CITY COUNCIL AND FRIENDSWOOD EMPLOYEE BENEFIT TRUST JOINT MEETING
MONDAY, AUGUST 4, 2025, 5:30 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TEXAS 77546

AGENDA

1. CALL TO ORDER

2. INVOCATION

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

4. COUNCIL COMMENTS AND REPORTS

Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the City Council of the City of Friendswood may receive reports about items of community interest from City staff and/or a member of the City Council, but no action or possible action shall be taken or discussed concerning the subject of such report.

5. PUBLIC COMMENT

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 to place an item on a future agenda. During public comment, the public shall comply with the Council's rules of decorum.

6. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

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

7. COMMITTEES OR SPECIAL REPORTS

A. Receive the Community & Economic Development Committee Annual Report.

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

8. WORK SESSION TOPICS

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

9. MUNICIPAL BUDGET FOR FISCAL YEAR 2025-26

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

B. Consider setting a public hearing regarding the City of Friendswood FY2025-26 Municipal Budget for August 25, 2025, at 5:30 p.m. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.

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

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

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

10. CITY MANAGER'S REPORT

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

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

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

11. CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST - BUSINESS ITEMS

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

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

12. CITY COUNCIL - BUSINESS ITEMS

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

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

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

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

E. Consider the election of the Mayor Pro Tem.

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

13. CITY COUNCIL - PROPOSED ORDINANCES & RESOLUTIONS

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

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

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

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

E. Consider on first reading an ordinance amending Chapter 2 "Administration," Article I "Generally," Section 2-23 "Procedure and administration," Subsection (a) Rules of procedure"; and Article II "Boards, Committees and Commissions," Division 6 "Fourth of July Steering Committee," Section 2-51 "Created; membership," Subsection (b) "Membership" and Division 8 "Keep Friendswood Beautiful Committee," Section 2-61 "Created, membership," Subchapter (b) "Membership" of the Friendswood City Code to remove residency and business ownership as qualifications for membership.

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

14. CITY COUNCIL - CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

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

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

C. Consider (i) authorizing a memorandum of understanding with D.R. Horton-Texas, LTD, for temporary emergency power to the lift station for the residential subdivisions known as Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A, (ii) authorizing the acceptance of the such lift station into the developer's two-year maintenance period, and (iii) authorizing the acceptance of such subdivisions' public paving and other public utility improvements into the developer's one-year maintenance period.

D. Consider authorizing an Interlocal Agreement with the City of Fort Worth for cooperative purchasing.

E. Consider approving American Tower Corporation's request for the City's approval and authorization concerning T-Mobile's anchor amendment plan, which will modify ground-based and tower-mounted equipment, for the tower located at 1606 Whitaker Drive, Friendswood, Galveston County, Texas.

F. Consider approving Change Order No. 4 to the contract between the Friendswood Downtown Economic Development Corporation and Pfeiffer & Son, LTD, for the Downtown Illumination Project.

G. Consider authorizing a contract with Red Oak Construction for the City Hall ASO Remodel Project under Omnia Purchasing Cooperative Contract RQN# 2025-0029.

H. Consider renewing the Landscape and Maintenance Services Agreement with Manor Maintenance, Inc., for the first one-year renewal term.

I. Consider approving the closure of W. Spreading Oaks between Woodlawn Drive and Cedarwood Drive for the Friendswood Independent School District event "Under the Oaks" on August 7, 2025.

J. Consider authorizing the Hobby School MPA Teaching "City Apprenticeship" Program Agreement with the University of Houston.

K. Consider approving the Mayor's Council Liaison appointments to various committees, boards, and commissions.

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

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

15. ADJOURNMENT

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. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: HTTP://RELAYTEXAS.COM.

Raquel Martinez

Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Open Meetings Act on this 31st day of July 2025, at 5:30 P.M.

CITY OF FRIENDSWOOD
STATE OF TEXAS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/25/2025

Prepared by: Glenda Faulkner, Director of Communications

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

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

A resident called in a compliment for Jose Briones, after helping them out earlier this morning, they had a flat tire and were waiting on the side of the road for about an hour for triple A to show up. Jose was passing by and stopped to see if they were ok and to offer help. Without hesitation he helped them change the tire. They said that they offered to give him some money in exchange for taking the time to help them, but Jose refused to take the money. So, the resident wanted the department to know that Jose is very professional, caring, and compassionate. They also said that we are lucky to have employees like him and that they make Friendswood a great city to live in.

Jose is the Assistant Streets & Drainage Superintendent in our Public Works Department and has been with the City since December of 2020.

Jose's actions certainly exemplify the attributes of the Five Star Spirit Award: being Courteous, Competent, Reliable, Professional, and Enthusiastic. We congratulate Jose on being the recipient of the Five Star Spirit Award and thank him for his service to our citizens!

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 12/02/2024

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

Subject: Receive the Community & Economic Development Committee Annual Report.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to receive and discuss the Community and Economic Development Committee's report outlining their activities and achievements in the last year.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Receive report.

ATTACHMENTS

Community and Economic Development Committee
Annual Report to City Council
August 4, 2025

The following is the CEDC's 2025 Annual Report. The Community and Economic Development Committee includes Chair Susan Asimakis, Vice Chair Blaise Guzzetta, Pauline Moore, Judy Wiggins, Denise Spruiell, Beth Robinson and Sharon Rowsey. Liaisons include City Councilmember Sally Branson, Councilmember Michael Ross as alternate and City staff – Director of Community Development, Aubrey Harbin and Deputy City Manager, Steven Rhea.

The CEDC's mission statement: To ***champion a vibrant and competitive economy by providing leadership and resources for business attraction, retention, and expansion to enhance the quality of life.***

The CEDC held six regular meetings this past year along with numerous workshops and small business week collaborations, with all meetings being held in person. The principal objective of the group has been to continue the development of the economic development and business retention strategy as identified in the CEDC Strategic Plan along with the planning and execution of Small Business Week.

The following are some of the 2024-2025 highlights.

- The CEDC partnered with FISD, CCISD, San Jacinto College and Workforce Solutions of the Gulf Coast to create FutureWorks Internship Resources. The collaboration helps connect the next generation of workers and businesses seeking internships or offering job shadowing.
- In collaboration with the Friends of Downtown Friendswood Association (FDFA), the CEDC conducted a Discovery Trip to Conroe, TX. Hosted by the Conroe Chamber of Commerce, meetings were held with the Conroe Economic Development Council Executive Director, the City of Conroe Mayor, the Conroe Area Downtown Association and local developers.
- The CEDC invited community members from the Friendswood Chamber of Commerce, Rotary Club of Friendswood, Friends of Downtown Friendswood Association and the Small Business Development Center to partner in planning events during National Small Business Week, May 4-10, 2025.
- Friendswood's Second Annual Small Business Week events took place across the city with educational and networking events including a proclamation from Mayor Foreman along with keynote speaker, Armando Perez, Executive Vice President, HEB Houston. The CEDC would like to recognize Hometown Bank, HEB, Frost Bank and the Rotary Club of Friendswood for their efforts in making Small Business Week a success.

The group sincerely thanks our City Council liaison Sally Branson for attending the meetings. In conclusion, it is the CEDC's privilege to serve in the capacity of an economic development advisory committee to City Council. Thank you.

Seeking Summer Interns

NEED SUMMER INTERNS?

CONTACT FOR AVAILABLE INTERNS



Jalyn Judkins
Workforce Solutions
jalyn.judkins@wrksolutions.com
281-745-9472

Tabitha Godinez
San Jacinto College
Tabitha.godinez@sjcd.edu
281-669-4053

Summer Internships

LOOKING FOR AN INTERNSHIP?

CONTACTS FOR INTERNSHIP OPPORTUNITIES



Susan Kirkpatrick
FISD, Executive Director of Career & Technical Education
skirkpatrick@fisdk12.net
281-996-6558

Linda Smith
CCISD, Coordinator of College and Career Readiness
lsmith@ccisd.net
281-284-0154

Tabitha Godinez
San Jacinto College
tabitha.godinez@sjcd.edu
281-669-4053

Sherry Guthrie-Kimble
Workforce Solutions
sherryl.guthrie-kimble@wrksolutions.com
832-409-0049 ext. 87133



FRIENDSWOOD ECONOMIC DEVELOPMENT COMMITTEE PRESENTS

Small Business Week

May 4 - May 10, 2025

Scan the QR code to register for the events.



MONDAY — KEYNOTE & NETWORKING

May 5, 2025 | 4 PM - 6 PM | Hope Village Education & Community Center

Keynote speaker, Armando Perez, Executive Vice President, HEB Houston followed by a networking reception sponsored by HomeTown Bank; florals sponsored by H-E-B.

TUESDAY — KICK-OFF EVENT

May 6, 2025 | 7:30AM - 9:00AM | Summer Moon

Enjoy a free coffee, connecting with other businesses, and a proclamation presentation by Mayor Mike Foreman. This event is sponsored by Frost Bank.

WEDNESDAY — PROGRAMS: MAKING YOUR BUSINESS STAND OUT

May 7, 2025 | 11 AM - 1 PM | Friendswood Library

"Marketing Strategies with Impact & Style", led by Jess Clements of JCMM Social. There will be a break for lunch, followed by"People-Centric Development & Business Culture", featuring Laura Seifert of Yes., Lauren Ambeau of FISD, and Lisa Kinsey of Kinsey Management. This event is sponsored by Friendswood Rotary Club.

FRIDAY — PROFESSIONAL HEADSHOTS

May 9, 2025 | 12 PM - 2 PM | DC Stanley Photography Studio

Get professional headshots taken by local photographer David Stanley at a special discounted rate of $45 per person, available from 12:00-2:00 PM only. Scan the QR code to register for your time slot.

HomeTown BANK · H-E-B · Frost · Rotary Club of Friendswood

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/10/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Receive the Community Development Department's Quarterly Update.

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Director of the Community Development Department will provide a quarterly report regarding permits, inspections, GIS, and Code Enforcement divisions as well as Planning and Zoning Commission and Zoning Board of Adjustment activities.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. CDD Update JULY 2025

Community Development

Community Development

- Robert Cantu earned the ICC Residential Combination Inspector Certification
- Aubrey earned Certified Floodplain Manager (CFM) certificate
- Diana and Christian attended the annual ESRI conference in California



Diana Lopez and Christian Moreno

Community Development

In process…

- Hosted 10 DRC meetings – April thru July
- Building and Fire Code update planned for this year – delays due to not receiving commentary on fire codes
- Reviewing state legislature changes and effective dates
- Review and update insurance requirements for contractors and property owners
- Third party consultant for damage assessments following a flood or other storm event



Ruben Garcia spent 2 weeks in Kerrville, Texas assisting with recovery of the public water system as part of the Texas A&M Public Works Response Team (TX-PWRT)

Community Development

Resilient Communities Program (RCP)
Community Development & Revitalization
Texas General Land Office

Awarded a $250,000 grant to update the Comprehensive Plan which will be:

- Forward-looking and integrated with the Galveston and Harris County Hazard Mitigation Plans
- Identify local hazard risks and how to mitigate against those risks

And will include:
- Population Study
- Housing Study
- Land Use Study/Plan
- Zoning Ordinance amendments, if necessary
- Infrastructure Study/Capital Improvement Plan

Adoption of the approved Comprehensive Plan and Zoning Ordinance must be complete within 24 months of contract execution.

PROGRESS
- ✓ Attended Kick off meeting
- ✓ RFP published and closed – received 5 submittals
- ✓ Contract with vendor on agenda for consideration late August

Community Development - GIS



BS, Urban & Regional Planning

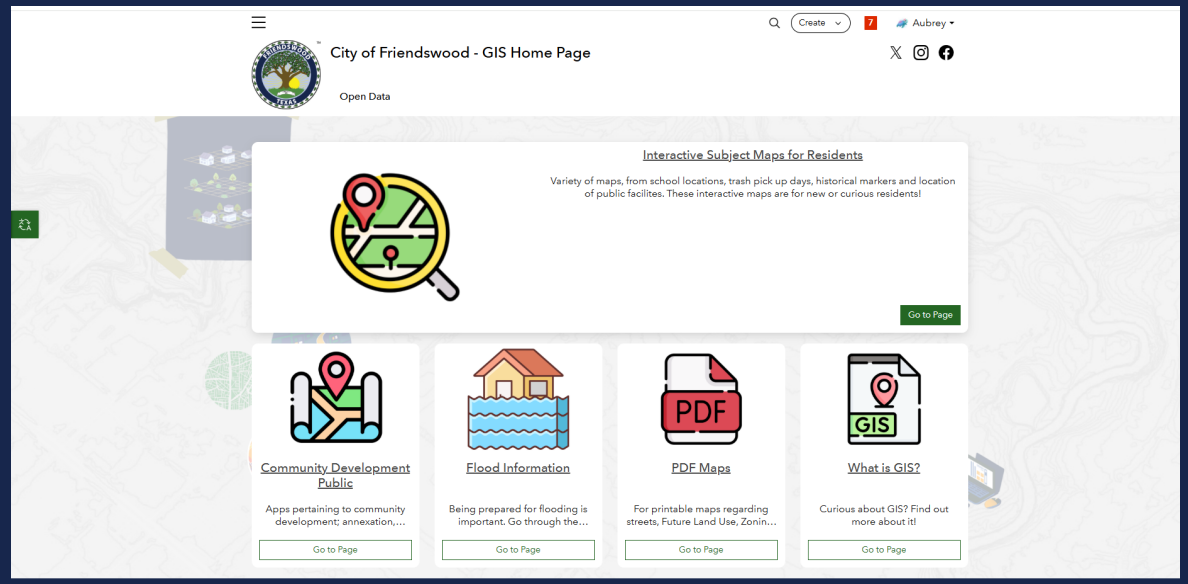
Texas A&M University May 2025

GIS TECH – CHRISTIAN MORENO

Community Development - GIS

POPULAR MAPPING TOOLS

Map/Tool	Date Created	Clicks
Public HUB	9/2/2020	216,269
Interactive Map – Internal	9/6/2023	7,837
What's Happening in Friendswood Story Map	3/22/2023	5,133
Interactive Map – Public	9/3/2024	3,325



Public HUB

Community Development – New Development

Story Map

- Map with details of new developments going on throughout the City
- Updated monthly
- Available on the city web site



Sterling Falls Venue



Friendswood Community Hospital (July 2025)

Planning & Zoning Commission

April - July 2025

- 5 Meetings
- 1 site plans and 4 site plan amendments
- 3 plats (1 preliminary; 1 final; 1 replat)
- 0 zone change recommendation
- Zoning Ordinance amendments – Section M. regarding Commercial activities and outdoor uses (Temporary Outdoor Uses, formerly Special Events and Outdoor Sales)
- Zoning Ordinance amendments – Section 8 regarding perimeter landscaping and screening

Planning & Zoning Commission

Planning Subcommittee

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

Ordinance Subcommittee

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

General Items:

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

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/03/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Engineering Department to present the City's quarterly report related to its capital improvement projects.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

This item is for informational purposes only; no action will be required.

ATTACHMENTS

1. CIP Update August 2025

CITY OF FRIENDSWOOD

Capital Improvement Projects Update

Council Meeting | July 29, 2025

Blackhawk Boulevard Phases II-B & II-C

LOCATION:

Blackhawk Boulevard (Pennystone Way to FM 2351; Thursa Lane to FM 528)

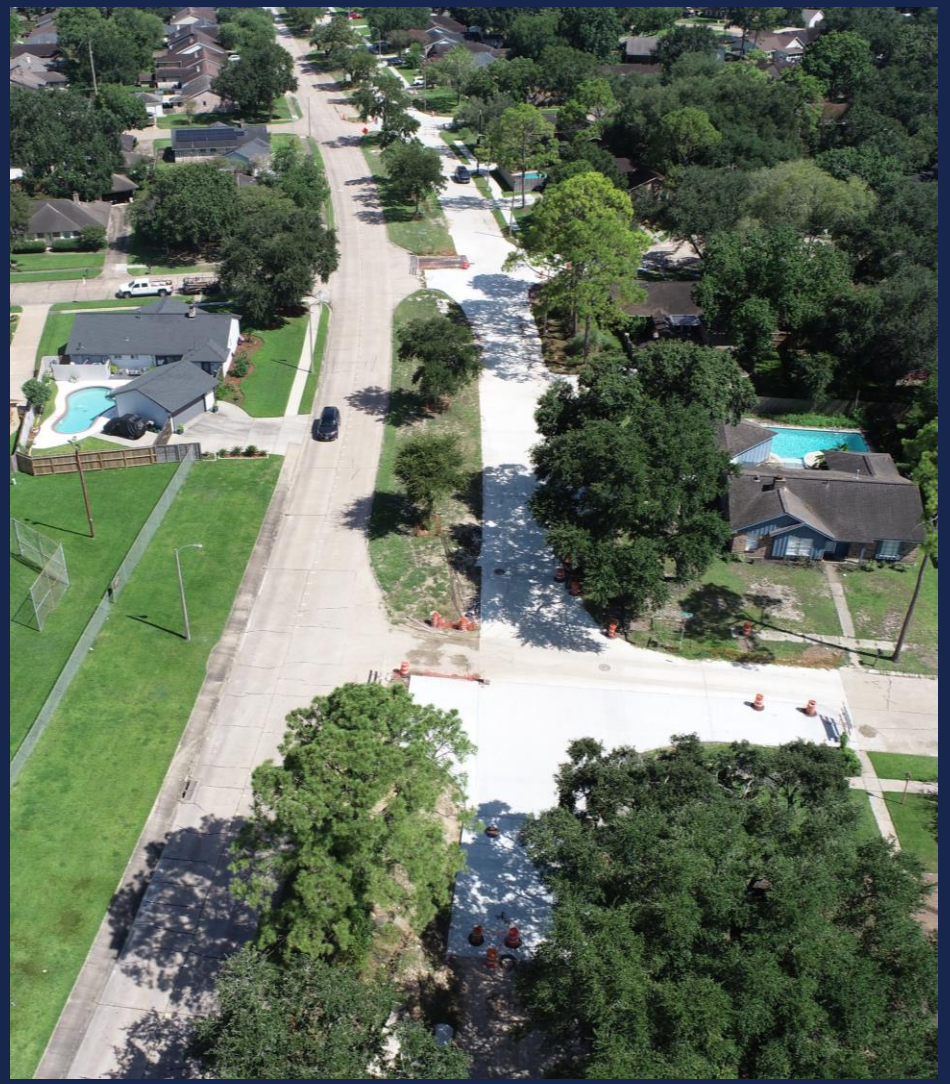
STATUS:

Phase II-B: Original contractor defaulted

- City staff has come to a resolution with Liberty Mutual to complete the rest of Boulevard
- Contractor will complete west half first
- East half will be incorporated into II-C plans for future project

Phase II-C:

- Will be let out for bid upon incorporating remainder of II-B (late 2025)



$9.6M – Funding: 2022 & Pct.2 Partnership, Street Improvements (Sales Tax), W/S Working Capital

24” Clear Creek Water Line Crossing Project

LOCATION:

From Blackhawk Blvd. to FM 518

STATUS:

Construction began July 2025 near FM 518 & Spreading Oaks

Construction includes open-cut and trenchless methods for installing a 24” fused water transmission main

Expected to be completed by end of year (will need to be adjusted for weather days)



$4.98M – Funding: W/S Bonds, ARPA Funds

Tank Project at Surface Water Plant #1

LOCATION:

Blackhawk Boulevard near FM 528

STATUS:

Construction is now underway

First major milestone completed – moving AMI tower from front of property to center

Demolition of old tank on the right of the picture will begin Fall 2025

Work due to be completed by October 2026

Scope includes construction of a new ground storage tank to enhance water storage capacity

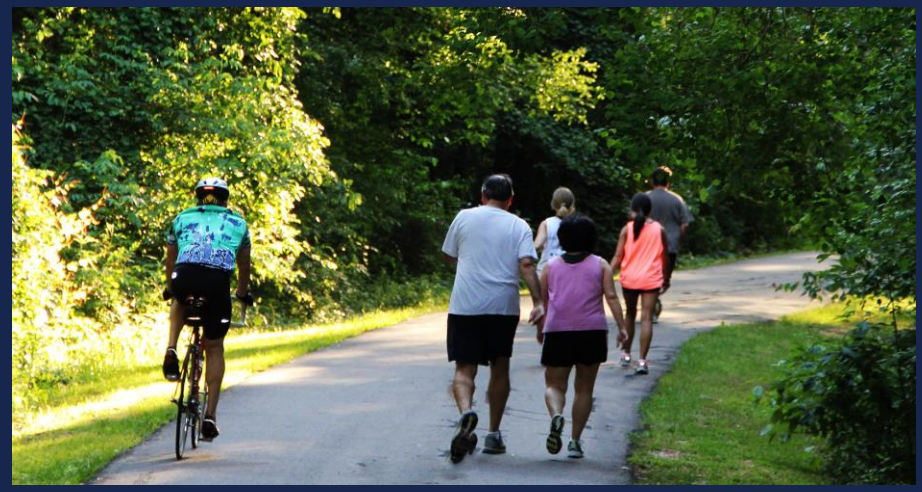


$5.02M – Funding: W/S Bonds, ARPA Funds

H-GAC Unified Planning Work Program (UPWP)

UPWP projects are being led by the Houston-Galveston Area Council

Friendswood Active Transportation Plan
- Formerly referred to as the “Master Trail Plan”
- Pop-up event held on July 4 at Stevenson Park
- Project will improve accessibility, connectivity, and safety for cyclists and pedestrians by conducting:
  - Existing condition analysis
  - Public engagement activities
  - Opportunity identification
  - Development of actionable strategies
- 68 community members have participated in the project survey
- Upcoming Steering Committee Meeting: August 29, 2025
- First Stakeholder Meeting: September 4, 2025



Friendswood Parkway Corridor Study
- Study considers available right-of-way and nearby ongoing development
- Consultant is finalizing the proposed alignment and report

Funding: No local match; $500,000 to be paid for by H-GAC

2024 H-GAC Carry-Over Spending Projects

LOCATIONS/STATUS:

TxDOT has engineering ongoing on following projects:

FM 528 @ Bay Area Boulevard – Additional lanes utilizing existing right-of-way to increase turning movements & decrease time at intersection

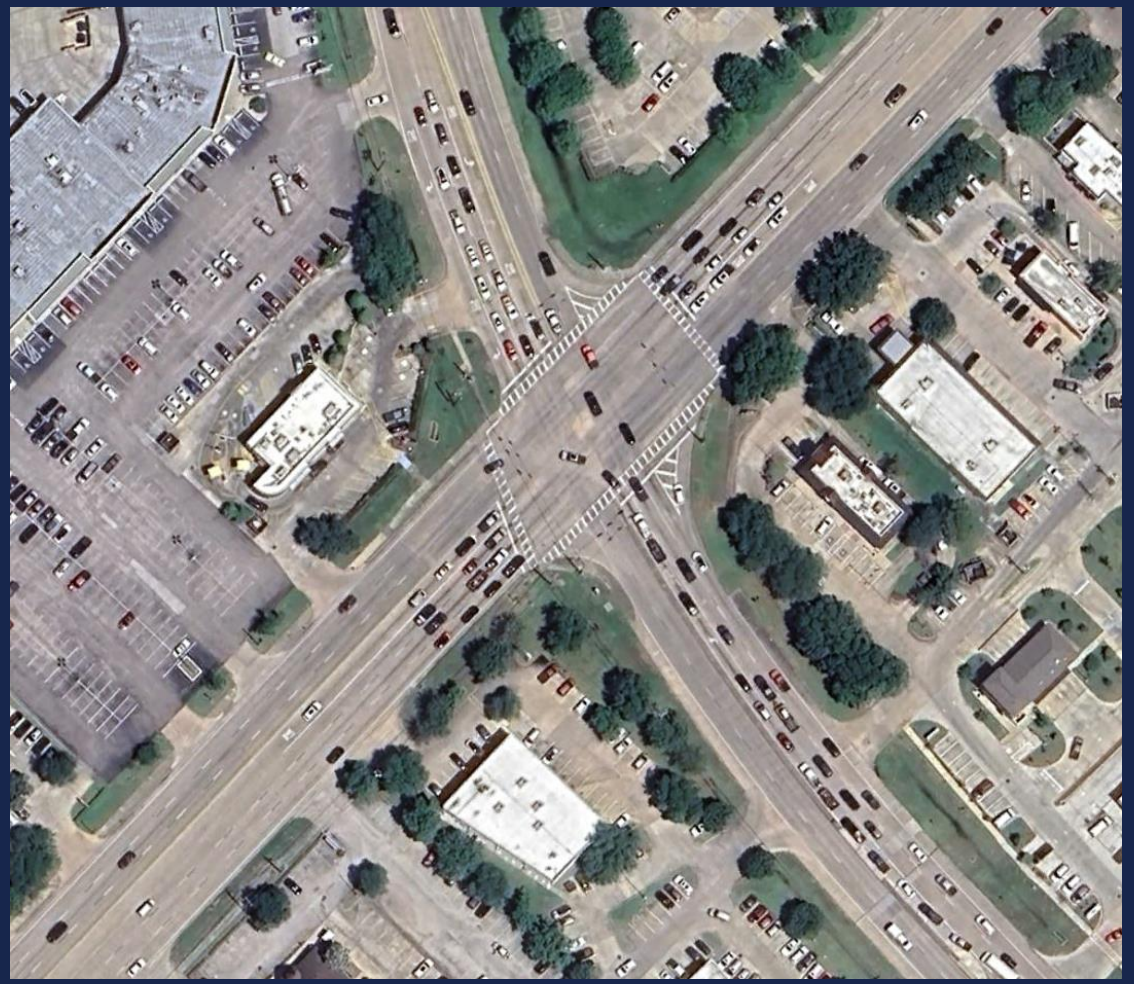
FM 528 @ Winding Way – New northbound right turn lane

FM 528 @ FM 518 – Dual left turn lanes along FM 528

FM 528 @ Sunset – Restriping and reprogramming of traffic signals to add a second left turn southbound Sunset

Survey work in progress as of mid-July

December 2026 Letting, per TxDOT Area Office



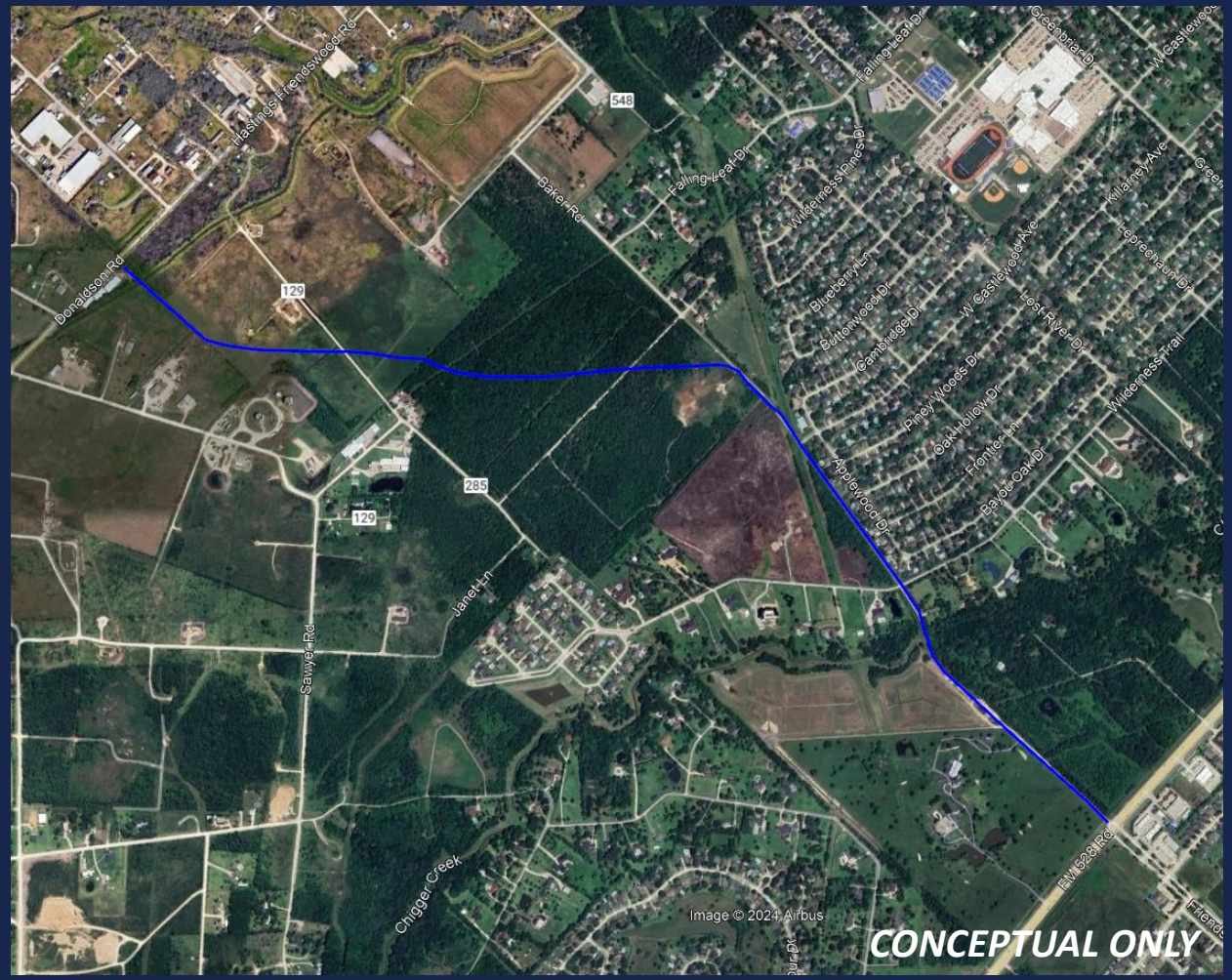
$2.6M – Funding: H-GAC Carry-Over Funds (20% local match, half of which can be another transportation project such as annual street maintenance)

2024 H-GAC Carry-Over Spending Projects (cont.)

LOCATIONS/STATUS:

Friendswood Parkway “E” Phase, North of FM 528 - Environmental and Preliminary Engineering: pending an Advance Funding Agreement with TxDOT

These initiatives are led by the Houston-Galveston Area Council, who has determined the projects meet the Regional Transportation Plan visions and goals



Funding: H-GAC Carry-Over Funds (No Local Match)

Questions / Comments

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

This item allows the City Council to review and discuss a presentation regarding the City of Friendswood's Proposed FY2025-26 Municipal Budget.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None at this time

RECOMMENDATIONS

None at this time

ATTACHMENTS

1. FY26 PROPOSED BUDGET PRESENTATION - FINAL revised

FY2025-2026 Proposed Budget Overview

August 4, 2025

Estimates can change before budget adoption.

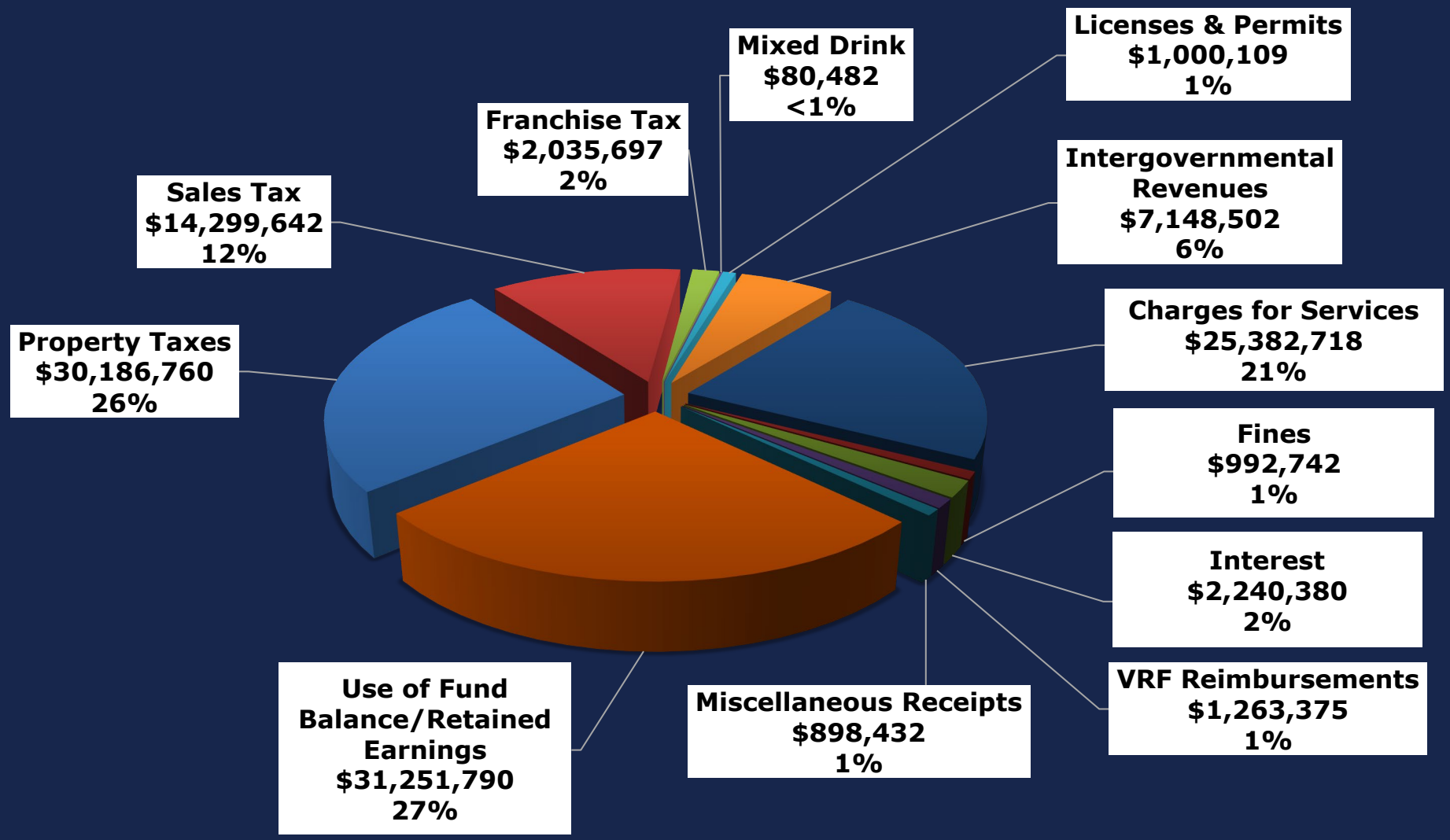
VISION STATEMENT – ADOPTED JULY 1, 2024

“The Friendswood City Council is dedicated to providing quality public services, fostering a vibrant economic climate, and ensuring robust emergency operations and fiscal responsibility.”

KEY BUDGET DRIVERS

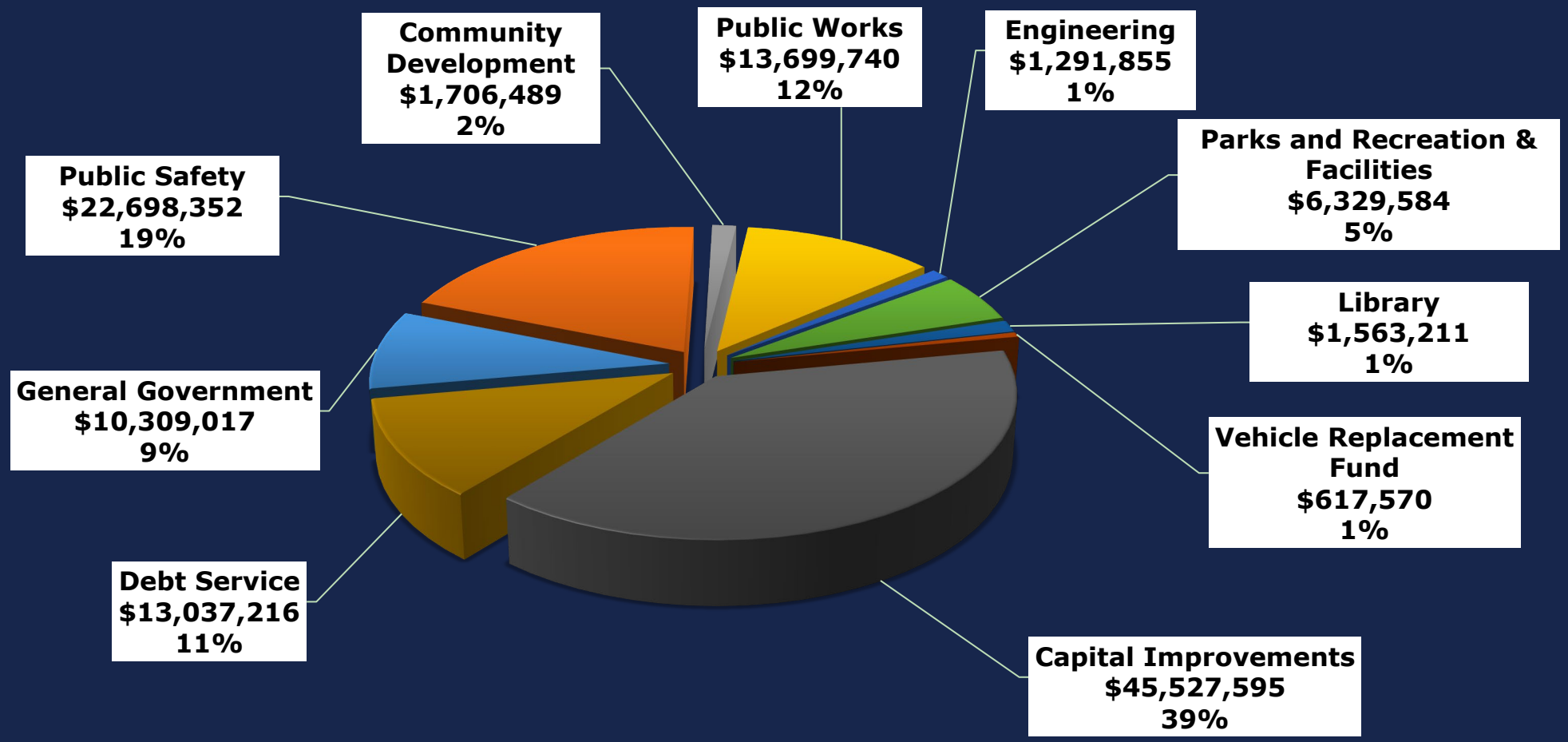
- Personnel Costs
- Debt Service Obligations
- Insurance Costs
- Other Forces at Work
- Deferred Maintenance
- Decision Packages
- FVFD Contract and Equipment

Total Proposed Revenue (All Funds) ~ $116.8M

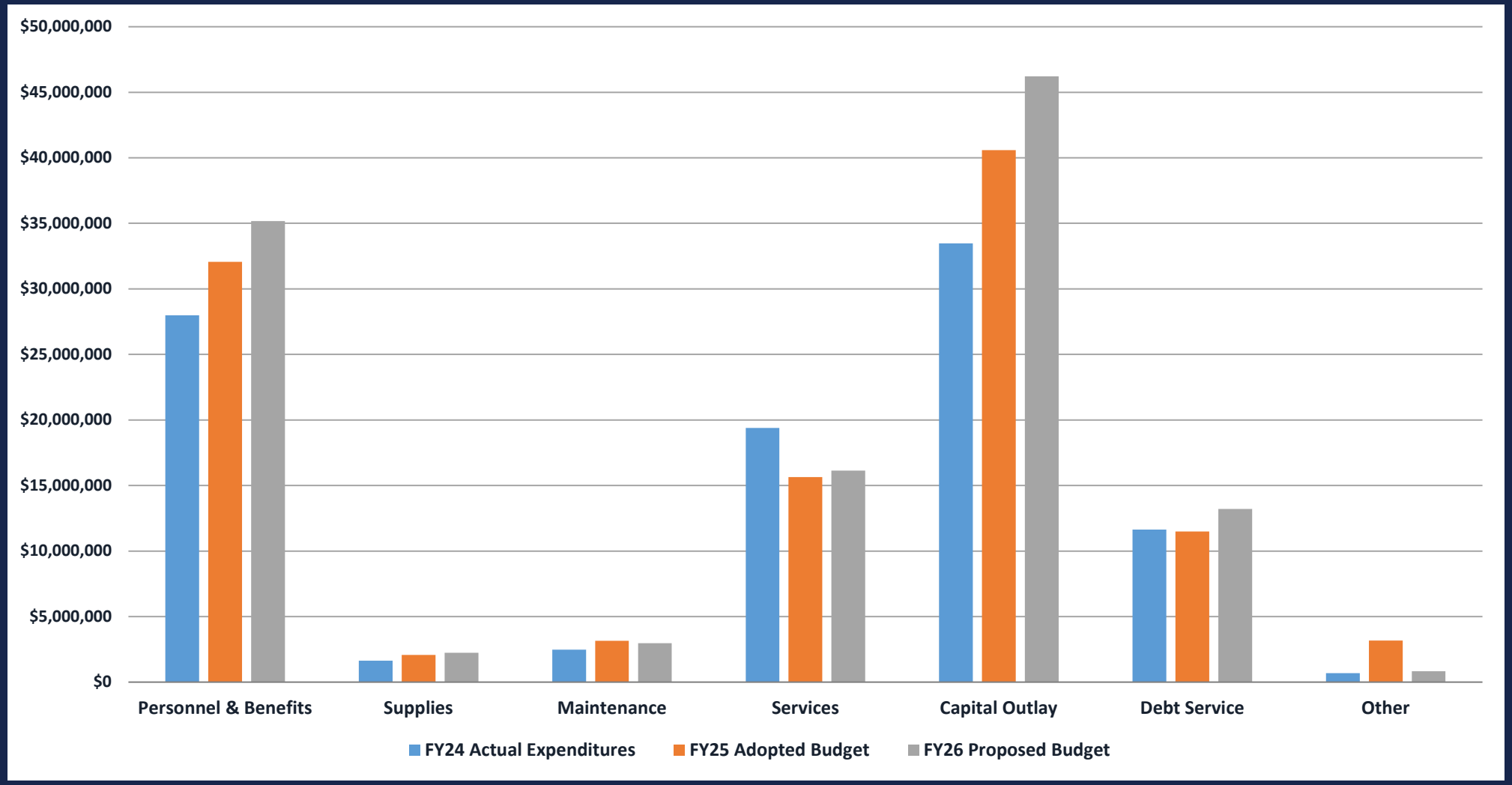


Use of fund balance/retained earnings includes bond funds issued, and grant funds received in prior years to complete capital improvement projects in FY26.

Total Proposed Expenditures (All Funds) ~ $116.8M

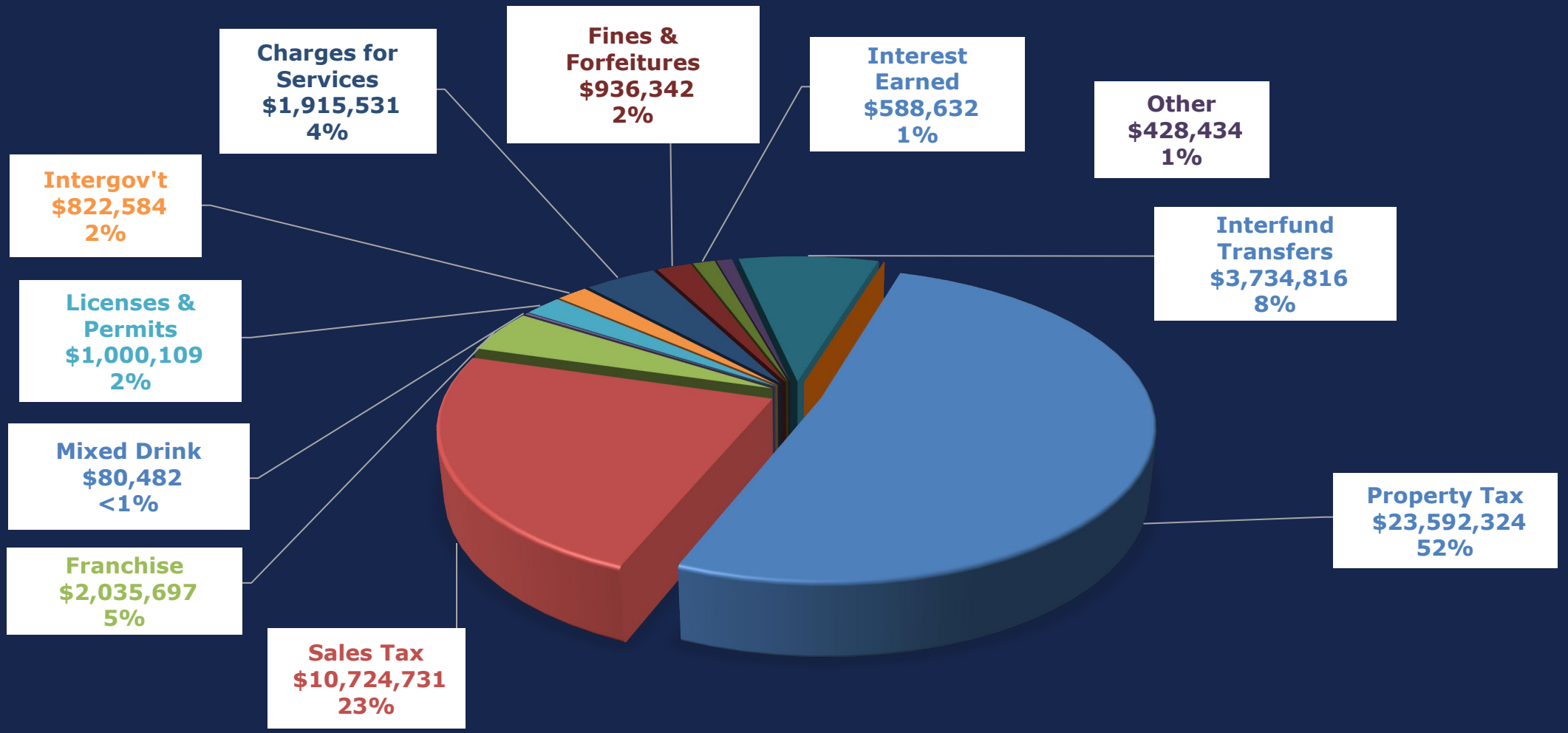


Expenditures by Classification (All Funds)



GENERAL FUND

FY 2026 Proposed Revenue (General Fund) ~ $45.9M



Property taxes to pay down debt ($6.6M) are recorded in the Tax Debt Service Fund.

Proposed Budget Tax Rate - $0.526746

- 1.26 cents above current rate (51.41 cents)
  - NNRR – 50.12 cents
  - VATR w/ Unused Increment Rate – 56.72 cents
- Estimated Taxable Value $6.2B (up $348M)
  - Includes new construction
  - Takes into account exemptions
  - Includes over 65 freeze ceiling values
    - $1.3B (up $35M YOY)
    - 3% growth from prior year
  - Excludes the value of the TIRZs



$97.9M
Projected new construction value
(up $15M from last year)



$409M
Property Values Under Protest (7/25/24)
($15M less than last year at certification)



$6.6M
Tax Debt Service Obligation
($590K more than last year)

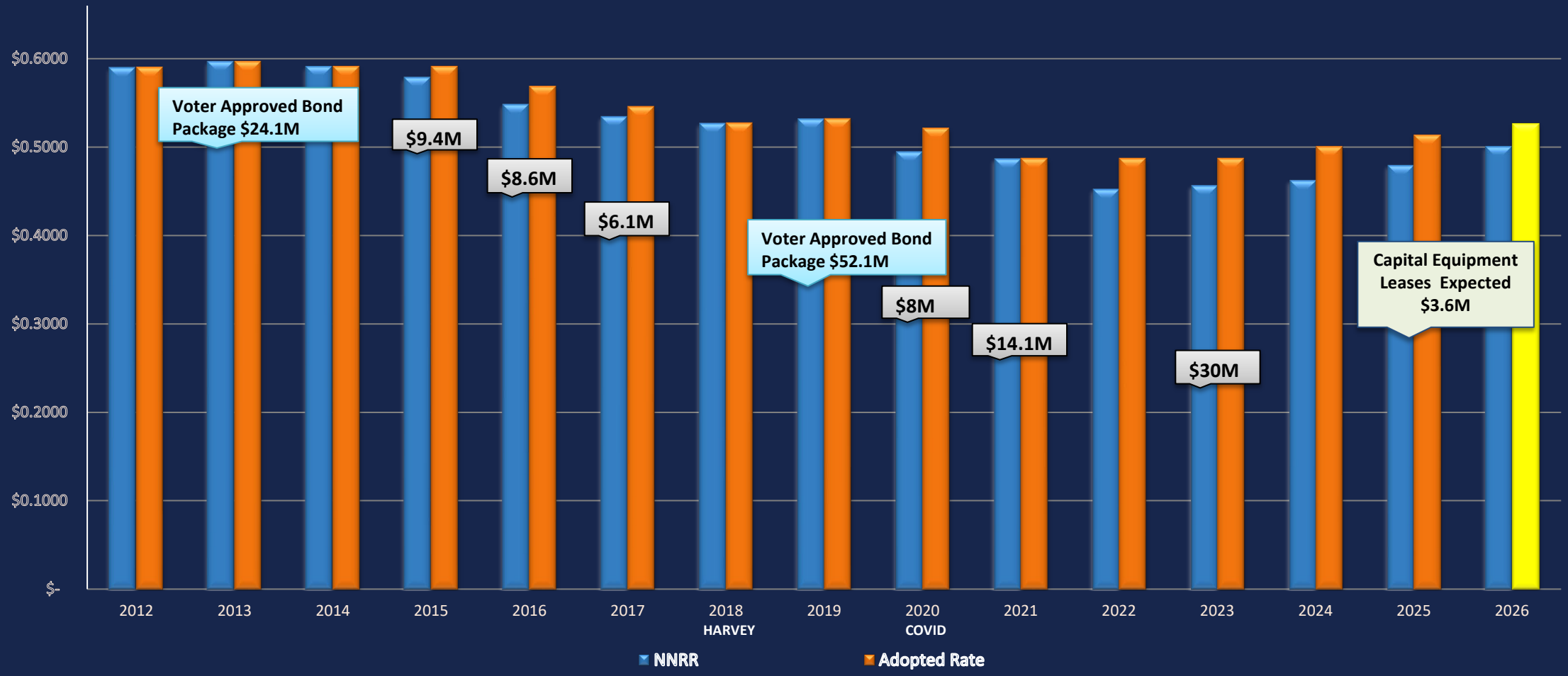
Tax Bill Comparison

Home Value - $460,000 *No change in value from 2024 to 2025* Homestead Taxable Value ~ $368,000 (w/ 20% exemption)				
	Proposed **$0.526746**	**Current** **$0.514172**	**NNRR** **$0.501177**	**VATR*** **$0.567235**
Monthly Tax Bill	$161.54	$157.68	$153.69	$173.95
Annual Tax Bill	$1,938.43	$1,892.15	$1,844.33	$2,087.42
Monthly Difference from proposed rate		**$3.86**	**$7.85**	**-$12.41**
Annual Difference from proposed rate		**$46.28**	**$94.10**	**-$148.99**

At the proposed rate, the annual tax bill for a home valued at $200,000 would increase by $20.

*Includes unused increment of 4 cents.

Tax Rate Analysis w/ Debt Issuance



Yellow bar indicates tax rate of $0.5267 used in the proposed budget.

