you need additional information or explanation, please let me know.

Very Truly Yours,

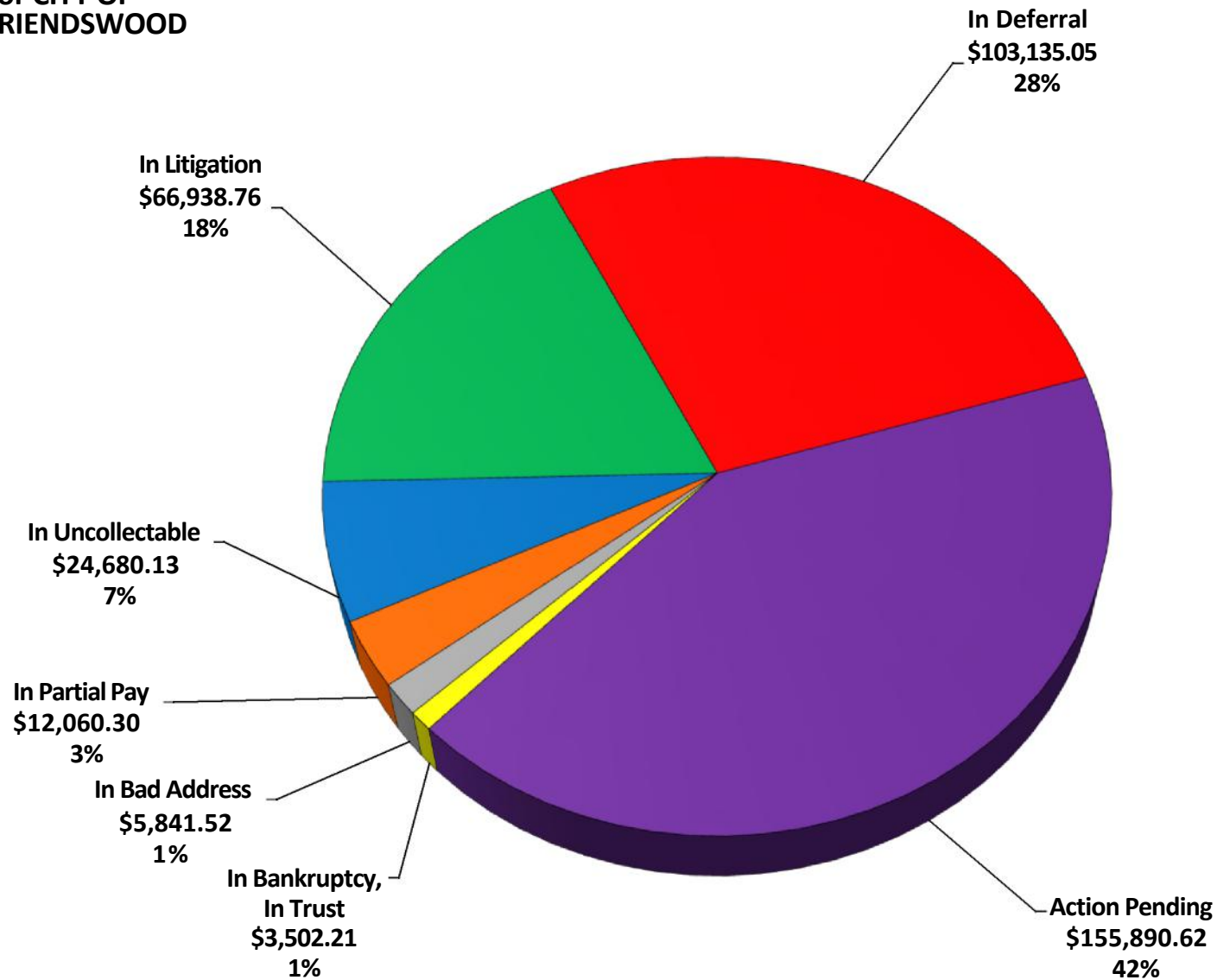
A handwritten signature in blue ink that reads "Michael J. Darlow". The signature is written in a cursive, flowing style.

Michael J. Darlow

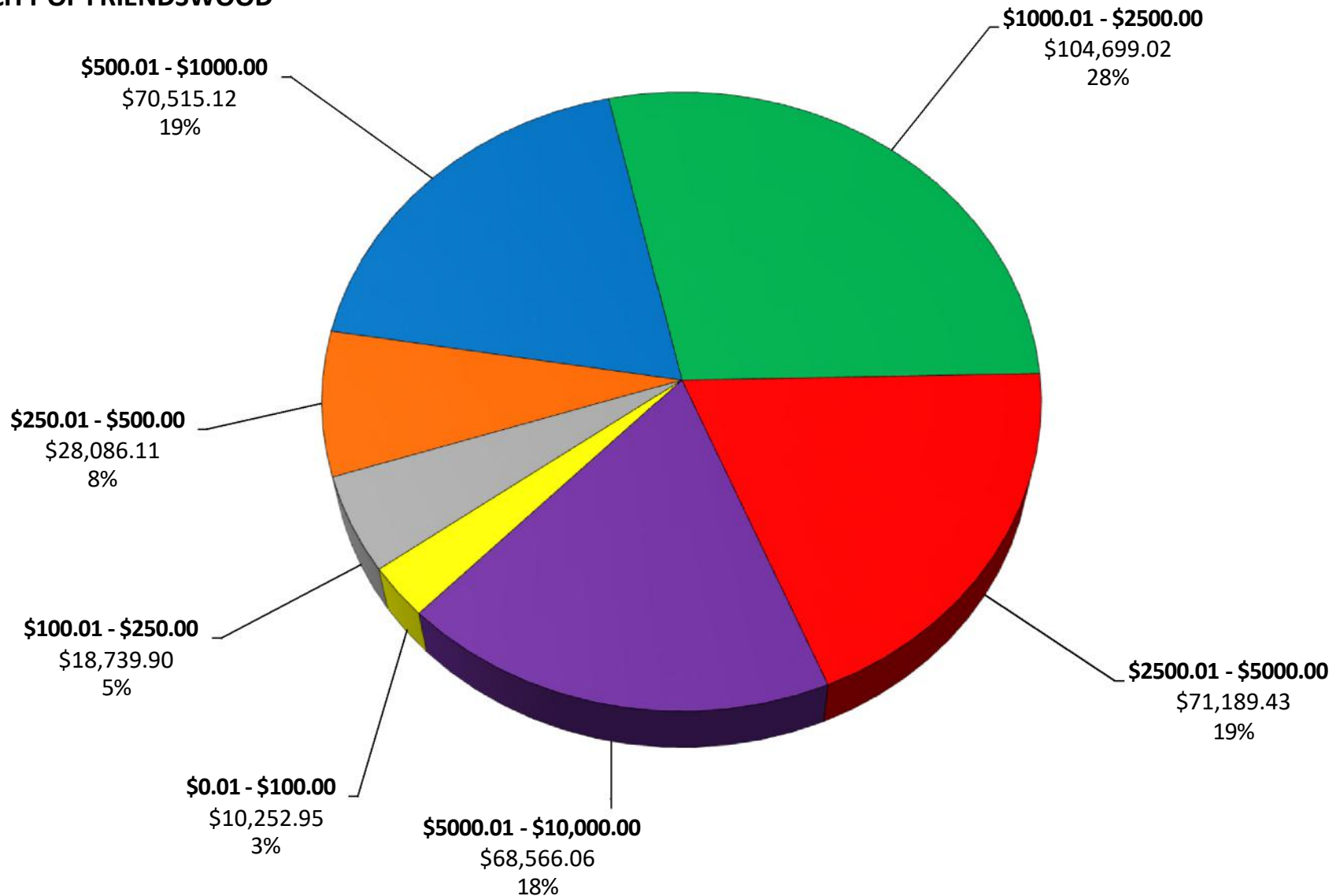
MJD/ras

Enclosure (s)

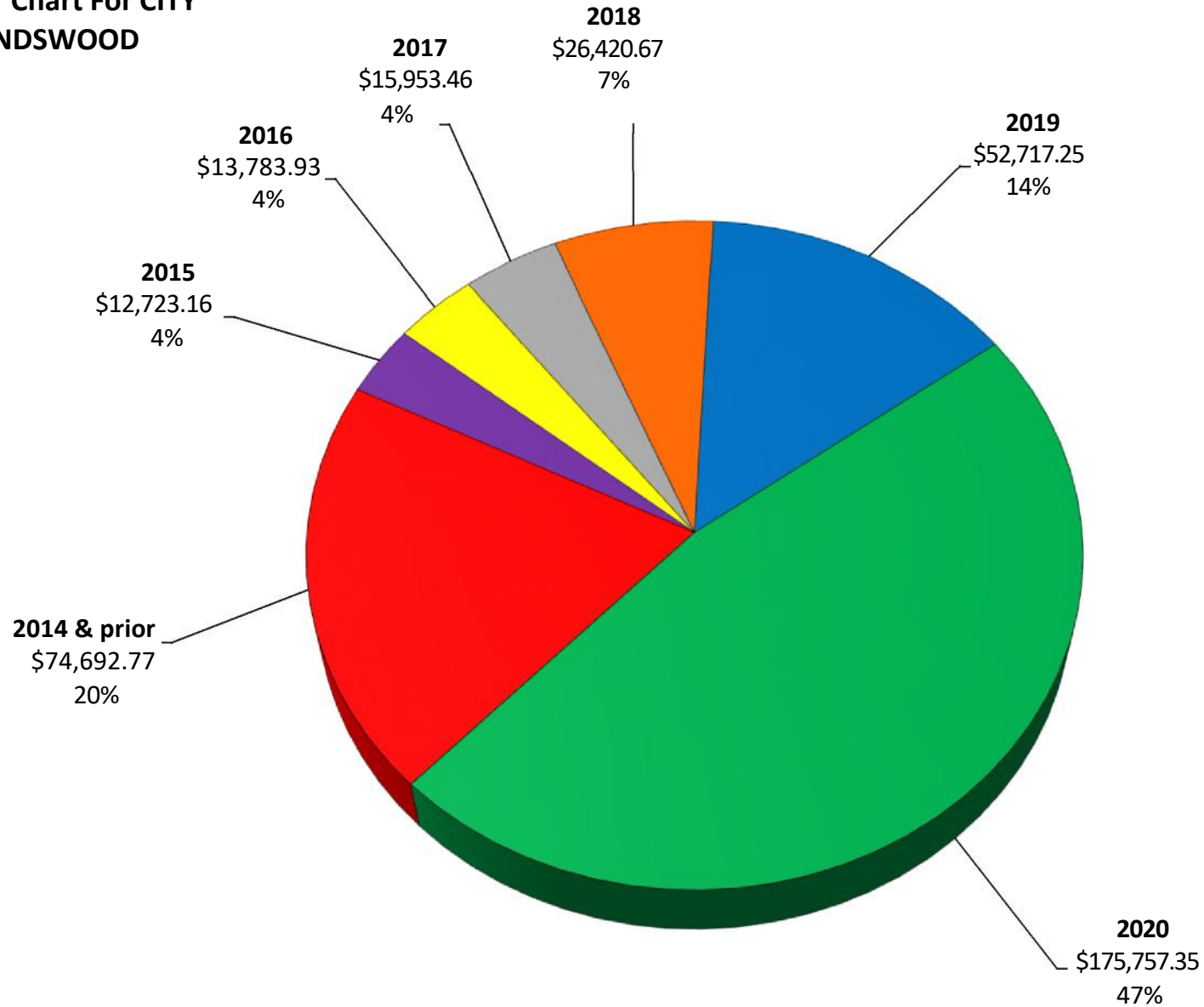
**Account Break Down Chart
For CITY OF
FRIENDSWOOD**



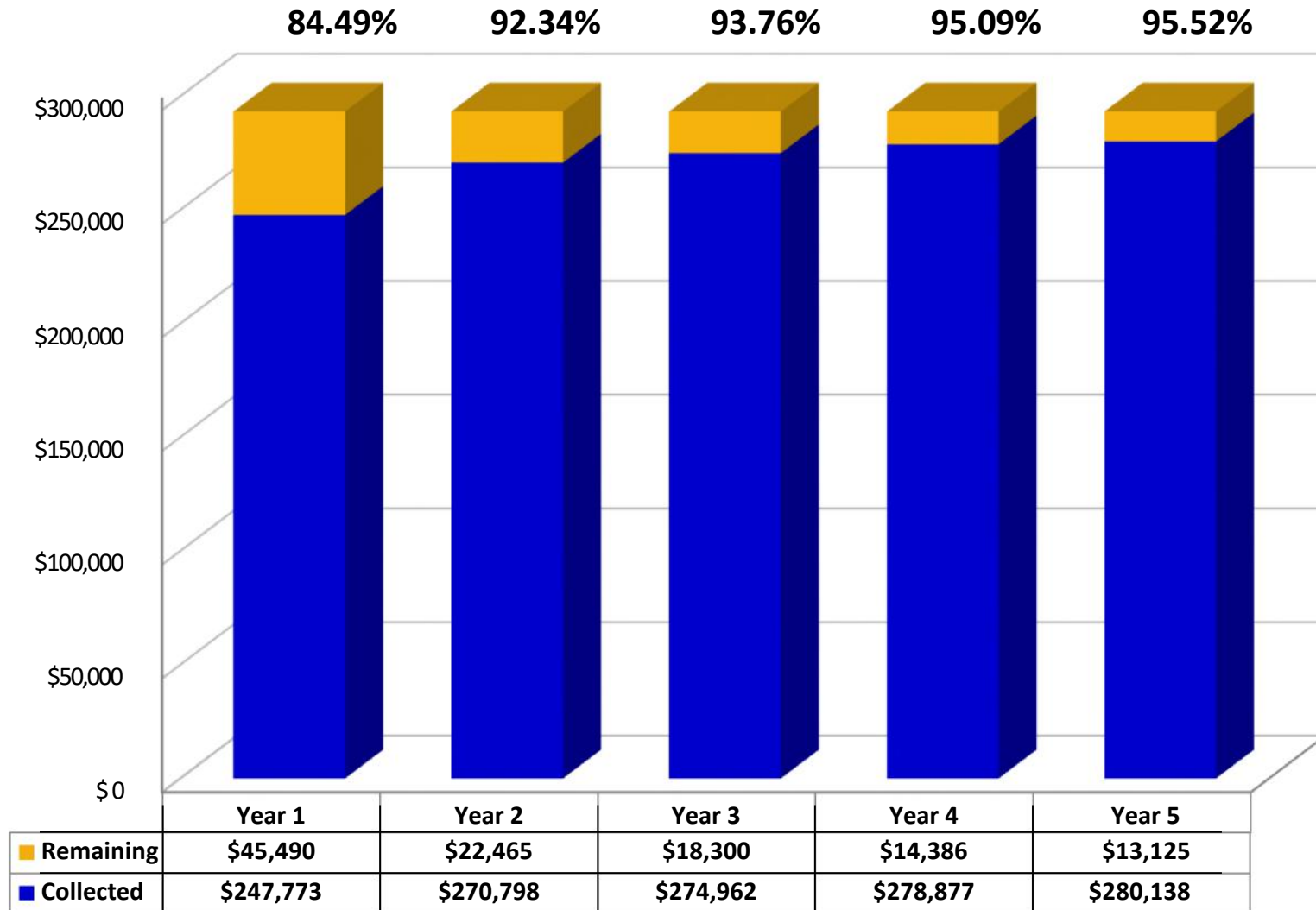
**Dollar Range Chart For
CITY OF FRIENDSWOOD**



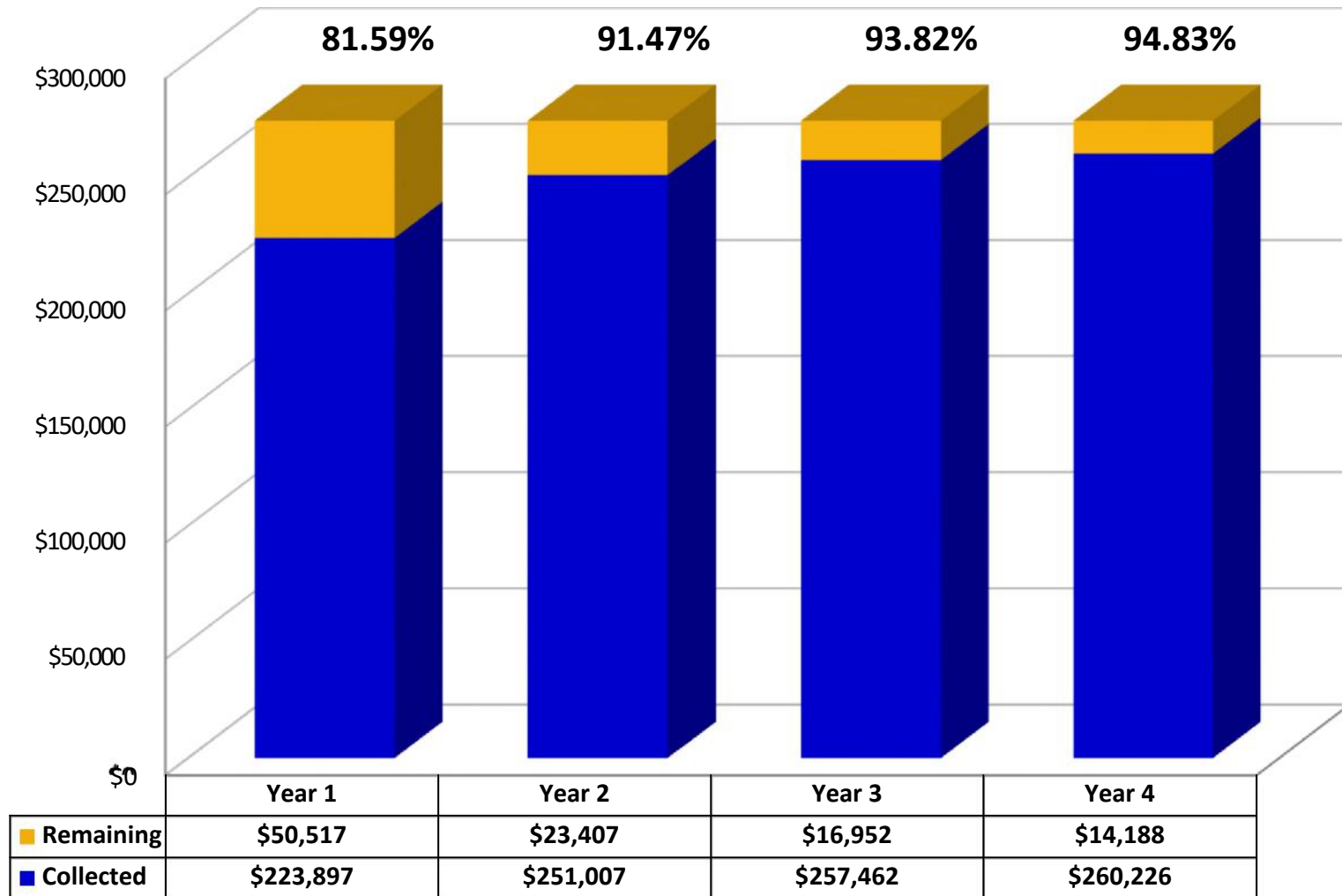
**Tax Year Chart For CITY
OF FRIENDSWOOD**



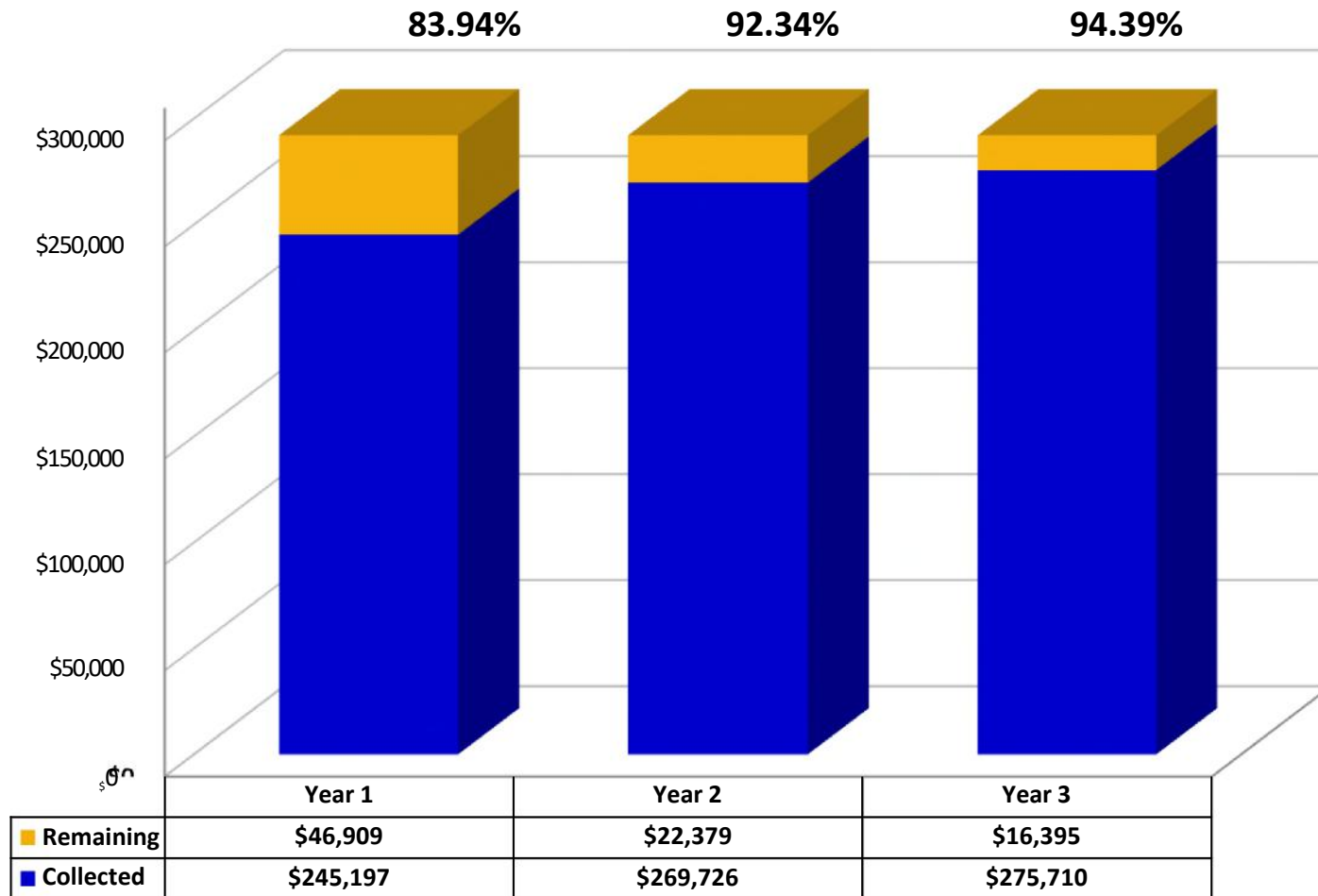
City of Friendswood 2015 Percentage of Collection



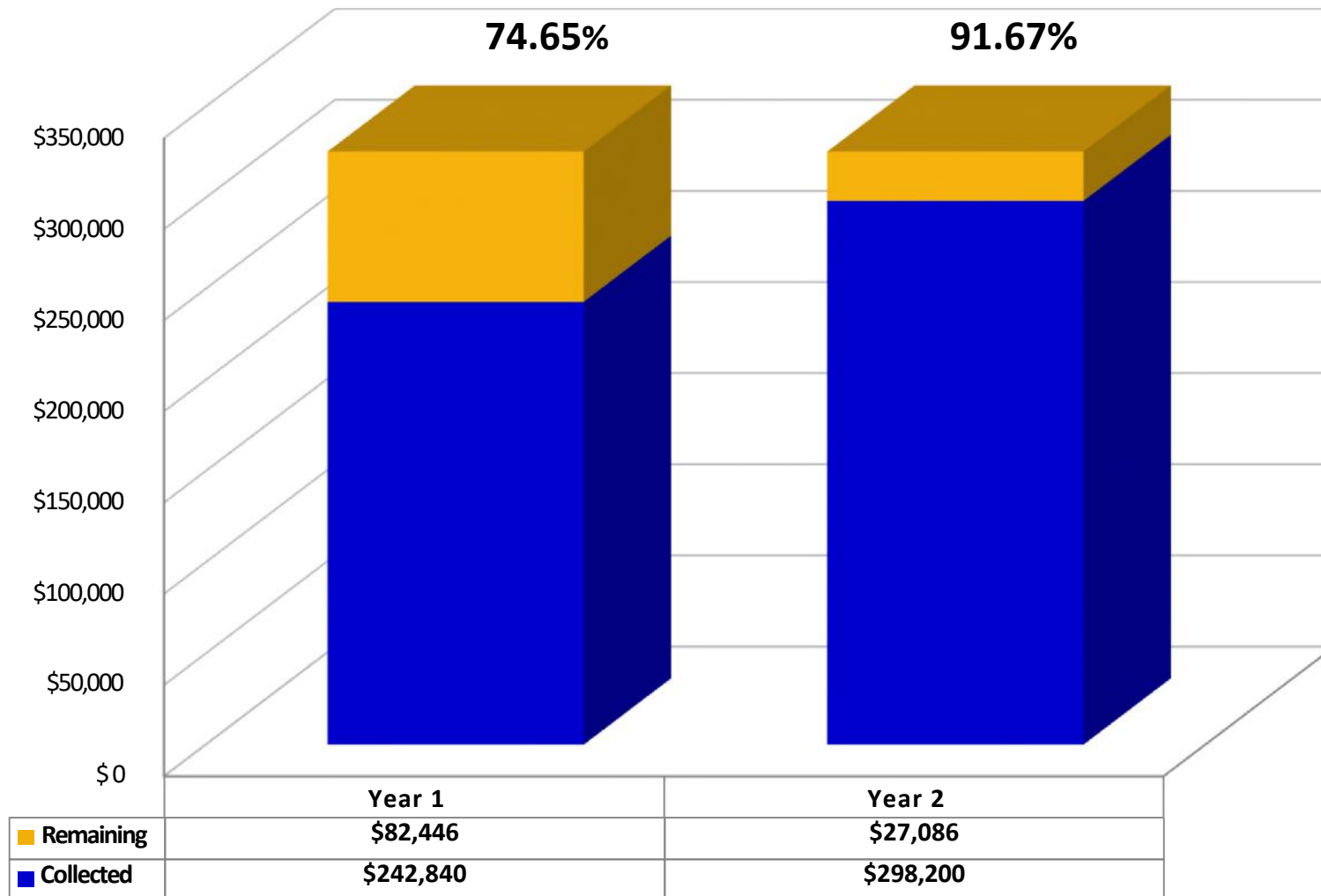
City of Friendswood 2016 Percentage of Collection



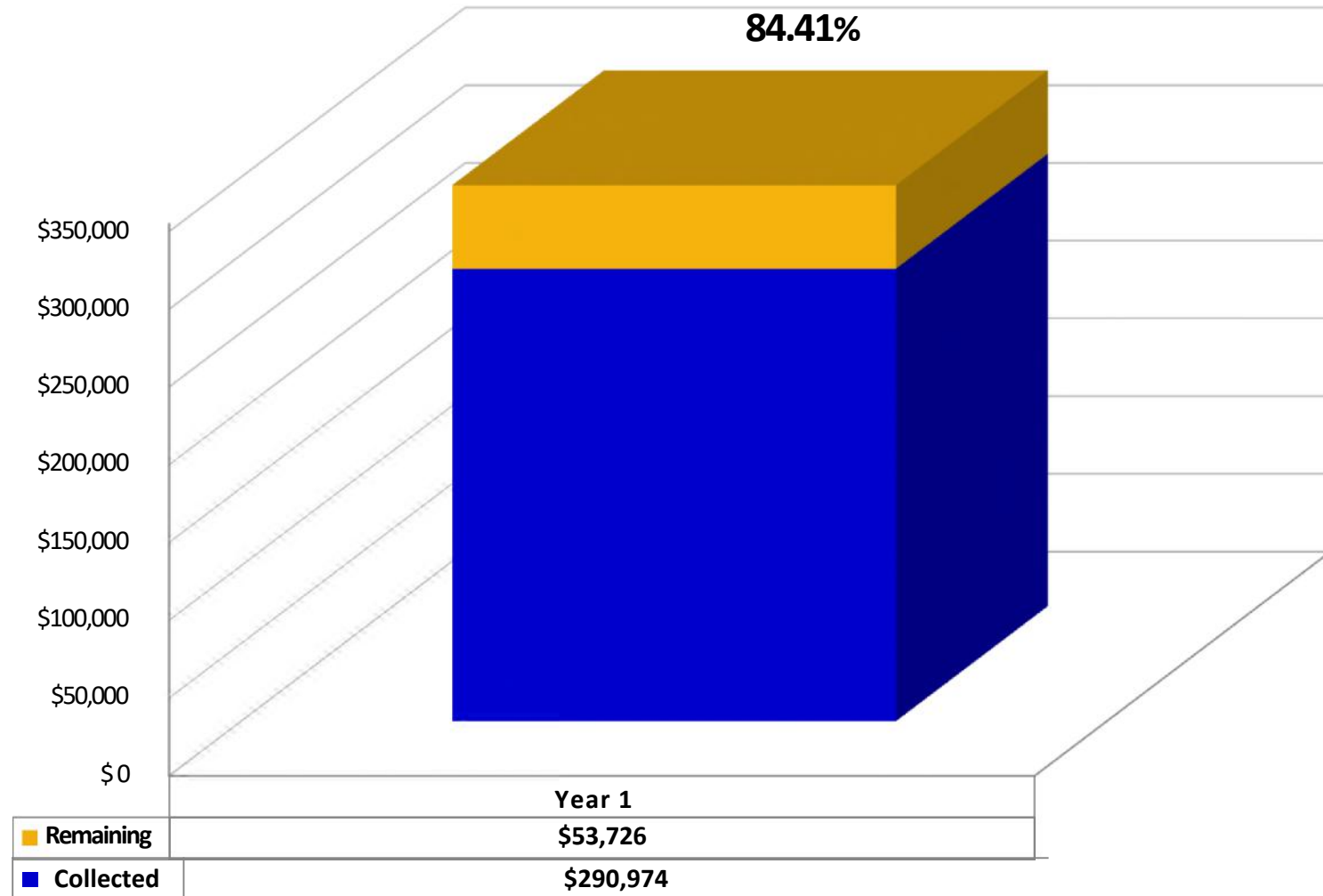
City of Friendswood 2017 Percentage of Collection



City of Friendswood 2018 Percentage of Collection



City of Friendswood 2019 Percentage of Collection

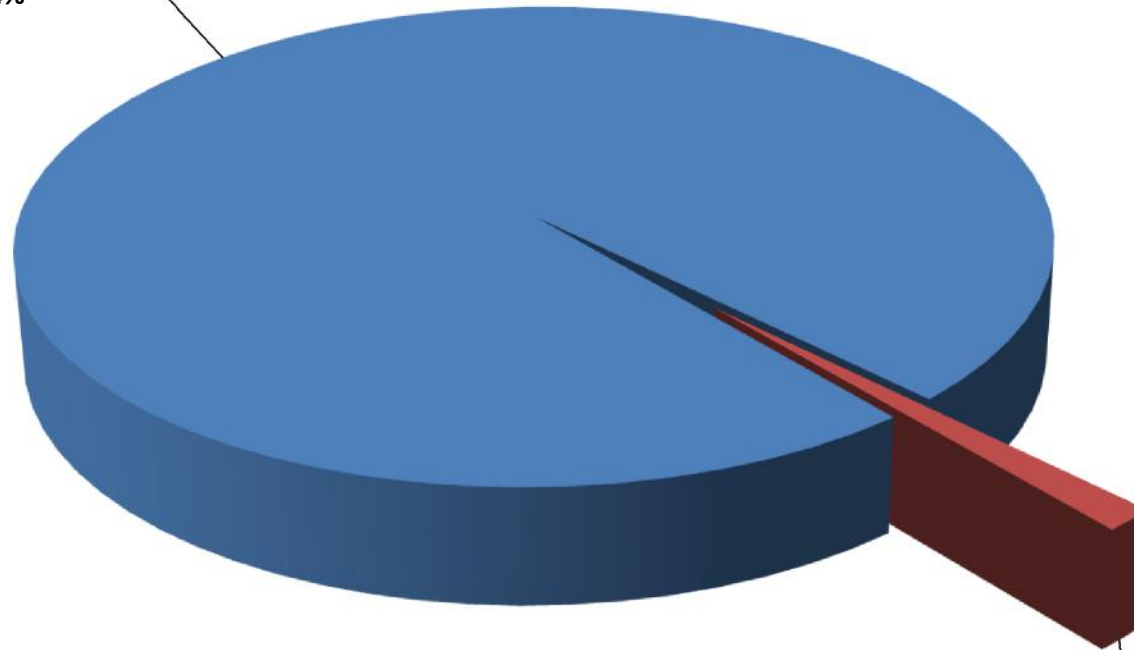


**City of Friendswood
2020 Tax Year - Tax Collections**

\$18,248,170 Total Levy of 2020 Base Tax*

***Amounts Provided by the Galveston County Tax Office**

Base Tax Collected
\$17,982,012
98.54%



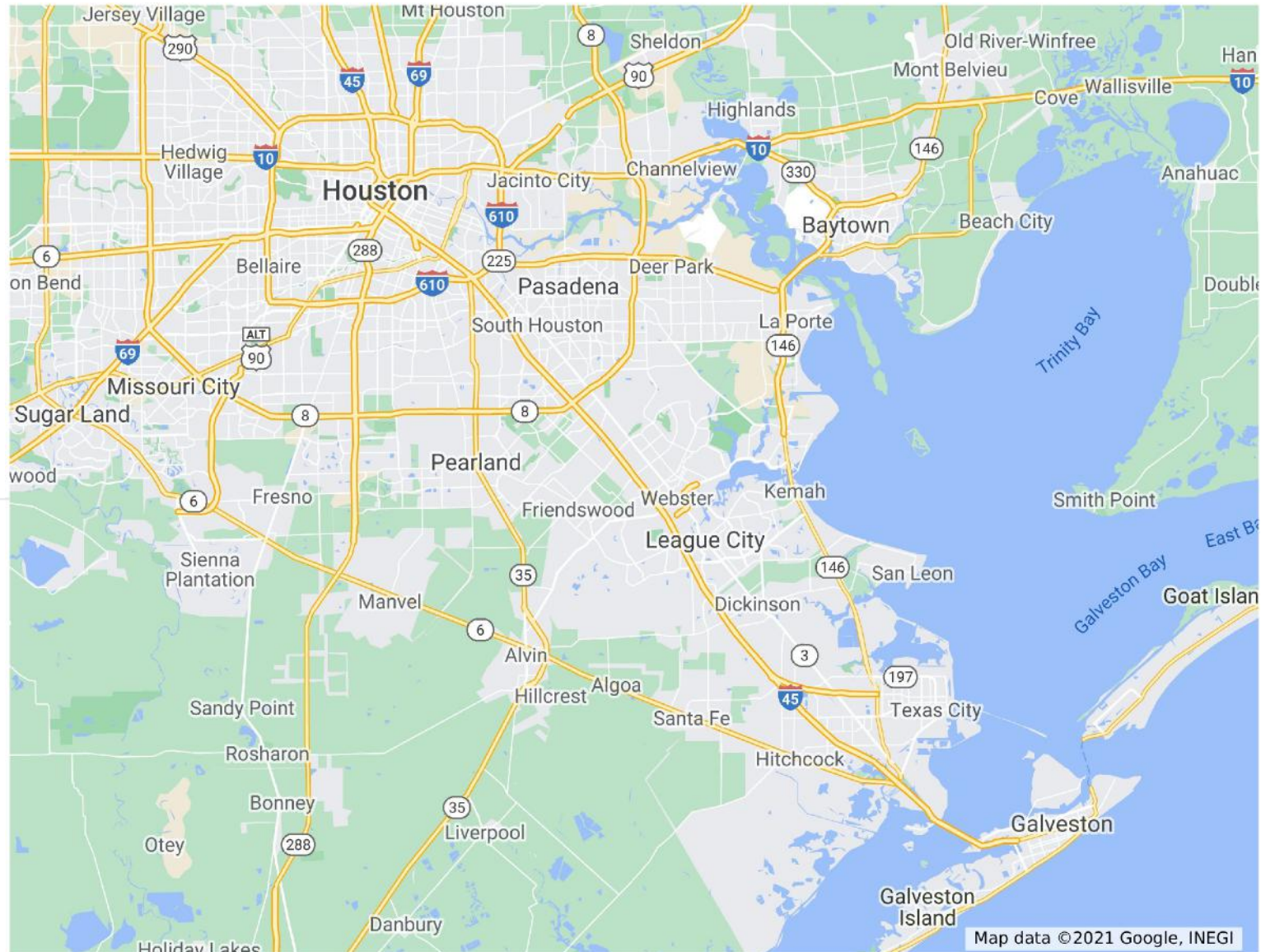
Base Tax Remaining
\$266,158
1.46%

Total Levy	Base Tax Collected as of June 30, 2021	Base Tax Remaining as of June 30, 2021
\$18,248,170	\$17,982,012	\$266,158
	98.54%	1.46%

City Of Friendswood Top 10 Bad Address Accounts By Zip Code

FriendswoodCity_Bad.xlsx

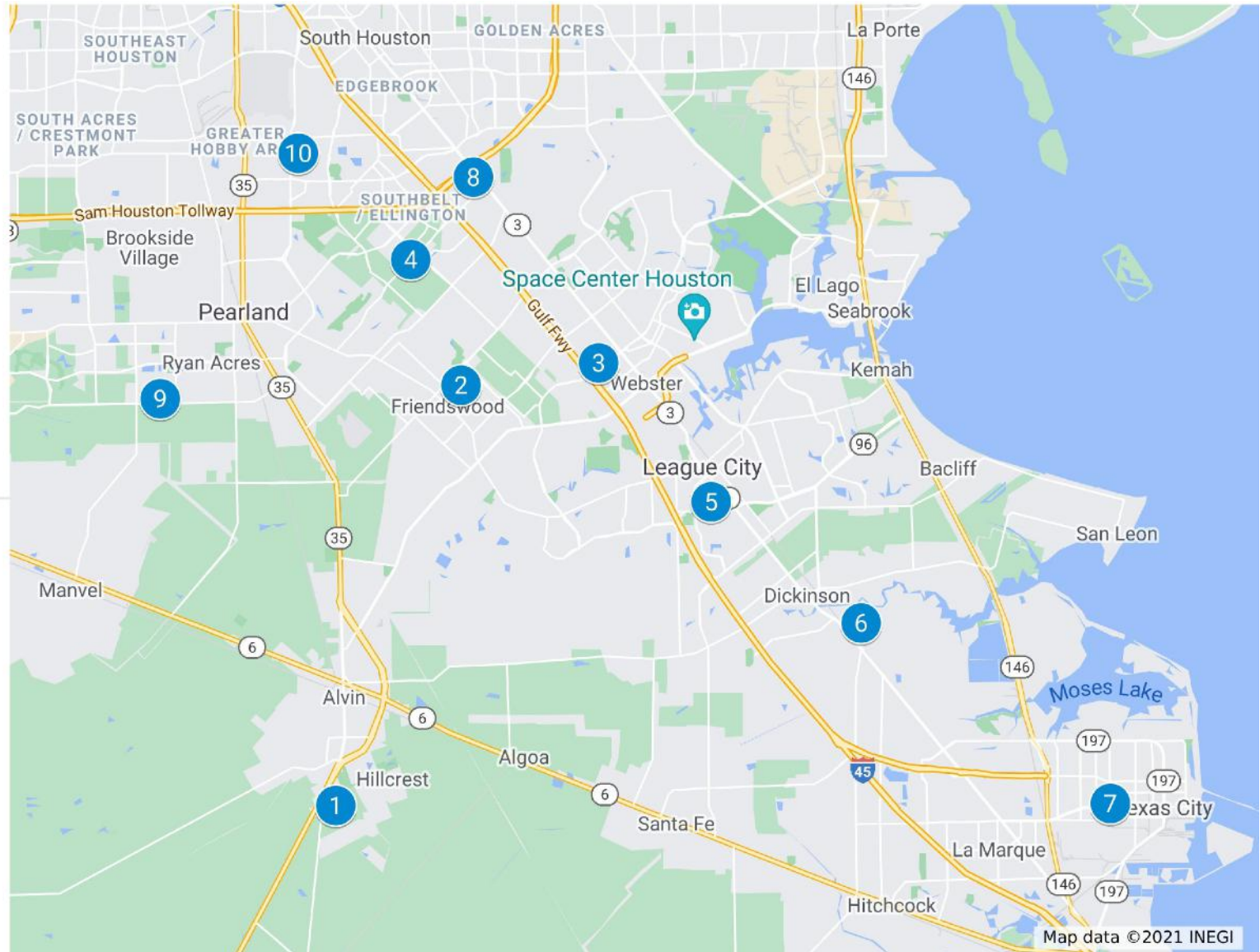
- 1 77511 - \$35663.93(39)
- 2 77598 - \$12613.80(22)
- 3 77546 - \$17924.40(21)
- 4 77573 - \$9473.10(15)
- 5 77034 - \$12764.30(14)
- 6 77089 - \$12297.70(13)
- 7 77058 - \$9024.70(11)
- 8 77581 - \$7549.20(10)
- 9 77506 - \$7412.21(9)
- 10 77539 - \$6039.10(9)



City Of Friendswood Top 10 Accounts By Zip Code

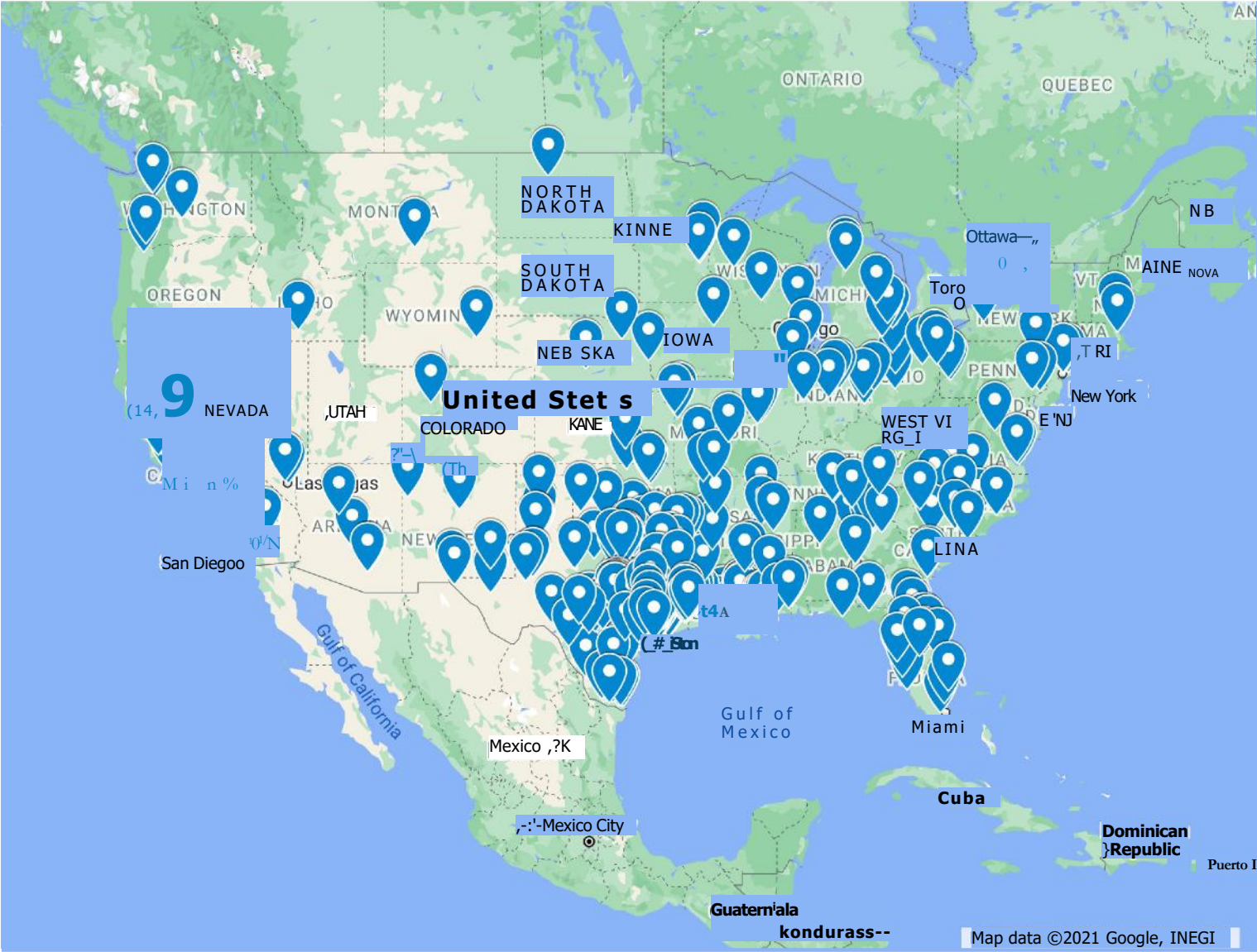
FriendswoodCity_Valid.xlsx

- 1 77511 - \$107603.60(150)
- 2 77546 - \$83801.36(112)
- 3 77598 - \$42339.50(58)
- 4 77089 - \$43071.97(55)
- 5 77573 - \$38790.60(50)
- 6 77539 - \$33716.50(43)
- 7 77590 - \$28678.10(34)
- 8 77034 - \$28228.90(31)
- 9 77584 - \$22421.14(31)
- 10 77075 - \$23780.23(29)



City Of Friendswood All Accounts

FriendswoodCity_AI
I.xlsx All items



FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Receive and discuss a presentation regarding public safety.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Earlier this month, a Galveston County DWI court case raised serious concerns with regard to public trust and policing in Friendswood. At the request of the City Manager, the Police Chief has compiled the attached presentation to review with Council, Monday, August 2nd.

Please note, due to file size limitations, a PDF of the presentation has been uploaded. The PDF version does not include the video that will be shown at the meeting.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Final PD August 2 2021 (sans video)

CITY OF FRIENDSWOOD

August 2, 2021



Council Meeting | July 22, 2021



Media Comments Made by the Defense Attorney Regarding Improper Investigative Stops

- **TIME OF STOP (0159), IT WAS DARK AND GENDER/RACE OF DRIVER UNKNOWN**
- **STOP MADE DUE TO SPEED AND VEHICLE TRAVELING IN OPPOSING LANE OF TRAFFIC**
- **ARRESTING OFFICER - WHITE FEMALE**
- **ARRESTEE - WHITE MALE**
- **ARRESTEE - LIVED IN AFFLUENT SUBDIVISION IN CITY OF FRIENDSWOOD**

Media Comments Attributed to First Assistant District Attorney of Galveston County by GDN

- **UNKNOWN WHEN GALVESTON DISTRICT ATTORNEY'S OFFICE RECEIVED INFORMATION ABOUT 2017 IA COMPLAINT**
- **CHIEF OF POLICE NOTIFIED GALVESTON COUNTY DISTRICT ATTORNEY OF POTENTIAL ISSUE REGARDING UNSUSTAINED COMPLAINT ON APRIL 5, 2021**
- **NOTIFICATION MADE 90 DAYS BEFORE TRIAL - ADA ALLEN TESTIFIED ON JULY 7 REFLECTED IN PAGE 184 OF THE TRANSCRIPT "THEY'RE NOT REQUIRED AND NOT SUPPOSED TO HAND OVER...IF THEY'RE (OFFICERS) EXONERATED."**
- **ADA ALLEN TESTIFIED Transcript "HE (DEFENSE ATTORNEY) HAD IT IN TIME FOR THIS HEARING...HE WAS ABLE TO PREPARE." (TRANSCRIPT: PAGE 184-185 ON JULY 7)**
- **ISSUES WITH QUESTIONS/CONCERNS COULD/SHOULD HAVE BEEN ANSWERED PRIOR TO TRIAL**
- **REVIEW OF COMPLAINT INTAKE DOCUMENT SHOWED IT TO BE FATALLY FLAWED - NO CRIMINAL OR ADMINISTRATIVE RIGHTS WARNING GIVEN AND INCORRECT PREMISE OF LEGAL STANDARD FOR INVESTIGATIVE STOPS**

Issues Relating to Judge's Ruling

- **ALLOWED INFORMATION OBTAINED IN VIOLATION OF MIRANDA AND GARRITY INTO TRIAL**
- **PRESIDED OVER DEFENSE ATTORNEY USING INFORMATION IN THE TRIAL**
- **ISSUED ORDER REGARDING OFFICER'S CREDIBILITY VICE A JURY "THAT YOU'RE... (THE JURY) THE JUDGES OF THE CREDIBILITY OF THE WITNESSES" (TRANSCRIPT: PAGE 20)**
- **DISMISSED CASE PRIOR TO POLICE CHIEF AND IA INVESTIGATOR TESTIMONY**
- **RULED IMPROPERLY ON LEGAL STANDARD FOR INVESTIGATIVE STOPS AS PROBABLE CAUSE VICE REASONABLE SUSPICION (TRANSCRIPT: PAGES 26, 121-122 ON JULY 7 AND PAGES 70-72 ON JULY 8)**

Legal Standards for Investigative Stops

- **STONE V. STATE, 685 S.W.2D 791 (TEX.APP.-FORT WORTH 1985), AFF'D 703 S.W.2D 652(TEX.CRIM.APP. 1986) - NEED ONLY BE REASONABLE SUSPICION TO JUSTIFY STOP**
- **OFFICER'S MISTAKE OF FACT/LAW WILL NOT MAKE STOP ILLEGAL**
- **INFORMATION FROM CITIZEN/POLICE RADIO/ANONYMOUS CALL**
- **IDENTIFIED CITIZEN—CREDIBLE AND RELIABLE**
- **DETAILS OF POLICE BROADCAST ARE ADMISSIBLE**
- **ANONYMOUS TIP FROM EMS TECHNICIAN**
- **INFORMATION COMMUNICATED TO 9-1-1**
- **BAD DRIVING/CONDUCT NEED NOT = CRIMINAL OFFENSE**
- **“COMMUNITY CARE-TAKING FUNCTION” (CCF) – WELFARE CHECK**
- **OPERATING VEHICLE IN UNSAFE CONDITION**

Legal Standards for Investigative Stops

- **FAILING TO DIM LIGHTS**
- **RAPID ACCELERATION/SPINNING TIRES**
- **WEAVING WITHIN LANE/FAILING TO MAINTAIN SINGLE LANE**
- **“FOLLOWING TOO CLOSELY”**
- **DRIVING UNDER THE POSTED SPEED LIMIT**
- **REVVING ENGINE AND LURCHING FORWARD SUFFICIENT BASIS FOR STOP**
- **DRIVING LEFT OF CENTER ON UNDIVIDED ROAD WITHOUT CENTER STRIPE**
- **INSURANCE/REGISTRATION CHECK ON COMPUTER**

Questions

“SO IN THE LIBYAN FABLE IT IS TOLD THAT ONCE AN EAGLE, STRICKEN WITH A DART SAID, WHEN HE SAW THE FASHION OF THE SHAFT, ‘WITH OUR OWN FEATHERS, NOT BY OTHERS’ HANDS, ARE WE NOW SMITTEN.’ ”

- AESCHYLUS *

**(Once an Eagle, Anton Myrer, 1968)*

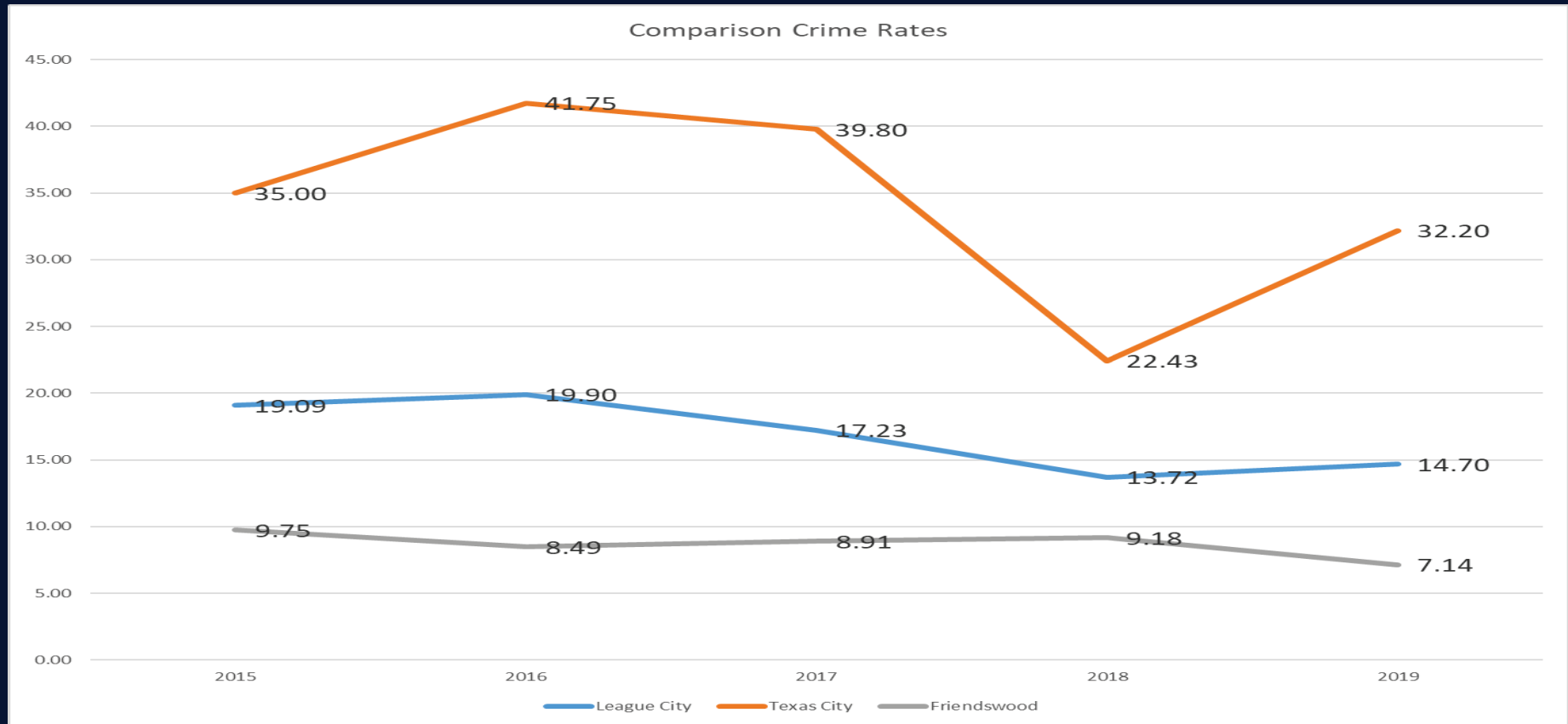
Crime Rate



July 22, 2021

| 9

Crime Rate Comparisons



July 22, 2021

| 10

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

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Date requested for City Council consideration: August 2, 2021

Date submitted: 07/13/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Receive and discuss a presentation regarding the municipal budget for Fiscal Year 2021-22.