General Fund – Forces At Work (Funded)

Dept	Description	One Time Cost	Ongoing Cost	Total	Outside Revenue Sources	Net Total
City Wide	Automobile Insurance Increase (27%)	$0	$38,191	$38,191	$0	$38,191
City Wide	Real & Personal Property Insurance Increase (14%)	0	11,312	11,312	0	11,312
FIN	Galveston County Appraisal Services	0	67,997	67,997	0	67,997
PD_Patrol	Axon Taser Contract	0	81,087	81,087	0	81,087
PD_Patrol	Drone Monitoring Software	0	11,100	11,100	0	11,100
PD_Comm	Records Specialist (+1.0 FTE)	0	93,001	93,001	0	93,001
FVFD_Fire	FVFD Contract Increase	0	78,810	78,810	0	78,810
DES_Admin	Radio Refresh	0	88,000	88,000	0	88,000
P&R_Pk	Forest Bend Easement Mowing	0	7,000	7,000	0	7,000
P&R_Facilities	Star Services HVAC Contract Increase	0	14,000	14,000	0	14,000
Total Forces at Work		**$0**	**$490,498**	**$490,498**	**$0**	**$490,498**

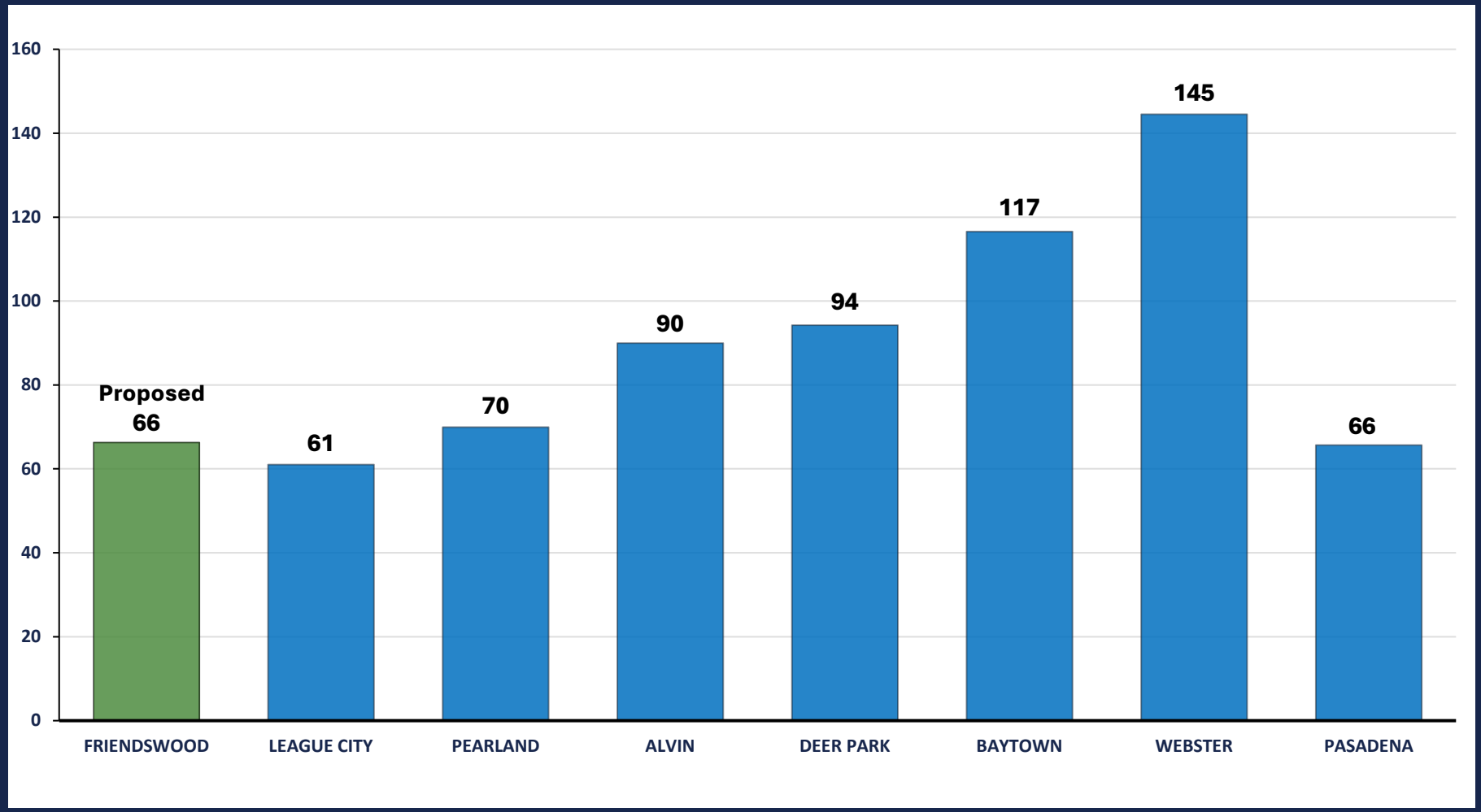
General Fund – Decision Packages (Funded)

Dept	Description	One Time Cost	Ongoing Cost	Total	Outside Revenue Sources	Net Total
City Wide	Merit 2.75%	$0	$658,645	$658,645	$0	$658,645
CAO/PD	Administrative Assistant (+1.0 FTE)	0	89,624	89,624	89,624	0
PD_Comm	Communications Operators (+3.0 FTE)	600	284,705	285,305	0	285,305
DES_EMS	Full-time Paramedic Conversion	0	413,724	413,724	0	413,724
PW_Drainage	Equipment Operator (+1.0 FTE)	2,800	90,947	93,747	0	93,747
PW_Drainage	Maintenance Worker + Vehicle (+1.0 FTE)	75,000	87,259	162,259	0	162,259
PW_Drainage	Maintenance Worker (+1.0 FTE)	0	82,759	82,759	0	82,759
FIN	Accounting Manager (+1.0 FTE)	5,200	136,827	142,027	68,869	73,158
PD_CID	Crime Analyst (+1.0 FTE)	44,500	139,538	184,038	0	184,038
HR	Human Resources Generalist (+1.0 FTE)	0	102,104	102,104	15,316	86,788
P&R_Pk	Weekday Laborer (+1.0 FTE)	0	90,902	90,902	0	90,902
P&R_Admin	Administrative Assistant Position Upgrade	0	18,084	18,084		18,084
CSO	Administrative Assistant (+1.0 FTE)	0	92,765	92,765	46,383	46,382
PW_Drainage	Crew Leader (+1.0 FTE)	0	104,830	104,830	0	104,830
FIN	Electronic Records Solution	0	40,000	40,000	16,000	24,000
CDD_GIS	Geographic Information Systems Analyst (+1.0 FTE)	5,000	100,507	105,507	50,254	55,253
DES_FM	Deputy Fire Marshal II + Vehicle (+1.0 FTE)	65,000	163,728	228,728	0	228,728
PD_AC	Animal Control Officer + Vehicle (+1.0 FTE)	85,400	96,759	182,159	0	182,159
P&R_Pk	Lake Friendswood Fish Feeding & Restocking Program	6,500	3,500	10,000	0	10,000
P&R_Rec	Summer Staff Referral Program	0	2,500	2,500	0	2,500
Total Decision Packages		**$290,000**	**$2,799,707**	**$3,089,707**	**$286,446**	**$2,803,261**

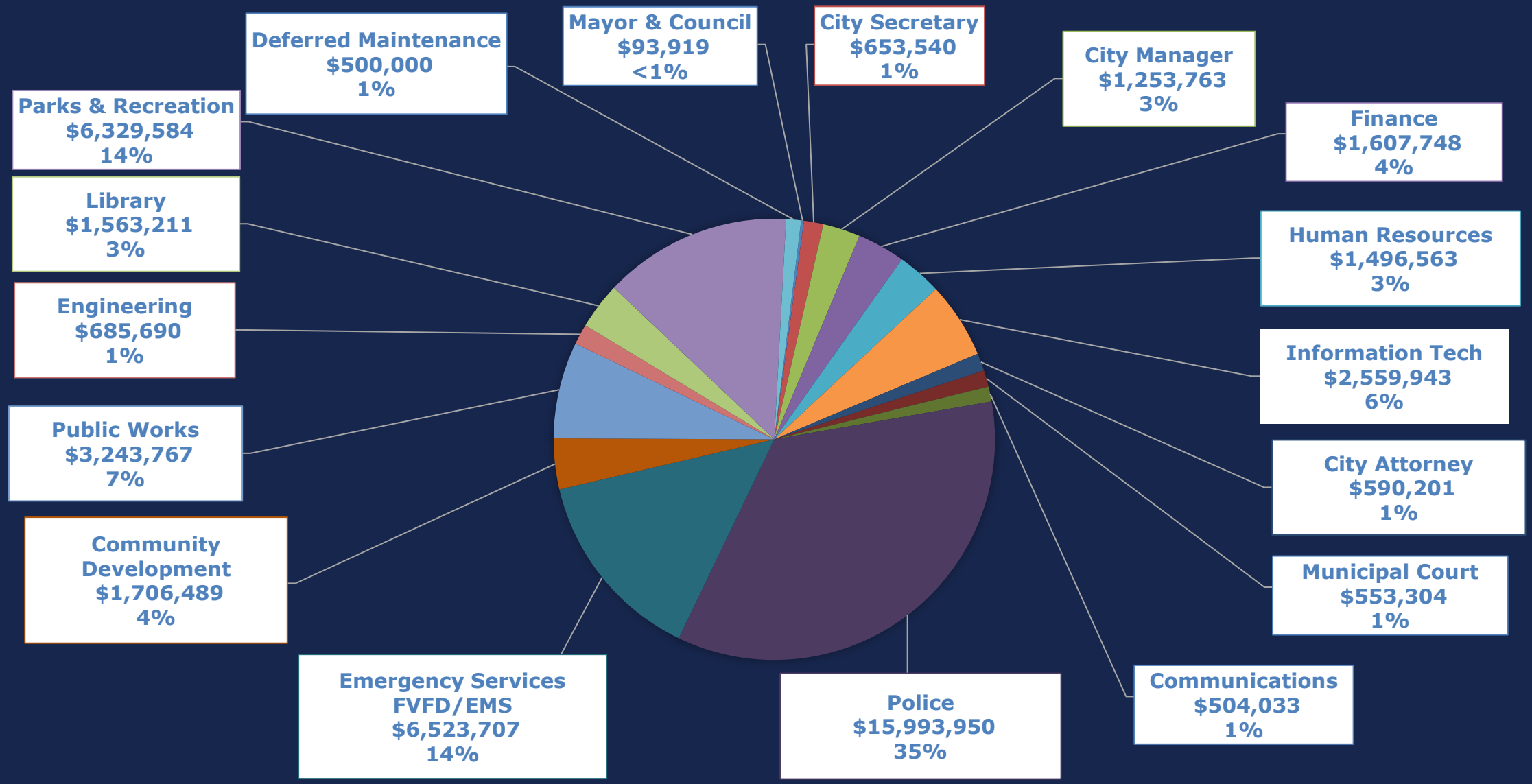
General Fund – Decision Packages (Unfunded)

Dept	Description	One Time Cost	Ongoing Cost	Total	Outside Revenue Sources	Net Total
COMM	Social Media Post Boosting	0	30,000	30,000	0	30,000
Total Unfunded Decision Packages for General Fund		**$0**	**$30,000**	**$30,000**	**$0**	**$30,000**

FTE per 10,000 Population

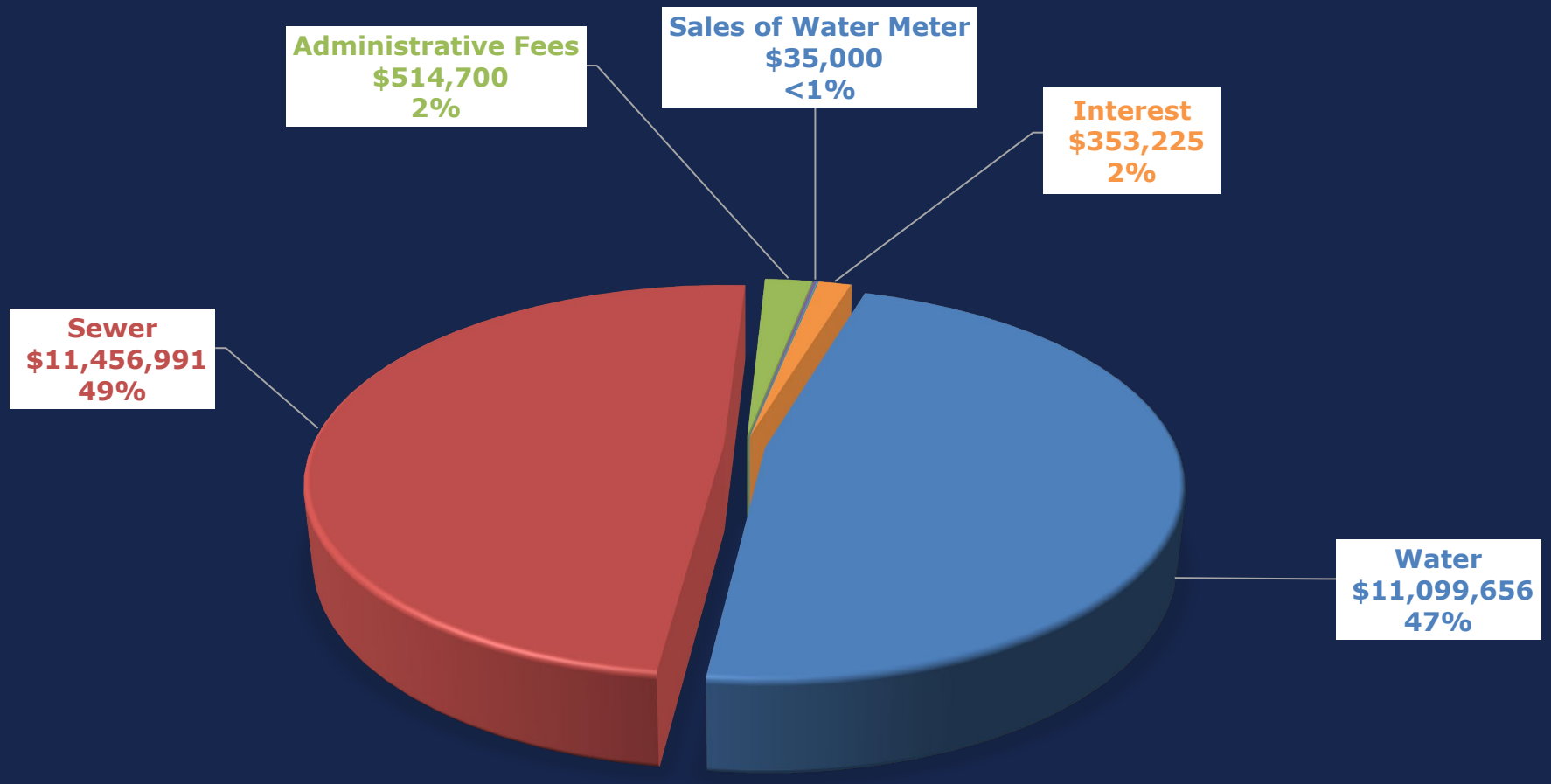


FY 2026 Proposed Expenditures (General Fund) $45.8M

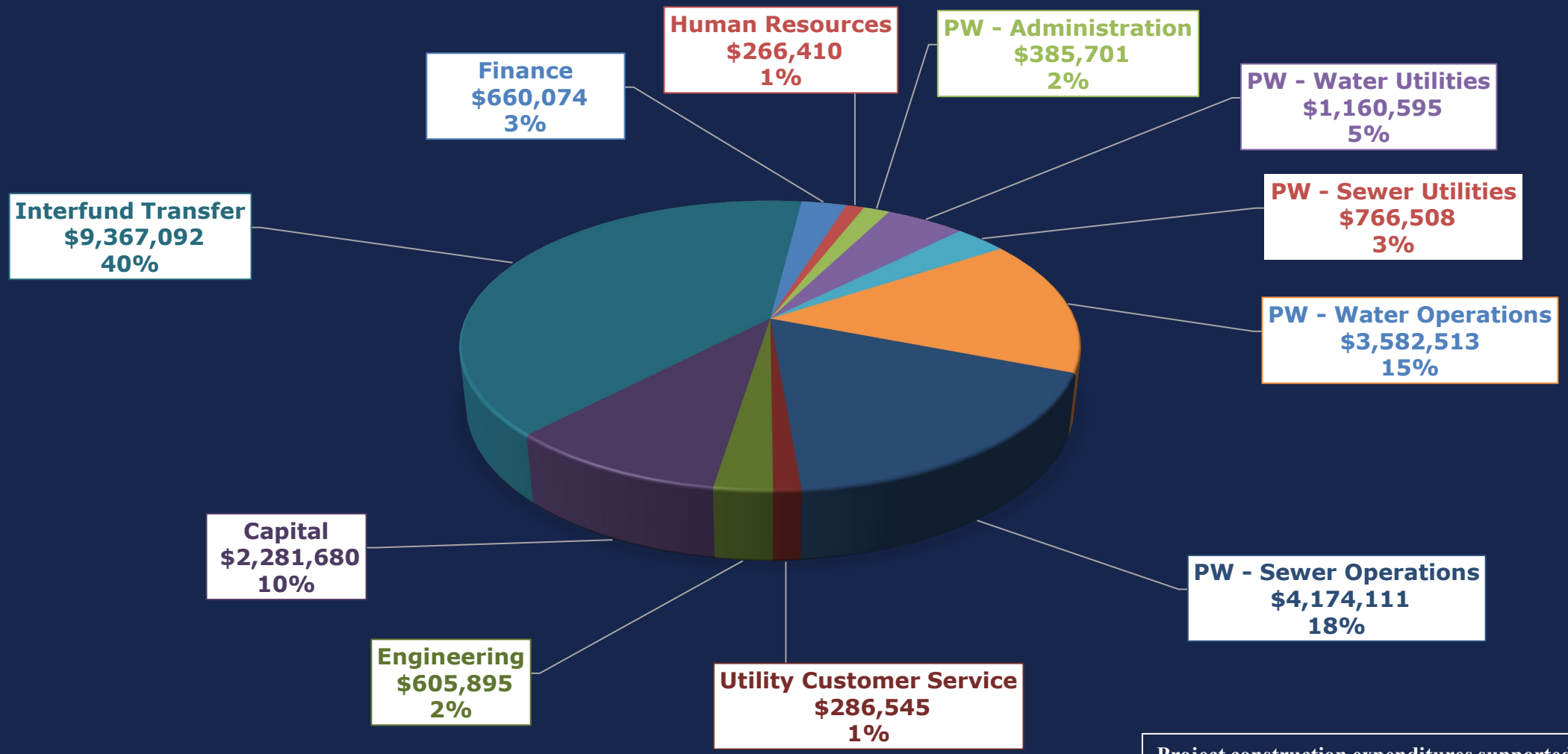


WATER & SEWER FUND

FY 2026 Proposed Revenue (W&S Fund) $23.5M



FY 2026 Proposed Expenses (W&S Fund) $23.5M



Project construction expenditures supported by Revenue Bonds are not included in the Water & Sewer Operating Fund Capital Improvements.

Water & Sewer Fund – Forces at Work (Funded)

Dept	Description	One Time Cost	Ongoing Cost	Total	Outside Revenue Sources	Net Total
City Wide	Automobile Insurance Increase (27%)	$0	$8,714	$8,714	$0	$8,714
City Wide	Real & Personal Property Insurance Increase (14%)	0	9,255	9,255	0	9,255
PW_SU	Blackhawk WWTP CIP	991,250	0	991,250	0	991,250
PW_WO	City of Houston Cash Call 42" SETL	990,430	0	990,430	0	990,430
PW_SU	Southeast Water Purification Plant - CIP Program 2023-2027 (Year 4)	441,249	0	441,249	0	441,249
Total Forces at Work		**$2,422,929**	**$15,969**	**$2,438,898**	**$0**	**$2,438,898**

Water & Sewer Fund – Decision Packages (Funded)

Dept	Description	One Time Cost	Ongoing Cost	Total	Outside Revenue Sources	Net Total
City Wide	Merit 2.75%	$0	$79,078	$79,078	$0	$79,078
FIN	Water & Sewer Transfer for Funded Decision Packages	0	286,446	286,446	0	286,446
PW_WU	Vehicle Replacement Plan Upgrade	32,259	0	32,259	0	32,259
Total Decision Packages		**$32,259**	**$365,524**	**$397,783**	**$0**	**$397,783**

NEXT STEPS

- ✓ **Key Dates**
  - ✓ Proposed Budget Delivered – 07/31/2025
  - Budget Work Sessions – 08/04/2025 and 8/13/2025
  - Proposed Budget Public Hearing – 08/25/2025
  - Budget Adoption – 08/25/2025 or 09/08/2025
  - Anticipated Public Hearing on Tax Rate – 09/08/2025
  - Tax Rate Adoption – 09/08/2025

- ✓ **Council Input & Direction Needed**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider setting a public hearing regarding the City of Friendswood FY2025-26 Municipal Budget for August 25, 2025, at 5:30 p.m. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.

Originating Department: Finance

Degree of importance: Critical

SUMMARY / ORIGINATING CAUSE

Section 8.03(c) of the City of Friendswood City Charter states in part that "any public hearing on the proposed budget shall be held and published in accordance with the law." Further, Section 102.006 (a), (b) and (c) of the Texas Local Government Code ("LGC") states, in relevant part:

(a) The governing body of a municipality shall hold a public hearing on the proposed budget. Any person may attend and may participate in the hearing.

(b) The governing body shall set the hearing for a date occurring after the 15th day after the date the proposed budget is filed with the municipal clerk but before the date the governing body makes its tax levy.

(c) The governing body shall provide for public notice of the date, time, and location of the hearing.

The proposed municipal budget was filed in the Office of the City Secretary on August 1, 2025, and the City Council is scheduled to take action on the tax rate on September 8, 2025. Therefore, the City, in compliance with state law, is setting the proposed budget hearing for Monday, August 25, 2025, at 5:30 P.M. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.

Said public hearing will be published in compliance with Section 102.0065(c) of the LGC, in the Reporter News "not earlier than the 30th or later than the 10th day before the date of the hearing."

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The Public Hearing gives City Council an opportunity to receive comments from the public regarding the proposed budget.

RECOMMENDATIONS

Staff recommends approving the date, time and place for the 2024 public hearing on the budget.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

2025 Appraisal Rolls

The 2025 Galveston Central Appraisal Roll estimate was completed on July 24, 2025, and provided to the City of Friendswood on July 24, 2025. In accordance with Section 26.04 (b) of the Texas Property Tax Code, the following values are submitted:

Total Appraised Value	$7,054,258,424
Total Taxable Value*	$5,174,036,390
Total Assessed Value	$6,648,466,913

*Over age 65 tax ceilings included

The 2025 Harris Central Appraisal Roll estimate was completed on July 25, 2025, and provided to the City of Friendswood on July 25, 2025. In accordance with Section 26.04(b) of the Texas Property Tax Code, the following values are submitted:

Total Appraised Value	$1,379,846,124
Total Taxable Value*	$1,099,167,134
Total Assessed Value	$1,219,006,697

*Over age 65 tax ceilings included

Anticipated Collection Rate

Pursuant to Section 26.04(b), the City's tax collector has certified that the anticipated collection rate for the current year is 99.15%.

Excess Debt Collections

Pursuant to Section 26.04(b), the City's tax collector has certified that the amount of excess debt collections for the 2025 tax year is $868,938.

No-New-Revenue and Voter-Approved Tax Rates

Pursuant to Section 26.04(e), the Director of Finance submits the following tax rates per $100 valuation:

No-New-Revenue Tax Rate	$0.501177

Voter-Approval Tax Rate (including prior years unused increment) $0.567235

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Receipt of the certified roll and estimated certified roll from the appraisal districts is in compliance of State of Texas Truth In Taxation guidelines.

RECOMMENDATIONS

None at this time

ATTACHMENTS

1. GCAD Certified Values
2. HCAD Certified Estimates - 7.25.2025
3. Tax Collector Collection Rate and Excess Debt Certification
4. 2025 Friendswood Certified TNT Calculations 7.29.2025

Land	Value
Homesite:	709,558,356
Non Homesite:	576,825,766
Ag Market:	38,424,756
Timber Market:	0

Improvement	Value
Homesite:	4,219,959,892
Non Homesite:	990,088,935

Non Real	Count	Value
Personal Property:	1,190	147,880,565
Mineral Property:	248	1,794,883
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	38,424,756	0
Ag Use:	82,300	0
Timber Use:	0	0
Productivity Loss:	38,342,456	0

Total Land	(+)	1,324,808,878
Total Improvements	(+)	5,210,048,827
Total Non Real	(+)	149,675,448
Market Value	=	6,684,533,153
Productivity Loss	(-)	38,342,456
Appraised Value	=	6,646,190,697
Homestead Cap	(-)	275,872,405
23.231 Cap	(-)	86,656,390
Assessed Value	=	6,283,661,902
Total Exemptions Amount (Breakdown on Next Page)	(-)	1,403,478,718
Net Taxable	=	4,880,183,184

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	36,399,762	26,311,402	76,282.32	77,569.42	94
DPS	6,591,824	5,268,460	13,985.28	13,985.28	14
OV65	1,303,479,146	963,318,904	3,118,568.40	3,143,935.90	2,595
Total	1,346,470,732	994,898,766	3,208,836.00	3,235,490.60	2,703
Tax Rate	0.5141720				

Freeze Taxable	(-)	994,898,766

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	3,574,380	2,734,504	1,740,658	993,846	5
Total	3,574,380	2,734,504	1,740,658	993,846	5

Transfer Adjustment	(-)	993,846
Freeze Adjusted Taxable	=	3,884,290,572

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
23,180,770.52 = 3,884,290,572 * (0.5141720 / 100) + 3,208,836.00

Certified Estimate of Market Value:	6,684,533,153
Certified Estimate of Taxable Value:	4,880,183,184
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 140K

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	112	2,664,898	0	2,664,898
DPS	14	0	0	0
DV1	42	0	356,080	356,080
DV2	30	0	283,500	283,500
DV2S	1	0	7,500	7,500
DV3	46	0	486,000	486,000
DV3S	2	0	20,000	20,000
DV4	72	0	858,000	858,000
DV4S	4	0	48,000	48,000
DVHS	161	0	92,504,545	92,504,545
DVHSS	11	0	4,872,429	4,872,429
EX-XG	2	0	573,210	573,210
EX-XJ	1	0	25,500	25,500
EX-XU	2	0	195,780	195,780
EX-XV	648	0	292,488,032	292,488,032
EX366	333	0	307,928	307,928
FRSS	1	0	665,060	665,060
HS	8,331	910,072,316	0	910,072,316
LVE	22	22,868,510	0	22,868,510
OV65	3,014	73,765,270	0	73,765,270
OV65S	11	275,000	0	275,000
SO	4	141,160	0	141,160
	Totals	**1,009,787,154**	**393,691,564**	**1,403,478,718**

2025 140K

Land	Value
Homesite:	43,605,808
Non Homesite:	13,500,780
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	292,280,989
Non Homesite:	55,430,390

Non Real	Count	Value
Personal Property:	10	3,249,760
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	0	0
Ag Use:	0	0
Timber Use:	0	0
Productivity Loss:	0	0

Total Land	(+)	57,106,588
Total Improvements	(+)	347,711,379
Total Non Real	(+)	3,249,760
Market Value	=	408,067,727
Productivity Loss	(-)	0
Appraised Value	=	408,067,727
Homestead Cap	(-)	33,793,866
23.231 Cap	(-)	9,468,850
Assessed Value	=	364,805,011
Total Exemptions Amount (Breakdown on Next Page)	(-)	70,951,805
Net Taxable	=	293,853,206

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	2,430,838	1,819,671	6,918.02	6,918.02	5
OV65	72,300,679	53,814,907	173,152.71	173,960.91	150
Total	74,731,517	55,634,578	180,070.73	180,878.93	155
Tax Rate	0.5141720				

Freeze Taxable	(-)	55,634,578
Freeze Adjusted Taxable	=	238,218,628

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,404,924.21 = 238,218,628 * (0.5141720 / 100) + 180,070.73

Certified Estimate of Market Value:	333,470,439
Certified Estimate of Taxable Value:	264,181,002
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 140K

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	150,000	0	150,000
DV1	1	0	5,000	5,000
DV2	3	0	22,500	22,500
DV3	2	0	20,000	20,000
DV4	8	0	96,000	96,000
DVHS	2	0	1,118,780	1,118,780
DVHSS	1	0	391,424	391,424
EX-XV (Prorated)	1	0	4,382,205	4,382,205
EX366	1	0	1,200	1,200
HS	577	60,102,196	0	60,102,196
OV65	188	4,662,500	0	4,662,500
	Totals	**64,914,696**	**6,037,109**	**70,951,805**

2025 140K

Land	Value
Homesite:	753,164,164
Non Homesite:	590,326,546
Ag Market:	38,424,756
Timber Market:	0

Improvement	Value
Homesite:	4,512,240,881
Non Homesite:	1,045,519,325

Non Real	Count	Value
Personal Property:	1,200	151,130,325
Mineral Property:	248	1,794,883
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	38,424,756	0
Ag Use:	82,300	0
Timber Use:	0	0
Productivity Loss:	38,342,456	0

Total Land	(+)	1,381,915,466
Total Improvements	(+)	5,557,760,206
Total Non Real	(+)	152,925,208
Market Value	=	7,092,600,880
Productivity Loss	(-)	38,342,456
Appraised Value	=	7,054,258,424
Homestead Cap	(-)	309,666,271
23.231 Cap	(-)	96,125,240
Assessed Value	=	6,648,466,913
Total Exemptions Amount (Breakdown on Next Page)	(-)	1,474,430,523
Net Taxable	=	5,174,036,390

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	38,830,600	28,131,073	83,200.34	84,487.44	99
DPS	6,591,824	5,268,460	13,985.28	13,985.28	14
OV65	1,375,779,825	1,017,133,811	3,291,721.11	3,317,896.81	2,745
Total	1,421,202,249	1,050,533,344	3,388,906.73	3,416,369.53	2,858
Tax Rate	0.5141720				

Freeze Taxable	(-)	1,050,533,344

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	3,574,380	2,734,504	1,740,658	993,846	5
Total	3,574,380	2,734,504	1,740,658	993,846	5

Transfer Adjustment	(-)	993,846
Freeze Adjusted Taxable	=	4,122,509,200

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
24,585,694.73 = 4,122,509,200 * (0.5141720 / 100) + 3,388,906.73

Certified Estimate of Market Value:	7,018,003,592
Certified Estimate of Taxable Value:	5,144,364,186
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 140K

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	118	2,814,898	0	2,814,898
DPS	14	0	0	0
DV1	43	0	361,080	361,080
DV2	33	0	306,000	306,000
DV2S	1	0	7,500	7,500
DV3	48	0	506,000	506,000
DV3S	2	0	20,000	20,000
DV4	80	0	954,000	954,000
DV4S	4	0	48,000	48,000
DVHS	163	0	93,623,325	93,623,325
DVHSS	12	0	5,263,853	5,263,853
EX-XG	2	0	573,210	573,210
EX-XJ	1	0	25,500	25,500
EX-XU	2	0	195,780	195,780
EX-XV	648	0	292,488,032	292,488,032
EX-XV (Prorated)	1	0	4,382,205	4,382,205
EX366	334	0	309,128	309,128
FRSS	1	0	665,060	665,060
HS	8,908	970,174,512	0	970,174,512
LVE	22	22,868,510	0	22,868,510
OV65	3,202	78,427,770	0	78,427,770
OV65S	11	275,000	0	275,000
SO	4	141,160	0	141,160
	Totals	**1,074,701,850**	**399,728,673**	**1,474,430,523**

2025 140K

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,628	4,475.6433	$97,180,680	$5,494,114,435	$4,139,649,818
B	MULTIFAMILY RESIDENCE	26	49.7606	$0	$67,953,610	$66,802,959
C1	VACANT LOTS AND LAND TRACTS	783	1,019.9783	$0	$85,142,178	$67,320,774
D1	QUALIFIED OPEN-SPACE LAND	51	625.5110	$0	$38,424,756	$82,300
E	RURAL LAND, NON QUALIFIED OPE	150	1,249.8487	$4,156,440	$91,648,394	$68,040,545
F1	COMMERCIAL REAL PROPERTY	323	381.4453	$6,458,240	$449,722,292	$412,033,708
F2	INDUSTRIAL AND MANUFACTURIN	2	5.8454	$0	$105,670	$105,670
G1	OIL AND GAS	183		$0	$1,775,672	$1,775,672
J2	GAS DISTRIBUTION SYSTEM	1		$0	$7,409,090	$7,409,090
J3	ELECTRIC COMPANY (INCLUDING C	3		$0	$33,758,550	$33,758,550
J4	TELEPHONE COMPANY (INCLUDI	10	0.0390	$0	$3,724,630	$3,724,630
J6	PIPELAND COMPANY	59		$0	$7,673,310	$7,673,310
J7	CABLE TELEVISION COMPANY	5		$0	$7,930,250	$7,930,250
L1	COMMERCIAL PERSONAL PROPE	787		$0	$61,635,255	$61,494,095
L2	INDUSTRIAL AND MANUFACTURIN	20		$0	$1,730,300	$1,730,300
M1	TANGIBLE OTHER PERSONAL, MOB	71		$0	$792,710	$512,633
O	RESIDENTIAL INVENTORY	1		$0	$8,000	$6,400
S	SPECIAL INVENTORY TAX	2		$0	$132,480	$132,480
X	TOTALLY EXEMPT PROPERTY	1,008	719,328.3684	$0	$330,851,571	$0
	Totals		727,136.4400	$107,795,360	$6,684,533,153	$4,880,183,184

2025 1401

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	694	259.0578	$3,724,870	$369,637,557	$268,612,174
B	MULTIFAMILY RESIDENCE	1	0.3495	$0	$464,100	$336,000
C1	VACANT LOTS AND LAND TRACTS	8	8.5960	$0	$3,975,120	$2,304,940
E	RURAL LAND, NON QUALIFIED OPE	4	48.9902	$0	$1,875,170	$991,491
F1	COMMERCIAL REAL PROPERTY	18	8.8055	$0	$24,424,575	$18,333,423
L1	COMMERCIAL PERSONAL PROPE	9		$0	$3,248,560	$3,248,560
M1	TANGIBLE OTHER PERSONAL, MOB	2		$0	$59,240	$26,618
X	TOTALLY EXEMPT PROPERTY	2	5.5247	$0	$4,383,405	$0
	Totals	331.3237		$3,724,870	$408,067,727	$293,853,206

2025 140K

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10,322	4,734.7011	$100,905,550	$5,863,751,992	$4,408,261,992
B	MULTIFAMILY RESIDENCE	27	50.1101	$0	$68,417,710	$67,138,959
C1	VACANT LOTS AND LAND TRACTS	791	1,028.5743	$0	$89,117,298	$69,625,714
D1	QUALIFIED OPEN-SPACE LAND	51	625.5110	$0	$38,424,756	$82,300
E	RURAL LAND, NON QUALIFIED OPE	154	1,298.8389	$4,156,440	$93,523,564	$69,032,036
F1	COMMERCIAL REAL PROPERTY	341	390.2508	$6,458,240	$474,146,867	$430,367,131
F2	INDUSTRIAL AND MANUFACTURIN	2	5.8454	$0	$105,670	$105,670
G1	OIL AND GAS	183		$0	$1,775,672	$1,775,672
J2	GAS DISTRIBUTION SYSTEM	1		$0	$7,409,090	$7,409,090
J3	ELECTRIC COMPANY (INCLUDING C	3		$0	$33,758,550	$33,758,550
J4	TELEPHONE COMPANY (INCLUDI	10	0.0390	$0	$3,724,630	$3,724,630
J6	PIPELAND COMPANY	59		$0	$7,673,310	$7,673,310
J7	CABLE TELEVISION COMPANY	5		$0	$7,930,250	$7,930,250
L1	COMMERCIAL PERSONAL PROPE	796		$0	$64,883,815	$64,742,655
L2	INDUSTRIAL AND MANUFACTURIN	20		$0	$1,730,300	$1,730,300
M1	TANGIBLE OTHER PERSONAL, MOB	73		$0	$851,950	$539,251
O	RESIDENTIAL INVENTORY	1		$0	$8,000	$6,400
S	SPECIAL INVENTORY TAX	2		$0	$132,480	$132,480
X	TOTALLY EXEMPT PROPERTY	1,010	719,333.8931	$0	$335,234,976	$0
	Totals	727,467.7637		$111,520,230	$7,092,600,880	$5,174,036,390

2025 1401

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	9,527	4,472.2483	$97,180,680	$5,473,555,198	$4,124,680,757
A2	REAL, RESIDENTIAL, MOBILE HOME	4	0.3581	$0	$112,757	$108,449
A3	REAL, RESIDENTIAL, CONDOMINIUM	99	3.0369	$0	$20,446,480	$14,860,612
B1	APARTMENTS	11	45.5264	$0	$63,252,147	$62,955,907
B2	DUPLEXES	15	4.2342	$0	$4,701,463	$3,847,052
C1	VACANT LOT	783	1,019.9783	$0	$85,142,178	$67,320,774
D1	QUALIFIED AG LAND	51	625.5110	$0	$38,424,756	$82,300
E1	FARM OR RANCH IMPROVEMENT	150	1,249.8487	$4,156,440	$91,648,394	$68,040,545
F1	COMMERCIAL REAL PROPERTY	322	378.2553	$6,458,240	$449,721,972	$412,033,388
F2	INDUSTRIAL REAL PROPERTY	2	5.8454	$0	$105,670	$105,670
G1	OIL AND GAS	183		$0	$1,775,672	$1,775,672
J2	GAS DISTRIBUTION SYSTEM	1		$0	$7,409,090	$7,409,090
J3	ELECTRIC COMPANY	3		$0	$33,758,550	$33,758,550
J4	TELEPHONE COMPANY	10	0.0390	$0	$3,724,630	$3,724,630
J6	PIPELINE COMPANY	59		$0	$7,673,310	$7,673,310
J7	CABLE TELEVISION COMPANY	5		$0	$7,930,250	$7,930,250
L1	COMMERCIAL PERSONAL PROPER	787		$0	$61,635,255	$61,494,095
L2	INDUSTRIAL PERSONAL PROPERTY	20		$0	$1,730,300	$1,730,300
M1	MOBILE HOMES	71		$0	$792,710	$512,633
O2	RESIDENTIAL INVENTORY IMPROVE	1		$0	$8,000	$6,400
S	SPECIAL INVENTORY	2		$0	$132,480	$132,480
X		1,008	719,328.3684	$0	$330,851,571	$0
XV	COMMERCIAL REAL EXEMPT	1	3.1900	$0	$320	$320
	Totals		727,136.4400	$107,795,360	$6,684,533,153	$4,880,183,184

2025 1401

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	690	258.9549	$3,724,870	$368,799,967	$268,142,417
A3	REAL, RESIDENTIAL, CONDOMINIUM	4	0.1029	$0	$837,590	$469,757
B2	DUPLEXES	1	0.3495	$0	$464,100	$336,000
C1	VACANT LOT	8	8.5960	$0	$3,975,120	$2,304,940
E1	FARM OR RANCH IMPROVEMENT	4	48.9902	$0	$1,875,170	$991,491
F1	COMMERCIAL REAL PROPERTY	18	8.8055	$0	$24,424,575	$18,333,423
L1	COMMERCIAL PERSONAL PROPER	9		$0	$3,248,560	$3,248,560
M1	MOBILE HOMES	2		$0	$59,240	$26,618
X		2	5.5247	$0	$4,383,405	$0
	Totals		331.3237	$3,724,870	$408,067,727	$293,853,206

2025 140K

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	10,217	4,731.2032	$100,905,550	$5,842,355,165	$4,392,823,174
A2	REAL, RESIDENTIAL, MOBILE HOME	4	0.3581	$0	$112,757	$108,449
A3	REAL, RESIDENTIAL, CONDOMINIUM	103	3.1398	$0	$21,284,070	$15,330,369
B1	APARTMENTS	11	45.5264	$0	$63,252,147	$62,955,907
B2	DUPLEXES	16	4.5837	$0	$5,165,563	$4,183,052
C1	VACANT LOT	791	1,028.5743	$0	$89,117,298	$69,625,714
D1	QUALIFIED AG LAND	51	625.5110	$0	$38,424,756	$82,300
E1	FARM OR RANCH IMPROVEMENT	154	1,298.8389	$4,156,440	$93,523,564	$69,032,036
F1	COMMERCIAL REAL PROPERTY	340	387.0608	$6,458,240	$474,146,547	$430,366,811
F2	INDUSTRIAL REAL PROPERTY	2	5.8454	$0	$105,670	$105,670
G1	OIL AND GAS	183		$0	$1,775,672	$1,775,672
J2	GAS DISTRIBUTION SYSTEM	1		$0	$7,409,090	$7,409,090
J3	ELECTRIC COMPANY	3		$0	$33,758,550	$33,758,550
J4	TELEPHONE COMPANY	10	0.0390	$0	$3,724,630	$3,724,630
J6	PIPELINE COMPANY	59		$0	$7,673,310	$7,673,310
J7	CABLE TELEVISION COMPANY	5		$0	$7,930,250	$7,930,250
L1	COMMERCIAL PERSONAL PROPER	796		$0	$64,883,815	$64,742,655
L2	INDUSTRIAL PERSONAL PROPERTY	20		$0	$1,730,300	$1,730,300
M1	MOBILE HOMES	73		$0	$851,950	$539,251
O2	RESIDENTIAL INVENTORY IMPROVE	1		$0	$8,000	$6,400
S	SPECIAL INVENTORY	2		$0	$132,480	$132,480
X		1,010	719,333.8931	$0	$335,234,976	$0
XV	COMMERCIAL REAL EXEMPT	1	3.1900	$0	$320	$320
	Totals		727,467.7637	$111,520,230	$7,092,600,880	$5,174,036,390

2025 140

New Value

TOTAL NEW VALUE MARKET:	**$111,520,230**
TOTAL NEW VALUE TAXABLE:	**$95,084,589**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	$663,700
EX366	HB366 Exempt	80	2024 Market Value	$139,130
	ABSOLUTE EXEMPTIONS VALUE LOSS			**$802,830**

Exemption	Description	Count	Exemption Amount
DP	Disability	3	$56,250
DPS	DISABLED Surviving Spouse	1	$0
DV2	Disabled Veterans 30% - 49%	6	$58,500
DV3	Disabled Veterans 50% - 69%	1	$10,000
DV4	Disabled Veterans 70% - 100%	16	$192,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	$12,000
DVHS	Disabled Veteran Homestead	13	$6,275,617
HS	Homestead	223	$25,629,745
OV65	Over 65	205	$5,025,000
	PARTIAL EXEMPTIONS VALUE LOSS	**469**	**$37,259,112**
		NEW EXEMPTIONS VALUE LOSS	**$38,061,942**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	**$38,061,942**

New Ag / Timber Exemptions

2024 Market Value	$313,369	Count: 1
2025 Ag/Timber Use	$290	
NEW AG / TIMBER VALUE LOSS	**$313,079**	

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	$19,000	$19,000

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,877	$592,693	$144,072	$448,621

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,859	$592,143	$143,750	$448,393

2025 140K

2025 CERTIFIED TOTALS

C37 - FRIENDSWOOD CITY

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
735	$408,067,727.00	$264,181,002

2025 140K

Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 920975
Houston TX 77292-0975
Information Center: (713) 957-7800

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

Office of Chief Appraiser

July 25, 2025

Board of Directors
Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCrutcheon, Assistant Secretary
Cassandra Auzenne Bandy, Director
Kathy Blueford-Daniels, Director
Melissa Noriega, Director
Annette Ramirez, Director, *Tax Assessor-Collector*
Kyle Scott, Director
Mike Sullivan, Director

Roland Altinger, Chief Appraiser
Jason Cunningham, Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Adam Bogard, Deputy Chief Appraiser
Teresa S. Terry, Taxpayer Liaison Officer

Honorable Mike Foreman
Mayor
City of Friendswood
910 South Friendswood Drive
Friendswood, TX 77546-4856

Re: 2025 Sec. 26.01(a-1) Estimate
City of Friendswood

Dear Mayor Foreman:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2025.

While we have taken our best estimate of potential hearing loss into account, 2025 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2025 taxable value for the taxing unit identified above is:

$1,099,167,134

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Roland Altinger

Roland Altinger
Chief Appraiser

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
OTHER ACCOUNTS
UNCERTIFIED ROLL

LAST UPDATED: 07/18/2025
DELV DATE: 07/25/2025

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1 Real, Residential, Single-Family	2,784	971,526,083	951,172,978	951,075,867	763,637,950
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	5	82,194,679	82,194,679	82,194,679	82,194,679
B2 Real, Residential, Two-Family	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	84	2,787,689	672,723	672,723	669,576
C2 Real, Vacant Commercial	31	10,439,555	9,846,416	9,846,416	9,846,416
C3 Real, Vacant	3	561,137	561,137	561,137	561,137
D1 Real, Qualified Agricultural Land	3	1,055,865	10,434	10,434	10,434
D2 Real, Unqualified Agricultural Land	13	2,428,823	391,186	391,186	391,186
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	111	102,868,946	98,622,991	98,622,991	98,622,991
F2 Real, Industrial	2	6,798,651	6,792,300	6,792,300	13,165
G1 Oil and Mineral Gas Reserves	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H1 Tangible, Vehicles	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
J2 Gas Companies	1	2,040,220	2,040,220	2,040,220	2,040,220
J3 Electric Companies	6	572,169	572,169	572,169	572,169
J4 Telephone Companies	3	654,050	654,050	654,050	654,050
J5 Railroads	0	0	0	0	0
J6 Pipelines	18	1,612,503	1,612,503	1,612,503	1,612,503
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	177	15,014,645	15,014,645	14,843,121	12,075,159
L2 Tangible, Industrial	5	577,623	577,623	577,623	577,620
M1 Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3 Tangible, Mobile Homes	1	17,708	17,708	17,708	17,708
M4 Tangible, Miscellaneous	0	0	0	0	0
N1 Intangibles	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	0	0	0	0	0
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XB Income Producing Personal Property (<$2500)	0	0	0	0	0
XC Mineral Interest (<$500)	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	1	12,930,888	12,930,888	12,930,888	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	1	2,233,564	2,233,564	2,233,564	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	84	52,021,029	51,865,605	51,865,605	0
TOTAL UNCERTIFIED	3,333	$1,268,335,827	$1,237,783,819	$1,237,515,184	$973,496,963

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
ACCOUNTS ON PTS
UNCERTIFIED ROLL

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1 Real, Residential, Single-Family	4	1,122,907	1,117,465	1,092,803	971,399
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	0	0	0	0	0
B2 Real, Residential, Two-Family	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	0	0	0	0	0
C2 Real, Vacant Commercial	0	0	0	0	0
C3 Real, Vacant	0	0	0	0	0
D1 Real, Qualified Agricultural Land	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	1	342,571	342,571	342,571	342,571
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	454	453	453	453	453
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H1 Tangible, Vehicles	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
J2 Gas Companies	0	0	0	0	0
J3 Electric Companies	2	6,846,750	6,846,750	6,846,750	6,846,750
J4 Telephone Companies	0	0	0	0	0
J5 Railroads	0	0	0	0	0
J6 Pipelines	0	0	0	0	0
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	39	1,996,802	1,996,802	1,974,882	1,947,455
L2 Tangible, Industrial	1	1,515	1,515	1,515	0
M1 Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0	0	0	0
N1 Intangibles	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	1	22,519	22,519	22,519	22,519
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XB Income Producing Personal Property (<$2500)	0	0	0	0	0
XC Mineral Interest (<$500)	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	0	0	0	0	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	6	6	6	6	0
TOTAL UNCERTIFIED	508	$10,333,523	$10,328,081	$10,281,499	$10,131,147

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
ACCOUNTS ON HTS
UNCERTIFIED ROLL

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1 Real, Residential, Single-Family	307	94,498,067	91,296,607	88,055,946	77,292,467
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	1	8,362,979	8,362,979	7,962,033	7,962,033
B2 Real, Residential, Two-Family	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	4	186,585	114,541	106,747	106,747
C2 Real, Vacant Commercial	14	4,846,047	3,764,961	3,236,062	3,236,062
C3 Real, Vacant	0	0	0	0	0
D1 Real, Qualified Agricultural Land	3	8,210,454	12,984	12,064	12,064
D2 Real, Unqualified Agricultural Land	2	137,586	137,586	127,858	127,858
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	28	23,650,703	22,964,815	22,047,087	22,047,087
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H1 Tangible, Vehicles	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
J2 Gas Companies	0	0	0	0	0
J3 Electric Companies	0	0	0	0	0
J4 Telephone Companies	1	700	700	700	0
J5 Railroads	0	0	0	0	0
J6 Pipelines	5	28,730	28,730	28,135	28,135
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	6	4,466,059	4,466,059	4,229,109	4,206,286
L2 Tangible, Industrial	2	584,262	584,262	520,285	520,285
M1 Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0	0	0	0
N1 Intangibles	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	0	0	0	0	0
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XB Income Producing Personal Property (<$2500)	0	0	0	0	0
XC Mineral Interest (<$500)	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	0	0	0	0	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	0	0	0	0	0
TOTAL UNCERTIFIED	373	$144,972,172	$131,734,224	$126,326,026	$115,539,024

Cheryl E. Johnson, PCC, CTOP
Assessor and Collector of Taxes
County of Galveston
722 21st Street, Galveston, Texas 77550
Toll Free (877) 766-2284 Fax:(409) 766-2479
Email: galcotax@galvestoncountytx.gov

July 26, 2025

The Honorable Michael Foreman, Mayor
City of Friendswood
910 S. Friendswood Drive
Friendswood, TX 77546

Re: Certified Appraisal Roll, Anticipated
Collection Rate and Excess Debt (if applicable)

Dear Mayor Foreman:

Enclosed please find the 2025 Certified Appraisal Roll that includes the total appraised, assessed and taxable values of all property within your jurisdiction. Additionally, please find on the page entitled *Effective Rate Assumption* the total taxable value of new property.

Section 26.04(b) of the Texas Property Tax Code requires the collector to certify the anticipated collection rate. Section 26.04(h-1) establishes that the anticipated collection rate be equal to the lowest actual collection rate for any of the previous three years. These are shown below:

2022	99.3%
2023	99.43%
2024	99.15%

Based on the above, I, Cheryl E. Johnson, Tax Assessor Collector for Galveston County, do hereby certify the anticipated property tax collection rate for the 2025 tax year for the City of Friendswood to be 99.15%.

Additionally, certified excess debt collected, if any, as defined by Section 26.012(10) for the period July 1, 2024 through June 30, 2025 is $868,938.

Respectfully submitted,

Cheryl E. Johnson

Cheryl E. Johnson, PCC, CTOP

Enclosures

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Friendswood	(281) 996-6270
Taxing Unit Name	Phone *(area code and number)*
910 S. Friendswood Drive, Friendswood, Texas 77546	www.friendswood.com
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$ 5,835,123,665
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$ 1,310,097,982
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 4,525,025,683
4.	**Prior year total adopted tax rate.**	$ 0.514172 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** ..... $ 156,145,782 **B. Prior year values resulting from final court decisions:** ..... - $ 129,108,141 **C. Prior year value loss.** Subtract B from A.[3]	$ 27,037,641
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 103,035,535 **B. Prior year disputed value:** ..... - $ 14,667,578 **C. Prior year undisputed value.** Subtract B from A.[4]	$ 88,367,957
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 115,405,598

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 4,640,431,281
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 19,000
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 802,830 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 38,516,833 **C. Value loss.** Add A and B. [6]	$ 39,319,663
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 313,369 **B. Current year productivity or special appraised value:** - $ 290 **C. Value loss.** Subtract B from A. [7]	$ 313,079
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 39,651,742
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 4,600,779,539
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 23,655,920
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 233,539
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 23,889,459
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 4,880,183,184 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [12] - $ 6,721,101 **E. Total current year value.** Add A and B, then subtract C and D.	$ 4,873,462,083

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 347,983,396 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 983,628,110 **C. Total value under protest or not certified.** Add A and B.	$ 1,331,611,506
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 1,336,937,233
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [17] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[18] If completing this section, the taxing unit must include supporting documentation in Section 9.[19] Taxing units that are not affected, enter 0.	$
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[20]	$ 4,868,136,356
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [21]	$ 3,560,362
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [22]	$ 97,907,939
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 101,468,301
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 4,766,668,055
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [23]	$ 0.501177 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [24]	$ /$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[18] Tex. Tax Code §26.012(1-a)
[19] Tex. Tax Code §26.04(d-3)
[20] Tex. Tax Code §26.012(6)
[21] Tex. Tax Code §26.012(17)
[22] Tex. Tax Code §26.012(17)
[23] Tex. Tax Code §26.04(c)
[24] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.404140 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,640,431,281
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 18,753,838
32.	**Adjusted prior year levy for calculating NNR M&O rate.** **A.** **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + $ 179,140 **B.** **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 232 **C.** **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0 **D.** **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 178,908 **E.** Add Line 31 to 32D.	$ 18,932,746
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,766,668,055
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.397190 /$100
35.	**Rate adjustment for state criminal justice mandate.** [26] **A.** **Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0 **B.** **Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [27] **A.** **Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0 **B.** **Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. – $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100. $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[25] [Reserved for expansion]
[26] Tex. Tax Code §26.044
[27] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	**Rate adjustment for county indigent defense compensation.** [28]	
	A. **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0	
	B. **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. . . . . $ 0.000000 /$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100. . . . . $ 0.000000 /$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000 /$100
38.	**Rate adjustment for county hospital expenditures.** [29]	
	A. **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0	
	B. **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. . . . . $ 0.000000 /$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100. . . . . $ 0.000000 /$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000 /$100
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0	
	B. **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100 . . . . . $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.397190 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . . $ 3,473,196	
	B. Divide Line 41A by Line 33 and multiply by $100 . . . . . $ 0.072864 /$100	
	C. Add Line 41B to Line 40.	$ 0.470054 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.486505 /$100

[28] Tex. Tax Code §26.0442
[29] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. [30] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000 /$100
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [31] Enter debt amount $ 6,533,165 **B.** Subtract **unencumbered fund amount** used to reduce total debt. – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) – $ 0 **D.** Subtract **amount paid** from other resources – $ 141,290 **E. Adjusted debt.** Subtract B, C and D from A.	$ 6,391,875
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [32]	$ 868,938
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 5,522,937
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [33] 99.15 % **B.** Enter the prior year actual collection rate. 99.15 % **C.** Enter the 2023 actual collection rate. 99.43 % **D.** Enter the 2022 actual collection rate. 99.30 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [34]	99.15 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 5,570,284
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,868,136,356
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.114423 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.600928 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	$ 0.000000 /$100

[30] Tex. Tax Code §26.042(a)
[31] Tex. Tax Code §26.012(7)
[32] Tex. Tax Code §26.012(10) and 26.04(b)
[33] Tex. Tax Code §26.04(b)
[34] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [35] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [36] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [37] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 3,611,329
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 4,868,136,356
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.074182 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[38] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.501177 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.501177 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[39] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.600928 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.526746 /$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [40] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [41]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 4,868,136,356
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100

[35] Tex. Tax Code §26.041(d)
[36] Tex. Tax Code §26.041(i)
[37] Tex. Tax Code §26.041(d)
[38] Tex. Tax Code §26.04(c)
[39] Tex. Tax Code §26.04(c)
[40] Tex. Tax Code §26.045(d)
[41] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.526746 /$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [42] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [43]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [44]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [45] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [46]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [47]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.552283 /$100
	B. Unused increment rate (Line 67)	$ 0.047493 /$100
	C. Subtract B from A	$ 0.504790 /$100
	D. Adopted Tax Rate	$ 0.514172 /$100
	E. Subtract D from C	$ -0.009382 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 4,561,551,676
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.596312 /$100
	B. Unused increment rate (Line 66)	$ 0.054384 /$100
	C. Subtract B from A	$ 0.541928 /$100
	D. Adopted Tax Rate	$ 0.500728 /$100
	E. Subtract D from C	$ 0.041200 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 4,407,272,864
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 1,815,796
66.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.586836 /$100
	B. Unused increment rate (Line 66)	$ 0.095614 /$100
	C. Subtract B from A	$ 0.491222 /$100
	D. Adopted Tax Rate	$ 0.487314 /$100
	E. Subtract D from C	$ 0.003908 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 3,973,255,094
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 155,274
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 1,971,070 /$100
68.	**2025 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.040489 /$100
69.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.567235 /$100

[42] Tex. Tax Code §26.013(b)
[43] Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)
[44] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[45] Tex. Tax Code §§26.0501(a) and (c)
[46] Tex. Local Gov't Code §120.007(d)
[47] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [48]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [49]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.397190 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,868,136,356
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.010270 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.114423 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.000000 /$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[50]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [51]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.514172 /$100
76.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [52] If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [53] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
77.	**Increase in 2024 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,600,779,539
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted 2024 taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,766,668,055
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [53]	$ 0.000000 /$100

[48] Tex. Tax Code §26.012(8-a)
[49] Tex. Tax Code §26.063(a)(1)
[50] Tex. Tax Code §26.042(b)
[51] Tex. Tax Code §26.042(f)
[52] Tex. Tax Code §26.042(c)
[53] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.567235 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. $ 0.501177 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).
Indicate the line number used: 27

Voter-approval tax rate $ 0.567235 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).
Indicate the line number used: 69

De minimis rate. $ 0.000000 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [54]

print here **Cheryl E. Johnson, PCC, CTOP**
Printed Name of Taxing Unit Representative

sign here *Cheryl E. Johnson*
Taxing Unit Representative

July 29, 2025
Date

[54] Tex. Tax Code §§26.04(c-2) and (d-2)

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

There may be legal posting and publication requirements depending upon the City Council's decision regarding the ad valorem tax rate.

1. If Council proposes a tax rate that is greater than the no-new-revenue tax rate or the voter-approval tax rate, whichever is lower, there are additional publication and hearing requirements.

- As delineated on the attached schedule for a September 8th adoption date, the City Council will need to: (i) take a record vote on the proposed tax rate and (ii) set the time, date and place of the public hearing.

2. If Council proposes a tax rate that is not greater than the no-new-revenue tax rate or the voter-approved tax rate, whichever is lower, there are no additional publication or hearing requirements.

This item allows the City Council to take a record vote on the proposed ad valorem tax rate.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Proposing the ad valorem tax rate ensures compliance with the State of Texas Truth In Taxation guidelines.

RECOMMENDATIONS

Staff recommends Council take a record vote on a proposed tax rate.

ATTACHMENTS

1. Budget & Tax Rate Adoption Calendar - Above NNRR - 2025

Tax Rate	Budget	Activity	Responsible Party
July 25		Receive certified property values (GCAD and HCAD)	GCAD and HCAD
	July 29	Deliver Proposed Transmittal Letter & Budget in Brief to City Manager for review	City Manager
	July 30	Final Draft of Proposed Transmittal Letter & Budget in Brief due from City Manager to Budget Office	City Manager
	July 31	Deliver Proposed Budget to City Council & City Secretary (due date per City Charter is August 1st)	City Mgr. & Finance
August 1		City Website Posting of No New Revenue & Voter Approval Tax Rates	Finance & Communications
	August 4	Proposed Budget work session with City Council	City Council, City Mgr. and Budget Team
August 4		Council action to propose tax rate	City Council
August 6		PUBLICATION - Notice of Public Hearing on Proposed Tax Rate in Friendswood Reporter News	GCTO, Finance and City Secretary's Office
August 6		Internet and PEG Channel Notice of Public Hearing on Tax Rate (run continuously August 1st - September 8th)	Finance & Communications
	August 13	Budget Workshop	City Council, City Mgr., and Budget Team
	August 13	Publication of Public Hearing on Proposed Budget in Friendswood Reporter News	Finance and City Secretary's Office
	August 21	72-hour notice of Public Hearing on Budget (Open Meetings Notice)	Finance and City Secretary's Office
	August 25	SPECIAL COUNCIL MEETING PUBLIC HEARING ON PROPOSED BUDGET (possible vote to adopt budget)	Finance, City Mgr. and City Council
September 3		3-Business days notice of Public Hearing on Proposed Tax Rate (Open Meetings Notice)	Finance and City Secretary's Office
	September 3	3-Business days notice of Council Meeting to adopt Budget (Open Meetings Notice)	Finance and City Secretary's Office
	September 8	First & Final reading of ordinances adopting budget (Vote to adopt budget AND ratification vote to adopt budget raising total property taxes)	City Council
September 8		PUBLIC HEARING ON PROPOSED TAX RATE First & Final reading of ordinances adopting Tax Rate	Finance, City Mgr. and City Council

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

If the City Council approves the proposed ad valorem tax rate that exceeds the no-new-revenue tax rate or the voter-approval tax rate, whichever is lower, a public hearing is required. This item sets the public hearing for September 8, 2025. On such date, after the public hearing, it is proposed that the City Council consider approving the Fiscal Year 2025-26 Budget and adopt the tax rate in accordance with the attached budget and tax rate adoption calendar.

Notice of this public hearing will be published in The Reporter News, and posted on the City's internet website, and broadcast on the City's PEG Channel in accordance with law.

The City Council may vote on the proposed tax rate at the public hearing; and if it does not do so, the City Council must announce at the public hearing the date, time, and place of the meeting at which it will vote to adopt the proposed tax rate.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

State of Texas Truth In Taxation compliance

RECOMMENDATIONS

Staff recommends City Council consider and take action to propose the ad valorem tax rate.

ATTACHMENTS

1. Budget & Tax Rate Adoption Calendar - Above NNRR - 2025

Tax Rate	Budget	Activity	Responsible Party
July 25		Receive certified property values (GCAD and HCAD)	GCAD and HCAD
	July 29	Deliver Proposed Transmittal Letter & Budget in Brief to City Manager for review	City Manager
	July 30	Final Draft of Proposed Transmittal Letter & Budget in Brief due from City Manager to Budget Office	City Manager
	July 31	Deliver Proposed Budget to City Council & City Secretary (due date per City Charter is August 1st)	City Mgr. & Finance
August 1		City Website Posting of No New Revenue & Voter Approval Tax Rates	Finance & Communications
	August 4	Proposed Budget work session with City Council	City Council, City Mgr. and Budget Team
August 4		Council action to propose tax rate	City Council
August 6		PUBLICATION - Notice of Public Hearing on Proposed Tax Rate in Friendswood Reporter News	GCTO, Finance and City Secretary's Office
August 6		Internet and PEG Channel Notice of Public Hearing on Tax Rate (run continuously August 1st - September 8th)	Finance & Communications
	August 13	Budget Workshop	City Council, City Mgr., and Budget Team
	August 13	Publication of Public Hearing on Proposed Budget in Friendswood Reporter News	Finance and City Secretary's Office
	August 21	72-hour notice of Public Hearing on Budget (Open Meetings Notice)	Finance and City Secretary's Office
	August 25	SPECIAL COUNCIL MEETING PUBLIC HEARING ON PROPOSED BUDGET (possible vote to adopt budget)	Finance, City Mgr. and City Council
September 3		3-Business days notice of Public Hearing on Proposed Tax Rate (Open Meetings Notice)	Finance and City Secretary's Office
	September 3	3-Business days notice of Council Meeting to adopt Budget (Open Meetings Notice)	Finance and City Secretary's Office
	September 8	First & Final reading of ordinances adopting budget (Vote to adopt budget AND ratification vote to adopt budget raising total property taxes)	City Council
September 8		PUBLIC HEARING ON PROPOSED TAX RATE First & Final reading of ordinances adopting Tax Rate	Finance, City Mgr. and City Council

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/10/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: City Manager

Degree of importance: Elective

SUMMARY / ORIGINATING CAUSE

In conjunction with the Labor Day Ice Cream Social, the City of Friendswood Emergency Services will be providing information on winter weather preparedness on Monday, September 1, 2025, from 5:00 p.m. - 7:00 p.m. Be sure to stop by the Historic Perry Home located at 109 W. Spreading Oaks in Friendswood for free ice cream and lemonade, as well as giveaways.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

No action required.

ATTACHMENTS

1. Ice Cream Social (1)

Labor Day

OLD FASHIONED Ice Cream SOCIAL

Free Ice cream

MONDAY, SEPTEMBER 1 | 5-7 PM

PERRY HOUSE - 109 W. SPREADING OAKS

HomeTown BANK

Keep FRIENDSWOOD Beautiful

H-E-B

FRIENDSWOOD HISTORICAL SOCIETY

FDFA FRIENDS OF DOWNTOWN FRIENDSWOOD ASSOCIATION

ROTARY INTERNATIONAL

Winter Weather

In conjunction with the Labor Day Ice Cream Social, the City of Friendswood Staff will be providing information on winter weather preparedness.

Giveaways • Information • Prepare

FRIENDSWOOD TEXAS

FRIENDSWOOD EMERGENCY SERVICES

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/10/2025

Prepared by: Raquel Martinez, City Secretary

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

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Friendswood Police Department had the honor of providing a tour of the City's Public Safety Building to United States Representative Randy Weber and Texas Representative Greg Bonnen on Wednesday, July 9, 2025. Dr. Bonnen really enjoyed learning more about his hometown police department.

We are so grateful for all that they do and appreciate all their support to our community. The City of Friendswood would like to extend its gratitude to Congressman Weber and Dr. Bonnen for their participation in the tour.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood PD Tour (1)
2. Friendswood PD Tour2
3. Friendswood PD Tour3

FRIENDSWOOD POLICE DEPARTMENT




J. ROGERS
POLICE


POLICE
POLICE
FRIENDSWOOD
POLICE

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/23/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: Police Department

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Friendswood Police Department (FPD) has officially been designated as a Contract Training Provider by the Texas Commission on Law Enforcement (TCOLE), after successfully meeting all requirements outlined in the Texas Occupations Code.

This designation authorizes FPD to deliver certified law enforcement training courses to peace officers and other licensees, who will receive official TCOLE credit for participation. This achievement enhances the department's training capabilities, supports professional development across the region, and reflects FPD's ongoing commitment to excellence in law enforcement standards and education.

Congratulations to Chief Rogers and his staff on this achievement.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/03/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2024 08 05 EBT-CC Regular Meeting FINAL

MINUTES OF THE REGULAR MEETING OF THE
FRIENDSWOOD EMPLOYEE BENEFIT TRUST MEETING
AUGUST 5, 2024

THE CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST MET IN A REGULAR MEETING ON MONDAY, AUGUST 5, 2024, IN THE CITY COUNCIL CHAMBERS, LOCATED IN CITY HALL, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Councilmember
Sally Branson	Councilmember
Trish Hanks	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Mayor Pro Tem
Brent Erenwert	Councilmember
Mike Foreman	Mayor
Morad Kabiri	City Manager
Karen Horner	City Attorney
Leticia Brysch	City Secretary

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 7:03 P.M.; all members were present.

2. CONSENT AGENDA

A motion was made by Councilmember Griffon and seconded by Councilmember Branson to approve the Consent Agenda, Items 2.A and 2.B. The vote was the following:

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

Nays: None.

The item passed unanimously.

A. Consider approving the minutes of the Friendswood Employee Benefit Trust Meeting held on August 7, 2023.

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

3. ADJOURNMENT

With there being no further business to discuss, Mayor Foreman adjourned the August 5, 2024, Friendswood Employee Benefit Trust Regular Meeting at 7:04 P.M.

_____
Mike Foreman, Mayor

Attest:

_____
Leticia Brysch, City Secretary

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/03/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: Human Resources

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City engaged in a comprehensive request for proposal ("RFP") process for insurance coverage for its employees. Based upon the RFP's received, this agenda item allows the City Manager to negotiate the resulting agreements to provide the best value to the City. The following detail the current providers and the apparent successful provider:

Coverages	Current Provider	Apparent Successful Provider
Medical & Pharmacy	Blue Cross/Blue Shield	Blue Cross/Blue Shield (BCBS)
Dental	Blue Cross/Blue Shield	Blue Cross/Blue Shield (BCBS)
Life & AD&D	Guardian	Dearborn, a subsidiary of BCBS
Vision	VSP	Dearborn, a subsidiary of BCBS
Long-Term Disability	Lincoln Financial	Dearborn, a subsidiary of BCBS
Ancillary Products	Guardian	Dearborn, a subsidiary of BCBS

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/03/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: Human Resources

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Council approval is needed to authorize the monthly transfer of funds to the City of Friendswood Employee Benefits Trust for FY2025-26 for payment of employee benefits premiums to the insurance vendors contingent upon sufficient budget appropriations.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City of Houston ("Houston"), the City of Friendswood ("Friendswood"), and the Gulf Coast Water Authority ("GCWA") are participants in that certain Amendment to Cost Sharing Agreement – Southeast Water Purification Plant (Restated and Amended), which was effective on September 27, 2007 (the "Agreement"). Houston, Friendswood, and GCWA dispute as to the proper calculation for the estimated raw water demand capacity cost and, thus, the final amounts owed to Houston under Exhibit "I" of the Agreement. To resolve the dispute, Houston has agreed to accept the following payments in full satisfaction of Friendswood's and GCWA's payment obligations under the Agreement:

Entity	Total Payment	Annual Installment (10 years beginning Houston's FY2027)
Friendswood	$2,072,903.40	$207,290,34
GCWA (Pearland Account)	$3,454,242.00	$345,424.20
GCWA (League City account)	$1,727,121.00	$172.712.10

Entering into this Settlement Agreement and making payments as described above is not an admission of fault or liability but is merely designed to resolve the above-referenced dispute, and results in a net savings to the City's Water & Sewer Fund of approximately $1.4M.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Settlement Agreement for Agreed Payment Amount and Payment Schedule - SEWPP

SETTLEMENT AGREEMENT FOR
AGREED PAYMENT AMOUNT AND PAYMENT
SCHEDULE UNDER AMENDMENT TO COST SHARING AGREEMENT –
SOUTHEAST WATER PURIFICATION PLANT (RESTATED AND AMENDED)

This **SETTLEMENT AGREEMENT FOR AGREED PAYMENT AMOUNT AND PAYMENT SCHEDULE UNDER AMENDMENT TO COST SHARING AGREEMENT – SOUTHEAST WATER PURIFICATION PLANT (RESTATED AND AMENDED)** (this "Agreement") is made and entered into by and between the **CITY OF HOUSTON, TEXAS** ("Houston"), a home-rule city of the State of Texas, **THE CITY OF FRIENDSWOOD, TEXAS** ("Friendswood"), a home-rule city of the State of Texas, and **GULF COAST WATER AUTHORITY** ("GCWA"), a conservation and reclamation district and a political subdivision of the State of Texas. Houston, Friendswood, and GCWA are referred to collectively as the "Parties" and individually as a "Party." This Agreement will become effective as of the date of the signature of the Director of Houston Public Works (the "Effective Date").

RECITALS

WHEREAS, the Parties are participants to that certain Amendment to Cost Sharing Agreement – Southeast Water Purification Plant (Restated and Amended) made effective on September 27, 2007 (the "Amended Agreement").

WHEREAS, a dispute has arisen between the Parties about the proper calculation for the estimated raw water demand capacity cost, and thus the final amounts owed to Houston by Friendswood and GCWA therefor, under Exhibit "I" of the Amended Agreement and the proper method to calculate said amounts owed (the "Payment Dispute").

WHEREAS, to resolve the Payment Dispute, the Parties desire to enter into this Agreement, pursuant to which (i) Friendswood and GCWA agree to make payments in the amounts and upon the terms set forth in Sections 1 and 2 of this Agreement, and (ii) Houston agrees to accept such payments upon such terms in full satisfaction of the payment obligations of Friendswood and GCWA under Exhibit "I" of the Amended Agreement.

WHEREAS, the Parties agree that this Agreement is not intended to be an admission by any Party concerning any matter related to and/or arising from the Payment Dispute.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the Parties agree as follows:

AGREEMENT

1. Houston and Friendswood:

Houston and Friendswood agree that Friendswood's full payment amount provided for consideration for this Agreement is $2,072,903.40.

Friendswood agrees to either (i) pay this amount in full within ninety (90) days after the Effective Date, or (ii) pay this amount in ten (10) equal yearly installments of $207,290.34 that will then be divided monthly to be charged to Friendswood by Houston beginning in Houston's Fiscal Year 2027 as a separate line item that is part of Friendswood's Southeast Water Purification Plant costs.

2. Houston and GCWA:

Houston and GCWA agree that GCWA's full payment amounts provided for consideration for this Agreement are as follows: (i) $3,454,242.00 for GCWA's Pearland account, and (ii) $1,727,121.00 for GCWA's League City account.

GCWA agrees to pay these amounts in ten (10) equal yearly installments of $345,424.20 for GCWA's Pearland account and $172,712.10 for GCWA's League City account that will then be divided monthly to be charged to GCWA by Houston beginning in Houston's Fiscal Year 2027 as a separate line item that is part of GCWA's Southeast Water Purification Plant costs.

3. Not an Admission of Liability. It is acknowledged and agreed that all Parties represent and warrant that this Agreement and the payments detailed herein constitute a final agreement of an agreed amount owed, and such payments are not to be construed as an admission of fault or liability for any of the Parties, or anyone else, in this or any other proceeding. Each Party expressly denies any liability, fault, or wrongdoing.

4. Governing Law and Venue. This Agreement shall be construed and interpreted in accordance with the applicable laws of the State of Texas. Mandatory venue for any disputes relating in any way to this Agreement shall lie exclusively in a court of appropriate jurisdiction in Harris County, Texas.

5. Severability. If any portion of this Agreement is found to be null, void or unenforceable, the remainder of this Agreement shall remain in full force and effect and be severable.

6. Recitals. The recitals contained herein are hereby found to be true, and such recitals are hereby made a part of this Agreement for all purposes.

7. **Entire Agreement.** This Agreement embodies the entire agreement between the Parties as to the Payment Dispute, and supersedes all prior agreements and understandings, if any, relating to the Payment Dispute and may be amended only by an instrument in wiring executed jointly by a duly authorized officer or agent of each of the Parties. There are no representations, agreements, arrangements, promises, discussions, negotiations, statements, or understandings, oral or written, relating to the Payment Dispute that are not fully expressed or provided for herein, and none of the Parties have relied on any agreements, discussions, negotiations, arrangements, promises, understandings, statements or representations that have been made by any other party related to the Payment Dispute that are not set forth in this Agreement. The terms of this instrument are contractual and not mere recitals, and the undersigned specifically represent that the contents and the effects hereof are fully and completely agreed to and understood.

8. **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original for all purposes and all of which constitutes, collectively, one agreement; but, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

9. **Interpretation.** This Agreement is a result of substantial negotiations between the Parties and their counsel. Accordingly, the fact that counsel for one party or another drafted this Agreement shall not be material to the interpretation of this Agreement.

10. **Headings.** The headings, captions, and arrangements used in this Agreement are, unless specified otherwise, for convenience only and shall not be deemed to limit, amplify, or modify the terms of this Agreement, nor to affect the meaning thereof.

11. **Disclaimer of Reliance.** Each Party expressly warrants and represents that no promise or agreement which is not herein expressed has been made to it in executing this Agreement, and that no Party is relying on any statement or representation of any agent of the Party being released hereby. Each Party is relying upon its own judgment and each Party has been represented by counsel of its choosing. Each Party's counsel has read and explained to it its entire contents of the Agreement in full, as well as the legal consequences of executing this Agreement.

12. **Cooperation**. The Parties acknowledge and agree that they will cooperate to effectuate the intent of this Agreement.

13. **Non-Assignment**. The Parties agree that the rights, obligations and privileges contained in this Agreement are not assignable without the written consent of all Parties to this Agreement.

14. Signatures and Authority. The Parties have executed this Agreement in multiple copies, each of which is an original. Each person signing this Agreement on behalf of a Party represents and warrants that he or she is duly authorized to bind that Party to this Agreement by his or her signature and has legal capacity to execute and deliver this Agreement on behalf of that Party. Each Party represents and warrants to the other Parties that the execution and delivery of this Agreement and the performance of such Party's obligations hereunder have been duly authorized, and that the Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms. The Parties hereby agree that each Party may sign and deliver this Agreement electronically or by electronic means and that an electronic transmittal of a signature, including but not limited to, a scanned signature page, will be as good, binding, and effective as an original signature.

[SIGNATURE PAGES FOLLOW]

GULF COAST WATER AUTHORITY

By: _____

Name: _____

Date: _____

ATTEST:

By: _____

Name: _____

CITY OF FRIENDSWOOD, TEXAS

By:_____
Morad Kabiri
City Manager

Date: _____

ATTEST:

By:_____
Raquel Martinez
City Secretary

APPROVED AS TO FORM:

By:_____
Karen L. Horner
City Attorney

ATTEST/SEAL:

CITY OF HOUSTON, TEXAS
Signed by:

City Secretary

Mayor

APPROVED:

COUNTERSIGNED BY:

Director, Houston Public Works

City Controller

APPROVED AS TO FORM:

DATE COUNTERSIGNED:

Senior Assistant City Attorney

L.D. File No.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/08/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City acquired approximately 24.693 acres west of El Dorado Dr., north of Lundy Ln., east of W. Parkwood Ave., and south of San Joaquin Parkway on December 17, 2014 (the "Property"). The Friendswood Independent School District has requested the City's permission to use the Property to construct and maintain thereon an agriculture science facility (the "Ag Barn") to provide programs for its students that promote education, leadership and the development of practical skills. This proposed agreement expresses the parties' intent to enter into a long-term use agreement for the Ag Barn and related activities should the FISD bonds for the construction of the Ag Barn be approved by the voters.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Letter of Intent and Agreement in Principal
2. SITE 1
3. PRELIMINARY AG SCIENCES SITE LAYOUT

LETTER OF INTENT

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

WHEREAS, the City of Friendswood (the "City") is the owner of the following property:

GCAD Parcel ID No.	Property Description
231903	24.693-acre tract in the B.S. & F Survey No. 5, Abstract No. 625, Galveston County, Texas

(the "Property"); and

WHEREAS, the Property is currently leased to David Davis pursuant to that certain Lease Agreement dated March 28, 2019, as amended on August 11, 2023, for the purpose of growing grass and bailing hay for the personal use of his livestock (the "Lease"), which Lease will expire on March 4, 2026; and

WHEREAS, the Friendswood Independent School District (the "District"), with full knowledge of the Lease, has requested the City for permission to use the Property and to construct thereon an agriculture science facility (the "Ag Barn") in order to offer a hands-on learning environment for students interested in agriculture, by providing a range of programs and activities that promote education, leadership, and practical skills development (the "Program"); and

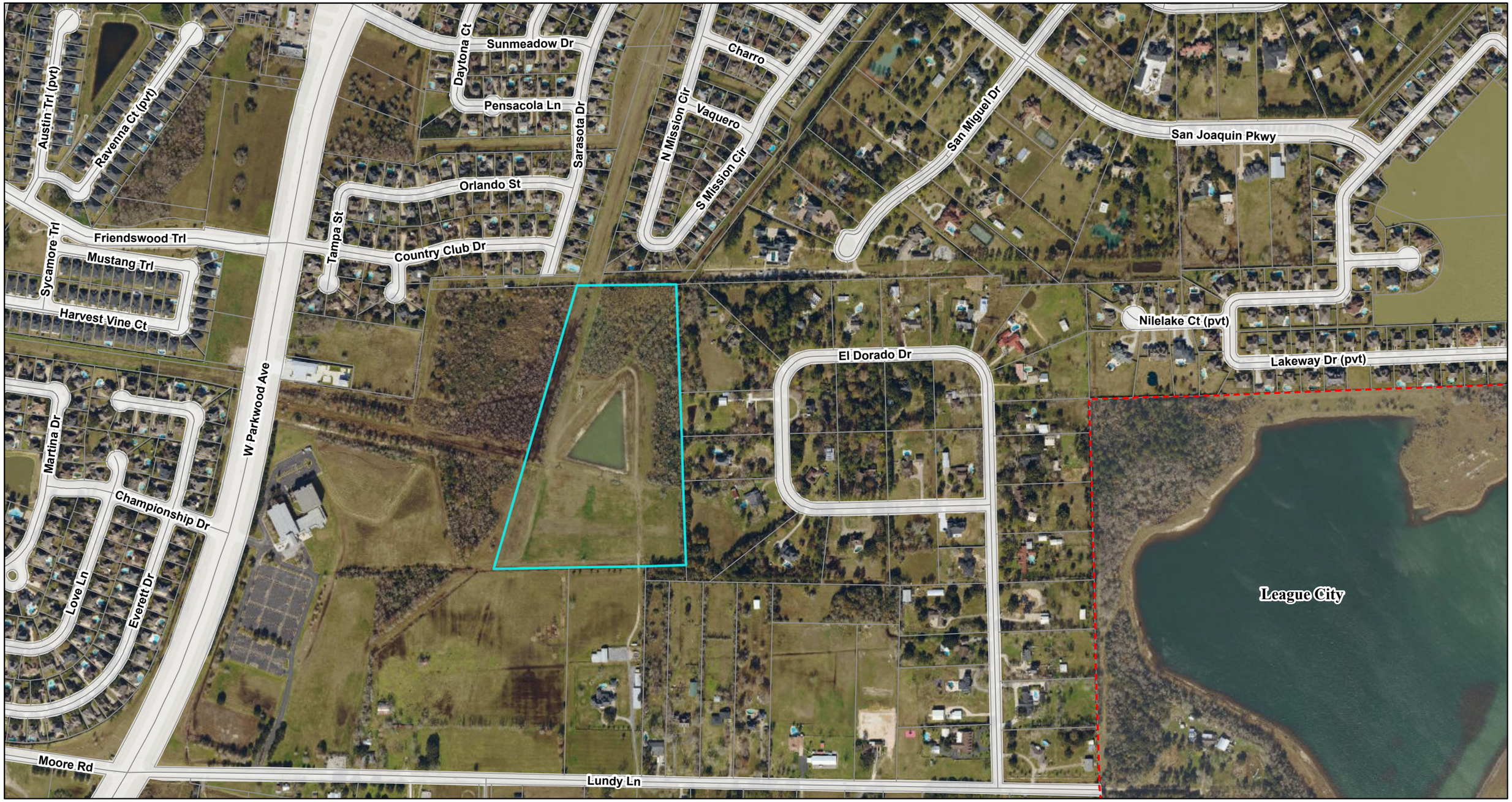
WHEREAS, the City is agreeable to the District's use of the Property should its bonds for the same be approved by the voters and desires to enter into a long-term use agreement wherein the District is able to use the Property in furtherance of its Program and the City is able to create additional green space as part of the City's park system;

NOW THEREFORE, the City and the District desire to enter into this Letter of Intent setting forth the following intentions of both the City and the District (collectively the "Parties," and individually a "Party") to enter into a long-term use agreement for the Property enabling the Parties to further the above-referenced goals:

1. The District represents that, subject to approval of its Board of Trustees and voter approval of bonds for the construction of the Ag Barn, it intends:
   a. to use the Property in furtherance of the Program and will seek to issue bonds for the construction of one or more facilities thereon for such purpose;
   b. to allow the City access to the Property after the use agreement is entered into in order for the City to use portions of the Property as part of its park system; and
   c. to honor the Lease and to consider allowing the Lease to be extended by the City; provided that such lease does not interfere with the District's use of the Property.
2. The City represents that subject to the approval of the City Council and voter approval of the bonds for the Ag Barn, it intends to enter into a long-term use agreement of up to 99 years with the District for its use of the Property for the Ag Barn and the Program.
3. The Parties shall each bear their own costs and expenses, including all legal, accounting, and brokerage fees with respect to this transaction, whether the transaction is consummated or not.
4. This Letter of Intent is not a binding agreement, and no Party shall have any liability or obligation to any other Party nor any rights against any other Party arising out of this Letter of Intent; however, the Parties agree that they will use good-faith efforts to carry out the intent of the terms herein.
5. This Letter of Intent shall terminate without liability to anyone within one hundred twenty (120) days OF the District's bond election for the Ag Barn, which is anticipated to be held on or before the uniform election date in November 2026.
6. This Letter of Intent is merely a guide to the preparation of a mutually satisfactory long-term use agreement should the bonds for the Ag Barn be approved by the voters. Nothing in this Letter of Intent shall be construed to preclude other provisions from being inserted into the long-term use agreement contemplated herein at the request of either Party.

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT	CITY OF FRIENDSWOOD
THAD ROHER, Superintendent of Schools	MORAD KABIRI, City Manager
Date	Date

City of Friendswood 24.69 ACRES



5/12/2025, 8:39:09 AM

City Limit

Parcels

Streets

Surrounding Cities

ROW Streets (white - to cover labels)

1:6,739

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km


Country Club Dr
GRAZING
ACCESS
GRAZING
GREEN HOUSE
HEAD HOUSE
AG & MX SHOP
HOOP BARN
GRAZING/
FUTURE
PARKING
100 SPACES
HAY
LEARNING
DETENTION

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/08/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

On May 1, 2023, Triple B Services, LLP ("Triple B") and the City entered into a construction agreement (the "Original Agreement') for the Blackhawk Boulevard Reconstruction Phase II Repackage B (the "Project"). Liberty Mutual Insurance Company ("Liberty") issued the performance and payment bonds for the Project. As such, when Triple B abandoned the project, the City made a demand on Liberty under the performance bond to complete the Project in accordance with the Original Contract. Thereafter, the City engaged Westbrook Contractors, LLC ("Westbrook") to perform a portion of the project under an emergency contract.

Under this proposed agreement, Liberty has contacted Westbrook to continue to complete the work on the first phase of the Project and tenders such contractor to the City for the completion of such phase. The second phase of the Project will be completed with the Blackhawk Phase 2-C Project, which will be out for bid in the Fall of 2025.

Under the Agreement, Liberty pays the City the following for each phase of the Project in satisfaction of its performance bond obligations under the Original Agreement:

Phase I:

Westbrook's Bid	$201,737
Plus: Total Paid to Westbrook for Emergency Work	$86,150
Less: Unpaid to Triple B	($92,000)
Liberty pays	**$195,887**

Phase II:

Lump Sum for Construction (no true-up)	$150,000
Engineering Services to Repackage Remaining Project	$80,000
Liberty pays	**$230,000**

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Tender Agreement - Blackhawk Blvd - Liberty & Westbrook
2. Form 1295 - Westbrook
3. Government Code Verification - Westbrook
4. Government Code Verification Form - Liberty
5. Phases Exhibit

TENDER, RELEASE, AND SUBSTITUTION AGREEMENT

This Agreement is entered this ___ day of _____, 2025, by and between City of Friendswood (the "City"), Liberty Mutual Insurance Company ("Liberty"), and Westbrook Contractors, LLC ("Contractor").

RECITALS

WHEREAS, on or about May 1, 2023, Triple B Services, LLP ("Triple B") and the City entered into the Original Contract for the construction of the Project; and

WHEREAS, Liberty issued the Performance Bond and the Payment Bond for the Project; and

WHEREAS, the City terminated the Original Contract and made demand upon Liberty under the Performance Bond to complete work on the Project in accordance with the Original Contract; and

WHEREAS, Contractor has caused an investigation to be made regarding the status of the Project, including the nature and extent of the work and materials performed and supplied by Triple B as well as the work and materials required to perform the work as required under the Original Contract with the City; and

WHEREAS, after Triple B's abandonment of the Project, Contractor performed Emergency Work in furtherance of the Project; and

WHEREAS, Contractor has agreed to perform all of the work remaining to be done under the Original Contract for Phase I, and otherwise fulfill all the remaining responsibilities and obligations of Triple B for Phase I in strict compliance with this Agreement and the Original Contract for the Completion Contract Sum; and

WHEREAS, Liberty has agreed to pay the Phase I Tender for the completion of Phase I and Phase II Tender for the completion of Phase II; and

WHEREAS, for the completion of the Project, the City has agreed to accept from Liberty (i) the Phase I Tender, (ii) the tender of Contractor, as the Phase I completion contractor, and (iii) the Phase II Tender;

NOW, THEREFORE, in consideration of the agreements and undertakings hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy therefore being hereby acknowledged, the Parties agree as follows:

AGREEMENTS

I. DEFINITIONS

1. Definitions. The following words, terms and phrases, when used in this Agreement shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Agreement means this Tender, Release, and Substitution Agreement.

Completion Contract Sum means the amount of $287,887.00, which is the total amount for which the Contractor shall complete Phase I, including the Emergency Work, which amount is subject to change based upon actual quantities installed and work performed.

Contract Balance means the amount of $92,000.00, which is the amount held by the City that is available to complete the Original Contract.

Contract Documents means all drawings, plans, specifications, forms, approved change orders, instructions to bidders, general conditions, supplementary general conditions, prevailing wage rates, addenda, attachments to addenda, submittals, and documents referenced therein as well as all modifications thereto. Such term does not include Triple B's Schedule of Values.

Contractor means Westbrook Contractors, LLC, the completion contractor herein.

Emergency Work means the work necessary to complete that portion of Phase I shown in **Exhibit A**, which is attached hereto and incorporated herein for all intents and purposes,

Emergency Work Payment means the payment of $86,150.00 that the City has made to Contractor for the Emergency Work.

Original Contract means that certain construction contract entered into between Triple B and the City on or about May 1, 2023, wherein Triple B agreed to furnish all labor and material and perform all work related to the Project for the benefit of the City. The Original Contract is comprised of the Contract Documents.

Party means Liberty, the City or Contractor.

Parties means Liberty, the City and Contractor.

Payment Bond means payment bond numbered 58S215993 in the penal sum of $2,196,216.74 in connection with the Original Contract, in which Liberty is the surety, and which names Triple B as the principal and the City as the obligee.

Performance Bond means the performance bond numbered 58S215993 in the penal sum of $2,196,216.74 in connection with the Original Contract, in which Liberty is the surety and which names Triple B as the principal and the City as obligee.

Phase I means the first construction phase of the Project, as shown in **Exhibit B**, which is attached hereto and incorporated herein for all intents and purposes, and includes the Emergency Work.

Phase I Tender means the total amount of $195,887.00, which is to be paid by Liberty to the City pursuant to this Agreement for Phase I of the Project.

Phase II means the second construction phase of the Project, as shown in **Exhibit C**, which is attached hereto and incorporated herein for all intents and purposes.

Phase II Tender means the total amount of $230,000.00, which is to be paid by Liberty to the City pursuant to this Agreement for Phase II of the Project.

Project means that public work commonly known as Blackhawk Boulevard Reconstruction Phase II Repackage B, which includes both Phase I and Phase II.

Tender Payment means the total amount of $425,887.00, consisting of Phase I Tender and Phase II Tender, which is to be paid by Liberty to the City pursuant to this Agreement.

II. THE CITY AND LIBERTY COVENANT AND AGREE

2. Tender of Contractor. Liberty tenders to the City the services of Contractor as the completion contractor responsible for completion of Phase I of the Project. The City accepts Liberty's tender of Contractor as the completion contractor for Phase I of the Project and by this Agreement contracts directly with Contractor for completion of Phase I of the Project as provided herein.

3. Accounting for Contract Balance. The City represents that as of the date of this Agreement, the amount held by the City that is available to complete the Project is the Contract Balance. The City represents and warrants that the Contract Balance is accurate and that the Contract Balance along with Liberty's Phase I Tender is sufficient to complete Phase I of the Project under the Original Contract and this Agreement and agrees to devote the Contract Balance and Phase I Tender to completion of Phase I of the Project.

4. Liberty's Tender Payment. Within fifteen (15) days from the execution of this Agreement by all Parties and receipt of payment directions from the City, Liberty shall make the Tender Payment to the City by ACH, as directed by the City.

5. The City's Release of Liberty. The City accepts Liberty's tender of Contractor as completion contractor for Phase I of the Project and payment of the Tender Payment as full and complete satisfaction and discharge of any and all obligations or liability which Liberty now has or might ever have in the future under the Performance Bond for any claims, demands, losses, or damages of any kind that the City has or may have been entitled to assert against Liberty under the Performance Bond. Neither the City nor Contractor shall look to Liberty for any further payment under any circumstances under the Performance Bond. The City acknowledges and confirms that Contractor's work required herein is for completion of Phase I of the Project under the Original Contract. Any additional changes or amendments to Phase I of the Project from and after the date

hereof are solely between the City and Contractor and not the responsibility of Liberty under the Performance Bond. Similarly, any work or arrangements with respect to Phase II of the Project are not the responsibility of Liberty under the Performance Bond.

6. Liberty's Payment Bond Obligations. Except as expressly set forth otherwise in this Agreement, Liberty acknowledges and agrees that its obligations under the Payment Bond shall remain in full force and effect in accordance with payment-related claims solely asserted by subcontractors, material providers, or other providers of Triple B's on the Project pursuant to the Payment Bond's terms and applicable statutes with respect to work performed by Triple B prior to termination, if any. It is expressly understood and agreed between Liberty and the City that the scope and coverage of the Payment Bond is limited to valid and perfected claims for payment of subcontractors and suppliers of Triple B for labor or materials supplied to the Project through the City and that the Payment Bond is not for the benefit of Contractor, the City (other than pursuant to the Payment Bond's express terms and the applicable law), or any of their contractors, subcontractors, materialmen or suppliers. Any payments made by Liberty shall be credited dollar for dollar against the penal sum of the respective Payment Bond. Nothing in this Agreement constitutes a waiver of such penal sum or an increase in the liability of Liberty under the Payment Bond.

7. Assignment of Rights. The City hereby assigns, transfers and subrogates to Liberty all of its right, title and interest in and to all of its rights and causes of action against Triple B in the value of the Tender Payment. The City expressly reserves all claims against Triple B for any amounts, losses, or damages in excess of the Tender Payment.

III. THE CITY AND CONTRACTOR COVENANT AND AGREE CONCERNING PHASE I

8. Work to be Performed. Contractor, pursuant to the Original Contract as the completion contractor for Phase I through tender and substitution, shall furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform and to complete all of the work remaining to be performed under the Contract Documents for the completion of Phase I of the Project. Contractor assumes responsibility for all of the obligations of Triple B under the terms and conditions of the Contract Documents with respect to Phase I of the Project. Contractor shall be responsible for correcting or repairing any deficient or defective work performed by Triple B, or its subcontractors or suppliers, as part of Contractor's completion of Phase I of the Project, without additional cost or delay to the completion time as modified pursuant to this Agreement. Contractor shall also warrant all of the work it performs on the Project in accordance with the Original Contract. Contractor shall not be obligated for any amounts owed to subcontractors or suppliers of Triple B with respect to labor or material they provided to the Project through Triple B prior to the date of this Agreement.

9. Contractor Substituted for Triple B. Contractor agrees it is substituted for Triple B in the Original Contract with respect to Phase I of the Project such that Contractor's relationship to the City is the same as if Contractor was the original contracting party with the City in lieu of Triple B, except as specified herein. Contractor agrees it will perform all requirements of the Original Contract as to Phase I of the Project.

10. Investigation of Remaining Work by Contractor. Contractor represents and warrants that (i) it is experienced and skilled in the construction of the type described in the Contract Documents; (ii) that it has examined and read all Contract Documents, including the means and methods they specify for performance for completion of Phase I of the Project; (iii) that it has inspected the site of the Project and any materials or equipment left by Triple B; (iv) that it has by careful examination informed and satisfied itself as to the extent and character of the work for completion of Phase I of the Project, including correction of any patently defective work by Triple B and understands that the work for completion of Phase I of the Project includes certain unknown conditions on the Project; (v) that it has informed and satisfied itself with respect to any conditions affecting the work for completion of Phase I of the Project and the quality and quantity of all materials, supplies, tools, equipment, labor and professional services necessary to complete the work for Phase I of the Project in the manner required by the Contract Documents; and (vi) that it has done all of this independently of any representations by the City, Liberty, Triple B, or any of their employees, agents, consultants or representatives. Contractor acknowledges that no warranties or representations, expressed or implied, have been made to it by the City, Liberty, or Triple B with respect to the work for completion of Phase I of the Project or the Contract Documents.

11. Right to Use Assets Abandoned by Triple B. The City agrees to give Contractor the right to use any of the materials furnished or supplied by Triple B (if any) and which may be stored on or about the Project site or which may have been fabricated for use in connection with the Original Contract, whether or not physically on the Project site, to the extent such assets are now owned by the City. The City agrees not to object to Contractor's use of any of the materials furnished or supplied by Triple B (if any) which may be stored on or about the Project site or which may have been fabricated for use in connection with the Original Contract, whether or not physically on the Project site, to the extent such assets are now owned by the City.

12. Commencement and Completion of the Work. Contractor is executing this Agreement on the date above written and, contemporaneously with the execution of this Agreement, Contractor is furnishing to the City properly executed performance and payment bonds as required under the Original Contract, along with (i) certificates of insurance evidencing the coverages and limits required therein, (ii) an indemnity acknowledgement, (iii) a Government Code Verification Form, (iv) a Form 1295, and (v) any other state required forms. After full execution of this Agreement and other required documents, the City shall issue a notice to proceed to Contractor. Within ten (10) days of Contractor's notice to proceed, Contractor shall commence its completion of Phase I. Contractor shall complete the work for the completion of Phase I of the Project consistent with the schedule included in **Exhibit B**.

13. Permits. All permits for work will be reinstated and current when the notice to proceed is issued. Copies of all approved permits will be supplied by the City to Contractor at the time the notice to proceed is issued. If for any reason this cannot be accomplished, then a change order will be issued to extend contract times for any delays to Contractor's schedule because of lack of permits.

14. Completion Contract Sum for Phase I of the Project. The City agrees that the Completion Contract Sum is allotted for completion of Phase I of the Project, which is inclusive of the Emergency Work Payment.

15. Phase I Payments to Contractor by the City. The City agrees to pay Contractor a total of $201,737.00, exclusive of the Emergency Work Payment, subject to any adjustments made in accordance with the Contract Documents. In no event shall the City withhold any of the Contract Balance from Contractor on account of any claims, liens, suits or demands by any person or entities furnishing or alleging to have furnished labor, materials or other services to the Project through Triple B.

16. Warranty of Contractor's Work in Place. Contractor agrees to warrant all work it has performed or will perform under the Original Contract in accordance with the Contract Documents. Contractor agrees it is responsible for any repairs or indemnifying the City against any repairs which may become necessary as a result of Contractor's defective workmanship or materials as may be required by the Contract Documents.

17. Performance and Payment Bonds from Contractor. Contemporaneously with the execution of this Agreement, Contractor is providing to the City new performance and payment bonds pursuant to the requirements of the Contract Documents in a form approved by the City. The surety for Contractor must be a commercial surety company currently listed with the U.S. Department of the Treasury, acceptable to the City, and licensed to conduct business in the State of Texas. The new performance and payment bonds shall name the City as obligee.

18. Insurance. Contractor shall provide and maintain such types and amounts of insurance coverages as are required by the Contract Documents or by local, state and federal law, including workers' compensation and general liability insurance. Certificates of Insurance, or other written proof satisfactory to the City of compliance with this paragraph, are being furnished to the City on the effective date of this Agreement and before any work is performed under the Contract Documents for the completion of Phase I of the Project. Such proof of insurance shall provide for thirty (30) days written notice to the City prior to the cancellation or modification of any of the coverages required under the Contract Documents or by law. The City shall be named as an additional insured under Contractor's insurance policies to the extent required by the Contract Documents. If any insurance policies provided by Contractor pursuant to this paragraph require an endorsement for continued coverage where there is a waiver of subrogation, Contractor shall cause such policy to be so endorsed.

IV. ALL PARTIES COVENANT AND AGREE

19. Notice. Any notice required between Contractor and the City under the terms of the Contract Documents shall be deemed made if a Party mails such notice by first class mail, postage prepaid, as follows:

As to Contractor:

Amberlyn & Kyle Oliver
Westbrook Contractors, LLC
4216 Tawakon Drive
Pearland, TX 77584

As to the City:

City of Friendswood
c/o City Manager
910 S Friendswood Drive
Friendswood, TX 77546

As to Liberty:

Liberty Mutual Insurance Company
c/o Christopher R. Ward
Clark Hill PLC
2600 Dallas Parkway, Suite 600
Frisco, TX 75034

20. Contractor as Independent Contractor. Contractor is an independent contractor and is not an agent, servant, partner, or joint venture partner of either Liberty or the City.

21. Liberty as Surety. Liberty's actions shall forever be construed and considered as those of a surety and not of a contractor. Liberty is not a party to, and has no obligations with respect to, the agreement between the City and Contractor for completion of Phase I of the Original Contract.

22. Liberty's Reservation of Rights Against Triple B and Indemnitors. Nothing contained in this Agreement constitutes a waiver by Liberty of any rights which it may have to seek reimbursement or indemnity from Triple B or any indemnitors under Liberty's General Agreement of Indemnity with respect to the payment which Liberty is making pursuant to this Agreement or in connection with losses, costs and expenses of any kind incurred by Liberty as a result of having issued either the Performance Bond or the Payment Bond. It is expressly understood and agreed that Liberty is reserving all rights, claims and causes of action which it now has or which may arise in the future to seek reimbursement or indemnity from Triple B or any indemnitors with respect to any and all losses of any kind incurred by Liberty as a result of having issued the Performance Bond.

23. No Third-Party Beneficiaries. Nothing contained in this Agreement shall create any third-party beneficiaries nor confer any benefit or enforceable rights under this Agreement upon any person or entity other than the Parties to this Agreement.

24. Remedies; Governing Law. The remedies provided in this Agreement are nonexclusive and cumulative in nature unless otherwise stated herein. This Agreement shall be interpreted and governed according to the laws of the State of Texas. Venue for all purposes shall lie in Galveston County, Texas.

25. Severability. In the event that any term or provision of this Agreement, or any portion thereof, shall be determined by a court of competent jurisdiction to be void, invalid or unenforceable for any reason whatsoever, the remaining terms and provisions shall remain in full force and effect as though the void, invalid or unenforceable provision was deleted therefrom.

26. Merger; Complete Agreement. This written Agreement, together with Exhibits A, B, and C, the Contract Documents, and other documents referenced herein, constitutes the entire agreement between and among the Parties hereto regarding the issues which are the subject of this Agreement. Any prior understandings or agreements, and any representations made by any Party to the other, not included or specifically addressed in this Agreement, are deemed to be merged herein and not binding as to the Parties. This Agreement is for the sole benefit of the Parties hereto, their respective successors and assigns, and no other person or entity shall be entitled to rely upon or receive any benefit from this Agreement.

27. Construction of Agreement. The Parties hereto acknowledge that they have read, understand and have had the opportunity to be advised by legal counsel as to each and every one of the terms, conditions, and restrictions, and as to the effect of all the provisions of this Agreement, and agree to the enforcement of any and all of these provisions and execute this Agreement with full knowledge of these provisions. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or constructing the provisions shall not apply the presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the document. The headings of the subsections of this Agreement are inserted for convenience only and shall not control or affect the meaning, construction, or effect of this Agreement, or any provisions hereof.

28. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

29. Attorneys' Fees. It is specifically agreed by the Parties to this contract that actions brought under this contract shall not be subject to the award of costs or attorney fees to the prevailing Party. All Parties will bear their own costs and attorney fees in any event.

30. No Admission of Liability. This Agreement does not constitute an admission of liability on the part of any Party.

31. Capacity. Each Party represents and warrants to the other Parties that the person executing this Agreement on its behalf is duly authorized to execute the same as the act of that Party.

32. Effective Date. The Effective Date of this Agreement shall be the date upon which the last Party to this Agreement executes this Agreement and sends a facsimile copy of this Agreement's signature pages to all other Parties confirming and advising the other Parties of the Effective Date.

[signature page to follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as indicated below.

CITY OF FRIENDSWOOD

By: _____
Name: _____
Title: _____
Date: _____

WESTBROOK CONTRACTORS LLC

By: _____
Name: _____
Title: _____
Date: _____

LIBERTY MUTUAL INSURANCE

By: _____
Name: Amy Berradas
Title: Senior Surety Counsel
Date: July 23, 2025

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as indicated below.

CITY OF FRIENDSWOOD

By: _____
Name: _____
Title: _____
Date: _____

WESTBROOK CONTRACTORS LLC

By: _____
Name: Amberlyn Oliver
Title: owner
Date: 7/24/25

LIBERTY MUTUAL INSURANCE

By: _____
Name: _____
Title: _____
Date: _____

EMERGENCY WORK

REMAINING WEST HALF

PROPOSED REPACKAGING

COMPLETED BY TRIBE B

#	STATION	OFFSET	SIDE
1	PT 20+00.82	15.77'	RT.
2	PT 20+01.16	14.23'	LT.
3	ER 20+30.72	40.79'	RT.
4	PCC 20+31.20	6.49'	RT.
5	PCC 20+44.63	4.23'	LT.
6	ER 20+54.91	65.77'	RT.
7	PI 20+55.15	75.77'	RT.
8	ER 20+82.03	65.24'	RT.
9	PI 20+82.15	75.24'	RT.
10	PCC 20+93.72	3.69'	LT.
11	PCC 20+94.04	7.02'	RT.
12	ER 21+06.25	40.85'	RT.
13	PC 21+33.56	15.86'	RT.
14	PC 21+35.13	14.14'	LT.
15	PT 22+73.20	15.88'	RT.
16	PT 22+74.55	14.12'	LT.
17	ER 22+90.67	39.12'	LT.
18	ER 23+11.03	40.87'	RT.
19	PCC 23+14.35	6.27'	RT.
20	PCC 23+14.47	4.44'	LT.
21	ER 23+16.20	67.95'	LT.
22	PI 23+14.37	79.82'	LT.
23	ER 23+35.02	62.28'	RT.
24	PI 23+37.96	84.33'	RT.
25	ER 23+43.26	83.77'	LT.
26	ER 23+46.43	61.01'	LT.
27	PI 23+64.63	80.70'	RT.
28	ER 23+63.20	68.79'	RT.
29	PCC 23+68.91	4.77'	LT.
30	PCC 23+68.96	5.94'	RT.
31	ER 23+72.04	39.15'	LT.
32	ER 23+87.21	40.84'	RT.

Sidewalks: 300 LF

Curb: 690 LF

BB Inlets: 4 EA

Site Restoration: 7500 SF

Sidewalks: 330 LF

Curb: 670 LF

BB Inlets: 3 EA

24" RCP - 183 LF

4' MH Box - 1

Driveways - 76 SY

Street - 280 CY (no waste factor)

Site Restoration/Sod: 4200 SF

HDR

Texas P.E. Firm
Registration No. F-754

HDR Engineering, Inc.