Originating Department: Administrative Services

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

Staff will present an overview of the budget development process, significant challenges and highlights of the proposed budget for fiscal year 2021-2022.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

N/A

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. FY22 PROPOSED BUDGET WORK SESSION PRESENTATION

CITY OF FRIENDSWOOD

PROPOSED BUDGET OVERVIEW



KEY BUDGET DRIVERS



FY '21 Adopted Tax Rate Impact



Personnel Costs



Debt Service Obligations



Deferred Maintenance



Bond Project Impacts



Deferred Equipment Purchases

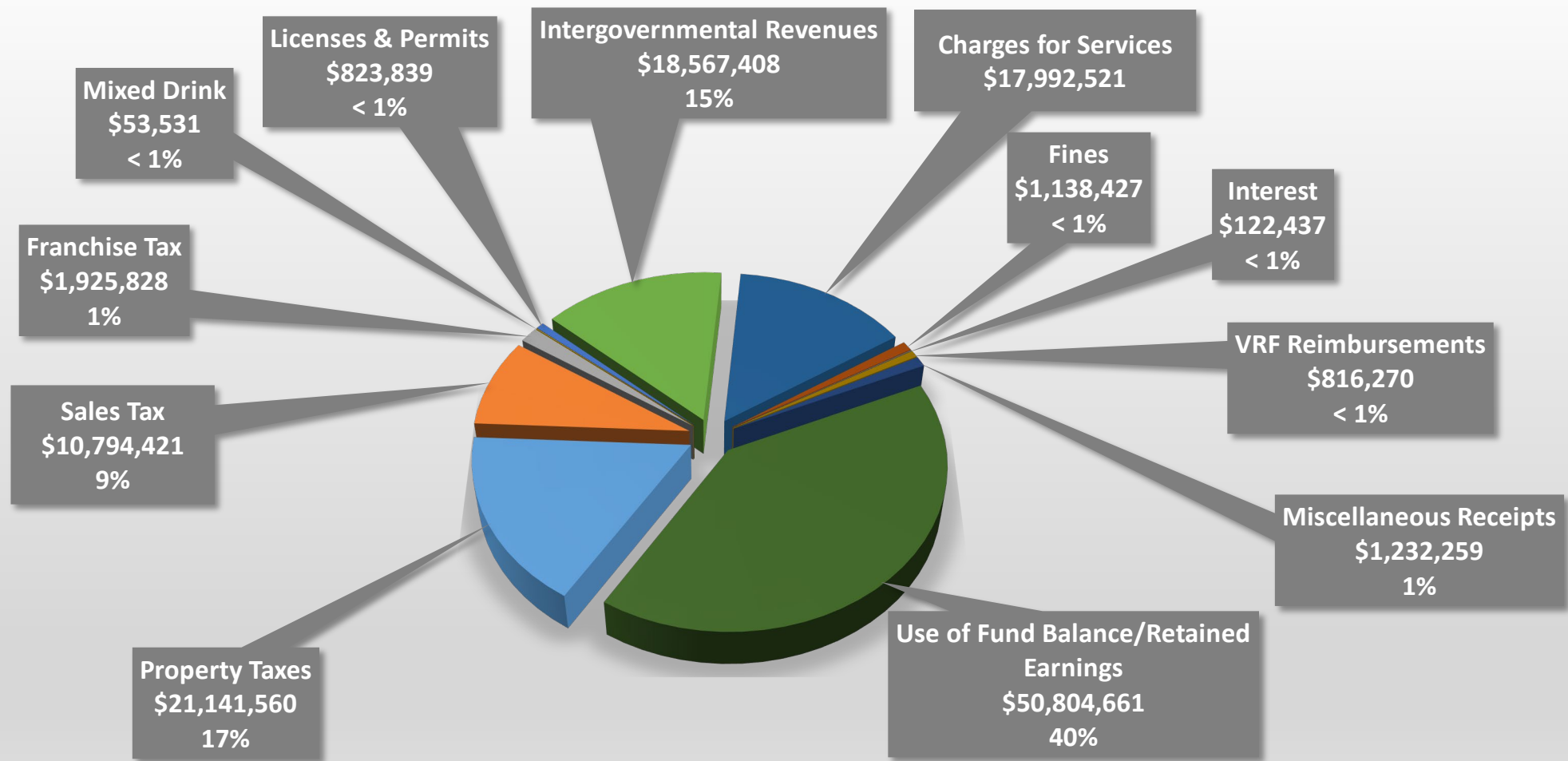


Operational Costs

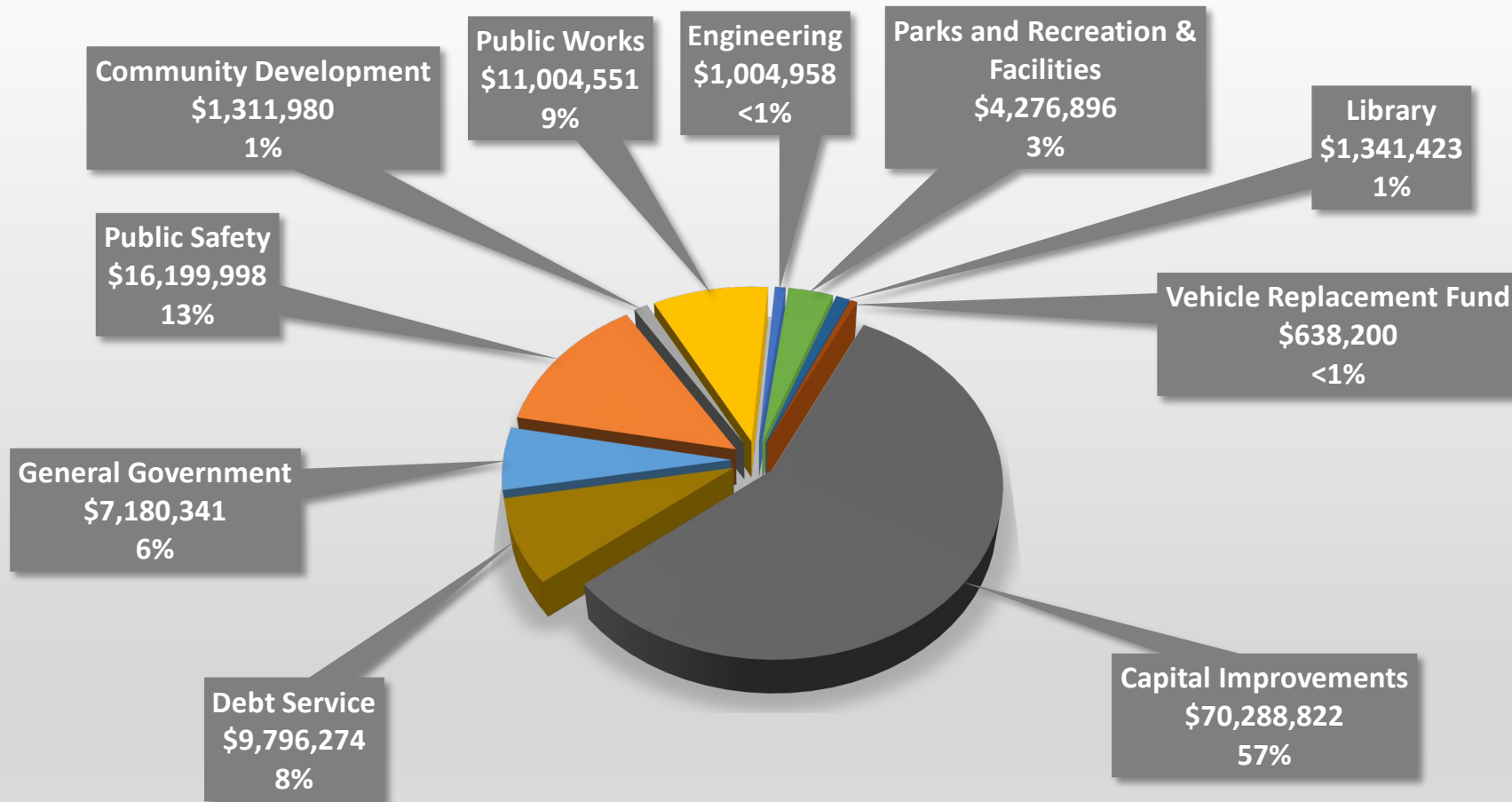


Insurance Costs

Total Revenue (All Funds) ~ \$125.4M



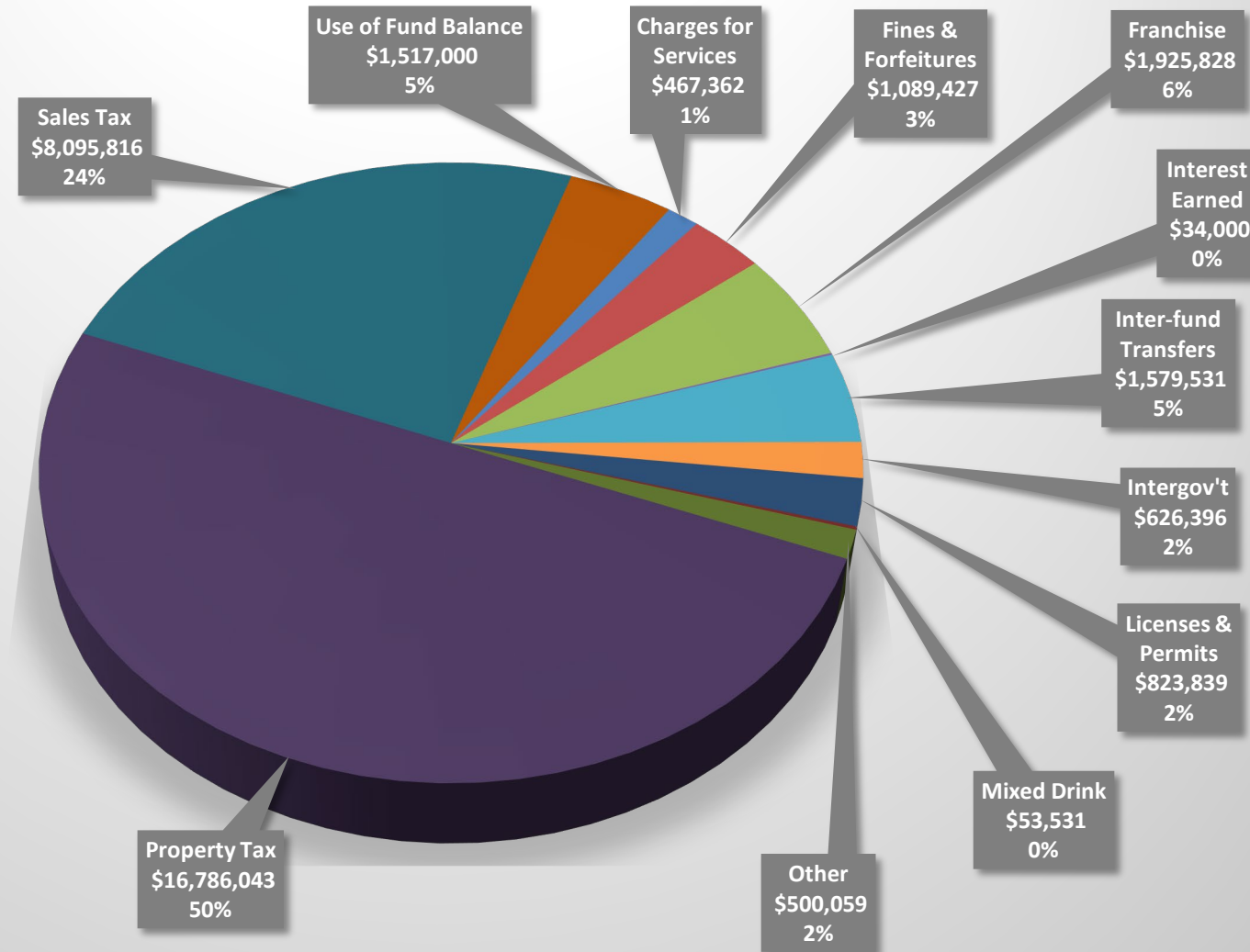
Total Expenditures (All Funds) ~ \$123.0M



GENERAL FUND

FY '22 Proposed Revenue (General Fund)

\$32.9M



General Obligation bond proceeds revenue is not included in the General Operating Fund; but, separately, in Bond Construction Funds.

GENERAL FUND REVENUE ~ \$32.0M



\$16.8M

>\$1.5M over PY Actual
>Includes P&I for PY

Property Tax



\$8M

>Up \$762K

Sales Tax



\$1.9M

>**Down** \$213K

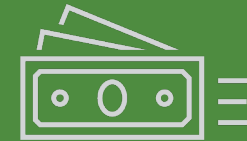
Franchise Tax



\$1M

>Up \$201K

Fines



\$1.6M

>Up \$20K

**Inter-fund
Transfer**



\$824K

>**Down** \$50K

Licenses & Permits



\$626K

>Up \$35K

Intergovernmental



\$467K

>**Down** \$37K

Charges for Services



\$534K

>**Down** \$48K

**Miscellaneous
Interest
Cell Tower Agreements**



\$1.6M

>Streets, Equipment,
& Furnishings

Use of Fund Balance

Proposed Budget Tax Rate (\$0.487314)

- Same as current rate
- 2020 Incremental Rate Provision utilized
- Estimated Taxable Value \$4.3B (up \$349M)
 - Includes new construction
 - Includes exemptions
 - Includes over 65 freeze ceiling values



\$76M

Projected new construction value



\$249M

Property Values Under Protest (7/26/21)

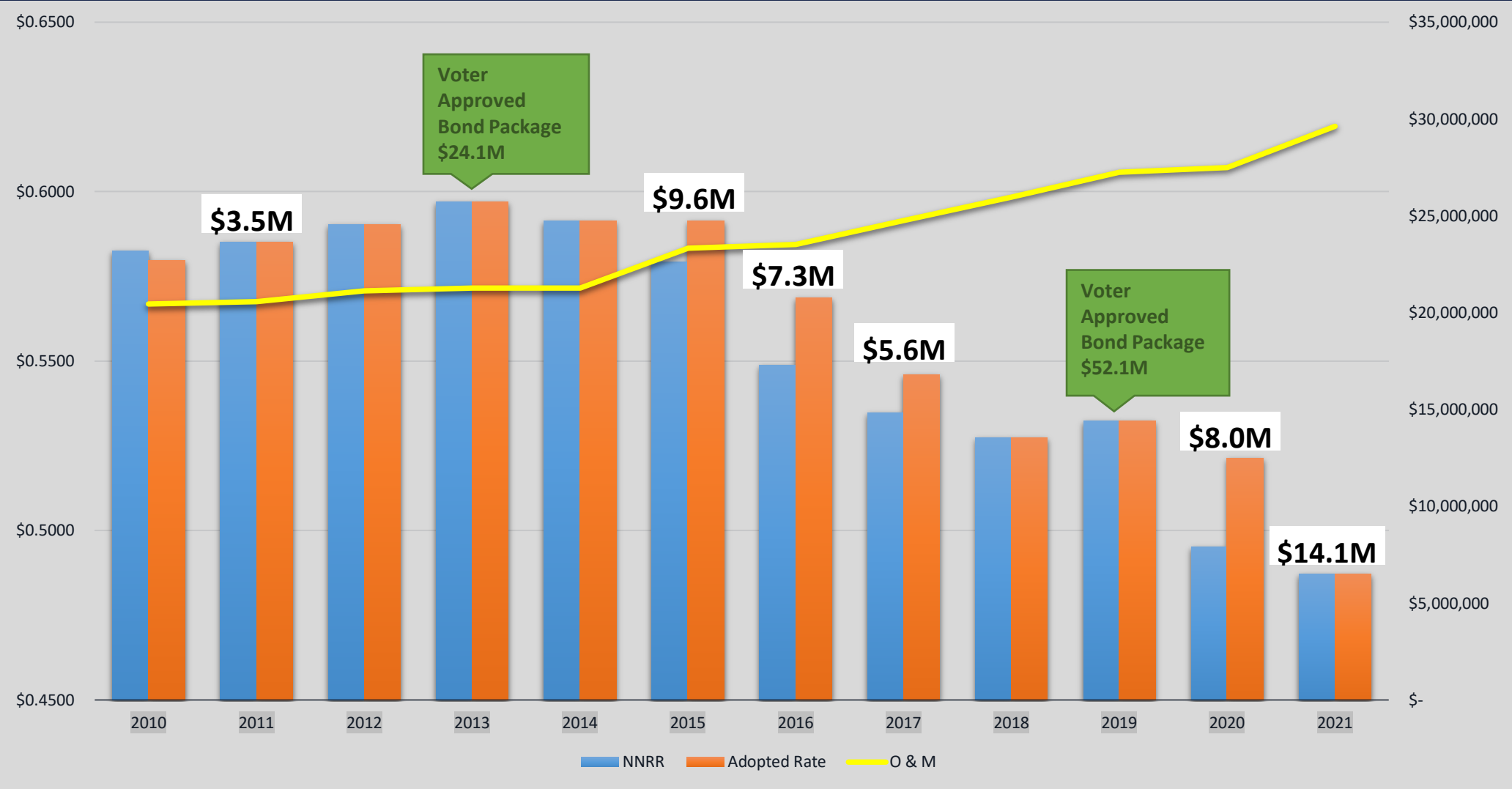


\$4.3M

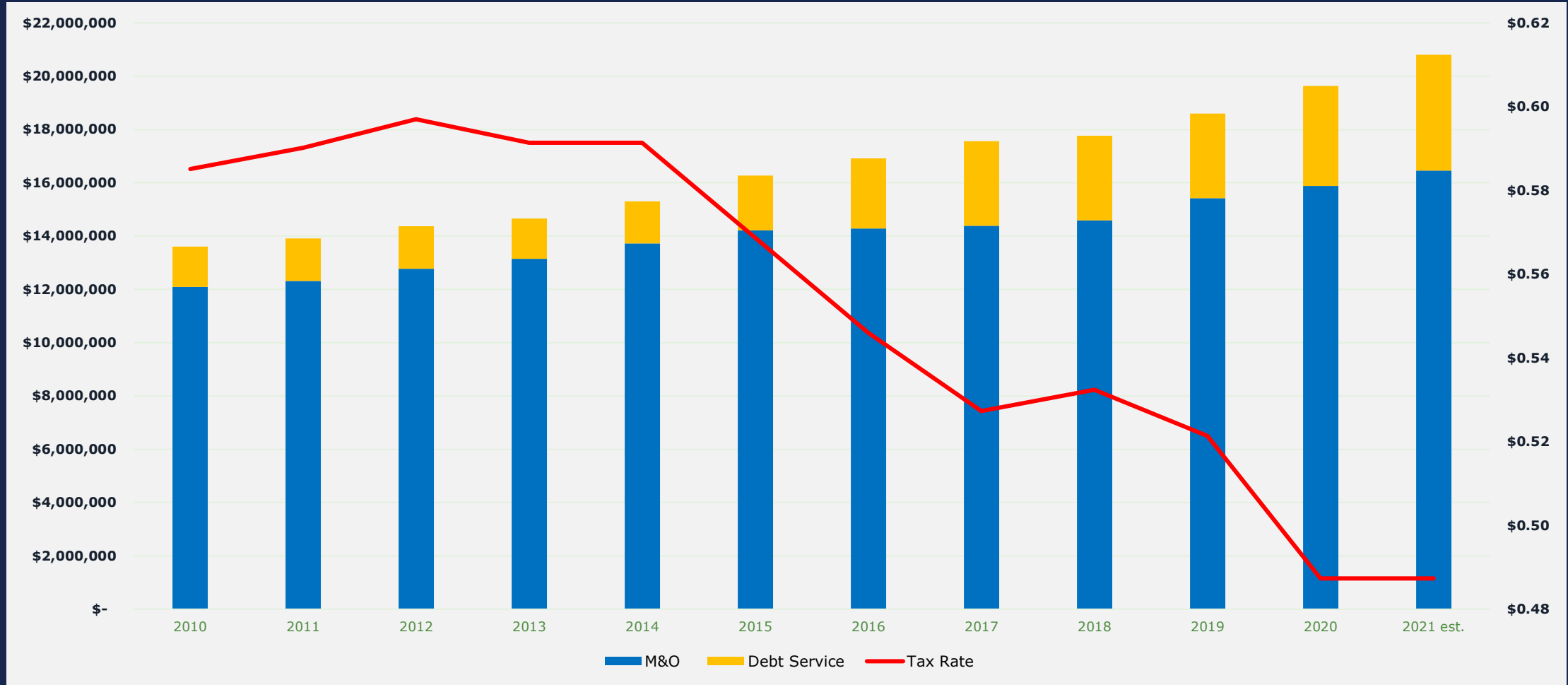
Tax Debt Service Obligation (up \$600K)

- 1.4 cents increase in I&S rate

Tax Rate with O&M Growth Comparison

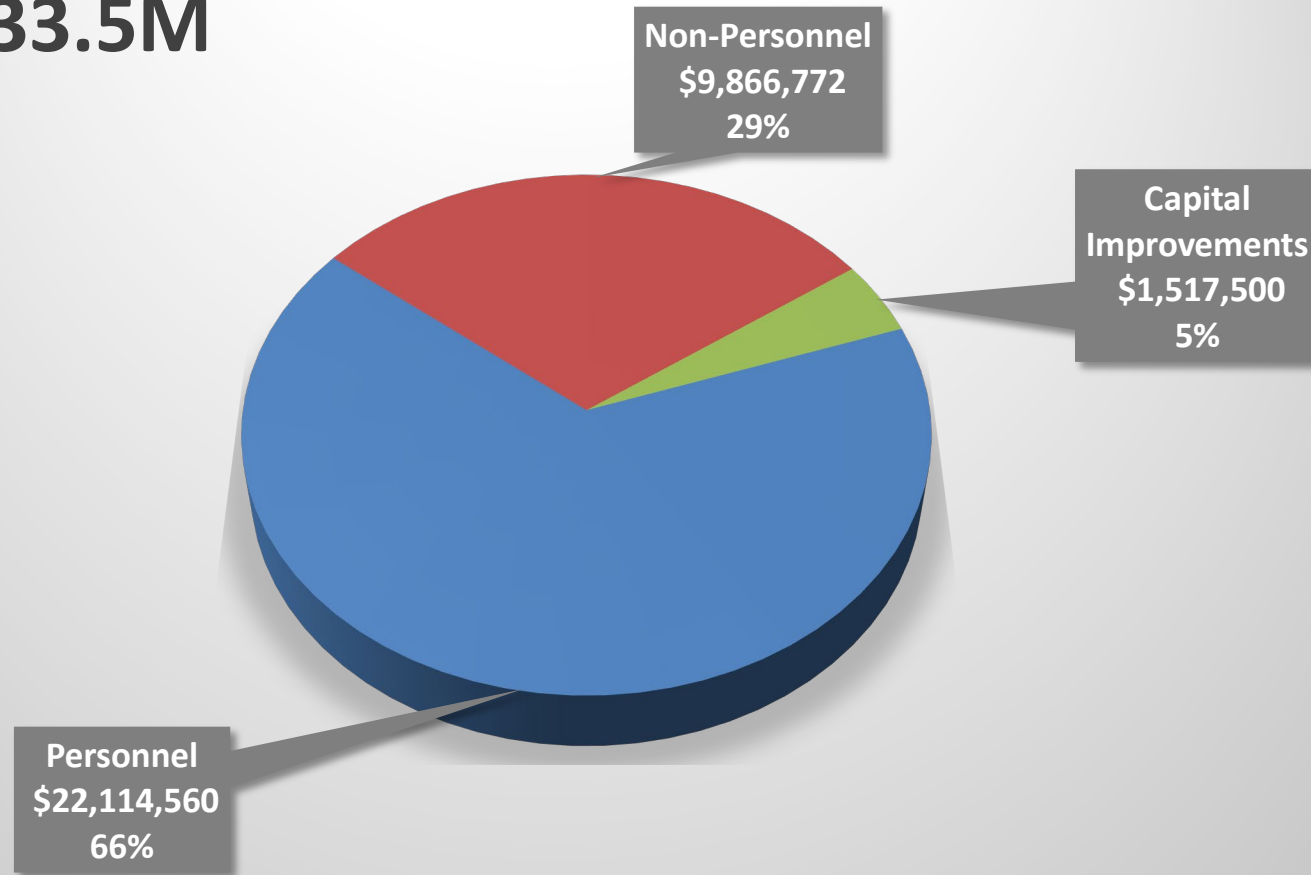


Property Tax Revenue & Rate by Tax Year



FY '22 Proposed Expenditures (General Fund)

Total ~ \$33.5M



- Capital Improvements include \$500K for streets improvements and \$1,017,000 for FF&E for PSB expansion, FS2, EOC and Blackhawk Building
- Project construction expenditures supported by General Obligation bonds are not included in the General Operating Fund Capital Improvements.

August 2, 2021

GENERAL FUND EXPENSES ~ \$33.5M

Personnel \$22.1M (up \$582K)

- Merit of 2.75% - \$503K
- Health & Dental Insurance increase - \$101K

Non-Personnel \$11.4M (up \$2.1M)

- Current Services
- Deferred Maintenance & Equip
- Furnishings, Fixtures, & Equip
- Includes \$500K for Streets
- Includes FAWs & DPs (\$1.2M)

General Fund – Forces At Work (Funded)

DEPT	DESCRIPTION	ONE-TIME COST	ONGOING COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL
PD	ADDITION TO FLEET – SRO	\$77,300	\$9,800	\$87,100	\$0	\$87,100
FVFD	EMS CONTRACT INCREASE	\$0	\$82,600	\$82,600	\$0	\$82,600
FVFD	FIRE SERVICE CONTRACT INCREASE	\$0	\$7,200	\$7,200	\$0	\$7,200
CITY-WIDE	HEALTH INSURANCE INCREASE (5.4%)	\$0	\$101,141	\$101,141	\$0	\$101,141
TOTAL – FORCES AT WORK (FUNDED)		\$77,300	\$200,741	\$278,041	\$0	\$278,041

General Fund – Decision Packages (Funded)

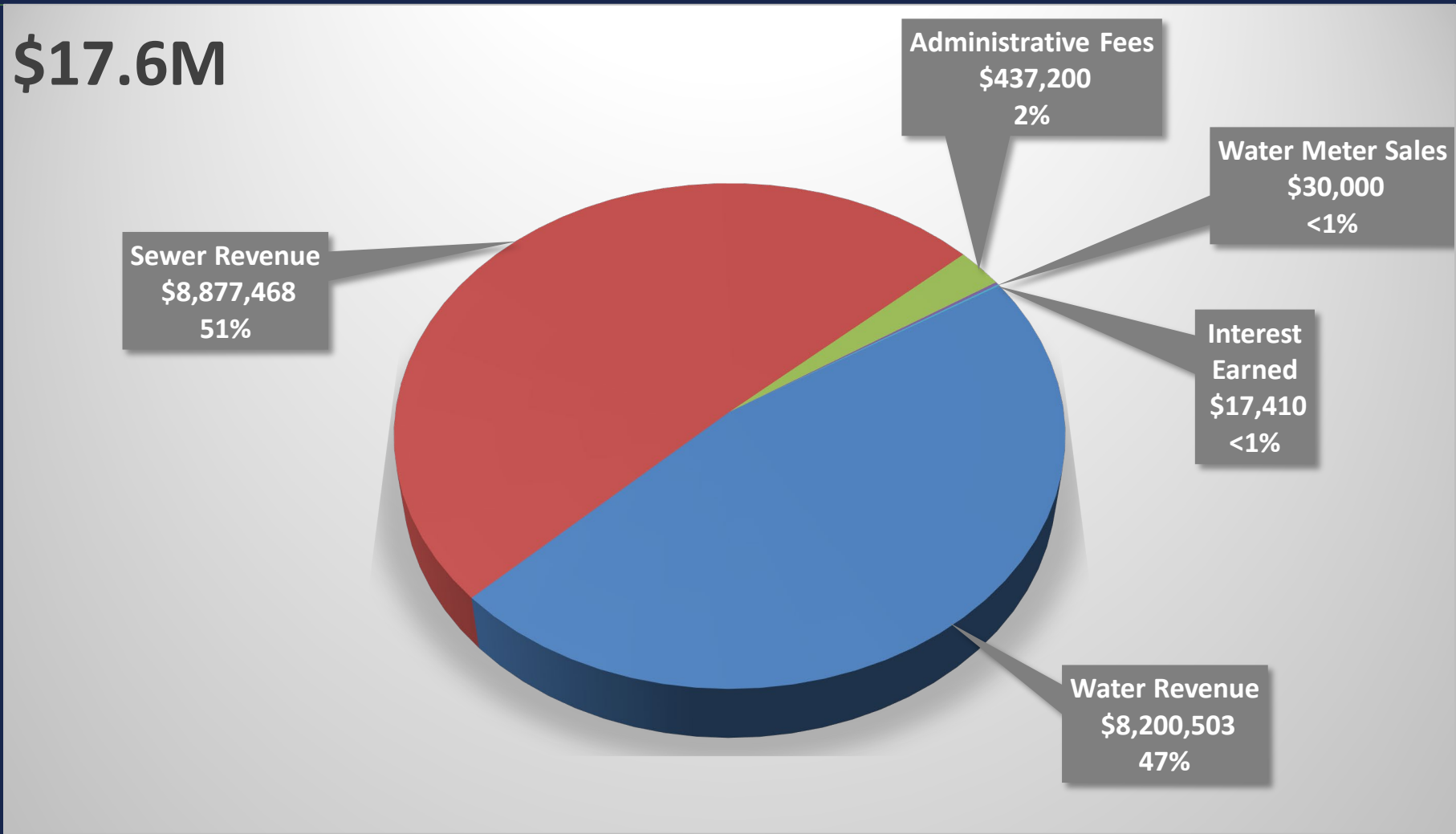
DEPT	DESCRIPTION	ONE-TIME COST	ONGOING COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL
CITY-WIDE	EMPLOYEE MERIT (2.75%)		\$502,604	\$502,604	\$0	\$502,604
P&R	SPLASH CLASS (LEVEL 0 SWIM CLASS)		\$5,000	\$5,000	\$5,000	\$0
P&R	EGG DROP EVENT		\$2,500	\$2,500	\$2,500	\$0
HR	SALARY SURVEY**	\$20,000		\$20,000	\$0	\$20,000
HR	INSURANCE/BENEFIT PROGRAM		\$25,000	\$25,000	\$0	\$25,000
IT	OFFICE 365 SOFTWARE		\$61,000	\$61,000	\$0	\$61,000
LIB	DIGITAL SERVICES SPECIALIST		\$72,020	\$72,020	\$7,054	\$64,966
ENG	ENGINEERING INTERN		\$9,535	\$9,535	\$0	\$9,535
HR	CRITICAL FACILITIES EVALUATION	\$20,000		\$20,000	\$0	\$20,000
IT	IT BUSINESS ANALYST I	\$4,540	\$107,193	\$111,733	\$0	\$111,733
P&R	PARKS LABORER (PT >> FT)		\$56,151	\$56,151	\$23,308	\$32,843
P&R	SPORTSPARK FENCING REPLACEMENT	\$60,000		\$60,000	\$40,742	\$19,258
P&R	LAKE FRIENDSWOOD GATE RAIL	\$3,500		\$3,500	\$0	\$3,500
P&R	RENWICK PARK PERIMETER FENCE	\$30,000		\$30,000	\$0	\$30,000
P&R	DISC GOLF COURSE GATE	\$10,000		\$10,000	\$0	\$10,000
P&R	STEVENSON PARK POOL PARTY DECK REPLACEMENT	\$10,000		\$10,000	\$0	\$10,000
P&R	STEVENSON PARK POOL COVER**	\$11,418		\$11,418	\$0	\$11,418
TOTAL - DECISION PACKAGES (FUNDED)		\$164,458	\$842,003	\$1,011,461	\$72,604	\$938,857

General Fund – Decision Packages (Unfunded)

DEPT	DESCRIPTION	ONE TIME COST	ONGOIN G COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL	TAX RATE EQUIV
P&R	STEVENSON PARK POOL (OLD) BUILDINGS PAINTING	\$5,000		\$5,000	\$0	\$5,000	\$0.000118
P&R	CONEX CONTAINER FOR CHRISTMAS DECORATION SUPPLIES	\$3,000		\$3,000	\$0	\$3,000	\$0.000071
TOTAL – DECISION PACKAGES (UNFUNDED)		\$8,000	\$0	\$8,000	\$0	\$8,000	\$0.000189
Tax Rate needed for Unfunded Decision Packages (all)							\$0.487503

WATER & SEWER FUND

FY '22 Proposed Revenue (W&S Fund)



WATER & SEWER FUND REVENUE ~ \$17.6M



\$8.2M

> **Down** \$27K

>Includes utility cost of service & rate study recommended rates for FY22

Water



\$8.9M

>Up \$1.4M

>Winter months average for single family residential customers

Sewer



\$437K

>Up \$44K

>Includes late payment penalties, disconnects/reconnection fees, same day service, etc.

Administrative Fees



\$30K

>No change

Water Meter Sales

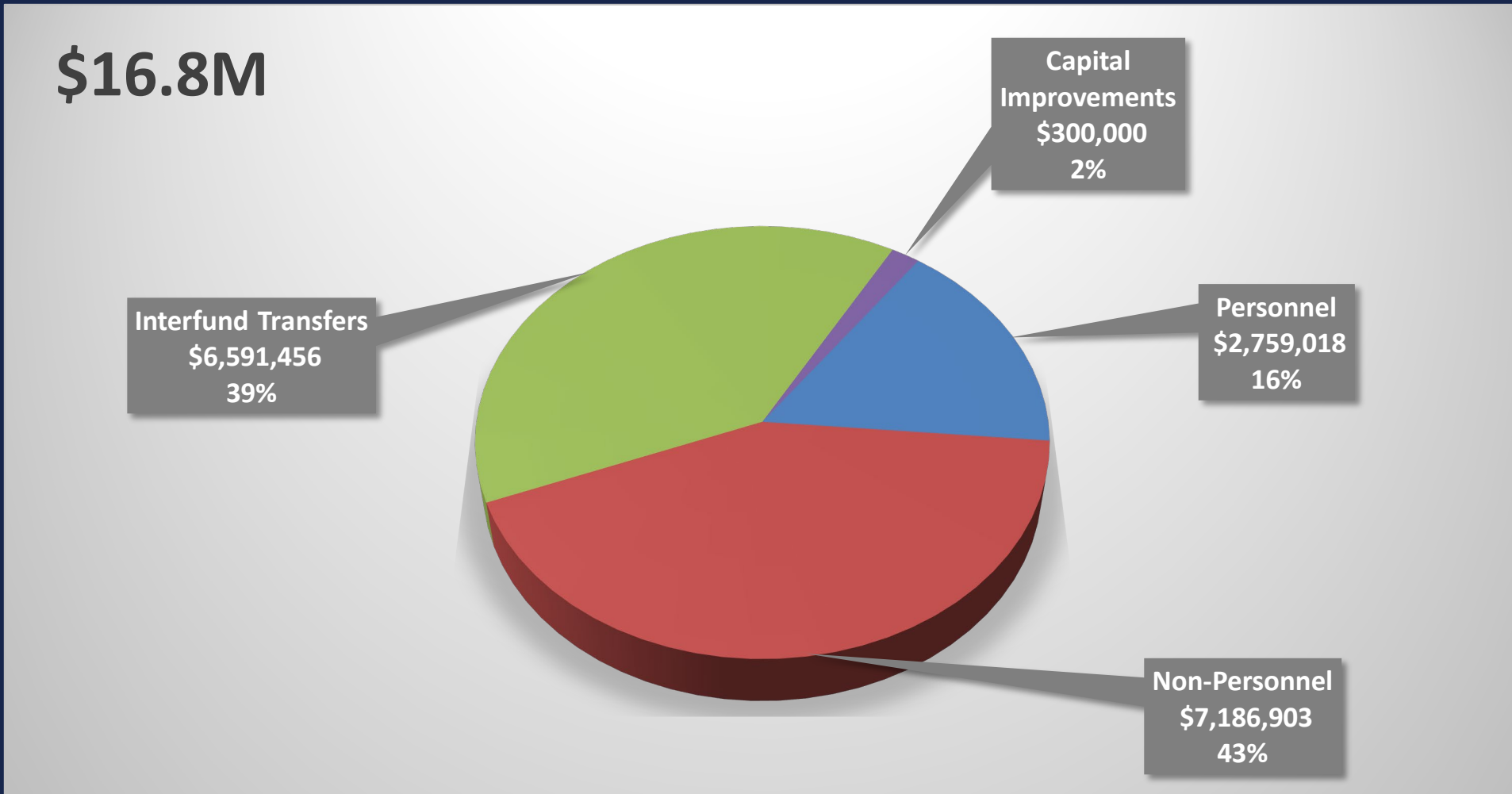


\$20K

> **Down** \$83K

Interest

FY '22 Proposed Expenditures (W&S Fund)



Water & Sewer Expenditures ~ \$16.8M

Personnel \$2.8M

- Merit of 2.75% - \$61K
- Health & Dental Insurance increase - \$17K

Non-Personnel \$14.0M

- Current Services
- SEWPP Capital Improvements
- Blackhawk Wastewater Operations Increase
- Deferred Maintenance & Equipment
- Sewer Line Maintenance (\$300K)
- Debt Service Obligations (\$4.8M)
- FAW's & DP's (\$1.5M)

WATER & SEWER FUND – Forces at Work (Funded)

DEPT	DESCRIPTION	ONE-TIME COST	ONGOING COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL
PW	SOUTHEAST WATER PURIFICATION PLANT CIP PROGRAM (2018 – 2022)	\$810,000		\$810,000	\$0	\$810,000
PW	BLACKHAWK WWTP OPERATIONS INCREASE (6.1%)	\$139,051		\$139,051	\$0	\$139,051
CITY-WIDE	HEALTH INSURANCE INCREASE (5.4%)	\$0	\$16,846	\$16,846	\$0	\$16,846
TOTAL – FORCES AT WORK (FUNDED)		\$949,051	\$16,846	\$965,897	\$0	\$965,897

WATER & SEWER FUND – Decision Packages (Funded)

DEPT	DESCRIPTION	ONE-TIME COST	ONGOING COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL
CITY-WIDE	EMPLOYEE MERIT (2.75%)		\$61,068	\$61,068	\$0	\$61,068
PW	CLASS 5 TRUCK WITH UTILITY BED	\$67,500	\$5,500	\$73,000	\$0	\$73,000
PW	MECHANICS TOOLS AND EQUIPMENT	\$35,000		\$35,000	\$0	\$35,000
PW	OPERATIONS MAINTENANCE WORKER		\$59,087	\$59,087	\$0	\$59,087
PW	CLASS 5 TRUCK WITH SERVICE BODY	\$67,500	\$6,000	\$73,500	\$0	\$73,500
PW	CREW LEADER		\$73,747	\$73,747	\$0	\$73,747
PW	BACKHOE REPLACEMENT	\$125,000	\$6,000	\$131,000	\$0	\$131,000
TOTAL – DECISION PACKAGES (FUNDED)		\$295,000	\$211,402	\$506,402	\$0	\$506,402

WATER & SEWER FUND – Decision Packages (Unfunded)

DEPT	DESCRIPTION	ONE- TIME COST	ONGOING COST	TOTAL	OUTSIDE REVENUE SOURCE	NET TOTAL
TOTAL – DECISION PACKAGES (UNFUNDED)		\$0	\$0	\$0	\$0	\$0



NEXT STEPS

✓ Key Dates

- ✓ Proposed Budget Delivered – 07/29/2021
- ✓ Budget Work Session – 08/02/2021
- ✓ Proposed Budget Public Hearing – 08/30/2021
- ✓ Public Hearing on Tax Rate – 09/13/2021
- ✓ Budget & Tax Rate Adoption – 09/13/2021

✓ Council Input & Direction Needed

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Discuss and take possible action regarding action on the proposed Ad Valorem Tax Rate for 2021, (Fiscal Year October 1, 2021, through September 30, 2022), to place a proposal to adopt a rate on the September 13, 2021, City Council agenda, and to schedule any required public hearing.

Originating Department: Administrative Services

Degree of importance: Critical

SUMMARY / ORIGINATING CAUSE

Upon receipt of certified property values from Galveston and Harris Counties, staff will present the results during a work session with Council at the August 2, 2021 meeting. There are legal posting and publication requirements based on Council's decision regarding the ad valorem tax rate.

If Council proposes a tax rate that is greater than the no new revenue tax rate (formerly, the effective tax rate) or the voter approval tax rate (formerly, the rollback rate), whichever is lower, we will have additional publication and hearing requirements. As delineated on the attached schedule, to meet an adoption date of September 13, 2021, we would need to have a public hearing on September 13, 2021. Council would need to approve this meeting date, take the record vote on the proposed tax rate and announce the meeting at which the tax rate would be adopted during the August 2, 2021 Council meeting.

If the proposed tax rate is the no new revenue tax rate or less, no additional hearing or publication would be required.

The tax rate would be adopted during the public hearing on September 13th or during the Council meeting on September 13th.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Council action to propose the tax rate meets the Texas Truth-in-Taxation guidelines

RECOMMENDATIONS

Staff recommends Council take action to propose a tax rate for 2021 tax year.

ATTACHMENTS

1. Budget & Tax Rate Adoption Calendar

Budget & Tax Rate Adoptions Calendar (above NNRR)

Tax Rate	Budget	Activity	Responsible Party
	July 23	Deliver Proposed Transmittal Letter & Budget in Brief to City Manager for review	City Manager
	July 23	Final Draft of Proposed Transmittal Letter & Budget in Brief due from City Manager to Budget Office	City Manager
	July 26	Receive certified property values from Galveston Central Appraisal District (GCAD and HCAD)	GCAD and HCAD
	July 30	Deliver Proposed Budget to City Council & City Secretary (due date per City Charter is August 1st)	City Mgr & Admin Services
August 2		City Website Posting of No New Revenue & Voter Approval Tax Rates	Admin Services & PIO & Social Media Specialist
	August 2	Proposed Budget work session with City Council	City Council, City Mgr and Budget Team
August 2		Council action to propose tax rate	City Council
August 4		PUBLICATION - Notice of Public Hearing on Proposed Tax Rate in Friendswood Reporter News	GCTO, Admin Services and City Secretary's Office
August 4		Internet and PEG Channel Notice of Public Hearing on Tax Rate (run continuously August 4 th - September 13 th)	Admin Services & PIO & Social Media Specialist
	August 9, 16, 23	If needed, Monday dates available to have additional budget work sessions	City Council, City Mgr, and Budget Team
	August 18	Publication of Public Hearing on Proposed Budget in Friendswood Reporter News	Admin Services and City Secretary's Office
	August 26	72-hour notice of Public Hearing on Budget (Open Meetings Notice)	Admin Services and City Secretary's Office
	August 30	SPECIAL COUNCIL MEETING PUBLIC HEARING ON PROPOSED BUDGET	Admin Services, City Mgr and City Council
September 9		72-hour notice of Public Hearing on Proposed Tax Rate (Open Meetings Notice)	Admin Services and City Secretary's Office
	September 9	72-hour notice of Council Meeting to adopt Budget (Open Meetings Notice)	Admin Services and City Secretary's Office
	September 13	First & Final reading of ordinances adopting budget (Vote to adopt budget AND ratification vote to adopt budget raising total property taxes)	City Council
September 13		PUBLIC HEARING ON PROPOSED TAX RATE First & Final reading of ordinances adopting Tax Rate	Admin Services, City Mgr and City Council

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/30/2021

Prepared by: Leticia Brysch, City Secretary

Subject: Consider setting a public hearing regarding the City of Friendswood Fiscal Year 2021-22 proposed budget.

Originating Department: City Secretary

Degree of importance: Very Important.

SUMMARY / ORIGINATING CAUSE

This item allows the Council to set the public hearing regarding the City's FY2021-22 proposed budget for Monday, August 30, 2021, in the City Council Chamber of Friendswood City Hall. The notice of said hearing will be posted in City Hall and published in the official newspaper of the city pursuant to Section 8.03(c) of the Charter.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends that Council set the hearing as noted in the agenda item.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/13/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Conduct a public hearing to receive comments both oral and written regarding a proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

These proposed amendments are intended to amend the building height exceptions for commercial districts CSC, NC, LI, I, BP, and OPD and clarify reference notes on both the residential and commercial regulation matrices.

Last year, the Planning and Zoning Commission spent a great deal of time reviewing the height ordinance in regards to attachments to buildings, which resulted in changes to the Zoning Ordinance to allow exceptions for attachments to commercial buildings such as finials, crosses, and other religious symbols meaning in certain situations and in all commercial zoning districts. The current proposed amendments will allow taller commercial buildings in all commercial zoning districts (except Downtown District (DD) which already allows 70-foot tall buildings), while maintaining protection of adjacent residential uses by requiring a minimum of two and a half times the building height measured from a proposed building to the nearest Single Family Residential (SFR) zoning. The maximum building height would be 70 feet.

Some examples of other approved building height exceptions include:

Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning
The Gardens at Friendswood Lakes Senior Apartments - 1423 W. Parkwood Ave; 60 feet; approximately 375 feet from SFR zoning

Mary Queen Catholic Church - 606 Cedarwood Drive; 57 feet tower and 73-foot tall crosses; abuts residential zoning and underlying zoning is SFR

The clarifications on the reference notes include removing some incorrect notes and duplicate notes, as well as amending a few setback requirements that did not make sense. The redline version that is attached includes comments regarding changes.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

For economic development reasons, sometimes the price of commercial property is very high and building multi-story buildings is one way that a property owner can make a project viable. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

RECOMMENDATIONS

The Planning and Zoning Commission voted X to X at their public hearing on Thursday, July 22, 2021. The recommendation memo is attached with more details.

ATTACHMENTS

1. Sec 7.Q. Building Height and Misc Amendments Redline
2. PZ Rec Memo Building Height 07-23-2021

Section 7. Schedule of district regulations.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.
2. See regulation matrix.

REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet	Landscape Requirements	Exception Notes	Maximum Lot	
				Front	Rear (a)	Side		Exterior						
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard					
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes			30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes		D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes		D, I	30% EE
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories) (b, e and k)	Yes		E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes		H	30%
BP	10,000	100	100	30	25	25	25 10 J	25	25 10 J	40	Yes	Commented [BB3]: 25' setback is being the exception.		
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes			
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes		B, C	60%

Commented [BB1]: Some letters in parentheses are in the matrices and some are not.

Commented [BB2]: (a) is not specific to rear setbacks.

Commented [BB3]: 25' setback is the standard with J being the exception.

- When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet ~~from street R.O.W.~~
- When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet ~~from street R.O.W.~~
- When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

Commented [BB4]: Remove ROW to account for private streets or access easements.