4828 Loop Central Drive, Suite 800
Houston, Texas 77081
P 713.622.9264 F 713.622.9265
www.hdrinc.com

PROJECT FOR

BLACKHAWK BOULEVARD RECONSTRUCTION PHASE II REPACKAGE 'B'

FRIENDSWOOD TEXAS

SEE SHEETS 6 FOR BASELINE CONTROL

R WATER LINE, SEE SHEET 16

	DESCRIPTION

MBER	10357152
	M. Tran
	G.S. Fuller

NGOC KIM LE 122132 LICENSED PROFESSIONAL ENGINEER

03-07-2023

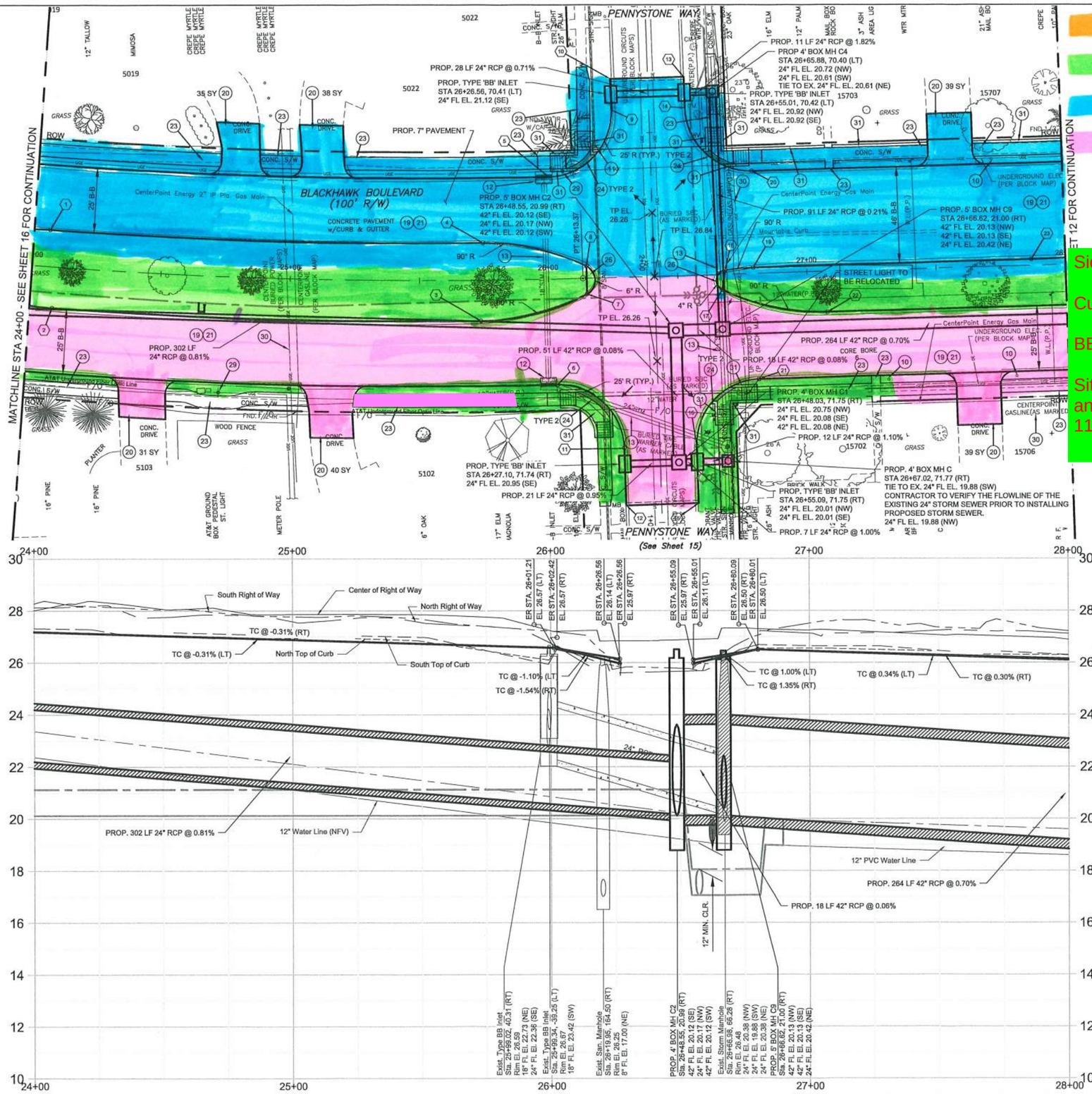
ACKHAWK BLVD.
20+00 TO STA. 24+00

SCALE 0 10 20 30 40
1" = 20' - H
1" = 2' - V

SHEET NUMBER

SHEET 10 OF 62

FILE NAME Repackage B Plan_Profiles.dwg



EMERGENCY WORK

REMAINING WEST HALF

PROPOSED REPACKAGING

COMPLETED BY TRIPLE B

#	STATION	OFFSET	TC ELEV.
1	PC 24+06.22	14.17' LT.	27.70
2	PC 24+08.74	15.83' RT.	27.68
3	PT 25+73.67	15.66' RT.	27.18
4	PT 25+74.85	14.34' LT.	27.16
5	ER 26+01.21	39.38' LT.	26.57
6	ER 26+02.42	40.62' RT.	26.57

Sidewalks: 161 LF

Curb: 835 LF

BB Inlets: 4 EA

Site Restoration and Sodding - 11,800 SF

Sidewalks: 399 LF

Curb: 850 LF

BB Inlets: 2 EA

24" RCP - 130 LF

4' MH Box - 1

5' MH Box - 1

Driveways 112 SY

Street: 457 CY (no waste factor)

Restoration and Sodding - 6,600 SF

KEYNOTES:
UTILITIES, PAVI
(1) ABANDON EXISTIN
(2) REMOVE AND SALV
(3) ABANDON EXISTIN
(4) REMOVE EXISTING
(5) PROP. SHORT SIDE
(6) PROP. LONG SIDE
(7) CENTER ONE JOIN CROSSING.
(8) ADJUST EXIST. VALVE BOX AND METER BOX TO BE FLUSH WITH TOP OF PROPOSED PVMT OR FINISHED GRADE AS NOTED IN PLANS.
(9) REMOVE 8" OR 12" AC WATER, PLUG EXISTING TO REMAIN & DISPOSE OF PER SPECIFICATIONS
(10) REMOVE AND RESET MAILBOX (INCLUDE TEMPORARY RELOCATION PER US POSTAL SERVICE REQUIREMENTS).
(11) REMOVE EXISTING SIGN.
(12) REMOVE EXISTING INLET, MANHOLE OR JUNCTION BOX.
(13) REMOVE EXISTING STORM SEWER PIPE OR CULVERT.
(14) ABANDON EXISTING STORM SEWER LINE AS PER SPECIFICATIONS.
(15) ABANDON EXISTING STORM OR SANITARY SEWER MANHOLE
(16) PLUG EXISTING OR PROPOSED STORM SEWER.
(17) EXISTING STORM SEWER TO REMAIN IN SERVICE.
(18) REMOVE AND REPLACE EXIST. YARD DRAIN USING 4" PVC SCH 40 PIPE. UNLESS OTHERWISE NOTED. (SEE DETAIL IN PLANS).
(19) REMOVE AND DISPOSE OF EXIST. PAVEMENT WITH OR WITHOUT CURB.
(20) REMOVE AND REPLACE DRIVEWAY WITH 6" CONCRETE PER DETAILS.
(21) PROPOSED 7" THICK CONCRETE PAVEMENT
(22) PROPOSED UNDERCUT PAVING CONNECTION PER STD. DETAIL.
(23) REMOVE & REPLACE CONCRETE SIDEWALK (TYP. 5' WIDE) & WALKWAY (MATCH EXISTING).
(24) REMOVE & REPLACE WHEELCHAIR RAMPS & LANDINGS (INCLUDING TRUNCATED DOMES)
(25) PROP. FULL DEPTH SAWCUT (NO SEPARATE PAY).
(26) CONCRETE MEDIAN NOSE
(27) EXISTING PRIVATE SPRINKLER VALVES, SPRINKLER HEADS AND IRRIGATION PIPING TO BE RELOCATED (SEE SPECIAL CONDITIONS).
(28) ADJUST EXISTING MANHOLE RIM AND COVER (STORM, SANITARY OR OTHER) AND/OR METER AND VALVE BOXES TO GRADE.
(29) CONTRACTOR SHALL COORDINATE SUPPORT, ADJUSTMENT OR RELOCATION OF POWER/LIGHT POLES, GUY ANCHORS AND/OR ELECTRICAL BOXES W/ OWNER OF POLES, AS REQUIRED.
(30) CAUTION: GAS LINES EXISTS IN AREA OF WORK
(31) 6' SIDEWALK RETAINING WALL
(32) 12" SIDEWALK RETAINING WALL
FLOW DIRECTION ARROW

HDR
Texas P.E. Firm Registration No. F-754
HDR Engineering, Inc.
4828 Loop Central Drive, Suite 800
Houston, Texas 77081
P 713.622.9264 F 713.622.9265
www.hdrinc.com

PROJECT FOR
BLACKHAWK BOULEVARD RECONSTRUCTION PHASE II REPACKAGE 'B'

FRIENDSWOOD TEXAS

SEE SHEETS 6 FOR BASELINE CONTROL

FOR WATER LINE, SEE SHEET 17

MARK	DATE	DESCRIPTION

PROJECT NUMBER	10357152
CHECKED BY	M. Tran
DRAWN BY	G.S. Fuller

STATE OF TEXAS — NGOC KHUE LE — 107132 — LICENSED PROFESSIONAL ENGINEER

03-07-2023

SHEET NAME

BLACKHAWK BLVD.
STA. 24+00 TO STA. 28+00

SCALE 0 10 20 30 40
1" = 20' - H
1" = 2' - V

SHEET NUMBER

SHEET 11 OF 62

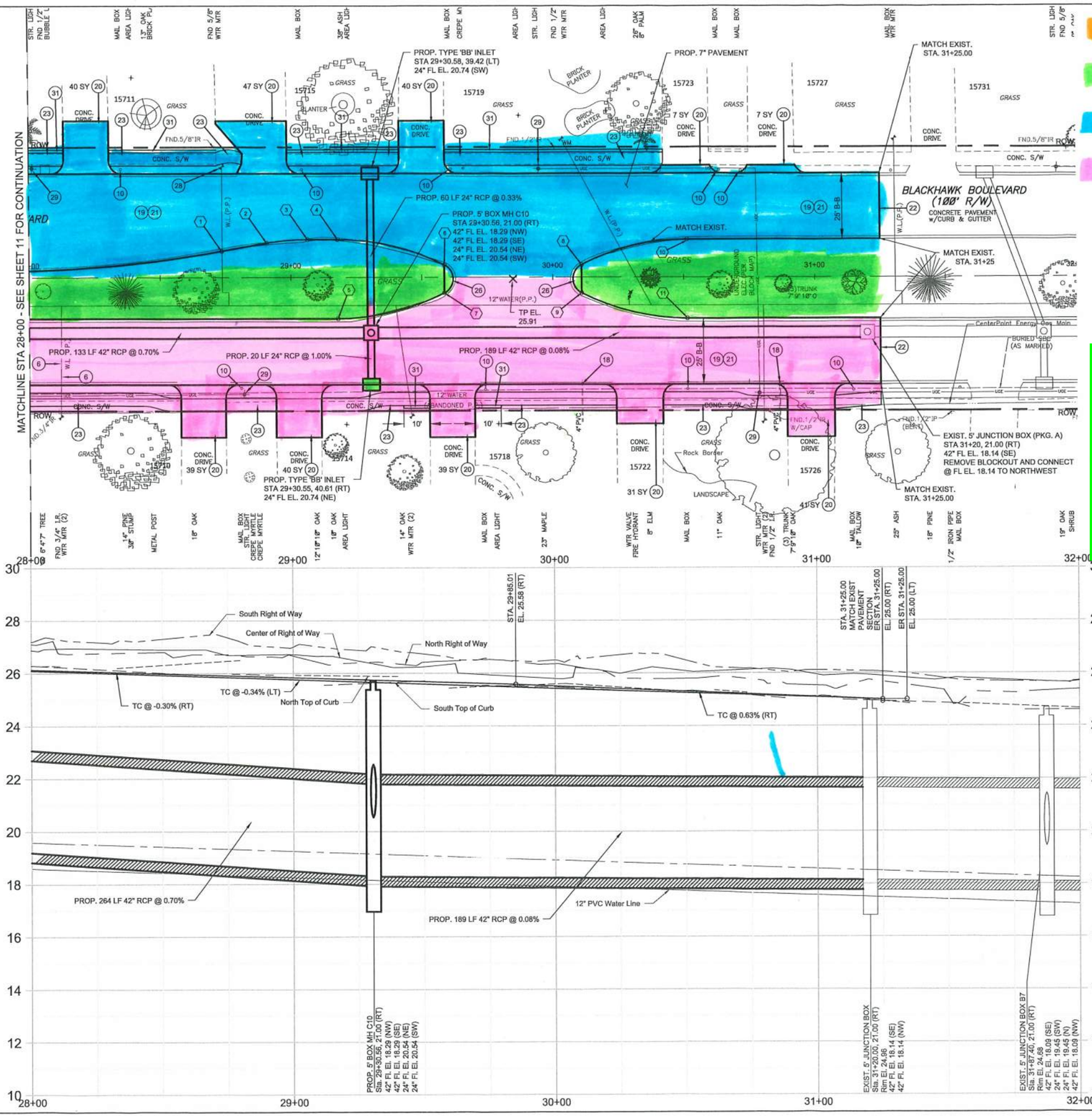
FILE NAME Repackage B Plan_Profiles.dwg

EMERGENCY WORK

REMAINING WEST HALF

PROPOSED REPACKAGING

COMPLETED BY TRIPLE B



#	STATION	OFFSET	TC ELEV.
1	PRC 28+73.73	10.03' LT.	26.35
2	PCC 28+90.80	13.05' LT.	26.24
3	PT 29+06.47	14.42' LT.	26.17
4	PT 29+18.04	14.42' LT.	26.14
5	PT 29+18.07	15.61' RT.	26.14
6	PCC 29+58.71	4.75' LT.	26.36
7	PCC 29+58.72	5.96' RT.	26.36
8	PCC 30+11.06	4.73' LT.	26.16
9	PCC 30+11.07	5.99' RT.	26.16
10	PC 30+51.42	14.42' LT.	25.78
11	PC 30+51.45	15.61' RT.	25.78

BB Inlets: 1 EA

Site Restoration and Sodding - 4,675 SF

Sidewalks: 187 LF

Curb: 356 LF

BB Inlets: 1 EA

24" RCP - 60 LF

Driveways 127 SY

Street: 203 CY (no waste factor)

Restoration and Sodding - 3,200 SF

KEYNOTES:

UTILITIES, PAVI

(1) ABANDON EXISTI
(2) REMOVE AND SAL
(3) ABANDON EXISTI
(4) REMOVE EXISTIN
(5) PROP. SHORT SID
(6) PROP. LONG SIDE
(7) CENTER ONE JOI CROSSING.
(8) ADJUST EXIST. V OF PROPOSED PV
(9) REMOVE 8" OR 12 REMAIN & DISPOS
(10) REMOVE AND RES PER US POSTAL
(11) REMOVE EXISTIN
(12) REMOVE EXISTIN
(13) REMOVE EXISTIN
(14) ABANDON EXISTING STORM SEWER LINE AS PER SPECIFICATIONS.
(15) ABANDON EXISTING STORM OR SANITARY SEWER MANHOLE
(16) PLUG EXISTING OR PROPOSED STORM SEWER.
(17) EXISTING STORM SEWER TO REMAIN IN SERVICE.
(18) REMOVE AND REPLACE EXIST. YARD DRAIN USING 4" PVC SCH 40 PIPE. UNLESS OTHERWISE NOTED. (SEE DETAIL IN PLANS).
(19) REMOVE AND DISPOSE OF EXIST. PAVEMENT WITH OR WITHOUT CURB.
(20) REMOVE AND REPLACE DRIVEWAY WITH 6" CONCRETE PER DETAILS.
(21) PROPOSED 7" THICK CONCRETE PAVEMENT
(22) PROPOSED UNDERCUT PAVING CONNECTION PER STD. DETAIL.
(23) REMOVE & REPLACE CONCRETE SIDEWALK (TYP. 5' WIDE) & WALKWAY (MATCH EXISTING).
(24) REMOVE & REPLACE WHEELCHAIR RAMPS & LANDINGS (INCLUDING TRUNCATED DOMES)
(25) PROP. FULL DEPTH SAWCUT (NO SEPARATE PAY).
(26) CONCRETE MEDIAN NOSE
(27) EXISTING PRIVATE SPRINKLER VALVES, SPRINKLER HEADS AND IRRIGATION PIPING TO BE RELOCATED (SEE SPECIAL CONDITIONS).
(28) ADJUST EXISTING MANHOLE RIM AND COVER (STORM, SANITARY OR OTHER) AND/OR METER AND VALVE BOXES TO GRADE.
(29) CONTRACTOR SHALL COORDINATE SUPPORT, ADJUSTMENT OR RELOCATION OF POWER/LIGHT POLES, GUY ANCHORS AND/OR ELECTRICAL BOXES W/ OWNER OF POLES, AS REQUIRED.
(30) CAUTION: GAS LINES EXISTS IN AREA OF WORK
(31) 6' SIDEWALK RETAINING WALL
(32) 12' SIDEWALK RETAINING WALL
FLOW DIRECTION ARROW

HDR

Texas P.E. Firm Registration No. F-754

HDR Engineering, Inc.

4828 Loop Central Drive, Suite 800
Houston, Texas 77081
P 713.622.9264 F 713.622.9265
www.hdrinc.com

PROJECT FOR

BLACKHAWK BOULEVARD RECONSTRUCTION PHASE II REPACKAGE 'B'

FRIENDSWOOD TEXAS

SEE SHEETS 6 FOR BASELINE CONTROL

MARK	DATE	DESCRIPTION

PROJECT NUMBER	10357152
CHECKED BY	M. Tran
DRAWN BY	G.S. Fuller

NGOC KIM LE 102332 LICENSED PROFESSIONAL ENGINEER

03-07-2023

SHEET NAME

BLACKHAWK BLVD.
STA. 28+00 TO STA. 32+00

SCALE 0 10 20 30 40
1" = 20' - H
1" = 2' - V

SHEET NUMBER

SHEET 12 OF 62

FILE NAME

Totals:

Sidewalks: 461 LF

Curb: 1,525 LF

BB Inlets: 9 EA

Site Restoration and Sodding - SF 23,975 SF

Totals:

Sidewalks: 916 LF

Curb: 1,876 LF

BB Inlets: 6 EA

24" RCP - 373 LF

4' MH Box - 2 EA

5' MH Box - 1 EA

Driveways 315 SY

Street: 940 CY (no waste factor)

Restoration and Sodding - 14,000 SF

Excluded quantities: demo, keyed notes.

Everything quantified was surface visible or point to point visible.

WESTBROOK CONTRACTORS LLC

City of Friendswood Blackhawk Blvd. Phase II-B Remaining Work Proposal

Description	Quantity	UOM	Total
Completion of Curb	1800	LF	$ 17,100.00
Completion of Storm and Gutter Inlets	6	Ea	$ 31,275.00
Completion of Sidewalks	3750	SqFt	$ 52,800.00
2 Sections at Median	1050	SqFt	$ 22,575.00
Grading, Haul Off, Sod and Hydroseed at Median and Sidewalks	1	LS	$ 33,990.00
Joint Sealing, Striping, Traffic Signs, Markers	1	LS	$ 34,897.00
Bonding	1	LS	$ 9,100.00
Total			**$ 201,737.00**

- **Inclusions:**
  - Purchase of any extra materials needed to finish the above work if not available already on site
  - Equipment needed to finish work
  - Adjustments to traffic control in needed
  - Bonding
  - Purchase of any materials needed to complete storm sewer (precast boxes, RCP, Manhole Covers)
  -

- **Exclusions:**
  - Additional permitting if required
  - Repair of any completed work that has failed or been completed inadequately
  - Payment of any testing required
  - Traffic control devices
  - Any items that were not explicitly listed or would have been assumed completed at this stage of work

Total Price: $ **201,737.00**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 03/19/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider the election of the Mayor Pro Tem.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to elect the Mayor Pro Tem to serve for a one-year term beginning immediately and ending at the next regular Council meeting following the canvass of the May 2, 2026, General and Special Election.

The City Charter provides in Section 3.05 states in part that:

> The Mayor Pro Tem shall be a councilmember elected by the City Council at the next regular City Council meeting following the canvassing of returns and declaring of the results of each regular City election or as soon thereafter as practical. The Mayor Pro Tem shall act as Mayor during the disability or absence of the Mayor and in this capacity shall have the rights and duties conferred upon the Mayor.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The appointment of the Mayor Pro Tem provides for a designee to support the Mayor in his duties and obligations and to act in the Mayor's absence. This may include the need for the Mayor Pro Tem to relocate to the City of Bryan in the event that the city activates that location as a back-up communications/emergency management site.

RECOMMENDATIONS

Elect a Mayor Pro Tem.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/14/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Secretary

Degree of importance: Reg

SUMMARY / ORIGINATING CAUSE

In accordance with the Facility Naming Policy adopted by the City Council on October 3, 2022, the City Council reviewed and discussed the naming of the bridge connecting Old City Park to Stevenson Park in honor of Friendswood Former Mayor Kevin Holland at its retreat held on July 12, 2025.

Mr. Holland served as Mayor of the Friendswood City Council from 2012 to 2018, and President of the Galveston County Consolidated Drainage District from 2018 to 2024. He is a 29-year resident and local business owner in Friendswood and has served in multiple public service positions/roles, including:

- Chairman of the Planning and Zoning Commission,
- Friendswood Tree Preservation Committee,
- Vice-Chair of the Downtown Friendswood Planning Committee,
- Liaison to the Galveston County Consolidated Drainage District,
- Liaison of the design and construction of Friendswood Independent School District's FFA Barn,
- President of the Greater Houston Builders Association, and
- President of the Blue Santa Program.

The application and the City's naming policy are attached for your review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Mr. Holland has served and continues to serve the City of Friendswood Community. He has served on the City Council, the Galveston County Consolidated Drainage District, and the Friendswood Planning and Zoning Commission, and has held many other public service and civic positions. His many years of dedicated service are still felt and greatly appreciated to this day.

RECOMMENDATIONS

The Mayor recommends approval.

ATTACHMENTS

1. Resolution No. R2022-31 -- Facility Naming Policy
2. 2025 07 14 Facility Naming Reqest Application - Kevin Holland

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING A FACILITY NAMING POLICY; AND PROVIDING AN EFFECTIVE DATE.

****

WHEREAS, the City of Friendswood is called upon from time to time to name City facilities, including buildings, parks, roadways and other City-owned property and features thereon; and

WHEREAS, the City Council adopted an appointment policy via minute order in 1995; and

WHEREAS, after reviewing such policy, the City Council desires to amend and restate the same via this resolution in order to update the criteria and procedures used in honoring individuals, organizations and entities in acknowledgement of their positive, significant impacts on and contributions to the City of Friendswood; NOW THEREFORE,

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

Section 1. That the City Council of the City of Friendswood, Texas, finds that the above-referenced recitals are true and correct.

Section 2. That the City Council of the City of Friendswood, Texas, hereby adopts the Facility Naming Policy, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

Section 3. That this resolution shall be effective immediately upon its passage and approval.

PASSED, APPROVED and ADOPTED by the affirmative vote of the City Council of the City of Friendswood on this the 3rd day of October, 2022.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

CITY OF FRIENDSWOOD STATE OF TEXAS

APPROVED AS TO FORM:

KAREN HORNER, City Attorney

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City of Friendswood
Facility Naming Policy

1. Purpose. The Facility Naming Policy (the "Policy") establishes uniform criteria and procedures applicable to all persons desiring the City Council to name a City facility or a portion thereof in honor or in memory of an individual(s) or in recognition of an organization or entity in acknowledgement of their positive, significant impact on and contributions to the City of Friendswood.

2. Applicability. Under this policy, the following City-owned facilities may be named:

   a. buildings, including rooms therein,

   b. parks,

   c. roadways, and

   d. other City-owned property and features thereon.

   This policy shall not affect the naming of facilities through the subdivision platting process.

3. Criteria

   a. General Criteria. In naming any facility, the City Council shall consider the following criteria:

      (1) symbolic names reflecting historical or special events or circumstances;

      (2) names that are consistent with the positive image of the community;

      (3) the function of the building, to the extent practical, such as "library" or "activities building";

      (4) whether the facility has already been named according a naming policy of the City Council, as renaming of facilities should only be made after careful consideration is given to the significance of the existing name versus the name being suggested; and

      (5) whether another City facility has been named for the individual, entity, as only one facility shall be named or dedicated per individual, family, organization, or entity.

      The City Council's decisions should be made objectively, without consideration to illness, misfortune, or incidents creating emotional responses.

   b. Specific Criteria. In addition to the general criteria specified in subsection a, each naming shall fall within one of the following categories and meet the criteria specified therein:

      (1) Historical/Symbolic Category. In naming a facility under this category, the City Council shall consider the following of the nominated family or a deceased individual:

(a) character,

(b) service to the community,

(c) leadership, and

(d) inspiration to others.

(2) Civic Contributions Category. In naming a facility for this category, the City Council shall consider the following of the nominated individual, family, organization, or entity:

(a) the years of service to the community

(b) the positive impact on the development and well-being of the entire community;

(3) Financial Benefactor Category. In naming a facility for this category, the City Council shall consider the significant financial contribution made by an individual, family, organization or entity towards the facility. A significant financial contribution will be measured by the impact a single contribution makes toward the successful conclusion or continuing operation of the facility to be named. Depending on the impact, the naming could be for the entire facility or some portion thereof.

4. Application Process. Requests under this Policy shall be submitted on a facility naming application to the City Secretary. Upon the City Secretary's receipt of the application, it shall be reviewed by City staff for completeness and, if complete, referred to the Mayor for his review. If the Mayor determines that the application meets the criteria specified herein, the application shall be reviewed at the next regularly scheduled Council Retreat for which proper notice may be given.

5. Council Deliberation & Decision. At the Council Retreat, the City Council will review and discuss all applications received. The Mayor, at his discretion, may call an ad hoc committee of two or three Councilmembers to review an application with input by City staff, prior to the City Council's consideration of the item at a regular meeting of the City Council.

6. Removal of Facility. If a facility that is named is later removed, damaged or destroyed for any reason, the City shall endeavor to preserve any historical dedication acknowledgment but cannot guaranty the same.

CITY OF FRIENDSWOOD
City Secretary's Office
910 S. Friendswood Drive, Texas 77546
Phone: (281) 996-6270 Fax: (281) 482-1634
Web: www.ci.friendswood.tx.us

FOR OFFICE USE ONLY
Date Received: _____
Date sent to Mayor: _____
Date of Retreat: _____

FACILITY NAMING APPLICATION

Applicant Information

Applicant Name: Mayor Mike Foreman
Mailing Address: 910 S Friendswood Dr, Friendswood, TX Zip: 77546
Home Phone: 281-996-3270 Mobile: _____ Email: mayor@friendswood.com

Facility

Location and description of the Facility to be named: City bridge connecting Stevenson Park and City Park.

Has the City named a facility for the person, organization or entity in the past? ☐ Yes ☑ No

Application Category

Select the applicable category for which this application is submitted and describe how the person/family/organization/entity has made a positive, significant impact on the community:

☐ Historical Symbolic Category (for nominated families and deceased individuals):

Character: _____
Service to the community: _____
Leadership: _____
Inspiration to others: _____

☑ Civic Contribution Category (for nominated families, deceased individuals, organizations, entities):

Character: _____
Service to the community: Friendswood City Council Mayor (2012-2018) & President of GCCDD (2018-2024)
Leadership: See attached bio for Former Mayor Kevin Holland outlining his public service history.

☐ Financial Benefactor Category (for nominated families, deceased individuals, organizations, entities):

Financial Contribution Made: _____

☐ Contributed to the successful completion of the Facility

☐ Contributed to the continued operation of the Facility

Signature

I have read and understand the City of Friendswood's Facility Naming Policy and affirm that this application is in compliance with that policy.

Mike Foreman 14 JULY 2025
Applicant's Signature (Date)

An additional sheet may be submitted for consideration.

Request to the City Council of the City of Friendswood to name a City facility or monument in honor of Kevin Holland.



After graduating from college, Kevin Holland moved to Texas in 1981 where he began his career in home building. He is currently Chief Financial Officer for Cervelle Custom Homes, a Friendswood based company. He has lived in Friendswood since 1996 and has raised his two children here.

In addition to his business experience, Kevin has proven his commitment to service through many volunteer positions such as Chairman of the Planning and Zoning Commission, Friendswood Tree Preservation Committee, Vice-Chair of the Downtown Friendswood Planning Committee, Liaison to the Galveston County Consolidated Drainage District, the design and construction of Friendswood Independent School District's FFA Barn, President of the Greater Houston Builders Association, and the Blue Santa Program.

Kevin served as Mayor of Friendswood from 2012 to 2018 and then served as President of the Galveston County Consolidated Drainage District until 2024.

FACILITY NAMING REQUEST #2

- **Kevin Holland served as Mayor for the Friendswood City Council from 2012 to 2018, and President of the Galveston County Consolidated Drainage District from 2018 to 2024.**
- **He is a 29-year resident and local business owner in Friendswood.**
- **He has served in multiple public services positions/roles, including:**
  - Chairman of the Planning and Zoning Commission,
  - Friendswood Tree Preservation Committee,
  - Vice-Chair of the Downtown Friendswood Planning Committee,
  - Liaison to the Galveston County Consolidated Drainage District,
  - Liaison of the design and construction of Friendswood Independent School District's FFA Barn,
  - President of the Greater Houston Builders Association, and
  - President of the Blue Santa Program.
- **Consider naming the bridge connecting City Park to Stevenson Park in Mr. Holland's honor.**



FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Based upon a 1991 City ordinance, the hours of operation of registered solicitors are from 9:00 a.m. to 9:00 p.m. These hours allow solicitors to operate after dark, which could result in (i) in a safety risk for the solicitor due to reduced visibility and (ii) result in noise disturbances and crime risks.

In a survey of other cities, the Police Department has found that several neighboring cities further restrict the hours of operation of these vendors. The proposed ordinance brings the City's regulations in alignment with ordinances of other cities and allows such registered solicitors to operate Monday through Saturday, 9:00 a.m. to 7:00 p.m. or sunset, whichever comes first.

This is the second and final reading of this ordinance. The City Council passed this ordinance on first reading on July 7, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Hours for Solicitors

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 18 "BUSINESSES," ARTICLE II "PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS," DIVISION II "REGISTRATION," SECTION 18-58 "HOURS" OF THE FRIENDSWOOD CITY CODE TO UPDATE THE DAYS AND HOURS WHEN SOLICITATION IS PERMITTED; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, the City of Friendswood, in its efforts to protect the public health, safety and welfare, desires to restrict the hours of operation of peddlers, solicitors, canvassers and itinerant vendors (collectively "itinerant merchants"); and

WHEREAS, the City Council believes that such restriction is necessary in order not only to reduce noise disturbances, lower crime risks, and ensure peaceful nighttime environments but also to protect itinerant merchants by reducing their exposure to unsafe working conditions due to reduced visibility; and

WHEREAS, the City Council further finds that prohibiting operations of itinerant merchants on Sundays provides a day of reduced commercial activity, which allows City resources to focus on essential services; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF 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. That Chapter 18 "Businesses," Article II "Peddlers, Solicitors, Canvassers, Itinerant Vendors," Division II "Registration," Section 18-58 "Hours" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 18. BUSINESSES

ARTICLE II. PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS

DIVISION II. REGISTRATION

Sec. 18-58. Hours.

Business conducted in accordance with this article shall be permitted Monday through Saturday between the hours of 9:00 a.m. and 7:00 p.m. or sunset, whichever occurs first.

Section 3. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail 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 FIVE HUNDRED AND NO/100 DOLLARS ($500.00). Each act of violation and each day upon which any such violation shall occur 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. 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 such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 7. This ordinance shall take effect ten (10) days from and after its passage on second reading by the City Council of the City of Friendswood, Texas, and its publication in the official newspaper of the City.

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 7th day of July, 2025.

_____

MIKE FOREMAN, Mayor

ATTEST:

_____

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____

KAREN L. HORNER, City Attorney

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 4th day of August, 2025.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 01/06/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: Finance

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 the 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 eleventh set for fiscal year 2024-2025.

We have 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 details of each accounting transaction.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Budget Amendment No. XI
2. FY25 BA XI Exhibit A 2025-08-04
3. FY25 BA XI Exhibit B 2025-08-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2024-25, PASSED AND APPROVED AUGUST 26, 2024, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2024-25, BY APPROVING "BUDGET AMENDMENT XI" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

****

WHEREAS, by Ordinance No. 2024-25, the City Council of the City of Friendswood, Texas, adopted its "Original General Budget for Fiscal Year 2024-25"; 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 2024-25; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF 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 2024-25" is hereby amended for municipal purposes as shown on "Budget Amendment XI" to the "Original Budget of the City of Friendswood, Texas, for the Fiscal Year 2024-25" attached hereto. Said Budget Amendment XI 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 said amendment is attached hereto as Exhibits "A" and "B" and is incorporated herein for all intents and 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.

Section 4. This ordinance shall take effect immediately from and after its passage by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 4th day of August, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

City of Friendswood
Budget Amendment Summary
Fiscal Year FY2024-2025
Budget Amendment XI
August 4, 2025

1. **Police Department – Insurance Proceeds, $917.** Appropriate insurance proceeds from TML-IRP for the repair of P433 which was damaged in an accident on May 18, 2025. Funds will be appropriated to the Patrol division's vehicle maintenance account.

2. **Police Department – RAD Program, $550.** Appropriate funds donated to the Police Department Rape Aggression Defense (R.A.D.) Program. Donations were received from citizens participating in the R.A.D. classes. Funds will be appropriated to the Police Department Patrol division's RAD supplies account.

3. **Police Department – Drone Monitoring Software & Equipment, $75,825.** Appropriate funds for drone monitoring software & equipment. Drone monitoring software is vital to enhance operational efficiency, safety, and compliance. The funding source will be unassigned general fund balance.

4. **Public Works Department – Boom/Slope Mower Broom Attachment, $12,766**. Appropriate funds for a broom attachment for the drainage division's boom mower. The equipment will expand the use of the equipment and aid in cleaning debris from roadways. The funding source will be unassigned general fund balance.

5. **Public Works Department – Streets and Drainage Mower Replacements, $28,900.*** Appropriate funds to replace PW195 and PW196. The mowers are used daily to maintain rights-of-way and clear ditches and embankments. The mowers have surpassed their useful life, resulting in costly repairs and are unreliable. The funding source will be unassigned general fund balance.

6. **Public Works Department – Streets/Sign Shop Truck, $44,860.** Appropriate funds for the purchase of a light duty truck for the streets division. Currently, the sign crew coordinates their work with the use of one bucket truck. The addition of the light duty truck will increase efficiency within the division. The funding source will be unassigned general fund balance.

7. **Public Works Department – Graphtec Cutter, $10,629.** Appropriate funds for the purchase of a Graphtec Cutter for the streets division. The equipment will automate the process and improve the accuracy of sign production. The funding source will be unassigned general fund balance.

8. **Parks and Recreation Department - Senior Program Donations, $6,825.** Appropriate senior program donations above budget to offset additional program expenses for the remainder of fiscal year 2025. Funds will be appropriated to the Senior Program division's community events account.

9. **Parks and Recreation Department – Insurance Proceeds, $1,788.** Appropriate insurance proceeds from TML-IRP for the repair of PR28 which was damaged in an accident on April 25, 2025. Funds will be appropriated to the Senior Program division's vehicle maintenance account.

10. **Parks and Recreation Department – Parks Maintenance Truck, $52,386.** Appropriate funds for the addition of a maintenance truck for the parks division. The division is currently using a truck that is not in the VRP fund, has high mileage, and exceeded its useful life. The funding source will be unassigned general fund balance.

11. **Parks and Recreation Department – PSB HVAC Building Automation System, $42,327.*** Appropriate funds for an HVAC Building Automation System at the Public Safety Building. The current HVAC control system has exceeded its expected service life and is no longer meeting current standards for efficiency and functionality. The new system will provide real-time temperature alerts which are critical for computer servers as well as the general efficiency of the HVAC system. The funding source will be unassigned general fund balance.

12. **Parks and Recreation Department – PSB Generator Docking Station, $64,469.*** Appropriate funds for an emergency generator docking station & transfer switch at the Public Safety Building. City Council approved purchase at the June 2, 2025, City Council meeting. The funding source will be unassigned general fund balance.

13. **2024 CDBG-MIT (COG-MOD) Grant Proceeds, $44,793.** Appropriate grant funds received for engineering services related to the 2024 CDBG-MIT (COG MOD) grant for reimbursement request #3. City Council approved a contract with Garver, LLC at the February 3, 2025, City Council meeting. The funds will be appropriated to the engineering account within the special revenue 2024 CDBG-MIT (COG MOD) fund.

14. **Friendswood Downtown Economic Development Corporation – Signage, $3,780.** Appropriate funds for street sign fabrication related to the Downtown Improvement Plan. Council approved the purchase at the May 5, 2025, City Council meeting. The funding source will be FDEDC undesignated fund balance.

15. **Public Works Department – Insurance Reimbursement, $21,445.** Appropriate insurance proceeds from TML-IRP for the repair of the emergency generator at Lift Station #2 which was damaged by a contractor on June 2, 2025. Funds will be appropriated to the emergency generator maintenance account in the sewer operations division.

16. **Vehicle Replacement Fund – Funding Shortfall, $123,786.** Appropriate funds for the Vehicle Replacement Fund for a shortfall related to vehicles replaced following Hurricane Harvey. An initial shortfall was appropriated at the November 6, 2017, City Council meeting. After the appropriation, some of the replacements were purchased as an upgrade. In addition, inflation and the loss of government incentives led to additional shortfalls related to these vehicles. The funding source will be water and sewer working capital.

17. **Public, Education, and Governmental Access (PEG) Channel Enhancement, $23,452.** Appropriate PEG funds for council chamber chair recovering and new audience chairs as part of the council chamber remodel project. The funding source will be restricted general fund balance from PEG Channel revenue.

18. **Library Department – Friends of the Library Donation, $14,000.** Appropriate donation received from the Friends of the Library for interior design renderings for the proposed Library expansion. The funds will be appropriated to the capital improvement division's operating services account.

*Deferred Maintenance

City of Friendswood
August 4, 2025
2024-2025 Budget Amendment XI - Exhibit B

BA Number	Account Number	Project Number		Amount
1	001-0000-38310		Appropriate TML-IRP insurance proceeds for P433 repairs due to an accident on May 18, 2025	(917)
1	001-2120-421.6300	P433	Appropriate TML-IRP insurance proceeds for P433 repairs due to an accident on May 18, 2025	917
2	001-0000-38600	PDRADREV	Appropriate donations received for PDRAD to be used for RAD program expenses	(550)
2	001-2120-421.5410	PDRADEXP	Appropriate donations received for PDRAD to be used for RAD program expenses	550
3	001-0000-30500		Appropriate unassigned general fund balance for drone monitoring software & equipment	(75,825)
3	001-2120-421.7710		Appropriate unassigned general fund balance for drone monitoring software	11,100
3	001-2120-421.7400		Appropriate unassigned general fund balance for drone monitoring software training	7,500
3	001-2120-421.8800		Appropriate unassigned general fund balance for drone monitoring software equipment	57,225
4	001-0000-30500		Appropriate unassigned general fund balance for the purchase of a broom attachment for boom/slope mower	(12,766)
4	001-3620-431.8400		Appropriate unassigned general fund balance for the purchase of a broom attachment for boom/slope mower	12,766
5	001-0000-30500		Appropriate unassigned general fund balance for the purchase of mowers for the streets and drainage divisions*	(28,900)
5	001-3610-431.8800	PW237	Appropriate unassigned general fund balance for the purchase of a mower in the streets division*	14,450
5	001-3610-431.8800	PW238	Appropriate unassigned general fund balance for the purchase of a mower in the drainage division*	14,450
6	001-0000-30500		Appropriate unassigned general fund balance for a VRP addition in the streets division	(44,860)
6	001-3610-431.8300	PW304	Appropriate unassigned general fund balance for a VRP addition in the streets division	44,860
7	001-0000-30500		Appropriate unassigned general fund balance for the purchase of a Graphtec Cutter in the streets division	(10,629)
7	001-3610-431.8400		Appropriate unassigned general fund balance for the purchase of a Graphtec Cutter in the streets division	10,629
8	001-0000-38630	SRFUND	Appropriate Senior Program donations that exceeded budgeted expenses	(6,825)
8	001-6429-452.7910	SRFUNDEXP	Appropriate Senior Program donations that exceeded budgeted expenses	6,825
9	001-0000-38310		Appropriate TML-IRP insurance proceeds for PR28 repairs due to an accident on April 25, 2025	(1,788)
9	001-6429-452.6300	PR28	Appropriate TML-IRP insurance proceeds for PR28 repairs due to an accident on April 25, 2025	1,788
10	001-0000-30500		Appropriate unassigned general fund balance for a VRP addition in the parks maintenance division	(52,386)
10	001-6430-456.8300		Appropriate unassigned general fund balance for a VRP addition in the parks maintenance division	52,386
11	001-0000-30500		Appropriate unassigned general fund balance for an HVAC building automation system at Public Safety Building*	(42,327)
11	001-6460-419.8800		Appropriate unassigned general fund balance for an HVAC building automation system at Public Safety Building*	42,327
12	001-0000-30500		Appropriate unassigned general fund balance for an emergency generator docking station & transfer switch at Public Safety Building*	(64,469)
12	001-6460-419.8800		Appropriate unassigned general fund balance for an emergency generator docking station & transfer switch at Public Safety Building*	64,469
13	126-0000-33100		Appropriate grant proceeds received for CDBG-MIT (COG-MOD)	(44,793)
13	126-7001-434.8582	G00088ENG	Appropriate grant proceeds received for CDBG-MIT (COG-MOD)	44,793
14	175-0000-30100		Appropriate undesignated fund balance in FDEDC for street signs	(3,780)
14	175-0303-419.5800		Appropriate undesignated fund balance in FDEDC for street signs	3,780
15	401-0000-38310		Appropriate TML-IRP insurance proceeds for repairs to the generator at lift station #2	(21,445)
15	401-3656-433.6801	LS002	Appropriate TML-IRP insurance proceeds for repairs to the generator at lift station #2	21,445
16	401-0000-30600		Appropriate water and sewer working capital for vehicle replacement fund shortfall related to vehicles replaced after Hurricane Harvey	(123,786)
16	401-9002-491.9130		Appropriate water and sewer working capital for vehicle replacement fund shortfall related to vehicles replaced after Hurricane Harvey	123,786
16	301-0000-39137		Appropriate water and sewer working capital for vehicle replacement fund shortfall related to vehicles replaced after Hurricane Harvey	(123,786)
16	301-0000-30100		Appropriate water and sewer working capital for vehicle replacement fund shortfall related to vehicles replaced after Hurricane Harvey	123,786
17	001-0000-30500		Appropriate restricted general fund balance reserves from PEG Channel revenue for council chambers chairs	(23,452)
17	001-6460-419.8600	FCPEGEXP	Appropriate restricted general fund balance reserves from PEG Channel revenue for council chambers chairs	23,452
18	001-0000-38600		Appropriate donation received from the Friends of the Library for interior design renderings of the proposed Library expansion	(14,000)
18	001-7001-419.7800		Appropriate donation received from the Friends of the Library for interior design renderings of the proposed Library expansion	14,000

*Deferred Maintenance

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/12/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed ordinance approves the 2025 Annual Update to the Service and Assessment Plan ("SAP") and Assessment Roll for the Friendswood City Center Public Improvement District (the "PID"). Pursuant to Section 372.013(d) of the Texas Local Government Code, the City Council is required to review and update the SAP annually.

The original SAP was adopted by City Council on November 4, 2024, and includes a 30-year payment term. The 2025 annual installment to be collected from parcels within PID are shown on the assessment roll of the 2025 SAP update with a summary below, due on January 31, 2026.

Initial Major Improvements Annual Installment Due.....$184,535.00
Additional Major Improvements Annual Installment Due.....$899,183.80

If approved on first reading, the second reading of the ordinance will be held on September 8, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Approving 2025 SAP Update Friendswood City Center PID
2. Exhibit A - 2025 SAP Update Friendswood City Center PID

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

****

WHEREAS, the City of Friendswood, Texas (the "City") received a petition meeting the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act" requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Friendswood City Center Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on November 6, 2023, the City Council approved a resolution (the "Resolution") to provide for a public hearing date on December 4, 2023, to consider the creation of the District; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located, in accordance with the Act; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on December 4, 2023; and

WHEREAS, the City Council approved the creation of the District by resolution approved on January 8, 2024 (the "Creation Resolution") and filed the Creation Resolution in the real property records, as authorized by the Act; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the "Service and Assessment Plan") and an assessment roll for the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last-known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at its regular meeting on the 4th day of November, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an ordinance levying Assessments on property within the District on November 4, 2024; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2025 (together, the "2025 Updates"); and

WHEREAS, upon approval of the 2025 Updates by the City Council, City staff is directed to file a copy of this Ordinance and the 2025 Updates in the real property records of Harris Count; and

WHEREAS, the City Council now desires to proceed with the adoption of this ordinance approving the 2025 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this ordinance to be in the best interest for the citizens of Friendswood, Texas; NOW THEREFORE,

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

Section 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2025 Updates, which are attached hereto as Exhibit "A" and incorporated herein for all intents and purposes, are hereby approved and accepted as provided.

Section 3. If any portion of this ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof; and the Council hereby determines that it would have adopted this ordinance without the invalid provision.

Section 4. That this ordinance shall be cumulative of all other City ordinances; and all other provisions of other ordinances adopted by the City which are inconsistent with the terms or provisions of this ordinance are hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council of the City of Friendswood, Texas, that sections, paragraphs, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance since the same would have been enacted by the City Council of the City of Friendswood without the incorporation in this ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

Section 6. That the City Secretary is hereby directed to file a copy of this ordinance and the 2025 Updates in the real property records of Harris County, Texas; and

Section 7. This ordinance shall take effect from and after its passage on second reading by the City Council of the City of Friendswood, Texas.

[Signature pages to follow]

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 4th day of August, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Mike Foreman, the Mayor of the City of Friendswood, known to me to be such person who signed the above and acknowledged to me that such person executed the above and foregoing ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this 4th day of August, 2025.

[NOTARY STAMP] _____
Notary Public, State of Texas

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 8th day of September, 2025.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Mike Foreman, the Mayor of the City of Friendswood, known to me to be such person who signed the above and acknowledged to me that such person executed the above and foregoing ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this the 8th day of September, 2025.

[NOTARY STAMP]

Notary Public, State of Texas

FRIENDSWOOD CITY CENTER

2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 4, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the 2024 Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. 2024-01 on January 8, 2024 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On November 4, 2024, the City approved the SAP for the District by adopting Ordinance No. 2024-37 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

There have not been any recoded plats in the District.

See the anticipated/completed Lot Type classification summary within District below:

District	
Lot Type	**Number of Units/ Sq. Ft.**
1	76408
2	268800
3	115
4	194050
5	750000
Total	**345208**

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Per the quarterly report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 0 Sq. Ft.
  - Lot Type 2: 0 Lots
  - Lot Type 3: 0 Sq. Ft.
  - Lot Type 4: 59,050 Sq. Ft.
  - Lot Type 5: 750,000 Sq. Ft.
- Unrelated Third Party Owned:
  - Lot Type 1: 76,408 Sq. Ft.
  - Lot Type 2: 268,800 Sq. Ft.
  - Lot Type 3: 115 Units
  - Lot Type 4: 135,000 Sq. Ft.
  - Lot Type 5: 0 Sq. Ft.

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Per the Developer as of March 31, 2025, the Authorized Improvements listed in the SAP for the District are currently under construction and projected to be completed in the 4th quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date[a]	Percent of Budget Spent	Anticipated Completion Date
Initial Major Improvements				
FM 528 Traffic Improvements	$1,200,000	$ -	0.00%	December 2025
Phase 1 Blackhawk Boulevarde Improvements	$240,923	$ -	0.00%	December 2025
Phase 1 Townes Road Improvements	$271,984	$ -	0.00%	December 2025
Phase 1 Madison Avenue Improvements	$98,159	$ -	0.00%	December 2025
Larrabee Way Improvements	$817,556	$ -	0.00%	December 2025
Phase 1 Earthwork, Paving and Grading	$412,543	$ -	0.00%	December 2025
Clearing, Grubbing and Demolition	$873,609	$ 730,903.99	83.66%	December 2025
Detention Pond 1	$13,983,801	$ 5,823,933.87	41.65%	December 2025
Detention Pond 2	$2,018,477	$ -	0.00%	December 2025
Phase 1 Storm Drainage	$5,144,261	$ -	0.00%	December 2025
Contingency	$3,695,875	$ -	0.00%	December 2025
Soft Costs	$83,010	$ 975.00	1.17%	December 2025
Total	$28,840,198	$ 6,555,812.86	22.73%	
Additional Major Improvements				
Phase 2 Blackhawk Blvd. Improvements	$3,703,530	$ -	0.00%	June 2026
Phase 2 Townes Rd. Improvements	323,993	$ -	0.00%	June 2026
Phase 2 Madison Ave. Improvements	213,654	$ -	0.00%	June 2026
Bennett Blvd. Improvements	804,530	$ -	0.00%	June 2026
Phase 2 Earthwork, Paving & Grading	1,417,727	$ -	0.00%	June 2026
Water	1,007,036	$ -	0.00%	June 2026
Wastewater	862,879	$ -	0.00%	June 2026
Sanitary Sewer Lift Station	1,330,700	$ -	0.00%	June 2026
Phase 2 Storm Drainage	179,101	$ -	0.00%	June 2026
Landscaping, Parks and Amenities	5,597,472	$ -	0.00%	June 2026
Fire Station	1,031,690	$ -	0.00%	June 2026
Contingency	2,141,400	$ -	0.00%	June 2026
Soft Costs	2,981,848	$ -	0.00%	June 2026
Total	$21,595,560	$ -	0.00%	

Footnotes:

[a] Per Draw #1 approved on 1/23/2025.

OUTSTANDING ASSESSMENT

Net of the principal bond payment due September 15, the Initial Major Improvement Assessments has an outstanding Assessment of $36,907,000.00.

The Additional Major Improvement Assessments has an outstanding Assessment of $17,746,000.00.

TIRZ ANNUAL CREDIT

The TIRZ No. 1 Annual Credit Amount shall only be applied to principal and interest component of the Annual Installment, as further described in the SAP.

Lot Type	Units/Sq. Ft.	TIRZ No. 1 Maximum Annual Credit Amount
Lot Type 1	76,408	$ 2.08
Lot Type 2	268,800	$ 1.73
Lot Type 3	115	$ 782.44
Lot Type 4	194,050	$ 1.46
Lot Type 5	750,000	$ 2.35

Application of qualifying property tax exemptions may decrease or eliminate the amount of the TIRZ No. 1 Annual Credit Amount on a parcel-by-parcel basis. The resulting TIRZ No. 1 Annual Credit Amount by Parcel is included in the Assessment Rolls attached hereto as **Exhibit A-1.**

ANNUAL INSTALLMENT DUE 1/31/2026

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $879,905.83.
    - ***TIRZ Credit*** **-** The total principal and interest credit from the TIRZ No. 1 Fund for the Annual Installment is $0.00
- ***Additional Interest Reserve*** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to $922,675.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of $184,535.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is $71,800.00.

Initial Major Improvements		
Annual Collection Costs Breakdown		
Administration	$	30,996.13
City Auditor	$	675.30
Filing Fees	$	675.30
County Collection	$	675.30
PID Trustee Fees	$	4,500.00
Draw Request Review	$	10,000.00
P3 Works Dev/Issuer CDA Review	$	3,500.00
Collection Cost Maintenance Balance	$	10,000.00
Less CCMB Credit from Prior Years	$	(10,000.00)
Arbitrage Calculation	$	1,500.00
Total Annual Collection Costs	**$**	**52,522.03**

Additional Major Improvements		
Annual Collection Costs Breakdown		
Administration	$	14,903.87
City Auditor	$	324.70
Filing Fees	$	324.70
County Collection	$	324.70
PID Trustee Fees	$	-
Draw Request Review	$	3,400.00
P3 Works Dev/Issuer CDA Review	$	-
Collection Cost Maintenance Balance	$	-
Less CCMB Credit from Prior Years	$	-
Arbitrage Calculation	$	-
Total Annual Collection Costs	**$**	**19,277.97**

- ***Credit*** $52,522.03 Annual Collection Costs initially funded at bond closing will be applied in accordance with the terms of the SAP, reducing the total Annual Installment by $52,522.03.

District		
Due January 31, 2026		
Principal		-
Interest		3,463,395.83
Capitalized Interest		(2,583,490.00)
Additional Interest		184,535.00
Annual Collection Costs		71,800.00
Less ACC Credit		(52,522.03)
Total Annual Installment	**$**	**1,083,718.80**

See the limited offering memorandum for the pay period of the Initial Major Improvement Assessments. See **Exhibit B-1** for the debt service schedule for the Initial Major Improvement Assessments as shown in the limited offering memorandum.

Please contact P3Works for the pay period for the Additional Major Improvements. See **Exhibit B-2** for the reimbursement schedule for the Additional Major Improvement Assessments.

PREPAYMENT OF ASSESSMENTS IN FULL

No full Prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayments of Assessments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		District				
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Initial Major Improvement Bonds						
Principal		$ -	$ 468,000.00	$ 499,000.00	$ 533,000.00	$ 570,000.00
Interest [a]		$ 2,583,490.00	$ 2,583,490.00	$ 2,550,730.00	$ 2,515,800.00	$ 2,478,490.00
Capitalized Interest		$ (2,583,490.00)	$ -	$ -	$ -	$ -
	(1)	$ -	$ 3,051,490.00	$ 3,049,730.00	$ 3,048,800.00	$ 3,048,490.00
Additional Interest[b]	(2)	$ 184,535.00	$ 184,535.00	$ 182,195.00	$ 179,700.00	$ 177,035.00
Annual Collection Costs[c]	(3)	$ 52,522.03	$ 52,042.47	$ 53,083.32	$ 54,144.99	$ 55,227.89
Annual Collection Costs Credit[c]	(4)	$ (52,522.03)	$ (52,042.47)	$ (53,083.32)	$ (54,144.99)	$ (55,227.89)
Total Annual Installment Due	**(5) = (1) + (2) + (3) + (4)**	**$ 184,535.00**	**$ 3,236,025.00**	**$ 3,231,925.00**	**$ 3,228,500.00**	**$ 3,225,525.00**
Additional Major Improvements Reimbursement Obligation						
Principal		$ -	$ 226,000.00	$ 244,000.00	$ 260,000.00	$ 277,000.00
Interest [d]		$ 879,905.83	$ 1,242,220.00	$ 1,226,400.00	$ 1,209,320.00	$ 1,191,120.00
	(5)	$ 879,905.83	$ 1,468,220.00	$ 1,470,400.00	$ 1,469,320.00	$ 1,468,120.00
Additional Interest[e]	(6)	$ -	$ -	$ -	$ -	$ -
Annual Collection Costs[c]	(7)	$ 19,277.97	$ 19,663.53	$ 20,056.80	$ 20,457.94	$ 20,867.09
Total Annual Installment Due	**(8) = (5) + (6) + (7)**	**$ 899,183.80**	**$ 1,487,883.53**	**$ 1,490,456.80**	**$ 1,489,777.94**	**$ 1,488,987.09**

[a] Calculated at the rate on the Series 2024 Bonds plus Additional Interest.
[b] Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of outstanding bond par.
[c] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.
[d] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.
[e] Additional Interest will be collected if Additional Major Improvement Bonds are issued.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-1 – INITIAL MAJOR IMPROVEMENTS ASSESSMENT ROLL

Property ID[e]	Address	Lot Type	Acres	Initial Major Improvement Outstanding Assessment[a]	Principal	Interest[b]	Capitalized Interest	Additional Interest[c]	Annual Collection Costs[d]	Annual Collection Costs Credit[d]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Initial Major Improvements Annual Installment Due 1/31/2026[a],[f]
1413970000003	FM 528 RD	Non Benefited	7.6700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1413970000001	3680 FM 528 RD	Non Benefited	1.3610	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1413970000005	FM 528 RD	Non Benefited	1.6590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
432150000230	3801 E FM 528 RD	Initial Parcel	1.4740	$ 567,965.99	$ -	$ 39,757.62	$ (39,757.62)	$ 2,839.83	$ 808.27	$ (808.27)	$ 2,839.83	$ -	$ 2,839.83
432150000231	3801 E FM 528 RD	Initial Parcel	1.6540	$ 637,324.11	$ -	$ 44,612.69	$ (44,612.69)	$ 3,186.62	$ 906.97	$ (906.97)	$ 3,186.62	$ -	$ 3,186.62
432150000232	3801 E FM 528 RD	Initial Parcel	3.0530	$ 1,176,390.88	$ -	$ 82,347.36	$ (82,347.36)	$ 5,881.95	$ 1,674.11	$ (1,674.11)	$ 5,881.95	$ -	$ 5,881.95
432150000130	3801 E FM 528 RD	Initial Parcel	89.6010	$ 34,525,319.06	$ -	$ 2,416,772.33	$ (2,416,772.33)	$ 172,626.60	$ 49,132.68	$ (49,132.68)	$ 172,626.60	$ -	$ 172,626.60
Total			**106.4720**	**$ 36,907,000.04**	**$ -**	**$ 2,583,490.00**	**$ (2,583,490.00)**	**$ 184,535.00**	**$ 52,522.03**	**$ (52,522.03)**	**$ 184,535.00**	**$ -**	**$ 184,535.00**

Footnotes:

[a] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.

[b] Interest is calculated at the rate of the Initial Major Improvement Bonds. Principal on the Initial Major Assessment Bonds is paid by Capitalized Interest for the installment due 1/31/2026. Interest for each year of the life of the Initial Major Improvement Assessment is depicted in the Debt Service Table.

[c] Additional Interest shall be collected beginning with the Annual Installment due 1/31/2026 and shall be collected when the Delinquency and Prepayment Reserve Fund is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Annual Collection Costs will be assessed each year based on actual costs to administer the District. The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[e] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[f] Cumulative of TIRZ No. 1 Annual Credit Amount.

EXHIBIT A-2 – ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL

Property ID[f]	Address	Lot Type	Acres	Additional Major Improvement Outstanding Assessment[a]	Principal[e]	Interest[c]	Capitalized Interest	Additional Interest	Annual Collection Costs[d]	Additional Major Improvements Annual Installment Due 1/31/2026[a],[b]
1413970000003	FM 528 RD	Non Benefited	7.6700	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1413970000001	3680 FM 528 RD	Non Benefited	1.3610	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1413970000005	FM 528 RD	Non Benefited	1.6590	$ -	$ -	$ -	$ -	$ -	$ -	$ -
432150000230	3801 E FM 528 RD	Initial Parcel	1.4740	$ 273,095.20	$ -	$ 13,540.97	$ -	$ -	$ 296.67	$ 13,837.64
432150000231	3801 E FM 528 RD	Initial Parcel	1.6540	$ 306,444.68	$ -	$ 15,194.55	$ -	$ -	$ 332.90	$ 15,527.45
432150000232	3801 E FM 528 RD	Initial Parcel	3.0530	$ 565,644.26	$ -	$ 28,046.53	$ -	$ -	$ 614.47	$ 28,661.00
432150000130	3801 E FM 528 RD	Initial Parcel	89.6010	$ 16,600,815.89	$ -	$ 823,123.78	$ -	$ -	$ 18,033.92	$ 841,157.71
Total			**106.4720**	**$ 17,746,000.02**	**$ -**	**$ 879,905.83**	**$ -**	**$ -**	**$ 19,277.97**	**$ 899,183.80**

Footnotes:

[a] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.

[b] The Additional Major Improvement Assessments Trigger Date defined in the Service and Assessment Plan determines the Annual Installment Due Date for the Additional Major Improvement Assessments.

[c] Interest will accrue on the Additional Major Improvement Assessment at a rate of 7.00% prior to the issuance of Additional Major Improvement Bonds. Upon on the issuance of Additional Major Improvement Bonds, the interest rate will adjust to the rate on such PID Bonds plus Additional Interest.

[d] Annual Collection Costs will be assessed each year based on actual costs to administer the District. The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[e] Collection of the Additional Major Improvement Assessment shall begin with the collection of Annual Collection Costs and interest due 1/31/2026. Principal due each year for the life of the Additional Major Improvement Assessment is depicted in the Reimbursement Schedule.

[f] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B-1 – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2025	-	$2,066,792.00	$2,066,792.00
2026	-	2,583,490.00	2,583,490.00
2027	$ 468,000.00	2,583,490.00	3,051,490.00
2028	499,000.00	2,550,730.00	3,049,730.00
2029	533,000.00	2,515,800.00	3,048,800.00
2030	570,000.00	2,478,490.00	3,048,490.00
2031	609,000.00	2,438,590.00	3,047,590.00
2032	650,000.00	2,395,960.00	3,045,960.00
2033	695,000.00	2,350,460.00	3,045,460.00
2034	742,000.00	2,301,810.00	3,043,810.00
2035	793,000.00	2,249,870.00	3,042,870.00
2036	847,000.00	2,194,360.00	3,041,360.00
2037	906,000.00	2,135,070.00	3,041,070.00
2038	968,000.00	2,071,650.00	3,039,650.00
2039	1,034,000.00	2,003,890.00	3,037,890.00
2040	1,106,000.00	1,931,510.00	3,037,510.00
2041	1,182,000.00	1,854,090.00	3,036,090.00
2042	1,263,000.00	1,771,350.00	3,034,350.00
2043	1,351,000.00	1,682,940.00	3,033,940.00
2044	1,444,000.00	1,588,370.00	3,032,370.00
2045	1,544,000.00	1,487,290.00	3,031,290.00
2046	1,650,000.00	1,379,210.00	3,029,210.00
2047	1,764,000.00	1,263,710.00	3,027,710.00
2048	1,886,000.00	1,140,230.00	3,026,230.00
2049	2,017,000.00	1,008,210.00	3,025,210.00
2050	2,157,000.00	867,020.00	3,024,020.00
2051	2,306,000.00	716,030.00	3,022,030.00
2052	2,466,000.00	554,610.00	3,020,610.00
2053	2,637,000.00	381,990.00	3,018,990.00
2054	2,820,000.00	197,400.00	3,017,400.00
Total	**$36,907,000.00**	**$52,744,412.00**	**$89,651,412.00**

EXHIBIT B-2 – REIMBURSEMENT SCHEDULE

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2026	$ -	$ 879,905.83	$ 19,277.97	$ 899,184
2027	$ 226,000.00	$ 1,242,220.00	$ 19,663.53	$ 1,487,884
2028	$ 244,000.00	$ 1,226,400.00	$ 20,056.80	$ 1,490,457
2029	$ 260,000.00	$ 1,209,320.00	$ 20,457.94	$ 1,489,778
2030	$ 277,000.00	$ 1,191,120.00	$ 20,867.09	$ 1,488,987
2031	$ 295,000.00	$ 1,171,730.00	$ 21,284.44	$ 1,488,014
2032	$ 315,000.00	$ 1,151,080.00	$ 21,710.13	$ 1,487,790
2033	$ 336,000.00	$ 1,129,030.00	$ 22,144.33	$ 1,487,174
2034	$ 359,000.00	$ 1,105,510.00	$ 22,587.21	$ 1,487,097
2035	$ 384,000.00	$ 1,080,380.00	$ 23,038.96	$ 1,487,419
2036	$ 410,000.00	$ 1,053,500.00	$ 23,499.74	$ 1,487,000
2037	$ 437,000.00	$ 1,024,800.00	$ 23,969.73	$ 1,485,770
2038	$ 467,000.00	$ 994,210.00	$ 24,449.13	$ 1,485,659
2039	$ 499,000.00	$ 961,520.00	$ 24,938.11	$ 1,485,458
2040	$ 532,000.00	$ 926,590.00	$ 25,436.87	$ 1,484,027
2041	$ 569,000.00	$ 889,350.00	$ 25,945.61	$ 1,484,296
2042	$ 608,000.00	$ 849,520.00	$ 26,464.52	$ 1,483,985
2043	$ 649,000.00	$ 806,960.00	$ 26,993.81	$ 1,482,954
2044	$ 694,000.00	$ 761,530.00	$ 27,533.69	$ 1,483,064
2045	$ 741,000.00	$ 712,950.00	$ 28,084.36	$ 1,482,034
2046	$ 793,000.00	$ 661,080.00	$ 28,646.05	$ 1,482,726
2047	$ 847,000.00	$ 605,570.00	$ 29,218.97	$ 1,481,789
2048	$ 905,000.00	$ 546,280.00	$ 29,803.35	$ 1,481,083
2049	$ 967,000.00	$ 482,930.00	$ 30,399.42	$ 1,480,329
2050	$ 1,033,000.00	$ 415,240.00	$ 31,007.41	$ 1,479,247
2051	$ 1,105,000.00	$ 342,930.00	$ 31,627.55	$ 1,479,558
2052	$ 1,181,000.00	$ 265,580.00	$ 32,260.10	$ 1,478,840
2053	$ 1,263,000.00	$ 182,910.00	$ 32,905.31	$ 1,478,815
2054	$ 1,350,000.00	$ 94,500.00	$ 33,563.41	$ 1,478,063
Total	**$ 17,746,000.00**	**$ 23,964,645.83**	**$ 747,836.00**	**$ 42,458,481.00**

Footnotes:

[a] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[b]The figures above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increease or decrease the amounts shown.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

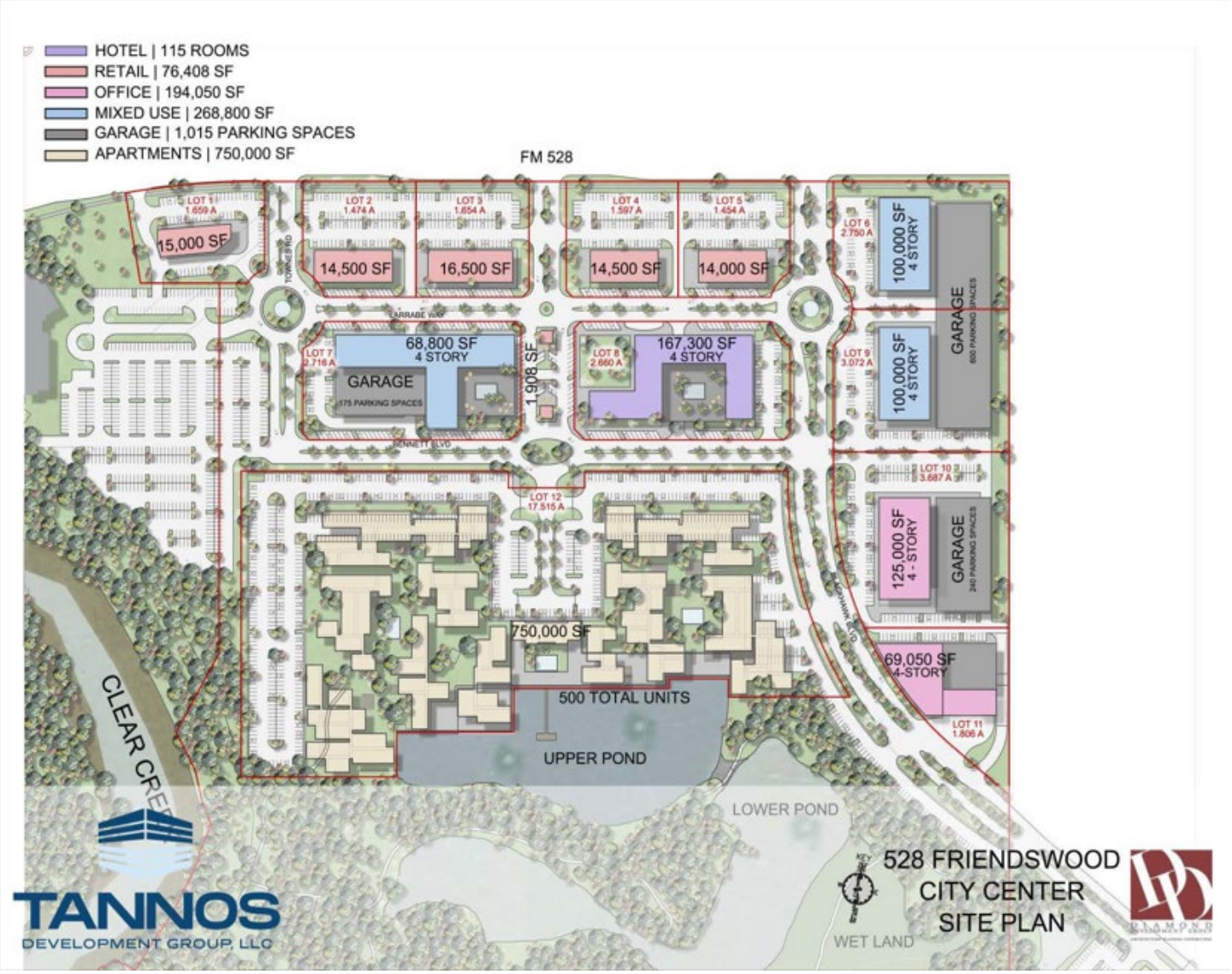


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Initial Parcel
- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF FRIENDSWOOD, TEXAS CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

INITIAL PARCEL PRINCIPAL ASSESSMENT: $54,653,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - INITIAL PARCEL

	Initial Major Improvement Bonds								Additional Major Improvement Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[f]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[e]	Annual Collection Costs	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 2,583,490.00	$ (2,583,490.00)	$ 52,522.03	$ (52,522.03)	$ 184,535.00	$ -	$ 184,535.00	$ -	$ 879,905.83	$ 19,277.97	$ -	$ -	$ 899,183.80	$ 1,083,718.80
2027	$ 468,000.00	$ 2,583,490.00	$ -	$ 52,042.47	$ (52,042.47)	$ 184,535.00	$ -	$ 3,236,025.00	$ 226,000.00	$ 1,242,220.00	$ 19,663.53	$ -	$ -	$ 1,487,883.53	$ 4,723,908.53
2028	$ 499,000.00	$ 2,550,730.00	$ -	$ 53,083.32	$ (53,083.32)	$ 182,195.00	$ -	$ 3,231,925.00	$ 244,000.00	$ 1,226,400.00	$ 20,056.80	$ -	$ -	$ 1,490,456.80	$ 4,722,381.80
2029	$ 533,000.00	$ 2,515,800.00	$ -	$ 54,144.99	$ (54,144.99)	$ 179,700.00	$ -	$ 3,228,500.00	$ 260,000.00	$ 1,209,320.00	$ 20,457.94	$ -	$ -	$ 1,489,777.94	$ 4,718,277.94
2030	$ 570,000.00	$ 2,478,490.00	$ -	$ 55,227.89	$ (55,227.89)	$ 177,035.00	$ -	$ 3,225,525.00	$ 277,000.00	$ 1,191,120.00	$ 20,867.09	$ -	$ -	$ 1,488,987.09	$ 4,714,512.09
2031	$ 609,000.00	$ 2,438,590.00	$ -	$ 56,332.44	$ (26,674.39)	$ 174,185.00	$ -	$ 3,251,433.06	$ 295,000.00	$ 1,171,730.00	$ 21,284.44	$ -	$ -	$ 1,488,014.44	$ 4,739,447.49
2032	$ 650,000.00	$ 2,395,960.00	$ -	$ 57,459.09	$ -	$ 171,140.00	$ -	$ 3,274,559.09	$ 315,000.00	$ 1,151,080.00	$ 21,710.13	$ -	$ -	$ 1,487,790.13	$ 4,762,349.22
2033	$ 695,000.00	$ 2,350,460.00	$ -	$ 58,608.27	$ -	$ 167,890.00	$ -	$ 3,271,958.27	$ 336,000.00	$ 1,129,030.00	$ 22,144.33	$ -	$ -	$ 1,487,174.33	$ 4,759,132.60
2034	$ 742,000.00	$ 2,301,810.00	$ -	$ 59,780.44	$ -	$ 164,415.00	$ -	$ 3,268,005.44	$ 359,000.00	$ 1,105,510.00	$ 22,587.21	$ -	$ -	$ 1,487,097.21	$ 4,755,102.65
2035	$ 793,000.00	$ 2,249,870.00	$ -	$ 60,976.05	$ -	$ 160,705.00	$ -	$ 3,264,551.05	$ 384,000.00	$ 1,080,380.00	$ 23,038.96	$ -	$ -	$ 1,487,418.96	$ 4,751,970.01
2036	$ 847,000.00	$ 2,194,360.00	$ -	$ 62,195.57	$ -	$ 156,740.00	$ -	$ 3,260,295.57	$ 410,000.00	$ 1,053,500.00	$ 23,499.74	$ -	$ -	$ 1,486,999.74	$ 4,747,295.31
2037	$ 906,000.00	$ 2,135,070.00	$ -	$ 63,439.48	$ -	$ 152,505.00	$ -	$ 3,257,014.48	$ 437,000.00	$ 1,024,800.00	$ 23,969.73	$ -	$ -	$ 1,485,769.73	$ 4,742,784.21
2038	$ 968,000.00	$ 2,071,650.00	$ -	$ 64,708.27	$ -	$ 147,975.00	$ -	$ 3,252,333.27	$ 467,000.00	$ 994,210.00	$ 24,449.13	$ -	$ -	$ 1,485,659.13	$ 4,737,992.40
2039	$ 1,034,000.00	$ 2,003,890.00	$ -	$ 66,002.44	$ -	$ 143,135.00	$ -	$ 3,247,027.44	$ 499,000.00	$ 961,520.00	$ 24,938.11	$ -	$ -	$ 1,485,458.11	$ 4,732,485.55
2040	$ 1,106,000.00	$ 1,931,510.00	$ -	$ 67,322.49	$ -	$ 137,965.00	$ -	$ 3,242,797.49	$ 532,000.00	$ 926,590.00	$ 25,436.87	$ -	$ -	$ 1,484,026.87	$ 4,726,824.36
2041	$ 1,182,000.00	$ 1,854,090.00	$ -	$ 68,668.93	$ -	$ 132,435.00	$ -	$ 3,237,193.93	$ 569,000.00	$ 889,350.00	$ 25,945.61	$ -	$ -	$ 1,484,295.61	$ 4,721,489.54
2042	$ 1,263,000.00	$ 1,771,350.00	$ -	$ 70,042.31	$ -	$ 126,525.00	$ -	$ 3,230,917.31	$ 608,000.00	$ 849,520.00	$ 26,464.52	$ -	$ -	$ 1,483,984.52	$ 4,714,901.84
2043	$ 1,351,000.00	$ 1,682,940.00	$ -	$ 71,443.16	$ -	$ 120,210.00	$ -	$ 3,225,593.16	$ 649,000.00	$ 806,960.00	$ 26,993.81	$ -	$ -	$ 1,482,953.81	$ 4,708,546.97
2044	$ 1,444,000.00	$ 1,588,370.00	$ -	$ 72,872.02	$ -	$ 113,455.00	$ -	$ 3,218,697.02	$ 694,000.00	$ 761,530.00	$ 27,533.69	$ -	$ -	$ 1,483,063.69	$ 4,701,760.71
2045	$ 1,544,000.00	$ 1,487,290.00	$ -	$ 74,329.46	$ -	$ 106,235.00	$ -	$ 3,211,854.46	$ 741,000.00	$ 712,950.00	$ 28,084.36	$ -	$ -	$ 1,482,034.36	$ 4,693,888.83
2046	$ 1,650,000.00	$ 1,379,210.00	$ -	$ 75,816.05	$ -	$ 98,515.00	$ -	$ 3,203,541.05	$ 793,000.00	$ 661,080.00	$ 28,646.05	$ -	$ -	$ 1,482,726.05	$ 4,686,267.10
2047	$ 1,764,000.00	$ 1,263,710.00	$ -	$ 77,332.37	$ -	$ 90,265.00	$ -	$ 3,195,307.37	$ 847,000.00	$ 605,570.00	$ 29,218.97	$ -	$ -	$ 1,481,788.97	$ 4,677,096.34
2048	$ 1,886,000.00	$ 1,140,230.00	$ -	$ 78,879.02	$ -	$ 81,445.00	$ -	$ 3,186,554.02	$ 905,000.00	$ 546,280.00	$ 29,803.35	$ -	$ -	$ 1,481,083.35	$ 4,667,637.37
2049	$ 2,017,000.00	$ 1,008,210.00	$ -	$ 80,456.60	$ -	$ 72,015.00	$ -	$ 3,177,681.60	$ 967,000.00	$ 482,930.00	$ 30,399.42	$ -	$ -	$ 1,480,329.42	$ 4,658,011.02
2050	$ 2,157,000.00	$ 867,020.00	$ -	$ 82,065.73	$ -	$ 61,930.00	$ -	$ 3,168,015.73	$ 1,033,000.00	$ 415,240.00	$ 31,007.41	$ -	$ -	$ 1,479,247.41	$ 4,647,263.14
2051	$ 2,306,000.00	$ 716,030.00	$ -	$ 83,707.05	$ -	$ 51,145.00	$ -	$ 3,156,882.05	$ 1,105,000.00	$ 342,930.00	$ 31,627.55	$ -	$ -	$ 1,479,557.55	$ 4,636,439.60
2052	$ 2,466,000.00	$ 554,610.00	$ -	$ 85,381.19	$ -	$ 39,615.00	$ -	$ 3,145,606.19	$ 1,181,000.00	$ 265,580.00	$ 32,260.10	$ -	$ -	$ 1,478,840.10	$ 4,624,446.29
2053	$ 2,637,000.00	$ 381,990.00	$ -	$ 87,088.81	$ -	$ 27,285.00	$ -	$ 3,133,363.81	$ 1,263,000.00	$ 182,910.00	$ 32,905.31	$ -	$ -	$ 1,478,815.31	$ 4,612,179.12
2054	$ 2,820,000.00	$ 197,400.00	$ -	$ 88,830.59	$ -	$ 14,100.00	$ (3,051,490.00)	$ 68,840.59	$ 1,350,000.00	$ 94,500.00	$ 33,563.41	$ (1,470,400.00)	$ -	$ 7,663.41	$ 76,504.00
Total	**$ 36,907,000.00**	**$ 50,677,620.00**	**$ (2,583,490.00)**	**$ 1,980,759.00**	**$ (293,695.08)**	**$ 3,619,830.00**	**$ (3,051,490.00)**	**$ 87,256,533.00**	**$ 17,746,000.00**	**$ 23,964,646.00**	**$ 747,836.00**	**$ (1,470,400.00)**	**$ -**	**$ 40,988,081.00**	**$ 128,244,615.00**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF FRIENDSWOOD, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $41.17 per Square Foot

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 1

	Initial Major Improvement Bonds								Additional Major Improvements Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[f]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[e]	Annual Collection Costs	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 1.95	$ (1.95)	$ 0.04	$ (0.04)	$ 0.14	$ -	$ 0.14	$ -	$ 0.66	$ 0.01	$ -	$ -	$ 0.68	$ 0.82
2027	$ 0.353	$ 1.95	$ -	$ 0.04	$ (0.04)	$ 0.14	$ -	$ 2.44	$ 0.170	$ 0.94	$ 0.01	$ -	$ -	$ 1.12	$ 3.56
2028	$ 0.376	$ 1.92	$ -	$ 0.04	$ (0.04)	$ 0.14	$ -	$ 2.43	$ 0.184	$ 0.92	$ 0.02	$ -	$ -	$ 1.12	$ 3.56
2029	$ 0.402	$ 1.90	$ -	$ 0.04	$ (0.04)	$ 0.14	$ -	$ 2.43	$ 0.196	$ 0.91	$ 0.02	$ -	$ -	$ 1.12	$ 3.55
2030	$ 0.429	$ 1.87	$ -	$ 0.04	$ (0.04)	$ 0.13	$ -	$ 2.43	$ 0.209	$ 0.90	$ 0.02	$ -	$ -	$ 1.12	$ 3.55
2031	$ 0.459	$ 1.84	$ -	$ 0.04	$ (0.02)	$ 0.13	$ -	$ 2.45	$ 0.222	$ 0.88	$ 0.02	$ -	$ -	$ 1.12	$ 3.57
2032	$ 0.490	$ 1.80	$ -	$ 0.04	$ -	$ 0.13	$ -	$ 2.47	$ 0.237	$ 0.87	$ 0.02	$ -	$ -	$ 1.12	$ 3.59
2033	$ 0.524	$ 1.77	$ -	$ 0.04	$ -	$ 0.13	$ -	$ 2.46	$ 0.253	$ 0.85	$ 0.02	$ -	$ -	$ 1.12	$ 3.59
2034	$ 0.559	$ 1.73	$ -	$ 0.05	$ -	$ 0.12	$ -	$ 2.46	$ 0.270	$ 0.83	$ 0.02	$ -	$ -	$ 1.12	$ 3.58
2035	$ 0.597	$ 1.69	$ -	$ 0.05	$ -	$ 0.12	$ -	$ 2.46	$ 0.289	$ 0.81	$ 0.02	$ -	$ -	$ 1.12	$ 3.58
2036	$ 0.638	$ 1.65	$ -	$ 0.05	$ -	$ 0.12	$ -	$ 2.46	$ 0.309	$ 0.79	$ 0.02	$ -	$ -	$ 1.12	$ 3.58
2037	$ 0.682	$ 1.61	$ -	$ 0.05	$ -	$ 0.11	$ -	$ 2.45	$ 0.329	$ 0.77	$ 0.02	$ -	$ -	$ 1.12	$ 3.57
2038	$ 0.729	$ 1.56	$ -	$ 0.05	$ -	$ 0.11	$ -	$ 2.45	$ 0.352	$ 0.75	$ 0.02	$ -	$ -	$ 1.12	$ 3.57
2039	$ 0.779	$ 1.51	$ -	$ 0.05	$ -	$ 0.11	$ -	$ 2.45	$ 0.376	$ 0.72	$ 0.02	$ -	$ -	$ 1.12	$ 3.57
2040	$ 0.833	$ 1.46	$ -	$ 0.05	$ -	$ 0.10	$ -	$ 2.44	$ 0.401	$ 0.70	$ 0.02	$ -	$ -	$ 1.12	$ 3.56
2041	$ 0.890	$ 1.40	$ -	$ 0.05	$ -	$ 0.10	$ -	$ 2.44	$ 0.429	$ 0.67	$ 0.02	$ -	$ -	$ 1.12	$ 3.56
2042	$ 0.951	$ 1.33	$ -	$ 0.05	$ -	$ 0.10	$ -	$ 2.43	$ 0.458	$ 0.64	$ 0.02	$ -	$ -	$ 1.12	$ 3.55
2043	$ 1.018	$ 1.27	$ -	$ 0.05	$ -	$ 0.09	$ -	$ 2.43	$ 0.489	$ 0.61	$ 0.02	$ -	$ -	$ 1.12	$ 3.55
2044	$ 1.088	$ 1.20	$ -	$ 0.05	$ -	$ 0.09	$ -	$ 2.42	$ 0.523	$ 0.57	$ 0.02	$ -	$ -	$ 1.12	$ 3.54
2045	$ 1.163	$ 1.12	$ -	$ 0.06	$ -	$ 0.08	$ -	$ 2.42	$ 0.558	$ 0.54	$ 0.02	$ -	$ -	$ 1.12	$ 3.54
2046	$ 1.243	$ 1.04	$ -	$ 0.06	$ -	$ 0.07	$ -	$ 2.41	$ 0.597	$ 0.50	$ 0.02	$ -	$ -	$ 1.12	$ 3.53
2047	$ 1.329	$ 0.95	$ -	$ 0.06	$ -	$ 0.07	$ -	$ 2.41	$ 0.638	$ 0.46	$ 0.02	$ -	$ -	$ 1.12	$ 3.52
2048	$ 1.421	$ 0.86	$ -	$ 0.06	$ -	$ 0.06	$ -	$ 2.40	$ 0.682	$ 0.41	$ 0.02	$ -	$ -	$ 1.12	$ 3.52
2049	$ 1.519	$ 0.76	$ -	$ 0.06	$ -	$ 0.05	$ -	$ 2.39	$ 0.728	$ 0.36	$ 0.02	$ -	$ -	$ 1.12	$ 3.51
2050	$ 1.625	$ 0.65	$ -	$ 0.06	$ -	$ 0.05	$ -	$ 2.39	$ 0.778	$ 0.31	$ 0.02	$ -	$ -	$ 1.11	$ 3.50
2051	$ 1.737	$ 0.54	$ -	$ 0.06	$ -	$ 0.04	$ -	$ 2.38	$ 0.832	$ 0.26	$ 0.02	$ -	$ -	$ 1.11	$ 3.49
2052	$ 1.858	$ 0.42	$ -	$ 0.06	$ -	$ 0.03	$ -	$ 2.37	$ 0.890	$ 0.20	$ 0.02	$ -	$ -	$ 1.11	$ 3.48
2053	$ 1.986	$ 0.29	$ -	$ 0.07	$ -	$ 0.02	$ -	$ 2.36	$ 0.951	$ 0.14	$ 0.02	$ -	$ -	$ 1.11	$ 3.47
2054	$ 2.124	$ 0.15	$ -	$ 0.07	$ -	$ 0.01	$ (2.30)	$ 0.05	$ 1.017	$ 0.07	$ 0.03	$ (1.11)	$ -	$ 0.01	$ 0.06
Total	**$ 27.80**	**$ 38.18**	**$ (1.95)**	**$ 1.49**	**$ (0.22)**	**$ 2.73**	**$ (2.30)**	**$ 65.73**	**$ 13.37**	**$ 18.05**	**$ 0.56**	**$ (1.11)**	**$ -**	**$ 30.88**	**$ 96.61**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account was partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF FRIENDSWOOD, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $34.24 per Square Foot

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 2

	Initial Major Improvement Bonds								Additional Major Improvements Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[g]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[e]	Annual Collection Costs[b]	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 1.62	$ (1.62)	$ 0.03	$ (0.03)	$ 0.12	$ -	$ 0.12	$ -	$ 0.55	$ 0.01	$ -	$ -	$ 0.56	$ 0.68
2027	$ 0.29	$ 1.62	$ -	$ 0.03	$ (0.03)	$ 0.12	$ -	$ 2.03	$ 0.14	$ 0.78	$ 0.01	$ -	$ -	$ 0.93	$ 2.96
2028	$ 0.31	$ 1.60	$ -	$ 0.03	$ (0.03)	$ 0.11	$ -	$ 2.02	$ 0.15	$ 0.77	$ 0.01	$ -	$ -	$ 0.93	$ 2.96
2029	$ 0.33	$ 1.58	$ -	$ 0.03	$ (0.03)	$ 0.11	$ -	$ 2.02	$ 0.16	$ 0.76	$ 0.01	$ -	$ -	$ 0.93	$ 2.96
2030	$ 0.36	$ 1.55	$ -	$ 0.03	$ (0.03)	$ 0.11	$ -	$ 2.02	$ 0.17	$ 0.75	$ 0.01	$ -	$ -	$ 0.93	$ 2.95
2031	$ 0.38	$ 1.53	$ -	$ 0.04	$ (0.02)	$ 0.11	$ -	$ 2.04	$ 0.18	$ 0.73	$ 0.01	$ -	$ -	$ 0.93	$ 2.97
2032	$ 0.41	$ 1.50	$ -	$ 0.04	$ -	$ 0.11	$ -	$ 2.05	$ 0.20	$ 0.72	$ 0.01	$ -	$ -	$ 0.93	$ 2.98
2033	$ 0.44	$ 1.47	$ -	$ 0.04	$ -	$ 0.11	$ -	$ 2.05	$ 0.21	$ 0.71	$ 0.01	$ -	$ -	$ 0.93	$ 2.98
2034	$ 0.46	$ 1.44	$ -	$ 0.04	$ -	$ 0.10	$ -	$ 2.05	$ 0.22	$ 0.69	$ 0.01	$ -	$ -	$ 0.93	$ 2.98
2035	$ 0.50	$ 1.41	$ -	$ 0.04	$ -	$ 0.10	$ -	$ 2.04	$ 0.24	$ 0.68	$ 0.01	$ -	$ -	$ 0.93	$ 2.98
2036	$ 0.53	$ 1.37	$ -	$ 0.04	$ -	$ 0.10	$ -	$ 2.04	$ 0.26	$ 0.66	$ 0.01	$ -	$ -	$ 0.93	$ 2.97
2037	$ 0.57	$ 1.34	$ -	$ 0.04	$ -	$ 0.10	$ -	$ 2.04	$ 0.27	$ 0.64	$ 0.02	$ -	$ -	$ 0.93	$ 2.97
2038	$ 0.61	$ 1.30	$ -	$ 0.04	$ -	$ 0.09	$ -	$ 2.04	$ 0.29	$ 0.62	$ 0.02	$ -	$ -	$ 0.93	$ 2.97
2039	$ 0.65	$ 1.26	$ -	$ 0.04	$ -	$ 0.09	$ -	$ 2.03	$ 0.31	$ 0.60	$ 0.02	$ -	$ -	$ 0.93	$ 2.96
2040	$ 0.69	$ 1.21	$ -	$ 0.04	$ -	$ 0.09	$ -	$ 2.03	$ 0.33	$ 0.58	$ 0.02	$ -	$ -	$ 0.93	$ 2.96
2041	$ 0.74	$ 1.16	$ -	$ 0.04	$ -	$ 0.08	$ -	$ 2.03	$ 0.36	$ 0.56	$ 0.02	$ -	$ -	$ 0.93	$ 2.96
2042	$ 0.79	$ 1.11	$ -	$ 0.04	$ -	$ 0.08	$ -	$ 2.02	$ 0.38	$ 0.53	$ 0.02	$ -	$ -	$ 0.93	$ 2.95
2043	$ 0.85	$ 1.05	$ -	$ 0.04	$ -	$ 0.08	$ -	$ 2.02	$ 0.41	$ 0.51	$ 0.02	$ -	$ -	$ 0.93	$ 2.95
2044	$ 0.90	$ 0.99	$ -	$ 0.05	$ -	$ 0.07	$ -	$ 2.02	$ 0.43	$ 0.48	$ 0.02	$ -	$ -	$ 0.93	$ 2.95
2045	$ 0.97	$ 0.93	$ -	$ 0.05	$ -	$ 0.07	$ -	$ 2.01	$ 0.46	$ 0.45	$ 0.02	$ -	$ -	$ 0.93	$ 2.94
2046	$ 1.03	$ 0.86	$ -	$ 0.05	$ -	$ 0.06	$ -	$ 2.01	$ 0.50	$ 0.41	$ 0.02	$ -	$ -	$ 0.93	$ 2.94
2047	$ 1.10	$ 0.79	$ -	$ 0.05	$ -	$ 0.06	$ -	$ 2.00	$ 0.53	$ 0.38	$ 0.02	$ -	$ -	$ 0.93	$ 2.93
2048	$ 1.18	$ 0.71	$ -	$ 0.05	$ -	$ 0.05	$ -	$ 2.00	$ 0.57	$ 0.34	$ 0.02	$ -	$ -	$ 0.93	$ 2.92
2049	$ 1.26	$ 0.63	$ -	$ 0.05	$ -	$ 0.05	$ -	$ 1.99	$ 0.61	$ 0.30	$ 0.02	$ -	$ -	$ 0.93	$ 2.92
2050	$ 1.35	$ 0.54	$ -	$ 0.05	$ -	$ 0.04	$ -	$ 1.98	$ 0.65	$ 0.26	$ 0.02	$ -	$ -	$ 0.93	$ 2.91
2051	$ 1.44	$ 0.45	$ -	$ 0.05	$ -	$ 0.03	$ -	$ 1.98	$ 0.69	$ 0.21	$ 0.02	$ -	$ -	$ 0.93	$ 2.90
2052	$ 1.54	$ 0.35	$ -	$ 0.05	$ -	$ 0.02	$ -	$ 1.97	$ 0.74	$ 0.17	$ 0.02	$ -	$ -	$ 0.93	$ 2.90
2053	$ 1.65	$ 0.24	$ -	$ 0.05	$ -	$ 0.02	$ -	$ 1.96	$ 0.79	$ 0.11	$ 0.02	$ -	$ -	$ 0.93	$ 2.89
2054	$ 1.77	$ 0.12	$ -	$ 0.06	$ -	$ 0.01	$ (1.91)	$ 0.04	$ 0.85	$ 0.06	$ 0.02	$ (0.92)	$ -	$ 0.00	$ 0.05
Total	**$ 23.12**	**$ 31.75**	**$ (1.62)**	**$ 1.24**	**$ (0.18)**	**$ 2.27**	**$ (1.91)**	**$ 54.66**	**$ 11.12**	**$ 15.01**	**$ 0.47**	**$ (0.92)**	**$ -**	**$ 25.68**	**$ 80.33**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account was partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF FRIENDSWOOD, TEXAS CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $15,492.94

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 3

	Initial Major Improvement Bonds							Additional Major Improvements Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[f]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[e]	Annual Collection Costs[b]	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 732.36	$ (732.36)	$ 14.89	$ (14.89)	$ 52.31	$ -	$ 52.31	$ -	$ 249.43	$ 5.46	$ -	$ -	$ 254.90	$ 307.21
2027	$ 132.67	$ 732.36	$ -	$ 14.75	$ (14.75)	$ 52.31	$ -	$ 917.34	$ 64.07	$ 352.14	$ 5.57	$ -	$ -	$ 421.78	$ 1,339.13
2028	$ 141.46	$ 723.08	$ -	$ 15.05	$ (15.05)	$ 51.65	$ -	$ 916.18	$ 69.17	$ 347.66	$ 5.69	$ -	$ -	$ 422.51	$ 1,338.69
2029	$ 151.09	$ 713.17	$ -	$ 15.35	$ (15.35)	$ 50.94	$ -	$ 915.21	$ 73.70	$ 342.82	$ 5.80	$ -	$ -	$ 422.32	$ 1,337.53
2030	$ 161.58	$ 702.60	$ -	$ 15.66	$ (15.66)	$ 50.19	$ -	$ 914.37	$ 78.52	$ 337.66	$ 5.92	$ -	$ -	$ 422.10	$ 1,336.46
2031	$ 172.64	$ 691.29	$ -	$ 15.97	$ (7.56)	$ 49.38	$ -	$ 921.71	$ 83.63	$ 332.16	$ 6.03	$ -	$ -	$ 421.82	$ 1,343.53
2032	$ 184.26	$ 679.20	$ -	$ 16.29	$ -	$ 48.51	$ -	$ 928.27	$ 89.30	$ 326.31	$ 6.15	$ -	$ -	$ 421.76	$ 1,350.02
2033	$ 197.02	$ 666.30	$ -	$ 16.61	$ -	$ 47.59	$ -	$ 927.53	$ 95.25	$ 320.06	$ 6.28	$ -	$ -	$ 421.58	$ 1,349.11
2034	$ 210.34	$ 652.51	$ -	$ 16.95	$ -	$ 46.61	$ -	$ 926.41	$ 101.77	$ 313.39	$ 6.40	$ -	$ -	$ 421.56	$ 1,347.97
2035	$ 224.80	$ 637.79	$ -	$ 17.29	$ -	$ 45.56	$ -	$ 925.43	$ 108.86	$ 306.26	$ 6.53	$ -	$ -	$ 421.65	$ 1,347.08
2036	$ 240.11	$ 622.05	$ -	$ 17.63	$ -	$ 44.43	$ -	$ 924.22	$ 116.23	$ 298.64	$ 6.66	$ -	$ -	$ 421.53	$ 1,345.76
2037	$ 256.83	$ 605.25	$ -	$ 17.98	$ -	$ 43.23	$ -	$ 923.29	$ 123.88	$ 290.51	$ 6.79	$ -	$ -	$ 421.18	$ 1,344.48
2038	$ 274.41	$ 587.27	$ -	$ 18.34	$ -	$ 41.95	$ -	$ 921.97	$ 132.38	$ 281.84	$ 6.93	$ -	$ -	$ 421.15	$ 1,343.12
2039	$ 293.12	$ 568.06	$ -	$ 18.71	$ -	$ 40.58	$ -	$ 920.46	$ 141.46	$ 272.57	$ 7.07	$ -	$ -	$ 421.10	$ 1,341.56
2040	$ 313.53	$ 547.54	$ -	$ 19.08	$ -	$ 39.11	$ -	$ 919.26	$ 150.81	$ 262.67	$ 7.21	$ -	$ -	$ 420.69	$ 1,339.95
2041	$ 335.07	$ 525.59	$ -	$ 19.47	$ -	$ 37.54	$ -	$ 917.67	$ 161.30	$ 252.11	$ 7.36	$ -	$ -	$ 420.77	$ 1,338.44
2042	$ 358.03	$ 502.14	$ -	$ 19.86	$ -	$ 35.87	$ -	$ 915.89	$ 172.35	$ 240.82	$ 7.50	$ -	$ -	$ 420.68	$ 1,336.57
2043	$ 382.98	$ 477.08	$ -	$ 20.25	$ -	$ 34.08	$ -	$ 914.39	$ 183.98	$ 228.76	$ 7.65	$ -	$ -	$ 420.39	$ 1,334.77
2044	$ 409.34	$ 450.27	$ -	$ 20.66	$ -	$ 32.16	$ -	$ 912.43	$ 196.73	$ 215.88	$ 7.81	$ -	$ -	$ 420.42	$ 1,332.85
2045	$ 437.69	$ 421.61	$ -	$ 21.07	$ -	$ 30.12	$ -	$ 910.49	$ 210.06	$ 202.11	$ 7.96	$ -	$ -	$ 420.12	$ 1,330.62
2046	$ 467.74	$ 390.98	$ -	$ 21.49	$ -	$ 27.93	$ -	$ 908.13	$ 224.80	$ 187.40	$ 8.12	$ -	$ -	$ 420.32	$ 1,328.45
2047	$ 500.06	$ 358.23	$ -	$ 21.92	$ -	$ 25.59	$ -	$ 905.80	$ 240.11	$ 171.67	$ 8.28	$ -	$ -	$ 420.05	$ 1,325.86
2048	$ 534.64	$ 323.23	$ -	$ 22.36	$ -	$ 23.09	$ -	$ 903.32	$ 256.55	$ 154.86	$ 8.45	$ -	$ -	$ 419.85	$ 1,323.17
2049	$ 571.78	$ 285.81	$ -	$ 22.81	$ -	$ 20.41	$ -	$ 900.80	$ 274.12	$ 136.90	$ 8.62	$ -	$ -	$ 419.64	$ 1,320.44
2050	$ 611.46	$ 245.78	$ -	$ 23.26	$ -	$ 17.56	$ -	$ 898.06	$ 292.83	$ 117.71	$ 8.79	$ -	$ -	$ 419.33	$ 1,317.40
2051	$ 653.70	$ 202.98	$ -	$ 23.73	$ -	$ 14.50	$ -	$ 894.91	$ 313.24	$ 97.21	$ 8.97	$ -	$ -	$ 419.42	$ 1,314.33
2052	$ 699.06	$ 157.22	$ -	$ 24.20	$ -	$ 11.23	$ -	$ 891.71	$ 334.79	$ 75.29	$ 9.15	$ -	$ -	$ 419.22	$ 1,310.93
2053	$ 747.53	$ 108.29	$ -	$ 24.69	$ -	$ 7.73	$ -	$ 888.24	$ 358.03	$ 51.85	$ 9.33	$ -	$ -	$ 419.21	$ 1,307.45
2054	$ 799.41	$ 55.96	$ -	$ 25.18	$ -	$ 4.00	$ (865.03)	$ 19.51	$ 382.70	$ 26.79	$ 9.51	$ (416.83)	$ -	$ 2.17	$ 21.69
Total	**$ 10,462.33**	**$ 14,366.00**	**$ (732.36)**	**$ 561.50**	**$ (83.26)**	**$ 1,026.14**	**$ (865.03)**	**$ 24,735.33**	**$ 5,030.61**	**$ 6,793.46**	**$ 212.00**	**$ (416.83)**	**$ -**	**$ 11,619.23**	**$ 36,354.56**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account was partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 4

BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF FRIENDSWOOD, TEXAS CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: $28.87 per Square Foot

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - Lot Type 4

	Initial Major Improvement Bonds								Additional Major Improvements Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[f]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[e]	Annual Collection Costs[b]	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 1.36	$ (1.36)	$ 0.03	$ (0.03)	$ 0.10	$ -	$ 0.10	$ -	$ 0.46	$ 0.01	$ -	$ -	$ 0.47	$ 0.57
2027	$ 0.25	$ 1.36	$ -	$ 0.03	$ (0.03)	$ 0.10	$ -	$ 1.71	$ 0.12	$ 0.66	$ 0.01	$ -	$ -	$ 0.79	$ 2.50
2028	$ 0.26	$ 1.35	$ -	$ 0.03	$ (0.03)	$ 0.10	$ -	$ 1.71	$ 0.13	$ 0.65	$ 0.01	$ -	$ -	$ 0.79	$ 2.49
2029	$ 0.28	$ 1.33	$ -	$ 0.03	$ (0.03)	$ 0.09	$ -	$ 1.71	$ 0.14	$ 0.64	$ 0.01	$ -	$ -	$ 0.79	$ 2.49
2030	$ 0.30	$ 1.31	$ -	$ 0.03	$ (0.03)	$ 0.09	$ -	$ 1.70	$ 0.15	$ 0.63	$ 0.01	$ -	$ -	$ 0.79	$ 2.49
2031	$ 0.32	$ 1.29	$ -	$ 0.03	$ (0.01)	$ 0.09	$ -	$ 1.72	$ 0.16	$ 0.62	$ 0.01	$ -	$ -	$ 0.79	$ 2.50
2032	$ 0.34	$ 1.27	$ -	$ 0.03	$ -	$ 0.09	$ -	$ 1.73	$ 0.17	$ 0.61	$ 0.01	$ -	$ -	$ 0.79	$ 2.52
2033	$ 0.37	$ 1.24	$ -	$ 0.03	$ -	$ 0.09	$ -	$ 1.73	$ 0.18	$ 0.60	$ 0.01	$ -	$ -	$ 0.79	$ 2.51
2034	$ 0.39	$ 1.22	$ -	$ 0.03	$ -	$ 0.09	$ -	$ 1.73	$ 0.19	$ 0.58	$ 0.01	$ -	$ -	$ 0.79	$ 2.51
2035	$ 0.42	$ 1.19	$ -	$ 0.03	$ -	$ 0.08	$ -	$ 1.72	$ 0.20	$ 0.57	$ 0.01	$ -	$ -	$ 0.79	$ 2.51
2036	$ 0.45	$ 1.16	$ -	$ 0.03	$ -	$ 0.08	$ -	$ 1.72	$ 0.22	$ 0.56	$ 0.01	$ -	$ -	$ 0.79	$ 2.51
2037	$ 0.48	$ 1.13	$ -	$ 0.03	$ -	$ 0.08	$ -	$ 1.72	$ 0.23	$ 0.54	$ 0.01	$ -	$ -	$ 0.78	$ 2.51
2038	$ 0.51	$ 1.09	$ -	$ 0.03	$ -	$ 0.08	$ -	$ 1.72	$ 0.25	$ 0.53	$ 0.01	$ -	$ -	$ 0.78	$ 2.50
2039	$ 0.55	$ 1.06	$ -	$ 0.03	$ -	$ 0.08	$ -	$ 1.72	$ 0.26	$ 0.51	$ 0.01	$ -	$ -	$ 0.78	$ 2.50
2040	$ 0.58	$ 1.02	$ -	$ 0.04	$ -	$ 0.07	$ -	$ 1.71	$ 0.28	$ 0.49	$ 0.01	$ -	$ -	$ 0.78	$ 2.50
2041	$ 0.62	$ 0.98	$ -	$ 0.04	$ -	$ 0.07	$ -	$ 1.71	$ 0.30	$ 0.47	$ 0.01	$ -	$ -	$ 0.78	$ 2.49
2042	$ 0.67	$ 0.94	$ -	$ 0.04	$ -	$ 0.07	$ -	$ 1.71	$ 0.32	$ 0.45	$ 0.01	$ -	$ -	$ 0.78	$ 2.49
2043	$ 0.71	$ 0.89	$ -	$ 0.04	$ -	$ 0.06	$ -	$ 1.70	$ 0.34	$ 0.43	$ 0.01	$ -	$ -	$ 0.78	$ 2.49
2044	$ 0.76	$ 0.84	$ -	$ 0.04	$ -	$ 0.06	$ -	$ 1.70	$ 0.37	$ 0.40	$ 0.01	$ -	$ -	$ 0.78	$ 2.48
2045	$ 0.82	$ 0.79	$ -	$ 0.04	$ -	$ 0.06	$ -	$ 1.70	$ 0.39	$ 0.38	$ 0.01	$ -	$ -	$ 0.78	$ 2.48
2046	$ 0.87	$ 0.73	$ -	$ 0.04	$ -	$ 0.05	$ -	$ 1.69	$ 0.42	$ 0.35	$ 0.02	$ -	$ -	$ 0.78	$ 2.48
2047	$ 0.93	$ 0.67	$ -	$ 0.04	$ -	$ 0.05	$ -	$ 1.69	$ 0.45	$ 0.32	$ 0.02	$ -	$ -	$ 0.78	$ 2.47
2048	$ 1.00	$ 0.60	$ -	$ 0.04	$ -	$ 0.04	$ -	$ 1.68	$ 0.48	$ 0.29	$ 0.02	$ -	$ -	$ 0.78	$ 2.47
2049	$ 1.07	$ 0.53	$ -	$ 0.04	$ -	$ 0.04	$ -	$ 1.68	$ 0.51	$ 0.26	$ 0.02	$ -	$ -	$ 0.78	$ 2.46
2050	$ 1.14	$ 0.46	$ -	$ 0.04	$ -	$ 0.03	$ -	$ 1.67	$ 0.55	$ 0.22	$ 0.02	$ -	$ -	$ 0.78	$ 2.45
2051	$ 1.22	$ 0.38	$ -	$ 0.04	$ -	$ 0.03	$ -	$ 1.67	$ 0.58	$ 0.18	$ 0.02	$ -	$ -	$ 0.78	$ 2.45
2052	$ 1.30	$ 0.29	$ -	$ 0.05	$ -	$ 0.02	$ -	$ 1.66	$ 0.62	$ 0.14	$ 0.02	$ -	$ -	$ 0.78	$ 2.44
2053	$ 1.39	$ 0.20	$ -	$ 0.05	$ -	$ 0.01	$ -	$ 1.66	$ 0.67	$ 0.10	$ 0.02	$ -	$ -	$ 0.78	$ 2.44
2054	$ 1.49	$ 0.10	$ -	$ 0.05	$ -	$ 0.01	$ (1.61)	$ 0.04	$ 0.71	$ 0.05	$ 0.02	$ (0.78)	$ -	$ 0.00	$ 0.04
Total	**$ 19.50**	**$ 26.77**	**$ (1.36)**	**$ 1.05**	**$ (0.16)**	**$ 1.91**	**$ (1.61)**	**$ 46.09**	**$ 9.37**	**$ 12.66**	**$ 0.40**	**$ (0.78)**	**$ -**	**$ 21.65**	**$ 67.74**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account was partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 5
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF FRIENDSWOOD, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: $46.56 per Square Foot

As the purchaser of the real property described above, you are obligated to pay assessments to City of Friendswood, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Friendswood City Center Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Friendswood. The exact amount of each annual installment will be approved each year by the Friendswood City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Friendswood.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 5

	Initial Major Improvement Bonds								Additional Major Improvements Reimbursement Obligation						
Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Annual Collection Costs[b]	Annual Collection Costs Credit[b]	Additional Interest[c]	Reserve Fund[f]	Initial Major Improvements Total Annual Installment Due[d]	Principal	Interest[b]	Annual Collection Costs[b]	Reserve Fund[f]	Additional Interest[g]	Additional Major Improvements Total Annual Installment Due[d]	Total Annual Installment Due[d]
2026	$ -	$ 2.20	$ (2.20)	$ 0.04	$ (0.04)	$ 0.16	$ -	$ 0.16	$ -	$ 0.75	$ 0.02	$ -	$ -	$ 0.77	$ 0.92
2027	$ 0.40	$ 2.20	$ -	$ 0.04	$ (0.04)	$ 0.16	$ -	$ 2.76	$ 0.19	$ 1.06	$ 0.02	$ -	$ -	$ 1.27	$ 4.02
2028	$ 0.43	$ 2.17	$ -	$ 0.05	$ (0.05)	$ 0.16	$ -	$ 2.75	$ 0.21	$ 1.04	$ 0.02	$ -	$ -	$ 1.27	$ 4.02
2029	$ 0.45	$ 2.14	$ -	$ 0.05	$ (0.05)	$ 0.15	$ -	$ 2.75	$ 0.22	$ 1.03	$ 0.02	$ -	$ -	$ 1.27	$ 4.02
2030	$ 0.49	$ 2.11	$ -	$ 0.05	$ (0.05)	$ 0.15	$ -	$ 2.75	$ 0.24	$ 1.01	$ 0.02	$ -	$ -	$ 1.27	$ 4.02
2031	$ 0.52	$ 2.08	$ -	$ 0.05	$ (0.02)	$ 0.15	$ -	$ 2.77	$ 0.25	$ 1.00	$ 0.02	$ -	$ -	$ 1.27	$ 4.04
2032	$ 0.55	$ 2.04	$ -	$ 0.05	$ -	$ 0.15	$ -	$ 2.79	$ 0.27	$ 0.98	$ 0.02	$ -	$ -	$ 1.27	$ 4.06
2033	$ 0.59	$ 2.00	$ -	$ 0.05	$ -	$ 0.14	$ -	$ 2.79	$ 0.29	$ 0.96	$ 0.02	$ -	$ -	$ 1.27	$ 4.05
2034	$ 0.63	$ 1.96	$ -	$ 0.05	$ -	$ 0.14	$ -	$ 2.78	$ 0.31	$ 0.94	$ 0.02	$ -	$ -	$ 1.27	$ 4.05
2035	$ 0.68	$ 1.92	$ -	$ 0.05	$ -	$ 0.14	$ -	$ 2.78	$ 0.33	$ 0.92	$ 0.02	$ -	$ -	$ 1.27	$ 4.05
2036	$ 0.72	$ 1.87	$ -	$ 0.05	$ -	$ 0.13	$ -	$ 2.78	$ 0.35	$ 0.90	$ 0.02	$ -	$ -	$ 1.27	$ 4.04
2037	$ 0.77	$ 1.82	$ -	$ 0.05	$ -	$ 0.13	$ -	$ 2.77	$ 0.37	$ 0.87	$ 0.02	$ -	$ -	$ 1.27	$ 4.04
2038	$ 0.82	$ 1.76	$ -	$ 0.06	$ -	$ 0.13	$ -	$ 2.77	$ 0.40	$ 0.85	$ 0.02	$ -	$ -	$ 1.27	$ 4.04
2039	$ 0.88	$ 1.71	$ -	$ 0.06	$ -	$ 0.12	$ -	$ 2.77	$ 0.43	$ 0.82	$ 0.02	$ -	$ -	$ 1.27	$ 4.03
2040	$ 0.94	$ 1.65	$ -	$ 0.06	$ -	$ 0.12	$ -	$ 2.76	$ 0.45	$ 0.79	$ 0.02	$ -	$ -	$ 1.26	$ 4.03
2041	$ 1.01	$ 1.58	$ -	$ 0.06	$ -	$ 0.11	$ -	$ 2.76	$ 0.48	$ 0.76	$ 0.02	$ -	$ -	$ 1.26	$ 4.02
2042	$ 1.08	$ 1.51	$ -	$ 0.06	$ -	$ 0.11	$ -	$ 2.75	$ 0.52	$ 0.72	$ 0.02	$ -	$ -	$ 1.26	$ 4.02
2043	$ 1.15	$ 1.43	$ -	$ 0.06	$ -	$ 0.10	$ -	$ 2.75	$ 0.55	$ 0.69	$ 0.02	$ -	$ -	$ 1.26	$ 4.01
2044	$ 1.23	$ 1.35	$ -	$ 0.06	$ -	$ 0.10	$ -	$ 2.74	$ 0.59	$ 0.65	$ 0.02	$ -	$ -	$ 1.26	$ 4.01
2045	$ 1.32	$ 1.27	$ -	$ 0.06	$ -	$ 0.09	$ -	$ 2.74	$ 0.63	$ 0.61	$ 0.02	$ -	$ -	$ 1.26	$ 4.00
2046	$ 1.41	$ 1.18	$ -	$ 0.06	$ -	$ 0.08	$ -	$ 2.73	$ 0.68	$ 0.56	$ 0.02	$ -	$ -	$ 1.26	$ 3.99
2047	$ 1.50	$ 1.08	$ -	$ 0.07	$ -	$ 0.08	$ -	$ 2.72	$ 0.72	$ 0.52	$ 0.02	$ -	$ -	$ 1.26	$ 3.98
2048	$ 1.61	$ 0.97	$ -	$ 0.07	$ -	$ 0.07	$ -	$ 2.71	$ 0.77	$ 0.47	$ 0.03	$ -	$ -	$ 1.26	$ 3.98
2049	$ 1.72	$ 0.86	$ -	$ 0.07	$ -	$ 0.06	$ -	$ 2.71	$ 0.82	$ 0.41	$ 0.03	$ -	$ -	$ 1.26	$ 3.97
2050	$ 1.84	$ 0.74	$ -	$ 0.07	$ -	$ 0.05	$ -	$ 2.70	$ 0.88	$ 0.35	$ 0.03	$ -	$ -	$ 1.26	$ 3.96
2051	$ 1.96	$ 0.61	$ -	$ 0.07	$ -	$ 0.04	$ -	$ 2.69	$ 0.94	$ 0.29	$ 0.03	$ -	$ -	$ 1.26	$ 3.95
2052	$ 2.10	$ 0.47	$ -	$ 0.07	$ -	$ 0.03	$ -	$ 2.68	$ 1.01	$ 0.23	$ 0.03	$ -	$ -	$ 1.26	$ 3.94
2053	$ 2.25	$ 0.33	$ -	$ 0.07	$ -	$ 0.02	$ -	$ 2.67	$ 1.08	$ 0.16	$ 0.03	$ -	$ -	$ 1.26	$ 3.93
2054	$ 2.40	$ 0.17	$ -	$ 0.08	$ -	$ 0.01	$ (2.60)	$ 0.06	$ 1.15	$ 0.08	$ 0.03	$ (1.25)	$ -	$ 0.01	$ 0.07
Total	**$ 31.44**	**$ 43.17**	**$ (2.20)**	**$ 1.69**	**$ (0.25)**	**$ 3.08**	**$ (2.60)**	**$ 74.34**	**$ 15.12**	**$ 20.42**	**$ 0.64**	**$ (1.25)**	**$ -**	**$ 34.92**	**$ 109.26**

Footnotes:

[a] Interest is calculated at the rate of the Initial Major Improvement Bonds.