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

- D. When rear yard of an NC or LNC district abuts a ~~non~~residential district, rear yard setback shall be a minimum of ~~125~~ feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. ~~When DD rear yard abuts a non residential district, rear yard shall be a minimum of zero feet.~~ Reserved.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.
- L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

Commented [BB5]: Setback should be greater between commercial and residential districts.

Commented [BB6]: This is standard via the matrix. The exception is F.

Commented [BB7]: Added same requirement as in the residential section.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximu m Feet (b and e)	Parking Require ment Unit	Zero Lot Lines Y or N	Maximu m Lot Coverage
				Front	Rear (a)	Side						
						Interi or (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%

Commented [BB8]: Regulation Matrix does not need to include reference to parking requirements.

Commented [BB9]: Lot width is not specific to this.

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

MFR-L Multifamily —Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily —Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	50 D, J	5 B, H	4 C, H	40	K	Yes D	50%

Commented [BB10]: This is usually a smaller setback than backing up to an abutting side.

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. ~~Zero setback on side only, minimum five foot separation between buildings. Reserved.~~
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback ~~for additions~~ provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units ~~on~~ two lots are required when lot area is ~~elect~~ed.
Example: a duplex requires two 45-foot wide lots.
- H. ~~Front yard and exterior side yard~~ ~~S~~etbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, ~~utility, or~~ access easement ~~(if streets are private)~~, whichever is greater.

Commented [BB11]: Building separation determined by IRC and IFC.

Commented [BB12]: Already addressed. Not codified yet.

Commented [BB13]: Wording causes confusion to applicants. Example helps clarify intent.

Commented [BB14]: Would be applicable to all setbacks, not just front and side.

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

- I. 25 feet when abutting land zoned single-family residential (SFR) district.
- J. Ten feet when abutting land zoned anything other than ~~MFR-GHD~~ (garden home district (MFR-GHD)).

~~K. Parking is required in accordance with the parking group table in the design criteria manual.~~

Commented [BB15]: Parking addressed in Design Criteria Manual and not called out for commercial matrix.

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, ~~but in no event greater than 70 feet in height~~, when the building setback from the nearest property line is equal to or greater than the building height. ~~Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.~~
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 - 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 - 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

Commented [BB16]: If the building setback is equal to the building height, the angle is 45 degrees.

Commented [BB17]: Would include finials, crosses, etc.

- e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
- f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
- g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
- h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
- i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
- j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a Specific Use Permit (SUP).

Commented [BB18]: Currently no path to allow ISD taller buildings (theater, stadium, etc.)

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008;

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020)

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

Memo

To: Mayor and City Council

From: Joe Matranga, Planning & Zoning Commission Chairman
Aubrey Harbin, Director of Community Development/Planner

Date: July 23, 2021

Re: Proposed amendments to Proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height

At the Planning and Zoning Commission meeting held July 22, 2021, following the public hearing on this subject, the City of Friendswood Planning and Zoning Commission voted 7 to 0 to approve the proposed amendments to the subject zoning ordinances to allow a maximum building height of 70 feet under certain circumstances in commercial zoning districts.

These proposed amendments to Appendix C Zoning Ordinance Sections 7.Q.2 and 7.Q.3 are intended to amend the building height exceptions for commercial districts, including Community Shopping Center, Neighborhood Commercial, Light Industrial, Industrial, Business Park, and Office Park District, and clarify the reference notes on both the residential and commercial regulation matrices.

The Commission and City Staff focused on Friendswood's height ordinances in 2020 and ultimately proposed amendments to the Zoning Ordinances to allow height exceptions for attachments to commercial buildings, such as finials, crosses, and other religious symbols in certain situations. These proposed changes were adopted in 2020. The Commission now proposes amendments which will allow taller commercial buildings in all commercial zoning districts, while maintaining protection for adjacent residential uses by requiring a minimum distance of 2.5 times the building height from the building to the nearest Single Family Residential zoning. The maximum commercial building height in all cases would be 70 feet.

As Friendswood's undeveloped commercial lots become fewer and their prices rise, allowing taller buildings in commercial zoning districts can enhance the economic viability for some commercial projects and allow them to be developed. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

The Planning & Zoning Commission recommends that City Council approve the proposed changes to the subject zoning ordinances to allow taller buildings in commercial zoning districts.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/13/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consideration and possible action regarding a proposed ordinance for the first reading of an ordinance for proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

Originating Department: Community Development

Degree of importance: Choose an Option

SUMMARY / ORIGINATING CAUSE

These proposed amendments are intended to amend the building height exceptions for commercial districts CSC, NC, LI, I, BP, and OPD and clarify reference notes on both the residential and commercial regulation matrices.

Last year, the Planning and Zoning Commission spent a great deal of time reviewing the height ordinance in regards to attachments to buildings, which resulted in changes to the Zoning Ordinance to allow exceptions for attachments to commercial buildings such as finials, crosses, and other religious symbols meaning in certain situations and in all commercial zoning districts. The current proposed amendments will allow taller commercial buildings in all commercial zoning districts (except Downtown District (DD) which already allows 70-foot tall buildings), while maintaining protection of adjacent residential uses by requiring a minimum of two and a half times the building height measured from a proposed building to the nearest Single Family Residential (SFR) zoning. The maximum building height would be 70 feet.

Some examples of other approved building height exceptions include:

Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning
The Gardens at Friendswood Lakes Senior Apartments - 1423 W. Parkwood Ave; 60 feet; approximately 375 feet from SFR zoning

Mary Queen Catholic Church - 606 Cedarwood Drive; 57 feet tower and 73-foot tall crosses; abuts residential zoning and underlying zoning is SFR

The clarifications on the reference notes include removing some incorrect notes and duplicate notes, as well as amending a few setback requirements that did not make sense. The redline version that is attached includes comments regarding changes.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

For economic development reasons, sometimes the price of commercial property is very high and building multi-story buildings is one way that a property owner can make a project viable. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

RECOMMENDATIONS

The Planning and Zoning Commission voted x to x at their public hearing on Thursday, July 22, 2021. The recommendation memo is attached with more details.

ATTACHMENTS

1. Ord Building Height and Reg Matrix Clean Up 07-21-2021.dotx mkf
2. Ord Exhibit A
3. PZ Rec Memo Building Height 07-23-2021

ORDINANCE NO. 2021-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX C ZONING ORDINANCE, SECTION 7.Q.2 "REGULATION MATRIX - COMMERCIAL DISTRICTS AND REGULATION MATRIX - RESIDENTIAL DISTRICTS" IN ORDER TO CLARIFY REFERENCE NOTES AND AMENDING SECTION 7.Q.3 "AREA AND HEIGHT EXCEPTIONS" TO ADD AN EXCEPTION FOR BUILDING HEIGHT; PROVIDING A PENALTY FOR VIOLATION IN AN AMOUNT NOT TO EXCEED \$2000, OR AS OTHERWISE PROVIDED BY LAW; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City Council of the City of Friendswood is continually reviewing the provisions of the City Code of Ordinances, specifically including Appendix C of the Friendswood City Code, (“Zoning”) relating to land use and other circumstances; and

WHEREAS, City Council finds it necessary to clarify multiple reference notes in the Residential Regulation Matrix and the Commercial Regulation Matrix; and

WHEREAS, City Council finds it necessary to amend the building height exceptions for certain commercial districts including Community Shopping Center (CSC), Neighborhood Commercial (NC), Light Industrial (LI), Industrial (I), Business Park (BP), and Office Park District (OPD); and

WHEREAS, the Planning and Zoning Commission of the City of Friendswood has conducted a public hearing, received input from staff and has issued its final report recommending the amendments referenced hereafter; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted public

hearings in the time and manner required by law; and

WHEREAS, City Council has determined that all public notices have been posted and published, all required hearings on this matter have been held, and that this Ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. .

Section 2. That the City of Friendswood Code of Ordinances, Appendix C, “Zoning”, “Section 7.Q.2. Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts” and “Section 7.Q.3. *Area and Height Exceptions*” are hereby amended as indicated in Exhibit “A” attached hereto and made a part hereof for all purposes.

Section 3. That this Ordinance is hereby incorporated and made a part of the Friendswood City Code of Ordinances. Violation of this Ordinance is subject to the penalty provisions contained in such Code under Section 1-14 “General penalty for violations of Code; continuing violations”, and as otherwise provided by law. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 4. That all ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

Section 5. That in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts. .

Section 6. That the City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official

newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading this 2nd day of August, 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

PASSED, APPROVED AND ADOPTED on second and final reading this 13th day of September, 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

EXHIBIT “A”

Section 7. Schedule of district regulations.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.
2. See regulation matrix.

REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) Refer to paragraphs in section 7-Q.3. **for area and height exceptions.**

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (max. 4 stories) (b, e and k)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; ee
DD	15,000 E	0	0	0	0 G 15-F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	25 10 J	25	25 10-J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.

-
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
 - D. When rear yard of an NC or LNC district abuts a ~~non~~residential district, rear yard setback shall be a minimum of ~~12~~25 feet.
 - E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
 - F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
 - G. ~~When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.~~ **Reserved.**
 - H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
 - I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
 - J. **When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet.** In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
 - K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks, and water towers.
 - L. **Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.**

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. **for area and height exceptions.**

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximu m Feet (b and e)	Parking Require ment Unit	Zero Lot Lines Y or N	Maximu m Lot Coverage
				Front	Rear (a)	Side						
						Interi or (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%
MFR-L Multifamily —Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%

MFR-M Multifamily —Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	50-D, J	5 B, H	4 C, H	40	K	Yes D	50%

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. ~~Zero setback on side only, minimum five-foot separation between buildings.~~ **Reserved.**
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.
Example: a duplex requires two 45-foot-wide lots.
- H. ~~Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW.~~ **If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement (if streets are private), whichever is greater.**
- I. 25 feet when abutting land zoned single-family residential (SFR) district.
- J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district **(MFR-GHD)**).
- K. ~~Parking is required in accordance with the parking group table in the design criteria manual.~~

3. *Area and height exceptions.*

-
- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, **but in no event greater than 70 feet in height**, when the building setback from the nearest property line is equal to **or greater than** the building height. Further, ~~the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet.~~ **Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.**
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- d. Communications towers height criteria:
1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.
- e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
- f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

-
- g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.
 - k. **Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a Specific Use Permit (SUP).**

Memo

To: Mayor and City Council

From: Joe Matranga, Planning & Zoning Commission Chairman
Aubrey Harbin, Director of Community Development/Planner

Date: July 23, 2021

Re: Proposed amendments to Proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height

At the Planning and Zoning Commission meeting held July 22, 2021, following the public hearing on this subject, the City of Friendswood Planning and Zoning Commission voted 7 to 0 to approve the proposed amendments to the subject zoning ordinances to allow a maximum building height of 70 feet under certain circumstances in commercial zoning districts.

These proposed amendments to Appendix C Zoning Ordinance Sections 7.Q.2 and 7.Q.3 are intended to amend the building height exceptions for commercial districts, including Community Shopping Center, Neighborhood Commercial, Light Industrial, Industrial, Business Park, and Office Park District, and clarify the reference notes on both the residential and commercial regulation matrices.

The Commission and City Staff focused on Friendswood's height ordinances in 2020 and ultimately proposed amendments to the Zoning Ordinances to allow height exceptions for attachments to commercial buildings, such as finials, crosses, and other religious symbols in certain situations. These proposed changes were adopted in 2020. The Commission now proposes amendments which will allow taller commercial buildings in all commercial zoning districts, while maintaining protection for adjacent residential uses by requiring a minimum distance of 2.5 times the building height from the building to the nearest Single Family Residential zoning. The maximum commercial building height in all cases would be 70 feet.

As Friendswood's undeveloped commercial lots become fewer and their prices rise, allowing taller buildings in commercial zoning districts can enhance the economic viability for some commercial projects and allow them to be developed. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

The Planning & Zoning Commission recommends that City Council approve the proposed changes to the subject zoning ordinances to allow taller buildings in commercial zoning districts.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/07/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Present the 2021 Friendswood Library Outstanding Programming Award to Madeline Short and Diane Freeman.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Madeline Short and Diane Freeman are the recipients of the 2021 Friendswood Library Outstanding Programming Award. Both Madeline and Diane are members of the Library's Friends organization and have volunteered countless hours in helping the Library provide quality programs and services. Madeline served as President of the Friends from 2018 – 2021 and helped to launch the Library's first Gala fundraiser. Diane has served as Book Sale coordinator for many years helping the Library raise funds for programs and equipment.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Leticia Brysch, City Secretary

Subject: Present information regarding the rescheduling of the City Council Regular Meeting from Monday, September 6, 2021, to Monday, September 13, 2021, to accommodate the Labor Day Holiday.

Originating Department: City Secretary

Degree of importance: Operational.

SUMMARY / ORIGINATING CAUSE

The City Council Rules of Procedure, under Section 3.1 "Regular Meetings" allow that "in the event that the first Monday should fall on a holiday, the meeting shall be rescheduled as determined by the Mayor, and/or the City Manager."

As the Labor Day Holiday falls on September 6, 2021, which is the date of the City Council Regular Meeting, the Mayor and City Manager have rescheduled the meeting to the following Monday, September 13, 2021.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

No action is required for this item.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/07/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Discuss and take possible action regarding the authorization of the monthly transfer of funds from the City of Friendswood to the City of Friendswood Employee Benefit Trust.

Originating Department: Administrative Services

Degree of importance:
Significant

SUMMARY / ORIGINATING CAUSE

Council approval is needed to authorize a monthly transfer from the City of Friendswood to the City of Friendswood Employee Benefits Trust for payment of employee benefits premiums to the insurance vendors.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Premiums are reduced resulting in financial savings of approximately \$30,000 to \$35,000 for the City and its employees of the of approximately 1.75% of State tax embedded in the premiums of medical, dental, vision, life, AD&D, and LTD insurance.

RECOMMENDATIONS

Staff recommends the approval of the monthly transfer.

ATTACHMENTS

1. CoFWD_ 2021 FINAL Renewal Presentation 2
2. Cost Comparision Medical & Dental 2021-2022
3. 2021-2022 Rates
4. Declaration of Single Nonprofit Trust Approval 9-10-12
5. EBT



City of Friendswood 2021/2022 RFP Presentation

Bob Treacy, LHIC | July 2021



Gallagher

Insurance | Risk Management | Consulting

Renewal/ITB Analysis

- I. Medical ITB Responses
- II. Ancillary Lines
 - A. Dental
 - B. Vision
 - C. Life/AD&D
 - D. STD
- III. Historical Reference
- IV. Disclosures and Disclaimers

RFP 2021-11

The City engaged a comprehensive RFP process for Group Medical coverage.

RFP SUMMARY

The City received MEDICAL proposals from the three (3) premier carriers:

- BCBS TX (Renewal)
- Aetna
- UHC
- Cigna- Declined to Quote

CONCLUSION

After full analysis, our conclusion is to renew medical plan with BCBS of TX. All other lines of coverage are in rate guarantee this year.

Medical Plans

RFP Analysis

Proposals

Medical - BCBS

Carrier				BCBS TX 1500 Plan	BCBS TX 2500 Plan	BCBS TX BE 2500 Plan	BCBS TX 1500 Plan	BCBS TX 2500 Plan	BCBS TX BE 2500 Plan
Plan Name									
Individual Annual Deductible				\$1,500	\$2,500	\$2,500	\$1,500	\$2,500	\$2,500
Family Annual Deductible				\$4,500	\$7,500	\$7,500	\$4,500	\$7,500	\$7,500
Co-insurance				80%	80%	80%	80%	80%	80%
Individual Out of Pocket Maximum				\$4,500	\$5,500	\$5,500	\$4,500	\$5,500	\$5,500
Family Out of Pocket Maximum				\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200
PCP Visit Copay				\$30	\$25	\$25	\$30	\$25	\$25
Specialist Visit Copay				\$30	\$25	\$25	\$30	\$25	\$25
TeleHealth Copay				\$30	\$25	\$25	\$30	\$25	\$25
Routine Lab/Imaging									
• Billed by Physician				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
• Free Standing				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
• Out Patient Hospital Facility				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
Emergency Room									
• Facility				\$100 + 20%	\$100 + 20%	\$100 + 20%	\$100 + 20%	\$100 + 20%	\$100 + 20%
• Physician				Included	Included	Included	Included	Included	Included
• Urgent Care				\$55	\$50	\$50	\$55	\$50	\$50
RX Card Co-Pays									
Rx Out of Pocket Max				\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000
• Copays				\$20/\$35/\$50	\$10/\$40/\$60	\$10/\$40/\$60	\$20/\$35/\$50	\$10/\$40/\$60	\$10/\$40/\$60
• Mail Order				3X	3X	3X	3X	3X	3X
Generic Push/Step Therapy/Prior Auth				Yes	Yes	Yes	Yes	Yes	Yes
Rates	1500	2500	BE	Current	Current	Current	Renewal	Renewal	Renewal
Employee	96	5	0	\$642.91	\$607.33	\$553.29	\$677.63	\$640.13	\$583.19
Employee + Spouse	18	1	0	\$1,422.63	\$1,343.88	\$1,224.31	\$1,499.45	\$1,416.45	\$1,290.42
Employee + Child(ren)	33	0	1	\$1,184.56	\$1,119.02	\$1,019.45	\$1,248.53	\$1,179.45	\$1,074.50
Employee + Family	43	5	0	\$2,058.26	\$1,944.33	\$1,771.33	\$2,169.41	\$2,049.32	\$1,866.98
Monthly Cost				\$214,922.36	\$14,102.18	\$1,019.45	\$226,528.70	\$14,863.70	\$1,074.50
Annual Cost				\$2,579,068.32	\$169,226.16	\$12,233.40	\$2,718,344.40	\$178,364.40	\$12,894.00
Combined Annual Cost				\$2,760,527.88			\$2,909,602.80		
Change from Current				N/A			5.4%		

Proposals

Medical – Aetna

Carrier Plan Name				BCBS TX 1500 Plan	BCBS TX 2500 Plan	BCBS TX BE 2500 Plan	Aenta OAMC 1500	Aetna OAMC 2500	Aetna HMO; FLEX HMO 2500 80
Individual Annual Deductible				\$1,500	\$2,500	\$2,500	\$1,500	\$2,500	\$2,500
Family Annual Deductible				\$4,500	\$7,500	\$7,500	\$3,000	\$5,000	\$7,500
Co-insurance				80%	80%	80%	80%	80%	80%
Individual Out of Pocket Maximum				\$4,500	\$5,500	\$5,500	\$5,000	\$6,600	\$5,500
Family Out of Pocket Maximum				\$10,200	\$10,200	\$10,200	\$10,000	\$13,200	\$11,000
PCP Visit Copay				\$30	\$25	\$25	\$30	\$30	\$10
Specialist Visit Copay				\$30	\$25	\$25	\$50	\$50	\$90
TeleHealth Copay				\$30	\$25	\$25	\$30	\$30	\$10
Routine Lab/Imaging									
• Billed by Physician				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
• Free Standing				No Charge	No Charge	No Charge	20% After Deductible	20% After Deductible	20% After Deductible
• Out Patient Hospital Facility				No Charge	No Charge	No Charge	20% After Deductible	20% After Deductible	20% After Deductible
Emergency Room									
• Facility				\$100 + 20%	\$100 + 20%	\$100 + 20%	\$300 + 20%	\$300 + 20%	\$250 + 20%
• Physician				Included	Included	Included	Included	Included	Included
• Urgent Care				\$55	\$50	\$50	\$75	\$75	\$50
RX Card Co-Pays									
Rx Out of Pocket Max				\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000			\$200/\$600
• Copays				\$20/\$35/\$50	\$10/\$40/\$60	\$10/\$40/\$60	\$10/\$35/\$70/\$200	\$10/\$35/\$70/\$200	\$10/\$55/\$100/\$200
• Mail Order				3X	3X	3X	2.5X	2.5X	2.5X
Generic Push/Step Therapy/Prior Auth				Yes	Yes	Yes	yes	yes	
Rates	1500	2500	BE	Current	Current	Current	Proposal	Proposal	Proposal
Employee	96	5	0	\$642.91	\$607.33	\$553.29	\$724.76	\$677.62	\$591.75
Employee + Spouse	18	1	0	\$1,422.63	\$1,343.88	\$1,224.31	\$1,603.74	\$1,499.44	\$1,309.42
Employee + Child(ren)	33	0	1	\$1,184.56	\$1,119.02	\$1,019.45	\$1,335.37	\$1,248.51	\$1,090.30
Employee + Family	43	5	0	\$2,058.26	\$1,944.33	\$1,771.33	\$2,320.30	\$2,169.39	\$1,894.47
Monthly Cost				\$214,922.36	\$14,102.18	\$1,019.45	\$242,284.39	\$15,734.49	\$1,090.30
Annual Cost				\$2,579,068.32	\$169,226.16	\$12,233.40	\$2,907,412.68	\$188,813.88	\$13,083.60
Combined Annual Cost				\$2,760,527.88			\$3,109,310.16		
Change from Current				N/A			12.6%		

9.00% Rate Cap on 2nd year

Proposals

Medical - UHC

Carrier Plan Name				BCBS TX 1500 Plan	BCBS TX 2500 Plan	BCBS TX BE 2500 Plan	UHC PPO BCYE/ G71Y	UHC PPO BCYG/G71Y	UHC Charter AYZN (mod) / G71Y
Individual Annual Deductible				\$1,500	\$2,500	\$2,500	\$1,500	\$2,500	\$2,500
Family Annual Deductible				\$4,500	\$7,500	\$7,500	\$3,000	\$5,000	\$5,000
Co-insurance				80%	80%	80%	80%	80%	80%
Individual Out of Pocket Maximum				\$4,500	\$5,500	\$5,500	\$5,000	\$6,000	\$5,500
Family Out of Pocket Maximum				\$10,200	\$10,200	\$10,200	\$10,000	\$12,000	\$11,000
PCP Visit Copay				\$30	\$25	\$25	\$0/\$25	\$0/\$30	\$0/\$10
Specialist Visit Copay				\$30	\$25	\$25	\$25/\$50	\$30/\$60	\$60
TeleHealth Copay				\$30	\$25	\$25	\$0	\$0	\$0
Routine Lab/Imaging									
• Billed by Physician				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
• Free Standing				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
• Out Patient Hospital Facility				No Charge	No Charge	No Charge	No Charge	No Charge	No Charge
Emergency Room									
• Facility				\$100 + 20%	\$100 + 20%	\$100 + 20%	\$250 + 20%	\$250 + 20%	\$500 + 20 AD
• Physician				Included	Included	Included	Included	Included	Included
• Urgent Care				\$55	\$50	\$50	\$75	\$75	\$25
RX Card Co-Pays									
Rx Out of Pocket Max				\$1,000/\$3,000	\$1,000/\$3,000	\$1,000/\$3,000			
• Copays				\$20/\$35/\$50	\$10/\$40/\$60	\$10/\$40/\$60	\$5/\$30\$65	\$5/\$30\$65	\$5/\$30\$65
• Mail Order				3X	3X	3X	2.5X	2.5X	2.5X
Generic Push/Step Therapy/Prior Auth				Yes	Yes	Yes	Yes	Yes	Yes
Rates	1500	2500	BE	Current	Current	Current	Proposal	Proposal	Proposal
Employee	96	5	0	\$642.91	\$607.33	\$553.29	\$689.16	\$656.32	\$496.55
Employee + Spouse	18	1	0	\$1,422.63	\$1,343.88	\$1,224.31	\$1,667.77	\$1,588.29	\$1,201.65
Employee + Child(ren)	33	0	1	\$1,184.56	\$1,119.02	\$1,019.45	\$1,247.38	\$1,187.94	\$898.76
Employee + Family	43	5	0	\$2,058.26	\$1,944.33	\$1,771.33	\$2,294.90	\$2,185.55	\$1,653.51
Monthly Cost				\$214,922.36	\$14,102.18	\$1,019.45	\$236,023.46	\$15,797.64	\$898.76
Annual Cost				\$2,579,068.32	\$169,226.16	\$12,233.40	\$2,832,281.52	\$189,571.68	\$10,785.12
Combined Annual Cost				\$2,760,527.88			\$3,032,638.32		
Change from Current				N/A			9.9%		

Other Lines of Coverage

Under Rate Guarantee

Ancillary Lines of Coverage

Dental - Interlocal

Carrier				Guardian NAP PX		Guardian PPO VZ		Guardian DHMO	
Plan Name									
Calendar Year Max				\$1,500		\$1,500		\$5 Copay per Visit	
CY Deductible				\$50 Ind/\$150 Fam		\$50 Ind/\$150 Fam		None	
Ortho Life Max				\$1,500		N/A		Fee Schedule	
Preventive Services				100% Ded Waived		100% Ded Waived		Fee Schedule	
Basic Services				80% After Ded		80% After Ded		Fee Schedule	
Major Services				50% After Ded		50% After Ded		Fee Schedule	
Orthodontia				50% Ded Waived		N/A		Fee Schedule	
				Out of Network		Out of Network		Out of Network	
R & C				90th Percentile		MAC		N/A	
Rates	NAP PX	PPO VZ	DHMO	Current	Renewal	Current	Renewal	Current	Renewal
Employee	107	66	0	\$36.65	\$36.65	\$25.97	\$25.97	\$12.05	\$12.05
Employee + Spouse	52	23	0	\$65.50	\$65.50	\$47.53	\$47.53	\$20.28	\$20.28
Employee + Child(ren)	39	11	0	\$81.78	\$81.78	\$50.14	\$50.14	\$26.95	\$26.95
Employee + Family	113	40	0	\$111.54	\$111.54	\$72.46	\$72.46	\$32.88	\$32.88
Monthly Cost				\$23,120.99	\$23,120.99	\$6,257.15	\$6,257.15	\$2,873.39	\$2,873.39
Annual Cost				\$277,451.88	\$277,451.88	\$75,085.80	\$75,085.80	\$34,480.68	\$34,480.68
Change from Current				0.00%		0.00%		0.00%	

Ancillary Lines of Coverage

Vision

Plan Name	VSP Vision	
Exam/ Materials	\$10/\$25	
Frames Allowance	\$130 + 20%	
Single Lenses	Included	
Bi Focal Lenses	Included	
Tri Focal Lenses	Included	
Progressive Lenses	\$55-\$175	
Elective Contacts Allowance	\$130	
Fitting Exam	\$60	
Necessary Contacts	100% covered	
Frequency	12/12/12	
	Out of Network	
Exam Allowance	\$45	
Frames Allowance	\$70	
Single Lenses Allowance	\$30	
Bi Focal Lenses Allowance	\$50	
Tri Focal Lenses Allowance	\$65	
Progressive Lenses Allowance	\$50	
Elective Contacts Allowance	\$105	
Necessary Contacts Allowance	\$210	
Rates	Current	Renewal
Employee	\$9.63	\$9.63
Employee + Spouse	\$15.40	\$15.40
Employee + Child(ren)	\$15.72	\$15.72
Employee + Family	\$25.35	\$25.35
Change from Current	0.00%	
Rate Guarantee Until	10/1/2022	

Ancillary Lines of Coverage

Basic Life, Voluntary Life

Carrier	Guardian Basic Life	
Definition of Employee	Full-time Active Employees working 30 hours a week	
Definition of Earning	Exclude Bonus & Commissions	
Employee Benefit	1X Salary	
Maximum Benefit	\$250,000	
Guarantee Issue Limit	Full Benefit	
	Age Reductions	
Age 65	35%	
Age 70	50%	
Rates	Current	Renewal
Life Rate Per \$1000	\$0.220	\$0.220
AD&D Rate Per \$1000	\$0.020	\$0.020
Total Rate Per \$1000	\$0.240	\$0.240
Est. Monthly Volume	\$20,400,950	\$20,400,950
Est. Monthly Cost	\$4,896.23	\$4,896.23
Est. Annual Cost	\$58,754.74	\$58,754.74
Change from Current	0.00%	
Rate Guarantee Until	10/1/2022	

Carrier	Lincoln Voluntary Life	
Benefits	Full-time Employees working 30 hours a week	
Definition of Employee	5X Earning; Max \$500,000	
Employee Benefit	50% EE; Max \$250,000	
Spouse Benefit	25	
Child Benefit -Limiting Age	\$250	
Birth - 6 Mos	\$10,000	
6 Mos - Limiting Age	\$150,000	
Employee Guarantee Issue	\$10,000	
Under age 60	\$30,000	
Age 60-69	None	
Spouse Guarantee Issue	\$10,000	
Under age 60	Equal to life	
Age 60-69	Equal to Employee	
Child Guarantee Issue	Included	
Employee AD&D Benefit	Age Reductions	
Spouse AD&D Benefit	35%	
Portability	55%/ Terminate	
	Terminate	
Age 65		
Age 70		
Age 75		
Rates per \$1000	Employee	Spouse
Under 30	\$0.080	\$0.080
30-34	\$0.090	\$0.090
35-39	\$0.110	\$0.110
40-44	\$0.170	\$0.170
45-49	\$0.280	\$0.280
50-54	\$0.550	\$0.550
55-59	\$0.890	\$0.890
60-64	\$1.080	\$1.080
65-69	\$1.860	\$1.860
70-74	\$4.410	\$4.410
75+	\$16.850	\$16.850
AD&D Rate	\$0.045	
Child Rate	\$2.000	

Ancillary Lines of Coverage

LTD & Vol STD

Plan Name	Lincoln	
Benefits	LTD	
Eligibility	Full-time Employees working at least 30 hours per week	
Definition of Earnings	Excludes Bonuses and Commissions	
Employee Benefit	60% of Monthly Earnings	
Maximum Monthly Benefit	\$6,000	
Elimination Period Accident	90 Days	
Elimination Period Sickness	90 Days	
Benefit Duration	to age 65/SSNRA	
Pre-Existing Limitation	3/12	
Own Occupation	24 Months	
Zero Day Residual		
Rates	Current	Renewal
Rate Per \$100	\$0.422	\$0.422
Est. Monthly Volume	\$1,108,840.00	\$1,108,840.00
Est. Monthly Cost	\$4,679.30	\$4,679.30
Est. Annual Cost	\$56,151.66	\$56,151.66
Change from Current	0.00%	
Rate Guarantee Until	10/1/2022	

Plan Name	Lincoln	
Benefits	Vol STD	
Employee Benefit	60%	
Maximum Weekly Benefit	\$1,000	
Earnings Definition	Weekly Earnings, including Commissions, excluding Overtime and Bonuses	
Elimination Period Accident	7 Days	
Elimination Period Sickness	7 Days	
Benefit Duration	13 Weeks	
Pre-Ex	12/12	
Maternity	Subject to Pre-Ex	
Sick Day Integration	Included	
Zero Day Residual	Included	
	Current	Renewal
Rate Per \$10	\$0.613	\$0.613
Est. Monthly Volume	\$10,021.00	\$10,021.00
Est. Monthly Cost	\$61.43	\$61.43
Est. Annual Cost	\$737.14	\$737.14
Change from Current	0.00%	
Rate Guarantee Until	10/1/2022	

Ancillary Lines of Coverage

Worksite Coverages

Carrier Name	Guardian
Benefits	v Accident Plan
Disability Benefit	Off the Job Coverage Employee: \$25,000 Spouse: \$12,500
AD&D Benefit	Child (up to age 26): \$5,000
Emergency Treatment	\$175
Follow-up Treatment	\$50 up to 6 treatments
Physical Therapy	\$25/ up to 10 days
Appliance	\$125
Fracture	Schedule up to \$5,500
Dislocations	Schedule up to \$4,400
Initial Hospitalization	\$1,000
Daily Hospital	\$225
Daily Hospital Limit	365 days
Portability	Included until age 70
Miscellaneous	Wellness Benefit of \$50 per year
Rates	Current
Employee	\$12.43
Spouse	\$21.04
Child	\$21.65
Family	\$30.26
Participation requirements	5 employees
Rate Guarantee Until	10/1/2022

Carrier Name	Guardian	
Benefits	v Critical Illness	
Offering	Employee: \$10,000 or \$20,000 Spouse: \$10,000 or \$20,000 Child: 50% of employee	
Guarantee Issue	Employee: \$20,000 Spouse: \$10,000 Child: 25% of Employee	
Ages	Child up to age 26	
Pre-Ex Limitation	Waived	
Health Screening Benefit	\$50	
Initial Illness Diagnosis	Cancer: up to 100% Vascular: up to 100% Other Conditions: up to 100%	
Recurrence Diagnosis	Cancer: up to 50% Vascular: up to 50% Other Conditions: up to 50%	
Benefit Reduction	50% at age 70	
Miscellaneous	Must have more than 3 months between benefits and recurrence for related Critical Illness	
Rates per \$1000	\$10,000	\$20,000
Under 30	\$7.92	\$14.22
30-39	\$9.36	\$17.06
40-49	\$15.09	\$28.39
50-59	\$26.65	\$51.25
60-69	\$44.94	\$87.54
70+	\$80.41	\$158.01
Child	\$0.00	
Participation requirements	5 employees	
Rate Guarantee Until	10/1/2022	

Carrier Name	Guardian
Benefits	v Hospital Indemnity
Guarantee Issue	Yes
Pre-Ex Limitation	Waived
Pregnancy Pre-Ex Covered	Yes
Mental & Nervous	No
Drug & Alcohol	No
Initial Hospitalization	\$1,000
Initial Hospital Limit	365 Days
Daily Hospital	\$200
Daily Hospital Limit	30
Portability	Included
Waiver of premium	Included
Miscellaneous	
Rates per employee age	Current
Employee	\$22.49
Employee+ Spouse	\$46.94
Employee + Children	\$36.64
Employee + Family	\$61.09
Participation requirements	5 employees
Rate Guarantee Until	10/1/2022

Historical Reference

Historical Reference

Premium History PEPM (Per Employee Per Month)

Plan Year	17/18	18/19	19/20	20/ May 21	21/22
Premium	\$1,173	\$1,191	\$1,151	\$1,141	\$1,203
Renewal Increase	3.0%	1.5%	-3.0%	0.0%	5.4%

Average increase over 4 renewal cycles is 1.75%
ACA Benefit Value is 81% - Gold standard

PEPM = total premiums / number of covered employees

Disclosures and Disclaimers

Compensation - Health

A.M. Best Ratings & Compensation - Health

- While GBS does not guarantee the financial viability of any health insurance carrier or market, it is an area we recommend that clients closely scrutinize when selecting a health insurance carrier or HMO. There are a number of rating agencies that can be referred to including, A.M. Best, Fitch, Moody's Standard & Poors and Weiss Ratings (TheStreet.com). Generally, agencies that provide ratings of U.S. Health Insurers, including traditional insurance companies and other managed care (e.g. HMO) organizations, reflects their opinion based on a comprehensive quantitative and qualitative evaluation of a company's financial strength, operating performance and market profile. However, these ratings are not a warranty of an insurer's current or future ability to meet its contractual obligations.

Carrier	Quote Status	Commission/Supplemental Compensation
Medical, Rx		
BCBSTX	Renewal	\$35.54 PCPM / \$0.00 to \$15.00 PEPY
Aetna	Proposal	5%/\$0.00 to \$40.00 PMPY
Cigna	Decline to Quote	5% / \$0 to \$27 PEPY
UHC	Proposal	\$35.54 PEPM / \$0 to \$4 PEPQ
Dental		
Guardian	Renewal	5% / 0% to 1.75% of premium
Vision		
VSP	Renewal	Sliding 10% / 0%

Compensation - Non-Health

A.M. Best Ratings & Compensation – Non-Health

Carrier	Status	Commission/Supplemental Compensation	AM Best Rating
Life/AD&D			
Guardian	Renewal	15% / 0% to 1.75% of premium	A++/XV
Vol Life / AD&D			
Lincoln	Renewal	15% / 0% to 3.25% of premium	A+/XV
Vol STD			
Lincoln	Renewal	15% / 0% to 3.25% of premium	A+/XV
LTD			
Lincoln	Renewal	15% / 0% to 3.25% of premium	A+/XV
Voluntary Benefits - CI / Accident / Hospital Indemnity			
Guardian	Renewal	60% / 0% to 1.75% of premium	A++/XV

AM Best Ratings – Non-Health

- Arthur J. Gallagher & Co. uses A.M. Best & Co.'s rating services to evaluate the financial condition of insurers whose policies we propose to deliver. The rating of the carrier and the year of publication of that rating are indicated. Arthur J. Gallagher & Co. makes no representation and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Level	Category	Level	Category
A++, A+	Superior	C, C-	Weak
A, A-	Excellent	D	Poor
B++, B+	Good	E	Under Regulatory / Supervision
B, B-	Fair	F	In Liquidation
C++, C+	Marginal	S	Rating Suspended

Financial Size Categories			
FSC I	Up to 1,000	FSC IX	250,000 to 500,000
FSC II	1,000 to 2,000	FSC X	500,000 to 750,000
FSC III	2,000 to 5,000	FSC XI	750,000 to 1,000,000
FSC IV	5,000 to 10,000	FSC XII	1,000,000 to 1,250,000
FSC V	10,000 to 25,000	FSC XIII	1,250,000 to 1,500,000
FSC VI	25,000 to 50,000	FSC XIV	1,500,000 to 2,000,000
FSC VII	50,000 to 100,000	FSC XV	2,000,000 or more
FSC VIII	100,000 to 250,000		

Best's Insurance Reports, published annually by A.M. Best Company, Inc., presents comprehensive reports on the financial position, history, and transactions of insurance companies operating in the United States and Canada. Companies licensed to do business in the United States are assigned a Best's Rating which attempts to measure the comparative position of the company or association against industry averages.

Disclosures

The intent of this analysis is to provide you with general information regarding the status of, and/or potential concerns related to your current employee benefits environment. It does not necessarily fully address all of your specific issues. It should not be construed as, nor is it intended to provide legal advice. Questions regarding specific issues should be addressed by your general counsel or an attorney who specializes in this practice area.

This analysis is for illustrative purposes and is not a guarantee of future expenses, claims, costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts. Please see your policy or contact us for specific information for further details in this regard.

Network discount analysis is based on a representative basket of 'goods and services' an employer's health plan(s) could expect to see over the course of a year. It is in no way intended to imply a direct correlation to an employer's actual claim experience. This analysis is designed to approximate a differential in reimbursement rates among various networks in order to assess efficiency and does not in any way represent a guarantee of savings.

This proposal is an outline of the coverage proposed by the carrier(s), based on information provided by your company. It does not include all of the terms, coverages, exclusions, limitations, and conditions of the actual contract language. The policies and contracts themselves must be read for those details. Policy forms for your reference will be made available upon request.

This analysis contains a financial cost summary and an outline of key policy provisions. Although cost is an important factor in placing coverage with a stop loss carrier, key policy provisions are also critical to the selection process and they may represent additional financial liability. For example, a stop loss policy that supersedes a client's plan document language could have a negative financial impact on the Plan. Although most stop loss carriers will agree to cover medically necessary and generally accepted practices and procedures, there may be other limitations which should be considered prior to policy acceptance.

GBS and certain of its insurance carrier markets from time to time enter into arrangements providing for additional compensations to be paid to GBS by such carrier generally with respect to the total volume of premium or insurance coverages written through GBS with that carrier (i.e.: all insurance policies with that carrier where GBS is the broker). It is not clear at this time what these fees and/or commissions retained by GBS, GBS affiliates, such as excess and surplus lines brokers, wholesalers, reinsurance intermediaries, and similar parties, may earn and retain commissions and/or fees in the course of providing insurance products.

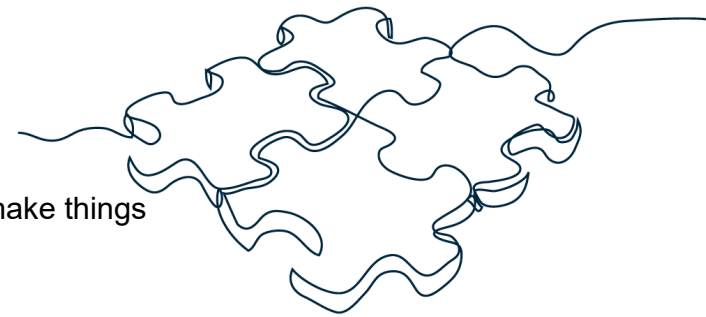
Commissions include all commissions/fees paid to Gallagher that are attributable to a contract or policy between a plan and an insurance company, or insurance service. This includes indirect fees that are paid to Gallagher paid by a third party, and includes, among other things, the payment of "finders' fees" or other fees to Gallagher for a transaction or service involving the plan. Gallagher companies may receive supplemental compensation referred to in a variety of terms and definitions, such as contingent commissions, additional commissions and supplemental commission.

Consulting and insurance brokerage services to be provided by Gallagher Benefit Services, Inc. and/or its affiliate Gallagher Benefit Services (Canada) Group Inc. Gallagher Benefit Services, Inc., a non-investment firm and wholly owned subsidiary of Arthur J. Gallagher & Co., is a licensed insurance agency that does business in California as "Gallagher Benefit Services of California Insurance Services" and in Massachusetts as "Gallagher Benefit Insurance Services." Securities and Investment Advisory Services may be offered by Gallagher Retirement Services, Inc. and executed through NFP Securities, Inc., Member FINRA/SIPC. Investment advisory services and corresponding named fiduciary services may also be offered through Gallagher Fiduciary Advisors, LLC, a Registered Investment Adviser. Gallagher Fiduciary Advisors, LLC is a single-member, limited-liability company, with Gallagher Benefit Services, Inc. as its single member. Not all individuals of Gallagher and none of Gallagher Fiduciary Advisors, LLC individuals are registered to offer securities or investment advisory services through NFP Securities, Inc. NFP Securities, Inc. is not affiliated with Arthur J. Gallagher & Co., Gallagher Benefit Services, Inc. or Gallagher Fiduciary Advisors, LLC. Neither Arthur J. Gallagher & Co., NFP Securities, Inc., or their affiliates provide accounting, legal, or tax advice.

The Gallagher Way

1. We are a Sales and Marketing Company dedicated to providing excellence in Risk Management Services to our Clients.
2. We support one another. We believe in one another, We acknowledge and respect one another.
3. We push for professional excellence.
4. We can all improve and learn from one another.
5. There are no second class citizens – everyone's job is important.
6. We're an open society.
7. Empathy for the other person is not a weakness
8. Suspicion breeds more suspicion. To trust and be trusted is vital.
9. Leaders need followers. How leaders treat followers has a direct impact on the effectiveness of the leader.
10. Interpersonal business relationships should be built.
11. We all need one another. We are all cogs in a wheel.
12. No department or person is an island.
13. Professional courtesy is expected.
14. Never ask someone to do something you wouldn't do yourself.
15. I consider myself support for our Sales and Marketing. We can't make things happen without each other. We are a team.
16. Loyalty and respect are earned – not dictated.
17. Fear is a turnoff.
18. People skills are very important at Arthur J. Gallagher & Co.
19. We're a very competitive and aggressive Company.
20. We run to problems – not away from them.
21. We adhere to the highest standards of moral and ethical behavior.
22. People work harder and are more effective when they're turned on – not turned off.
23. We are a warm, close Company. This is a strength – not a weakness.
24. We must continue building a professional Company – together – as a team.
25. Shared values can be altered with circumstances – but carefully and with tact and consideration for one another's needs.

When accepted Shared Values are changed or challenged, the emotional impact and negative feelings can damage the Company.



- 10 years running -

- Robert E. Gallagher
May 1984

Thank you!

Consultant: Bob Treacy, LHIC
Account Manager: Sara Davis

2245 Texas Dr., Suite 140
Sugar Land, TX 77479



Gallagher

Insurance | Risk Management | Consulting

2021-2022 Primary Coverage Medical Rates

5.4% Increase

1500 Deductible	Monthly Rate	Employee Monthly Cost	Employee Monthly Increase	City Monthly Cost	City Monthly Increase	EE per pay period for 24 deductions	EE Increase per pay period for 24 deductions	Employee Annual Increase	City Annual Increase
Single	\$677.63	\$67.76	\$3.47	\$609.87	\$31.25	\$33.88	\$1.74	\$41.66	\$374.98
Couple	\$1,499.45	\$449.84	\$23.05	\$1,049.62	\$53.77	\$224.92	\$11.52	\$276.55	\$645.29
Adult & Child(ren)	\$1,248.53	\$374.56	\$19.19	\$873.97	\$44.78	\$187.28	\$9.60	\$230.29	\$537.35
Family	\$2,169.41	\$650.82	\$33.34	\$1,518.59	\$77.80	\$325.41	\$16.67	\$400.14	\$933.66

2020-2021 Primary Coverage Medical Rates

1500 Deductible	Monthly Rate	Employee Monthly Cost	City Monthly Cost	EE per pay period for 24 deductions
Single	\$642.91	\$64.29	\$578.62	\$32.15
Couple	\$1,422.63	\$426.79	\$995.84	\$213.39
Adult & Child(ren)	\$1,184.56	\$355.37	\$829.19	\$177.68
Family	\$2,058.26	\$617.48	\$1,440.78	\$308.74

2021-2022 Primary Coverage Dental Rates

0% Increase

PPO	Monthly Rate	Employee Monthly Cost	Employee Monthly Increase	City Monthly Cost	City Monthly Increase	EE per pay period for 24 deductions	EE Increase per pay period for 24 deductions	Employee Annual Increase	City Annual Increase
Single	\$36.65	\$3.67	\$0.00	\$32.99	\$0.00	\$1.83	\$0.00	\$0.00	\$0.00
Couple	\$65.50	\$19.65	\$0.00	\$45.85	\$0.00	\$9.83	\$0.00	\$0.00	\$0.00
Adult & Child(ren)	\$81.78	\$24.53	\$0.00	\$57.25	\$0.00	\$12.27	\$0.00	\$0.00	\$0.00
Family	\$111.54	\$33.46	\$0.00	\$78.08	\$0.00	\$16.73	\$0.00	\$0.00	\$0.00

2020-2021 Primary Coverage Dental Rates

PPO	Monthly Rate	Employee Monthly Cost	City Monthly Cost	EE per pay period for 24 deductions
Single	\$36.65	\$3.67	\$32.99	\$1.83
Couple	\$65.50	\$19.65	\$45.85	\$9.83
Adult & Child(ren)	\$81.78	\$24.53	\$57.25	\$12.27
Family	\$111.54	\$33.46	\$78.08	\$16.73

Medical, Dental, Vision Insurance for 2021 - 2022

	Monthly Billing Rate	Employee Monthly cost	City Monthly Cost	Employee Per Pay cost at 24 pays/YR
Guardian Dental Insurance	Value Max			
	Single	\$25.97	\$2.60	\$23.37
	Couple	\$47.53	\$14.26	\$33.27
	Adult & Child(ren)	\$50.14	\$15.04	\$35.10
	Family	\$72.46	\$21.74	\$50.72
	PPO			
	Single	\$36.65	\$3.67	\$32.99
	Couple	\$65.50	\$19.65	\$45.85
	Adult & Child(ren)	\$81.78	\$24.53	\$57.25
	Family	\$111.54	\$33.46	\$78.08
Health Insurance	BCBS PPO / 1500 Plan		Primary Plan	
	Single	\$677.63	\$67.76	\$609.87
	Couple	\$1,499.45	\$449.84	\$1,049.62
	Adult & Child(ren)	\$1,248.53	\$374.56	\$873.97
	Family	\$2,169.41	\$650.82	\$1,518.59
	BCBS PPO / 2500 Plan		Optional Plan - less coverage	
	Single	\$640.13	\$64.01	\$576.12
	Couple	\$1,416.45	\$424.94	\$991.52
	Adult & Child(ren)	\$1,179.45	\$353.84	\$825.62
	Family	\$2,049.32	\$614.80	\$1,434.52
	BLUE ESSENTIALS PLAN 2500 Plan			
	Single	\$583.19	\$58.32	\$524.87
	Couple	\$1,290.42	\$387.13	\$903.29
	Adult & Child(ren)	\$1,074.50	\$322.35	\$752.15
	Family	\$1,866.98	\$560.09	\$1,306.89
VSP Vision Insurance	Vision Plan			
	Single	N/A	\$9.64	0
	Couple	N/A	\$15.40	0
	Adult & one Child	N/A	\$15.72	0
	Family	N/A	\$25.36	0

DECLARATION OF SINGLE NONPROFIT TRUST

I.

The **City of Friendswood**¹ ("City"), as settlor, designates the members of the **City of Friendswood City Council**² to be Trustees and declares that the Trustee hold in trust the funds described in Schedule A attached hereto and incorporated herein by reference, which is the property of the City, and all substitutions and additions to such funds, for the purpose of providing life, disability, sick, accident, and other health benefits to the City's officers, employees, and qualified retirees and their dependents.

II. PURPOSE

This is a single nonprofit trust created for the purpose of providing City officers, employees, and qualified retirees and their dependents with life, disability, sickness, accident, and other health benefits either directly or through the purchase of insurance and to perform operations in furtherance thereof.

III. DURATION

The Trust shall continue until terminated by operation of law or by majority vote of the Trustees.

IV. TRUSTEES: COMPOSITION, OFFICERS, COMPENSATION, AND MEETINGS

COMPOSITION. The Trustees are the members of the **City of Friendswood City Council**, and the term of each Trustee is contemporaneous with his or her term of office as a Member of the City

¹ The settlor is the entity establishing the trust and may also be a Chapter 172 Pool, a county, a hospital district, or a county or municipal hospital.

² The trustees will govern the operations of the trust and may also be the Trustees of a Chapter 172 Pool, members of a County Commissioners Court, or members of the Board of Directors of a hospital district or of a municipal or county hospital.

Council. Whenever a Trustee ceases to be a member of the **City of Friendswood** City Council, the person succeeding him or her in office will serve as a successor Trustee of the Trust.

OFFICERS. The Mayor shall serve as Chairman and shall preside at meetings of the Trustees and shall have all such other powers as are conferred herein or by majority vote of the Trustees. The Mayor Pro Tem shall serve as Vice Chairman and shall preside at meetings of the Trustees whenever the Chairman is absent. The Secretary shall rotate, coinciding with the **City of Friendswood's** Fiscal Year, between the Council members, skipping the Mayor Pro Tem, beginning with Position 1. The Secretary will oversee the preparation of meeting agendas, giving notice of meetings to the Trustees, and the minutes of the meetings of the Trustees.

COMPENSATION. The Trustees shall be reimbursed for all reasonable and necessary expenses incurred by them in the performance of their duties and will otherwise receive no compensation for their service as Trustees. Any approved reimbursement(s) will be made by the City of Friendswood.

MEETINGS. A meeting of the Trustees may be called by the Chairman or on written request to the Chairman by two or more Trustees. Trustees shall have at least three days written notice of any meeting. For purposes of this section, electronic mail notice is written notice.

V.

RIGHTS, POWERS, AND DUTIES OF TRUSTEES; QUORUM AND VOTING

RIGHTS, POWERS, AND DUTIES. In addition to all other powers and duties conferred on them by this Trust document and imposed or authorized by law, the Trustees shall have the following powers and duties:

1. The Trustees shall carry out all of the duties necessary for the proper operation and administration of the Trust on behalf of the covered persons and shall have all the

powers necessary and desirable for the effective administration of the affairs of the Trust.