[b] The Annual Collection Costs were initially funded at bond closing and while levied the Annual Collection Costs component of the Initial Major Improvement Assessment will not be collected in the early years but the City will resume collection of the Annual Collection Costs once the Administrative Fund balance is reduced to $20,000.

[c] The Delinquency and Prepayment Reserve Account was partially funded at closing. Additional Interest shall be collected on the Initial Major Improvement Bonds when the Delinquency and Prepayment Reserve Account is below 2.5% of the par amount of the Initial Major Improvement Bonds.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, the collection of Additional Interest, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[e] Interest on the Reimbursement Obligation is calculated at a rate of 7.00% which is less than 2% above the highest average rate of the S&P Municipal High Yield Index which was 5.50% for October 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on such PID Bonds plus the Additional Interest.

[f] Assumes the release of reserve fund money in final assessment year. If such reserve fund money is not available, the final Initial Major Improvement Assessment and final Additional Major Improvement Assessment will increase.

[g] Additional Interest shall be collected upon the issuance of the Additional Major Improvement Bonds.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/07/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This is the first reading of an ordinance annexing property owned by the City of Friendswood in accordance with that boundary agreement with the City of League City executed on May 6, 2025.

In 2018, the City of Friendswood (the "City") acquired approximately 1.3347 acres southwest of Lake Friendswood (the "Property") and located within the City of League City ("League City"). The Property is currently unimproved; however, the City desires to incorporate it into Lake Friendswood Park for additional park amenities.

On June 24, 2025, the City of League City disannexed the Property; and on July 7, 2025, the City of Friendswood placed the Property in its extraterritorial jurisdiction. The boundary agreement provides that the City will annex the same within 120 days of League City's disannexation. This is the first reading of the annexation of the Property. The second reading will be held at the regular meeting of the City Council in September.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Annexation of 1.3347 Acres
2. Location Map 1.3347 acres

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

****

WHEREAS, in 2018, the City of Friendswood (the "City") acquired approximately 1.3347 acres west of Lake Friendswood and located within the City of League City ("League City"), which property is more particularly described in Exhibit "A" which is attached hereto and incorporated herein for all intents and purposes, which property is less than one thousand feet (1,000') in width (the "Property"); and

WHEREAS, pursuant to Section 43.015 of the Texas Local Government Code, the City and League City entered into an interlocal agreement to make agreeable changes in their boundaries, wherein League City agreed to disannex the Property and the City agreed to annex the same (the "Boundary Agreement"); and

WHEREAS, after complying with all applicable laws, processes and procedures, League City adopted League City Ordinance No. 25-22 on June 24, 2025, which officially disannexed the Property from its corporate limits consistent with the Boundary Agreement; and

WHEREAS, thereafter, the City Council of the City of Friendswood passed Resolution No. 2025-24 to annex the Property into its extraterritorial jurisdiction in order to initiate annexation proceedings in accordance with the Boundary Agreement and applicable law; and

WHEREAS, the boundaries of the City are contiguous to the Property on at least two (2) sides and the Property abuts the corporate limits of the City of League City; and

WHEREAS, the City is comprised of approximately 21.2 square miles; has a population of approximately 41,118, and has not annexed any areas this calendar year; and

WHEREAS, pursuant to the Boundary Agreement, the City is required to complete the annexation of the Property within one hundred twenty (120) days of the City of League City's disannexation; NOW THEREFORE,

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

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct; and such recitals are hereby approved and made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings by the City Council of the City of Friendswood, Texas.

Section 2. That the following described land and territories lying adjacent to and adjoining the City of Friendswood are hereby added and annexed to the City of Friendswood, Texas, and shall hereinafter be included within the boundary limits of the City of Friendswood, Texas, and present boundary limits of such City, at the various points contiguous to the areas hereinafter described, are altered and amended so as to include said areas within the corporate limits of the City of Friendswood, Texas, to-wit:

SEE EXHIBIT "A"

Section 3. The above-described territories and the areas so annexed shall be a part of the City of Friendswood, Texas; and the property so added hereby shall, to the extent applicable, bear its pro rata share of the taxes levied by the City of Friendswood, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Friendswood and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Friendswood, Texas.

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

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 such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. This ordinance shall take effect from and after its passage on second reading by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 4th day of August, 2025.

_____

MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 8th day of September, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

Exhibit "A"

All that certain 1.3347 acres out of Lots 159, 160 and 170, Slone Subdivision according to the plat thereof as filed in Volume 254, Page 53-54 Galveston County Map Records, I. & G. N. RR Company Survey No. 4, Abstract 608, Galveston County, Texas and being out of that certain tract as described in a deed dated 01-01-1992 from Neva Watkins West to Wesley West Cattle Company as filed in the Official Records of Galveston County at Clerk's File Number 9205621 and Film Code Number 007-99-1074 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 42Q4);

Beginning at a found 1/2" iron pipe marking the Southeast corner of Restricted Reserve "A", Block 1, Austin Chase at West Ranch, Section Two according to the plat thereof as filed in File Number 2016008227 Galveston County Map Records;

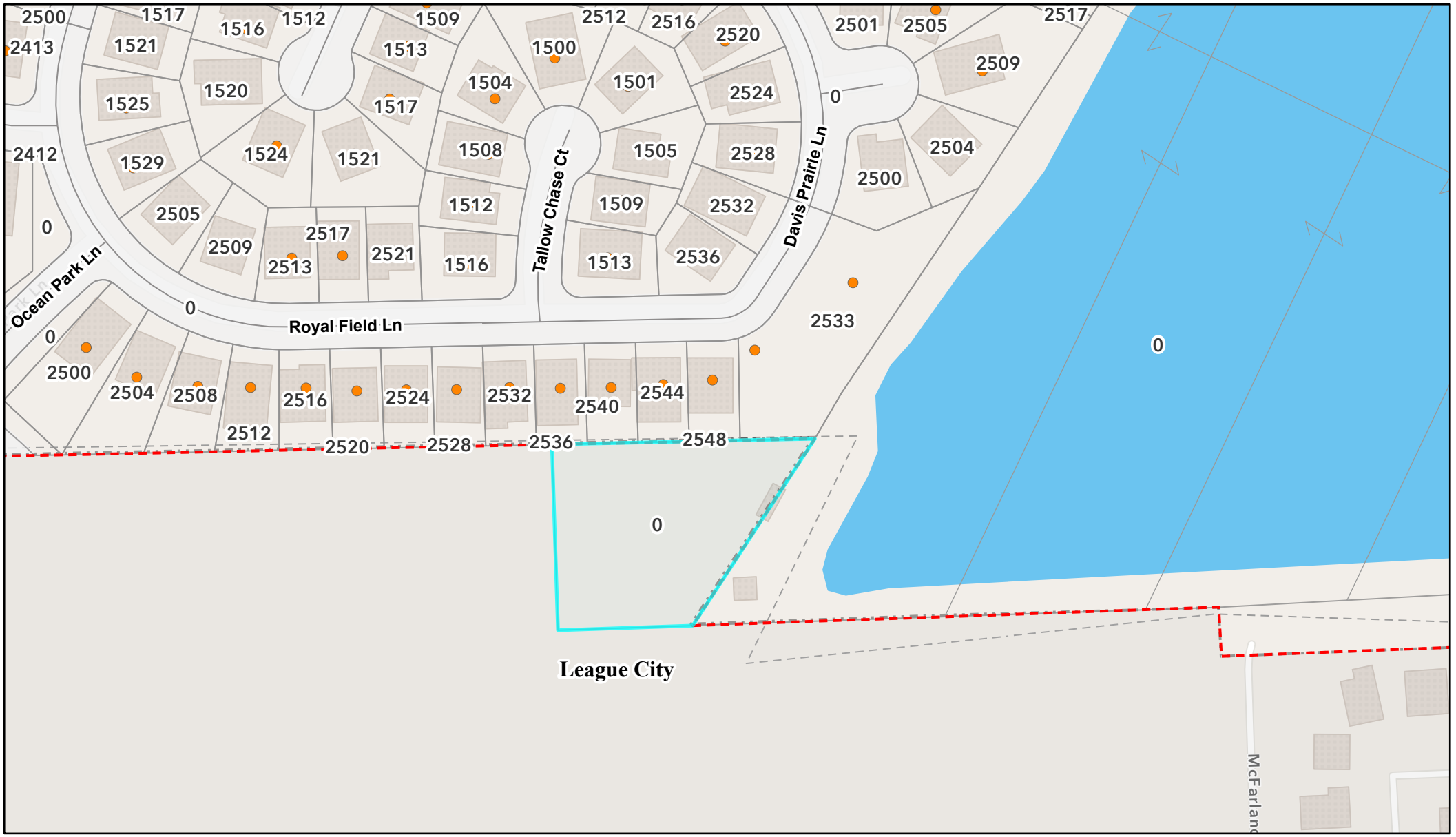
1. Thence S 31° 27' 59" W - 292.93' with the West line of that certain tract as described in a deed dated 04-27-1993 from Texas Parks and Recreation Foundation, Inc. to City of Friendswood as filed in the Official Records of Galveston County at Cleric's File Number 9517142 and Film Code Number 010-39-0211 to a point for corner marking the Southwest corner of said City of Friendswood tract from which a found 2" iron pipe bears S 47° 11' 33" W - 0.48' for reference;

2. Thence S 86° 08' 06" W - 155.78' with the North line of that certain tract as described in a deed dated 08-02-2013 from The Estate of Jimmie Elroy Rathburn to Kyle Perri as filed in the Official Records of Galveston County at Clerk's File Number 2013049164 to a call and found 1/2" iron rod marking the Northwest corner of said Kyle Perri tract;

3. Thence N 03° 44' 32" W 243.49' to a set 5/8" iron rod with cap (stamped C.L. DAVIS-RPLS 4464) for corner;

4. Thence N 86° 55' 50" E - 324.69' with the South line of Block 1 of said Austin Chase at West Ranch, Section Two to the POINT OF BEGINNING and containing 1.3347 acres (58,141 square feet) of land more or less.

City of Friendswood



7/23/2025, 3:02:25 PM

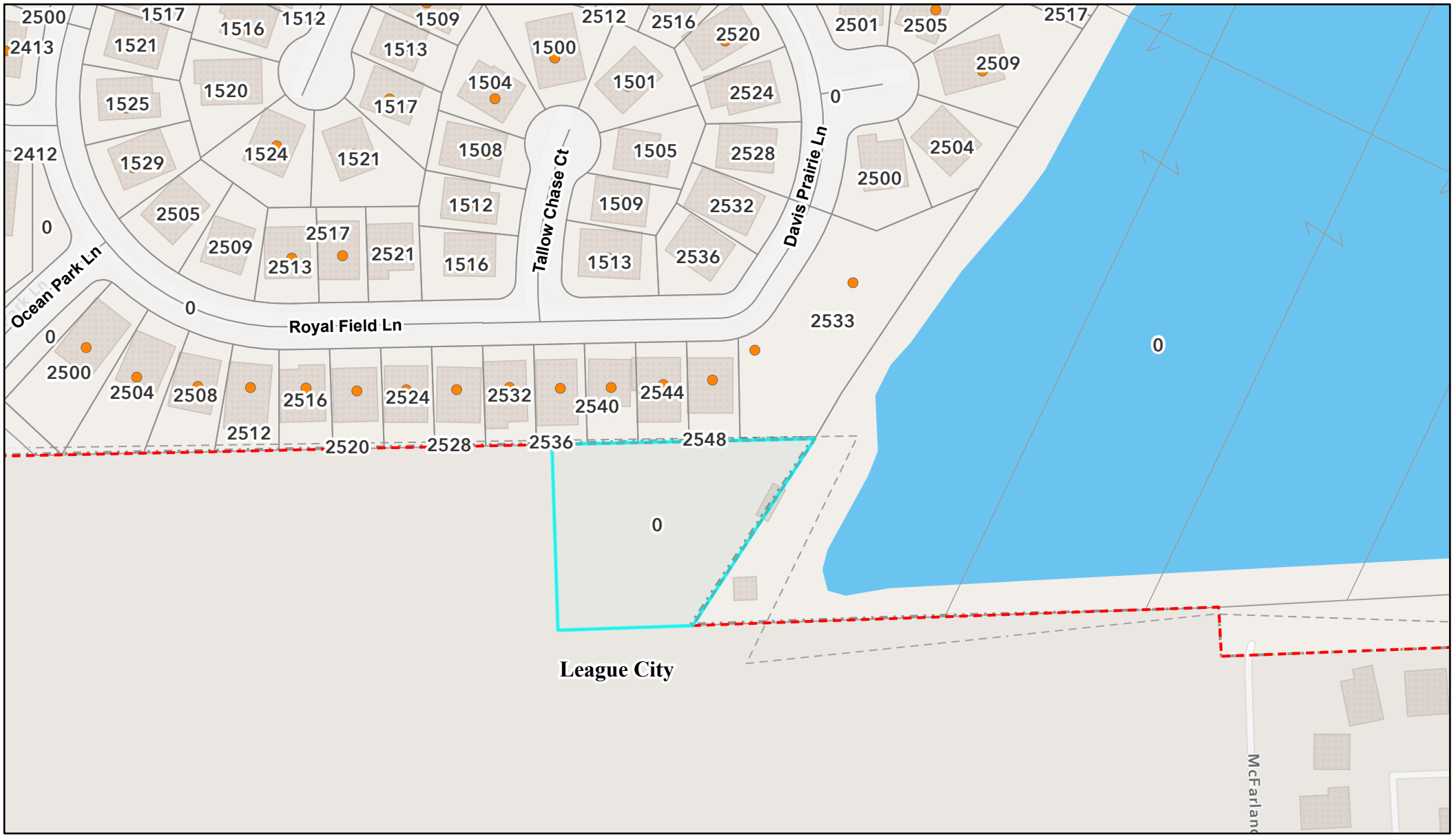
Address Points
Parcels
Surrounding Cities
City Limit
Streets

1:2,397

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



7/23/2025, 3:02:25 PM

Address Points
Parcels
Surrounding Cities
City Limit
Streets

1:2,397

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/12/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider on first reading an ordinance amending Chapter 2 "Administration," Article I "Generally," Section 2-23 "Procedure and administration," Subsection (a) Rules of procedure"; and Article II "Boards, Committees and Commissions," Division 6 "Fourth of July Steering Committee," Section 2-51 "Created; membership," Subsection (b) "Membership" and Division 8 "Keep Friendswood Beautiful Committee," Section 2-61 "Created, membership," Subchapter (b) "Membership" of the Friendswood City Code to remove residency and business ownership as qualifications for membership.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

At the City Council's retreat held on July 12, 2025, the City Council discussed the possibility of removing the requirement that members of the Fourth of July Steering Committee and the Keep Friendswood Beautiful Committee live or own a business in the City in order to encourage more participation on these committees. Therefore, this proposed ordinance amends Chapter 2 "Administration," Article I "Generally," Section 2-23 "Procedure and administration," Subsection (a) Rules of procedure" and Article II "Boards, Committees and Commissions," Division 6 "Fourth of July Steering Committee," Section 2-51 "Created; membership," Subsection (b) "Membership" and Division 8 "Keep Friendswood Beautiful," Section 2-61 "Created, membership," Subchapter (b) "Membership" of the Friendswood City Code for this purpose.

Specifically, the amendments include the following:

- Section 2-23 is amended to require all chairs and vice-chairs of all boards, committees, and commissions to be either residents of the city or business owners who pay taxes to the city;
- Section 2-51 is amended to allow Council to appoint non-residents to the Fourth of July Steering Committee; and
- Section 2-61 is amended to allow Council to appoint non-residents to the Keep Friendswood Beautiful Committee; provided that a majority of the members must be either residents of the City or business owners who pay taxes to the City.

If the City Council approves this ordinance on first reading, the second and final reading will be on the City Council's September 8, 2025, agenda for consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - No Residency Requirements for Certain Advisory Boards

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

****

WHEREAS, the Fourth of July Steering Committee and Keep Friendswood Beautiful Committee are two advisory committees of the City of Friendswood that provide important services to the Friendswood community; and

WHEREAS, vacancies persist on these committees, which may be due, in part, to the time commitment involved as well as the magnitude of work performed by these two advisory committees; and

WHEREAS, eliminating the residency requirements for these committees will allow the City Council to appoint volunteers who already spend their time, talents and resources in the community but do not reside or have a business within the city limits of Friendswood; and

WHEREAS, the City Council finds that the removal of the residency and business ownership requirement will assist it in filling many long-standing vacancies on these advisory committees; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF 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. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 1 "Generally," Section 2-23 "Procedure and administration," Subsection (a) "Rules of procedure" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 1. GENERALLY

Sec. 2-23. Procedure and administration.

(a) *Rules of procedure.* All boards shall adopt rules and procedures for the conduct of business and matters that may come before it. Such rules and procedures shall be substantially similar to the

rules and procedures adopted by the city council and shall comply with the Charter and all applicable laws. Boards shall elect a chair and vice-chair from their membership for one-year terms commencing on July 1 or November 1 based upon the board's appointment schedule. The chair and vice-chair shall be either residents of the city or business owners who pay taxes to the city.

Section 3. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 6 "Fourth of July Steering Committee," Section 2-51 "Created; membership," Subsection (b) "Membership" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 6. FOURTH OF JULY STEERING COMMITTEE

Sec. 2-51. Created; membership.

. . .

(b) *Membership*. The Fourth of July steering committee shall be composed of 15 members appointed by at least four members of the city council for staggered three-year terms commencing on November 1.

Section 4. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 8 "Keep Friendswood Beautiful Committee," Section 2-61 "Created, membership," Subchapter (b) "Membership" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 8. KEEP FRIENDSWOOD BEAUTIFUL COMMITTEE

Sec. 2-61. Created; membership.

. . .

(b) *Membership*. The Keep Friendswood Beautiful Committee shall be composed of 15 members appointed by at least four members of the city council for staggered three-year terms commencing on November 1. At least 8 of the members shall be either residents of the city or business owners who pay taxes to the city.

Section 5. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 6. 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 such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. This ordinance shall take effect from and after its passage on second reading by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 4th day of August, 2025.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 8th day of September, 2025.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/08/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed resolution updates the City Council's Rules of procedure based upon the comments received at the City Council retreat held on July 12, 2025. Specifically, the proposed changes include:

1. the Mayor's appointment of a Vice Mayor Pro Tem when needed;
2. the confidentiality of executive session; and
3. the revision of dates to conform to H.B. 1522.

While the proposed date changes do not include a revision to Council's regular meeting dates, the following deadlines are proposed to be amended in order to comply with H.B. 1522:

	Current Deadline	Proposed Deadline
Submittal of Agenda Items	2:00 p.m. the Monday preceding the meeting	2:00 p.m. the Monday of the week preceding the posting of the meeting
Submittal of Liaison/Council Reports	2:00 p.m. the Wednesday preceding the meeting	2:00 p.m. the Wednesday of the week preceding the posting of the meeting
Submittal of PowerPoint Presentations	5:00 p.m. the Friday preceding the meeting	5:00 p.m. the Wednesday preceding the posting of the meeting

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Resolution - Amended Rules of Procedure
2. Exhibit A - Rules of Procedure

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

****

WHEREAS, Article III, Section 3.10 of the Charter of the City of Friendswood, Texas, allows the City Council to determine its own rules and order of business under which it will conduct its meetings; and

WHEREAS, after reviewing its rules, the City Council desires to amend the same to refine the procedures for efficiency and conformance with applicable laws; NOW THEREFORE,

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

Section 1. That the City Council of the City of Friendswood, Texas, hereby adopts the "Friendswood City Council Rules of Procedure," attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. That Resolution No. R2024-21 and all other resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 3. That this resolution shall be effective immediately upon its passage and approval.

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Friendswood on this the 4th day of August, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

FRIENDSWOOD CITY COUNCIL RULES OF PROCEDURE

Revised: 08/04/2025

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FRIENDSWOOD CITY COUNCIL RULES OF PROCEDURE

1. AUTHORITY

1.1 Authority

Pursuant to the provisions of Section 3.10 of the Charter of the City of Friendswood, the City Council enacts these rules of procedure for all meetings of the City Council of the City of Friendswood, Texas.

1.2 Purpose

During any regular or special council meeting, a reasonable opportunity shall be given to the citizens of the City to be heard, including, but not limited to, those matters under consideration. The rules of procedure are enacted as guidelines to be followed by all persons in the Council Chamber, including City administrative staff, news media and visitors.

2. GENERAL RULES

2.1 Meetings to be Public

All meetings of the council shall be open to the public, except as authorized by law.

2.2 Quorum

Four or more members of the Council shall be considered a majority of the members of the Council and shall constitute a quorum for the transaction of business.

2.3 Compelling Attendance

No member shall be excused from attendance at a Council meeting except for good valid reasons.

2.4 Minutes of Meetings

An account of all proceedings of the Council shall be kept by the City Secretary, which account shall constitute the official record of the Council.

2.5 Questions to Contain One Subject

All questions submitted for a vote shall contain only one (1) subject.

2.6 Right of Floor

Any member desiring to speak shall be recognized by the Presiding Officer and shall confine his/her remarks to the subject under consideration or to be considered and will not be interrupted.

2.7 Mayor Pro Tem

The Mayor Pro Tem, who is elected by the City Council pursuant to Section 3.05 of the Charter, shall act as Presiding Officer and shall possess all of the powers and perform all of the duties of the Mayor as prescribed in these rules during the absence or disability of the Mayor. Except where the context clearly indicates a different meaning, the term "Mayor," as used herein, shall mean and include the Mayor Pro Tem only during the disability or absence of the Mayor.

2.8 Vice Mayor Pro Tem

The Vice Mayor Pro Tem, who shall be appointed by the Mayor only for the time during the disability or absence of both the Mayor and Mayor Pro Tem, shall act as Presiding Officer and perform all of the duties of the Mayor as prescribed in these rules during the absence or disability of both the Mayor and Mayor Pro Tem. Except where the context clearly indicates a different meaning, the term "Mayor," as used herein, shall mean and include the Vice Mayor Pro Tem only during the disability or absence of both the Mayor and the Mayor Pro Tem.

2.9 City Manager

The City Manager or Acting City Manager shall attend all meetings of the Council, unless excused. He/she may make recommendations to the council and shall have the right to take part in all discussions of the Council, but shall have no vote.

2.10 City Attorney

The City Attorney shall attend all meetings of the Council unless excused and shall, upon request, give an opinion, either written or oral, on questions of law. The City Attorney shall act as the Council's parliamentarian.

2.11 City Secretary

The City Secretary or Acting City Secretary shall attend all meetings of the City Council unless excused, shall act as the reading and recording secretary of the Council, shall keep the official minutes, and shall perform such other duties as may be requested and assigned by the City Manager.

2.12 Sergeant at Arms

The highest-ranking police officer of the Friendswood Police Department in attendance at any meeting of the City Council shall be, and is hereby designated and appointed as, the Sergeant at Arms for such meeting.

2.13 Officers and Employees

Any officer or employee of the City, when requested by the City Manager, shall attend any meeting of the Council and present information relating to matters before the Council.

2.14 Absences

The City Council hereby delegates its duty to excuse absences of Councilmembers, the City Manager, the City Secretary, the City Attorney or any other officer or employee required to attend any meeting of the Council, whether such duty is imposed by Charter or these rules, to the Mayor.

2.15 Suspension of Rules

Any provision of these rules not governed by the City Charter or Code may be temporarily suspended by the affirmative vote of four or more members of the Council present.

2.16 Amendment of Rules

These rules may be amended, or new rules adopted by the affirmative vote of four or more members of the Council.

3. TYPES OF MEETINGS

3.1 Regular Meetings

Per Section 3.09 of the Charter, the City Council shall hold at least one (1) regular meeting each month. Effective 2021, one (1) regular meeting shall be held in the Council Chambers of the City Hall, 910 S. Friendswood Drive, Friendswood, Texas, on the first Monday of each month, commencing at 5:30 p.m., unless otherwise directed by the City Manager and/or the Mayor. The regular meeting shall end no later than 10:30 p.m.; however, its duration may be extended with the approval of a two-thirds (⅔) vote of the members of Council present at such meeting or four members of Council, whichever is greater. 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.

3.2 Special Meetings

Special meetings of the Council shall be called by the City Secretary upon the request of the Mayor, the City Manager, or three (3) members of the Council. In the event of a special called meeting, the City Secretary shall notify each member of the Council. Special meetings may be held at City Hall, or another location, in compliance with Section 3.09 of the Charter.

3.3 Emergency Meetings

In case of emergency or urgent public necessity, which shall be expressed in the notice of the meeting, an emergency meeting may be called by the Mayor, the City Manager, or three (3) members of the Council, and it shall be sufficient if the notice is posted in accordance with Chapter 551, Texas Government Code, as amended.

4. PRESIDING OFFICER AND DUTIES

4.1 Presiding Officer

The Mayorshall preside as the Presiding Officer at all meetings of the Council. In the absence of the Mayor, Mayor Pro Tem, and the Vice Mayor Pro Tem and with a quorum being present, any councilmember may be appointed by four or more members of the City Council present. No Councilmember shall be required to abstain from voting on the election of a Presiding Officer under this section.

4.2 Call to Order

The meetings of the Council shall be called to order by the Mayor. In the absence of the Mayor, the Mayor Pro Tem, and the Vice Mayor Pro Tem, the meeting shall be called to order by the City Manager.

4.3 Preservation of Order

The Presiding Officer shall (i) preserve order and decorum, (ii) prevent insulting references to Councilmembers, impugning of other members' motives, and repetitious comments and (iii) confine remarks to the question under discussion. The Presiding Officer shall call upon the Sergeant at Arms as necessary to enforce compliance with the rules contained therein.

4.4 Substitution for Chair

The Mayor may call upon the Mayor Pro Tem, or if he/she is unavailable, then any other member, to take his/her place for a portion of a meeting. Such substitution is not to continue beyond adjournment.

4.5 Points of Order

The Presiding Officer shall determine all points of order, subject to the right of any member to appeal to the Council. If any appeal is taken, the following question shall be posed: "Shall the decision of the Presiding Officer be sustained"? If four or more members present vote "No," the ruling of the Presiding Officer is overruled; otherwise, it is sustained.

4.6 Questions to be Stated

The Presiding Officer shall state all questions submitted for a vote and announce the results. A roll call shall be taken upon the request of any member.

4.7 Recess

In addition to recessing for an executive session, the Presiding Officer may recess a meeting for up to fifteen (15) minutes at regular intervals of approximately one (1) hour at appropriate points in the meeting agenda.

4.8 Votes

Councilmembers shall clearly indicate their vote on each matter submitted to a vote.

(a) The Presiding Officer may make or second motions, and shall vote on all matters before the Council, unless otherwise prohibited by law, but shall have no power of veto.

(b) The Presiding Officer shall have no power to recess a meeting or to adjourn a meeting to prevent the City Council from considering an agenda item or lay the same out for consideration except in strict accordance with the Texas Open Meetings Act, the City Charter, and as enacted herein. If, not withstanding the positive provisions of this rule, the Presiding Officer shall attempt to prevent City Council from taking any action on any agenda item brought before it, any Councilmember present may call for a vote of the City Council to consider the matter.

(c) Except as otherwise provided by law or these rules, all action required of the City Council shall be made by a vote of four (4) or more of the members of the Council.

(d) Excluding conflicts of interest as provided by state law or by City Charter, all Councilmembers present at each meeting must vote on each subject presented for Council vote. All votes must be taken in accordance with Section 3.10 of the Charter.

5. CODE OF CONDUCT

5.1 Councilmembers

(a) During Council meetings, Councilmembers shall preserve order and decorum and shall neither by conversation or otherwise delay or interrupt the proceedings nor refuse to observe the rules of the Council.

(b) A Councilmember, once recognized, shall not be interrupted while speaking unless a point of order is raised by another member or the parliamentarian, or unless the speaker chooses to yield to questions from another member. If a Councilmember is called to order while he/she is speaking, he/she shall cease speaking immediately until the question of order is determined. If ruled to be in order, he/she shall be permitted to proceed.

(c) Information provided in executive session is confidential and disclosure of such information is strictly prohibited. Furthermore, Councilmembers shall not knowingly disclose to a member of the public a certified agenda or a recording of an executive session.

(d) Any member of the City Council, including the Mayor, who fails to observe decorous and orderly behavior during a meeting or who disturbs a meeting

of Council with such disorderly conduct, is subject to being expelled from such meeting upon motion passed by two-thirds (⅔) vote of the Council present at this meeting or four members of Council, whichever is greater.

(e) Any member of the City Council, including the Mayor, reprimanded by motion or expelled from a meeting by motion who thereafter commits another breach of decorous and disorderly behavior during a subsequent meeting and again disturbs any meeting of the Council by such disorderly conduct shall be subject to the same power of Council to reprimand him/her, expel him/her from the meeting, or subject such member to investigation by the City Council in accordance with Section 3.16 of the Charter.

5.2 Administrative Staff

(a) Members of the Administrative staff and employees of the City shall observe the same rules of procedure and decorum applicable to members of the Council and shall have no voice unless and until recognized by the Mayor or Presiding Officer.

(b) While the Presiding Officer shall have the authority to preserve decorum in meetings as far as staff members and City employees are concerned, the City Manager also shall be responsible for the orderly conduct and decorum of all City employees under his/her direction and control.

(c) All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof.

(d) No staff member, other than a staff member having the floor, shall enter into a discussion either directly or indirectly without permission of the Mayor or Presiding Officer.

5.3 Citizens

(a) Members of the public are welcome and invited to attend all open meetings of the Council and will be admitted to the Council Chamber or other room in which the meeting is held, up to the fire safety capacity of the room and/or to protect the health, safety, and welfare of the public.

(b) Persons will refrain from private conversation in the Chamber, or other room, while the Council meeting is in session.

(c) Persons attending Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to the administrative staff.

(d) A member of the public addressing the City Council or in attendance at a Council meeting shall not engage in any manner which disrupts the orderly conduct of a City Council Meeting, including, but not limited to, demonstrations, unauthorized remarks, the carrying of signs or placards, and/or the display of banners. Recording equipment is permissible to the extent that such equipment or the use thereof does not (i) interfere with the meeting, (ii) block means of ingress or egress, (iii) obstruct the view or interfere with the listening of attendees, and/or (iv) prevent or otherwise unreasonably impair attendees from participating in the meeting.

(e) The Mayor may rule a member of the public out of order and in violation of these rules if: (i) the member, after having been given the floor, speaks beyond the allocated time limit and refuses to yield the floor; (ii) the person's remarks are not relevant to the agenda item under consideration; (iii) the person repeatedly interrupts a Councilmember; (iv) the person's remarks are disruptive so as to disturb the peace and good order of the meeting, through use of, without limitation, loud, threatening, hostile, abusive, vulgar or obscene language or any other actions that disturb or are calculated to disturb the meeting; (v) the person engages in any conduct with the intent to break up the meeting of the City Council or urges others to commit acts or engage in conduct to break up the meeting, including unreasonably loud and prolonged yelling, screaming, clapping or noise-creating acts which render it impossible or difficult for the City Council to conduct or continue with the meeting; or (vi) the person willfully refuses or fails to comply with any Council Rule of Procedure or with any reasonable order of the Presiding Officer.

(f) Any person while addressing the Council or while attending the Council meeting violating these rules shall be given one (1) warning. If these rules continue to be violated after such warning, the person violating the rules shall be removed from the room if the Sergeant at Arms is so directed by the Mayor or Presiding Officer, and such person shall be barred from further audience before the Council during that session of the Council. In case the Presiding Officer shall fail to act, any member of the Council may move to require him/her to act to enforce the rules, and the affirmative vote of four or more members of the Council present shall require the Presiding Officer to act.

5.4 In General

(a) Rules

Robert's Rules of Order (latest revision) shall be used as a guide, unless Robert's Rules of Order are in conflict with the City Charter, City ordinances, or rules of procedure hereby adopted. Any one (1) or all of these rules of procedure may be suspended in order to allow a particular

consideration of a matter, provided that it does not violate the state law or the Charter, and provided that not less than two-thirds (⅔) of the Councilmembers present at the meeting or four (4) members of Council, whichever is greater, vote in favor of such suspension. Where any rule embodies a provision of state law, identically or in substance, such rule may not be suspended.

(b) Recognition by Presiding Officer

No person shall address the Council without first being recognized by the Presiding Officer.

(c) Procedure

Each person addressing the Council shall approach the podium, give his/her name and address in an audible tone of voice for the record, and state the subject the person wishes to discuss. All comments shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter into any discussion, directly or through a member of the Council, without permission of the Presiding Officer. No question may be asked a member of the City staff without the permission of the Presiding Officer.

(d) Charges against employees

Should any person in a Council meeting charge an employee, other than the City Manager, the City Attorney, or the Municipal Court Judge, with improper conduct, malfeasance, nonfeasance, or misfeasance, then in such event, such person shall be ruled out of order immediately and instructed to refer his/her complaint to the City Manager.

(e) Disturbances

No person attending any Council meeting shall delay, interrupt, or disrupt the proceedings or refuse to obey the orders of the Presiding Officer. Any person making personal, impertinent, and slanderous remarks or who becomes boisterous while addressing the Council or while attending the Council meeting shall be removed from the room if the Sergeant at Arms is so directed by the Presiding Officer.

(f) Communication devices

(1) The use of wireless communication devices to send/receive text messages, instant messages, and/or emails between members of the City Council during Council meetings is prohibited.

(2) No person attending any Council meeting shall possess a pager, cellular telephone, radiotelephone, or other device that is set in a

mode to provide audible notification of an incoming call, text, or page.

(3) No person attending any Council meeting shall use a cellular telephone, radiotelephone, or other telecommunication device for audible communications while the Council meeting is in session.

6. ORDER OF BUSINESS

6.1 Agenda

The order of business of each regular and special meeting shall be as contained in the agenda prepared by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the Council. Placement of items on the agenda shall be governed by this section. Conduct of business at special meetings shall likewise be governed by an agenda and the rules of procedure contained herein. The placement of agenda items for each meeting is determined as follows:

(a) Except as provided in subsection (b) of this section, any and all ordinances, resolutions, or other matters, including all written data, except emergency items, to be brought before the City Council for its consideration should be submitted in writing to the City Secretary and/or City Manager not later than 2:00 p.m. Monday of the week preceding the posting of the meeting at which the same is to be considered.

(b) The City Manager, or the Mayor, or two Councilmembers must grant approval for an item to be included on the agenda.

(c) Information concerning liaison reports, which do not fall under Section 551.0415 of the Texas Government Code concerning reports about items of community interest for which no action will be taken, to be brought before the City Council by the Mayor or by any member of the Council shall be submitted in writing to the City Secretary and/or City Manager not later than 2:00 p.m. Wednesday of the week preceding the posting of the meeting at which the same will be presented.

(d) When an ordinance, resolution, motion, or other measure of any sort has been placed before the City Council and defeated, the same identical question shall not again be considered by the City Council until ninety (90) days have elapsed, unless the Council, by the vote of at least four (4) Councilmembers, waives this restriction as to the item.

The agenda order set out is the desired order for conducting the business of the City Council of the City of Friendswood in regular and special meetings. When in the best interest of the Council and the citizens of the City require, any item

appearing on the agenda shall be considered out of order as shall be determined by the Presiding Officer in his/her sole discretion.

6.2 Agenda Order

The order of the agenda shall be as follows unless the Mayor, or City Manager, determines that a different order is in the best interest of the City Council and/or the citizens of the City:

(a) Call to Order.

(b) Invocation.

(c) Pledge of Allegiance.

(d) Council Comments and Reports.

(1) Council Comments. Each member of the Council will be given a five-minute time period to provide comments about items of community interest, pursuant to Section 551.0415 of the Texas Government Code, which include:

a. Expressions of thanks, congratulations, or condolences;

b. Information regarding holiday schedules;

c. An honorary or salutatory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutatory recognition;

d. Reminder about an upcoming event organized or sponsored by the governing body;

e. Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official of the governing body; and

f. Announcements involving an imminent threat to the public health and safety of people in the City that have arisen after the posting of the agenda.

(2) **Council Reports**. The members of the Council may provide Liaison Reports that are items of community interest or that are posted in accordance with Section 551.041 of the Texas Government Code.

(e) **Public Comment.**

(1) Any citizen shall have a reasonable opportunity to be heard at any and all regular or special meetings of the City Council in regard to any and all matters to be considered at any such meetings, or such other matters as citizens may wish to bring to Council's attention. Any matter not posted on the agenda may not be discussed by Council, nor shall any action be taken by Council, except to indicate that the matter may be placed on a later agenda.

(2) Each speaker shall submit a card requesting the right to address the Council to the City Secretary prior to the commencement of the meeting.

(3) Each speaker shall be granted a three-minute time period to speak before the Council, and the Mayor or Presiding Officer shall retain the discretion to further limit or increase this time as he/she deems appropriate. Speakers may not pass their time.

(4) No electronic media is allowed for presentation during the public comment period. Information being presented to the Council should be in paper format, and ten (10) copies should be provided to the City Secretary for distribution to the Council and staff.

(f) **Special Recognition and Acknowledgments.**

(g) **Committee or Special Reports.**

(h) **Work Session Topics.**

(i) **Public Hearings** – as called.

(1) *Sign in procedure*. Prior to the start of the public hearing, the Presiding Officer shall require that all persons desiring to be heard sign in with the City Secretary, giving their names and addresses. At any public hearing, persons who have signed in and wish to be heard shall be given an opportunity to be heard. Any person who fails to sign in may be permitted to speak if recognized by the Presiding Officer once all those who signed in have spoken.

(2) Each speaker that requests to speak at a public hearing shall be granted a five-minute time period to speak before the Council, and

the Mayor or Presiding Officer shall retain the discretion to further limit or increase this time as he/she deems appropriate. Speakers may not pass their time.

(3) *Presentations.*

a. Staff will present the Council with an overview of the public hearing.

b. The applicant of the item at hand shall be granted a 15-minute time period to give the Council a presentation. The Mayor or Presiding Officer shall retain the discretion to further limit or increase this time as he/she deems appropriate.

1. Any PowerPoint presentation must be received by the City Secretary not later than 5:00 p.m. Wednesday of the week preceding the posting of the meeting at which the same is to be considered.

2. Information being presented to the Council should be in paper format, and ten (10) copies should be provided to the City Secretary for distribution to the Council and staff.

(4) No member of the Council, including the Mayor, shall be permitted to address the Council during a public hearing held by the Council or to address any board or commission of the City during a public hearing held by such board or commission.

(j) City Manager's Report.

(k) Business Items.

(1) Appointments;

(2) Services Agreements;

(3) Contracts; and

(4) Other as deemed appropriate by staff.

(l) Ordinances and/or Resolutions to be considered.

(m) Consent Agenda.

The consent agenda may include routine matters which require no discussion (any member of the Council may remove an item from the consent agenda for discussion and possible action).

(n) Executive Session.
The Council may retire into executive session as authorized by Chapter 551, Texas Government Code, as amended. Matters discussed during each Executive Session shall be identified by certified agenda or tape recorded, prepared, and retained as required by law.

(o) Action Related to Executive Session.

(p) Adjournment.

7. CONSIDERATION OF ORDINANCES, RESOLUTIONS AND MOTIONS

7.1 Printed or Typewritten Form
All ordinances and resolutions shall be provided to the Council in printed or electronic form. The Council may, by proper motion, amend any ordinance or resolution presented to it and direct that the amended ordinance or resolution be adopted, except as otherwise provided by the Charter or state law.

7.2 City Attorney to Approve
All ordinances, resolutions, and contracts and amendments thereto shall be approved as to form by the City Attorney.

7.3 Distribution of Ordinances and Resolutions
The City Manager or his/her designee shall provide electronic or paper copies of all proposed ordinances and resolutions to all members of the Council before or at the meeting at which the ordinance or resolution is to be considered.

7.4 Discussion, Consideration and Processing of Items

(a) Motion to Table
Since the City Council of the City of Friendswood will always have regularly scheduled meetings, a motion to table, when carried, does not permanently defeat an ordinance, resolution, motion, or other measure. If such ordinance, resolution, motion, or other measure is tabled by a majority vote of the City Council, such ordinance, resolution, motion, or other measure, if not sooner removed from the table, must be removed at the third meeting, and acted upon, even if only to place the item on the table again.

(b) Objection to Consideration
Upon any ordinance, resolution or other measure being laid out, or any motion being made, any Councilmember present, before there is any debate opened on the subject, may make a parliamentary objection to the consideration of the subject which need not be seconded. No debate shall

then be permitted, and the Presiding Officer shall immediately put the question, "shall the objection be sustained"? If the objection is sustained by a vote of two-thirds (⅔) of the Councilmembers present or four (4) members of Council, whichever is greater, the ordinance, resolution, motion, or other measure is permanently defeated for that meeting and shall not be debated unless reconsidered under Section 6.1.b of these rules.

(c) Closing of Debate

If, during debate upon any ordinance, resolution, motion or other matter before the Council, any member moves that the subject under discussion be put to a vote without further debate (and such a motion need not be seconded), the Presiding Officer shall immediately ask the Council, "is there any objection to proceeding to a vote on the ordinance, resolution, motion, or other measure before the Council being taken immediately?" If any member objects, the Presiding Officer shall immediately and without debate put the question, "shall the subject being discussed be put to a vote, without debate?" to a vote of the Council, and if two-thirds (⅔) of the Councilmembers present or four (4) members of Council, whichever is greater, vote in favor of ordering the vote, debate on the question shall be closed and a vote on the ordinance, resolution, motion, or other measure taken immediately.

(d) Procedure to Debate

(1) The Mayor or Presiding Officer shall have the right to participate in debate of issues pending before the Council.

(2) Prior to a motion concerning an item on the agenda, the Mayor or Presiding Officer may (i) call upon the City Manager or his designee to provide an overview of the item, and/or (ii) allow the members of the City Council to discuss the matter.

(e) Amendments

A motion may be amended without a formal vote as a "friendly amendment" if both the first and second of the main motion agree to the amended language. If they do not, the amended motion is voted on and then the Council shall return to the main motion.

(f) Reducing Motion to Writing

All oral motions must be seconded before being put to vote by the Presiding Officer (except where otherwise provided in these rules), and upon request of any other member of the Council, or Mayor, the party making any such oral motion (except a motion to order a vote on a subject being considered per 7.4.c, or other such procedural matter) shall reduce the same to writing, or request the City Secretary to do the same.

(g) Vote Required

An affirmative vote of four (4) or more members of the Councilmembers present is necessary to adopt or approve any ordinance, resolution or take any official action in the name of the City except as otherwise provided in the Charter or by state law. Should the Charter or state law require more than four (4) Councilmembers to pass an item, the City Manager or the City Attorney shall notify the Council of such requirement prior to the vote.

8. CREATION OF COMMITTEES

8.1 Ad Hoc Committees

The Mayor may appoint special "ad hoc" committees, as (i) as the Mayor deems advisable and/or (ii) instructed by the City Council. However, nothing contained in these rules shall preclude the Mayor from seeking confirmation from the City Council of any such appointment. Any committee so created shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority of the Council.

8.2 Citizen Boards, Commissions, and Committees

The Council may create other committees, boards and commissions to assist in the conduct of the operation of the City government with such duties as the Council may specify not inconsistent with the City Charter, Code or state law. Memberships and selection of members shall be as provided by the Council if not specified by the City Charter, Code or state law. Any committee, board, or commission so created shall cease to exist upon the accomplishment of the special purpose for which it was created, or when abolished by a vote of four (4) members of the Council. No committee so appointed shall have powers other than advisory to the Council or to the City Manager, except as otherwise specified by the Charter, Code or state law.

9. OATH OF OFFICE

The Councilmembers elected to office shall take their oaths of office at the following meetings or as soon thereafter as possible:

(a) At the Council meeting when the votes are canvassed for the general or special election, held on the election date on which the Councilmember ran or was to run (if unopposed); or

(b) At the next regularly scheduled Council meeting if all Councilmembers running for office were unopposed and there was no special election.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/16/2025

Prepared by: Karen Horner, City Attorney

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

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

This proposed resolution approves the City of Friendswood's Public Funds Management and Investment Policy in accordance with Section 2256.005(e) of the Public Funds Investment Act (the "Act"). Pursuant to the Act, the City Council is required to review its investment policy and investment strategies not less than annually. The policy was last reviewed by the City Council on August 5, 2024. There are no substantive recommended changes since the City Council's last review. Titles of the positions referenced therein have been updated.

At its meeting held on July 28 2025, the City's Investment Committee conducted its annual review and recommended approval of the Investment Policy.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

State of Texas Public Funds Investment Act compliance.

RECOMMENDATIONS

The Investment Committee recommends approval.

ATTACHMENTS

1. Resolution - Investment Policy
2. Exhibit A - Investment Policy
3. Investment Policy - Redline

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

****

WHEREAS, the Public Funds Investment Act (the "Act") provides that the City of Friendswood may purchase, sell, and invest funds under its control in investments authorized by the Act in compliance with investment policies approved by the City Council; and

WHEREAS, pursuant to the Act, the City Council is required to adopt both (i) a written investment policy regarding the investment of its funds and funds under its control and (ii) a separate written investment strategy, describing the investment objectives for each of the funds or group of funds under its control; and

WHEREAS, the City Council, pursuant to the Act, is also required to review the policy and strategies not less than annually; and

WHEREAS, the City Council last reviewed and approved the City's Public Funds Management and Investment Policy, containing both the written policy and strategies required pursuant to the Act, (the "Policy") on August 5, 2024; and

WHEREAS, the City Council, after reviewing the Policy, desires to approve the same without any substantive revisions; NOW THEREFORE,

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

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

Section 2. That the City Council of the City of Friendswood, Texas, has reviewed the City's Public Funds Management and Investment Policy. The Policy approved in Section 3 hereof records any changes made by the City Council.

Section 3. That the City Council of the City of Friendswood, Texas, hereby approves the Public Funds Management and Investment Policy of the City of Friendswood, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

Section 4. That this resolution shall be effective immediately upon its passage and approval.

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Friendswood on this the 4th day of August, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

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Exhibit "A"

CITY OF FRIENDSWOOD, TEXAS
INVESTMENT POLICY
August 4, 2025

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 plus accrued interest, if any. 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 Finance 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) to ensure the quality and capability of investment management. 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 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:

Security Type	Maximum % of Portfolio
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: Rhonda Bloskas, Investment Officer

Date: August 4, 2025

CITY OF FRIENDSWOOD, TEXAS
INVESTMENT POLICY
August ~~5~~4, 2024~~5~~

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 plus accrued interest, if any.~~of invested funds and any accrued interest on funds invested;~~ ~~a~~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 Finance 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) to ensure the quality and capability of investment management. 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 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:

Security Type	Maximum % of Portfolio
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: Rhonda Bloskas, Investment Officer

Date: August ~~5~~4, 2024~~5~~

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/24/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation for a Surface Transportation Block Grant Project related to the Friendswood Parkway “E” Phase Project.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Houston-Galveston Area Council’s Transportation Policy Council has authorized Surface Transportation Block Grant funds for the Friendswood Parkway “E” Phase Project, which includes engineering design and environmental services for the segment of Friendswood Parkway from FM 528 to FM 2351. Pursuant to the proposed Advance Funding Agreement, the City will be responsible for all non-reimbursable costs and any cost overruns associated with the Project. This resolution reaffirms the City’s support of the project and authorizes the City Manager to execute an Advance Funding Agreement with TxDOT. The estimated cost of the Project is $1,254,857, and the City’s local match will be covered entirely by Transportation Development Credits. No local cash contribution is required.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Resolution - AFA for Friendswood Parkway E Phase Project

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

****

WHEREAS, the Houston-Galveston Area Council's Transportation Policy Council has authorized the City of Friendswood to receive Surface Transportation Block Grant ("STBG") funds for the following project:

Project Name	Project Description
Friendswood Parkway "E" Phase Project	Engineering and Environmental Investigation

(the "Project"); and

WHEREAS, the STBG funds require a local match, and the City of Friendswood commits to provide the match, which match is comprised of solely Transportation Development Credits ("TDCs"); and

WHEREAS, the City of Friendswood is responsible for all non-reimbursable costs and 100% of overruns, if any; and

WHEREAS, the City Council of the City of Friendswood desires to reaffirm its support of the Project and approve and authorize the execution of an Advance Funding Agreement ("AFA") with the Texas Department of Transportation ("TxDOT") for the Project; NOW THEREFORE,

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

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

Section 2. The City Council of the City of Friendswood hereby approves an AFA with TxDOT for the Project and authorizes the City Manager to execute and the City Secretary to attest to an AFA with TxDOT for the Project with the local match being comprised solely of TDCs.

Section 3. This resolution shall be effective immediately upon its passage and approval.

INTRODUCED, READ, AND PASSED by the affirmative vote of the City Council of the City of Friendswood on this the 4th day of August, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

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FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/24/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider (i) authorizing a memorandum of understanding with D.R. Horton-Texas, LTD, for temporary emergency power to the lift station for the residential subdivisions known as Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A, (ii) authorizing the acceptance of the such lift station into the developer's two-year maintenance period, and (iii) authorizing the acceptance of such subdivisions' public paving and other public utility improvements into the developer's one-year maintenance period.

Originating Department: Engineering

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

D.R. Horton-Texas, Ltd. (the "Developer") has constructed the residential subdivisions known as "Friendswood Trails 3A and 4A" and "Friendswood Trails 4B and 5A" (collectively the "Subdivision"). Except for the lift station, construction of all public water, sanitary sewer, storm sewer, and paving infrastructure for Subdvision has been completed and inspected by the City. The City has found such infrastructure to be built in compliance with City specifications. The City has received a one-year maintenance bond to correct any work found deficient concerning these improvements during this one-year period.

The Subdivision will be served by the lift station located at 4554 Friendswood Trail, Friendswood, Texas (the "Lift Station"). The Lift Station has been inspected by the City; however, it is not in compliance with the City's specifications in that the same is not connected to permanent natural gas service, which is to be used for backup power during electrical service outages. CenterPoint Energy has been unable to provide permanent natural gas service to the Lift Station site within the Developer's project timeline. As such, the Developer has requested that the City allow the lift station be temporarily powered using propane fuel during electrical service outages until natural gas service becomes available. The proposed Memorandum of Understanding ("MOU") contains various terms and conditions under which the City could accept the Lift Station, which terms and conditions include requiring the Developer:

- to install of a propane conversion kit for temporary propane power;
- to provide propane when the tank capacity reaches 25%
- to conduct weekly testing operations
- to remove of such conversion kit and to perform the necessary work to connect the Lift Station to natural gas when it becomes available; and
- to submit a two-year maintenance bond for the Lift Station.

The MOU is for a term of 180 days. Should the Developer breach the MOU, it has agreed that the time limits to approve permits for development within the Subdivision will be tolled until the breach is cured.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Authorize (i) the Memorandum of Understanding with D.R. Horton-Texas, LTD, for the provision of temporary emergency power to the lift station serving Friendswood Trails Sections 3A, 4A, 4B, and 5A; (ii) acceptance of the lift station into the developer's two-year maintenance period; and (iii) acceptance of the public paving and utility improvements for Friendswood Trails Sections 3A, 4A, 4B, and 5A into the developer's one-year maintenance period.