2. The Trustees have the general power to make and enter into all contracts and agreements necessary or convenient to carry out any of the powers granted by this Trust document or by law or to effectuate the purpose of the Trust. All such contracts and agreements or any other legal documents herein authorized shall be approved by the Trustees and signed by the Chairman on behalf of the Trust. The Trustees may also designate another Trustee to sign such documents.
3. The Trustees shall use the Trust's funds to accomplish the purpose of the Trust, as described in Paragraph II herein, and to operate and administer the Trust solely in the interest of the covered City officers, employees, and qualified retirees and dependents thereof and for the exclusive purpose of providing benefits to such persons and defraying the reasonable expenses of administration of the Trust. To this end, the Trustees may purchase life, disability, or accident and health insurance to provide coverage for participating City officers, employees, and qualified retirees and their dependents. The Trustees may also adopt a health benefits plan that covers eligible City officers, employees, and qualified retirees, and their dependents.
4. The Trustees may accept contributions to the Trust funds from any source including contributions from covered persons receiving benefits from the Trust.
5. The Trustees shall be authorized to contract with any qualified organization to perform any of the functions necessary for providing life, disability, sick, accident, and other health benefits, including but not limited to excess loss insurance, stop loss insurance, claims administration and administrative services. When required by law or desired by

the Trustees, the Trustees may seek sealed competitive bids or sealed competitive proposals with respect to contracts required to carry out the operations of the Trust and to effect the purpose of the Trust.

6. The Trustees shall arrange for the investing of the funds of the Trust so as to keep the same invested according to law and at the best interest rates obtainable for the benefit of the covered persons. The Trustees may hire money managers and shall adopt an investment policy for its own use and that of its agents in making investments. The Trustees shall select a depository for the Trust's funds and provide for the proper security of any and all investments. The Trustees shall designate signatories for the Trust's depository accounts.
7. The City of Friendswood may purchase insurance for the Trustees and any other fiduciaries appointed by the Trustees and for the City of Friendswood to cover liability or losses occurring by reason of the act or omission of any one or more of the Trustees or any other fiduciary appointed by them. Any insurance purchased by the City of Friendswood must give the insurer recourse against the Trustees or other fiduciaries concerned for breach of any fiduciary obligation or fiduciary duty owed to the Trust.
8. The Trustees shall arrange for proper accounting and reporting procedures for the Trust's funds and shall also provide for an annual audit of the Trust's financial affairs by a certified public accountant.
9. The Trustees may retain legal counsel to represent the Trust and the Trustees in all legal proceedings as well as to advise the Trust and the Trustees on all matters pertaining to the operation and administration of the Trust.
10. The Trustees have the authority to terminate the Trust at any time.

11. Upon termination of the Trust, the Trustees shall provide for the payment of Trust obligations, debts, losses, and other liabilities and shall provide for the disposition of the remaining Trust funds in accordance with Paragraph IX herein.

QUORUM AND VOTING. A majority of the Trustees shall constitute a quorum for the transaction of business at any meeting of the Trustees and the vote of a majority of the Trustees present shall be required for approval of any action at such meeting. The vote of such majority of the Trustees at such meeting shall constitute action of the Trustees as a group.

VI. BENEFICIARIES

The beneficiaries of the Trust are the City officers, employees, and qualified retirees and their dependents who are covered by a life, disability, sick, accident, or other health benefits plan purchased or adopted by the Trust (also called "covered persons" herein). Beneficiaries may make contributions to the Trust for use by the Trustees in fulfilling the purposes of the Trust. No beneficiary shall have any claim against the funds or any other property of the Trust. The rights and interests of the beneficiaries are limited to the insurance or health benefits specified in any policy purchased or plan adopted by the Trustees.

VII. TRUST FUNDS

The Trust funds consist of the funds described in Schedule A hereto as provided by the Settlor to institute this Trust, future contributions by the Settlor, beneficiary contributions, investment income, and any other money or property which shall come into the hands of the Trustees in connection with the administration of the Trust. The Trustees may use the Trust's funds as follows:

1. to pay all expenses which the Trustees consider necessary in establishing the Trust and in administering the Trust and all reasonable expenses incurred by the Trustees in the

performance of their duties as defined to be those allowed under Section 222.002(c)(5)(A) [Texas Insurance Code] and or permitted by the State Comptroller of the State of Texas in its role as the administrator of this legislation;

2. to pay premiums on any insurance policies allowed under Section 222.002(c)(5)(A) [Texas Insurance Code] purchased by the Trust;
3. to make authorized investments;
4. to pay claims under any health benefits plan adopted by the Trustees.

VIII. LIABILITY OF TRUSTEES AND OFFICERS

The Trustees shall use ordinary care and reasonable diligence in the exercise of their powers and the performance of their duties hereunder; and they shall not be liable for any mistake of judgment or other action made, taken or omitted by them in good faith, nor for any action taken or omitted by any agent, employee or independent contractor selected with reasonable care; nor for loss incurred through investment of the Trust funds or failure to invest. No Trustee shall be liable for any action taken or omitted by any other Trustee. No Trustee shall be required to give a bond or other security to guarantee the faithful performance of his or her duties hereunder. To the fullest extent permitted by law: (a) the City of Friendswood shall indemnify each Trustee who was, is, or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding ("*Proceeding*"), any appeal therein, or any inquiry or investigation preliminary thereto, by reason of the fact that the Trustee is or was a Trustee; (b) the City of Friendswood shall pay or reimburse a Trustee for expenses incurred (i) in advance of the final disposition of a Proceeding to which such Trustee was, is or is threatened to be made a party, and (ii) in connection with such Trustee's appearance as a witness or other participation in any Proceeding.

IX.
AMENDMENT, REVOCATION AND TERMINATION

This Declaration of Trust and the Trust created herein shall terminate when and if required by operation of law. The Trustees shall have the power to amend, modify, terminate or revoke, in whole or in part, this Declaration of Trust and the Trust created herein by majority vote at a duly called meeting at which a quorum is present. Notwithstanding the foregoing, the Trustees shall have no power to amend Paragraph II of this Declaration of Trust. Beneficiaries of the Trust shall have no right to amend this Declaration of Trust, and their approval shall not be a condition or requirement for an authorized amendment by the Trustees.

Upon termination of the Trust, the Trustees shall pay all obligations, debts, losses, and other liabilities of the Trust. Thereafter, the Trustees shall first use the remaining trust funds to pay covered claims of persons covered under the City's health benefits plan that may be in effect at the time of termination of the Trust and, then, either apply any remaining balance of the funds for the benefit of those covered persons in such manner as the Trustees determine shall best carry out to purposes of this Trust or pay such balance over to such covered persons on a per capita basis. Notwithstanding the foregoing, the Trustees, upon termination of the Trust and payment of all Trust obligations may, by vote of a majority of the Trustees, transfer the remaining funds or any portion thereof to the trustees of any trust or trusts established for a substantially similar purpose to be applied for uses substantially similar to those set forth in Paragraph II herein.

X.
GOVERNING LAW

This Declaration of Trust and the Trust created herein shall be construed and governed by the laws of the State of Texas in force from time to time.

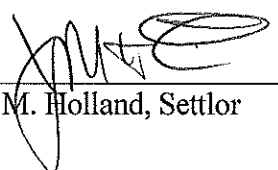
XI.
MISCELLANEOUS

Whenever the context so admits and such treatment is necessary to interpret this Declaration of Trust in accordance with its apparent intent, the use herein of the singular shall include the plural, and vice versa, and the use of the feminine, masculine, or neuter gender shall be deemed to include the other genders.

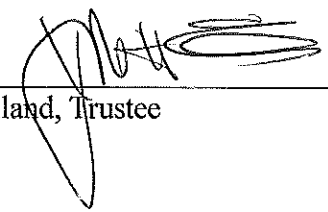
The captions or headings above the various Paragraphs of this Declaration of Trust have been included only to facilitate the location of the subjects covered by each Paragraph but shall not be used in construing this Declaration of Trust.

If any clause or provision of this Declaration of Trust proves to be or is adjudged invalid or void for any reason, such invalid or void clause, provision, or portion shall not affect the whole, but the balance of the provisions hereof shall remain operative and shall be carried into effect insofar as is legally possible.

IN WITNESS WHEREOF, the undersigned parties have executed this Declaration of Trust, consisting of twelve (12) pages and Schedule A attached hereto, on the dates of their respective acknowledgments below. By joining in the execution of this Declaration of Trust, the Trustees acknowledge receipt of the property described in Schedule A, signify acceptance of the Trust created hereunder, and covenant that the Trust will be executed with all due fidelity. This Trust is effective as of the last date of signature below.



Mayor Kevin M. Holland, Settlor



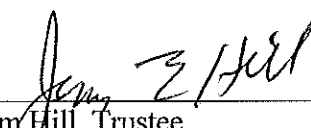
Kevin M. Holland, Trustee



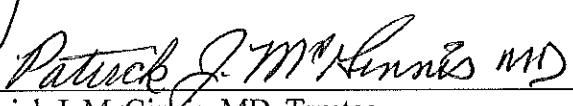
Billy J. Enochs, Trustee



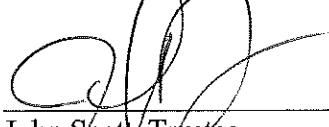
Steve Rockey, Trustee



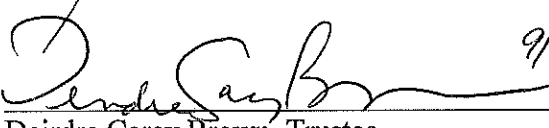
Jim Hill, Trustee



Patrick J. McGinnis, MD, Trustee



John Scott, Trustee

 9/25/2012

Deirdre Carey Brown, Trustee

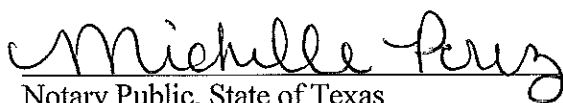
THE STATE OF TEXAS §

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COUNTY OF GALVESTON/HARRIS §

This instrument was acknowledged before me on, September 14th, 2012,
by Kevin M. Holland, Mayor of the City of Friendswood on behalf of Settlor.





Notary Public, State of Texas
Print Name: Michelle Perez
My Commission Expires: 11/18/14

THE STATE OF TEXAS

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COUNTY OF GALVESTON/HARRIS

This instrument was acknowledged before me on, September 14th, 2012,
by Kevin M. Holland, Trustee.



Michelle Perez
Notary Public, State of Texas
Print Name: Michelle Perez
My Commission Expires: 11/18/14

THE STATE OF TEXAS

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COUNTY OF GALVESTON/HARRIS

This instrument was acknowledged before me on, September 24th, 2012,
by Billy J. Enochs, Trustee.

Michelle Perez
Notary Public, State of Texas
Print Name: Michelle Perez
My Commission Expires: 11/18/14

THE STATE OF TEXAS

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COUNTY OF GALVESTON/HARRIS

This instrument was acknowledged before me on September 14th, 2012,
by Steve Rockey, Trustee.



Michelle Perez
Notary Public, State of Texas
Print Name: Michelle Perez
My Commission Expires: 11/18/14

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF
GALVESTON/HARRIS
AUGUST 2, 2021



AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD CITY COUNCIL SPECIAL MEETING TO BE HELD AT 5:30 PM ON MONDAY, AUGUST 2, 2021, AT COUNCIL CHAMBER, CITY HALL, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, 77546, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. CALL TO ORDER

2. CONSENT AGENDA

- A. Consider accepting the renewal offer from Blue Cross/Blue Shield of Texas for Employee Medical and Pharmacy Insurance.
- B. Consider accepting the renewal offer from Guardian for Employee Dental Insurance.
- C. Consider accepting the renewal offer from Guardian for Employee Life/AD&D Insurance.
- D. Consider accepting the renewal offer from VSP for Employee Vision Insurance.
- E. Consider accepting the renewal offer from Lincoln Financial for Employee Long-Term Disability (LTD) Insurance.
- F. Consider approving a contract with Guardian for ancillary products.

3. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICE MUST BE MADE TWO (2)

BUSINESS DAYS OR MORE PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 996-3270 FOR FURTHER INFORMATION.

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD CITY COUNCIL WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS 29TH DAY OF JULY, 2021, AT 5:00 P.M.

DATE

AT TIME

**LETICIA BRYSCH
CITY SECRETARY**

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 06/24/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Discuss and take possible action on RFQ 2021-07 for architectural and engineering services for the Blackhawk Renovations Project.

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Following Harvey, after the loss of the Public Works building at 1306 Deepwood to flooding, the City's Public Works and Parks and Recreation Departments moved into 15355 Blackhawk, the old Food Lion Building at the intersection of FM 2351 and Blackhawk.

In November 2019, voters approved \$2 million in bonds to be used towards the renovation of the building for continued use by Public Works, Parks and Recreation, and the Engineering Department.

The City recently released a Request for Qualifications for architectural and engineering services in relation to the renovation of that building. There were 5 responses received. The selection committee picked PGAL for its experience and its ongoing relationship with the City. PGAL is also the City's architect on the shelter component of renovations at Blackhawk.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Renovation will include construction of new offices, shop space, storage, conference rooms, etc. Portions of the facility's electrical system will be upgraded and garage bays installed.

This contract in the amount of \$242,390 will be funded by the 2020 revenue bonds.

Upon full execution of the contracts, PGAL will meet extensively with those affected City departments to gather input and work on a schematic design that would best suit the City. Construction is expected to occur in 2022.

RECOMMENDATIONS

Award the contract for architectural and engineering services for the Blackhawk Renovations Project to PGAL

ATTACHMENTS

1. 00410 - Standard Agreement for Professional Services - Architect - Blackhawk Building Renovation Project
2. Blackhawk Renovattion PGAL Form 1295 (1)_Redacted

THE STATE OF TEXAS

COUNTY OF GALVESTON

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**CONTRACT FOR
PROFESSIONAL SERVICES - ARCHITECT**

THIS AGREEMENT, entered into as of this 2ND day of AUGUST 2021, by and between the City of Friendswood, Texas (hereinafter called the "CITY") acting herein by its Mayor, duly authorized by resolution of the City Council of the City of Friendswood and PGAL, INC., 3131 BRIARPARK DR. SUITE 200, HOUSTON, TX 77042 (hereinafter called the "ARCHITECT") acting herein by PAUL BONNETTE, PRINCIPAL-IN-CHARGE hereunto duly authorized:

WITNESSETH THAT:

WHEREAS, the CITY desires to engage the ARCHITECT to (1) render certain technical and professional services hereafter described in "Scope of Services" or (2) perform certain work hereafter described in "Scope of Services" for the project briefly described as BLACKHAWK BUILDING RENOVATION PROJECT DESIGN SERVICES DEFINED IN THE ATTACHED PROPOSAL: NOW, THEREFORE, the Parties hereto do mutually agree as follows:

I. EMPLOYMENT OF ARCHITECT

The CITY hereby agrees to engage the ARCHITECT and the ARCHITECT hereby agrees to perform the "Scope of Services" hereinafter set forth. This contract shall be performed in Harris County, Texas.

II. SCOPE OF SERVICES

Architectural services in connection with preparation of plans and specifications and construction phase services including, but not limited to, all necessary design, plans, and specifications for BLACKHAWK BUILDING RENOVATION PROJECT.

The work is further described in detail on Attachment A – PGAL, INC. proposal dated JULY 15TH, 2021 and shall include a proposed schedule for the design of the project.

III. TIME OF PERFORMANCE

00410-1

ARCHITECT shall proceed immediately upon execution of this Contract with performance of the services called for under the Basic Services with completion within FOUR HUNDRED (400) calendar days after execution, unless delayed by causes outside the control of ARCHITECT, and shall proceed with subsequent work only on authorization by CITY. ARCHITECT shall immediately submit to CITY in writing evidence of delay satisfactory to the CITY'S reasonable discretion, upon which an extension of time equal to the period of actual delay, if approved by the CITY, shall be granted in writing.

IV. INFORMATION AND SERVICES TO BE FURNISHED ARCHITECT

It is agreed that the CITY shall furnish, without charge, for the purpose of the Contract, information, data, reports, records, and maps as are existing, and available, for the carrying out of the work of the ARCHITECT as outlined under "Scope of Services"; provided, however, the CITY makes no representation or warranty regarding the reliability of any such information, data, reports or maps. The CITY its agencies shall cooperate with the ARCHITECT and will, to the fullest extent reasonably practicable, facilitate the performance of the work described in this Contract.

V. COMPENSATION AND METHOD OF PAYMENT

A. COMPENSATION

It is agreed that total fees for Basic Services for the work as described in Attachment A hereto (including subcontracted Architectural and professional services as described in Attachment A) shall not exceed the sum of TWO HUNDRED FORTY-TWO THOUSAND THREE HUNDRED NINETY Dollars and ZERO CENTS (\$242,390) unless specifically authorized by the CITY.

B. PAYMENT

ARCHITECT shall invoice CITY monthly for its services and charges incurred by ARCHITECT for services performed under the direction and control of ARCHITECT as described herein.

CITY agrees to pay ARCHITECT at its office the full amount of each such invoice upon receipt or as otherwise specified in this Agreement. A charge of one percent per month shall be added to the unpaid balance of invoices not paid within thirty-one days (31 D) after date of invoice. The ARCHITECT shall pay its subcontractors no later than the tenth day after he receives payment as required under Chapter 2251, Texas Local Government Code.

1. REIMBURSABLES – as stated in Attachment A of ARCHITECT'S Proposal and shall not exceed the limits proposed. All reimbursables shall be accompanied with documentation to expenses incurred, and shall only be paid with the approval of the CITY.
2. SITE VISITS – as stated at rate and frequency in Attachment A and approved by the CITY.
3. ARCHITECT shall not charge for corrections of errors and omissions, by the ARCHITECT, to the design of the project.

VI. RECORDS

ARCHITECT shall keep accurate records, including time sheets and travel vouchers, of all time and expenses allocated to performance of Contract work. Such records shall be kept in the office of the ARCHITECT for a period of not less than five years (5 Yr) and shall be made available to the CITY for inspection and copying upon reasonable request.

VII. OWNERSHIP OF DOCUMENTS

All documents, including original drawings, estimates, specifications, field notes and data are the property of CITY. ARCHITECT may retain reproducible copies of drawings and other documents for its use.

All documents, including drawings and specifications prepared by ARCHITECT are instruments of service in respect to the project. They are not intended or represented to be suitable for reuse by CITY or others on extensions of the Project or on any other project. Any reuse without written verification or adaption by ARCHITECT for the specific purpose intended shall be at CITY'S sole risk and without liability or legal exposure to ARCHITECT. Any such verification or adaption shall entitle ARCHITECT to further compensation at rates to be agreed upon by CITY and ARCHITECT.

VIII. INSURANCE

All insurance shall be written by an insurer licensed to conduct business in the State of Texas, unless otherwise permitted by CITY. The City of Friendswood, its officers, agents and employees shall be named as an additional Insured. The ARCHITECT shall, at his own expense, purchase, maintain and keep in force insurance that shall protect against injury and/or damages which may arise out of or result from operations under this contract, whether the operations be by himself or by any agent or by anyone directly or indirectly employed by any of them, or by

anyone for whose acts any of them may be liable, of the following types and limits (no insurance policy or certificate of insurance required below shall contain any aggregate policy year limit unless a specific dollar amount (or specific formula for determining a specific dollar amount) aggregate policy year limit is expressly provided in the specification below which covers the particular insurance policy or certificate of insurance). ARCHITECT shall require all subcontractors to purchase, maintain and keep in force the same types of insurance policies and coverages:

- A.** Worker's Compensation Insurance (with Waiver of Subrogation in favor of the City of Friendswood, its officers, agents and employees), with statutory limits.
- B.** Commercial General Liability occurrence type insurance (No "XCU" restrictions shall be applicable). Products/completed operations coverage must be included.
 - 1.** Bodily injury five hundred thousand dollars (\$500,000) single limit per occurrence or five hundred thousand dollars (\$500,000) each person/five hundred thousand dollars (\$500,000) per occurrence.
 - 2.** Property Damage one hundred thousand dollars (\$100,000) per occurrence.
 - 3.** Minimum aggregate policy year limit one million dollars (\$1,000,000).
- C.** Commercial Automobile Liability Insurance (including owned, non-owned and hired vehicles coverages).
 - 1.** Minimum combined single limit of five hundred thousand dollars (\$500,000) per occurrence for bodily injury and property damage.
 - 2.** If individual limits are provided minimum limits are three hundred thousand dollars (\$300,000) per person, five hundred thousand dollars (\$500,000) per occurrence for bodily injury and one hundred thousand dollars (\$100,000) per occurrence for property damage.
- D.** Contractual Liability Insurance covering the indemnity provision of this contract in the same amount and coverage as provided for Commercial General Liability Policy, specifically referring to this Contract by date, job number and location.
- E.** ARCHITECT also agrees to maintain Professional Liability Insurance coverage of one million dollars (\$1,000,000) minimum per occurrence/claim/policy year aggregate limits to protect the CITY against damages arising from the ARCHITECT'S negligent or wrongful act or

omission in the performance of services under this Contract. Coverage shall continue for a minimum of two (2) years after the ARCHITECT'S assignment under this Contract is completed. The deductible on the policy for Professional Liability shall not exceed two-hundred thousand dollars (\$200,000) unless specifically approved by the CITY.

ARCHITECT shall cause ARCHITECT'S insurance company or insurance agent to fill in all information required (including names of insurance agencies, ARCHITECT and insurance companies, and policy numbers, effective dates and expiration dates, and provide proof that the CITY is an additional insured) and to date and sign and do all other things necessary to complete and make into a valid certificate of insurance the CERTIFICATE OF INSURANCE Form attached to and made a part of this Contract, and pertaining to the above listed Items A, B, C, D, and E; and before commencing any of the work and within the time otherwise specified, ARCHITECT shall file said completed Form with the CITY. None of the provisions in said Form shall be altered or modified in any respect except as herein expressly authorized. Said CERTIFICATE OF INSURANCE Form contains a provision that coverages afforded under the policies shall not be altered, modified or cancelled unless at least fifteen days (15 D) prior written notice has been given to the CITY. ARCHITECT shall also file with the CITY valid CERTIFICATE(s) OF INSURANCE on like form from or for all Subcontractors and showing the Subcontractor(s) as the Insured. Said completed CERTIFICATE OF INSURANCE Form(s) shall in any event be filed with CITY not more than ten days (10 D) after execution of this Contract.

IX. PROFESSIONAL LIABILITY

- A.** ARCHITECT must perform services with the professional skill and care ordinarily provided by competent architects practicing under the same or similar circumstances and professional license and as expeditiously as is prudent considering the ordinary professional skill and care of a competent architect. ARCHITECT shall use that degree of care and skill ("Professional Standard of Care") in the preparation of designs, drawings, plans, specifications, data, reports and designation of materials and equipment provided by ARCHITECT for the Project covered by this Contract. Approval by CITY shall not constitute nor be deemed a release or waiver of the responsibility and liability of ARCHITECT for the accuracy and competency of such designs, drawings, plans, specifications, data, reports and designation of materials and equipment. Contractor shall be responsible for the actual supervision of Construction operations and safety measures involving the work, his employees and the public. ARCHITECT shall immediately make the CITY aware of any fault or defect in the project based on its observations, including any errors, omissions, or inconsistencies in

the ARCHITECTS Documents or Instruments of Service.

- B.** If services include periodic visits to the site to observe work performed by another Contractor, ARCHITECT shall exercise its Professional Standard of Care during site observations to determine if the Contractor is performing the work in general accordance with Contract Documents and to endeavor to safeguard the CITY against defects and deficiencies in the work; provided, however, ARCHITECT does not guarantee or insure the work completed by the Contractor. During visits to the construction site, and on the basis of the ARCHITECT'S on-site observations as an experienced and qualified design professional, ARCHITECT shall keep the CITY informed on the extent of the progress of the work, and shall advise the CITY of material and substantial defects and deficiencies in the work of Contractors that are discovered by the ARCHITECT during its observations or otherwise brought to the ARCHITECT'S attention in the course of construction.

X. INDEMNIFICATION

ARCHITECT SHALL INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, ELECTED OFFICIALS, AGENTS, AND EMPLOYEES, HARMLESS FROM ANY CLAIMS, FINES, DEMANDS, LOSS, DAMAGE, SUIT, AND LIABILITY OF EVERY KIND, INCLUDING ALL REASONABLE EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, TO THE EXTENT THAT THE DAMAGE IS CAUSED BY OR RESULT FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, OR CAUSED BY THE, ERRORS OR OMISSIONS OF THE ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACT LABORERS, OR SUBARCHITECTS IN THE PERFORMANCE OF THIS AGREEMENT.

ARCHITECT SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS IN CONNECTION WITH THE SERVICES OF ARCHITECT AND SHALL INDEMNIFY— AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS OR DAMAGE TO THE EXTENT ARISING OUT OF NONCOMPLIANCE WITH SUCH LAWS, RULES AND REGULATIONS, WITHOUT LIMITATION. ARCHITECT SHALL ASSUME FULL RESPONSIBILITY FOR PAYMENTS OF FEDERAL, STATE AND LOCAL TAXES OR CONTRIBUTIONS IMPOSED OR REQUIRED UNDER THE SOCIAL SECURITY, WORKER'S COMPENSATION, AND INCOME TAX LAWS WITH RESPECT TO ARCHITECT'S EMPLOYEES. FURTHER, ARCHITECT SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS, DAMAGES, EXPENSES OR CLAIMS TO THE EXTENT CAUSED BY ANY NEGLIGENT ACT OR OMISSION, INTENTIONAL TORT, OR FAILURE TO PAY A SUBARCHITECT OR SUPPLIER OF ARCHITECT, ITS OFFICERS, AGENTS AND EMPLOYEES IN CONNECTION WITH ANY OF THE WORK

PERFORMED OR TO BE PERFORMED UNDER THIS CONTRACT BY ARCHITECT OR AS A RESULT OF ARCHITECT'S FAILURE TO EXERCISE ITS PROFESSIONAL STANDARD OF CARE IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT. FURTHER, ARCHITECT SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS, DAMAGES, EXPENSES OR CLAIMS FOR INFRINGEMENT OF ANY INTELLECTUAL PROPERTY TO THE EXTENT ARISING OUT OF THE USE OF ANY PLANS, DESIGN, DRAWINGS, OR SPECIFICATIONS FURNISHED BY ARCHITECT IN THE PERFORMANCE OF THIS AGREEMENT.

THE FOREGOING INDEMNIFICATION PROVISION SHALL APPLY TO ARCHITECT REGARDLESS OF WHETHER OR NOT SAID LIABILITY, LOSS, DAMAGES, EXPENSES, OR CLAIMS IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER HOWEVER, ARCHITECT SHALL ONLY PROVIDE INDEMNIFICATION TO THE PROPORTIONAL EXTENT OF THEIR NEGLIGENCE.

THE ARCHITECT SHALL REQUIRE ALL OF ITS APPROVED SUBARCHITECTS TO INCLUDE IN THEIR SUBCONTRACTS, A RELEASE AND INDEMNITY IN FAVOR OF THE CITY IN SUBSTANTIALLY THE SAME FORM AS ABOVE.

XI. ADDRESS OF NOTICE AND COMMUNICATIONS

CITY:	ARCHITECT:
CITY OF FRIENDSWOOD	PGAL, INC.
910 S. FRIENDSWOOD DR.	3131 BRIARPARK DR. SUITE 200
FRIENDSWOOD, TEXAS 77546	HOUSTON, TX 77042
Attn: HAILEE MEDWEDEFF	Attn: PAUL BONNETTE
Title: PROJECT MANAGER	Title: PRINCIPAL-IN-CHARGE

All notices and communications under this Contract shall be mailed or delivered to CITY and ARCHITECT at the above addresses, respectively.

XII. CAPTIONS

Each paragraph of this Contract has been supplied with a caption to serve only as a guide to the contents. The caption does not control the meaning of any Paragraph or in any way determine its interpretation or application.

XIII. SUCCESSORS AND ASSIGNMENTS

The CITY and the ARCHITECT each binds themselves and their successors, executors, administrators, and assigns to the other party of this Contract and to the successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Except as above, neither the CITY nor

the ARCHITECT shall assign, sublet, or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto.

XIV. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the ARCHITECT shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if the ARCHITECT shall violate any of the covenants, agreements, or stipulations of this Contract, the CITY shall thereupon have the right to terminate this Contract by giving written notice to the ARCHITECT of such termination and specifying the effective date thereof, at least five days (5 D) before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, survey, drawings, maps, models, photographs, and reports prepared by the ARCHITECT under this Contract shall become the property of the CITY, and the ARCHITECT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the ARCHITECT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the Contract by the ARCHITECT and the CITY may withhold any payment to the ARCHITECT for the purpose of setoff until such time as the exact amount of damages due the CITY from the ARCHITECT is determined.

XV. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this Contract at any time by giving at least thirty days (30 D) notice in writing to the ARCHITECT. If the Contract is terminated by the CITY as provided herein, the ARCHITECT shall be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the ARCHITECT, other terms and conditions contained in Paragraph 14 of this Contract relative to termination shall apply.

XVI. CHANGES

The CITY may, from time to time, request changes in the scope of the services to be performed by the ARCHITECT under this Contract. Such changes, including any increase or decrease in the amount of the ARCHITECT'S compensation, which are mutually agreed upon by and between the CITY and ARCHITECT shall be incorporated in written amendments to this Contract.

XVII. PERSONNEL

A. The ARCHITECT represents that it has, or shall secure at its own expense, all personnel required in performing the services under this Contract. Such

personnel shall not be employees of or have any contractual relationship with the CITY.

- B.** All of the services required hereunder shall be performed by the ARCHITECT or under its supervision and all personnel engaged in the work shall be fully qualified and, if applicable shall be authorized or permitted under State and local law to perform such services.
- C.** None of the work or services covered by this Contract shall be subcontracted without the prior written approval of the CITY. Any work or services subcontracted hereunder shall be specified by written Contract or agreement and shall be subject to each provision of this Contract.

XVIII. REPORTS AND INFORMATION

The ARCHITECT shall, at such times and in such forms as the CITY may require, furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Contract.

XIX. CIVIL RIGHTS

The ARCHITECT shall comply with applicable requirements of Chapter 106 Civil Practice and Remedies Code of the State of Texas which prohibits discrimination on the grounds of race, religion, color, sex or national origin, while performing work on behalf of the CITY.

The ARCHITECT shall carry out its work under this Contract in a manner that shall ensure full compliance by the CITY with the Statute.

XX. INTEREST OF ARCHITECT AND EMPLOYEES

The ARCHITECT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, in the study area or any parcels therein or any other interests which would conflict in any manner or degree with the performance of its services hereunder.

The ARCHITECT further covenants that in the performance of this Contract, no person who has any such interest shall be employed by the ARCHITECT.

XXI. INCORPORATION OF PROVISIONS REQUIRED BY LAW

Each provision and clause required by law to be inserted into the Contract shall be deemed to be enacted herein and the Contract shall be read and enforced as though each were included herein. If through mistake or otherwise any such

provision is not inserted or is not correctly inserted, the Contract shall be amended to make such insertion upon application by either party.

XXII. VENUE

Any action brought by either party based on any claim arising under or as a result of this contract shall be brought in a court of competent jurisdiction in Galveston County, Texas.

XXIII. TIME IS OF THE ESSENCE

Time is of the essence for the completion of all work described in this contract. It is anticipated that all work will be completed within the time as stated in the Schedule from the date of execution, and that any delay in the completion of the work described herein shall constitute a breach of this contract.

**CITY OF FRIENDSWOOD
STANDARD CONTRACT AGREEMENT**

**PROFESSIONAL SERVICES
FOR ARCHITECT**

EXECUTED IN Three (3) counterparts (each of which is an original) on behalf of ARCHITECT by PAUL BONNETTE its PRINCIPAL-IN-CHARGE shown below, and on behalf of the CITY by MIKE FOREMAN, its Mayor, thereto duly authorized this 2ND day of AUGUST 2021.

ACCEPTED:

PROPOSED AND AGREED TO:

CITY:

ARCHITECT:

CITY OF FRIENDSWOOD, TEXAS

PGAL, INC.

MAYOR

BY: 
PRINCIPAL-IN-CHARGE

DATE: _____

DATE: 7/20/21

ATTEST:

ATTEST:

CITY SECRETARY



(OFFICER OR SECRETARY)

APPROVED AS TO FORM:

CITY ATTORNEY





July 15, 2021

Ms. Hailee Medwedeff
Project Manager
City of Friendswood Engineering Division
15355 Blackhawk Blvd.
Friendswood, TX 77546
Voice: (281) 993-3402
Email: hmedwedeff@friendswood.com

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

RE: Scope of Services and Fee Proposal
City of Friendswood Blackhawk Building Renovation Project

Dear Ms. Medwedeff:

The office of PGAL is pleased to present this scope of work and fee proposal for design services for the Blackhawk Building Renovation Project in Friendswood, Texas.

PROJECT UNDERSTANDING

In November 2019, voters approved a bond proposition which included approximately \$2M for the renovation of approximately 29,000 sq. ft. of a former Food Lion store located at 15355 Blackhawk in Friendswood. The building was purchased with FEMA grant funding after the old public works facility off Deepwood Drive was lost in 2017 due to damages incurred from Hurricane Harvey. The Blackhawk Building is being utilized by the Public Works, Engineering, and Parks Departments, housing large machinery and equipment, mechanical work bays, lunchrooms, and office space with conference rooms. The renovation will require configuring new office spaces within the building and analysis of the building's MEPF to ensure the new layout will have adequate power, heating/cooling, and life safety. This project will be done in conjunction with, the Emergency Shelter project, in which the City intends on converting 7,680 square feet of the building into an emergency shelter for the public. The construction of the renovation project must be done prior to the emergency shelter project so that office space can be created for staff currently utilizing the space planned for the shelter.

The existing building has a steel-framed roof supported on interior columns and exterior load-bearing CMU walls. The foundation consists of slab-on-grade with drilled piers supporting column and perimeter grade beams. (Existing structural drawings are not available, the use of drilled piers and grade beams was mentioned in the geotechnical report prepared by Paradigm.)

The renovation will include converting a large area of the building into vehicle work bays, which will require new overhead doors in an exterior CMU wall. The floor slab appears to have settled and is also inadequate for vehicle loading so foundation work and/or slab replacement will be required in this area, and possibly in the kitchen area that previously housed a walk-in freezer. The City has had a separate geotechnical investigation done in the areas of the settlement. The area will be required to be ventilated, but not conditioned.

The existing loading dock area has some condition issues, and may be considered for demolition. Should the loading dock area be retained and renovated, a new exterior stair will be constructed. The Public Works shop area and restrooms in the rear of the building will remain as is not part of the renovation project.

New bathrooms will be provided in the administration area which will require the existing slab to be sawcut and replaced to allow installation of new plumbing lines.

We will design the repair and/or call for replacement of the current pole-mounted main power service box as the existing poles are leaning. A new natural gas powered emergency generator will be designed to serve life safety, emergency shelter and other requirements for the building in case of power loss.

We will provide telecommunications, security system and audio visual system design for the interior renovation and exterior security camera and access control systems. We will work closely with the city's technology and security staff to integrate the systems with current city equipment and devices.

There will be some civil work in the scope, to modify curbs, paving and circulation patterns to provide additional vehicle turning radius on the northwest side of the building.

SCOPE OF WORK

During the initial Phase, PGAL will gather existing information about the project, field verify conditions, and familiarize ourselves with the existing building. We will consult extensively with the Public Works, Engineering, and Parks & Recreation Departments to become familiar with the program requirements of this project. We will then prepare an initial Schematic Design with options for the overall layout and design of the renovated facility.

Once the Schematic Design is approved, we will finalize the documents for bidding and construction. We propose providing a Design Development set showing a more detailed design selected finishes and layout for review, and a 50%, 90% and 100% Construction Document set for review and approval prior to going out to bid. We will prepare technical specifications for the project based on City of Friendswood standards. Once the documents have been signed and sealed, they will be submitted

to the City of Friendswood and Texas Accessibility Standards for permitting and approval. Any review and inspection fees will be submitted to the City as a reimbursable expense.

The design will comply with City of Friendswood design guidelines, and other applicable codes and standards in effect at the commencement of this assignment.

During the Bidding Phase, we will conduct a prebid meeting, prepare minutes, answer bidders' questions and prepare any necessary addenda.

During the Construction Administration Phase, we will review shop drawings, contractor pay applications, and respond to RFIs. We will provide limited site observations during construction and attend any regular on-site construction meetings. Once the project is substantially complete, we will provide a punch list for contract items that are incomplete or in need of further attention.

COMPENSATION

The total A/E fees are as follows:

City of Friendswood Blackhawk Building Renovation Project

Construction Documents Fee

PGAL – Architecture	\$105,890
PGAL – Civil Engineering	\$ 15,500
Henderson Rogers – Structural Engineering	\$ 40,000
Infrastructure Associates – MEP Engineering	\$ 70,000
Infrastructure Associates – IT, Security & AV	\$ 8,500

Total Fee Proposal Amount	\$239,890
----------------------------------	------------------

Reimbursable Expenses: PGAL would expect to be reimbursed for any out of pocket expenses we incur on behalf of this project, to include, but not limited to, printing, plotting, photography, permits, fees, special handling or delivery, mileage and travel (if necessary). Reimbursable expenses will be billed at our cost and are estimated not-to-exceed **\$2,500** to complete the project through construction.

Additional Services: If services other than those described above are requested and approved by the City of Friendswood, they will be billed in addition to the above compensation in accordance with PGAL's personnel rate schedule for 2021. Additional Services include but are not limited to the following:

Ms. Hailee Medwedeff
Project Manager, City of Friendswood Engineering Division
City of Friendswood Blackhawk Building Renovation Project
July 15, 2021
Page 4

Any design consultants other than those specifically included
Topographic and Utility Survey
Geotechnical Investigations
Design of off-site work
Strengthening or hardening of existing building structure
TDI Windstorm Inspections or Certification
Modification of building exterior or roof beyond adding openings and demolishing the loading dock area
Design of emergency shutdown of HVAC system or exterior louvers
Acoustical consulting
Furniture design and specification
Professional renderings, models and computer animations
Detailed cost estimates
Environmental consulting
Construction materials testing
Revisions to approved documents
LEED consulting or certification fees
Permit fees
Energy Code certification

Terms: PGAL will invoice monthly based on a percentage of project completion. Payments are due within thirty (30) days of receipt of invoice.

PROJECT SCHEDULE

PGAL is prepared to deliver this project in accordance with the following schedule:

- Schematic / Design Development Aug 2 – Sept 3, 2021
- Construction Documents Sept 7 – Nov 19, 2021
- Bid/GMP Approval Nov 22 – Dec 16, 2021
- NTP/Construction Feb 1, 2022 – Sep 2, 2022

Thank you again for the opportunity to serve the City of Friendswood. PGAL looks forward to the commencement and successful completion of this project. Please contact me at 713-622-1444 should you have any questions or comments regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul D. Bonnette', with a vertical line to its left.

Paul D. Bonnette, AIA
Principal

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

PGAL, Inc.
Houston, TX United States

Certificate Number:
2021-781387

Date Filed:
07/21/2021

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Friendswood

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2021-07
Blackhawk Building Renovation Project Design Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Gerber, Jeffrey	Houston, TX United States	X	
	Brown, Kenneth	Alexandria, VA United States	X	
	Weiner, Jeffrey	Houston, TX United States	X	
	Nestler, Ian	Boca Raton, FL United States	X	

5 Check only if there is NO Interested Party.

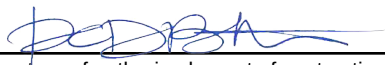
☐**6 UNSWORN DECLARATION**

My name is Paul Bonnette, and my date of birth is ██████.

My address is 3131 Briarpark, Suite 200, Houston, TX, 77042, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 21st day of July, 20 21.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/01/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Discuss and take possible action regarding the rejection of all bids for RFP 2021-10 for water meter reading services.

Originating Department: Administrative Services

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

On June 2, 2021 and June 9, 2021, the City published in the official newspaper notice of RFP 2021-10 for water metering reading services with a June 17, 2021 proposal submission deadline. The City received one proposal. After the RFP was published and the submission deadline passed, City Council approved a capital improvement project to install automated meter reading equipment to the City's utility infrastructure system. This project will be completed within the next 12 to 18 months. To avoid additional disruption of the City's operating procedures, it is in the best interest to remain with the current vendor for manual water meter reading services. Rejecting all proposals will allow the City to renew its contract with the current vendor.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Remaining with the City's current manual water meter reading vendor avoids disruption of existing operational procedures while proceeding with implementation of the automated meter reading system.

RECOMMENDATIONS

Staff recommends rejecting the one proposal received.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Discuss and take possible action regarding the renewal of the water meter reading services contract between the City of Friendswood and Inframark, formerly known as SevernTrent.

Originating Department: Administrative Services

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

In February of 2013, Severn Trent agreed to assume and honor the terms of the original contract between the City and SouthWest Water Company (SWWC) when SWWC eliminated the water meter reading segment of its business. Severn Trent has since changed its company name to Inframark.

The original contract includes a rate of \$1.05 per meter reading, the required insurance, performance bond, and change of the termination clause from 60 days to 1 year.

The original contract term was 5 years (ending in January 2018) with an option to renew for an additional 5-year term to be extended 1 year at a time; provided renewal with no changes to the original contract terms with the exception/allowance for a rate increase of no more than 5% of the original contract rate for services. In 2018, the contract was renewed at a rate of \$1.10 per meter reading.

To gauge the City's current vendor in comparison to other meter reading vendors, the City conducted a request for proposals on water meter reading services (RFP 2021-10). Only one proposal was received from a company deemed unable to perform the needed services. This determination was based on voluminous questions asked by the proposer during the RFP process.

Section 4.07 of the City's current contract with Inframark, rate increases are allowable if related to modifications in service by the City. Due to an increase in the number of water meters added by the City since the contract execution and renewal and Inframark's 45.5% escalation of costs of personnel wages and associated benefits, vehicles, equipment and associated insurance and maintenance expense over the years, a rate adjustment is warranted. The proposed rate increase is from \$1.10 to \$1.60 per meter read per month.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval will allow for continuation of the contract providing for timely and efficient meter reading service. Also, the City hopes continuing with Inframark will avoid further service disruption than that which will be caused by the City's transition from manual-read water meters to automated-read water meters within the next 12 to 18 months.

RECOMMENDATIONS

Staff recommends approval of the contract renewal agreement between the City and Inframark. Staff also recommends a rate increase from \$1.10 to \$1.60 per meter reading.

ATTACHMENTS

1. City of Friendswood-Renewal Agreement Inframark 2 years and Section 4.07 final

**RENEWAL AGREEMENT BETWEEN INFRAMARK, LLC AND
THE CITY OF FRIENDSWOOD, TEXAS**

THIS RENEWAL AGREEMENT is entered into and executed on the date hereinafter set forth by and between the City of Friendswood, Texas (the “City”) and Inframark, LLC for the purpose of revising the Professional Services Contract’s terms and conditions as hereinafter set forth.

WHEREAS, on January 7, 2013, the City and SWWC Operations, Inc. (“SWWC”) entered to the Professional Service Contract (the “Contract”) in which SWWC provided certain meter reading services for the City; and

WHEREAS, on February 28, 2013, SWWC assigned to Severn Trent Environmental Services, Inc. (“STES”) all SWWC’s right, title, and interest in and to the Contract and the City consented to that assignment; and

WHEREAS, in June of 2017, STES changed its structure to Severn Trent Environmental Services, LLC, which then changed its name to Inframark, LLC (“Inframark”) and assumed all rights and obligations of STES and Severn Trent Environmental Services, LLC on December 1, 2017; and

WHEREAS, the City and Inframark renewed the Contract for an additional one (1) year term, beginning January 8, 2018 through January 7, 2019; and

WHEREAS, on August 13, 2018, the Parties entered into a First Amendment for a three (3) year term, with the option to extend the term of the Contract for two (2) successive two (2) year terms, unless terminated in writing by either party at least one hundred eighty (180) days prior to the expiration of the then current term; and

WHEREAS, in 2013, the Professional Services Contract was assigned to Severn Trent Environmental, who later changed its name to Inframark, LLC who assumed all rights and obligations of the original agreement, including Section 4.07; and

WHEREAS, Section 4.07, Increase/Decrease in Service provides that if either Party determines that any scope of services contemplated in the Contract should be modified as a result of government regulations, technological advances or the addition or subtraction of the City’s facilities, the Parties agree to negotiate in good faith, an appropriate change in the fees to be charged by Inframark to the City with respect to the modification in services; and

WHEREAS, during the term of the Contract, the City has added approximately 1,300 meters to City facilities; and

WHEREAS, adding 1,300 meters caused the increase in service required by Inframark, resulting in a 45.5 percent escalation of costs of personnel wages and associated benefits, vehicles, equipment and associated insurance and maintenance expenses over the years, causing the Parties to agree to now negotiate in good faith to determine an appropriate change in the fees to be charged to the City with respect to the modification in services as allowed under Section 4.07; and

WHEREAS, this Renewal Agreement is effective upon execution by both parties.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration the City and Inframark agree as follows:

1. This Agreement shall be renewed for an additional two (2) year term, beginning August 16, 2021 through August 15, 2023.
2. With the exception of the mutually agreed upon change in fees to be charged noted below, this Agreement shall be under the same terms and conditions as the original Contract as amended.
3. In consideration of Inframark performing its obligations identified in the Contract, the City agrees to pay Inframark \$1.60 per meter/ per month beginning August 16, 2021.

IN WITNESS WHEREOF the parties have made and duly executed this Renewal Agreement this the _____ day of _____, 2021.

The City of Friendswood, Texas

Inframark, LLC



By: _____
Title: _____
Date: _____

By: Todd Burrer
Title: Vice President TX MUDs
Date: 07.21.21

Approved as to form:

Mary Kay Fischer, City Attorney

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consideration and possible action regarding a proposed resolution of the City Council of the City of Friendswood, Texas, approving the Public Funds Management and Investment Policy.

Originating Department: Administrative Services

Degree of importance:
Significant

SUMMARY / ORIGINATING CAUSE

The State of Texas Public Funds Investment Act requires that we review our Investment Policy annually and receive City Council approval. The Investment Committee met on July 19, 2021 and reviewed the City's Investment Policy. The 2021 Texas legislative session included no revisions to the State's Public Funds Investment Act. The Committee and Investment Officers propose the following change to the City's policy as result of a directive by the Government Finance Officers Association of the United States and Canada in March 2021 to change the annual financial report name from Comprehensive Annual Financial Report to Annual Comprehensive Financial Report.

Investment Committee members voted to accept the investment policy changes detailed below.

Section II

- Correction to change the words "Comprehensive Annual Financial Report" to "Annual Comprehensive Financial Report"
- Correction to remove the acronym "(CAFR)"

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

If the policy is not review and approved on an annual basis, the City will not be in compliance with the State of Texas Public Funds Investment Act.

RECOMMENDATIONS

Staff recommends approval of the Investment Policy.

ATTACHMENTS

1. R2021-XX Investment Policy - 08.02.21 (Final Draft) (1)
2. Investment Policy - 08.02.21 (Red-lined Version)

RESOLUTION NO. R2021-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, APPROVING THE PUBLIC
FUNDS MANAGEMENT AND INVESTMENT POLICY.**

* * * * *

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD,
TEXAS:**

Section 1. The City Council has reviewed the Public Funds Management and Investment Policy attached hereto and made a part hereof for all purposes be, and it is hereby, approved as the Official Public Funds Management and Investment Policy of the City of Friendswood, Texas. The Policy shall record any changes made to the Policy previously adopted.

Section 2. The City Secretary is hereby directed to place on said Investment Policy an endorsement, which shall be signed by the City Secretary, which shall read as follows:

“The Investment Policy of the City of Friendswood, Texas,
approved by City Council the 2nd day of August 2021”

Such Investment Policy, as thus endorsed, shall be kept on file in the office of the City Secretary as a public record.

PASSED, APPROVED, AND RESOLVED, this the 2nd day of August 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

CITY OF FRIENDSWOOD, TEXAS

INVESTMENT POLICY

August 2, 2021

I. **Policy** - It is the policy of the City of Friendswood that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines. The City's portfolio shall be designed and managed in a manner responsive to the highest public trust and consistent with this policy. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the City. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. This policy will adopt passive investment strategies designed to minimize administrative expenses while obtaining market-average rates of return and incurring minimal risks. It is the intent of the City to be in complete compliance with local law and the Texas Public Funds Investment Act.

II. **Scope** - This investment policy applies to all financial assets and funds placed for investment by the City. The City commingles its funds for investment purposes for efficiency and investment opportunity. These funds are defined in the City's Annual Comprehensive Financial Report and include:

General Fund
Special Revenue Funds
Debt Service Funds
Enterprise Funds
Trust and Agency Funds

And any new funds created by the City, unless specifically exempted by the City Council and this policy.

Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles. This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation.

III. **Objectives** - The investment policy of the City shall be governed by these primary objectives: safety, liquidity and yield. The suitability of each investment decision will be made on the basis of these objectives.

A. **Safety** - The foremost objective of the investment program shall be to assure

the safety of the invested funds. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital while minimizing credit rate and interest rate risk. Investment for speculation purposes is prohibited.

1. **Credit Risk and Concentration of Credit Risk** – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, and concentration of credit risk, the risk of loss attributed to the magnitude of investment in a single issuer.
2. **Interest Rate Risk** – The city will manage the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates.
3. **Collateralization** – The City requires collateralization of all uninsured collected balances of invested funds and any accrued interest on funds invested; acceptance, substitution, release and valuation of collateral for City investments shall be in accordance with the Public Funds Collateral Act, Chapter 2257, Texas Government Code.

B. **Liquidity** - Funds will be invested with maturities necessary to maintain sufficient liquidity to provide adequate and timely working funds.

C. **Yield** – Return on investment is of least importance compared to the safety and liquidity objectives described above.

IV. **Legal Limitations, Responsibilities and Investment Authority** - Authority and parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code (the “Act”).

The Interlocal Cooperation Act, Chapter 791, Texas Government Code, authorizes local governments in Texas to participate in investment pools established thereunder. That statute and reference to authorized investment in investment pools in the Act, is primary authority for use of investment pools by political subdivisions of the State of Texas.

V. **Delegation of Investment Authority** - The Director of Administrative Services is designated as the Investment Officer of the City and is responsible for the implementation of these policies, and for assuring that investment management decisions and activities fully comply herewith. The Investment Officer shall develop and maintain administrative procedures for the operation of the investment program, which are in strict accordance with this investment policy, as approved by the City Council. The Investment Officer and Liaison/Deputy Investment Officer shall comply with training requirements of the Public Funds Investment Act (PFIA). Investment Officer(s) must obtain 10 hours of PFIA training within 12 months of assuming investment responsibilities and 8 hours of PFIA training every

two years thereafter. The investment training session shall be provided by an independent source approved by the City Council or Investment Committee. An “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor, other than a Business Organization with whom the City may engage in an investment transaction. The Deputy Director of Administrative Services – Finance shall serve as designated liaison/deputy investment officer in the event circumstances require timely action and the Investment Officer is not available. However, no officer or designee may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officer and approved by the City Manager.

VI. **Standards of Care** - To be observed.

As fiduciaries of the City’s assets, City Council retains ultimate responsibility of the investment portfolio.

A. **Prudence** The standard of prudence used by the City of Friendswood shall be the “Prudent Person Rule” and shall be applied in the context of managing the overall portfolio. This standard states: “the person designated as Investment Officer shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person’s own affairs.” In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

1. The investment of all funds under the City’s control, over which the officer had responsibility; and
2. Whether the investment decision was consistent with the written investment policy of the City.

B. **Ethics** - Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose, in writing, to the Texas Ethics Commission and the City’s governing body, any material interests, including personal business relationships, with any financial institution with which it is proposed that the City conduct business. For the purposes of this section, an investment officer has a personal business relationship with a business organization if: (1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization; (2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer’s gross income for the previous year; or (3) the investment officer has acquired from the business organization during the previous year

investments with a book value of \$2,500 or more for the personal account of the investment officer. In accordance with Texas Government Code 573 and for the purposes of this section, if Investment Officer(s) is related within the second degree by affinity or consanguinity to an individual seeking to transact investment business with the City, the Investment Officer(s) will file a disclosure statement of this fact in writing with the Texas Ethics Commission and the City’s governing body.

C. **Liquidity** - To meet the investment objectives of the City, the maturity of investments shall be targeted to coincide with the cash flow needs of the City. Funds of the City shall be invested in instruments whose maturities do not exceed approved periods as determined by their policy. Unless matched to a specific requirement, the Investment Officer may not invest more than 30% of the portfolio for a period greater than two (2) years. The Investment Officer may not invest in any portion of the portfolio for a period greater than three (3) years.

D. **Diversification** - The investment portfolio shall be diversified to minimize the risk of loss resulting from over-concentration of assets in a specific maturity, specific issuer or specific class of securities. Nevertheless, the City recognizes that in a diversified portfolio, occasional measured interest losses are inevitable, and must be considered within the context of the overall portfolio’s investment return. At a minimum, diversification standards by security type and issuer shall be:

<u>Security Type</u>	<u>Maximum % of Portfolio</u>
U.S. Treasuries & securities with the U.S. Government’s guarantee	Not To Exceed 75%
U.S. Government Agencies and instrumentalities	Not To Exceed 75%
Certificates of Deposit	Not To Exceed 75%
Money Market Funds	Not To Exceed 30%
Local Government Investment Pools	Not To Exceed 75%*
*(No more than 50% shall be invested in any single pool.)	

E. **Yield** - The core of investments shall be limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. The earnings from investments shall be used in a manner that best serves the public trust and interests of the City in compliance with applicable covenants or other legal restrictions.

F. **Safekeeping and Custody** - To protect against potential fraud and embezzlement, the cash and investments of the City of Friendswood shall be secured by the City, or through third party custody and safekeeping procedures as herein designated. The third party custodian shall be required

to issue safekeeping receipts to the City listing each specific security, description, maturity, CUSIP number, yield and/or coupon and other pertinent information. Each safekeeping receipt shall clearly indicate that the instrument is held for the City of Friendswood. All safekeeping arrangements shall be documented by the Investment Officer.

All investment transactions shall be executed on “delivery vs. payment” basis to ensure that securities are deposited in the eligible financial institutions prior to the release of funds.

- VII. **Internal Controls** - The City Council shall establish an annual process of independent review by an external auditor. This review shall provide internal control by assuring compliance with policies and procedures. Compliance and management controls of the City’s investment policy will be included in this annual review.
- VIII. **Investment Committee** - Upon adoption of this policy an Investment Committee shall be established. Members include three unpaid private sector financial professionals (example: banker, broker, CPA) appointed by the City Council to serve staggered three-year terms. The Investment Committee shall serve in an advisory capacity only. The Committee shall perform such duties assigned to it by this Policy and such other duties as may, from time to time, be assigned to it by the City Council.

The Investment Committee shall meet at least quarterly. It may meet more often as desired. Two members may request a meeting. Two members constitute a quorum.

The Investment Committee is charged with the duty of determining general investment strategies for the City and monitoring results. It shall include in its deliberations such topics as economic outlook, investment strategies, portfolio diversification and maturity structure, potential risks to City funds, the target rate of return on the investment portfolio and annual review and approval of authorized depositories, brokers/dealers.

- IX. **Authorized Investments** - Specific security instruments are authorized under the provisions of the Public Funds Investment Act. The conservative philosophy employed by the City is to choose investments in a manner which ensures safety, while promoting diversity of market sector and maturity. The choice of high-grade government instruments is designed to provide for the safety of principal, return an acceptable yield and assure marketability. City funds may be invested only in the following:
- A. Obligations of the U.S. Government, its agencies and instrumentalities and government sponsoring enterprises (GSEs), not to exceed three (3) years to stated maturities, excluding collateralized mortgage obligations (CMOs).
 - B. Certificates of deposit or other financial institution deposits issued by a depository institution that has its main office or a branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor), or

collateralized, in accordance with Section 2256.010, the Texas Government Code and Chapter 2257 the Public Funds Collateral Act, and not to exceed three (3) years to stated maturity. Both principal and interest earned on the investment will be guaranteed, insured or collateralized as stated.

C. No-load money market mutual funds that are registered and regulated by the Securities and Exchange Commission subject to the limitations contained in Section 2256.014, Texas Government Code.

D. Local Government Investment Pools, such as TexPool Investment Pool (TexPool), Lone Star Investment Pool (LSIP) and Texas CLASS investment pool, provided such pools comply with Chapter 2256, Sections .016, .017, .018,.019 and .0204, Texas Government Code.

E. Commercial Paper in accordance with Section 2256.013, of the Local Government Code. The stated maturity must be 365 days or fewer from the date of its issuance, rated not less than A-1 or P-1 or an equivalent rating by at least two nationally recognized credit rating agencies or one national recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United State or any state.

- X. **Loss of Required Minimum Rating** – Rating status of investments of the City’s portfolio will be reviewed quarterly by the Investment Officer(s). All prudent measures, consistent with the City’s investment policy, will be exercised to liquidate investments downgraded below the A-1 or P-1 required by this policy.
- XI. **Existing Investment Exemption** – The City is not required to liquidate an investment which was an authorized investment type at the time of purchase.
- XII. **Authorized Financial Dealers and Institutions** - The Investment Officer shall maintain a list of financial institutions authorized to provide investment services. In addition, a list shall also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of Texas. These may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of registration with Financial Industry Regulatory Authority (FINRA) and proof of state registration.

A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with the City. For purposes of this subsection, “a business organization includes investment pools. The qualified representative of the business

organization offering to engage in an investment transaction with” the City “shall execute a written instrument” (Exhibit “A”) “to the effect that the business organization has: (1) received and reviewed the investment policy of the City; and (2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between” the City “and the organization that are not authorized by” the City’s “investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City’s “entire portfolio or requires an interpretation of subjective investment standards.”

- XIII. **Competitive Bidding Requirement** - Securities and certificates of deposits may be purchased or sold only after a reasonable review of the offers/bids, to verify that the City is receiving fair market value/price for the investment. At least three (3) competitive offers/bids must be obtained prior to purchase or sell of securities and certificates of deposits. Comparison of investment pools will occur to confirm that the City receives fair market value/return on investments.
- XIV. **Methods to Monitor the Market Price of Investments** - The market price of investments acquired with public funds will be monitored through one of the following methods: (1) accessing financial information provided by the safekeeping custodian via communication software; (2) obtaining pricing information as provided in financial publications, such as the Wall Street Journal; and (3) obtaining pricing information from qualified broker/dealers or financial institution representatives. Market value of the City’s investments will be reviewed and calculated on a monthly basis. The quarterly investment report will include the market value of the portfolio.
- XV. **Reporting** - The Investment Officer shall prepare and submit to the City Manager and City Council a quarterly report of investment transactions for all funds of the City. Quarterly investment reports will be reviewed annually by an independent auditor. The report shall include all information as required by Section 2256.023 of the Act.
- XVI. **Limitation of Personal Liability** - The Investment Officer and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for a specific security’s credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.
- XVII. **Investment Strategy** - The City of Friendswood shall maintain a portfolio which involves investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolio. The objectives of each fund group must be considered in context of the structure of the overall portfolio.
- A. **Operating Funds** - Investment strategies for operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate

investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium term securities which will complement each other.

B. **Capital and Special Projects Funds** - Primary strategy for these fund types is to assure that anticipated cash requirements are matched to ensure adequate liquidity at the time of payment. A portion of investments (at least 10%) should be highly liquid to allow for flexibility and unanticipated project outlays. The stated final maturity date of any security held should not exceed the estimated project completion date.

C. **Debt Service Fund** – In accordance with Section 2256.0208, investment strategies for debt service funds will have as their primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date.

D. **Overall Short-term Strategy** - The City uses a consolidated cash system for cash and investments where cash is commingled and ownership tracked by equity accounts. From this a considerable amount is available for investment in highly liquid local government investment pools. Interest earnings are apportioned back based on equity in the pool. Use of the pool enables short-term interfund borrowing during the course of the year using “due-to/due-from” accounting methodology. This gives considerable flexibility to the immediate cash needs of an individual fund. In addition, the City’s portfolio will have a maximum dollar-weighted average maturity of 3 years or less based on the stated maturity date (if applicable) of each investment.

E. **Bond Proceeds** - Exclusive of all other City investments, up to 100% of the proceeds from a bond sale may be invested in a separate pooled (LGIP) account, and are not subject to the liquidity and diversification limitations found elsewhere in this policy.

F. **Performance Benchmarks** – Comparative data such as coupon rates, market price, market value, interest rates and rating agencies will be used to gauge performance of the City’s investment portfolio.

XVIII. **Intent** - It is the stated intent of this Policy to adhere by and to be in conformance with the statute known as the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended by House Bill 2799 enacted by the 75th Texas Legislature. Specific interpretation of a section contrary to this intent shall not void the remaining Policy.

XIX. **Adoption** - This Investment Policy shall be formally adopted by Resolution of the City Council. The Policy shall be reviewed on an annual basis by the City Manager and City Council.

Exhibit A

TEXAS PUBLIC FUNDS INVESTMENT ACT

CERTIFICATION BY BUSINESS ORGANIZATION

This certification is executed on behalf of the City of Friendswood (the Investor) and _____ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the Act), in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

The undersigned is a Qualified Representative of the Business Organization offering to enter in an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code; and

The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor; and

The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the City of Friendswood's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Signature: _____

Name: _____

Title: _____

Date: _____

LIST OF AUTHORIZED DEPOSITORIES AND QUALIFIED BROKERS
AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS
WITH THE CITY OF FRIENDSWOOD

1. BOK Financial Securities, Inc.
2. FHN Financial Capital Markets
3. Hilltop Securities
4. Wells Fargo Brokerage Services, LLC
5. Wells Fargo Bank
6. Lonestar Investment Pool
7. TexPool
8. Texas Class
9. Cantor Fitzgerald & Company

The above list of broker/dealers and financial institutions were approved by the Investment Committee at a regular meeting, and are qualified to engage in investment transactions with the City of Friendswood, as required by the Texas Public Funds Investment Act, Chapter 2256, Section .025.

Name: Katina Hampton, Investment Officer

Date: August 2, 2021

CITY OF FRIENDSWOOD, TEXAS INVESTMENT POLICY

August 2, 2021

I. **Policy** - It is the policy of the City of Friendswood that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines. The City's portfolio shall be designed and managed in a manner responsive to the highest public trust and consistent with this policy. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the City. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. This policy will adopt passive investment strategies designed to minimize administrative expenses while obtaining market-average rates of return and incurring minimal risks. It is the intent of the City to be in complete compliance with local law and the Texas Public Funds Investment Act.

II. **Scope** - This investment policy applies to all financial assets and funds placed for investment by the City. The City commingles its funds for investment purposes for efficiency and investment opportunity. These funds are defined in the City's ~~Annual Comprehensive~~ Financial Report ~~(CAFR)~~ and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Enterprise Funds
- Trust and Agency Funds

And any new funds created by the City, unless specifically exempted by the City Council and this policy.

Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles. This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation.

III. **Objectives** - The investment policy of the City shall be governed by these primary objectives: safety, liquidity and yield. The suitability of each investment decision will be made on the basis of these objectives.

A. **Safety** - The foremost objective of the investment program shall be to assure

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the safety of the invested funds. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital while minimizing credit rate and interest rate risk. Investment for speculation purposes is prohibited.

1. **Credit Risk and Concentration of Credit Risk** – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, and concentration of credit risk, the risk of loss attributed to the magnitude of investment in a single issuer.
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C. **Yield** – Return on investment is of least importance compared to the safety and liquidity objectives described above.

IV. **Legal Limitations, Responsibilities and Investment Authority** - Authority and parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code (the “Act”).

The Interlocal Cooperation Act, Chapter 791, Texas Government Code, authorizes local governments in Texas to participate in investment pools established thereunder. That statute and reference to authorized investment in investment pools in the Act, is primary authority for use of investment pools by political subdivisions of the State of Texas.

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two years thereafter. The investment training session shall be provided by an independent source approved by the City Council or Investment Committee. An “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor, other than a Business Organization with whom the City may engage in an investment transaction. The Deputy Director of Administrative Services – Finance shall serve as designated liaison/deputy investment officer in the event circumstances require timely action and the Investment Officer is not available. However, no officer or designee may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officer and approved by the City Manager.

VI. **Standards of Care** - To be observed.

As fiduciaries of the City’s assets, City Council retains ultimate responsibility of the investment portfolio.

A. **Prudence** The standard of prudence used by the City of Friendswood shall be the “Prudent Person Rule” and shall be applied in the context of managing the overall portfolio. This standard states: “the person designated as Investment Officer shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person’s own affairs.” In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

1. The investment of all funds under the City’s control, over which the officer had responsibility; and
2. Whether the investment decision was consistent with the written investment policy of the City.

B. **Ethics** - Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose, in writing, to the Texas Ethics Commission and the City’s governing body, any material interests, including personal business relationships, with any financial institution with which it is proposed that the City conduct business. For the purposes of this section, an investment officer has a personal business relationship with a business organization if: (1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization; (2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer’s gross income for the previous year; or (3) the investment officer has acquired from the business organization during the previous year

investments with a book value of \$2,500 or more for the personal account of the investment officer. In accordance with Texas Government Code 573 and for the purposes of this section, if Investment Officer(s) is related within the second degree by affinity or consanguinity to an individual seeking to transact investment business with the City, the Investment Officer(s) will file a disclosure statement of this fact in writing with the Texas Ethics Commission and the City's governing body.

C. **Liquidity** - To meet the investment objectives of the City, the maturity of investments shall be targeted to coincide with the cash flow needs of the City. Funds of the City shall be invested in instruments whose maturities do not exceed approved periods as determined by their policy. Unless matched to a specific requirement, the Investment Officer may not invest more than 30% of the portfolio for a period greater than two (2) years. The Investment Officer may not invest in any portion of the portfolio for a period greater than three (3) years.

D. **Diversification** - The investment portfolio shall be diversified to minimize the risk of loss resulting from over-concentration of assets in a specific maturity, specific issuer or specific class of securities. Nevertheless, the City recognizes that in a diversified portfolio, occasional measured interest losses are inevitable, and must be considered within the context of the overall portfolio's investment return. At a minimum, diversification standards by security type and issuer shall be:

<u>Security Type</u>	<u>Maximum % of Portfolio</u>
U.S. Treasuries & securities with the U.S. Government's guarantee	Not To Exceed 75%
U.S. Government Agencies and instrumentalities	Not To Exceed 75%
Certificates of Deposit	Not To Exceed 75%
Money Market Funds	Not To Exceed 30%
Local Government Investment Pools	Not To Exceed 75%*
*(No more than 50% shall be invested in any single pool.)	

E. **Yield** - The core of investments shall be limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. The earnings from investments shall be used in a manner that best serves the public trust and interests of the City in compliance with applicable covenants or other legal restrictions.

F. **Safekeeping and Custody** - To protect against potential fraud and embezzlement, the cash and investments of the City of Friendswood shall be secured by the City, or through third party custody and safekeeping procedures as herein designated. The third party custodian shall be required

to issue safekeeping receipts to the City listing each specific security, description, maturity, CUSIP number, yield and/or coupon and other pertinent information. Each safekeeping receipt shall clearly indicate that the instrument is held for the City of Friendswood. All safekeeping arrangements shall be documented by the Investment Officer.

All investment transactions shall be executed on “delivery vs. payment” basis to ensure that securities are deposited in the eligible financial institutions prior to the release of funds.

VII. **Internal Controls** - The City Council shall establish an annual process of independent review by an external auditor. This review shall provide internal control by assuring compliance with policies and procedures. Compliance and management controls of the City’s investment policy will be included in this annual review.

VIII. **Investment Committee** - Upon adoption of this policy an Investment Committee shall be established. Members include three unpaid private sector financial professionals (example: banker, broker, CPA) appointed by the City Council to serve staggered three-year terms. The Investment Committee shall serve in an advisory capacity only. The Committee shall perform such duties assigned to it by this Policy and such other duties as may, from time to time, be assigned to it by the City Council.

The Investment Committee shall meet at least quarterly. It may meet more often as desired. Two members may request a meeting. Two members constitute a quorum.

The Investment Committee is charged with the duty of determining general investment strategies for the City and monitoring results. It shall include in its deliberations such topics as economic outlook, investment strategies, portfolio diversification and maturity structure, potential risks to City funds, the target rate of return on the investment portfolio and annual review and approval of authorized depositories, brokers/dealers.

IX. **Authorized Investments** - Specific security instruments are authorized under the provisions of the Public Funds Investment Act. The conservative philosophy employed by the City is to choose investments in a manner which ensures safety, while promoting diversity of market sector and maturity. The choice of high-grade government instruments is designed to provide for the safety of principal, return an acceptable yield and assure marketability. City funds may be invested only in the following:

A. Obligations of the U.S. Government, its agencies and instrumentalities and government sponsoring enterprises (GSEs), not to exceed three (3) years to stated maturities, excluding collateralized mortgage obligations (CMOs).

B. Certificates of deposit or other financial institution deposits issued by a depository institution that has its main office or a branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor), or

collateralized, in accordance with Section 2256.010, the Texas Government Code and Chapter 2257 the Public Funds Collateral Act, and not to exceed three (3) years to stated maturity. Both principal and interest earned on the investment will be guaranteed, insured or collateralized as stated.

C. No-load money market mutual funds that are registered and regulated by the Securities and Exchange Commission subject to the limitations contained in Section 2256.014, Texas Government Code.

D. Local Government Investment Pools, such as TexPool Investment Pool (TexPool), Lone Star Investment Pool (LSIP) and Texas CLASS investment pool, provided such pools comply with Chapter 2256, Sections .016, .017, .018,.019 and .0204, Texas Government Code.

E. Commercial Paper in accordance with Section 2256.013, of the Local Government Code. The stated maturity must be 365 days or fewer from the date of its issuance, rated not less than A-1 or P-1 or an equivalent rating by at least two nationally recognized credit rating agencies or one national recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized an existing under the laws of the United State or any state.

- X. **Loss of Required Minimum Rating** – Rating status of investments of the City’s portfolio will be reviewed quarterly by the Investment Officer(s). All prudent measures, consistent with the City’s investment policy, will be exercised to liquidate investments downgraded below the A-1 or P-1 required by this policy.
- XI. **Existing Investment Exemption** – The City is not required to liquidate an investment which was an authorized investment type at the time of purchase.
- XII. **Authorized Financial Dealers and Institutions** - The Investment Officer shall maintain a list of financial institutions authorized to provide investment services. In addition, a list shall also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of Texas. These may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of registration with Financial Industry Regulatory Authority (FINRA) and proof of state registration.

A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with the City. For purposes of this subsection, “a business organization includes investment pools. The qualified representative of the business

organization offering to engage in an investment transaction with” the City “shall execute a written instrument” (Exhibit “A”) “to the effect that the business organization has: (1) received and reviewed the investment policy of the City; and (2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between” the City “and the organization that are not authorized by” the City’s “investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City’s “entire portfolio or requires an interpretation of subjective investment standards.”

- XIII. **Competitive Bidding Requirement** - Securities and certificates of deposits may be purchased or sold only after a reasonable review of the offers/bids, to verify that the City is receiving fair market value/price for the investment. At least three (3) competitive offers/bids must be obtained prior to purchase or sell of securities and certificates of deposits. Comparison of investment pools will occur to confirm that the City receives fair market value/return on investments.
- XIV. **Methods to Monitor the Market Price of Investments** - The market price of investments acquired with public funds will be monitored through one of the following methods: (1) accessing financial information provided by the safekeeping custodian via communication software; (2) obtaining pricing information as provided in financial publications, such as the Wall Street Journal; and (3) obtaining pricing information from qualified broker/dealers or financial institution representatives. Market value of the City’s investments will be reviewed and calculated on a monthly basis. The quarterly investment report will include the market value of the portfolio.
- XV. **Reporting** - The Investment Officer shall prepare and submit to the City Manager and City Council a quarterly report of investment transactions for all funds of the City. Quarterly investment reports will be reviewed annually by an independent auditor. The report shall include all information as required by Section 2256.023 of the Act.
- XVI. **Limitation of Personal Liability** - The Investment Officer and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for a specific security’s credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.
- XVII. **Investment Strategy** - The City of Friendswood shall maintain a portfolio which involves investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolio. The objectives of each fund group must be considered in context of the structure of the overall portfolio.
- A. **Operating Funds** - Investment strategies for operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate

investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium term securities which will complement each other.

B. **Capital and Special Projects Funds** - Primary strategy for these fund types is to assure that anticipated cash requirements are matched to ensure adequate liquidity at the time of payment. A portion of investments (at least 10%) should be highly liquid to allow for flexibility and unanticipated project outlays. The stated final maturity date of any security held should not exceed the estimated project completion date.

C. **Debt Service Fund** – In accordance with Section 2256.0208, investment strategies for debt service funds will have as their primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date.

D. **Overall Short-term Strategy** - The City uses a consolidated cash system for cash and investments where cash is commingled and ownership tracked by equity accounts. From this a considerable amount is available for investment in highly liquid local government investment pools. Interest earnings are apportioned back based on equity in the pool. Use of the pool enables short-term interfund borrowing during the course of the year using “due-to/due-from” accounting methodology. This gives considerable flexibility to the immediate cash needs of an individual fund. In addition, the City’s portfolio will have a maximum dollar-weighted average maturity of 3 years or less based on the stated maturity date (if applicable) of each investment.

E. **Bond Proceeds** - Exclusive of all other City investments, up to 100% of the proceeds from a bond sale may be invested in a separate pooled (LGIP) account, and are not subject to the liquidity and diversification limitations found elsewhere in this policy.

F. **Performance Benchmarks** – Comparative data such as coupon rates, market price, market value, interest rates and rating agencies will be used to gauge performance of the City’s investment portfolio.

XVIII. **Intent** - It is the stated intent of this Policy to adhere by and to be in conformance with the statute known as the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended by House Bill 2799 enacted by the 75th Texas Legislature. Specific interpretation of a section contrary to this intent shall not void the remaining Policy.

XIX. **Adoption** - This Investment Policy shall be formally adopted by Resolution of the City Council. The Policy shall be reviewed on an annual basis by the City Manager and City Council.

Exhibit A

TEXAS PUBLIC FUNDS INVESTMENT ACT

CERTIFICATION BY BUSINESS ORGANIZATION

This certification is executed on behalf of the City of Friendswood (the Investor) and _____ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the Act), in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

The undersigned is a Qualified Representative of the Business Organization offering to enter in an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code; and

The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor; and

The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the City of Friendswood's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Signature: _____

Name: _____

Title: _____

Date: _____

**LIST OF AUTHORIZED DEPOSITORIES AND QUALIFIED BROKERS
AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS
WITH THE CITY OF FRIENDSWOOD**

1. BOK Financial Securities, Inc.
2. FHN Financial Capital Markets
3. Hilltop Securities
4. Wells Fargo Brokerage Services, LLC
5. Wells Fargo Bank
6. Lonestar Investment Pool
7. TexPool
8. Texas Class
9. Cantor Fitzgerald & Company

The above list of broker/dealers and financial institutions were approved by the Investment Committee at a regular meeting, and are qualified to engage in investment transactions with the City of Friendswood, as required by the Texas Public Funds Investment Act, Chapter 2256, Section .025.

Name: Katina Hampton, Investment Officer

Date: August 2, 2021

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/13/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject:

Consideration and possible action regarding a proposed ordinance for the second and final reading of an ordinance approving a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD).

Originating Department: Community Development

Degree of importance: Choose an Option

SUMMARY / ORIGINATING CAUSE

The proposed Planned Unit Development is for a four-story Class A office building of approximately 100,000 square feet with 296 parking spaces. A regulation matrix has been provided which details the setbacks and height restrictions that would apply to the building located on 1715 S. Friendswood Drive. The proposed building height is 70 feet and 4 stories. Additionally, the allowed uses would be limited to the list specified within the PUD.

Per the PUD documentation, the intent for this development is to establish an anchor building to support the restaurants and businesses within the Virgatta development. Part of this project will also include improvements to the existing detention pond such as trees, a walking path, park benches, dog stations, improved lighting and water fountains.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Commercial development is always beneficial to the City of Friendswood. The concern with this site is access and traffic. A traffic light will soon be installed at FM 518 and Leisure Lane. This action combined with limiting the occupancy of the building (per the application) to office uses will add the least amount of traffic to the development. The positioning of the building entrance is also intended to slow the traffic that traverses the main access easement through the entire development.

RECOMMENDATIONS

At the Planning and Zoning Commission meeting held June 10, 2021, following the public hearing, the City of Friendswood Planning and Zoning Commission voted 0-5 (Commissioners Matranga, Mann, Clark, Hinkley and Perry opposed; Sasson and Koerner were absent) on a motion to approve the requested zone change, which is a failed motion. The Commission is forwarding a negative recommendation.

ATTACHMENTS

1. Ord 2012-18 1715 and 1771 S. Friendswood Drive PUD
2. Exhibit A 1715 and 1771 S Friendswood Dr
3. Exhibit B 1715 and 1771 S Friendswood Dr

ORDINANCE NO. 2021-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX “C” “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF FRIENDSWOOD, TEXAS, SECTION 3, “PROVISION FOR OFFICIAL ZONING MAP”, REZONING THE PROPERTY LOCATED AT 1715 AND 1771 S. FRIENDSWOOD DRIVE, SAME NOW CONSISTING OF 7.7054 ACRES ALSO KNOWN AS RESERVES D AND F IN THE HOWARD SUBDIVISION PARTIAL REPLAT NO. 2 PLAT, AS RECORDED IN DOCUMENT 2019019333 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FRIENDSWOOD, GALVESTON COUNTY, TEXAS, TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND OFFICE PARK DISTRICT (OPD) TO PLANNED UNIT DEVELOPMENT (PUD), MORE FULLY DESCRIBED IN EXHIBIT “A”, INCORPORATED BY REFERENCE, WITH SUCH PLANNED UNIT DEVELOPMENT (PUD) TO BE GOVERNED FOR ALL PURPOSES AND CONDITIONS PURSUANT TO THE ATTACHED SITE PLANS INCLUDED IN EXHIBIT “B”, ALL AS MORE SPECIFICALLY PROVIDED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, , (the “Owner”) owner of real property located within the City located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD), more fully described in Exhibit “A”, incorporated by reference, with such Planned Unit Development (PUD) to be governed for all purposes and conditions pursuant to the attached site plans included in Exhibit “B”, all as more specifically provided herein; and

WHEREAS, pursuant to the Zoning Code, Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” (2) Application (c)2., Owner has submitted the required plans at this time for a conceptual plan, (Option 2), copies of which are attached hereto as Exhibit “B” and incorporated by reference, which will require site plan approval by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the City Code of Ordinances, public hearings on such request, allowing all persons attending to be heard on the question of whether the changes of the uses being requested would affect the public health, safety, or general welfare of the citizens of Friendswood; and

WHEREAS, the Planning and Zoning Commission has filed its written report with City Council, which recommends disapproval of the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to applicable regulations, restrictions, exceptions and conditions; and

WHEREAS, City Council has determined that all public notices have been posted and published, all required hearings on this matter have been held, and that this Ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being expressly understood that City Council of Friendswood (“City Council”) is relying upon the express representations of Owner appearing in the documents submitted for final approval, (specifically including those documents in Exhibit “B”), and the

representations made at the public hearings before the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance.

Section 2. The Friendswood City Code, Appendix C, “Zoning,” Section 3, “Provision for Official Zoning Map,” is hereby amended, rezoning the Property located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD) , with such Planned Unit Development (PUD) to be governed for all purposes and conditions as depicted in Exhibits “A” and “B,” (all of which are incorporated by reference), but otherwise consistent and subject to the current Zoning Code, and related conditions contained herein. This rezoning is specifically conditioned upon Owner’s full compliance with Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” paragraph 7.c.1. and the following use and development regulations: **1. Land Uses:** 521 – Monetary authorities – Central Bank; 522 – Credit Intermediation and related activities; 523 – Securities, commodity contracts, and other financial investments and related activities; 524 – Insurance carriers and related activities; 525 – Funds, trusts, and other financial vehicles; 533 – Lessors of nonfinancial tangible assets (except copyrighted works); 541 – Professional, scientific, and technical services; 551 – Management of companies and enterprises; 6116 – Other schools and instruction; 621 – Ambulatory health care services; 8121 – Personal Care Services; 8129 – Other personal services; 8139 – Business, professional, labor, political and similar organizations; 921 – Executive, legislative, and other general government support; 923 – Administration of human resource programs; 924 – Administration of environment quality programs; 925 – Administration of housing programs, urban planning, and community development; 926 – Administration of economic programs; 927 – Space research and technology; 928 – National security and international affairs **2. Setbacks and Height** (per Tannos Land Holdings PUD Regulation Matrix include in Exhibit “B”) **3. Detention Enhancements** provided for around the existing detention pond detailed in Exhibit “B”.

Section 3. The Official Zoning Map of the City of Friendswood shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who fails to comply with any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

PASSED AND APPROVED on first reading this 12th day of July, 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

PASSED, APPROVED AND ADOPTED on second and final reading this 2nd day of August, 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

EXHIBIT “A”

APR 22 2021

Received by: Bm

City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC + OPD

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____☐ Planned Unit Development Option 1☒ Planned Unit Development Option 2☐ Specific Use Permit Option 1☐ Specific Use Permit Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 1715 South Friendswood Drive + 1771 S. FriendswoodPlatted Land – Plat Name: Howard Sub Replat NO 2 Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Virgata Properties Phone: 713 724-9766Owner's Mailing Address: 4075 Friendswood DrCity: Friendswood State: TX Zip: 77546 Fax: _____Owner's Email Address: Jim@Virgataproperty.comAGENT'S NAME: Louis Tannos Phone: 713-447-3508Agent's Mailing Address: 1806 Sterling Creek DriveCity: Friendswood State: TX Zip: 77546 Fax: _____Agent's Email Address: Ltannos@tannosconstruction.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 4-13-21Agent's Signature: [Signature] Date: 4-13-21

Received By: Becky Bennett
 Date of Public Hearing: 10-10, 7-12
 Property Owner Notices: 5-28-2021

Application Number: 2021-0017
 Received Date: 4-22-2021
 Newspaper Notice: 5-17-2021
 Sign on Property: 5-28-2021

Address of Grantee:
Leisure Lane LLC
407 S. Friendswood Drive
Friendswood, Texas 77546
Attn: David Boone, Manager

After Recording, Return to:
Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Floor
Houston, Texas 77056

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That TEXAS CITIZENS BANK, N.A. ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by LEISURE LANE LLC (herein referred to as "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, and the further consideration of **ONE MILLION EIGHT HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$1,888,750.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee their certain tracts or parcels of land in Galveston County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights, titles and interests appurtenant thereto (such land and interest are hereinafter collectively referred to as the "Property").

The above-mentioned note is in the total sum of **\$2,688,750.00, \$1,888,750.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

TH17204321-H

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

2nd EXECUTED on the date of the acknowledgment herein below, to be effective as of the day of April, 2018.

[Signature and acknowledgment on following page]

TEXAS CITIZENS BANK, N.A.

By:



Duncan W. Stewart, Chairman and
Chief Executive Officer

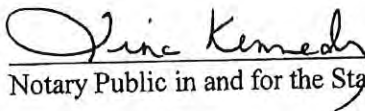
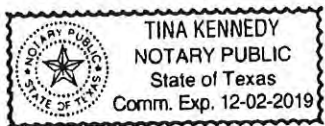
THE STATE OF TEXAS

COUNTY OF ~~GALVESTON~~

HARRIS

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This instrument was acknowledged before me on this the 29th day of March, 2018, by Duncan W. Stewart, Chairman and Chief Executive Officer of Texas Citizens Bank, N.A., a national banking association, on behalf of said association.



Notary Public in and for the State of Texas

EXHIBIT "A"

PARCEL DESCRIPTION

Tract 1: (Fee)

All of Reserves "A" and "B" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

Tract 2: (Easement)

An easement for vehicular and pedestrian ingress and egress as set forth and described in instrument recorded in/ under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas.

Tract 3: (Easement)

A perpetual, non-exclusive access easement for a shared driveway as set forth and described in instrument recorded County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

Tract 4: (Easement)

A perpetual, non-exclusive easement for drainage as set forth and described in instrument recorded in/under County Clerk's File No. 201707 8149 of the Official Public Records of Galveston County, Texas.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. The restrictive covenants as set forth in County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
2. An easement for purposes of ingress and egress located on subject property granted to Foodmaker, Inc., their successors and assigns, by instrument recorded under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
3. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
4. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
5. Intentionally Omitted.
6. A water line easement, 10 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
7. A utility easement, 8 feet in width, along the Northwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
8. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
9. Building setback line, 30 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
10. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in

instrument recorded under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

11. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded under Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.
12. Oil, gas and mineral lease dated December 04, 1925, recorded under Volume 380, Page 607 in the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.
13. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom as same are set forth in instrument recorded under Volume 923, Page 65 in the Office of the County Clerk of Galveston County, Texas.
14. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.
15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
16. Intentionally Omitted.
17. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line (as to Reserve B) and an electric box located near the southwesterly property line (as to Reserve A), as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 2, 2018.

4828-6999-2032, v. 2

FILED AND RECORDED

Instrument Number: 2018019486

Recording Fee: 46.00

Number Of Pages:7

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan", written over a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SPECIAL
WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: APRIL 2, 2018

Grantor: **JACK A. HOWARD**

Grantor's Mailing Address (including county):
1419 LOMAX SCHOOL RD
LA PORTE, TX 77571

Grantee: **LEISURE LANE LLC**
a Texas Limited Liability Company

Grantee's Mailing Address (including county):

407 S. Friendswood Drive
Friendswood, Galveston County, Texas 77546

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged and the further consideration of **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE.

The above-mentioned note is in the total sum of ~~\$2,688,750.00~~, **\$500,000.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

Property (including any improvements):

TRACT ONE:

All of Reserve "D" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision In Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

TRACT FOUR: (EASEMENT)

A perpetual, non-exclusive access easement as described and set forth in instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

TH 17204320-N

This conveyance and the warranties of title contained herein are expressly made subject to those certain encumbrances, easements, and other matters described below (the "Permitted Encumbrances"), but only to the extent that such Permitted Encumbrances are validly in effect and apply to the Property:

1. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
2. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by Instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
3. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
4. A non-exclusive easement for purposes of underground electric lines and facilities located on subject property granted to Texas-New Mexico Power Company by instrument recorded under County Clerk's File No. 2017069838 of the Official Public Records of Galveston County, Texas.
5. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded In/under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.
6. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.
7. Oil, gas and mineral lease dated December 04, 1925, recorded in Volume 380, Page 607 In the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.
8. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom, as same are set forth in instrument recorded In Volume 923, Page 65 In the Office of the County Clerk of Galveston County, Texas.
9. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights In connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.
10. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line, as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 02, 2018.

Grantor, for the Consideration and subject to the Permitted Encumbrances, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor and not otherwise, except as to the Permitted Encumbrances.

The vendor's lien against and superior title to the Property are retained until the note described herein is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

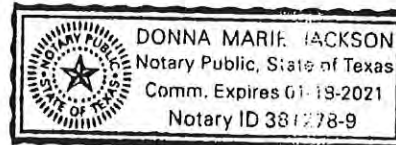
EXECUTED this 2 day of APRIL, 2018.

Robert Nolan Allen
ROBERT NOLAN ALLEN,
Attorney-in-Fact for JACK A. HOWARD

STATE OF TEXAS)
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 2nd day of APRIL, 2018, by ROBERT NOLAN ALLEN, Attorney-in-Fact for JACK A. HOWARD (also known as JACK ALLEN HOWARD).

Donna Marie Jackson
Notary Public in and for THE STATE OF TEXAS



Loan origination organization: HOMETOWN BANK, NATIONAL ASSOCIATION
NMLS ID 478260
Loan Originator: Allan Rasmussen, Jr.
NMLS ID 684576

AFTER RECORDING RETURN TO:

Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Fl.
Houston, Texas 77056

PREPARED IN THE LAW OFFICE OF:

RIDER & WILSON
Suite 802, 2200 Market Street Tower
2200 Market Street
Galveston, Texas 77550

FILED AND RECORDED

Instrument Number: 2018019487

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

EXECUTED this 11th day of October, 2018.

GRANTOR:

Rob Allen

ROBERT NOLAN ALLEN, in his capacity as
power-of-attorney for and on behalf of JACK A.
HOWARD

ACKNOWLEDGMENT

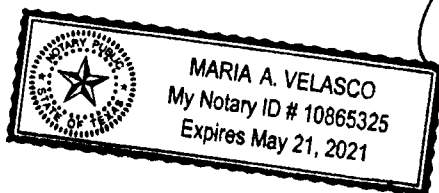
STATE OF TEXAS

COUNTY OF

Harris

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This instrument was acknowledged before me on the 11 day of October, 2018, by Robert Nolan Allen, in his capacity as power-of-attorney for and on behalf of Jack A. Howard.



Maria A. Velasco
Notary Public, in and for the State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

All of Restricted Reserve "F" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4836-8668-3254, v. 1

FILED AND RECORDED

Instrument Number: 2018062191

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/15/2018 11:11AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

STATE OF TEXAS :
COUNTY OF GALVESTON:

We, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, and Friendswood Detention Reserve Association, a Texas unincorporated non-profit association; Owners; hereinafter referred to as Owners of the 13.5989 acre tract described in the above and foregoing map of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever an unobstructed aerial easements above the ground level upward, to all public utility easements shown hereon.

IN TESTIMONY WHEREOF THE, Leisure Lane LLC, a Texas limited liability company, acting by and through James E. Peterson, Manager, thereunto authorized, this 28th day of MARCH, 2019.

Leisure Lane LLC, a Texas limited liability company

By: [Signature]
James E. Peterson, Manager

STATE OF TEXAS: Galveston
COUNTY OF Galveston

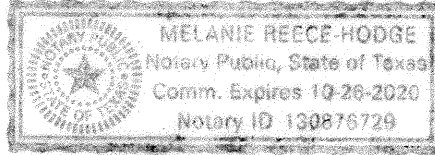
BEFORE ME, the undersigned authority, on this day personally appeared James E. Peterson, Manager of Leisure Lane LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas

My Commission Expires 10-26-2020

[Signature]
Notary Public



IN TESTIMONY WHEREOF THE, Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, acting by and through JAMES PETERSON, Manager, thereunto authorized, this 28th day of MARCH, 2019.

Friendswood Detention Reserve Association, a Texas unincorporated non-profit association

By: [Signature] JAMES PETERSON DIRECTOR
Signature Print Name and Title

STATE OF TEXAS: Galveston
COUNTY OF Galveston

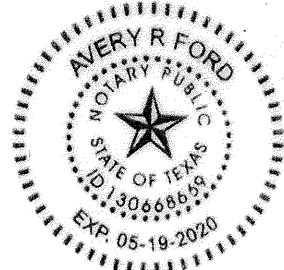
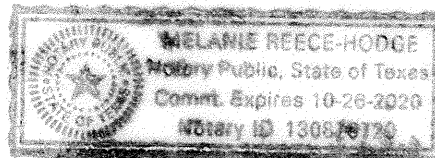
BEFORE ME, the undersigned authority, on this day personally appeared James Peterson, Manager of Friendswood Detention Reserve Association, a Texas unincorporated non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, 2019.

Notary Public in and for the State of Texas

My Commission Expires 10-26-2020

[Signature]
Notary Public



STATE OF Texas
COUNTY OF Galveston

We, Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as HOWARD SUBDIVISION PARTIAL REPLAT NO 2, said lien being evidenced by instruments of record in Galveston County Clerk's File Nos. 2017037303, 2017029384, 2017029385, 2017037504, 2017037505, 2018019386, 2018019486, 2018019487, 2018019488, 2018019489, 2018064395, 2018063231, 2018063232, and 2018069071, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: [Signature]
Signature

Attest: [Signature]
Signature

Allan Rasmussen Sr. EVP
Print Name & Title

Scott Asimakis AUP
Print Name & Title

STATE OF TEXAS
COUNTY OF GALVESTON

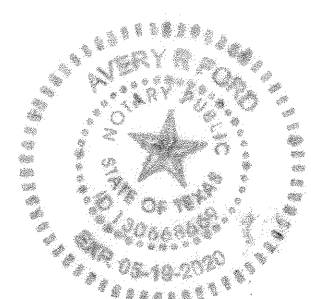
BEFORE ME, the undersigned authority, on this day personally appeared Allan Rasmussen Sr. EVP and Scott Asimakis AUP, of Hometown Bank, National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of MARCH, 2019.

Notary Public in and for the State of Texas

My Commission Expires: 5/19/20

[Signature]
Notary



This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of HOWARD SUBDIVISION PARTIAL REPLAT NO 2, in conformance with the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this 15 day of April, 2019.

By: [Signature]
Becky Summers, Development Coordinator

By: [Signature]
Joe Matranga, Chairman

I, Morad Kabiri P.E., City Engineer [Signature] of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas; and further, it complies with all of the ordinances as currently adopted by City Council.

By: [Signature]
Morad Kabiri P.E., City Engineer

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

[Signature]
DIRECTOR

4-4-19
DATE

[Signature]
DIRECTOR

4-4-19
DATE

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note, this does not necessarily mean that all the calculations provided in these plans have been completely checked and verified. The plans submitted have been prepared, signed, and sealed by a Professional Engineer licensed to practice engineering in the state of Texas, which conveys the engineer's responsibility and accountability.

NOTES:

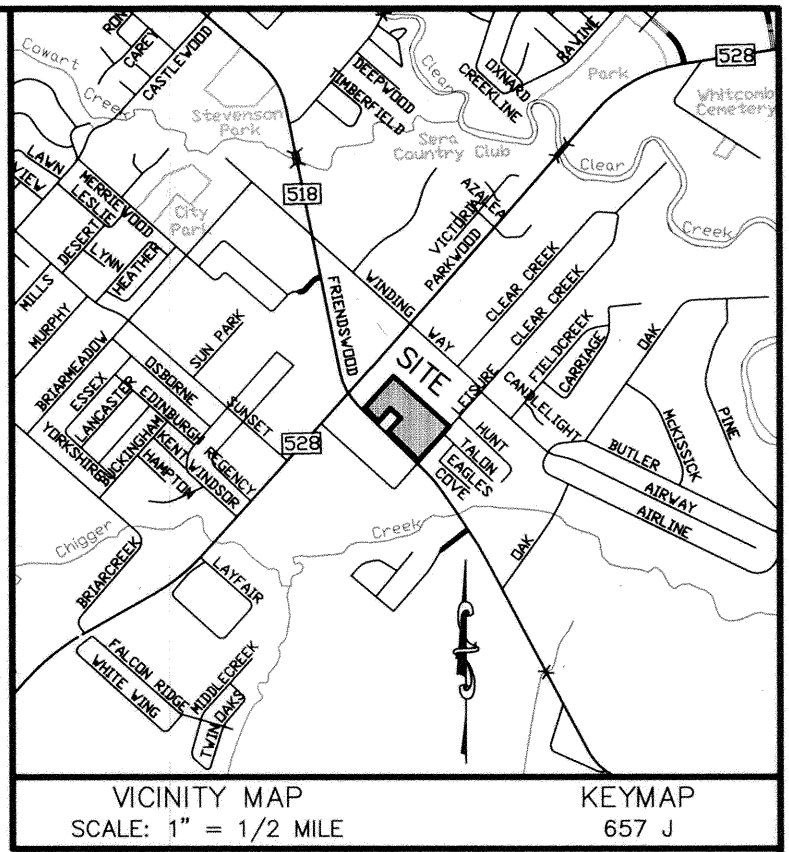
- 1.) SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 2.) NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- 3.) EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26 OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 4.) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. FRIENDSWOOD DETENTION RESERVE ASSOCIATION SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 5.) ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 6.) THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 7.) ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 8.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NO. 2017058432 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.
- 9.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF EASEMENTS AND RESTRICTIONS RECORDED IN COUNTY CLERK'S FILE NOS. 9416478, 2018046832, AND 2018061651 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
- 10.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2018051176 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

G.C.C.D.D. NOTES:

- 1.) BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
- 2.) THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- 3.) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- 4.) ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
- 5.) PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- 6.) NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- 7.) NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

I, Brian Nesvadba, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above referenced subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

[Signature]
Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



STATE OF TEXAS :
COUNTY OF GALVESTON:

I, Dwight D. Sullivan, Clerk of the County of Galveston County, Texas, do hereby certify that the written instrument with its certificate and authentication was filed for record in my office on _____, 2019, at _____ m. o'clock and duly recorded on _____, 2019, _____ m. o'clock, and in instrument # _____, of the Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston, Texas, the day and date last above written.

By: Dwight D. Sullivan
Clerk of the County Court
Galveston County, Texas

By: _____
Deputy

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", "D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE
TRACT OF LAND BEING A REPLAT OF
RESERVES A, B, D, E, AND F, BLOCK 1,
PARTIAL REPLAT HOWARD SUBDIVISION
(INSTRUMENT NO. 2017058432)
IN THE SARAH MCKISSIK LEAGUE,
ABSTRACT NO. 151,
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

LEISURE LANE LLC
a Texas Limited Liability Company
James E. Peterson, Manager
407 S. Friendswood Drive
Friendswood, Texas 77546
PHONE: 281.992.9766

FRIENDSWOOD DETENTION
RESERVE ASSOCIATION
a Texas unincorporated non-profit association
1419 Lomax School Road
La Porte, Texas, 77571
PHONE: 713.456.0420

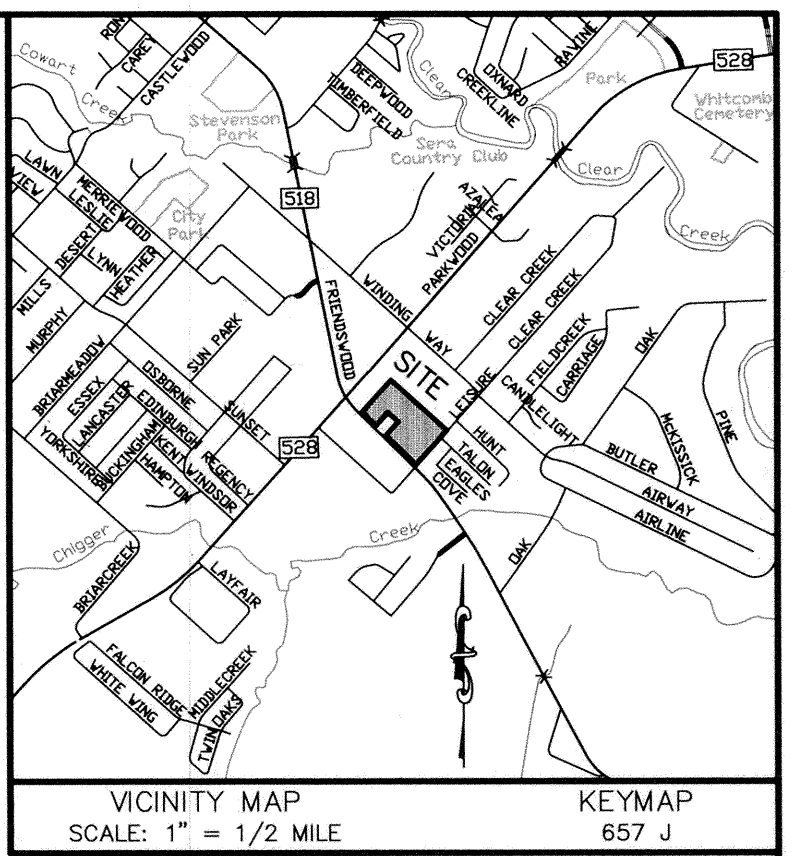
~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
Job No. 487-28
MARCH 27, 2019

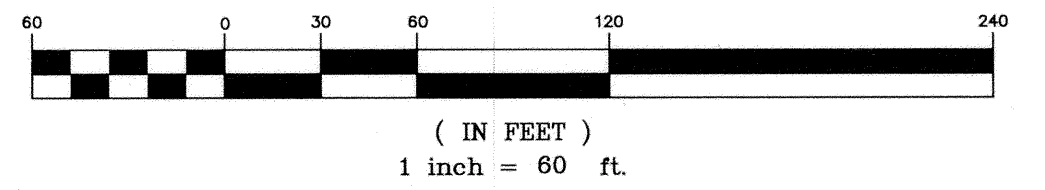
SHEET 1 OF 2

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	5°44'57"	1,567.02'	157.23'
			N 42°55'08" W - 157.17'

- LEGEND**
- B.L. - BUILDING LINE
 - E.D.L.E. - ELECTRIC DISTRIBUTION LINE EASEMENT
 - FND - FOUND
 - G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
 - G.C.M.R. - GALVESTON COUNTY MAP RECORDS
 - G.C.D.R. - GALVESTON COUNTY DEED RECORDS
 - G.C.C.D.D. - GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
 - IR - IRON ROD
 - P.S.U.E. - PRIVATE SEWER AND UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
 - S.S.E. - SANITARY SEWER EASEMENT
 - SQ. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - W/ - WITH



GRAPHIC SCALE



BENCHMARK:
CITY OF FRIENDSWOOD MARKER E-459;
U.S.G.S. BENCHMARK DISK (PID- AW102), 0.25 MILES SOUTHWEST ALONG F.M. 518 IN FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. F1217 SOA, 1.7 FEET SOUTHEAST OF A BARBED WIRE FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE MARK IS ABOUT LEVEL WITH THE AVENUE.
ELEVATION = 26.02' (1988 ADJUSTMENT)

TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.65'

TBM B:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.38'

TBM C:
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", LOCATION SHOWN HEREON.
ELEVATION = 25.31'

TBM D:
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LANE, LOCATION SHOWN HEREON.
ELEVATION = 22.31'

REASON FOR REPLAT

TO RECONFIGURE RESERVES "A", "B", "D", "E", AND "F" INTO NEW RESERVES "A1", "A2", "D", "E", "F", AND "G", AS SHOWN.