ATTACHMENTS

1. Memorandum of Understanding - Friendswood Trails Lift Station
2. Friendswood Trails Section 3A -4A Maintenance Bond
3. Friendswood Trails Section 4B-5A Maintenance Bond
4. Government Verification Form - DR Horton
5. Form 1295 - DR Horton
6. Certificate of Insurance - DR Horton

MEMORANDUM OF UNDERSTANDING
for the
FRIENDSWOOD TRAILS LIFT STATION

This Memorandum of Understanding for the Friendswood Trails Lift Station ("Agreement") is between the City of Friendswood, Texas ("City"), and D.R. Horton-Texas, Ltd., a Texas limited partnership ("Developer"). The City and Developer may hereinafter collectively be referred to as "Parties" or individually as a "Party."

WHEREAS, Developer is constructing residential developments known as "Friendswood Trails 3A and 4A" and "Friendswood Trails 4B and 5A" (collectively the "Subdivision") to be served by that certain Lift Station located at 4554 Friendswood Trail, Friendswood, Texas (the "Lift Station"); and

WHEREAS, Developer is required to construct the Lift Station and convey it to the City upon completion for ongoing operation and maintenance; and

WHEREAS, CenterPoint Energy is currently unable to provide permanent natural gas service to the Lift Station site within the project timeline; and

WHEREAS, Developer has requested permission to temporarily power the Lift Station using propane fuel until permanent natural gas service becomes available; and

WHEREAS, the City agrees to accept temporary propane power for the Lift Station subject to the terms and conditions set forth herein;

NOW THEREFORE, City and Developer, for and in consideration of the mutual covenants and agreements contained herein, do hereby confirm, acknowledge, and agree to the terms set forth below:

1. Temporary Propane Power Authorization. The City hereby authorizes Developer to install and operate a temporary propane-powered system for the Lift Station, subject to all conditions contained herein and applicable codes, regulations, and standards.

2. Contractor Requirements. Developer shall engage _____ or another contractor approved by in writing by the City ("Contractor") to furnish and install a propane conversion kit for the Lift Station generator and to remove such kit and perform the necessary work on the Lift Station, as approved in writing by the City's Director of Engineering (the "Director"), for the conversion of the Lift Station to natural gas. Contractor shall be appropriately licensed and bonded in accordance with all applicable State of Texas regulations and must be approved by the City in writing. All gas-related work shall be performed by a licensed plumber with a gas endorsement or a licensed LP Gas Installer in compliance with the Texas Plumbing License Law and the rules of the Texas Railroad Commission. If the work is performed by a generator manufacturer-certified technician, all gas utility connections shall be performed by a licensed professional as described above.

3. Developer Requirements. Developer, at all times during the term hereof, shall be responsible for:
   - the work of Contactor and all persons performing work on the Lift Station in furtherance of this Agreement;
   - ensuring the design and installation of the conversion equipment is in compliance with this Agreement;
   - obtaining the written approval of the Director when approval is required herein; and
   - repairing any damages to the Lift Station arising out of or in connection with the installation and/or removal of the conversion kit;

- providing a two-year maintenance bond for the Lift Station;
- providing to the City prior to any work being conducted on the Lift Station a payment bond if the cost of any work required herein is in excess of the limits established by Section 2253.021 of the Texas Government Code along with an insurance certificate meeting the requirements of Section 11 of this Agreement; and
- providing to any potential purchaser of property within the Subdivision written notice prior to any sale, conveyance, or transfer to such purchaser that:
    - the Lift Station will be operating on temporary propane power during the term of this Agreement during electrical service outages;
    - the approval or denial of building permit will be tolled pursuant to this Agreement made in compliance with Section 214.904(a)(3) of the Texas Local Government Code during any default of this Agreement by the Developer or its contractors; and
- complying with all the terms and conditions of this Agreement.

4. Conversion Equipment Requirements. The conversion kit shall be designed and installed to the satisfaction of the Director to ensure seamless operation of the Lift Station using propane as the temporary fuel source.

   The scope of work shall include, but not be limited to, the following:
   - Supplying and installing all components required for propane conversion;
   - Providing all manufacturer documentation and warranties for the conversion equipment;
   - Certifying in writing that neither the installation nor the subsequent removal of the propane conversion kit will void any existing equipment warranties applicable to the City;
   - Fully removing the propane conversion equipment once permanent natural gas utility service is available and connected;
   - Restoring all modified equipment to its original factory configuration and specifications as necessary, as determined by the Director.

5. Fuel Supply and Maintenance. Developer shall establish and maintain a fueling contract with a qualified propane supplier throughout the Temporary Operation Period, as defined hereinbelow. Such fueling contract must be approved by the Director. Once approved, Developer shall provide City with a copy of the executed contract along with the emergency contact information of the propane supplier. Throughout the Temporary Operation Period, Developer shall maintain adequate fuel levels at all times to ensure continuous Lift Station operation.

   The fueling contract shall provide:
   - Automatic fuel delivery when tank capacity reaches 25%;
   - Emergency delivery service available 24 hours per day, 7 days per week;
   - Guaranteed fuel supply during emergency events and power outages; and
   - Regular fuel delivery following weekly testing operations.

6. Propane Consumption Documentation. Developer shall provide detailed propane consumption calculations prepared by a qualified engineer, in accordance with 30 Tex. Admin Code § 217.36, including, but not limited to:
   - Consumption rates during normal operation (gallons per hour);
   - Consumption rates during peak demand periods;
   - Consumption rates during emergency operation scenarios; and
   - Estimated runtime per tank capacity under various operating conditions.

   Consumption documentation shall be provided to City and the propane supplier prior to system activation. Developer shall maintain consumption logs during operation and provide reports to the

City on a monthly basis and at other times when requested by the Director. Developer shall provide such monthly reports within five (5) calendar days of the last day of the month and other reports as requested by City within five (5) calendar days of the request.

7. Temporary Operation Period. The Temporary Operation Period shall commence on the City's initial system activation and expire one hundred eighty (180) calendar days thereafter or on the date the work for the conversion of the Lift Station to natural gas is completed and accepted by the Director, whichever occurs first. Developer shall diligently pursue permanent natural gas service from CenterPoint Energy and provide monthly progress reports to the City on the last day of each month. Developer shall coordinate with CenterPoint Energy to expedite permanent natural gas service installation. Upon availability of permanent natural gas service, Developer shall immediately initiate conversion to a natural gas operation and complete the work or cause the same to be completed within the Temporary Operation Period.

8. Safety and Compliance Requirements. All propane storage, handling, and equipment shall comply with NFPA 58 (Liquefied Petroleum Gas Code) and all applicable local, state, and federal regulations. Developer shall obtain all required permits and inspections for propane installation and operation. Developer shall provide certificates of compliance with NFPA 58 from qualified inspection personnel. Propane storage tanks shall be properly sized, located, and maintained in accordance with applicable codes and manufacturer specifications. They shall be located to minimize conflict with access to Lift Station equipment and future utility installations.

9. Indemnity.
Developer and its contractors performing work on the Lift Station (collectively or singularly, "Indemnitor") shall jointly and severally indemnify, defend, and hold the City harmless as set forth below.

INDEMNITOR AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS' FEES, FOR DAMAGE TO ANY PROPERTY, LOSS OF REVENUE, AND/OR DEATH, BODILY INJURY OR OTHER DAMAGES OF ANY KIND ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE CONDUCT OR MANAGEMENT OF INDEMNITOR'S ACTIVITIES, OR FROM ANY ACT OR OMISSION BY INDEMNITOR, FOR DAMAGE TO ANY PROPERTY, LOSS OF REVENUE, OR ANY OTHER INJURIES OR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE CONDUCT OR MANAGEMENT OF INDEMNITOR'S ACTIVITIES ON THE CITY'S PROPERTY, OR FROM ANY ACT OR OMISSION BY INDEMNITOR, WHERE SUCH DAMAGES, LOSSES OR INJURIES ARE CAUSED BY THE JOINT OR SOLE NEGLIGENCE OF INDEMNITOR. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH INDEMNITOR AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY INDEMNITOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES

OF THE INDEMNITOR'S SOLE OR JOINT NEGLIGENCE. FURTHERMORE, THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL HAVE NO APPLICATION TO THE CITY FOR ANY CLAIM, LOSS, DAMAGE, CAUSE OF ACTION, SUIT AND LIABILITY WHERE THE INJURY, LOSS OR DAMAGE RESULTS FROM THE SOLE NEGLIGENCE OF THE CITY, UNMIXED WITH THE FAULT OF ANY OTHER PERSON OR ENTITY, OR THE GROSS OR WILLFUL NEGLIGENCE OF THE CITY. IN THE EVENT THAT ANY ACTION OR PROCEEDING IS BROUGHT AGAINST THE CITY FROM WHICH THE CITY IS INDEMNIFIED, INDEMNITOR FURTHER AGREES AND COVENANTS TO DEFEND THE ACTION OR PROCEEDING BY LEGAL COUNSEL ACCEPTABLE TO THE CITY. THE INDEMNITY PROVIDED HEREINABOVE SHALL SURVIVE THE TERMINATION AND/OR EXPIRATION OF THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, DEVELOPER'S INDEMNITY OBLIGATIONS SHALL NOT APPLY TO CLAIMS ARISING FROM CITY'S OPERATIONAL CONTROL OF THE LIFT STATION DURING THE TEMPORARY OPERATION PERIOD.

10. Release.

By this Agreement, City does not consent to litigation or suit, and City hereby expressly revokes any consent to litigation that it may have granted by the terms of this Agreement or any other contract or agreement, any charter, or applicable state law, except for claims arising from City's gross negligence, willful misconduct, or City's operational control of the Lift Station during the Temporary Operation Period. Nothing contained herein shall be construed in any way so as to waive in whole or in part City's sovereign immunity. Developer shall never make any claim of any kind or character against the City for damages that it may suffer by reason of the tolling of the issuance of permits pursuant to Section 13 hereinbelow and/or the installation, construction, reconstruction, maintenance, or repair of the Lift Station by Developer or its contractors, whether such damage is due to flooding, infiltration, natural causes or from any other cause of whatsoever kind or nature; provided, however, that this release shall not apply to damages arising from City's gross negligence, willful misconduct, or City's operational control of the Lift Station during the Temporary Operation Period. It is Developer's intention, and a condition of this Agreement, that this provision shall constitute a full and total release against any kind or character or claim whatsoever that may be asserted against the City by reason of, or a consequence of this Agreement, except for claims arising from City's gross negligence, willful misconduct, or City's operational control of the Lift Station during the Temporary Operation Period. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance.

11. Insurance.

During any construction/installation activity on the Lift Station, the Developer and/or its contractors shall maintain the following insurance coverage. Said insurance shall cover all persons involved in the installation, construction, reconstruction, maintenance and/or repair of the Lift Station, whether such persons are paid employees, independent contractors or volunteers. The Developer's insurance coverage shall be primary insurance with respect to the City, its officials, employees and agents, who shall be named as additional insureds. Any insurance or self-insurance maintained by the City, its officials, employees or agents shall be considered in excess of the

Developer's insurance and shall not contribute to it. All coverage for Contractor's subcontractors, if any, shall be subject to all of the requirements stated herein.

The following is a list of standard insurance policies along with their respective minimum coverage amounts required in this Agreement to be maintained by the Developer and any of its independent contractors during the term hereof:

a. Commercial General Liability
   - General Aggregate: $2,000,000
   - Per Occurrence: $1,000,000
   - Products & Completed Operations Aggregate: $1,000,000
   - Personal & Advertising Injury: $1,000,000
   - Coverage shall be broad form CGL
   - No coverage shall be deleted from standard policy without notification of individual exclusions being attached for review and acceptance.
   - Waiver of Subrogation required.

b. Business Automobile Policy
   - Combined Single Limits: $1,000,000
   - Coverage for "Any Auto"
   - Waiver of Subrogation required in favor of the City.

c. Workers' Compensation Insurance
   - Employer's Liability: $1,000,000
   - Waiver of Subrogation required.

Upon execution of this Agreement, Developer shall file with the City valid Certificates of Insurance with endorsements acceptable to the City meeting all of the requirements herein. Prior to the performance of any work on the Lift Station, the Developer shall file valid Certificates of Insurance of its contractor(s) with endorsements acceptable to the City meeting all of the requirements herein. Additionally, the following shall be applicable to all insurance required herein:

- Insurance carrier must have an A.M. Best Rating of A: VII or better.
- Only insurance carriers licensed and admitted to do business in the State of Texas will be accepted.
- Liability policies must be on occurrence form.
- Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.
- the City and its officers and employees are to be added as Additional Insureds to liability policies.
- Upon request, and without cost to the City, certified copies of all insurance policies and/or certificates of insurance shall be furnished to the City.

All insurance required under this section shall be secured and maintained in a company or companies satisfactory to the City.

12. Term and Termination. This Agreement shall be effective on the date of the City Manager's signature (the "Effective Date") and, unless otherwise stated, shall expire upon the expiration of the Temporary Operation Period. This Agreement is not subject to termination by either Party hereto, as the obligations herein must be fully performed in order to protect the public health, safety and welfare.

13. Remedies. Should Developer or any of its contractors fail to strictly comply with the terms of this Agreement, the City shall provide written notice of the breach to the Developer and provide the Developer a period of ten (10) calendar days in which to cure the breach, unless the breach is of an emergency nature affecting public health, safety or welfare as determined by the Director, in which the Developer must cure the breach immediately. If Developer fails to timely cure the breach, the City may do so at the Developer's sole cost and expense. If the City proceeds in this manner, the Developer agrees to pay such costs within thirty (30) calendar days of a receipt of an invoice therefor. Delinquent amounts will accrue interest at the rate specified in Section 2251.025 of the Texas Government Code. Additionally, during any period in which a breach persists by the Developer and/or its contractors after the City providing notice of the same, the Developer agrees that:

- the time limit to approve permit applications as specified in Section 214.904(a) of the Texas Local Government Code shall be tolled until the breach is cured;
    - For permit applications currently pending at the time the City gives written notice of the breach, the 45-day deadline in which the City is required to approve or deny a permit shall be paused on the date the City gives notice of the breach and shall not thereafter be restarted until the breach has been cured, as determined in the sole discretion of the Director.

      For example:

Date	Action	Days to Approve or Deny Permit
07/16/2025	Developer files a Permit Application	45
07/31/2025	City sends notice of breach to Developer	30
08/16/2025	Director determines breach is cured.	30

    - For permit applications submitted after the date the City gives written notice of the breach, the 45-day deadline in which the City is required to approve or deny a permit shall be paused until the breach has been cured, as determined in the sole discretion of the Director.

      For example:

Date	Action	Days to Approve or Deny Permit
07/31/2025	City sends notice of breach to Developer	--
08/5/2025	Developer files a Permit Application	45
08/16/2025	Director determines breach is cured.	45

- this Agreement is an agreement made and entered into pursuant to Section 214.904(a)(3) of the Texas Local Government Code and hereby establishes reasonable deadlines for the City to grant or deny permits; and
- the Developer shall not contest the deadlines for granting or denying a permit as established herein and hereby waives any right it has to do so for itself and for any successor in interest to the property Developer owns within Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A on the Effective Date, as this Agreement is a covenant that runs with the land.

14. Notice. All notices and communications under this Agreement shall be addressed as follows:

City: City of Friendswood, Texas
15355 Blackhawk Boulevard

Friendswood, Texas 77546
Attn: Jil Arias

Developer: D.R. Horton-Texas, Ltd.
6744 Horton Vista Dr.
Richmond, Texas 77407
Attn: Daniel E. Rose II, PE

15. Construction. The captions and headings of the Agreement are for convenience only and shall not define, limit, or describe the applicability, scope, meaning, or intent of any provision of this Agreement. Capitalized terms which are defined herein shall have the meaning given. In the event of any ambiguity in any of the terms of this Agreement, it shall not be construed for or against any Party hereto on the basis that such Party did or did not author the same.

16. Applicable Law. This Agreement shall be governed by the laws of the State of Texas and no lawsuit shall be prosecuted on this Agreement except in a court of competent jurisdiction located in Galveston County, Texas.

17. No Waiver. No waiver or waivers of any breach or default (or any breaches or defaults) by any Party hereto of any term, covenant, condition, or liability hereunder, or the performance by any Party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstances.

18. Severability. The provisions of this Agreement are severable, and if any part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of part of this Agreement to other persons or circumstances shall not be affected thereby.

19. Assignability. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors. This Agreement shall not be assignable by the Developer without the City's prior written consent.

20. Entire Agreement. This Agreement constitutes the entire agreement and supersedes any and all prior oral or written understandings and/or agreements, if any, and subsequent oral understandings and/or agreements, if any, concerning the subject of this Agreement. This Agreement may not be modified or amended except on or after the date hereof by a writing signed by both parties, or their respective successors or assigns, in order to be valid.

21. Authority. The officers executing this Agreement on behalf of each Party hereby confirm that such officers have full authority to execute this Agreement and to bind the Party he/she represents.

[*signature page follows*]

Signed this the ___ day of _____, 2025.

CITY OF FRIENDSWOOD, TEXAS

By: _____
MORAD KABIRI, City Manager

D.R. HORTON-TEXAS, LTD.,
a Texas limited partnership
By: D. R. Horton, Inc.,
a Delaware corporation,
its authorized agent

By: _____

Name: Dante Esposito

Title: Division Pres. Dept

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/17/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing an Interlocal Agreement with the City of Fort Worth for cooperative purchasing.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City desires to enter into a cooperative purchasing agreement with the City of Fort Worth in order to utilize Fort Worth's agreement to acquire a vehicle from Ron Carter for the Emergency Services Department. By entering into the proposed agreement, the City will be able to take advantage of bids for various goods and services received by the City of Fort Worth -- not just for vehicles.

The City of Friendswood has entered into cooperative purchasing agreements with other governmental entities in the past. Purchases made pursuant to a cooperative purchasing agreement satisfy any state law requiring competitive bidding.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Interlocal Agreement for Cooperative Purchasing - City of Fort Worth



INTERLOCAL AGREEMENT

BETWEEN COUNTY OF TARRANT AND the City of Friendswood

This Agreement is made this _____ day of July, 2025 between the County of Tarrant, Texas and the City of Friendswood.

Pursuant to the authority granted by the "Texas Interlocal Cooperation Act," Chapter 791 Texas Government Code providing for the cooperation between local governmental bodies, the parties hereto, in consideration of the premises and mutual promises contained herein, agree as follows:

WHEREAS, the contract is made under the authority of Sections 791.001-791.029 of the Texas Government Code; and,

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder shall make that performance or those payments from current revenues legally available to that party;

WHEREAS, the governing bodies of each party find that the subject of this contract is necessary for the benefit of the public and that each party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this contract; furthermore, the governing bodies find that the performance of this contract is in the common interest of both parties; and that the division of cost fairly compensates the performing party for the services under this contract.

I.

The City of Friendswood, hereby makes, constitutes and appoints Tarrant County its true and lawful purchasing agent for the purchase of various commodities using Annual Contracts (Bids). Tarrant County will maintain a listing of Annual Contracts which are available for local entities use. Tarrant County will forward a copy of requested Annual Contract to the requesting entity. The City of Friendswood agrees that Tarrant County shall serve as the purchasing agent for selected items, and agrees that the bidding shall be conducted by Tarrant County according to its usual bidding procedures and in accordance with applicable State statutes.

II.

The City of Friendswood agrees that all specifications for selected items shall be determined by Tarrant County.

III.

The City of Friendswood agrees to pay the supplier for all goods, equipment and products pursuant to this Agreement. The successful bidder or bidders shall bill the City of Friendswood directly for all items purchased, and the City of Friendswood shall be responsible for vendor's compliance with all conditions of delivery and quality of the purchased items.

IV.

Jeffery Spears (name), Purchasing Coordinator (title) is hereby designated as the official representative to act for the City of Friendswood in all matters relating to this Agreement.

V.

This Agreement shall take effect upon execution by both signatories.

VI.

This Agreement shall be in effect from the date of execution until terminated by either party to the Agreement upon written thirty (30) days' notice prior to cancellation.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers the day and year first above written.

TARRANT COUNTY	**(Entity)** City of Friendswood
BY: _____	BY: _____
TITLE: _____	TITLE: Morad Kabiri, City Manager
DATE: _____	DATE: _____

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/21/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider approving American Tower Corporation's request for the City's approval and authorization concerning T-Mobile's anchor amendment plan, which will modify ground-based and tower-mounted equipment, for the tower located at 1606 Whitaker Drive, Friendswood, Galveston County, Texas.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City entered into a license agreement with American Tower, L.P., on June 20, 2007, and amended on February 25, 2014, for a communications tower to be located at 1601 Whitaker Drive, Friendswood, Texas (the "Site"). Under the License Agreement, American Tower is authorized to operate and maintain wireless communications equipment on the Site. American Tower has requested the City to consent to modifications for T-Mobile's anchor amendment plan, which will include revisions to ground-based and tower-mounted equipment. This amendment plan has been reviewed by City staff, who concluded that the proposed maintenance, alterations, and upgrades are fairly routine in nature and confined to the existing footprint of the tower and equipment shelter.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. American Tower Consent
2. T-Mobile's Anchor Amendment Plan

VIA Email: aharbin@friendswood.com

July 21 2025

City of Friendswood
910 South Friendswood Dr.
Friendswood, TX 77546

RE: ATC Site 268232 / FRIENDSWOOD PS BLDG TX
T-MOBILE WEST LLC (the"Customer") / 15315655 (the "Project")
Communications Facility located at 1606 Whitaker Drive, Friendswood, TX 77546 (the "Site")
Request for Customer Alterations.

Pursuant to the ground agreement for the above-reference site, we are requesting your consent of Customer's proposed customer alterations. This consent shall apply to any alteration or tower modification related to the Project.

American Tower will continue to be responsible for performance of all obligations under the ground agreement. Please acknowledge your approval by signing in the space provided below. If you have any questions, please do not hesitate to contact me. Please return this letter immediately to the address listed below.

Sincerely,

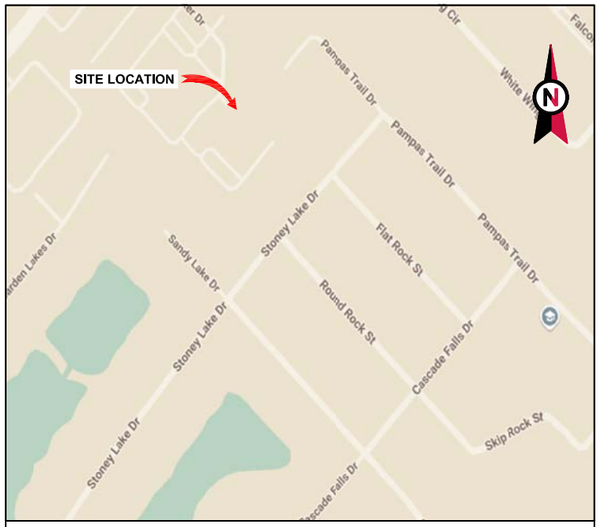
Shannon Monaghan
Senior Project Manager
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
781-926-7818
shannon.monaghan@americantower.com

Approval and Authorization

I, an authorized party, consent to the activity as referenced above at the Site and authorize the Customer and/or its agent, to apply for all necessary zoning and permitting approvals as may be required for the activity and/or installation and acknowledge and agree that Customer, American Tower, and/or their agents shall have no further obligations to obtain consents or approvals, or provide notice, from the undersigned with regard to the Project.

Signature:_____ Date:_____

Print Name:
Title:



VICINITY MAP

AMERICAN TOWER®

ATC SITE NAME: FRIENDSWOOD PS BLDG TX
ATC SITE NUMBER: 268232
T-MOBILE SITE NAME: ATC/FRIENDSWOOD
T-MOBILE SITE NUMBER: A3D0197A
SITE ADDRESS: 1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403
SITE CLASS: SELF SUPPORT



LOCATION MAP

T-MOBILE ANCHOR AMENDMENT PLAN
56791EBZ_SR CONFIGURATION

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2021 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
2. 2023 NATIONAL ELECTRICAL CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: TBD
PHONE: TBD

TELEPHONE COMPANY: TBD
PHONE: TBD

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403
COUNTY: GALVESTON

GEOGRAPHIC COORDINATES:

LATITUDE: 29.49662561
29° 29' 47.852" N
LONGITUDE: -95.20163106
95° 12' 5.872" W
GROUND ELEVATION: 31' AMSL

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPLICANT:

T-MOBILE

ENGINEER:

FULLERTON ENGINEERING CONSULTANTS, LLC
1100 E. WOODFIELD ROAD,
SUITE 500
SCHAUMBURG, IL 60173

PROPERTY OWNER:

CITY OF FRIENDSWOOD
1606 WHITAKER DRIVE
FRIENDSWOOD, TX
77546-5403

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:

TOWER WORK:

REMOVE (3) ANTENNA(S) AND (2) HYBRID TRUNK(S)

INSTALL (3) ANTENNA(S), (3) RRH(S), (3) DUAL RRH MOUNT(s) AND (2) HYBRID CABLE(S)

EXISTING (3) RRH(S) TO BE RELOCATED

EXISTING (3) ANTENNA(S) AND (2) HELIAX PENDANT(S) TO REMAIN

GROUND WORK:

REMOVE (1) ASIB, (3) ABIC AND (1) ABIO
INSTALL (1) ABIA, (3) ABIL AND (1) ABIP
EXISTING (1) DELTA HPL3 600A SITE SUPPORT CABINET, (1) DELTA BATTERY CABINET, 25A DC BREAKER FOR DELTA SHELF, (1) ASIB, (2) ASIL, (1) FSFM, (2) ABIA, (2) ABIL, (2) AMIA, (1) CSR IXRE V1 (GEN1) AND (1) PPC TO REMAIN

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).

PROJECT LOCATION DIRECTIONS

FROM HOUSTON TAKE I-45 SOUTH EXIT FM 528 TURN RIGHT PASS FM 518 3/4 MILE SITE ON YOUR LEFT BEHIND FRIENDSWOOD POLICE STATION BLDG

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	07/05/25	EC
G-002	GENERAL NOTES	0	07/05/25	EC
C-101	DETAILED SITE PLAN	0	07/05/25	EC
C-102	DETAILED EQUIPMENT	0	07/05/25	EC
C-201	TOWER ELEVATION	0	07/05/25	EC
C-401	ANTENNA INFORMATION & SCHEDULE	0	07/05/25	EC
C-501	CONSTRUCTION DETAILS	0	07/05/25	EC
E-501	CABLE AND MOUNTING DETAILS	0	07/05/25	EC
R-601	SUPPLEMENTAL	0		
R-602	SUPPLEMENTAL	0		
R-603	SUPPLEMENTAL	0		
R-604	SUPPLEMENTAL	0		
R-605	SUPPLEMENTAL	0		

AMERICAN TOWER®

Fullerton DESIGN DEVELOP CONSTRUCT
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# F-13554
www.fullerton-us.com

REV.	DESCRIPTION	BY	DATE
A	PRELIM	SHS	06/17/25
0	FINAL	EC	07/05/25

ATC SITE NUMBER:
268232
ATC SITE NAME:
FRIENDSWOOD PS BLDG TX
T-MOBILE SITE NAME:
ATC/FRIENDSWOOD
SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

Digitally signed by Daniel W. Smith
Date: 2025.07.07 15:26:16 -05'00'

T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0

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GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS, T-MOBILE "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL
   - A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILD/CO-LOCATE ONLY)
   - B. AC/TELCO INTERFACE BOX (PPC)
   - C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILD/CO-LOCATE ONLY, GC TO FURNISH AND INSTALL FOR ROOFTOP INSTALLATION)
   - D. TOWERS, MONOPOLES
   - E. TOWER LIGHTING
   - F. GENERATORS & LIQUID PROPANE TANK
   - G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING
   - H. ANTENNAS (INSTALLED BY OTHERS)
   - I. TRANSMISSION LINE
   - J. TRANSMISSION LINE JUMPERS
   - K. TRANSMISSION LINE CONNECTORS WITH WEATHERPROOFING KITS
   - L. TRANSMISSION LINE GROUND KITS
   - M. HANGERS
   - N. HOISTING GRIPS
   - O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR XIT CHEMICAL GROUND ROD(S), BUSS BARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR AUGER MOUNTS, MISCELLANEOUS FASTENERS, CABLE TRAYS, NON-STANDARD ANTENNA FRAMES AND ALL OTHER MATERIAL AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF T-MOBILE TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE T-MOBILE REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE T-MOBILE REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE T-MOBILE REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE T-MOBILE CONSTRUCTION MANAGER.
15. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE T-MOBILE REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH T-MOBILE AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY T-MOBILE MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH T-MOBILE SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO T-MOBILE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO T-MOBILE SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY T-MOBILE REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. WHEN THE PROJECT SCOPE REQUIRES THE USE OF THE SAFETY CLIMB, THE GENERAL CONTRACTOR SHALL ENSURE THE SAFETY CLIMB IS FREE OF OBSTRUCTIONS, NOT RUBBING ON OR TRAPPED BY ANY INSTALLED CUSTOMER EQUIPMENT, IS VISUALLY TAUT, MEETS MANUFACTURER INSTALLATION SPECIFICATIONS, AND IS FIRMLY SECURED AT ALL CABLE GUIDE LOCATIONS UPON PROJECT COMPLETION.
29. COMPLETION OF PROJECT SHALL NOT OBSTRUCT, TRAP, LOOSEN, OR OTHERWISE CAUSE FAILURE TO MEET MANUFACTURER INSTALLATION REQUIREMENTS FOR THE SAFETY CLIMB.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
31. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
32. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE T-MOBILE REP. ANY WORK FOUND BY THE T-MOBILE REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
33. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
34. T-MOBILE FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE T-MOBILE WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
35. T-MOBILE OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO T-MOBILE OR THEIR ARCHITECT/ENGINEER.

SPECIAL CONSTRUCTION ANTENNA INSTALLATION NOTES:

1. WORK INCLUDED:
   - A. ANTENNA AND COAXIAL/HYBRID CABLES ARE FURNISHED BY T-MOBILE UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL.
   - B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND T-MOBILE SPECIFICATIONS.
   - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
   - D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE.
   - E. INSTALL COAXIAL/HYBRID CABLES AND TERMINATING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL/HYBRID CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
2. ANTENNA AND COAXIAL/HYBRID CABLE GROUNDING:
   - A. ALL EXTERIOR #6 GREEN GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/SPLICE WEATHERPROOFING KIT #221213 OR EQUAL.
   - B. ALL COAXIAL/HYBRID CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL/HYBRID CABLE (NOT WITHIN BENDS)

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

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Fullerton
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COA# F-13554
www.fullerton-us.com

REV.	DESCRIPTION	BY	DATE
A	PRELIM	SHS	06/17/25
0	FINAL	EC	07/05/25

ATC SITE NUMBER:
268232
ATC SITE NAME:
FRIENDSWOOD PS BLDG TX
T-MOBILE SITE NAME:
ATC/FRIENDSWOOD
SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	0

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SITE PLAN NOTES:

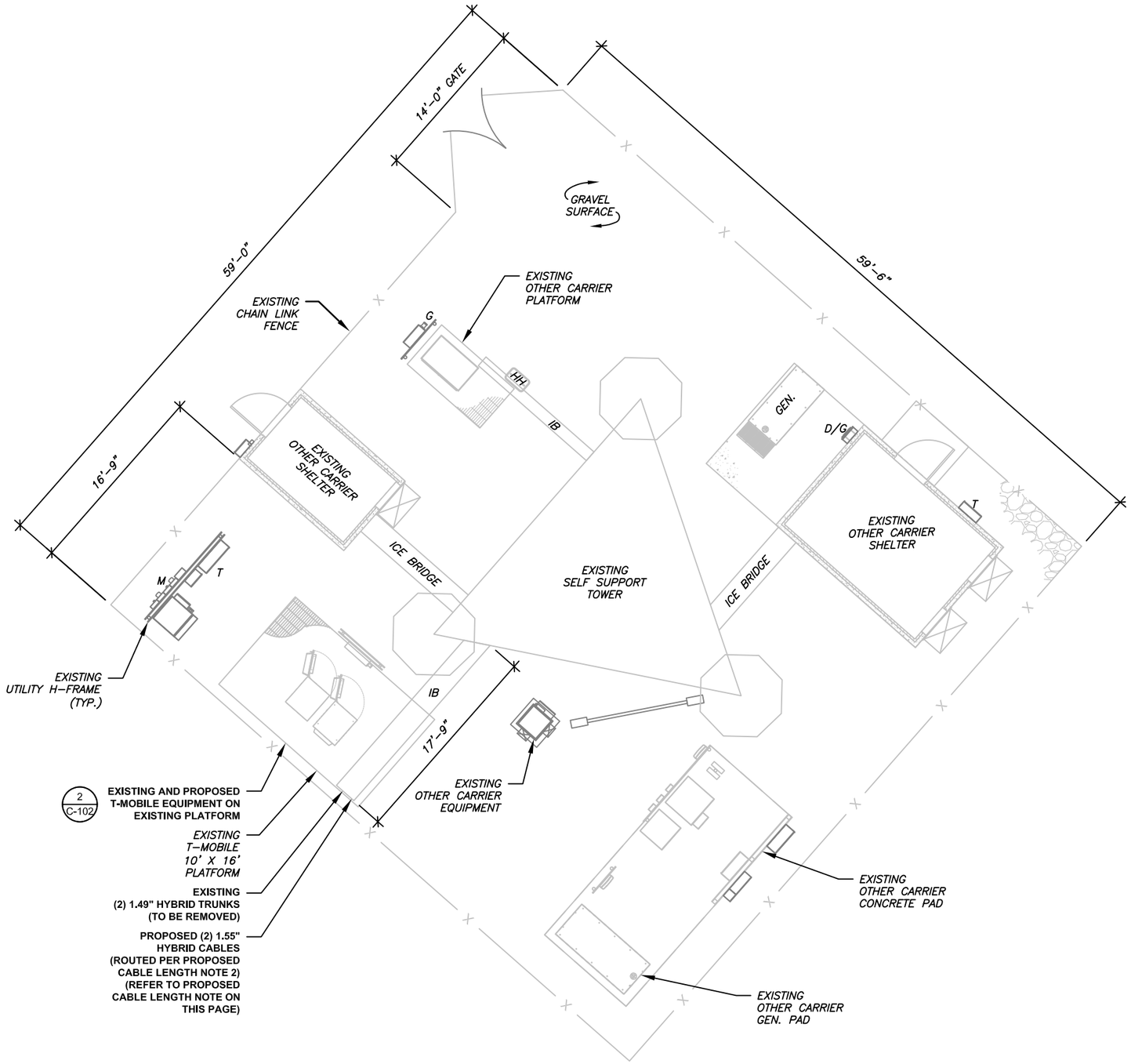
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. NO ELECTRICAL SCOPE IS INCLUDED IN THIS PROJECT.

LEGEND

⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACLE
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
	CHAINLINK FENCE

PROPOSED CABLE NOTES:

1. ESTIMATED LENGTH OF PROPOSED CABLE IS **192'**. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES), CDS DEFER TO GREATEST CABLE LENGTH.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).



1 DETAILED SITE PLAN

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 UNIT = 10 FEET

N

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A	PRELIM	SHS	06/17/25
0	FINAL	EC	07/05/25

ATC SITE NUMBER:
268232

ATC SITE NAME:
FRIENDSWOOD PS BLDG TX

T-MOBILE SITE NAME:
ATC/FRIENDSWOOD

SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

T-Mobile

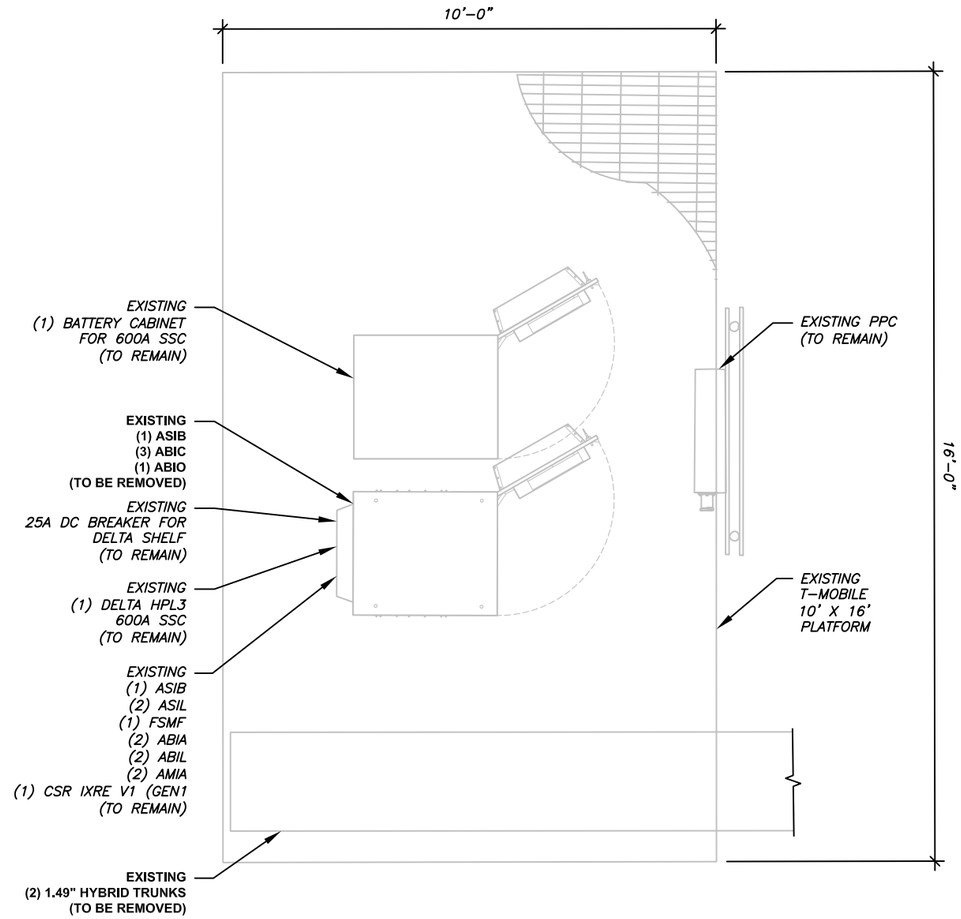
ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0

SITE PLAN NOTES:

1. CONTRACTOR TO VERIFY THERE IS NO LIVE AAV FIBER RUNNING THROUGH EXISTING DEAD EQUIPMENT. IF SO, THIS WILL NEED TO BE RERUN THROUGH CONDUIT PRIOR TO REMOVING DEAD 2G (6201 CABS) EQUIPMENT.
2. ALL OPEN PORTS NEED TO BE SEALED / WEATHERPROOFED PROPERLY
3. ALL UNNEEDED / EXCESS EQUIPMENT AND GARBAGE TO BE REMOVED FROM EQUIPMENT AREA. DISPOSE OF MATERIALS PROPERLY OFF SITE.



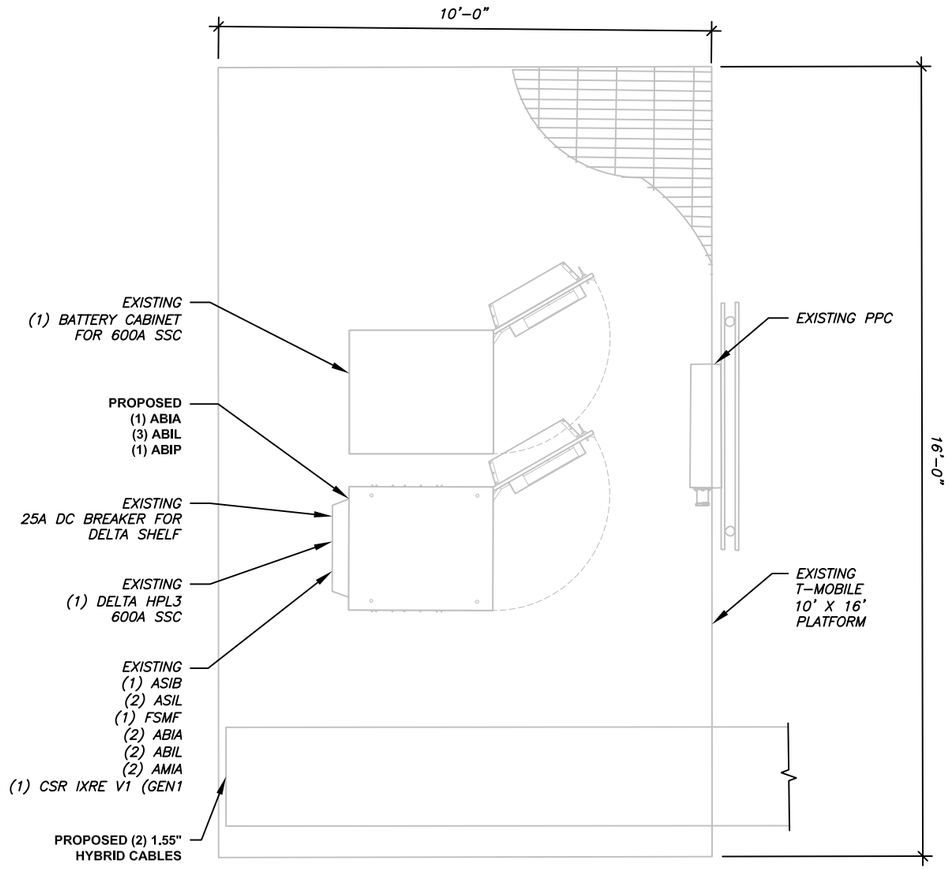
1 EXISTING GROUND EQUIPMENT LAYOUT

GRAPHIC SCALE

3 0 1.5 3

(IN FEET)
1 UNIT = 3 FEET

T-MOBILE CM APPROVAL REQUIRED BEFORE INSTALLING CABINETS.



2 PROPOSED GROUND EQUIPMENT LAYOUT

GRAPHIC SCALE

0 ###

(IN FEET)
1 UNIT = # FEET

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SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

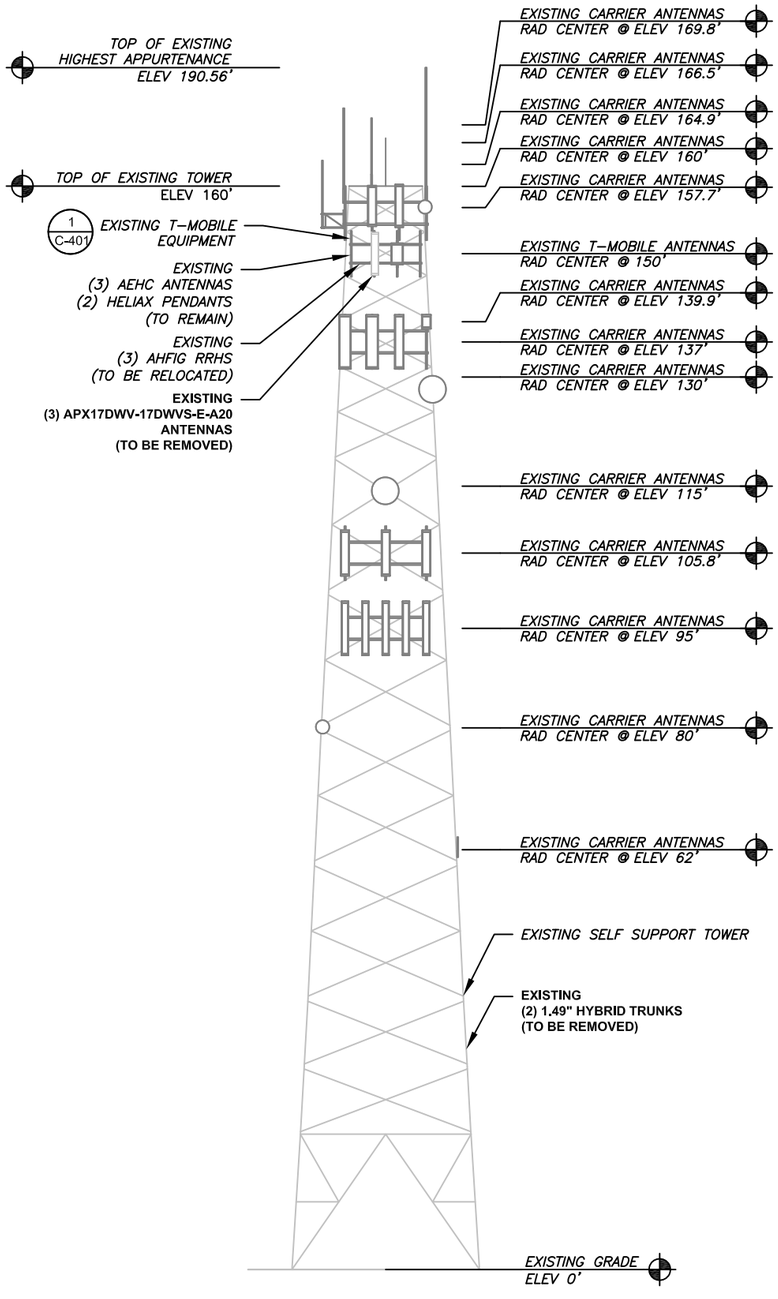
STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

T-Mobile

ATC PROJ. #:	15315655_G0
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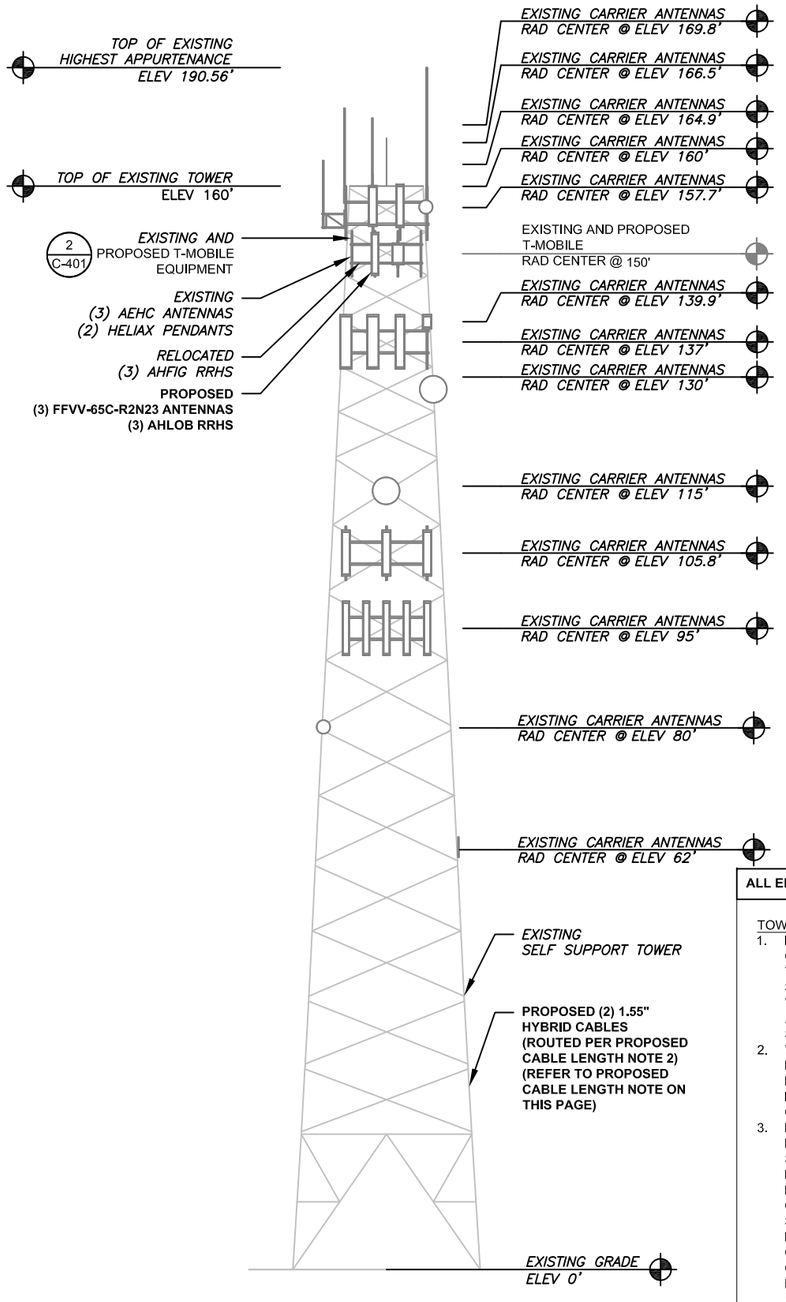
DETAILED EQUIPMENT PLAN

SHEET NUMBER:	REVISION:
C-102	0



1 EXISTING TOWER ELEVATION

SCALE: N.T.S.



2 PROPOSED TOWER ELEVATION

SCALE: N.T.S.

PER STRUCTURAL ANALYSIS COMPLETED BY ATC, DATED 05/28/25, THE EXISTING TOWER CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

PER MOUNT ANALYSIS COMPLETED BY POD, DATED 06/03/25, THE EXISTING MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

ALL ELEVATIONS REFLECT ABOVE GROUND LEVEL (A.G.L.)

TOWER NOTE:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
3. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).
4. TOWER ELEVATION DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS. REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.

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ATC/FRIENDSWOOD

SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

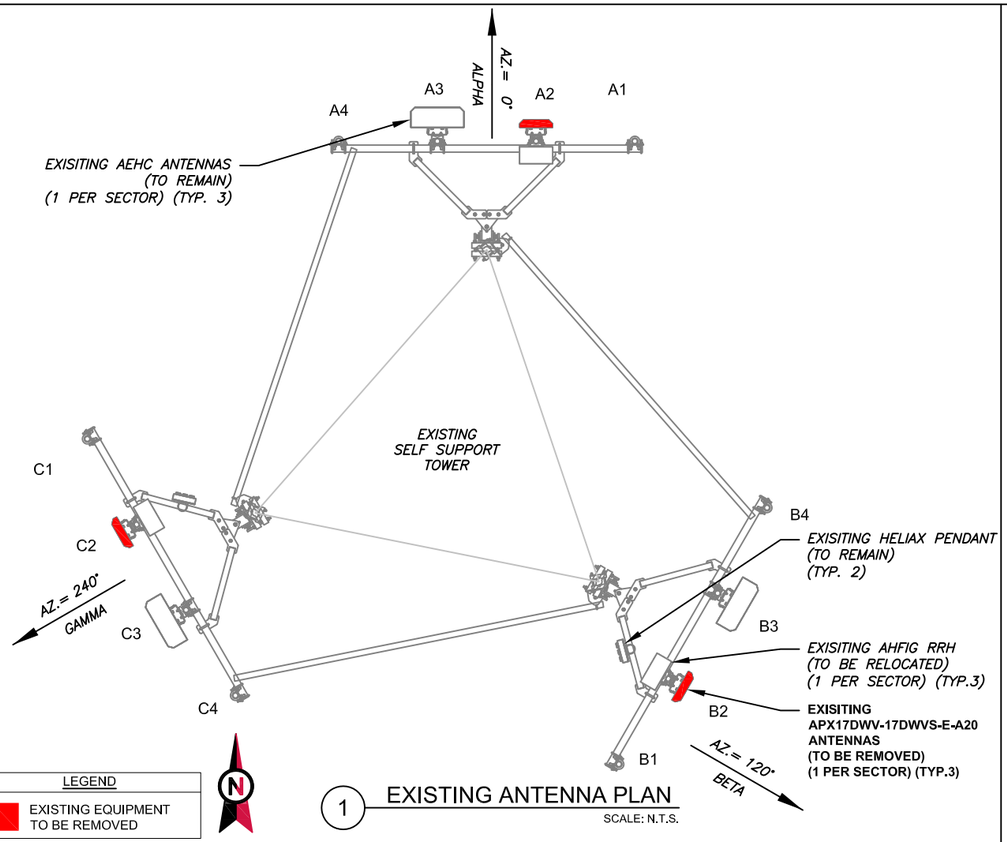
STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-201	0



LEGEND

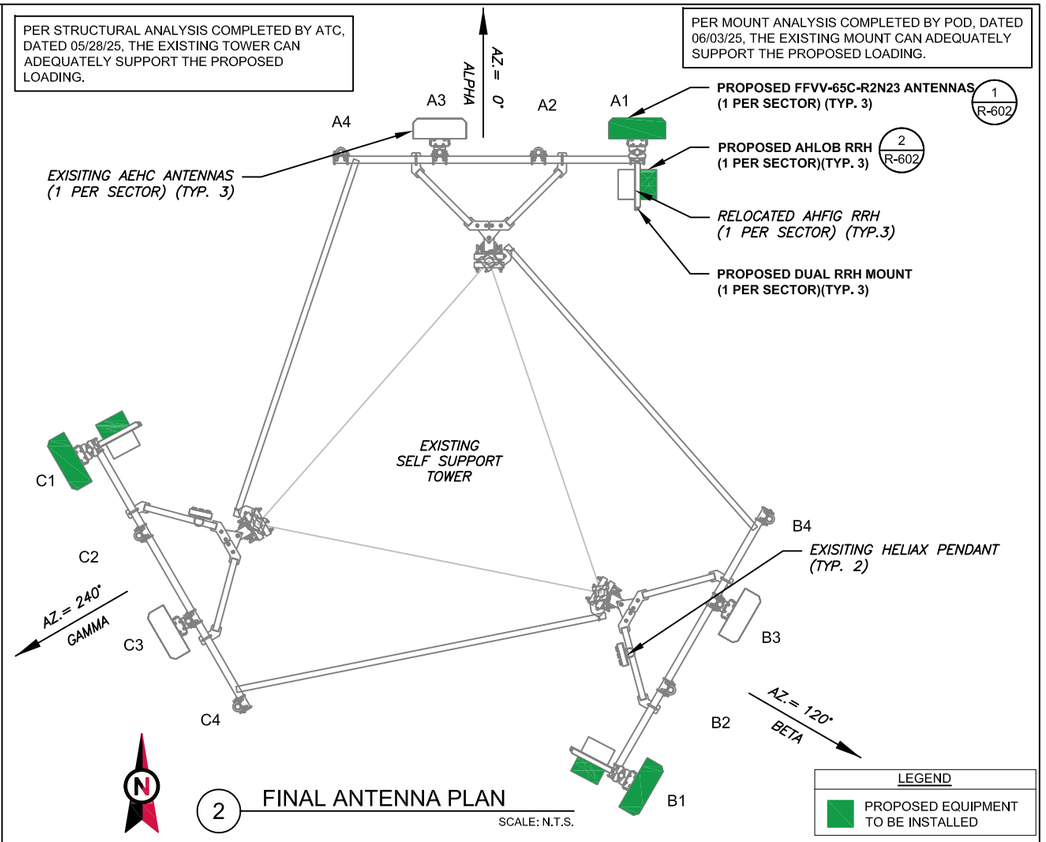
EXISTING EQUIPMENT TO BE REMOVED

1 EXISTING ANTENNA PLAN

SCALE: N.T.S.