FINAL PLAT OF

HOWARD SUBDIVISION PARTIAL REPLAT NO 2

A SUBDIVISION OF A 13.5989 ACRE TRACT OF LAND BEING A REPLAT OF RESERVES A, B, D, E, AND F, BLOCK 1, PARTIAL REPLAT HOWARD SUBDIVISION (INSTRUMENT NO. 2017058432) IN THE SARAH MCKISSICK LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

6 RESERVES 1 BLOCK

~ OWNERS ~

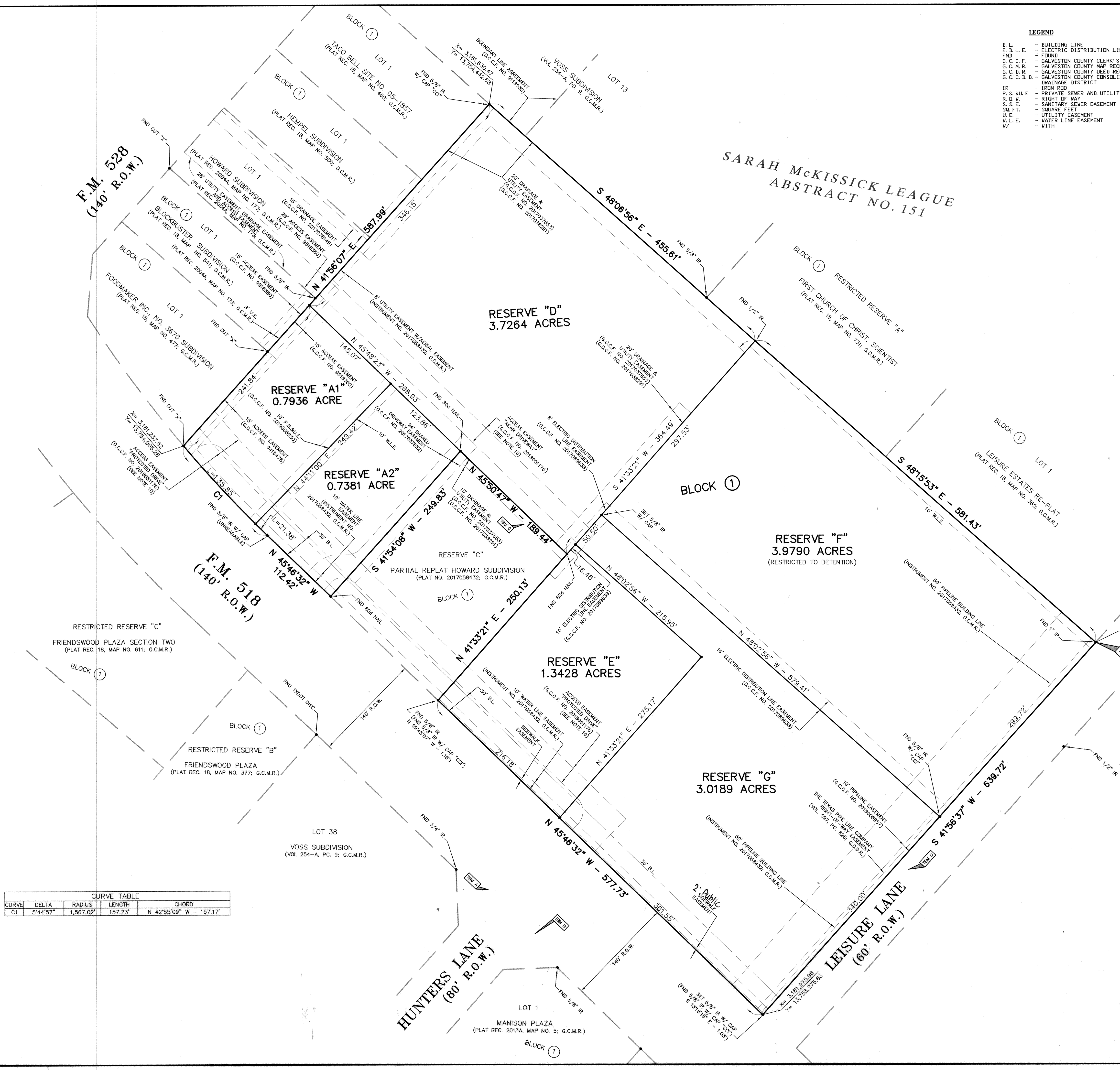
LEISURE LANE LLC
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Job No. 487-28
MARCH 27, 2019

SHEET 2 OF 2



RESTRICTED RESERVE "C"
FRIENDSWOOD PLAZA SECTION TWO
(PLAT REC. 18, MAP NO. 611; G.C.M.R.)

RESTRICTED RESERVE "B"
FRIENDSWOOD PLAZA
(PLAT REC. 18, MAP NO. 377; G.C.M.R.)

F.M. 518
(140' R.O.W.)

RESERVE "A1"
0.7936 ACRE

RESERVE "A2"
0.7381 ACRE

RESERVE "D"
3.7264 ACRES

RESERVE "E"
1.3428 ACRES

RESERVE "F"
3.9790 ACRES
(RESTRICTED TO DETENTION)

RESERVE "G"
3.0189 ACRES

RESTRICTED RESERVE "A"
FIRST CHURCH OF CHRIST, SCIENTIST
(PLAT REC. 18, MAP NO. 731; G.C.M.R.)

RESTRICTED RESERVE "B"

RESTRICTED RESERVE "C"

RESTRICTED RESERVE "D"

RESTRICTED RESERVE "E"

RESTRICTED RESERVE "F"

RESTRICTED RESERVE "G"

RESTRICTED RESERVE "H"

RESTRICTED RESERVE "I"

RESTRICTED RESERVE "J"

RESTRICTED RESERVE "K"

RESTRICTED RESERVE "L"

RESTRICTED RESERVE "M"

RESTRICTED RESERVE "N"

RESTRICTED RESERVE "O"

RESTRICTED RESERVE "P"

RESTRICTED RESERVE "Q"

RESTRICTED RESERVE "R"

RESTRICTED RESERVE "S"

RESTRICTED RESERVE "T"

RESTRICTED RESERVE "U"

RESTRICTED RESERVE "V"

RESTRICTED RESERVE "W"

RESTRICTED RESERVE "X"

RESTRICTED RESERVE "Y"

RESTRICTED RESERVE "Z"

RESTRICTED RESERVE "AA"

RESTRICTED RESERVE "AB"

RESTRICTED RESERVE "AC"

RESTRICTED RESERVE "AD"

RESTRICTED RESERVE "AE"

RESTRICTED RESERVE "AF"

RESTRICTED RESERVE "AG"

RESTRICTED RESERVE "AH"

RESTRICTED RESERVE "AI"

RESTRICTED RESERVE "AJ"

RESTRICTED RESERVE "AK"

RESTRICTED RESERVE "AL"

RESTRICTED RESERVE "AM"

RESTRICTED RESERVE "AN"

RESTRICTED RESERVE "AO"

RESTRICTED RESERVE "AP"

RESTRICTED RESERVE "AQ"

RESTRICTED RESERVE "AR"

RESTRICTED RESERVE "AS"

RESTRICTED RESERVE "AT"

RESTRICTED RESERVE "AU"

RESTRICTED RESERVE "AV"

RESTRICTED RESERVE "AW"

RESTRICTED RESERVE "AX"

RESTRICTED RESERVE "AY"

RESTRICTED RESERVE "AZ"

RESTRICTED RESERVE "BA"

RESTRICTED RESERVE "BB"

RESTRICTED RESERVE "BC"

RESTRICTED RESERVE "BD"

RESTRICTED RESERVE "BE"

RESTRICTED RESERVE "BF"

RESTRICTED RESERVE "BG"

RESTRICTED RESERVE "BH"

RESTRICTED RESERVE "BI"

RESTRICTED RESERVE "BJ"

RESTRICTED RESERVE "BK"

RESTRICTED RESERVE "BL"

RESTRICTED RESERVE "BM"

RESTRICTED RESERVE "BN"

RESTRICTED RESERVE "BO"

RESTRICTED RESERVE "BP"

RESTRICTED RESERVE "BQ"

RESTRICTED RESERVE "BR"

RESTRICTED RESERVE "BS"

RESTRICTED RESERVE "BT"

RESTRICTED RESERVE "BU"

RESTRICTED RESERVE "BV"

RESTRICTED RESERVE "BW"

RESTRICTED RESERVE "BX"

RESTRICTED RESERVE "BY"

RESTRICTED RESERVE "BZ"

RESTRICTED RESERVE "CA"

RESTRICTED RESERVE "CB"

RESTRICTED RESERVE "CC"

RESTRICTED RESERVE "CD"

RESTRICTED RESERVE "CE"

RESTRICTED RESERVE "CF"

RESTRICTED RESERVE "CG"

RESTRICTED RESERVE "CH"

RESTRICTED RESERVE "CI"

RESTRICTED RESERVE "CJ"

RESTRICTED RESERVE "CK"

RESTRICTED RESERVE "CL"

RESTRICTED RESERVE "CM"

RESTRICTED RESERVE "CN"

RESTRICTED RESERVE "CO"

RESTRICTED RESERVE "CP"

RESTRICTED RESERVE "CQ"

RESTRICTED RESERVE "CR"

RESTRICTED RESERVE "CS"

RESTRICTED RESERVE "CT"

RESTRICTED RESERVE "CU"

RESTRICTED RESERVE "CV"

RESTRICTED RESERVE "CW"

RESTRICTED RESERVE "CX"

RESTRICTED RESERVE "CY"

RESTRICTED RESERVE "CZ"

RESTRICTED RESERVE "DA"

RESTRICTED RESERVE "DB"

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RESTRICTED RESERVE "DH"

RESTRICTED RESERVE "DI"

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RESTRICTED RESERVE "DN"

RESTRICTED RESERVE "DO"

RESTRICTED RESERVE "DP"

RESTRICTED RESERVE "DQ"

RESTRICTED RESERVE "DR"

RESTRICTED RESERVE "DS"

RESTRICTED RESERVE "DT"

RESTRICTED RESERVE "DU"

RESTRICTED RESERVE "DV"

RESTRICTED RESERVE "DW"

RESTRICTED RESERVE "DX"

RESTRICTED RESERVE "DY"

RESTRICTED RESERVE "DZ"

RESTRICTED RESERVE "EA"

RESTRICTED RESERVE "EB"

RESTRICTED RESERVE "EC"

RESTRICTED RESERVE "ED"

RESTRICTED RESERVE "EE"

RESTRICTED RESERVE "EF"

RESTRICTED RESERVE "EG"

RESTRICTED RESERVE "EH"

RESTRICTED RESERVE "EI"

RESTRICTED RESERVE "EJ"

RESTRICTED RESERVE "EK"

RESTRICTED RESERVE "EL"

RESTRICTED RESERVE "EM"

RESTRICTED RESERVE "EN"

RESTRICTED RESERVE "EO"

RESTRICTED RESERVE "EP"

RESTRICTED RESERVE "EQ"

RESTRICTED RESERVE "ER"

RESTRICTED RESERVE "ES"

RESTRICTED RESERVE "ET"

RESTRICTED RESERVE "EU"

RESTRICTED RESERVE "EV"

RESTRICTED RESERVE "EW"

RESTRICTED RESERVE "EX"

RESTRICTED RESERVE "EY"

RESTRICTED RESERVE "EZ"

RESTRICTED RESERVE "FA"

RESTRICTED RESERVE "FB"

RESTRICTED RESERVE "FC"

RESTRICTED RESERVE "FD"

RESTRICTED RESERVE "FE"

RESTRICTED RESERVE "FF"

RESTRICTED RESERVE "FG"

RESTRICTED RESERVE "FH"

RESTRICTED RESERVE "FI"

RESTRICTED RESERVE "FJ"

RESTRICTED RESERVE "FK"

RESTRICTED RESERVE "FL"

RESTRICTED RESERVE "FM"

RESTRICTED RESERVE "FN"

RESTRICTED RESERVE "FO"

RESTRICTED RESERVE "FP"

RESTRICTED RESERVE "FQ"

RESTRICTED RESERVE "FR"

RESTRICTED RESERVE "FS"

RESTRICTED RESERVE "FT"

RESTRICTED RESERVE "FU"

RESTRICTED RESERVE "FV"

RESTRICTED RESERVE "FW"

RESTRICTED RESERVE "FX"

RESTRICTED RESERVE "FY"

RESTRICTED RESERVE "FZ"

RESTRICTED RESERVE "GA"

RESTRICTED RESERVE "GB"

RESTRICTED RESERVE "GC"

RESTRICTED RESERVE "GD"

RESTRICTED RESERVE "GE"

RESTRICTED RESERVE "GF"

RESTRICTED RESERVE "GG"

RESTRICTED RESERVE "GH"

RESTRICTED RESERVE "GI"

RESTRICTED RESERVE "GJ"

RESTRICTED RESERVE "GK"

RESTRICTED RESERVE "GL"

RESTRICTED RESERVE "GM"

RESTRICTED RESERVE "GN"

RESTRICTED RESERVE "GO"

RESTRICTED RESERVE "GP"

RESTRICTED RESERVE "GQ"

RESTRICTED RESERVE "GR"

RESTRICTED RESERVE "GS"

RESTRICTED RESERVE "GT"

RESTRICTED RESERVE "GU"

RESTRICTED RESERVE "GV"

RESTRICTED RESERVE "GW"



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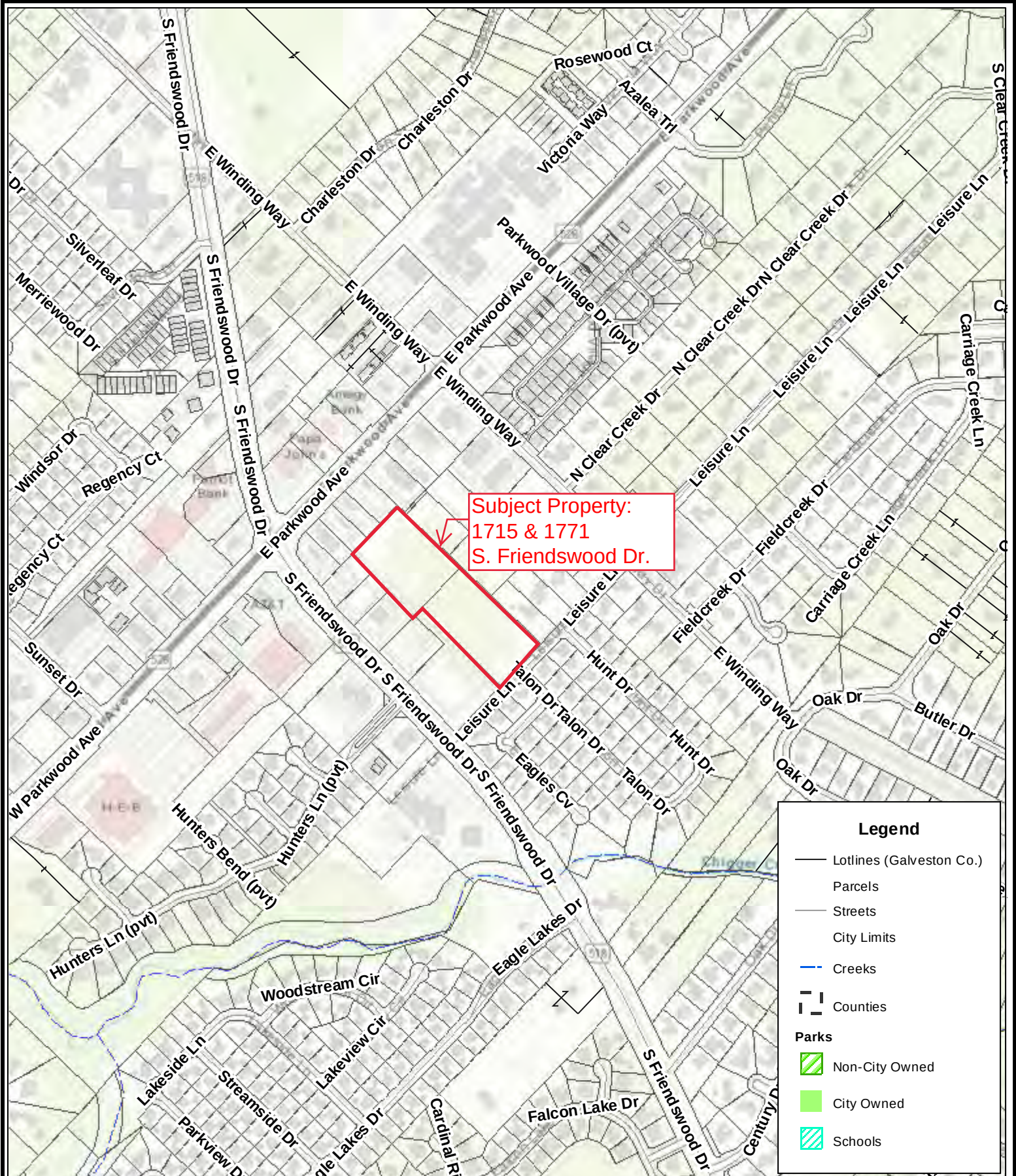


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 188'
 Page 198 of 272



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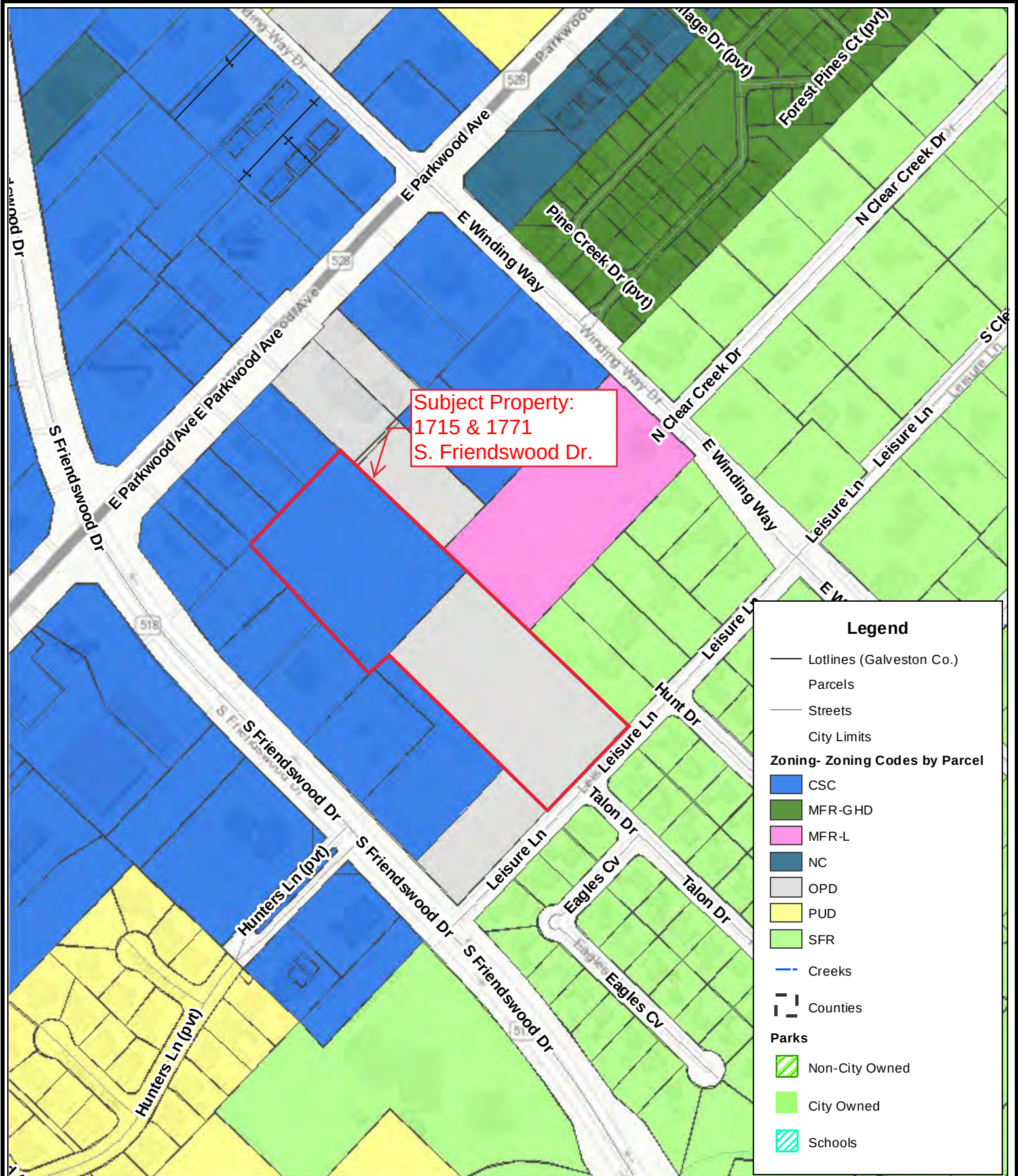


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
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Friendswood GIS Mapping



1" = 752'
Page 199 of 272



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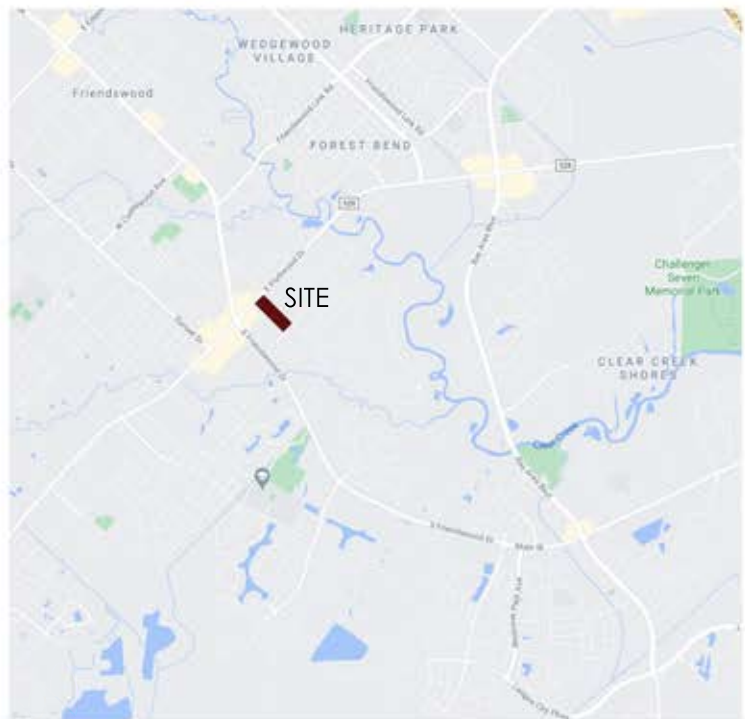
1" = 376'
Page 200 of 272

EXHIBIT “B”

A DEVELOPMENT FOR TANNOS LAND HOLDING II FRIENDSWOOD, TEXAS.

INDEX:

COVER SHEET
MEMO
SURVEY
SITE PLAN (COLORED)
SITE PLAN
BUILDING ELEVATIONS





MEMORANDUM

4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

Building Description

The Proposed Project consist of a four-story Class A Office Building of approximately 100,000 SF office with 290 parking spaces. The Building is designed to attract regional and national tenants into the Friendswood area and will have an occupancy load of approximately 750 people. As the anchor to an established development that already includes many restaurant and retail businesses, the concept of the design is to unite the area into a master planned development that promotes walkability and a relaxed working environment. To accomplish this, the Project will beautify the existing detention area into a park with improved landscaping and security lighting; locate the building as central in the development as possible to create unity with the existing establishments while being as far away from our residential neighbors as possible; and by enhancing a sense of place by continuing the established Architectural Style with a complementary backdrop.

Detention Enhancements

- 45 large trees | 11 small trees
- Approximately 1,434 linear feet of 5 to 7 feet wide crushed granite paths with steel edging
- 7 park benches
- 3 dog stations
- 2 Water Fountains with lighting
- Accent Landscape Lighting in Park Area Trees
- Walk Path and Accent Lighting

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer

Diamond Development Group

700 GEMINI, SUITE 260

HOUSTON, TEXAS 77058

832.224.6400

CONTACT@DIAMONDDEVELOPMENTGROUP.COM



MEMORANDUM

4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

PUD Regulation Matrix based on OPD

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b, e and k)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
PUD	10,000	100	100	30	15	25	10	25	10	70 (max. 4 stories)	Yes	H	30%

Zoning Ordinance Section 7.P. Permitted Use Table

Permitted uses would include:

- Monetary authorities – Central Bank
- Credit intermediation and related activities
- Securities, commodity contracts, and other financial investments and related activities
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Lessors of nonfinancial intangible assets (except copyrighted works)
- Professional, scientific and technical services
- Management of companies and enterprises
- Other school and instruction
- Ambulatory health care services
- Personal care services
- Other personal services
- Business, professional, labor, political, and similar organizations
- Executive, legislative, and other general government support



- Administration of human resource programs
- Administration of environment quality programs
- Administration of housing programs, urban planning, and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Parking Analysis

Parking would comply with the City of Friendswood Design Criteria Manual: General Business Offices – 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

A handwritten signature in black ink, appearing to read 'BK' followed by a flourish.

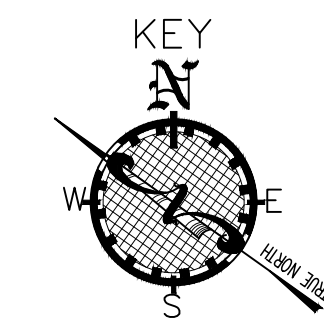
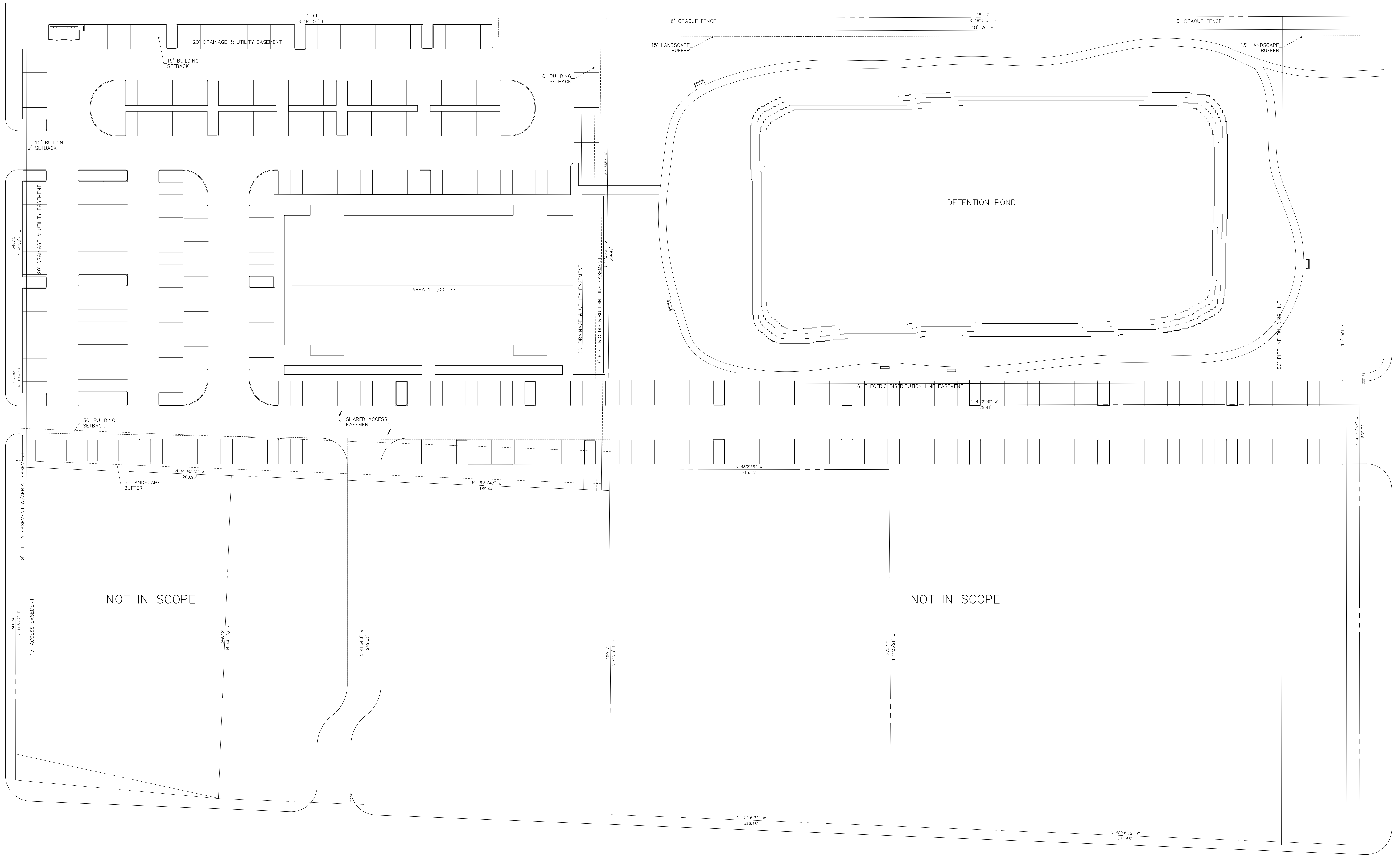
Blair Korndorffer

Diamond Development Group

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1 OVERALL SITE PLAN

1 : 30



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/14/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consideration and possible action regarding a proposed ordinance for the first and final reading of an ordinance amending City of Friendswood, Texas, Ordinance No. 2020-35, passed and approved September 14, 2020, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2020-2021 by approving "Budget Amendment X" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020-2021"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.

Originating Department: Administrative Services

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

By its nature, our budget is an estimate of the revenues and expenditures needed to accomplish the City Council and Staff goals for the year. Throughout the year events occur that require adjustments to the budget. These adjustments may be needed for various reasons, such as the recognition of extraordinary revenues or expenditures, new projects that are authorized by Council or providing funding for expenditures resulting from extraordinary events like natural disasters. As the need arises, items for budget appropriations are accumulated and then submitted for approval at the City Council meeting each month. The budget adjustments covered by this ordinance comprise the tenth set for fiscal year 2020-2021.

Staff has attempted to provide as much explanation of the adjustments as possible through two sets of exhibits. Exhibit A provides a narrative explanation of each budget amendment. Exhibit B provides the detail of each accounting transaction.

Ordinance and exhibits are reviewed and approved by the City Attorney prior to inclusion on a City Council meeting agenda.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of this budget amendment will allow for timely procurement of program supplies and limit delays in the progress of capital improvement projects.

RECOMMENDATIONS

Recommend approval of the ordinance and exhibits covering Budget Amendment X 2020–2021.

ATTACHMENTS

1. Ord 2021-xx BA X
2. FY21 BA X Exhibit A 08-02-2021
3. FY21 BA X Exhibit B 08-02-2021

(Title: An Ordinance adopting Budget Amendment X to the Original General Budget of the City for Fiscal Year 2020-2021 to provide for supplemental appropriation and/or transfer of certain funds.)

ORDINANCE NO. 2021-xx

AN ORDINANCE AMENDING CITY OF FRIENDSWOOD, TEXAS, ORDINANCE NO. 2020-35, PASSED AND APPROVED SEPTEMBER 14, 2020, SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2020-2021 BY APPROVING "BUDGET AMENDMENT X" TO THE "ORIGINAL GENERAL BUDGET OF THE CITY OF FRIENDSWOOD, TEXAS, FOR THE FISCAL YEAR 2020-2021"; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

* * * * *

WHEREAS, by Ordinance No. 2020-35, the City Council of the City of Friendswood, Texas, adopted its "Original General Budget for Fiscal Year 2020-2021"; and

WHEREAS, the City Council has determined that revenues and/or reserves are available for supplemental appropriation, and/or that the transfer of certain funds interdepartmentally is economically feasible and in the best interest of prudent budgeting and for municipal purposes; and

WHEREAS, Section 8.04 of The City Charter provides for amendments after adoption of the budget; and

WHEREAS, the City Council desires to amend said Original General Budget to reflect such supplemental appropriation and/or transfer in the fiscal year 2020-2021;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The “Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020-2021,” is hereby amended for municipal purposes as shown on “Budget Amendment X” to the “Original Budget of the City of Friendswood, Texas, for the Fiscal year 2020-2021” attached hereto. Said Budget Amendment X shall be attached to and made a part of such Original General Budget by the City Secretary and shall be filed as required by state law, a true and correct copy of which is attached hereto as Exhibits “A” and “B” and made a part hereof for all purposes.

Section 3. In the event any clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED this 2nd day of August, 2021.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

MARY KAY FISCHER, City Attorney

**City of Friendswood
Budget Amendment Summary
Fiscal Year 2020 – 2021
Budget Amendment X
August 2, 2021**

1. **Library Book Sales Revenue Appropriation, \$1,197.** Appropriate Library book sale revenue received to the Library department's operating equipment budget. The funds will be used to purchase equipment in fiscal year 2021
2. **Blackhawk Shelter – Engineering Services, \$16,475.** Appropriate funds for the City's cost share portion of the engineering services related to the Blackhawk Shelter project. Total engineering services contract value is \$36,475. CDBG-DR (Harris County) grant funding will reimburse the City for \$20,000 of the total engineering costs. The City is required to fund the difference. The funding source will be unassigned general fund balance.
3. **Centennial Park and Lakes of Falcon Ridge Concrete Wall – Engineering Services*, \$3,900.** Appropriate funds to procure engineering services related to the concrete wall project at Centennial Park and Lakes of Falcon Ridge. The funding source will be unassigned general fund balance.
4. **Public Works Department – Mobile Devices & Tablets, \$3,604.** Appropriate funds to purchase 8 mobile devices with protection cases for Streets & Drainage staff to utilize Cityworks software while working within City limits. The funding source will be unassigned general fund balance.
5. **Relocation Services for CDBG-DR Acquisition Project, \$26,280.** Appropriate advanced funding for relocation services contract between the City and Tidal Basin. The City applied for and was awarded a grant through the 2017 Community Development Block Grant – Disaster Recovery with Galveston County to acquire property within flood-prone areas of Friendswood. Costs related to the relocation service contract will be reimbursed by the CDBG-DR grant. The funding source will be unassigned general fund balance.
6. **Public Safety Building – Roof Replacement*, \$400,000.** Appropriate funds to replace the aging roof on the Public Safety Building. The 14-year-old roof is original to the building and needs to be replaced in coordination with the expansion project. The roof of the existing building and the new, expanded portion of the building will have a seamless look when the project is complete. The funding source will be unassigned general fund balance.
7. **Public Safety Building – HVAC Improvements*, \$200,000.** Appropriate funds to improve the HVAC system at the Public Safety Building. The 14-year-old HVAC system is original to the building and needs to be improved in coordination with the expansion project. The CMAR, Core Construction Services, advises that the improvements are needed to control humidity within the building and allow the HVAC system to effectively control the climate of the existing facility. The funding source will be unassigned general fund balance.
8. **Parks & Recreation Department – Tractor with Loader*, \$37,943.** Appropriate funds to procure a new John Deere Tractor with Loader for the Parks division. The current tractor is 20 years old and is no longer reliable to meet the needs of the Park's maintenance program. The new tractor will improve time management on each job, will decrease equipment maintenance costs, and will service multiple areas within the City such as the Sportspark, Volleyball Court, existing and future park land. The funding source will be unassigned general fund balance.

9. **Parks & Recreation Department – Turf Tractor*, \$25,323.** Appropriate funds to procure a new John Deere Turf Tractor for the Parks division. A new Turf Tractor is needed to keep up with the ongoing demands for services to maintain increased park maintenance and beautification projects. The existing Turf Tractor has far exceeded its useful life and in constant need of repairs. These repairs are not only costly, but they also take weeks to repair leaving the parks department without the necessary equipment to keep up with work orders. The funding source will be unassigned general fund balance.
10. **Activity Building – Roof & Gutter Replacement*, \$200,000.** Appropriate funds to replace the aging roof on the Activity Building. This building has several roof layers on it which all have penetrations that allow water to leak. There are currently 3 water leaks that cannot be located by a professional because the roof has several old layers. Delaying the roof replacement any longer could result in extensive damage to the building. The funding source will be unassigned general fund balance.
11. **PEG Channel – Library Conference Room, \$59,930.** Appropriate restricted General Fund balance reserves from PEG Channel revenue for audio and video improvements related to community events, and other city-wide productions. Information Technology will improve the conference room at the Friendswood Public Library.
12. **Information Technology Department – Network Security, \$12,685.** Appropriate funds to implement technology and security improvements to protect our internal network. The products provided by Argent and Netwrix will help secure digital files on our network, advance network monitoring, and improve response time for troubleshooting network errors and downtime. The City's information technology infrastructure is a critical component of the City's daily operations. Securing this critical asset is essential to the City's I.T. security. The funding source will be unassigned general fund balance.
13. **Parks & Recreation Department – Stevenson Park Walking Trail*, \$400,000.** Appropriate funds to repair and improve the Stevenson Park walking trail. The concrete curb has constantly deteriorated over the years and the crushed granite continues to wash out after each rain event. The walking trail is well attended and frequented by many. The construction of new, all-weather rubber trail system will increase the level of service by making the Walking Trail accessible even after a rain event. The funding source will be unassigned general fund balance.
14. **Public Works Department – Wheeled Excavator*, \$247,153.** Appropriate funds to replace a 22-year-old Gradall. The Streets and Drainage Division within the Public Works Department is responsible for the continuous maintenance of streets, sidewalks curbs and gutters, storm sewers, inlets, ditches, and other functions such as trimming trees and mowing throughout the City. These numerous and various tasks routinely require the services of proper heavy equipment so they can be completed. To meet these required needs, the Streets and Drainage Division requests a replacement for the 1999 model Gradall. The funding source will be unassigned general fund balance.
15. **Public Works Department – Backhoe*, \$119,899.** Appropriate funds to place a 19-year-old Backhoe. The Streets and Drainage Division within the Public Works Department is responsible for the continuous maintenance of streets, sidewalks curbs and gutters, storm sewers, inlets, ditches, and other functions such as trimming trees and mowing throughout the City. These numerous and various tasks routinely require the services of proper heavy equipment so they can be completed. To meet these required needs, the Streets and Drainage Division requests a replacement for the 2002 Backhoe. The funding source will be unassigned general fund balance.

- 16. Public Works Department – Brush Truck with Grapple and Chipper*, \$222,990.** Appropriate funds to purchase a Brush Truck with Grapple and Chipper. The Public Works Department does not currently have a brush truck, grapple loader, or chipper. Material hauling and tree/ brush trimming have become a routine and almost daily tasks required of the Streets and Drainage Division. During inclement weather events, aside of the contracted debris removal, the Streets and Drainage is tasked with clearing and hauling away of debris from storm inlets, fallen trees, and other debris that may be impeding traffic and storm water flow. The acquisition of a Brush truck with a grapple and a chipper will play a vital part in addressing clean-up needs following the majority of these tasks, and will critically assist in the clean-up of debris and will benefit all of Public Works. The funding source will be unassigned general fund balance.
- 17. Parks & Recreation Department – Maintenance Truck with Service Body*, \$45,500.** Appropriate funds to procure a new Maintenance Truck with Service Body for the Parks division. The Parks Division is currently driving a 12-year-old vehicle from Animal Control Division that was given to them after Animal Control received a new truck. This truck was intended to be a mosquito spraying vehicle. However, with the age, mileage of the vehicle and having a sprayer mounted in the bed, the Park's lead maintenance worker is unable to carry materials, tools, and supplies needed to complete various maintenance tasks. The funding source will be unassigned general fund balance.
- 18. Parks & Recreation Department – City Hall Safety & Security Modifications*, \$64,479.** Appropriate funds to renovate City Hall in order to provide proper safety and security for employees. The Facilities Division will enclose three offices in Administrative Services. They will also install a secure access door in the Parks & Recreation hallway. In the City Secretary's hallway, they will improve access control for a stairwell door. The funding source will be unassigned general fund balance.
- 19. Hurricane Harvey Buyout Lots, \$138,000.** – Reimburse General Fund balance for a portion of funds originally approved on FY21 BA III at the January 11, 2021 Council Meeting to purchase two homes through the Hazard Mitigation Grant Program. The property at 16922 Oxnard did not accept the buyout terms. The funding source was unassigned general fund balance; and therefore, will be appropriated back.
- 20. Public Works Department – Advanced Metering Infrastructure (AMI), \$9,073,555.** Appropriate funds for the contract approved at the July 12, 2021 Council Meeting with Ameresco for the installation of the AMI system and replacement of the water meters and their end point transceivers. The funding source will be the 2018 Water & Sewer Revenue Bonds.

**Deferred Maintenance or Deferred Equipment*

City of Friendswood				
August 2, 2021				
2020-2021 Budget Amendment X - Exhibit B				
BA Number	Account Number	Project Number	Description	Amount
1	001-0000-38600	DNBOOKREV	Appropriate library book sale revenue to the Library department's operating equipment budget	(1,197)
1	001-6310-459.5800	DNBOOKEXP	Appropriate library book sale revenue to the Library department's operating equipment budget	1,197
2	001-0000-30500		Appropriate unassigned fund balance for the City's cost share portion of engineering services for Blackhawk Shelter project	(16,475)
2	001-7001-431.8582	G00083EXP	Appropriate unassigned fund balance for the City's cost share portion of engineering services for Blackhawk Shelter project	16,475
3	001-0000-30500		Appropriate unassigned fund balance for engineering services on Centennial Park and Lakes of Falcon Ridge concrete wall*	(3,900)
3	001-6430-456.8200		Appropriate unassigned fund balance for engineering services on Centennial Park and Lakes of Falcon Ridge concrete wall	3,900
4	001-0000-30500		Appropriate unassigned fund balance for mobile devices to operate Cityworks software	(3,604)
4	001-0716-419.5800		Appropriate unassigned fund balance for mobile devices to operate Cityworks software	3,604
5	001-10199		Due from 2017 CDBG-DR Galveston County grant for advanced funding on relocation services contract between the City and Tidal Basin	(26,280)
5	001-14028		Due from 2017 CDBG-DR Galveston County grant for advanced funding on relocation services contract between the City and Tidal Basin	26,280
5	124-26010		Due to General Fund for advance funding from 2017 CDBG-DR Galveston County grant for relocation services contract with Tidal Basin	(26,280)
5	124-10199		Due to General Fund for advance funding from 2017 CDBG-DR Galveston County grant for relocation services contract with Tidal Basin	26,280
6	001-0000-30500		Appropriate unassigned fund balance for roof replacement on the Public Safety Building*	(400,000)
6	001-7001-421.6600	GO1518CONST	Appropriate unassigned fund balance for roof replacement on the Public Safety Building*	400,000
7	001-0000-30500		Appropriate unassigned fund balance for HVAC system improvements on Public Safety Building*	(200,000)
7	001-7001-421.6600	GO1518CONST	Appropriate unassigned fund balance for HVAC system improvements on Public Safety Building*	200,000
8	001-0000-30500		Appropriate unassigned fund balance for the purchase of a tractor with loader for Parks division*	(37,943)
8	001-6430-456.8800	PR109	Appropriate unassigned fund balance for the purchase of a tractor with loader for Parks division*	37,943
9	001-0000-30500		Appropriate unassigned fund balance for the purchase of a turf tractor for Parks division*	(25,323)
9	001-6430-456.8800	PR110	Appropriate unassigned fund balance for the purchase of a turf tractor for Parks division*	25,323
10	001-0000-30500		Appropriate unassigned fund balance for roof replacement on the Activity Building*	(200,000)
10	001-6460-419.6600		Appropriate unassigned fund balance for roof replacement on the Activity Building*	200,000
11	001-0000-30500		Appropriate restricted General Fund balance reserves from PEG channel revenue for audio and video improvements at the Library	(59,930)
11	001-0716-419.8800	FCPEGEXP	Appropriate restricted General Fund balance reserves from PEG channel revenue for audio and video improvements at the Library	59,930
12	001-0000-30500		Appropriate unassigned fund balance for technology and security improvements	(12,685)
12	001-0716-419.8800		Appropriate unassigned fund balance for technology and security improvements	8,388
12	001-0716-419.8800		Appropriate unassigned fund balance for technology and security improvements	4,297
13	001-0000-30500		Appropriate unassigned fund balance for the replacement of the Stevenson Park walking trail*	(400,000)
13	001-6430-456.8230		Appropriate unassigned fund balance for the replacement of the Stevenson Park walking trail*	400,000
14	001-0000-30500		Appropriate unassigned fund balance for the purchase of a wheeled excavator*	(247,153)
14	001-3610-431.8400		Appropriate unassigned fund balance for the purchase of a wheeled excavator*	247,153
15	001-0000-30500		Appropriate unassigned fund balance for the purchase of a replacement backhoe*	(119,899)
15	001-3610-431.8400		Appropriate unassigned fund balance for the purchase of a replacement backhoe*	119,899
16	001-0000-30500		Appropriate unassigned fund balance for the purchase of a brush truck with grapple and chipper*	(222,990)
16	001-3610-431.8400		Appropriate unassigned fund balance for the purchase of a brush truck with grapple and chipper*	222,990

City of Friendswood				
August 2, 2021				
2020-2021 Budget Amendment X - Exhibit B				
BA Number	Account Number	Project Number	Description	Amount
17	001-0000-30500		Appropriate unassigned fund balance for the purchase of maintenance truck with service body*	(45,500)
17	001-9002-491.9130		Appropriate unassigned fund balance for the purchase of maintenance truck with service body*	45,500
17	301-0000-39120		Appropriate unassigned fund balance for the purchase of maintenance truck with service body*	(45,500)
17	301-0501-421.8300		Appropriate unassigned fund balance for the purchase of maintenance truck with service body*	45,500
18	001-0000-30500		Appropriate unassigned fund balance for modifications related to safety and security at City Hall*	(64,479)
18	001-6460-419.6610		Appropriate unassigned fund balance for modifications related to safety and security at City Hall: offices in Administrative Services*	44,900
18	001-6460-419.6610		Appropriate unassigned fund balance for modifications related to safety and security at City Hall: security access control in Parks & Rec*	8,903
18	001-6460-419.6610		Appropriate unassigned fund balance for modifications related to safety and security at City Hall: wall and door in Parks & Rec hallway*	6,400
18	001-6460-419.6610		Appropriate unassigned fund balance for modifications related to safety and security at City Hall: stairwell door in City Secretary's hallway*	4,276
19	001-14018		Reverse Due from HMPG for advanced funding to purchase 16922 Oxnard in the HMGP buyout grant program	(138,000)
19	001-10199		Reverse Due from HMPG for advanced funding to purchase 16922 Oxnard in the HMGP buyout grant program	138,000
19	120-10199		Reverse Due to General Fund for advance funding to purchase 16922 Oxnard in the HMGP buyout program	(138,000)
19	120-26010		Reverse Due to General Fund for advance funding to purchase 16922 Oxnard in the HMGP buyout program	138,000
20	421-0000-30600		Appropriate 2018 W&S Construction Bond Working Capital for Ameresco contract for AMI system	(9,073,555)
20	421-7001-34.7190		Appropriate 2018 W&S Construction Bond Working Capital for Ameresco contract for AMI system	9,073,555
<i>*Deferred Maintenance or Deferred Equipment</i>				

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/06/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consider authorizing the final acceptance of a Waterline Easement with Coastal Bend Property Development, LP, at the completion of the contractor's one-year maintenance bond.

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City began its one-year maintenance period of a Waterline Easement with Coastal Bend Property Development, LP in August 2020. That maintenance bond has now expired. This agenda item is to authorize the final acceptance of the Waterline Easement with Coastal Bend Property Development, LP and formally release that bond. The improvement included approximately 2,300 L.F. of 8" water line and appurtenances along the southeast side of Beamer Road.

City staff has concluded a one-year warranty inspection and found everything to be in working order.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

SER Construction Partners, LLC will have its bond released immediately upon final acceptance of the City Council.

RECOMMENDATIONS

Authorize the final acceptance of the Waterline Easement with Coastal Bend Property Development, LP and release the maintenance bond.

ATTACHMENTS

1. Release of Bond Water Line Easement Coastal Bend Property Development



City of Friendswood

Engineering Department
15355 Blackhawk Boulevard
Friendswood, Texas 77546-2801

DOCUMENT 00825

Release of Bond

DATE: August 02, 2021

PROJECT NAME: Waterline Easement with Coastal Bend Property Development, LP

TO: SER Construction Partners, LLC
3636 Pasadena Boulevard
Pasadena, TX 77503

The Contractor and the Surety having complied with the provisions of the General Conditions, and all work is in accordance with the Contract Documents at the end of the One-Year Warranty. This project was brought before the City Council on August 3, 2020, for the acceptance of the One-Year Maintenance Period. The City Council accepted the One-Year Maintenance as complete and renders this obligation null and void, releasing the One-Year Warranty Maintenance Bond, from Hartford Fire Insurance Company, 3000 Internet Boulevard, Suite 600, Frisco, TX, 75034, which is enclosed.



Jildardo Arias, PE, CFM
Director of Engineering

7/22/21

Date

JA/hv

END OF DOCUMENT

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 07/20/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consider authorizing the acceptance of Public Utility Easements associated with the Utility Relocate at Clear Creek Utility Bridge Project and approving their execution by the City Manager.

Originating Department: Engineering

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

The Utility Relocate at Clear Creek Utility Bridge Project involves relocating aerial utilities to underneath Clear Creek and removing the pipe rack structure. The project site is generally bound by Polly Ranch Homeowners Association (HOA) Park to the west, land owned by Terra Bella Homeowners Association (HOA) to the east, and the Blackhawk Wastewater Treatment Plant to the northeast. The new underground utility lines require new easements for future maintenance and repairs, as needed.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Easements need to be obtained from Polly Ranch HOA and Terra Bella HOA. The Terra Bella HOA has already executed their Public Utility Easement and it is awaiting execution by the City, after which it will be filed at the office of the Galveston County Clerk.

Approval of this item will help expedite the process as the City Manager will execute the easements on behalf of the City as they are submitted.

RECOMMENDATIONS

Authorize the acceptance of Public Utility Easements associated with the Utility Relocate at Clear Creek Utility Bridge Project and approve their execution by the City Manager.

ATTACHMENTS

1. Master Public Utility Easement
2. Terra Bella Exhibit
3. Polly Ranch Exhibit

PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS	§	

THAT _____ (“Grantor”), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to Grantor by the City of Friendswood, Texas, a home rule municipal corporation of the State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto the said Grantee, its successors, assigns and legal representatives, a perpetual easement for the purpose of constructing, reconstructing, altering, and maintaining public utility facilities in, on, upon, over, along and across those certain tracts or parcels of land, (hereinafter the "Easement), shown in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Grantee may do and perform all acts necessary to construct, reconstruct, repair, or maintain public utility facilities within said Easement and to operate thereon all necessary machinery and equipment to efficiently prosecute the work. Grantor retains, reserves, and shall continue to enjoy the use of the surface of the easement property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement for the purposes stated herein.

This conveyance is expressly made subject to any and all restrictions, mineral and/or royalty reservations, covenants, and easements appearing of record relative to the Easement, but only to the extent that the same are still in force and effect and enforceable against the same.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its successors and assigns forever, and Grantor binds itself, its successors and assigns, to warrant and forever defend all and singular the said easement unto Grantee and Grantee's successors and assigns against every

person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise

WITNESS MY HAND, this _____ day of _____, 20____.

FOR GRANTOR:

Printed Name: _____

Printed Title: _____

ACKNOWLEDGEMENT

STATE OF TEXAS }
 }
COUNTY OF HARRIS } KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, a notary public, on this day personally appeared _____,
known to me or having proved to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she executed the same for the purposes and
considerations therein expressed.

GIVEN MY hand and seal of office this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

ACCEPTED BY GRANTEE:

ATTEST:

Morad Kabiri
City Manager

Leticia Brysch
City Secretary

Return to Grantee at:
City of Friendswood
Engineering Department
15355 Blackhawk Boulevard
Friendswood, TX 77546



DESCRIPTION OF
PERMANENT UTILITY EASEMENT NO. 1
0.2193 OF AN ACRE OR 9,551 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.2193 OF AN ACRE OR 9,551 SQUARE FEET OF LAND SITUATED IN THE JOHN DICKINSON LEAGUE, ABSTRACT NO. 15, HARRIS COUNTY, TEXAS, BEING OUT OF RESTRICTED RESERVE "C", FINAL PLAT TERRA BELLA, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 611027, HARRIS COUNTY MAP RECORDS (H.C.M.R.), WITH SAID 0.2193 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT THE MOST WESTERLY END OF LOT 9, BLOCK 3, OF SAID FINAL PLAT TERRA BELLA, SAME BEING AN ANGLE POINT OF SAID RESTRICTED RESERVE "C", FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "5206" FOUND FOR REFERENCE BEARS SOUTH 17 DEG. 38 MIN. 38 SEC. EAST – 121.66 FEET;

THENCE, NORTH 48 DEG. 25 MIN. 13 SEC. WEST, OVER AND ACROSS SAID RESTRICTED RESERVE "C", A DISTANCE OF 149.90 FEET TO A POINT IN THE COMMON LINE OF A CALLED 20.2798 ACRE TRACT DESCRIBED IN DEED TO GULF COAST WASTE DISPOSAL AUTHORITY, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E855129, AND OF SAID RESTRICTED RESERVE "C";

THENCE, SOUTH 41 DEG. 34 MIN. 47 SEC. WEST, A DISTANCE OF 48.80 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, OVER AND ACROSS SAID RESTRICTED RESERVE "C" AND CLEAR CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 20 DEG. 14 MIN. 26 SEC. EAST, A DISTANCE OF 221.71 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 47 DEG. 15 MIN. 46 SEC. WEST, A DISTANCE OF 270.13 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

NORTH 66 DEG. 34 MIN. 51 SEC. WEST, A DISTANCE OF 21.87 FEET TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

NORTH 47 DEG. 15 MIN. 46 SEC. EAST, A DISTANCE OF 265.60 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

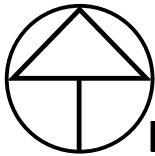
NORTH 20 DEG. 14 MIN. 26 SEC. WEST, A DISTANCE OF 197.63 FEET TO POINT IN THE COMMON LINE OF SAID CALLED 20.2798 ACRE TRACT AND OF SAID RESTRICTED RESERVE "C", BEING THE MOST NORTHERLY WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 41 DEG. 34 MIN. 47 SEC. EAST, A DISTANCE OF 22.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9091 OF AN ACRE OR 39,602 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56565-PUE-1, PREPARED BY WINDROSE LAND SERVICES.

LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



06/18/2021
DATE:



NORTH

SCALE: 1" = 100'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°38'38" E	121.66'
L2	S 20°59'43" E	63.72'
L3	S 26°50'19" E	53.70'
L4	S 32°22'00" E	60.24'
L5	S 41°34'47" W	48.80'
L6	N 66°34'51" W	21.87'
L7	N 41°34'47" E	22.69'

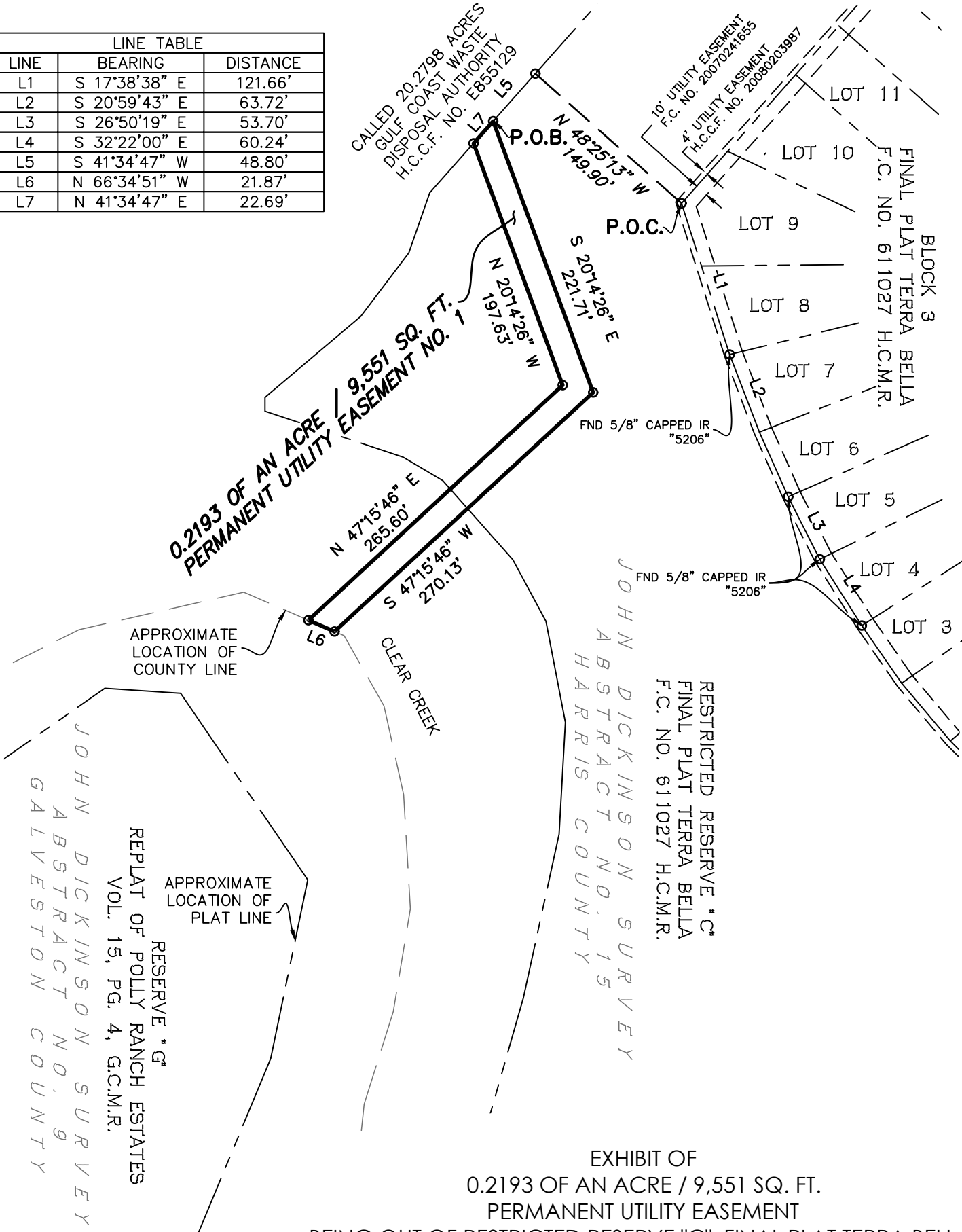
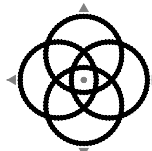


EXHIBIT OF
0.2193 OF AN ACRE / 9,551 SQ. FT.
PERMANENT UTILITY EASEMENT
BEING OUT OF RESTRICTED RESERVE "C", FINAL PLAT TERRA BELLA,
F.C. NO 20070241655, HARRIS COUNTY MAP RECORDS
SITUATED IN THE
JOHN DICKINSON LEAGUE, A-15
HARRIS COUNTY, TEXAS

FIELD BY:	-	DATE:	06/18/2021
DRAWN BY:	RO	REV:	
CHECKED BY:	GA	REV:	
JOB NO.	56565-PUE-1	REV:	
SHEET 2 OF 2		REV:	



WINDROSE
LAND SURVEYING | PLATTING

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FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



**DESCRIPTION OF
PERMANENT UTILITY EASEMENT NO. 1
0.6899 OF AN ACRE OR 30,051 SQ. FT.**

A TRACT OR PARCEL CONTAINING 0.6899 OF AN ACRE OR 30,051 SQUARE FEET OF LAND SITUATED IN THE JOHN DICKINSON LEAGUE, ABSTRACT NO. 9, GALVESTON COUNTY, TEXAS, BEING OUT OF RESERVE "G", REPLAT OF POLLY RANCH ESTATES, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 15, PAGE (PG.) 4, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), WITH SAID 0.9091 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 1/2 INCH IRON ROD STAMPED "SURVEY 1" FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF PINE DRIVE, BEING THE COMMON WESTERLY CORNER OF RESERVE "H", AND OF RESERVE "G", OF SAID REPLAT OF POLLY RANCH ESTATES, BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 25 DEG. 58 MIN. 38 SEC. EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PINE DRIVE, A DISTANCE OF 29.65 FEET TO A POINT, BEING THE MOST WESTERLY NORTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, OVER AND ACROSS SAID RESERVE "G" AND CLEAR CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEG. 04 MIN. 58 SEC. EAST, A DISTANCE OF 147.84 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

NORTH 59 DEG. 11 MIN. 53 SEC. EAST, A DISTANCE OF 84.32 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

NORTH 47 DEG. 15 MIN. 27 SEC. EAST, A DISTANCE OF 392.28 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

NORTH 47 DEG. 09 MIN. 04 SEC. EAST, A DISTANCE OF 71.03 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

NORTH 02 DEG. 15 MIN. 53 SEC. EAST, A DISTANCE OF 33.91 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

NORTH 47 DEG. 15 MIN. 46 SEC. EAST, A DISTANCE OF 367.65 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 66 DEG. 34 MIN. 51 SEC. EAST, A DISTANCE OF 21.87 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

SHEET 3 OF 4

SOUTH 47 DEG. 15 MIN. 46 SEC. WEST, OVER AND ACROSS CLEAR CREEK, A DISTANCE OF 354.06 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 02 DEG. 15 MIN. 53 SEC. WEST, A DISTANCE OF 48.24 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 47 DEG. 15 MIN. 28 SEC. WEST, A DISTANCE OF 478.74 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 59 DEG. 11 MIN. 53 SEC. WEST, A DISTANCE OF 93.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

SOUTH 83 DEG. 04 MIN. 58 SEC. WEST, A DISTANCE OF 162.40 FEET TO A POINT IN THE COMMON LINE OF RESERVE "H", AND RESERVE "G" OF SAID REPLAT OF POLLY RANCH ESTATES, BEING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 64 DEG. 01 MIN. 22 SEC. WEST, A DISTANCE OF 9.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9091 OF AN ACRE OR 39,602 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 56565-PUE-2, PREPARED BY WINDROSE LAND SERVICES.


LUCAS G. DAVIS

R.P.L.S. NO. 6599

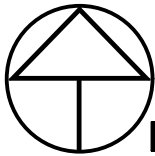
STATE OF TEXAS

FIRM REGISTRATION NO. 10108800



06/18/2021
DATE:

SHEET 4 OF 4



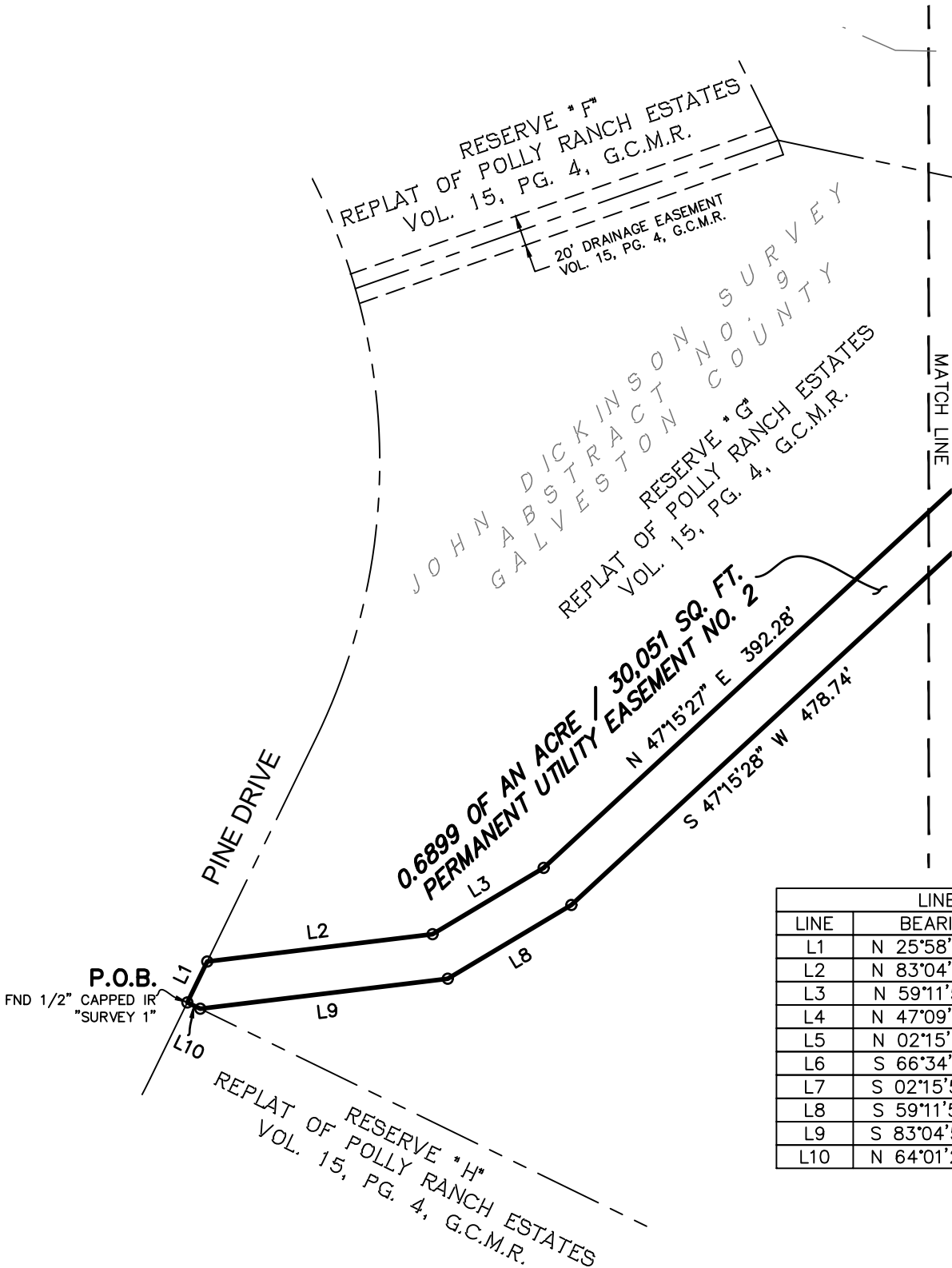
NORTH

SCALE: 1" = 100'

GENERAL NOTES

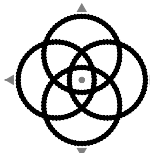
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

EXHIBIT OF
0.9091 OF AN ACRE / 39,602 SQ. FT.
PERMANENT UTILITY EASEMENT
BEING OUT OF RESERVE "G", REPLAT OF POLLY RANCH ESTATES,
VOL. 15, PG. 4, GALVESTON COUNTY MAP RECORDS
SITUATED IN THE
JOHN DICKINSON LEAGUE, A-9 GALVESTON COUNTY, TEXAS



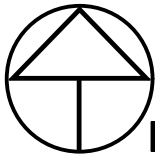
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°58'38" E	29.65'
L2	N 83°04'58" E	147.84'
L3	N 59°11'53" E	84.32'
L4	N 47°09'04" E	71.03'
L5	N 02°15'53" E	33.91'
L6	S 66°34'51" E	21.87'
L7	S 02°15'53" W	48.24'
L8	S 59°11'53" W	93.80'
L9	S 83°04'58" W	162.40'
L10	N 64°01'22" W	9.40'

FIELD BY:	-	DATE:	06/18/2021
DRAWN BY:	RO	REV:	
CHECKED BY:	GA	REV:	
JOB NO.	56565-PUE-2	REV:	
SHEET 1 OF 4		REV:	



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NORTH

SCALE: 1" = 100'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
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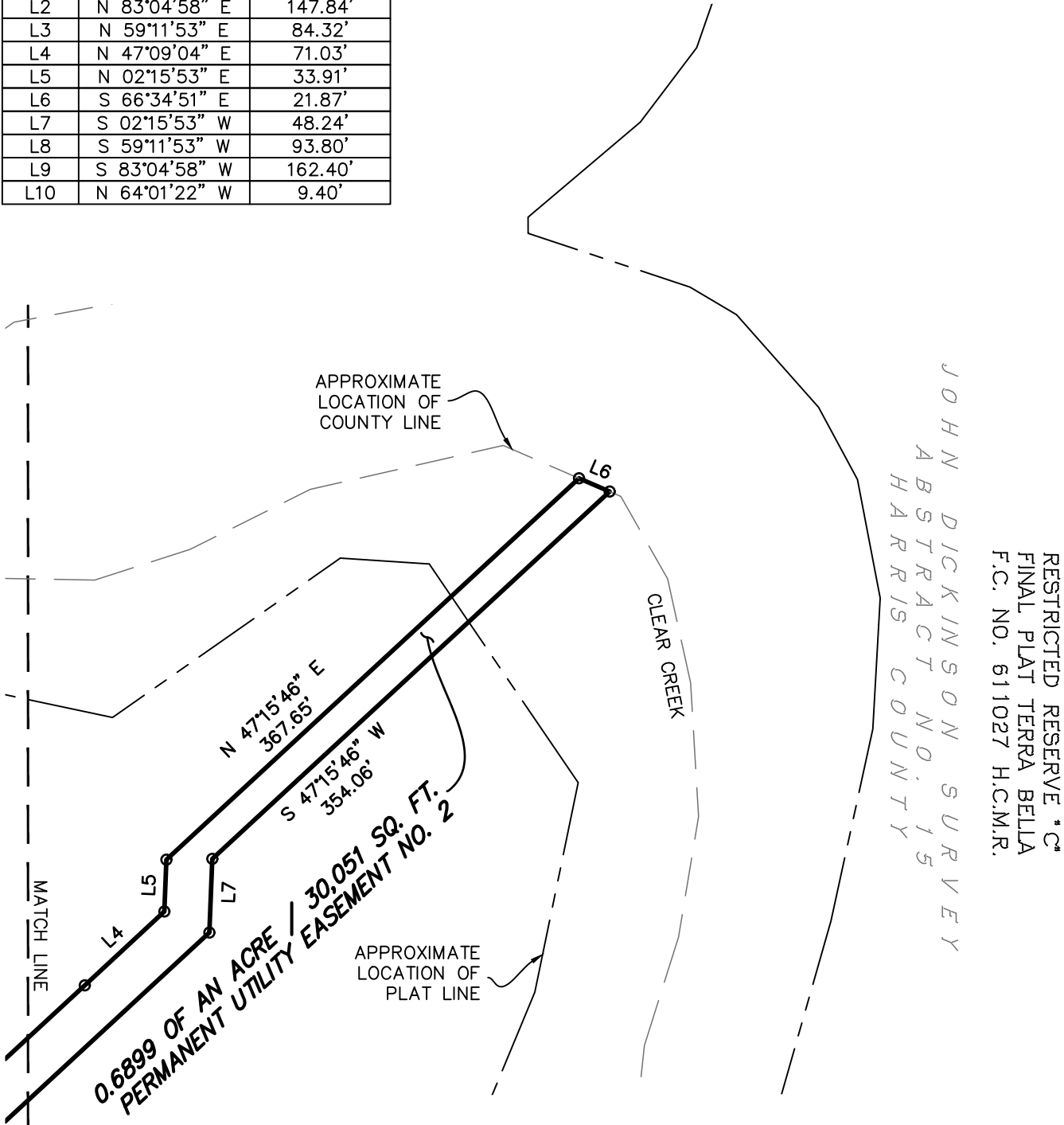
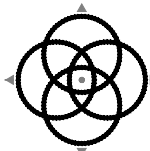


EXHIBIT OF
0.9091 OF AN ACRE / 39,602 SQ. FT.
PERMANENT UTILITY EASEMENT
BEING OUT OF RESERVE "G", REPLAT OF POLLY RANCH ESTATES,
VOL. 15, PG. 4, GALVESTON COUNTY MAP RECORDS
SITUATED IN THE
JOHN DICKINSON LEAGUE, A-9
GALVESTON COUNTY, TEXAS

FIELDED BY:	-	DATE:	06/18/2021
DRAWN BY:	RO	REV:	
CHECKED BY:	GA	REV:	
JOB NO.	56565-PUE-2	REV:	
SHEET 2 OF 4		REV:	



WINDROSE
LAND SURVEYING | PLATTING

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FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 06/08/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consider accepting the June 2021 tax report.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Gal Co Tax June 2021



Cheryl E. Johnson, PCC
Assessor and Collector of Taxes
County of Galveston
722 Moody Avenue, Galveston, Texas 77550
Toll Free (877) 766-2284 Fax: (409) 766-2479
Email: galcotax@co.galveston.tx.us



July 12, 2021

The Governmental Entities of the Galveston County Tax Assessor/Collector's Office:

I, Cheryl E. Johnson, Tax Assessor and Collector of the County of Galveston do solemnly swear that this statement of collections made by me and the disposition thereof during the month of June, 2021 is true and correct.

Under my hand and seal this 12th day of July, 2021.

Cheryl E. Johnson, PCC
Galveston County Tax Assessor/Collector

cc: Randall Rice, County Auditor
Linebarger, Goggan, Blair, & Simpson
Perdue, Brandon, Fielder, Collins, & Mott
Assessment & Collection Partners:

City of Bayou Vista
City of Clear Lake Shores (delinquent)
City of Dickinson
City of Friendswood
City of Galveston
City of Hitchcock
City of Jamaica Beach
City of Kemah
City La Marque
City of League City
City of Santa Fe
City of Texas City
City of Tiki Island
Dickinson Independent School District
Galveston Independent School District
High Island Independent School District
Hitchcock Independent School District
College of the Mainland

Galveston Community College
GC Drainage District No. 1
GC Drainage District No. 2
GC Emergency Services Dist. No. 1
GC Emergency Services Dist. No. 2
GC Fresh Water Supply Dist. No. 6
Bacliff MUD
Bayview MUD
Galveston County MUD No. 12
Galveston County MUD No. 13
Galveston County MUD No. 44
San Leon MUD
Tara Glen MUD
GC Navigation District No. 1
WCID No. 1
WCID No. 12
WCID No. 19
Westwood Management District

07/06/2021 13:48:10 3783283
TC298-D SELECTION: DEPOSIT
RECEIPT DATE: ALL

LOCATION: ALL

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
FROM: 06/01/2021 THRU 06/30/2021
JURISDICTION: 0337 FRIENDWD CITY

PAGE: 36
INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2020	M & O	.392153	91,195.39	.00	3,932.74	.00	95,128.13	409.99	.00	.00	95,538.12
	I & S	.095161	22,129.94	.00	954.32	.00	23,084.26	.00	.00	.00	23,084.26
	TOTAL	.487314	113,325.33	.00	4,887.06	.00	118,212.39	409.99	.00	.00	118,622.38
2019	M & O	.432160	635.55	.00	1,612.41	.00	2,247.96	1,114.11	.00	.00	3,362.07
	I & S	.089279	131.38	.00	333.11	.00	464.49	.00	.00	.00	464.49
	TOTAL	.521439	766.93	.00	1,945.52	.00	2,712.45	1,114.11	.00	.00	3,826.56
2018	M & O	.437173	3,565.08	.00	892.19	.00	4,457.27	442.43	.00	.00	4,899.70
	I & S	.095218	776.30	.00	194.32	.00	970.62	.00	.00	.00	970.62
	TOTAL	.532391	4,341.38	.00	1,086.51	.00	5,427.89	442.43	.00	.00	5,870.32
2017	M & O	.432349	2,084.50	.00	345.81	.00	2,430.31	103.36	.00	.00	2,533.67
	I & S	.095000	458.02	.00	75.99	.00	534.01	.00	.00	.00	534.01
	TOTAL	.527349	2,542.52	.00	421.80	.00	2,964.32	103.36	.00	.00	3,067.68
2016	M & O	.462000	256.56	.00	159.26	.00	415.82	95.82	.00	.00	511.64
	I & S	.084000	46.67	.00	28.95	.00	75.62	.00	.00	.00	75.62
	TOTAL	.546000	303.23	.00	188.21	.00	491.44	95.82	.00	.00	587.26
2015	M & O	.497200	5.12	.00	3.94	.00	9.06	2.07	.00	.00	11.13
	I & S	.071500	.74	.00	.57	.00	1.31	.00	.00	.00	1.31
	TOTAL	.568700	5.86	.00	4.51	.00	10.37	2.07	.00	.00	12.44
2014	M & O	.530300	34.62	.00	30.81	.00	65.43	14.59	.00	.00	80.02
	I & S	.061100	3.99	.00	3.55	.00	7.54	.00	.00	.00	7.54
	TOTAL	.591400	38.61	.00	34.36	.00	72.97	14.59	.00	.00	87.56
2012	M & O	.530700	2.04	.00	.00	.00	2.04	.00	.00	.00	2.04
	I & S	.066300	.25	.00	.00	.00	.25	.00	.00	.00	.25
	TOTAL	.597000	2.29	.00	.00	.00	2.29	.00	.00	.00	2.29
ALL	M & O		97,778.86	.00	6,977.16	.00	104,756.02	2,182.37	.00	.00	106,938.39
ALL	I & S		23,547.29	.00	1,590.81	.00	25,138.10	.00	.00	.00	25,138.10
ALL	TOTAL		121,326.15	.00	8,567.97	.00	129,894.12	2,182.37	.00	.00	132,076.49
DLQ	M & O		6,583.47	.00	3,044.42	.00	9,627.89	1,772.38	.00	.00	11,400.27
DLQ	I & S		1,417.35	.00	636.49	.00	2,053.84	.00	.00	.00	2,053.84
DLQ	TOTAL		8,000.82	.00	3,680.91	.00	11,681.73	1,772.38	.00	.00	13,454.11
CURR	M & O		91,195.39	.00	3,932.74	.00	95,128.13	409.99	.00	.00	95,538.12
CURR	I & S		22,129.94	.00	954.32	.00	23,084.26	.00	.00	.00	23,084.26
CURR	TOTAL		113,325.33	.00	4,887.06	.00	118,212.39	409.99	.00	.00	118,622.38

07/06/2021 13:46:03
TC298-M SELECTION: DEPOSIT

3783283

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
REVERSALS DETAIL SCHEDULE
FROM: 06/01/2021 THRU 06/30/2021
JURISDICTION: 337 FRIENDWD CITY

PAGE: 126
INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2018 RF210609	288696	201812	0.00	0.00	0.00	0.00 18S2	133.10-	133.10-RF
2018 RF210609	288696	201812	133.10-	0.00	0.00	0.00 18S2	133.10	0.00 RF
2018 RF210609	292450	201812	26.62-	0.00	0.00	0.00 18S2	26.62	0.00 RF
2018 RF210609	292450	201812	0.00	0.00	0.00	0.00 18S2	26.62-	26.62-RF
2018 TOTAL			159.72-	0.00	0.00	0.00	0.00	159.72-

2019 RF210615	1055740000052	201912	0.00	0.00	0.00	0.00 HK22	181.75-	181.75-RF
2019 RF210615	1055740000052	201912	181.75-	0.00	0.00	0.00 HK22	181.75	0.00 RF
2019 RF210609	167888	202001	0.00	0.00	0.00	0.00 19S1	51.62-	51.62-RF
2019 RF210609	167888	202001	51.62-	0.00	0.00	0.00 19S1	51.62	0.00 RF
2019 RF210609	168476	201912	109.06-	0.00	0.00	0.00 19S1	109.06	0.00 RF
2019 RF210609	168476	201912	0.00	0.00	0.00	0.00 19S1	109.06-	109.06-RF
2019 RF210609	168518	201912	0.00	0.00	0.00	0.00 19S1	151.98-	151.98-RF
2019 RF210609	168518	201912	151.98-	0.00	0.00	0.00 19S1	151.98	0.00 RF
2019 RF210609	168863	201910	0.00	0.00	0.00	0.00 19S1	130.36-	130.36-RF
2019 RF210609	168863	201910	130.36-	0.00	0.00	0.00 19S1	130.36	0.00 RF
2019 RF210609	169116	202001	0.00	0.00	0.00	0.00 19S1	389.26-RF	389.26-RF
2019 RF210609	169116	202001	389.26-	0.00	0.00	0.00 19S1	389.26	0.00 RF
2019 RF210609	200361	201912	0.00	0.00	0.00	0.00 19S1	194.87-	194.87-RF
2019 RF210609	200361	201912	194.87-	0.00	0.00	0.00 19S1	194.87	0.00 RF
2019 RF210609	201754	201912	263.12-	0.00	0.00	0.00 19S1	263.12	0.00 RF
2019 RF210609	201754	201912	0.00	0.00	0.00	0.00 19S1	263.12-	263.12-RF
2019 RF210609	201829	201912	0.00	0.00	0.00	0.00 19S1	406.63	406.63-RF
2019 RF210609	201829	201912	406.63-	0.00	0.00	0.00 19S1	406.63	0.00 RF
2019 RF210609	201878	201912	187.39-	0.00	0.00	0.00 19S1	187.39	0.00 RF
2019 RF210609	201878	201912	0.00	0.00	0.00	0.00 19S1	187.39-	187.39-RF
2019 RF210609	202289	201912	0.00	0.00	0.00	0.00 19S1	265.63	265.63-RF
2019 RF210609	202289	201912	265.63-	0.00	0.00	0.00 19S1	265.63	0.00 RF
2019 RF210609	202608	202001	0.00	0.00	0.00	0.00 19S1	566.44-	566.44-RF
2019 RF210609	202608	202001	566.44-	0.00	0.00	0.00 19S1	566.44	0.00 RF
2019 RF210609	203099	201912	0.00	0.00	0.00	0.00 19S1	213.09-	213.09-RF
2019 RF210609	203099	201912	213.09-	0.00	0.00	0.00 19S1	213.09	0.00 RF
2019 RF210609	218817	202001	0.00	0.00	0.00	0.00 19S1	281.47-	281.47-RF
2019 RF210609	218817	202001	281.47-	0.00	0.00	0.00 19S1	281.47	0.00 RF
2019 RF210609	219102	202001	0.00	0.00	0.00	0.00 19S1	195.57-	195.57-RF
2019 RF210609	219102	202001	195.57-	0.00	0.00	0.00 19S1	195.57	0.00 RF
2019 RF210609	288696	201912	130.36-	0.00	0.00	0.00 19S1	130.36	0.00 RF
2019 RF210609	288696	201912	0.00	0.00	0.00	0.00 19S1	130.36-	130.36-RF
2019 RF210609	292450	202001	26.08-	0.00	0.00	0.00 19S1	26.08	0.00 RF
2019 RF210609	292450	202001	0.00	0.00	0.00	0.00 19S1	26.08-	26.08-RF
2019 RF210609	351089	201912	0.00	0.00	0.00	0.00 19S1	310.33-	310.33-RF
2019 RF210609	351089	201912	310.33-	0.00	0.00	0.00 19S1	310.33	0.00 RF
2019 RF210609	351208	201912	0.00	0.00	0.00	0.00 19S1	130.36-	130.36-RF

07/06/2021 13:46:03
TC298-W SELECTION: DEPOSIT

3783283

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
REVERSAIS DETAIL SCHEDULE
FROM: 06/01/2021 THRU 06/30/2021
JURISDICTION: 337 FRIENDWD CITY

PAGE: 127
INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2019 RF210609	351208	201912	130.36-	0.00	0.00	0.00 19S1	130.36	0.00 RF
2019 RF210609	377024	201912	511.34-	0.00	0.00	0.00 19S1	511.34	0.00 RF
2019 RF210609	377024	201912	0.00	0.00	0.00	0.00 19S1	511.34-	511.34-RF
2019 RF210609	377417	201912	0.00	0.00	0.00	0.00 19S1	362.92-	362.92-RF
2019 RF210609	400269	201912	362.92-	0.00	0.00	0.00 19S1	362.92-	0.00 RF
2019 RF210609	400269	201911	62.57-	0.00	0.00	0.00 19S1	62.57	0.00 RF
2019 RF210609	401240	201912	0.00	0.00	0.00	0.00 19S1	62.57-	62.57-RF
2019 RF210609	407362	201912	458.81-	0.00	0.00	0.00 19S1	458.81	458.81-RF
2019 RF210609	407362	201912	0.00	0.00	0.00	0.00 19S1	500.78-	500.78-RF
2019 RF210609	407383	201912	500.78-	0.00	0.00	0.00 19S1	500.78	0.00 RF
2019 RF210609	407383	201912	0.00	0.00	0.00	0.00 19S1	485.01-	485.01-RF
2019 RF210609	420078	201912	485.01-	0.00	0.00	0.00 19S1	485.01	0.00 RF
2019 RF210609	516167	201912	130.36-	0.00	0.00	0.00 19S1	130.36-	130.36-RF
2019 RF210609	516190	201912	341.93-	0.00	0.00	0.00 19S1	341.93	0.00 RF
2019 RF210609	516190	201912	0.00	0.00	0.00	0.00 19S1	341.93-	341.93-RF
2019 RF210609	516190	201912	0.00	0.00	0.00	0.00 19S1	378.14-	378.14-RF
2019 RF210609	601648	201912	378.14-	0.00	0.00	0.00 19S1	378.14	0.00 RF
2019 RF210609	601648	201912	0.00	0.00	0.00	0.00 19S1	498.59-	498.59-RF
2019 RF210609	611641	201912	498.59-	0.00	0.00	0.00 19S1	498.59	0.00 RF
2019 RF210609	611641	201912	0.00	0.00	0.00	0.00 19S1	424.31-	424.31-RF
2019 RF210609	613524	201912	424.31-	0.00	0.00	0.00 19S1	424.31	0.00 RF
2019 RF210609	613524	201912	0.00	0.00	0.00	0.00 19S1	597.50-	597.50-RF
2019 RF210609	719766	201912	597.50-	0.00	0.00	0.00 19S1	597.50	0.00 RF
2019 RF210609	719766	201912	549.61-	0.00	0.00	0.00 19S1	549.61	549.61-RF
2019 RF210609	719766	201912	549.61-	0.00	0.00	0.00 19S1	549.61	0.00 RF
2019 TOTAL			9,487.24-	0.00	0.00	0.00	0.00	9,487.24-
2020 RF210615	1012760000040	202012	0.00	0.00	0.00	0.00 HK10	230.41-	230.41-RF
2020 RF210615	1012760000040	202012	230.41-	0.00	0.00	0.00 HK10	230.41	0.00 RF
2020 RF210615	1022320000024	202012	150.46-	0.00	0.00	0.00 HK10	150.46	0.00 RF
2020 RF210615	1022320000024	202012	0.00	0.00	0.00	0.00 HK10	150.46-	150.46-RF
2020 RF210615	1043990010049	202012	121.83-	0.00	0.00	0.00 HK10	121.83	0.00 RF
2020 RF210615	1043990010049	202012	0.00	0.00	0.00	0.00 HK10	121.83-	121.83-RF
2020 RF210615	1055740000052	202012	0.00	0.00	0.00	0.00 HK10	197.54-	197.54-RF
2020 RF210615	1055740000052	202012	197.54-	0.00	0.00	0.00 HK10	197.54	0.00 RF
2020 RF210609	167888	202101	209.31-	0.00	0.00	0.00 20S0	209.31	0.00 RF
2020 RF210609	167888	202101	0.00	0.00	0.00	0.00 20S0	209.31-	209.31-RF
2020 RF210609	168125	202012	0.00	0.00	0.00	0.00 20S0	187.91-	187.91-RF
2020 RF210609	168125	202012	187.91-	0.00	0.00	0.00 20S0	187.91	0.00 RF
2020 RF210609	168184	202101	0.00	0.00	0.00	0.00 20S0	121.83-	121.83-RF
2020 RF210609	168184	202101	121.83-	0.00	0.00	0.00 20S0	121.83	0.00 RF

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YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2020	RF210609	168202	202012	0.00	0.00	0.00	0.00 2050	208.35-	208.35-RF
2020	RF210609	168202	202012	208.35-	0.00	0.00	0.00 2050	208.35	0.00 RF
2020	RF210609	168296	202012	0.00	0.00	0.00	0.00 2050	72.32-	72.32-RF
2020	RF210609	168296	202012	72.32-	0.00	0.00	0.00 2050	72.32	0.00 RF
2020	RF210609	168476	202012	154.47-	0.00	0.00	0.00 2050	154.47	0.00 RF
2020	RF210609	168476	202012	0.00	0.00	0.00	0.00 2050	154.47-	154.47-RF
2020	RF210609	168518	202012	0.00	0.00	0.00	0.00 2050	149.24	149.24-RF
2020	RF210609	168518	202012	149.24-	0.00	0.00	0.00 2050	149.24	0.00 RF
2020	RF210609	168622	202012	0.00	0.00	0.00	0.00 2050	162.57-	162.57-RF
2020	RF210609	168622	202012	162.57-	0.00	0.00	0.00 2050	162.57	0.00 RF
2020	RF210609	168863	202104	0.00	0.00	0.00	0.00 2050	152.80-	152.80-RF
2020	RF210609	168863	202104	0.00	0.00	0.00	0.00 2050	152.80	0.00 RF
2020	RF210609	169116	202011	0.00	0.00	0.00	0.00 2050	375.15-	375.15-RF
2020	RF210609	169116	202011	375.15-	0.00	0.00	0.00 2050	375.15	0.00 RF
2020	RF210609	184200	202011	0.00	0.00	0.00	0.00 2050	288.70-	288.70-RF
2020	RF210609	184200	202011	288.70-	0.00	0.00	0.00 2050	288.70	0.00 RF
2020	RF210609	200361	202012	0.00	0.00	0.00	0.00 2050	193.95-	193.95-RF
2020	RF210609	200361	202012	193.95-	0.00	0.00	0.00 2050	193.95	0.00 RF
2020	RF210630	200603	202012	0.00	0.00	0.00	0.00 CERT	182.49-	182.49-RF
2020	RF210630	200603	202012	182.49-	0.00	0.00	0.00 2050	182.49	0.00 RF
2020	RF210609	201754	202012	246.77-	0.00	0.00	0.00 CERT	246.77	0.00 RF
2020	RF210609	201754	202012	0.00	0.00	0.00	0.00 2050	246.77-	246.77-RF
2020	RF210609	201829	202012	0.00	0.00	0.00	0.00 2050	336.80-	336.80-RF
2020	RF210609	201829	202012	336.80-	0.00	0.00	0.00 2050	336.80	0.00 RF
2020	RF210609	201878	202012	185.37-	0.00	0.00	0.00 2050	185.37	0.00 RF
2020	RF210609	201878	202012	0.00	0.00	0.00	0.00 2050	185.37-	185.37-RF
2020	RF210609	202148	202012	0.00	0.00	0.00	0.00 2050	144.57	144.57-RF
2020	RF210609	202148	202012	144.57-	0.00	0.00	0.00 2050	144.57	0.00 RF
2020	RF210609	202289	202011	596.20-	0.00	0.00	0.00 2050	596.20	0.00 RF
2020	RF210609	202289	202011	0.00	0.00	0.00	0.00 2050	596.20-	596.20-RF
2020	RF210609	202314	202012	243.98-	0.00	0.00	0.00 2050	243.98	0.00 RF
2020	RF210609	202314	202012	0.00	0.00	0.00	0.00 2050	243.98-	243.98-RF
2020	864061121PHC	202425	202105	207.15-	0.00	0.00	0.00 CERT	0.00	0.02-RF
2020	864061121PHC	202425	202105	0.02-	0.00	0.00	0.00 CERT	0.00	0.00 RF
2020	RF210609	202608	202012	493.88-	0.00	0.00	0.00 2050	493.88-	493.88-RF
2020	RF210609	202608	202012	0.00	0.00	0.00	0.00 2050	493.88	0.00 RF
2020	RF210609	203099	202012	0.00	0.00	0.00	0.00 2050	371.87-	371.87-RF
2020	RF210609	203099	202012	371.87-	0.00	0.00	0.00 2050	371.87	0.00 RF
2020	RF210609	218789	202102	0.00	0.00	0.00	0.00 2050	251.55-	251.55-RF
2020	RF210609	218789	202102	247.15-	0.00	4.40-	0.00 2050	251.55	0.00 RF
2020	RF210609	218817	202012	0.00	0.00	0.00	0.00 2050	469.03-	469.03-RF
2020	RF210609	218817	202012	469.03-	0.00	0.00	0.00 2050	469.03	0.00 RF
2020	RF210609	218826	202012	0.00	0.00	0.00	0.00 2050	250.73-	250.73-RF
2020	RF210609	218826	202012	250.73-	0.00	0.00	0.00 2050	250.73	0.00 RF
2020	RF210609	219102	202101	0.00	0.00	0.00	0.00 2050	175.44-	175.44-RF

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YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2020	RF210609	219102	202101	175.44-	0.00	0.00	0.00 20S0	175.44	0.00 RF
2020	RF210609	233294	202011	275.04-	0.00	0.00	0.00 20S0	275.04	0.00 RF
2020	RF210609	233294	202011	0.00	0.00	0.00	0.00 20S0	275.04-	275.04-RF
2020	902060321T	275076	202103	1,331.97-	0.00	119.88-	0.00 CERT	0.00	1,451.85-TR
2020	RF210609	288696	202012	0.00	0.00	0.00	0.00 20S0	155.13-	155.13-RF
2020	RF210609	288696	202012	155.13-	0.00	0.00	0.00 20S0	155.13	0.00 RF
2020	RF210609	292450	202012	0.00	0.00	0.00	0.00 20S0	24.37-	24.37-RF
2020	RF210609	292450	202012	24.37-	0.00	0.00	0.00 20S0	24.37	0.00 RF
2020	RF210609	351089	202012	0.00	0.00	0.00	0.00 20S0	288.04-	288.04-RF
2020	RF210609	351089	202012	288.04-	0.00	0.00	0.00 20S0	288.04	0.00 RF
2020	RF210609	351208	202012	0.00	0.00	0.00	0.00 20S0	121.83-	121.83-RF
2020	RF210609	351208	202012	121.83-	0.00	0.00	0.00 20S0	121.83	0.00 RF
2020	902061021T	366089	202102	1,240.38-	0.00	111.63-	0.00 CERT	0.00	1,352.01-TR
2020	RF210609	366383	202012	0.00	0.00	0.00	0.00 20S0	358.21-	358.21-RF
2020	RF210609	366383	202012	358.21-	0.00	0.00	0.00 20S0	358.21	0.00 RF
2020	RF210609	377024	202012	487.29-	0.00	0.00	0.00 20S0	487.29	0.00 RF
2020	RF210609	377024	202012	0.00	0.00	0.00	0.00 20S0	487.29-	487.29-RF
2020	RF210609	377417	202012	0.00	0.00	0.00	0.00 20S0	331.12-	331.12-RF
2020	RF210609	377417	202012	331.12-	0.00	0.00	0.00 20S0	331.12	0.00 RF
2020	RF210609	400269	202010	58.48-	0.00	0.00	0.00 20S0	58.48	0.00 RF
2020	RF210609	400269	202010	0.00	0.00	0.00	0.00 20S0	58.48-	58.48-RF
2020	RF210609	401195	202011	121.83-	0.00	0.00	0.00 20S0	121.83	0.00 RF
2020	RF210609	401195	202011	0.00	0.00	0.00	0.00 20S0	121.83-	121.83-RF
2020	RF210609	401240	202012	0.00	0.00	0.00	0.00 20S0	436.77-	436.77-RF
2020	RF210609	401240	202012	436.77-	0.00	0.00	0.00 20S0	436.77	0.00 RF
2020	RF210609	407362	202012	0.00	0.00	0.00	0.00 20S0	457.77-	457.77-RF
2020	RF210609	407362	202012	457.77-	0.00	0.00	0.00 20S0	457.77	0.00 RF
2020	RF210609	407383	202012	450.07-	0.00	0.00	0.00 20S0	450.07	0.00 RF
2020	RF210609	407383	202012	0.00	0.00	0.00	0.00 20S0	450.07-	450.07-RF
2020	RF210609	414768	202012	395.01-	0.00	0.00	0.00 20S0	395.01	0.00 RF
2020	RF210609	414768	202012	0.00	0.00	0.00	0.00 20S0	395.01-	395.01-RF
2020	RF210609	420078	202101	0.00	0.00	0.00	0.00 20S0	162.35-	162.35-RF
2020	RF210609	420078	202101	162.35-	0.00	0.00	0.00 20S0	162.35	0.00 RF
2020	RF210609	508768	202012	0.00	0.00	0.00	0.00 20S0	663.14-	663.14-RF
2020	RF210609	508768	202012	0.00	0.00	0.00	0.00 20S0	663.14	0.00 RF
2020	RF210609	512108	202012	663.14-	0.00	0.00	0.00 20S0	508.08-	508.08-RF
2020	RF210609	512108	202012	0.00	0.00	0.00	0.00 20S0	508.08	0.00 RF
2020	RF210609	516167	202012	508.08-	0.00	0.00	0.00 20S0	411.07-	411.07-RF
2020	RF210609	516167	202012	0.00	0.00	0.00	0.00 20S0	411.07	0.00 RF
2020	RF210609	516190	202012	411.07-	0.00	0.00	0.00 20S0	386.46-	386.46-RF
2020	RF210609	516190	202012	386.46-	0.00	0.00	0.00 20S0	504.81-	504.81-RF
2020	RF210609	601648	202012	0.00	0.00	0.00	0.00 20S0	504.81	0.00 RF
2020	RF210609	601648	202012	504.81-	0.00	0.00	0.00 20S0	428.01-	428.01-RF
2020	RF210609	611641	202012	428.01-	0.00	0.00	0.00 20S0	428.01	0.00 RF
2020	RF210609	611641	202012	0.00	0.00	0.00	0.00 20S0	428.01-	428.01-RF

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YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE / REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2020	902061121T	612889	202105	501.93-	0.00	0.00	0.00 CERT	0.00	501.93-TR
2020	902061121T	612889	202105	501.94-	0.00	0.00	0.00 CERT	0.00	501.94-TR
2020	RF210609	613524	202012	0.00	0.00	0.00	0.00 20S0	601.06-	601.06-RF
2020	RF210609	613524	202012	601.06-	0.00	0.00	0.00 20S0	601.06-	0.00 RF
2020	864060421PHC	709408	202106	162.10-	0.00	21.07-	0.00 20S2	0.00	183.17-RI
2020	RF210609	719766	202012	0.00	0.00	0.00	0.00 20S0	561.88-	561.88-RF
2020	RF210609	719766	202012	561.88-	0.00	0.00	0.00 20S0	561.88	0.00 RF
2020	RF210609	720777	202101	656.31-	0.00	0.00	0.00 20S0	656.31	0.00 RF
2020	RF210609	720777	202101	0.00	0.00	0.00	0.00 20S0	656.31-	656.31-RF
2020	902060321T	H0227636	202103	1,050.99-	0.00	94.59-	0.00 CERT	0.00	1,145.58-TR
2020	RF210615	H2244160	202102	0.00	0.00	0.00	0.00 HK10	0.46-	0.46-RF
2020	RF210615	H2244160	202102	0.43-	0.00	0.03-	0.00 HK10	0.46	0.00 RF
2020	RF210615	H330520000016	202101	2,690.37-	0.00	0.00	0.00 HK10	2,690.37	0.00 RF
2020	RF210615	H330520000016	202101	0.00	0.00	0.00	0.00 HK10	2,690.37-	2,690.37-RF
2020 TOTAL				23,452.53-	0.00	351.60-	0.00	0.00	23,804.13-
TOTAL REVERSALS				33,099.49-	0.00	351.60-	0.00	0.00	33,451.09-

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TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
SUMMARY OF PAYMENTS AND REVERSALS
FROM: 06/01/2021 THRU 06/30/2021
JURISDICTION: 337 FRIENDWD CITY

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INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
2012 TOTAL			2.29	0.00	0.00	0.00	0.00	2.29
2014 TOTAL			38.61	0.00	34.36	14.59	0.00	87.56
2015 TOTAL			5.86	0.00	4.51	2.07	0.00	12.44
2016 TOTAL			303.23	0.00	188.21	95.82	0.00	587.26
2017 TOTAL			2,542.52	0.00	421.80	103.36	0.00	3,067.68
2018 TOTAL			4,501.10	0.00	1,086.51	442.43	0.00	6,030.04
2019 TOTAL			10,254.17	0.00	1,945.52	1,114.11	0.00	13,313.80
2020 TOTAL			136,777.86	0.00	5,238.66	409.99	0.00	142,426.51
TOTAL PAYMENTS			154,425.64	0.00	8,919.57	2,182.37	0.00	165,527.58
2018 TOTAL			159.72-	0.00	0.00	0.00	0.00	159.72-
2019 TOTAL			9,487.24-	0.00	0.00	0.00	0.00	9,487.24-
2020 TOTAL			23,452.53-	0.00	351.60-	0.00	0.00	23,804.13-
TOTAL REVERSALS			33,099.49-	0.00	351.60-	0.00	0.00	33,451.09-
TOTAL FOR UNIT			121,326.15	0.00	8,567.97	2,182.37	0.00	132,076.49

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TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 08/01/2020 TO 06/30/2021

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FISCAL START: 08/01/2020 END: 07/31/2021 JURISDICTION: 0337 FRIENDWD CITY

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	3,797,796,969	166,793,412	3,964,590,381	00.487314	18,882,531.44	16,886

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2020	18,065,542.22	816,989.22	816,989.22	18,616,373.14	18,616,373.14	266,158.30	98.59	0.00
2019	221,138.15	59,129.49-	59,129.49-	108,282.37	108,282.37	53,726.29	66.84	0.00
2018	46,656.63	3,357.64-	3,357.64-	16,212.63	16,212.63	27,086.36	37.44	0.00
2017	21,992.69	7,586.25	7,586.25	13,183.45	13,183.45	16,395.49	44.57	0.05-
2016	17,330.46	188.49-	188.49-	2,954.05	2,954.05	14,187.92	17.23	0.00
2015	14,009.79	.00	0.00	885.02	885.02	13,124.77	6.32	0.00
2014	14,747.87	.00	0.00	913.74	913.74	13,834.13	6.20	0.00
2013	11,225.18	.00	0.00	561.64	561.64	10,663.54	5.00	0.00
2012	10,965.91	115.47-	115.47-	320.77	320.77	10,529.67	2.96	115.47-
2011	10,272.17	74.99-	74.99-	343.43	343.43	9,853.75	3.37	74.99-
2010	9,505.56	.00	0.00	779.27	779.27	8,726.29	8.20	0.00
2009	6,883.00	.00	0.00	453.83	453.83	6,429.17	6.59	0.00
2008	5,727.32	.00	0.00	124.26	124.26	5,603.06	2.17	0.00
2007	1,978.69	.00	0.00	1.89	1.89	1,976.80	.10	0.00
2006	2,787.78	.00	0.00	30.39	30.39	2,757.39	1.09	0.00
2005	1,428.40	.00	0.00	6.95	6.95	1,421.45	.49	0.00
2004	650.49	.00	0.00	10.02	10.02	640.47	1.54	0.00
2003	647.12	.00	0.00	0.00	0.00	647.12	0.00	0.00
2002	924.85	.00	0.00	0.00	0.00	924.85	0.00	0.00
2001	941.66	.00	0.00	0.00	0.00	941.66	0.00	0.00
2000	996.69	.00	0.00	0.00	0.00	996.69	0.00	0.00
1999	0.00	.00	0.00	0.00	0.00	0.00	0.00	0.00
****	18,466,352.63	761,709.39	761,709.39	18,761,436.85	18,761,436.85	466,625.17		190.51-

ALL PROPERTY

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	5,043,274.252	5,043,274.252	58,722,196	51,945-	58,670,251	5,101,944,503
AG EXCLUSION	27,337,308	27,337,308	2,167,783	2,748,470-	580,687-	26,756,621
IMPROVEMENTS	706,413,340	706,413,340	183,673,548	34,019,988-	149,653,560	856,066,900
APPRAISED VALUE	5,043,274.252	5,043,274.252	242,395,744	34,071,933-	208,323,811	5,251,598,063
EXEMPTIONS	1,218,139,975	1,218,139,975	39,975,926	4,302,943	41,530,399	1,259,670,374
TAXABLE VALUE	3,797,796,969	3,797,796,969	202,419,818	35,626,406-	166,793,412	3,964,590,381
LEVY	18,065,542.22	18,065,542.22	1,218,441.15	401,451.93-	816,989.22	18,882,531.44
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					00	
EXEMPTION COUNTS:						
HOMESTEADS	10,220	10,220	477	135	138	10,358
OVER 65	3,163	3,163	130	43	48	3,211
DISABLED	182	182	7	8	8	190
VETERAN	221	221	10	5	6	227
TOTAL EXEMPT	80	80	0	0	0	80

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2019
JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	4,537,437,822	4,537,437,822	243,468	50,000-	193,468	4,537,631,290
AG EXCLUSION	24,683,691	24,683,691	0	220-	220-	24,683,471
IMPROVEMENTS	645,931,872	645,931,872	1,225,283	5,935,757-	4,710,474-	641,221,398
APPRAISED VALUE	4,537,437,822	4,537,437,822	1,468,751	5,985,757-	4,517,006-	4,532,920,816
EXEMPTIONS	1,018,439,121	1,018,439,121	326,024	7,700,859	8,026,663	1,026,465,784
TAXABLE VALUE	3,494,315,010	3,494,315,010	1,142,727	13,686,396-	12,543,669-	3,481,771,341
LEVY	221,138.15	221,138.15	5,968.68	65,098.17-	59,129.49-	162,008.66
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE						
EXEMPTION COUNTS:						
HOMESTEADS	10,000	10,000	2	92	92	10,092
OVER 65	2,975	2,975	1	36	36	3,011
DISABLED	181	181	0	8	8	189
VETERAN	205	205	0	1	1	206
TOTAL EXEMPT	74	74	0	0	0	74

ALL PROPERTY

JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	4,207,374,518	4,207,374,518	0	0	0	4,207,374,518
AG EXCLUSION	23,842,910	23,842,910	0	210-	210-	23,842,700
IMPROVEMENTS	617,900,409	617,900,409	298,261	87,142-	211,119	618,111,528
APPRAISED VALUE	4,207,374,518	4,207,374,518	298,261	87,142-	211,119	4,207,585,637
EXEMPTIONS	891,117,422	891,117,422	278,701	2,087,198	2,365,689	893,483,111
TAXABLE VALUE	3,292,414,186	3,292,414,186	19,560	2,174,130-	2,154,570-	3,290,259,616
LEVY	46,656.63	46,656.63	113.72	3,471.36-	3,357.64-	43,298.99
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE						
EXEMPTION COUNTS:						
HOMESTEADS	10,001	10,001	0	26	26	10,027
OVER 65	2,897	2,897	0	11	11	2,908
DISABLED	0	0	0	3	3	3
VETERAN	204	204	0	0	0	204
TOTAL EXEMPT	0	0	0	0	0	0

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2017
JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	4,271,816,787	4,271,816,787	0	0	0	4,271,816,787
AG EXCLUSION	18,989,755	18,989,755	0	0	0	18,989,755
IMPROVEMENTS	615,911,811	615,911,811	2,010	23,330-	21,320-	615,890,491
APPRAISED VALUE	4,271,816,787	4,271,816,787	2,010	23,330-	21,320-	4,271,795,467
EXEMPTIONS	988,826,434	988,826,434	0	96,309	96,309	988,922,743
TAXABLE VALUE	3,264,000,598	3,264,000,598	2,010	119,639-	117,629-	3,263,882,969
LEVY	21,992.69	21,992.69	10.60	7,575.65	7,586.25	29,578.94
UNCOLLECTIBLE	.00	.05	.00	.00	.00	.05
RECEIVABLE						
EXEMPTION COUNTS:						
HOMESTEADS	10,005	10,005	0	1-	1-	10,004
OVER 65	2,854	2,854	0	1	1	2,855
DISABLED	0	0	0	0	0	0
VETERAN	207	207	0	0	0	207
TOTAL EXEMPT	647	647	0	0	0	647

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	3,999,127,118	3,999,127,118	0	0	0	3,999,127,118
AG EXCLUSION	13,436,213	13,436,213	0	0	0	13,436,213
IMPROVEMENTS	569,888,011	569,888,011	0	21,264-	21,264-	569,866,747
APPRAISED VALUE	3,999,127,118	3,999,127,118	0	21,264-	21,264-	3,999,105,854
EXEMPTIONS	968,850,710	968,850,710	0	13,666	13,666	968,864,376
TAXABLE VALUE	3,016,840,195	3,016,840,195	0	34,930-	34,930-	3,016,805,265
LEVY	17,330.46	17,330.46	.00	188.49-	188.49-	17,141.97
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE						.00
EXEMPTION COUNTS:						
HOMESTEADS	9,913	9,913	0	1-	1-	9,912
OVER 65	2,721	2,721	0	1-	1-	2,720
DISABLED	0	0	0	0	0	0
VETERAN	242	242	0	0	0	242
TOTAL EXEMPT	642	642	0	0	0	642

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2012
JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	3,010,746,098	3,010,746,098	0	0	0	3,010,746,098
AG EXCLUSION	24,253,634	24,253,634	0	0	0	24,253,634
IMPROVEMENTS	0	0	0	0	0	0
APPRAISED VALUE	3,010,746,098	3,010,746,098	0	0	0	3,010,746,098
EXEMPTIONS	688,493,465	688,493,465	0	0	0	688,493,465
TAXABLE VALUE	2,297,998,999	2,297,998,999	0	0	0	2,297,998,999
LEVY	10,965.91	10,965.91	.00	115.47-	115.47-	10,850.44
UNCOLLECTIBLE	.00	115.47	.00	.00	.00	115.47
RECEIVABLE					1.00	
EXEMPTION COUNTS:						
HOMESTEADS	9,520	9,520	0	0	0	9,520
OVER 65	2,294	2,294	0	0	0	2,294
DISABLED	184	184	0	0	0	184
VETERAN	202	202	0	0	0	202
TOTAL EXEMPT	611	611	0	0	0	611

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2011
JURISDICTION: 0337 FRIENDWD CITY

PAGE: 235
INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2020	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2021
LAND VALUE	3,027,077,728	3,027,077,728	0	0	0	3,027,077,728
AG EXCLUSION	25,181,497	25,181,497	0	0	0	25,181,497
IMPROVEMENTS	0	0	0	0	0	0
APPRAISED VALUE	3,027,077,728	3,027,077,728	0	0	0	3,027,077,728
EXEMPTIONS	693,987,772	693,987,772	0	0	0	693,987,772
TAXABLE VALUE	2,307,908,459	2,307,908,459	0	0	0	2,307,908,459
LEVY	10,272.17	10,272.17	.00	74.99-	74.99-	10,197.18
UNCOLLECTIBLE	.00	74.99	.00	.00	.00	74.99
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	9,686	9,686	0	0	0	9,686
OVER 65	2,190	2,190	0	0	0	2,190
DISABLED	191	191	0	0	0	191
VETERAN	183	183	0	0	0	183
TOTAL EXEMPT	606	606	0	0	0	606

Summary of Jurisdiction Remittances Processed

Report run on: July 7, 2021 4:14 PM

For Remitted Deposit Dates 06/01/2021 thru 06/30/2021 as of 07/07/2021

Version 1.50

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 67761	Print Date:06/04/2021						
	Current	3,731.05	905.37	0.00	0.00	0.00	4,636.42
	Delq	2,494.98	528.04	0.00	0.00	0.00	3,023.02
Last Deposit Date	06/01/2021	\$6,226.03	\$1,433.41	\$0.00	\$0.00	\$0.00	\$7,659.44
ACH 67800	Print Date:06/07/2021						
	Current	3,915.48	950.13	0.00	0.00	0.00	4,865.61
	Delq						
Last Deposit Date	06/02/2021	\$3,915.48	\$950.13	\$0.00	\$0.00	\$0.00	\$4,865.61
ACH 67844	Print Date:06/07/2021						
	Current	16,365.84	3,971.30	0.00	0.00	0.00	20,337.14
	Delq	159.66	32.98	0.00	0.00	0.00	192.64
Last Deposit Date	06/03/2021	\$16,525.50	\$4,004.28	\$0.00	\$0.00	\$0.00	\$20,529.78
ACH 67887	Print Date:06/07/2021						
	Current	9,944.93	2,413.27	0.00	0.00	0.00	12,358.20
	Delq	5,680.28	1,220.81	0.00	0.00	0.00	6,901.09
Last Deposit Date	06/04/2021	\$15,625.21	\$3,634.08	\$0.00	\$0.00	\$0.00	\$19,259.29
ACH 67926	Print Date:06/09/2021						
	Current	5,128.76	1,244.56	0.00	0.00	0.00	6,373.32
	Delq	59.67	10.90	0.00	0.00	0.00	70.57
Last Deposit Date	06/07/2021	\$5,188.43	\$1,255.46	\$0.00	\$0.00	\$0.00	\$6,443.89
ACH 67968	Print Date:06/10/2021						
	Current	3,477.15	843.78	0.00	0.00	0.00	4,320.93
	Delq						
Last Deposit Date	06/08/2021	\$3,477.15	\$843.78	\$0.00	\$0.00	\$0.00	\$4,320.93
ACH 68142	Print Date:06/18/2021						
	Current	7,489.31	1,817.60	0.00	0.00	0.00	9,306.91
	Delq	(6,743.77)	(1,391.40)	0.00	0.00	0.00	(8,135.17)
Last Deposit Date	06/16/2021	\$745.54	\$426.20	\$0.00	\$0.00	\$0.00	\$1,171.74
ACH 68175	Print Date:06/21/2021						
	Current	3,888.38	943.58	0.00	0.00	0.00	4,831.96
	Delq	410.30	89.37	0.00	0.00	0.00	499.67
Last Deposit Date	06/17/2021	\$4,298.68	\$1,032.95	\$0.00	\$0.00	\$0.00	\$5,331.63
ACH 68210	Print Date:06/21/2021						
	Current	757.14	183.72	0.00	0.00	0.00	940.86
	Delq						
Last Deposit Date	06/18/2021	\$757.14	\$183.72	\$0.00	\$0.00	\$0.00	\$940.86
ACH 68235	Print Date:06/22/2021						
	Current	3,615.37	877.32	0.00	0.00	0.00	4,492.69
	Delq	614.21	126.89	0.00	0.00	0.00	741.10
Last Deposit Date	06/21/2021	\$4,229.58	\$1,004.21	\$0.00	\$0.00	\$0.00	\$5,233.79
ACH 68262	Print Date:06/23/2021						
	Current	2,621.32	636.09	0.00	0.00	0.00	3,257.41
	Delq	1,074.33	229.80	0.00	0.00	0.00	1,304.13
Last Deposit Date	06/22/2021	\$3,695.65	\$865.89	\$0.00	\$0.00	\$0.00	\$4,561.54

ACTGL_TU_REMIT_SP

Summary of Jurisdiction Remittances Processed

Report run on: July 7, 2021 4:14 PM

For Remitted Deposit Dates 06/01/2021 thru 06/30/2021 as of 07/07/2021

Version 1.50

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 68295	Print Date:06/24/2021						
	Current	2,715.81	659.03	0.00	0.00	0.00	3,374.84
	Delq	853.20	174.28	0.00	0.00	0.00	1,027.48
Last Deposit Date	06/23/2021	\$3,569.01	\$833.31	\$0.00	\$0.00	\$0.00	\$4,402.32
ACH 68330	Print Date:06/28/2021						
	Current	2,500.37	606.75	0.00	0.00	0.00	3,107.12
	Delq	51.36	11.18	0.00	0.00	0.00	62.54
Last Deposit Date	06/24/2021	\$2,551.73	\$617.93	\$0.00	\$0.00	\$0.00	\$3,169.66
ACH 68366	Print Date:06/29/2021						
	Current	3,126.88	758.80	0.00	0.00	0.00	3,885.68
Last Deposit Date	06/25/2021	\$3,126.88	\$758.80	\$0.00	\$0.00	\$0.00	\$3,885.68
ACH 68403	Print Date:06/29/2021						
	Current	6,088.55	1,477.47	0.00	0.00	0.00	7,566.02
	Delq	4,642.57	959.13	0.00	0.00	0.00	5,601.70
Last Deposit Date	06/28/2021	\$10,731.12	\$2,436.60	\$0.00	\$0.00	\$0.00	\$13,167.72
ACH 68442	Print Date:07/01/2021						
	Current	5,757.07	1,397.04	0.00	0.00	0.00	7,154.11
	Delq	207.20	42.80	0.00	0.00	0.00	250.00
Last Deposit Date	06/29/2021	\$5,964.27	\$1,439.84	\$0.00	\$0.00	\$0.00	\$7,404.11
ACH 68482	Print Date:07/07/2021						
	Current	14,004.72	3,398.45	0.00	0.00	0.00	17,403.17
	Delq	123.90	19.06	0.00	0.00	0.00	142.96
Last Deposit Date	06/30/2021	\$14,128.62	\$3,417.51	\$0.00	\$0.00	\$0.00	\$17,546.13
Total:		\$104,756.02	\$25,138.10	\$0.00	\$0.00	\$0.00	\$129,894.12

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: August 2, 2021

Date submitted: 06/08/2021

Prepared by: Glenda Faulkner, Executive Secretary

Subject: Consider approving the minutes of the City Council Regular Meeting held on July 12, 2021.

Originating Department: City Manager

Degree of importance: Routine.

SUMMARY / ORIGINATING CAUSE

This item allows the Council to review and approve the City Council Regular meeting held on July 12, 2021.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 2021 07 12 CC Meeting Minutes V2 (Draft)

DRAFT
MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
JULY 12, 2021

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JULY 12, 2021, IN THE FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

TRISH HANKS	COUNCILMEMBER
STEVE ROCKEY	COUNCILMEMBER
SALLY BRANSON	COUNCILMEMBER
ROBERT J. GRIFFON	MAYOR PRO TEM
JOHN SCOTT	COUNCILMEMBER
BRENT ERENWERT	COUNCILMEMBER
MIKE FOREMAN	MAYOR
MARY KAY FISCHER	CITY ATTORNEY
MORAD KABIRI	CITY MANAGER
LETICIA BRYSCH	CITY SECRETARY

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 6:00 P.M.; all members were present.

2. INVOCATION

The invocation was led by Pastor David Bridges, Friendswood Friends Church.

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

The Knights Templar Park Place Commandery No. 106 presented the flags and led the Pledge of Allegiance of the United States and State of Texas Pledge.

4. COUNCIL COMMENTS AND REPORTS

Mayor Foreman stated that he wanted to begin his comments by noting that the council comments and reports has been moved towards the beginning of the agenda to present valuable information before everyone is tired and ready to go home. Mayor Foreman stated that he wanted to thank city staff, and city volunteers for doing such a wonderful job with the 4th of July celebration last weekend.

Councilmember Rockey stated that he had a couple of things to note; the first being to let everyone know that it is not too late to participate in the summer reading challenges at the Friendswood Library, people can still register online through the Library's website. This year's challenge is on August 14th and readers of all ages have a chance to win prizes such as a Nintendo Switch or several other prizes. The second item of note is that he is currently on the board of the TML, and they held their board meeting a couple of weeks ago. Councilmember Rockey noted that in this year's legislative session there were 6,927 bills filed, 1,073 passed, 2,156 of the bills were filed that affected cities, and 247 of those passed. Lastly, he noted that the TML conference for this year will be held in the George R. Brown Convention Center, October 6-8th.

Councilmember Branson stated that she wanted to echo the Mayor's comments on the wonderful 4th of July event. She stated that she is aware of the work that takes place behind the scenes to make these events successful, and while things appear as smooth as silk to the public, there is so much that goes on in the background to make these events look effortless. Councilmember Branson also noted that there is a new mural going up over by the museum and she wanted to thank Ms. McKenna Giamfortone, a local artist, who is an Art Teacher in Fisd for her wonderful work and invited everyone to attend the official unveiling of the mural on Labor Day at this year's Ice Cream Social.

Mayor Pro Tem Hanks stated that she also wanted to recognize the Parks and Rec. staff, and everyone in the city that had anything to do with the 4th of July event and parade. She stated that she appreciated staff being so flexible with the rain challenges and still doing a great job in getting things done. She also noted that it was so nice to get together in person again and have a real parade, and not the ones that went through the neighborhoods like last year. Mayor Pro Tem Hanks stated that she attended a BAHEP legislative update a couple of weeks ago and there are a lot of things that were passed that the Council will need to have the information explained in more detail. Lastly, Mayor Pro Tem Hanks stated that she wanted to say thank you, assuming these are her last few minutes as the City's Mayor Pro Tem, she wanted to note that it has been an honor to serve this community in this, and in any capacity, really. She stated that it has been really an easy job considering that Mayor Foreman, the other councilmembers and especially the city manager, and staff take such good care of so many things. Mayor Foreman noted that Mayor Pro Tem Hanks did an amazing job as the backup mayor and appreciated all her hard work in handling these extra duties.

Councilmember Griffon stated that he was going to reserve most of his comments on his liaison duties to the Planning and Zoning Commission to the public hearing and consideration of the rezoning item. He also mentioned that the Galveston County Consolidated Drainage District approved the final drainage plan for the Avalon Subdivision, so there will be no more holdups and that should be going in shortly. Lastly, he also thanked the staff and volunteers that served and worked on the 4th of July event.

Councilmember Scott stated that as the liaison to Parks and Rec. 4th of July Steering Committee, he echoed everyone else's comments on a great job done by all. He also wanted to congratulate the Pacheco Family as their son, Isaac Pacheco, who just graduated from Friendswood High School was drafted 39th overall in the Major League Baseball Draft by the Detroit Tigers, so maybe one day he will play for A.J. Hinch.

Councilmember Erenwert stated that as he was jogging yesterday, he saw many police signs throughout the community, and it really made him think about how privileged he and the residents of Friendswood

are to have such great law enforcement staff and Chief of Police. He stated that there are other communities that are passing crazy laws to the detriment of its law enforcement, but none of that will ever come through this community as the council is going to protect its law enforcement. He also echoed the comments about the 4th of July event and thanked everyone who had a hand in making this event so successful.

5. PUBLIC COMMUNICATIONS

Mayor Foreman stated that to comply with the provisions of the Texas Open Meetings Act, the City Council may not deliberate any item not listed on the agenda, as such, the City Council will listen to public comment and may (i) refer the item to City Management for further action or (ii) direct staff for the placement of said item on a future agenda. During public comment, speakers shall refrain from any outbursts, or interjections including but not limited to applause, disparaging noises, and remarks. Furthermore, any personnel complaints against a City employee, aside from the City Manager, City Attorney, or Municipal Judge, shall not be discussed and shall be referred to City Management.

David Allen introduced himself and that that he wanted to thank the Parks Department for the 4th of July parade, it was inspiring. He further made comments on the COVID virus and its impact on other countries which have again started to shut down and warned that the same may happen to the United States in the Fall. Mr. Allen urged the Council to not follow in that direction and stay the course.

Philip Ratisseau introduced himself and stated that he wanted to speak about the veterans parking spot signs and recommended that instead of taxpayers footing the bill for these signs, that the city consider taking donations from interested citizens and local businesses. He noted that he and his wife would be one of the volunteers that would help pay for one.

6. SPECIAL RECOGNITIONS AND ACKNOWLEDGEMENTS

A. Present the City of Friendswood 5 Star Spirit Awards for 2020 and the first quarter of 2021 to Michael Cordero, CID Sergeant with the Police Department; Matthew Schmidt, Peace Officer with the Police Department; and Bria Whitmire, Project Coordinator with the Engineering Department.

City Manager Morad Kabiri presented the item and stated that this is one of his most favorite times to be before the Council, and unfortunately, due to COVID, he had not been able to present the spirit awards in over a year. Mr. Kabiri further noted that the Five Star Spirit Award is to recognize an employee by quarter that is determined by the employees themselves; this is not led by the council, city management or the department heads.

Mr. Kabiri noted that this program was put on hiatus because of COVID; however, the Five Star Committee started meeting again and they had so many exceptional nominations that came in from the public that the committee did not feel it would be fair to single out just one employee. Mr. Kabiri presented the Five Star Award to three employees; the employees recognized for their exceptional service to the Friendswood community were: (1) Sergeant Cordero, Officer Schmitt, and Bria Whitmire with the Engineering Department.

7. COMMUNICATIONS FROM COMMITTEES AND SPECIALST REPORTS

A. Receive the annual report from the West Ranch Management District.

The City of Friendswood appointment to the West Ranch Management District (the “District”) Ms. Meredith Levine, presented the item and stated that the residential development of West Ranch is fully built out. She noted that the commercial area remains undeveloped, and the school site is in process.

Ms. Levine gave an overview of the District’s history of its tax rate via a chart as follows:

West Ranch Management Assessed Valuation and Tax Rate History

- 2015 Total Tax Rate = \$0.65
- 2016 Total Tax Rate = \$0.55
- 2017 Total Tax Rate = \$0.50
- 2018 Total Tax Rate = \$0.45
- 2019 Total Tax Rate = \$0.45
- 2020 Total Tax Rate = \$0.43
- 2021 Total Tax Rate to be set at August Board meeting

Ms. Levine noted that the District has not set the tax rate for 2021, but the expectation is that hopefully they will continue to reduce the tax rate.

Ms. Levine then gave an overview of the District’s assessed valuation and tax rate history as follows:

West Ranch Management Assessed Valuation and Tax Rate History

Year	Assessed Value	M&O	WS&D Debt Rate	Road Debt Rate	Total Debt Rate	Total Tax Rate
2020	\$ 648,041,354	\$ 0.170	\$ 0.205	\$ 0.055	\$ 0.260	\$ 0.430
2019	\$ 579,304,885	\$ 0.140	\$ 0.245	\$ 0.065	\$ 0.310	\$ 0.450
2018	\$ 519,506,301	\$ 0.100	\$ 0.280	\$ 0.070	\$ 0.350	\$ 0.450
2017	\$ 457,360,969	\$ 0.110	\$ 0.310	\$ 0.080	\$ 0.390	\$ 0.500
2016	\$ 394,738,333	\$ 0.090	\$ 0.360	\$ 0.100	\$ 0.460	\$ 0.550
2015	\$ 330,376,059	\$ 0.150	\$ 0.390	\$ 0.110	\$ 0.500	\$ 0.650
2014	\$ 254,346,624	\$ 0.160	\$ 0.340	\$ 0.150	\$ 0.490	\$ 0.650
2013	\$ 202,447,673	\$ 0.150	\$ 0.380	\$ 0.120	\$ 0.500	\$ 0.650
2012	\$ 155,712,544	\$ 0.100	\$ 0.470	\$ 0.080	\$ 0.550	\$ 0.650
2011	\$ 116,386,954	\$ 0.170	\$ 0.380	\$ 0.100	\$ 0.480	\$ 0.650
2010	\$ 93,043,423	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650
2009	\$ 74,262,774	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650
2008	\$ 47,663,107	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650
2007	\$ 11,485,060	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650
2006	\$ 6,239,320	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650
2005	\$ 3,600,530	\$ 0.650	\$ -	\$ -	\$ -	\$ 0.650

Ms. Levine stated that the assessed value has continued to grow and in 2020, it was \$648 million, which is quite a lot of assessed value. She also noted that the District has two principal components to its tax rate, the maintenance and operations rate, the M&O rate on the left there, and then, two sub-component parts of the total debt rate which are the WS&D Water, Sewer, and Drainage, and then the bond debt rate.

Ms. Levine further stated that the total debt rate is on the right of the chart and that those combined, lead to the total tax rate, but the important thing to remember is that the bond debt repayment rate is more or less fixed by how much the District has left to repay.

Ms. Levine then gave a bond update and noted that the District performed a large refunding of WS&D and Road bonds in 2020 that resulted in approximately \$2.6 million in reduced debt service. Additionally, Ms. Levine noted that the District intends to cash redeem approximately \$1.735 million in principal amount that will reduce outstanding debt service approximately \$2.4 million. So, that is some good news.

Ms. Levine then noted that one of the things that the District has responsibility for is drainage, and gave the Council a comprehensive update on the District's ongoing drainage maintenance efforts as follows:

- The District entered a drainage maintenance contract with Storm Water Solutions in September 2018 to perform quarterly inspections of all its owned and operated drainage and detention facilities.
- As part of these inspections, SWS and the District's engineer cataloged and prioritized areas to be addressed, put on the watch list or were noted as having no issues.
- Over the past two years, the District has spent approximately \$70,000 over and above routine mowing on drainage maintenance and rehab, which includes, and is not limited to, desilting of channels, removal of vegetation and overgrowth, erosion repair, structural outfall repair, etc.
- The District understand how important all of this is to the residents of the West Ranch Management District, and they are committed to continuing our proactive monitoring and maintenance program.

Ms. Levine gave the Council an overview of other completed projects that included Falcon Lake Boulevard, West Boulevard, Friendswood Lakes Boulevard, both the East and West segments, the Detention Ponds and Conveyance Systems, the traffic signal at FM 518, the Lake Friendswood parking lot and pavilion, and the gifting of a 47-acre park parcel in January 2021 to the city, etc.

Ms. Levine stated that the District has approximately 45 acres of commercial development near the intersection of FM 518 and West Boulevard, and approximately 13 acres of commercial property near the intersection of West Boulevard and Friendswood Lake. These areas have water, sanitary sewer, storm sewer, and detention available to the sites, and the Friendswood Development Company indicated that they are still seeking a potential town center developer.

To closed, Ms. Levine noted that the District's long-term goals and objectives remain the same as they always have been and as values continue to increase and a commercial tax base has been established, the board will continue to weigh lowering the tax rate and continue to pay off bonds. Ms. Levine thanked the Council for its attention and support.

Mayor Foreman thanked Ms. Levine for her stepping up to be one of the city's representatives on that five-member board. Mayor Foreman stated that Ms. Levine serves on a five-member board, of which the city gets to appoint two of those members. The owners, Friendswood Development and Lennar Homes still have the majority on that board, but with Ms. Levine and now, Joe Matranga, the city knows that Friendswood's voice is heard in those board meetings.

B. Receive a presentation of the Declaration of Independence.

City Manager Morad Kabiri presented the item and thanked Ms. Katie Blanchard for working with the city's summer program participants in putting this video together. The Council was presented with a video of the Declaration of Independence being read by participants and counselors of the City's Summer Camp.

8. WORK SESSION

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

Engineering Director Mr. Jilardo Arias presented the item and stated that he was going to present an update on the City's ongoing Capital Improvement Projects.

He noted that the first project Lift Station #23 is very close to being completed. The contractor is currently in the process of testing the lift station and is planning a soft start-up tomorrow. Mr. Arias noted that the bypass pumps located to the front of the area have been running for the past couple of months and are going to be turned off, this will then allow the flow to move into that new lift station. Mr. Arias further noted that a second smaller lift station that was installed a couple of months ago to serve the Century Oaks Subdivision, is now fully operational and has been working for the past couple of months. Mr. Arias then noted that when completed, Lift Station #23 will address some past overflow issues.

The next project is related to the ongoing design development for the reconstruction of Fire Station #2. Mr. Arias stated that they have passed the 50% milestone on the design development and are awaiting an update from the construction manager-at-risk on the projected cost, and this will help staff determine if they are headed in the right direction in the facility's design. Mr. Arias stated that city staff has been in constant contact with the Friendswood Volunteer Fire Department and have incorporated some of their tips and pointers from an operational point of view.

Mr. Arias further noted that the architect has started with construction documents for the building, and they are shooting for a presentation in December 2021 with information regarding the guaranteed maximum price from the construction manager-at-risk. He noted that if everything stays on target, they will see construction throughout 2020-2022 with the project wrapping up sometime in the fall of next year.

Mr. Arias then moved onto the Public Safety Building Expansion project and noted that staff is a little further along on this project, as they have received the 100% design development and the construction documents are currently underway. Mr. Arias noted that the staff is waiting on an updated cost projection from the construction manager-at-risk and should be getting that very soon with the guaranteed maximum price that will also be presented to council in December of 2021.

Regarding the next project, Blackhawk Facility Renovation & Shelter, staff has received feedback from the Harris County Community Services Department, which is going to be incorporated into the contract itself. Mr. Arias noted that they expect to have a fully executed contract for the renovation side of the Blackhawk Facility relatively soon.

Mr. Arias moved onto the next project of Friendswood Lake Boulevard and stated that this project is also nearing completion; however, the weather has not been the best these past two months, and it has slowed the project down. He noted that staff is hoping for a ribbon-cutting on this road on July 29th with the street opening to the public at the end of the month.

Mr. Arias noted that this would be his last update regarding the 2020 Street Maintenance Program. He stated that he has tried to keep council informed of the issues staff has had with the contractor for this project as it relates to them meeting the city's specifications and quality of the work, which ultimately led to the staff holding on to the contractor's retainage. Mr. Arias further noted that the staff had met with the contractor, and they have come to a mutual agreement in regard to the how, when and under what conditions the staff will release their retainage.

In regards to the 2021 Street Maintenance Program, Mr. Arias noted that the contractor has completed \$500,000 in the concrete work. Mr. Arias noted that the work in question has come along nicely and quickly. He further noted that there is an opportunity to expand some of the concrete work when considering how the street maintenance sales and use tax figures are coming. Therefore, to take advantage of that opportunity; staff will be bringing a change order up for consideration later on tonight's agenda.

Mr. Arias noted that he wanted to give the council a status update on the drainage improvements at Lake Friendswood. He noted that there are some developments next to the park, which have adversely affected the existing drainage going away from the park. Staff has been in communication with the City of League City, which has been very helpful as a liaison between Friendswood staff and the developer. The intent of those discussions was to come up with a solution to the drainage issues and staff is requesting that the developer install over 2,200 linear feet of 36-inch pipe along with inlets that will help collect runoff and will also run adjacent to the sidewalk to reduce flooding issues.

Finally, Mr. Arias noted that he wanted to give an update on the two projects that TxDOT has on FM 518. The first being the FM 518 Downtown Curb and Ramp Project. He noted that there was a groundbreaking ceremony on the 15th of last month and construction is going to start as soon as the rain lets up, but unfortunately, the contractor has run into some supply chain issues with PVC. He noted that there is big backlog on PVC and as TxDOT is including that into the project, TxDOT has agreed to do a suspension of their time for a couple of weeks, so the contractor can get their PVC pipe in, and can then get it installed before working on the sidewalk. Mr. Arias noted that the other project of interest for TxDOT is the installation of a traffic signal at the intersection of the Leisure Lane and FM 518. He stated that TxDOT has completed some utility installation and they have advised the city that their contractor assuming, the weather holds up, should be getting started on the work within the next two to three weeks.

Mayor Foreman thanked Mr. Arias for the information.

9. REQUEST FOR ZONE CLASSIFICATION CHANGE – 1715 AND 1771 S. FRIENDSWOOD DRIVE

A. Conduct a public hearing to receive comments both oral and written regarding a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD).

At 7:05 P.M. Mayor Foreman called to order the public hearing regarding this zone classification change located at 1715 and 1771 South Friendswood Drive, also known as Reserves D and F in Howard Subdivision, Partial Replat Number 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center and Office Park District to Planned Unit Development.

Mayor Foreman requested that Community Development Director Aubrey Harbin give the council an overview of the public hearing.

Ms. Harbin presented the item and stated that the zone change application is for approximately 7.7054 acres, which is a vacant tract of land that is located behind the Chick-Fil-A, CareNow, and Babbling property. She noted that the tract also includes the detention pond from the original Howard Subdivision and is currently zoned as both Community Shopping Center (CSC) and Office Park District (OPD) with the proposed zoning being that of a Planned Unit Development (PUD).

Ms. Harbin noted that the applicant, Mr. Tano was present to answer any questions, but noted that basically the uses would be the only ones allowed in the four-story building at this property.

Permitted uses would include:

- Monetary authorities – Central Bank
- Credit intermediation and related activities
- Securities, commodity contracts, and other financial investments and related activities
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Lessors of nonfinancial intangible assets (except copyrighted works)
- Professional, scientific and technical services
- Management of companies and enterprises
- Other school and instruction
- Ambulatory health care services
- Personal care services
- Other personal services
- Business, professional, labor, political, and similar organizations
- Executive, legislative, and other general government support
- Administration of human resource programs
- Administration of environment quality programs
- Administration of housing programs, urban planning, and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Ms. Harbin noted that all the listed uses are allowed in the CSC and OPD Zoning Districts, but they do have limits as it does not allow for any more restaurants or retail in this particular building.

Ms. Harbin showed the council a map of the proposed site plan and noted that there is a proposed four-story building like the building located at 505 South Friendswood Drive, which would serve as an anchor for all the tenants and existing restaurants towards the front of the property. She further noted that the new development would also include detention enhancements around the existing detention pond such as trees, walking trails, park benches, dog stations, water fountains, and accent lighting.

Ms. Harbin stated that access to the property is through shared access easements, which have been dedicated with the Howard's Subdivision plat. Ms. Harbin also noted that the building positioning is intending to slow the traffic. She also noted that the proposed regulation matrix for this particular property would only apply to the vacant track and the detention pond would still be limited to detention only, and that is per the plat; should the developer desire to do away with the detention pond, he would have to replat the property. Ms. Harbin stated that the proposed setbacks are similar to CSC and OPD with a front 30-foot yard setback, a rear 15 interior site or interior are the normal 25 and 10, regardless of whether they are building residential or commercial, and then the maximum building height is proposed to be 70 feet for four stories, which is similar to the other building at 505.

Ms. Harbin stated that public hearing notices were sent out, published in the local newspaper, and mailed to everybody within 200 feet of the subject property, additionally, a sign giving notice of said public hearings was posted on the property itself. She noted that the Planning and Zoning Commission had its public hearing on June 10th and made a recommendation to the council to deny the zone request change as the Commissioners felt that the PUD did not meet the city ordinance requirements as it related to the building height; however, they were all supportive of the project itself.

Ms. Harbin noted that the staff and the Commission are in the process of adjusting or amending the city's zoning ordinance to allow for this building height in all the other commercial zoning districts. She stated that the public hearing for this item is scheduled for July 22nd with the proposed ordinance coming before the council on August 2nd. Ms. Harbin noted that the positives of this PUD were that it does reduce the permitted uses, that the PUD would ensure that the additional amenities are built around the detention pond, which is over and above the city's zoning ordinance requirements, and that the proposed office building would have a much lower traffic impact than many other potential uses.

City Manager Morad Kabiri noted that he wanted to add that every member of the Planning and Zoning Commission was supportive of the project, but they felt that the constraints of the PUD did not allow for the changes being requested, and that it did not meet the initial spirit of the PUD requirements. He further noted that in visiting with the City Attorney Mary Kay Fischer, they believe that the request is within the spirit of PUDs and could have acted in a positive manner; however, they just felt that their hands were tied on this item.

There was no one signed up to speak on this item.

At 7:12 P.M. Mayor Foreman closed the public hearing regarding a request for a zone reclassification change located at 1715 and 1771 South Friendswood Drive.

B. Consideration and possible action regarding Ordinance No. T2021-18, the first reading of an ordinance approving a zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD).

Councilmember Griffon voiced his support of the project and the zone request change. He also noted that in the past, developers have attempted to use the PUD process to circumvent the city's zoning ordinances and ask for special favors; however, this was not the case with the developer at hand. Councilmember Griffon went line by line of the PUD criteria and concluded that this PUD application has been one of the toughest decisions placed before the P&Z Commission in some time, and while they submitted a negative recommendation, not a single commissioner was negative towards the project and the development itself. He further noted that the commissioners are bound to the rules and regulations as written and do not have the flexibility to deviate from those statutory regulations as the city council does and can. Councilmember Griffon voiced his support of the proposed PUD and development.

A motion was made by Councilmember Rockey and seconded by Councilmember Branson to approve Ordinance No. T2021-18, regarding Agenda Item 9.B as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, and Councilmember Brent Erenwert.

Nays: Councilmember John Scott

The item passed.

10. CITY MANAGER'S REPORT

A. Provide an update on Veteran Parking Signs.

City Manager Morad Kabiri stated that as a follow-up to the comments made by Mr. Phil Ratisseau regarding the veteran parking only signs, he noted that this program would place veteran-only parking signs at businesses, and at city facilities, should those entities choose to have a sign put there. He noted that the signs themselves will be donated, but the concern still lies on who will pay for the materials, the polls, and the installation of those signs. The initial pricing for the materials is anywhere from \$50 to \$200, depending on how nice they are, and staff is okay with doing those installations provided the council has no concerns; however, any citizen or business that would like to support this endeavor can submit a check to the city designating the funds specifically to this program.

B. Provide an update on Movies in the Park.

City Manager Morad Kabiri presented the item and stated that now that the Concerts in the Park and the 4th of July celebration have happened, it is time to move onto the Movies in the Park. This is an annual program that is sponsored in large part by the Rotary Club of Friendswood along with the city's Keep Friendswood Beautiful.

He noted that there are five movies that will take place starting Friday, July 16th through Friday, August 13th and begin at dusk at the Evelyn Newman Amphitheatre at Centennial Park.

C. Provide an update on the City's SafeWise designation.

City Manager Morad Kabiri presented the item and stated that the city recently received a designation from SafeWise, which is an online publication that ranks cities across the state of Texas based on several factors.

This year's designation was based on the city's 2021 statistics. Mr. Kabiri noted that Friendswood was ranked number 16 moving up eight spaces from the last year, and he believed that Friendswood is the second city with a population of 25,000 or more. He further noted that this accomplishment is in large part due to the city's wonderful police department and the services they provide the community.

D. Provide a legislative update.

City Manager Morad Kabiri presented the item and stated that he wanted to give a brief update on the legislative as noted below:

- House Bill 988 established a misdemeanor for any city official engaging with the Chief appraiser and influencing the valuation of properties.
- House Bill 738 states that the City of Friendswood along with any other jurisdiction has to have building codes that are 2012 or newer; Friendswood uses 2018 codes, but if a city fails to do so that would be in violation of state law.
- House Bill 2404 establishes a statewide database for economic incentive programs that are funded through chapter 3 of the local government code. This item would take in any agreements that have not been fulfilled prior to September 2021. All the city's current 380 agreements have been completed so this will come into effect for any new agreements, which upon approval the city will have to submit a copy to the state for its online database.
- House Bills 692 and 1476 have to do with contracts for public works and goods and services, and retainage and addressing service disputes, and thereof.
- Senate Bill 598 requires that any election machine have the capability of being audited. The City of Friendswood does not own any election equipment and instead contract with Harris and Galveston counties, however, should they need to upgrade their election systems, they may pass those costs on to any entity that contracts with them for election services.
- House Bill 1118 was discussed previously when the council certified the city's cybersecurity training. The city is nearing 100% completion and will have the remaining employees completed later this month.
- Senate Bill 790 is related to ambulance balance billing. This is a program that the state will now allow governing bodies to not go after private pay if the insurance does not cover those EMS rides.
- House Bill 2730 reforms eminent domain by requiring some additional notifications and due process. In order to pursue eminent domain, the city will be in compliance, but he just

wanted council to be mindful of those changes as it may impact city projects moving forward.

- Senate Bill 1359 requires that the city provide some mental health leave for our law enforcement officers.

Mr. Kabiri also reminded the council that the Fire Marshal's Office will have a severe weather open house at the library on July 22nd, which is open to the public from 5:00 P.M. to 7:00 P.M.

Mayor Foreman recessed the meeting at 7:30 P.M.

Mayor Foreman reconvened the meeting at 7:36 P.M.

11. BUSINESS ITEMS

A. Discuss and take possible action on RFP 2021-04 City buyout lot mowing.

Councilmember Rockey inquired if there was going to be a time where it might be less expensive for the city to just mow the grass in-house. City Manager Morad Kabiri responded that the city has not hit that threshold yet. He noted that staff has looked at the figures from a personnel standpoint as well as equipment, and the cost for personnel alone would be over half a million dollars right now. Mr. Kabiri noted that while they are getting close to that threshold, they were not quite there, yet.

A motion was made by Councilmember Scott and seconded by Councilmember Griffon to approve on RFP 2021-04 City buyout lot mowing. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

B. Discuss and take possible action on RFP 2021-05 City property lawn mowing and maintenance services.

A motion was made by Councilmember Griffon and seconded by Councilmember Scott to approve on RFP 2021-05 City property lawn mowing and maintenance services. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

C. Discuss and take possible action on RFP 2021-09 regarding Emergency Medical Services billing and collections.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Griffon to approve RFP 2021-09 regarding Emergency Medical Services billing and collections. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

D. Discuss and take possible action on RFP 2021-13 for disaster food services.

A motion was made by Councilmember Griffon and seconded by Councilmember Erenwert to approve on RFP 2021-13 for disaster food services. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

E. Discuss and take possible action on a change order request for the 2019-2020 Street Maintenance Project.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Scott to approve on a change order request for the 2019-2020 Street Maintenance Project. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

F. Discuss and take possible action on a change order request for the 2020-2021 Concrete Street Maintenance Program.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Griffon to approve on a change order request for the 2020-2021 Concrete Street Maintenance Program. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

G. Discuss and take possible action on an Interlocal Regional Waste Disposal Facilities Contract for the Blackhawk Waste Water Treatment Facility.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Branson to approve an Interlocal Regional Waste Disposal Facilities Contract for the Blackhawk Waste Water Treatment Facility. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

H. Discuss and take possible action on executing a three-year lease-purchase contract for the purchase of computer production server equipment.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Branson to approve on executing a three-year lease-purchase contract for the purchase of computer production server equipment. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

I. Discuss and take possible action on approving a contract with Ameresco for automated water meters.

Councilmember Griffon inquired about new subdivisions, such as, Georgetown that will come in during the transition period, what is going to happen to their brand-new meters and what is the staff's priority in trying to get their meters automated first so they do not have to buy meters twice. City Manager Morad Kabiri responded that provided the city can meet the lead time, staff's priority is to get the new meters to these developments upfront for them not to have to be switched out and paid for twice. He further noted that there will be a period between when the proposed contract is executed and when the meters are available to those developments, so some of them may have to use the old technology, but staff will attempt to minimize this issue as much as possible.

Councilmember Rockey asked if the proposed contract was bid out. Mr. Kabiri responded that the Texas Government Code allows for cities to procure services through the cooperative purchasing process, which has already negotiated pricing for goods and services for the entire region; thus, ensuring the best price possible.

Councilmember Scott stated that at the last meeting he had expressed some concern on the payback time frame for this new technology. He stated that that the city has been using the same type of meters throughout the history of water metering in the community, and he had a concern that the city would be constantly chasing the latest and greatest technology and was not sure if the new technology was going to be able to pay for itself in that 10-year window before something new came along. Mr. Kabiri responded that the payback on the proposed meters is likely to be far better than has been anticipated, as staff has been very conservative in its calculations. He further noted that as he had previously mentioned, there are no profit margins built into city services because everything is a balanced budget, and the alternative will only make the issue worse as the city is currently losing water that's going unbilled and unfortunately, the folks that have meters reading accurately are subsidizing folks whose meters are not reading accurately, so to not correct the situation is doing a disservice to the ratepayers collectively.

Mr. Kabiri further noted that staff looked at what it would cost to replace the meters with what is currently in place, and by not going to the new technology; the city would have to undertake a one-time update of all of meters for about a \$5 million endeavor; however, that \$5 million endeavor only guarantees those meters for a 10-year period; not the 20-year period provided for with the automated meters.

Councilmember Rockey stated that he is fortunate to know a little bit about meters as he spent two years doing engineering work on meters at one of the Shell plants. He stated that the technology that is going to be used with these new meters is ultrasonic technology which has been around since the 70's, so it really isn't new. He further noted that these meters are not like computers that require updates every five years; this is good solid technology.

Councilmember Erenwert asked staff to give an overview of how the staff would get information to the public regarding the enhanced benefits of the new technology as it relates to their balances and water usage. Mr. Kabiri responded that the staff is going to undertake a public campaign process in which staff will educate and disseminate information regarding this new technology through social media, videos, maybe a Mayor Mike's minute, utility bills, and one-page pamphlets that allows folks to know where to download the app., but most importantly staff is going to be available to answer any questions and guide

residents on the new technology and its enhanced feature of having real-time data on their water consumption and costs.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve a contract with Ameresco for automated water meters. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, and Councilmember Brent Erenwert.

Nays: Councilmember John Scott

The item passed.

J. Discuss and take possible action regarding the acceptance of updates to the City's Social Media Policy.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Scott to approve the acceptance of updates to the City's Social Media Policy. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

K. Discuss and take possible action regarding the appointment of (i) Kitten Brizendine, (ii) Robin Hall, (iii) James H. Nye, (vi) Bill Provenzano, (v) Ron Cox (vi) Judy Wiggins, and (vii) Dave Smith to the City of Friendswood 2021 Charter Review Commission for a term beginning July 2021 and ending on December 2021.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve the appointment of (i) Kitten Brizendine, (ii) Robin Hall, (iii) James H. Nye, (vi) Bill Provenzano, (v) Ron Cox (vi) Judy Wiggins, and (vii) Dave Smith to the City of Friendswood 2021 Charter Review Commission for a term beginning July 2021 and ending on December 2021. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

L. Discuss and take possible action regarding the appointment of Cindy Deaton to the Construction Board of Adjustment and Appeals for a three-year term beginning July 2021 and ending July 2024.

A motion was made by Mayor Pro Tem Hanks and seconded by Councilmember Erenwert to approve the appointment of Cindy Deaton to the Construction Board of Adjustment and Appeals for a three-year term beginning July 2021 and ending July 2024. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

M. Discuss and take possible action on appointment of Michael Fernandez as a regular member to the Zoning Board of Adjustment and complete the unexpired term of Mike Czarowitz, which is set to expire on July 2022.

A motion was made by Councilmember Scott and seconded by Councilmember Griffon to approve the appointment of Michael Fernandez as a regular member to the Zoning Board of Adjustment and complete the unexpired term of Mike Czarowitz, which is set to expire on July 2022. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

N. Discuss and take possible action on the election of the Mayor Pro Tem.

Mayor Pro Tem Hanks nominated Councilmember Griffon to serve as the next Mayor Pro Tem for the Friendswood City Council, the nomination was seconded by Mayor Foreman. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Councilmember Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

12. ORDINANCES

- A. Consideration and possible action regarding Ordinance No. T2021-19, the first and final reading of an ordinance amending City of Friendswood, Texas, Ordinance No. 2020-35, passed and approved September 14, 2020, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2020-2021 by approving "Budget Amendment IX" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020-2021"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.**

A motion was made by Councilmember Scott and seconded by Mayor Pro Tem Griffon to approve Ordinance No. T2021-19, regarding Agenda Item 12.A as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Councilmember Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Mayor Pro Tem Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

The item passed unanimously.

13. CONSENT AGENDA

A motion was made by Councilmember Scott and seconded by Councilmember Branson to approve Consent Agenda, Items 13.A. through 13.K. as submitted. The vote was the following:

Ayes: Mayor Mike Foreman, Councilmember Trish Hanks, Councilmember Steve Rockey, Councilmember Sally Branson, Mayor Pro Tem Robert J. Griffon, Councilmember John Scott, and Councilmember Brent Erenwert.

Nays: None

Approved

- A. Consider accepting the May 2021 tax report.**
- B. Consider approving the minutes of the City Council Regular meeting held June 7, 2021.**
- C. Consider approving the disposal of a decommissioned Police Department vehicle through Houston Auto Auction.**
- D. Consider authorizing the final acceptance of the City of Friendswood's 2018 Street Maintenance Project at the completion of the contractor's one-year maintenance period.**
- E. Consider authorizing the acceptance of Friends Heights public paving and utilities improvements project into the contractor's one-year maintenance period.**

- F. Consider approving a temporary road closure of Skyview Terrace for a private event on Labor Day, Monday, September 6, 2021.**
- G. Consider approving the sale of an EMS vehicle to Clear Lake EMS.**
- H. Consider approving the appointments of City Council Liaisons to Committees, Boards, and Commissions.**
- I. Discuss and take possible action on approving a contract with Ameresco for automated water meters.**
- J. Consider authorizing the acceptance of the City of Friendswood's 2019 Street Maintenance Project and initiate the contractor's one-year maintenance period.**
- K. Consider authorizing American Tower/Verizon Wireless to make modifications to the telecommunications tower located at 1606 Whitaker Drive.**

14. ADJOURNMENT

With there being no further business to discuss, Mayor Foreman adjourned the July 12, 2021, City Council Regular Meeting at 7:55 P.M.

Mike Foreman, Mayor

Attest:

Leticia Brysch, City Secretary