PER STRUCTURAL ANALYSIS COMPLETED BY ATC, DATED 05/28/25, THE EXISTING TOWER CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

PER MOUNT ANALYSIS COMPLETED BY POD, DATED 06/03/25, THE EXISTING MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.



2 FINAL ANTENNA PLAN

SCALE: N.T.S.

LEGEND

PROPOSED EQUIPMENT TO BE INSTALLED

EXISTING ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	MECH/ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	150'	0°	A1	–	–	–	–	–	–
			A2	APX17DWV-17DWVS-E-A20	N1900/L2100/L1900 G1900/LAWS3/N2100 U1900	0-4/4	RMV	AHFIG	REL
			A3	AEHC	N2500	0–4	RMN	–	–
			A4	–	–	–	–	–	–
BETA	150'	120°	B1	–	–	–	–	–	–
			B2	APX17DWV-17DWVS-E-A20	N1900/L2100/L1900 G1900/LAWS3/N2100 U1900	0-4/4	RMV	AHFIG	REL
			B3	AEHC	N2500	0–4	RMN	–	–
			B	–	–	–	–	–	–
GAMMA	150'	240°	C1	–	–	–	–	–	–
			C2	APX17DWV-17DWVS-E-A20	N1900/L2100/L1900 G1900/LAWS3/N2100 U1900	0-4/4	RMV	AHFIG	REL
			C3	AEHC	N2500	0–4	RMN	–	–
			C4	–	–	–	–	–	–

NOTES

1. GC TO VERIFY THE FINAL RFDS MATCHES THE FINAL CONSTRUCTION DRAWINGS. GC TO NOTIFY ATC PM OF ANY DISCREPANCY PRIOR TO INSTALLING THE EQUIPMENT.
2. GC TO CAP ALL UNUSED PORTS.
3. GC TO CONFIRM SPACING OF PROPOSED EQUIP DOES NOT CAUSE TOWER CONFLICTS NOR IMPEDE TOWER CLIMBING PEGS.

STATUS ABBREVIATIONS

RMV: TO BE REMOVED
RMN: TO REMAIN
REL: TO BE RELOCATED
ADD: TO BE ADDED

CABLE LENGTHS FOR JUMPERS

JUNCTION BOX TO RRU: 15'
RRU TO ANTENNA: 10'

FINAL ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	MECH/ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	150'	0°	A1	FFVV-65C-R2N23	N600/L600/L700 L2100/N1900/G1900 LAWS3/L1900/N2100	0-4/4	ADD	AHFIG AHLOB	REL ADD
			A2	–	–	–	–	–	–
			A3	AEHC	N2500	0–4	RMN	–	–
			A4	–	–	–	–	–	–
BETA	150'	120°	B1	FFVV-65C-R2N23	N600/L600/L700 L2100/N1900/G1900 LAWS3/L1900/N2100	0-4/4	ADD	AHFIG AHLOB	REL ADD
			B2	–	–	–	–	–	–
			B3	AEHC	N2500	0–4	RMN	–	–
			B	–	–	–	–	–	–
GAMMA	150'	240°	C1	FFVV-65C-R2N23	N600/L600/L700 L2100/N1900/G1900 LAWS3/L1900/N2100	0-4/4	ADD	AHFIG AHLOB	REL ADD
			C2	–	–	–	–	–	–
			C3	AEHC	N2500	0–4	RMN	–	–
			C4	–	–	–	–	–	–

EXISTING FIBER DISTRIBUTION / OVP BOX		EXISTING CABLING SUMMARY			
MODEL NUMBER	STATUS	COAX	HYBRID	FIBER	STATUS
(2) HELIAX PENDANT	RMN	–	(2) 1.49"	-	RMV

3 EQUIPMENT SCHEDULES

FINAL FIBER DISTRIBUTION / OVP BOX		FINAL CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
(2) HELIAX PENDANT	RMN	–	–	–
-	-	-	(2) 1.55"	ADD

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FRIENDSWOOD, TX 77546-5403

SEAL:



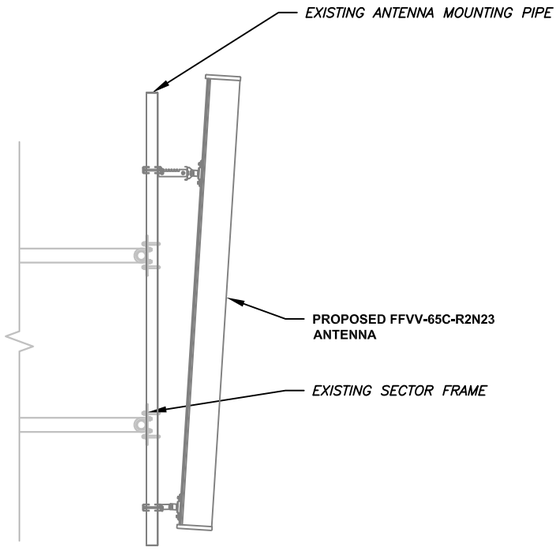
T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

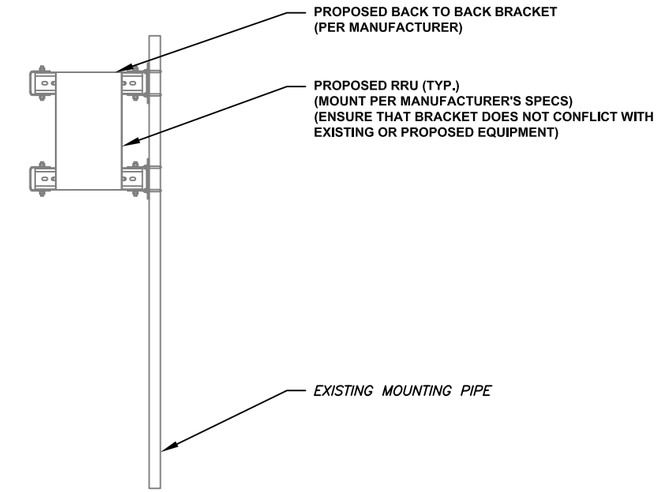
ANTENNA INFORMATION & SCHEDULE

SHEET NUMBER:	REVISION:
C-401	0

EXISTING/PROPOSED MOUNTS AND/OR MOUNT MODIFICATIONS NOT SHOWN FOR CLARITY. REFER TO ANTENNA PLANS, MOUNT ANALYSES AND/OR MOUNT MODIFICATION DOCUMENTS FOR ADDITIONAL DETAIL.



1 PROPOSED ANTENNA MOUNTING DETAIL - TYPICAL
SCALE: N.T.S.



2 PROPOSED RRU MOUNTING DETAIL - TYPICAL
SCALE: N.T.S.

AMERICAN TOWER®

Fullerton
DESIGN DEVELOP CONSTRUCT
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# F-13554
www.fullerton-us.com

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	SHS	06/17/25
0	FINAL	EC	07/05/25

ATC SITE NUMBER:
268232
ATC SITE NAME:
FRIENDSWOOD PS BLDG TX
T-MOBILE SITE NAME:
ATC/FRIENDSWOOD
SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:

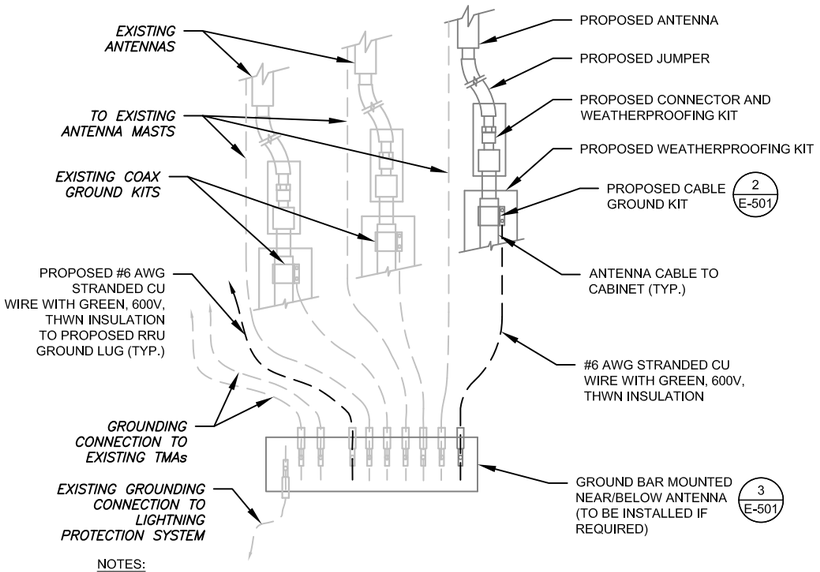
STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-501	0

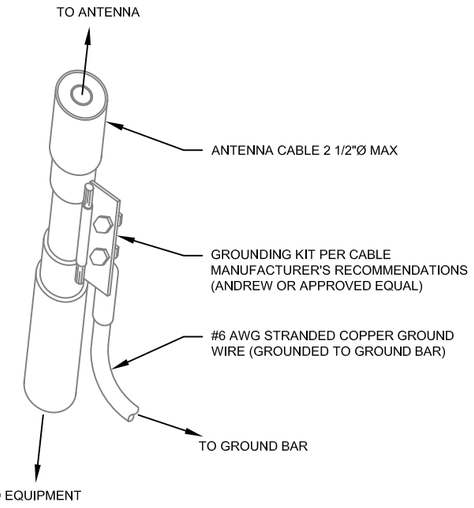


NOTES:

1. THIS DETAIL IS INTENDED TO SHOW THE GENERAL GROUNDING REQUIREMENTS. SLIGHT ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED AND INFORM THE CONSTRUCTION MANAGER OF ANY CONFLICTS.
2. SITE GROUNDING SHALL COMPLY WITH T-MOBILE GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH T-MOBILE GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

1 TYPICAL ANTENNA GROUNDING DIAGRAM

SCALE: N.T.S.

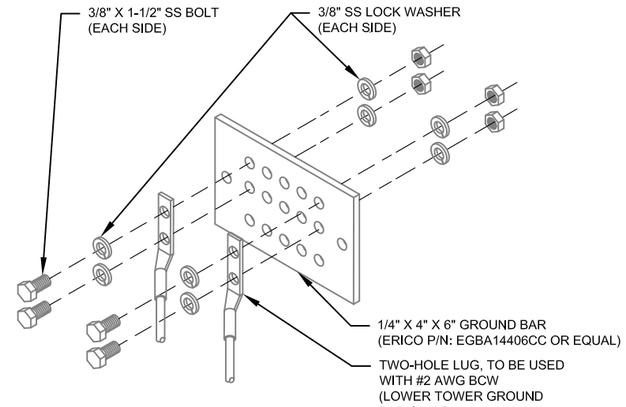


GROUND KIT NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. CONTRACTOR SHALL PROVIDE WEATHERPROOFING KIT (ANDREW PART NUMBER 221213) AND INSTALL/TAPE PER MANUFACTURER'S SPECIFICATIONS.

2 CABLE GROUND KIT CONNECTION DETAIL

SCALE: N.T.S.



GROUND BAR NOTES:

1. GROUND BAR KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
2. GROUND BAR TO BE BONDED DIRECTLY TO TOWER.

3 TOWER GROUND BAR DETAIL

SCALE: N.T.S.

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SCHAUMBURG, ILLINOIS 60173
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COA# F-13554
www.fullerton-us.com

REV.	DESCRIPTION	BY	DATE
A	PRELIM	SHS	06/17/25
0	FINAL	EC	07/05/25

ATC SITE NUMBER:
268232

ATC SITE NAME:
FRIENDSWOOD PS BLDG TX

T-MOBILE SITE NAME:
ATC/FRIENDSWOOD

SITE ADDRESS:
1606 WHITAKER DRIVE
FRIENDSWOOD, TX 77546-5403

SEAL:



T-Mobile

ATC PROJ. #:	15315655_G0
CUST. ID:	ATC/FRIENDSWOOD
CUST. #:	A3D0197A

GROUNDING DETAILS

SHEET NUMBER:	REVISION:
E-501	0

Section 1 - Site Information

Site ID: A3D0197A
Purpose: Ready to BOM
Status: Draft
Version: 5
Project Type: L600
Last Modified: 06/24/2025 4:41:50 PM
Last Modified By: MILIND.GANDHI6@T-MOBILE.COM

Site Name: ATC/Friendswood
Site Class: Self Support Tower
Site Type: Structure Non Building
Plan Year: 2025
Market: HOUSTON TX
Vendor: Nokia
Landlord: American Tower

Latitude: 29.49661111
Longitude: -95.2016111
Address: 1606-A Harold L. Whitaker Dr
City, State: Friendswood, TX
Region: SOUTH

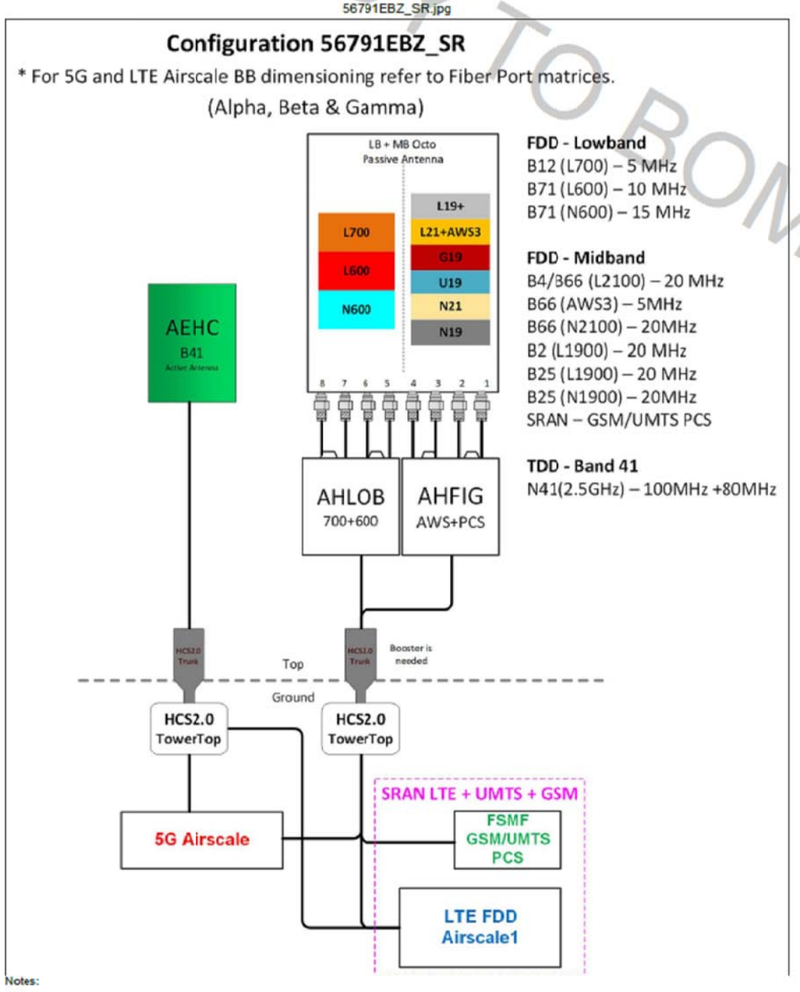
RAN Template: 56791EBZ_SR			AL Template: 56791EBZ_SR	
Sector Count: 3	Antenna Count: 6	Coax Line Count: 0	TMA Count: 0	RRU Count: 6

Section 2 - Existing Template Images

----- This section is intentionally blank. -----

Section 3 - Proposed Template Images

56791EBZ_SR.jpg



Notes:

Proposed RAN Equipment

Template: 56791EBZ_SR

Enclosure	1	2	3	4
Enclosure Type	Tower Top Mount (Nokia)	Delta HPL3 600A Site Support Cabinet - ESOA600-HCU01	Ancillary Equipment (Nokia)	Generic Battery Cabinet for 600A SSC
Radio	AHFIG (x3): N1900, N2100 (DARK), L1900, L2100, LAWS3, G1900; AHLOB (x3): N600, L600, L700			
Baseband		ASIB: L600, L700, L1900, L2100, LAWS3; ASIL (x2): N600, N1900, N2100 (DARK), N2500; FSMF: G1900		
Hybrid Cable System			175' HCS 2.0 Trunk - 12#6AWG 24 SM FIBER PR (x2)	
Breaker		25A DC Breaker for Delta Shelf		
Baseband Submodule		ABIA (x3): L600, L700, L1900, L2100, LAWS3; ABIL (x5): N600, N1900, N2100 (DARK); ABIP: N2500		
Baseband Subrack		AMIA (x2)		
Power subsystem		Rectifier Shelf *Select size*		Batteries *Select size*
Transport System		CSR IXRe V1 (Gen1)		
Junction Box			Nokia HCS 2.0 Tower Junction Box (x2)	

RAN Scope of Work:

1 RFDS

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READY TO BOM

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STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

SUPPLEMENTAL

SHEET NUMBER: R-601
REVISION: 0

Sector 1 (Proposed) view from front (Note: the images show view from behind)					
Coverage Type	A - Outdoor Macro				
Antenna	1				2
Antenna Model	FFVV-65C-R2N23 (Octo)				AEHC (Active Antenna - Massive MIMO)
Azimuth	0				0
M. Tilt	0				0
RAD Center (ft.)	150				150
Ports	P1	P2	P3	P4	P5
Active Tech	N600 L600 L700	N600 L600 L700	L2100 N1900 G1900 LAWS3 L1900	L2100 N1900 G1900 LAWS3 L1900	N2500
Dark Tech			N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt			4	4	4
Cables					
TMAs					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					

Sector 2 (Proposed) view from front (Note: the images show view from behind)					
Coverage Type	A - Outdoor Macro				
Antenna	1				2
Antenna Model	FFVV-65C-R2N23 (Octo)				AEHC (Active Antenna - Massive MIMO)
Azimuth	120				120
M. Tilt	0				0
RAD Center (ft.)	150				150
Ports	P1	P2	P3	P4	P5
Active Tech	N600 L600 L700	L600 L700 N600	N1900 L1900 G1900 LAWS3 L2100	N1900 L1900 L2100 LAWS3 G1900	N2500
Dark Tech			N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt			4	4	4
Cables					
TMAs					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					

Sector 3 (Proposed) view from front (Note: the images show view from behind)					
Coverage Type	A - Outdoor Macro				
Antenna	1				2
Antenna Model	FFVV-65C-R2N23 (Octo)				AEHC (Active Antenna - Massive MIMO)
Azimuth	240				240
M. Tilt	0				0
RAD Center (ft.)	150				150
Ports	P1	P2	P3	P4	P5
Active Tech	N600 L600 L700	N600 L600 L700	N1900 L1900 G1900 LAWS3 L2100	L2100 LAWS3 N1900 L1900 G1900	N2500
Dark Tech			N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt			4	4	4
Cables					
TMAs					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					

1 RFDS

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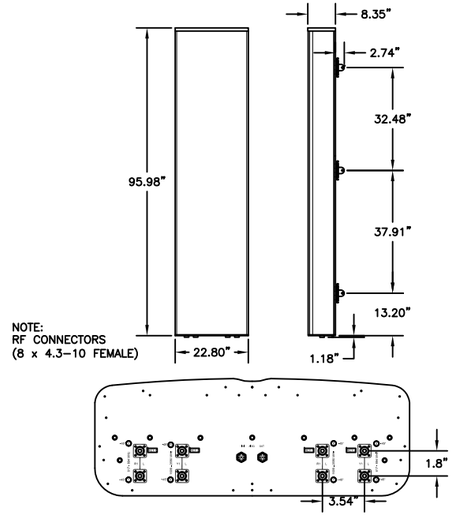
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STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED PROFESSIONAL ENGINEER

SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-602	0

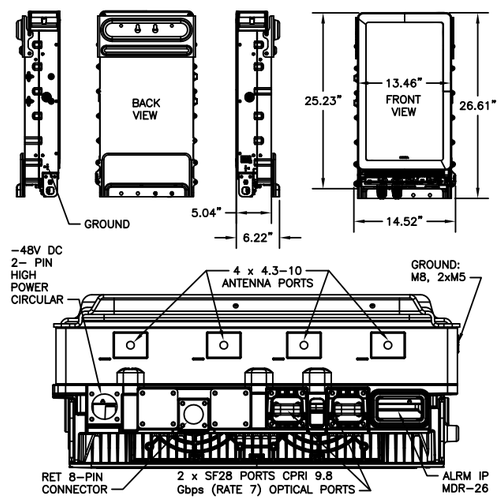
MANUFACTURER:	COMMSCOPE
MODEL:	FFVV-65C-R2N23
DIMENSIONS:	95.98" x 22.80" x 8.35" (H x W x D)
WEIGHT:	103.62 LB
BAND:	MULTIBAND (8 PORT)
MOUNTING KIT:	BSAMNT-4 (14.33 LB) & BSAMNT-M4 (10.14 LB) INCLUDED



1 39179 - COMMSCOPE FFVV-65C-R2N23

SCALE: N.T.S.

MANUFACTURER:	NOKIA (475910A)		
MODEL:	AHLOB AIRSCALE - 4T4R - B71/85 320W		
DIMENSIONS:	26.61" x 14.52" x 6.22" (H x W x D)		
WEIGHT:	81.57 LBS		
MOUNT P/N:	FPKA (2000012738)	WEIGHT:	3.3 LBS



1 34630 - AHLOB DUAL BAND RRH B71 B85

SCALE: N.T.S.

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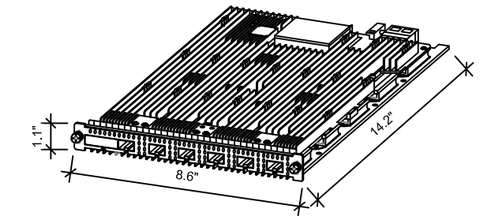
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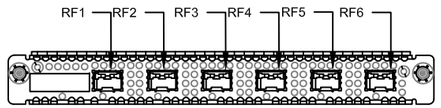
STATE OF TEXAS
DANIEL W. SMITH
119802
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PROFESSIONAL ENGINEER

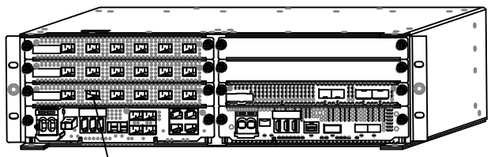
SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-603	0

MANUFACTURER:	NOKIA
MODEL:	ABIA
WEIGHT:	4.6 LBS
DIMENSIONS:	8.6"X14.2"X1.1"



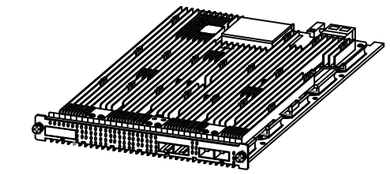


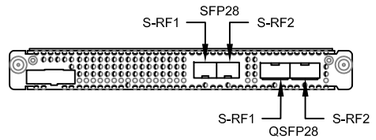


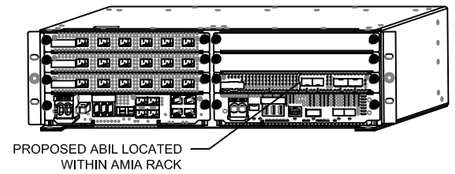
1 ABIA DETAIL

SCALE: N.T.S.

MANUFACTURER:	NOKIA
MODEL:	ABIL
WEIGHT:	4.4 LBS
DIMENSIONS:	8.6"X14.2"X1.1"





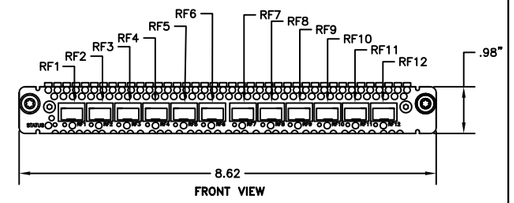


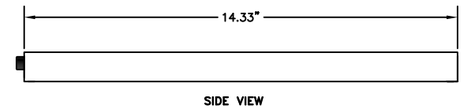
2 ABIL DETAIL

SCALE: N.T.S.

MANUFACTURER:	NOKIA
MODEL:	ABIP 475792A
DIMENSIONS:	.98" X 8.62" X 14.33" (H X W X D)
WEIGHT:	4.41 LBS

LABEL	FUNCTION	CONNECTOR TYPE	ADDITIONAL INFORMATION
RF1 TO RF12	FRONTHAUL INTERFACES TO RADIO UNITS	SFP56	ECPRI10/25/50 GBPS, CPRI UP TO 9.8 GBPS





3 ABIP DETAIL

SCALE: N.T.S.

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SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-604	0

AMERICAN TOWER®
CORPORATION

This report was prepared for American Tower Corporation by

POD
POWER OF DESIGN

Antenna Mount Analysis Report

Mount Type	:	**12.5 ft Sector Frame**
ATC Asset Name	:	**FRIENDSWOOD PS BLDG TX**
ATC Asset Number	:	**268232**
Engineering Number	:	**15315655_C8_01**
Mount Elevation	:	**149 ft**
Carrier	:	**T-Mobile**
Carrier Site Name	:	**ATC/Friendswood**
Carrier Site Number	:	**A3D0197A**
Site Location	:	**1606 Whitaker Drive** **Friendswood, TX 77546-5403** **29.496611, -95.201611**
County	:	**Galveston**
Date	:	**June 3, 2025**
Max Usage	:	**89 %**
Result	:	**Pass**

Prepared By:

Jason Cheronis

STATE OF TEXAS
JASON G. CHERONIS
121448
LICENSED
PROFESSIONAL ENGINEER

Jason G Cheronis
Digitally signed by Jason G Cheronis
Date: 2025.06.03 10:44:03 -04'00'

Jason G. Cheronis
Vice President of Structural Engineering
Firm #: F-16059

Introduction

The purpose of this report is to summarize the results of the antenna mount analysis performed for T-Mobile at 149 ft.

Supporting Documents

Structural Analysis	ATC Engineering #: 15315655_C3_02, dated: May 28, 2025
RFDS	RFDS dated March 31, 2025
Photos	Site photos from 2025

Analysis

This antenna mount was analyzed using RISA-3D v21 analysis software

Basic Wind Speed:	142 mph, Vult (3-Second Gust)
Basic Wind Speed w/ Ice:	31 mph (3-Second Gust) w/ 0.77" Radial Ice (Escalating)
Codes:	TIA-222-I
Structure Class:	II
Exposure Category:	B
Topographic Factor Procedure:	Method 1
Topographic Feature:	Flat
Crest Height:	0 ft
Crest Length:	0 ft
Spectral Response:	S_{MS} = 0.11, S_{M1} = 0.096
Site Class:	D (assumed)
Live Loads:	Lm = 500 lbs, Lv = 250 lbs

Conclusion

Based on the analysis results, the antenna mount meets the requirements per the applicable codes listed above. The mount can support the equipment as described in this report.

If you have any questions or require additional information, please contact American Tower at MountAnalysis@americantower.com. Please include the American Tower site name, site number, and engineering number in the subject line for any questions.

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STATE OF TEXAS
DANIEL W. SMITH
119802
LICENSED
PROFESSIONAL ENGINEER

1 MOUNT ANALYSIS

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. PLEASE REFERENCE THE MOUNT ANALYSIS REPORT FOR COMPLETE MOUNT ANALYSIS CALCULATIONS AND DETAILS. SUPPLEMENTAL PAGES INCLUDED IN THE CONSTRUCTION DRAWINGS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR IS TO VERIFY THEY HAVE THE MOST RECENT MOUNT ANALYSIS PRIOR TO CONTRUCTION.

SUPPLEMENTAL

SHEET NUMBER:	REVISION:
R-605	0

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/23/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider approving Change Order No. 4 to the contract between the Friendswood Downtown Economic Development Corporation and Pfeiffer & Son, LTD, for the Downtown Illumination Project.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed change order for the Downtown Illumination Project (the "Project") was approved by the Friendswood Downtown Economic Developmet Corporation ("FDEDC") at its meeting on July 16, 2025, and pertains to the following Project additions:

- Revision to service box locations near Willowick & FM 518,
- Shift of poles within TxDOT right-of-way to private property, and
- Facilitation of circuit continuity at Stevenson Park near City Hall for removed poles.

This change order increases the contract amount by $48,964.40.

This item is being presented to the City Council, as the FDEDC's expenditure of funds is subject to the approval of the City Council pursuant to Section 501.073(a) of the Texas Local Government Code.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Change Order No 4 - Additional Wire Material Costs

CHANGE ORDER

CHANGE ORDER No.: 04

PROJECT NAME: FM- 518 Illumination Installation

PROJECT NUMBER: ILLUMINATES518

TO: Pfeiffer & Son, LTD.
Attn: Mike Smith
116 N. 16th Street
La Porte, TX 77572

Proposed Change:	Add	Deduct
Total Lump Sum	$48,964.40	$
*Revision to service box locations near Willowick & FM-518	$	$
*Poles shifted from within TxDOT sidewalks to private property	$	$
*Facilitation of circuit continuity at Stevenson Park near City	$	$
Hall for removed poles	$	$
Request For Time Change		

Original Contract Amount:	$2,350,474.00	Original Contract Time:	_____
Net Previous Change Orders:	$171,852.50	Net Previous Time Changes:	_____
Total Contract Amount:	$2,522,326.50	Total Time Amount:	_____
This Change Order Amount Adds:	$48,964.40	This Change Order Time Adds:	_____
This Change Order Amount Deducts:	$_____	This Change Order Time Deducts:	_____
New Contract Amount:	$2,571,290.90	New Contract Time:	_____

We, the undersigned, enter to agreement on the change of Contract Price and/or change in Contract Time.

_____ _____

Charles Lindsay Pfeiffer
Managing Member
Pfieffer & Son, LTD

Date

_____ _____

Morad Kabiri
City Manager
City of Friendswood

Date

END OF DOCUMENT

PFEIFFER & SON, LTD.

Electrical & Telecommunication Contractors

July 2, 2025

City of Friendswood

RE: Additional Wire Material Costs

ATTN: Marcos Martinez

We are pleased to offer for your consideration the following quote regarding the additional wire material costs due to the below described project changes. We propose to provide all labor, material, and equipment needed to complete this work for the lump sum amount of **$48,964.40**. This CO was requested due to the following:

- Revision to service box location near Willowick and FM-518 (Original location in front of Albritton off FM-518 but moved to Willowick)
- Poles shifted from within TxDOT sidewalks to acquisitioned easements within private property.
- Facilitation of circuit continuity at Stevenson Park near City Hall for removed poles.

TABLE B: Contract Items

				ORIGINAL + PREVIOUSLY REVISED		NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
1	#8 Bare Wire	LF	1.00	9,600.00	9,600.00	10,161.00	10,161.00	561.00
2	#8 Insulated Wire	LF	1.20	35,590.00	42,708.00	56,856.00	68,227.20	25,519.20
3	#6 Bare Wire	LF	1.60	1,530.00	2,448.00	3,715.00	5,944.00	3,496.00
4	#6 Insulated Wire	LF	1.80	2,590.00	4,662.00	6,604.00	11,887.20	7,225.20
5	#4 Bare Wire	LF	2.60	1,425.00	3,705.00	2,445.00	6,357.00	2,652.00
6	#4 Insulated Wire	LF	2.65	4,730.00	12,534.50	7,010.00	18,576.50	6,042.00
7	#2 Bare Wire	LF	4.10	1,490.00	6,109.00	1,958.55	8,030.05	1,921.06
8	#2 Insulated Wire	LF	4.15	2,980.00	12,367.00	3,353.00	13,914.95	1,547.95
TOTALS					94,133.50		143,097.90	48,964.40

To avoid confusion, we offer the following clarifications:

1. Bond is not included; our rate is 2.5%.
2. Staking, Engineering and Surveying by others.
3. It is assumed that all work, except shut-downs and swap-overs, will be done during regular business hours.

PHONE: (281) 471-4222 * FAX: (281) 471-6856
P.O. BOX 1116 * 116 N. 16TH STREET
LA PORTE, TEXAS 77572
Regulated by the Texas Department of Licensing and Regulation
PO Box 12157; Austin, TX 78711; (800)803-9202; (512)463-6599
www.tdlr.texas.gov.
Adopted Administrative Rules: 73.51(c) Electrical Contractors Responsibilities

PFEIFFER & SON, LTD.

Electrical & Telecommunication Contractors

--This Quote is only valid for 30 days.—

If accepted fax or mail. Accepted by: _____ Date: _____

Please print name: _____ P.O. #: _____

If you have any questions or need additional information, please feel free to contact me at (281)471-4222.

Sincerely,

Andy Yoder
Estimator
Pfeiffer & Son, Ltd.

PHONE: (281) 471-4222 * FAX: (281) 471-6856
P.O. BOX 1116 * 116 N. 16TH STREET
LA PORTE, TEXAS 77572

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FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/17/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing a contract with Red Oak Construction for the City Hall ASO Remodel Project under Omnia Purchasing Cooperative Contract RQN# 2025-0029.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Pursuant to the proposed agreement, Red Oak Construction shall remodel the Finance Department wing of City Hall. The scope of work includes moving furniture, removing carpeting and wall base, installing new flooring and transitions, installing wall coverings in a designated area, painting and recoating walls, door frames and window frames in offices and corridors. The contract is being performed under Omnia Purchasing Cooperative Contract RQN# 2025-0029, for the following amount:

Scope	Total
Base Bid (Includes payment and performance bond premiums)	$65,116.35
Alernate Bid – Side Vestibule (tile demo and new LVP floor/base, repainting of walls and door frames)	$5,078.95
Discount	($5000.00)
Total	**$65,195.30**

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Certified City of Friendswood ASO Proposal
2. CoF_ City Hall ASO Remodel - Voluntary Discount
3. Supplemental Agreement - Red Oak Construction
4. Form 1295 Certificate 101405862
5. Government Code Verifications Form

7/14/25

Gary Williams
City of Friendswood
910 South Friendswood Dr.
Friendswood, TX 77546

RE: City Hall A.S.O. Remodel

Dear Gary,

We are pleased to present our proposal for the A.S.O. remodel project, based on our previous site visit and attached floor plan scope . Please see detailed scope of work below:

Scope of Work:

Site Measures:

- *1ea. 30 C.Y. roll-off dumpsters for construction debris*
- *1ea. Portacan and handwashing station*
- *Full-time Superintendent onsite for duration of project*
- *Office furniture moving service*
- *Final cleaning service upon completion of project*

DEMO:

- Removal of owner's vertical louvered window blinds and head mounts/valances

FLOORING:

- Remove existing carpeting and wall base
- Install new Mannington 7.25"x48" LVP flooring in "Noble Oak"
- Install new wall base and vinyl transition strips to adjacent floor finishes to remain

PAINTING:

- Install owner-furnished wallcovering at one wall section, prep and size wall beforehand
- Recoat existing walls, door frames, and window frames in offices/corridors
- Recoat interior side only of existing green storefront entries

Exclusions:

1. *Scope not explicitly listed in this proposal*
2. *Site security measures and/or camera surveillance*
3. *Unforeseen conditions*
4. *Contingencies*
5. *Sales tax. (City to provide tax exemption certificate)*
6. *Excludes design services for architectural and/or engineering*

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535

Proposed Schedule Duration:

This project is anticipated to take 1 week including the weekend on each end. This project will require the occupants to vacate the premises for one week in order for us to move furniture, replace all flooring, and repaint. Occupants will need to pack their files and personal effects, as well as disconnect and reconnect their phones and computers. We will move the packed boxes and I.T. equipment as necessary. A critical path method, Gantt chart format schedule will be provided upon award.

SCOPE	TOTAL
BASE BID (includes payment & performance bond premiums)	
BASE BID	***$65,116.35***
ALTERNATE #01 - Side Vestibule *(tile demo and new LVP floor/base, repainting of walls and door frames)*	***$5,078.95***

Assumes mutually agreeable owner contract/purchase order terms. NET30 payment terms upon completion. Insurance certificate to be provided for Automotive, Umbrella, Workman's Comp, and General Liability. Includes one year standard warranty.

We appreciate the opportunity and look forward to working with you on this project. Please feel free to contact us with any further questions.

Sincerely,

Allyn D. Cheves

Allyn Cheves

Owner

Certified JOC Professional #24-443

OMNIA PARTNERS
04-29 JOC Contract
RQN# 2025-0029

Attachments: RS Means Estimates, Scope Sketch, OMNIA Certifying Letter

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535

FRIENDSWOOD CITY HALL - A.S.O. REMODEL

DRAFTED BY A. CHEVES - RED OAK CONSTRUCTION 7/8/25

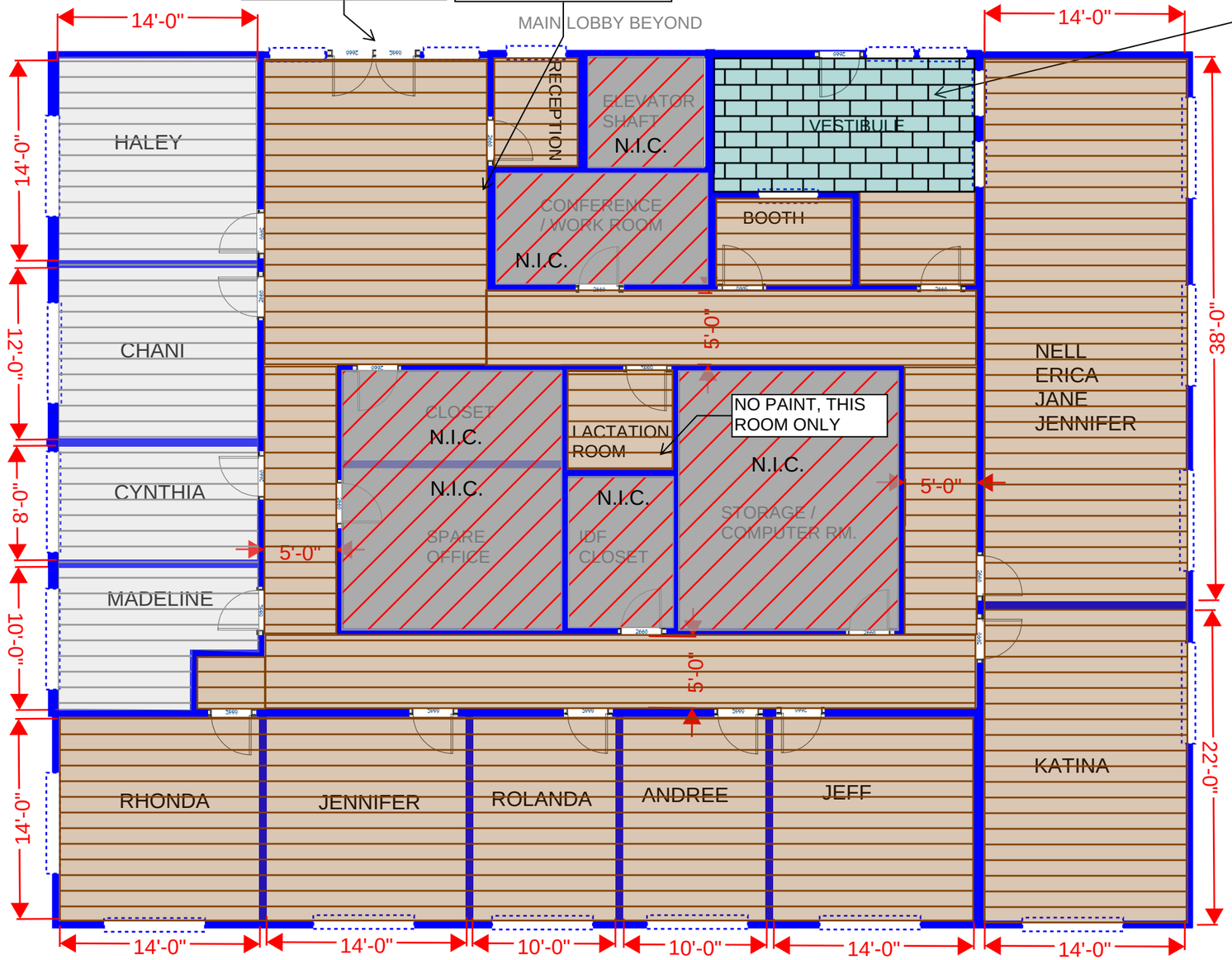
FINISH LEGEND

- EXISTING LVP TO REMAIN IN-PLACE
- DEMO EX. CARPET, INSTALL NEW LVP FLOORING
  MANNINGTON "NOBLE OAK" 7.25"x48"
- EXISTING TILE FLOOR TO REMAIN IN PLACE
- NO WORK, AREA NOT IN CONTRACT (N.I.C.)

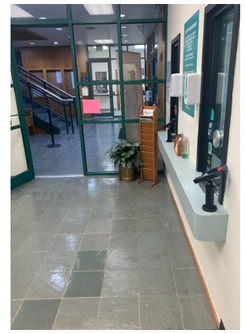
REPAINT INTERIOR SIDE OF STOREFRONT DOORS/SIDELITES IN BLACK

PREP/SIZE 19'x10' WALL TO RECEIVE O.F.C.I. WALLCOVERING

MAIN LOBBY BEYOND



ALTERNATE BID #01: DEMOLISH TILE AND REPLACE WITH LVP FLOORING, REPAINT VESTIBULE WALLS AND DOOR/SIDELITES IN BLACK ON INTERIOR SIDE



GENERAL NOTES:

1. DEMO LOUVERED VERTICAL WINDOW BLINDS AND MOUNTS TYP. EACH WINDOW

2. REPAINT WINDOW FRAMES AND H.M. DOOR FRAMES TYP.

3. FURNITURE MOVING BY CONTRACTOR

4. EACH OFFICE TO BE REPAINTED IN FULL, 1 ACCENT COLORED WALL PER OFFICE

5. NEW 4" ROPPE COVE WALL BASE "TAUPE" THROUGHOUT

6. PAINT COLOR CODES TO BE PROVIDED

7. NEW WINDOW BLINDS BY OWNER, O.F.O.I.

City of Friendswood
910 South Friendswood Dr.
Friendswood, TX 77546

Date: 07/16/2025

RE: ASO Remodel

As per the request for pricing verification of the Red Oak Construction LLC Project RQN# **2025-0029**, we have reviewed the necessary labor, materials, and equipment necessary to provide necessary tune-up at ASO Remodel located at 910 South Friendswood Dr. , Friendswood, TX 77546 per their proposal dated 7/14/2025 submitted by Allyn Cheves.

Site Measures:

1ea. 30 C.Y. roll-off dumpsters for construction debris

1ea. Portacan and handwashing station

Full-time Superintendent onsite for duration of project

Office furniture moving service

Final cleaning service upon completion of project

DEMO:

Removal of owner's vertical louvered window blinds and head mounts/valances

FLOORING:

Remove existing carpeting and wall base

Install new Mannington 7.25"x48" LVP flooring in "Noble Oak"

Install new wall base and vinyl transition strips to adjacent floor finishes to remain

PAINTING:

Install owner-furnished wallcovering at one wall section, prep and size wall beforehand

Recoat existing walls, door frames, and window frames in offices/corridors

Recoat interior side only of existing green storefront entries

We reviewed the RS Means report of pricing review and compared them to the Omnia pricing as contracted with Red Oak Construction LLC , Omnia Contract: OMNIA #04-29 plus any approved addendums. These line items are listed on the RS Means Summary Report dated 7/16/2025 as per attached.

As a result of our perusal, we have found the proposal consistent with our review and we recommend certifying the pricing in this proposal. If there are any further questions, please do not hesitate to contact me.

Sincerely,

Tyler Guerriero

Tyler Guerriero
VP of Operations
E: tyler@fx-group.com
P: *(570) 484-1764*

Cost Estimate Report

City of Friendswood

Friendswood, TX, 77546

910 S Friendswood Dr

Date: 07/14/2025

ASO Remodel

Year 2025 Quarter 2

Unit Detail Report

Prepared By: Allyn Cheves Red Oak Construction LLC

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01	**General Requirements**				
013113200280	Field personnel, superintendent, maximum	1.00	Week	$4,225.00	$4,225.00
014523503500	Masonry testing, moisture, block only	6.00	Ea.	$75.00	$450.00
015623100800	Barricades, traffic cones, PVC, 18" high	6.00	Ea.	$10.07	$60.42
017613200030	Temporary protection, flooring, peel away carpet protection	500.00	S.F.	$0.26	$130.00
Division 01	**General Requirements Subtotal**				**$4,865.42**
Division 02	**Existing Conditions**				
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	$800.00	$800.00
024119190910	Selective demolition, rubbish handling, dumpster, alternate pricing method, delivery, average for all sizes, cost to be added to demolition cost	1.00	Ea.	$82.50	$82.50
024119190920	Selective demolition, rubbish handling, dumpster, alternate pricing method, haul, average for all sizes, includes one dump per week, cost to be added to demolition cost	1.00	Ea.	$259.00	$259.00
024119190950	Selective demolition, rubbish handling, dumpster, alternate pricing method, disposal fee per ton, average for all sizes, cost to be added to demolition cost	1.00	Ton	$97.00	$97.00
024119192040	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	5.00	C.Y.	$72.62	$363.10
024119192210	Selective demolition, rubbish handling, haul and return, add per each extra 100' haul including stairs, hand carried, cost to be added to demolition cost	5.00	C.Y.	$33.73	$168.65
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	$81.00	$81.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 02	**Existing Conditions Subtotal**				**$1,851.25**
Division 09	**Finishes**				
090505200400	Flooring demolition, carpet, bonded, includes surface scraping	3,306.00	S.F.	$0.39	$1,289.34
090505200850	Flooring demolition, vinyl or rubber cove base, straight section	840.00	L.F.	$0.39	$327.60
096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	1,000.00	S.F.	$4.33	$4,330.00
096513130700	Wall base, vinyl, straight or cove, standard colors, 4" high, 1/8" thick	840.00	L.F.	$3.11	$2,612.40
096513370100	Vinyl transition strip, various material to various materials, 1/4" to 1/8"	50.00	L.F.	$18.05	$902.50
096519238000	Resilient tile flooring, luxury vinyl, floating	3,306.00	S.F.	$9.08	$30,018.48
099123350140	Paints & coatings, interior latex, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim	21.00	Ea.	$105.06	$2,206.26
099123720590	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, cut-in by brushwork	8,400.00	L.F.	$0.69	$5,796.00
Division 09	**Finishes Subtotal**				**$47,482.58**
Subtotal					**$54,199.25**
General Contractor's Markup on Subs				**10.00%**	**$4,997.43**
Subtotal					**$59,196.68**
General Conditions				**10.00%**	**$5,919.67**
Subtotal					**$65,116.35**
General Contractor's Overhead and Profit				**0.00%**	**$0.00**
Grand Total					**$65,116.35**

Cost Estimate Report

City of Friendswood

Friendswood, TX, 77546

910 S Friendswood Dr

Date: 07/14/2025

ASO Remodel Alternate 01

Year 2025 Quarter 2

Unit Detail Report

Prepared By: Allyn Cheves Red Oak Construction LLC

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01	**General Requirements**				
014523503500	Masonry testing, moisture, block only	1.00	Ea.	$75.00	$75.00
Division 01	**General Requirements Subtotal**				**$75.00**
Division 09	**Finishes**				
090505200850	Flooring demolition, vinyl or rubber cove base, straight section	120.00	L.F.	$0.39	$46.80
090505202000	Flooring demolition, tile, ceramic, thin set	218.00	S.F.	$1.17	$255.06
096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	50.00	S.F.	$4.33	$216.50
096513130700	Wall base, vinyl, straight or cove, standard colors, 4" high, 1/8" thick	120.00	L.F.	$3.11	$373.20
096513370100	Vinyl transition strip, various material to various materials, 1/4" to 1/8"	6.00	L.F.	$18.05	$108.30
096519238000	Resilient tile flooring, luxury vinyl, floating	218.00	S.F.	$9.08	$1,979.44
099123350140	Paints & coatings, interior latex, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim	3.00	Ea.	$105.06	$315.18
099123720590	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, cut-in by brushwork	1,200.00	L.F.	$0.69	$828.00
Division 09	**Finishes Subtotal**				**$4,122.48**

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
	Subtotal				**$4,197.48**
	General Contractor's Markup on Subs			**10.00%**	**$419.75**
	Subtotal				**$4,617.23**
	General Conditions			**10.00%**	**$461.72**
	Subtotal				**$5,078.95**
	General Contractor's Overhead and Profit			**0.00%**	**$0.00**
	Grand Total				**$5,078.95**

7/16/25

Gary Williams
City of Friendswood
910 South Friendswood Dr.
Friendswood, TX 77546

RE: City Hall A.S.O. Remodel - Voluntary Discount Offering

Dear Gary,

Following up our discussion. I will offer a voluntary discount of $5,000 for this ASO remodel to occur at the same time as the file room remodel (COF P.O. #25002441) we are doing the first week of August '25 in the same wing.

FYI - The original OMNIA proposal will need to remain the same for record's sake. When I report the P.O. to OMNIA, I'll make note of this post-bid discount offered.

This is offered to the city to pass along shared savings of the dumpster and supervision costs between the two projects.

Sincerely,

Allyn D. Cheves

Allyn Cheves

Owner

Certified JOC Professional #24-443

Attachments: -

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535

SUPPLEMENTAL AGREEMENT BETWEEN CITY AND CONTRACTOR FOR NATIONAL COOPERATIVE PURCHASING ALLIANCE RFP NO. 11-23 THROUGH OMNIA PARTNERS

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This Supplemental Agreement (the "Contract") is entered into by and between the City of Friendswood (the "City") and Red Oak Construction LLC, a Texas limited liability company and an authorized affiliate of Tecta America Corp., a Wisconsin corporation (the "Contractor") for City Hall ASO Remodel Project, located at 910 S. Friendswood Drive, Friendswood, Texas 77546 (the "Project").

1. **SCOPE OF WORK:** This scope of work for the Project shall entail the renovation of the ASO wing of City Hall in accordance with the plans and specifications approved by the City, including all materials, equipment, freight, delivery, installation, labor, supervision, travel, mileage, dumpster, haul off, disposal, cleanup, and any other related costs to complete the Project. The Project includes, but is not limited to, the following:

a. Base Bid

SITE MEASURES:

- 1 ea. 30 C.Y. roll-off dumpsters for construction debris
- 1 ea. Portacan and handwashing station
- Full-time Superintendent onsite for duration of Project
- Office furniture moving service
- Final cleaning service upon completion of Project

DEMO:

- Removal of owner's vertical louvered window blinds and head mounts/valances

FLOORING:

- Remove existing carpeting and wall base
- Install new Mannington 7.25"x48" LVP flooring in "Noble Oak"
- Install new wall base and vinyl transition strips to adjacent floor finishes to remain

PAINTING:

- Install owner-furnished wallcovering at one wall section, prep and size wall beforehand recoat existing walls, door frames, and window frames in offices/corridors
- Recoat interior side only of existing green storefront entries

b. Alternate Bid – Side Vestibule

DEMO:

- Removal of tile

FLOORING:

- Install new Mannington 7.25"x48" LVP flooring in "Noble Oak"
- Install new wall base and vinyl transition strips

PAINTING:

- Repaint walls and door frames

The scope of work is depicted in Exhibit "A" which is attached hereto and incorporated herein for all intents and purposes.

Upon completion of the Project and acceptance of the Project by the City Council, the City shall pay the Contractor an amount of SIXTY-FIVE THOUSAND ONE HUNDRED NINETY-FIVE AND 30/100 DOLLARS ($65,195.30) (the "Contract Price") as detailed in Contractor's Job Order Contracting Proposal dated July 14, 2025, and July 16, 2025.

2. **CONTRACT DOCUMENTS:** The contract documents shall consist of the following documents, which are listed in the order of priority of interpretation should there be a conflict:
   a. Addenda to this Contract,
   b. this Contract,
   c. Plans and Specifications approved by the City,
   d. Performance and Payment Bonds,
   e. OMNIA #04-29 Contract Terms and Conditions, and
   f. Contractor's Job Order Contracting Proposal dated July 14, 2025, and July 16, 2025

   (collectively the "Contract Documents").

   No amendments to this Contract shall be effective and binding until they are reduced to writing and signed by the duly authorized representatives of both parties. Contract Documents shall be distributed by the Contractor to its subcontractors as necessary and must be kept and be accessible at the worksite. The plans and specifications must be returned to the City on request at the completion of the work.

3. **CITY'S REPRESENTATIVE:** The Project shall be administered by the City's Parks and Recreation Director or his designee (the "City's Representative").

4. **COMMENCEMENT AND COMPLETION OF WORK:** Once the bond and the certificate of insurance have been submitted to and approved by the City, the Contractor shall perform the work in the most expedient manner possible. The work shall commence as soon as possible, but no later than ten (~~10~~) (35) 5wks needed for new flooring order & ship time -ABC calendar days from the date specified in the written notice to proceed (the "Contract Time"). The work will be complete within ten (10) calendar days (including weekends and holidays) from the date when the Contract Time commences to run as provided in this section. Time is of the essence in this Contract and the date of beginning and the date for final completion of work as specified in this Contract are essential conditions of this Contract. Contractor has submitted its quote in full recognition of the time required for the completion of this work taking into consideration all factors, including, but not limited to, the average climatic range, industry conditions, and liquidated damages. At final completion of the work, a certificate of final completion shall be issued by the City's Representative.

5. **PAYMENT:**
   a. The Contractor agrees to perform the work for the Contract Price, subject to all allowable adjustments, as provided for in the Contract Documents. The Contractor shall never be entitled to anticipated or lost profits on the deleted or reduced portion of a job. The Contractor shall not have the right to obligate the City to make any payments to another party.
   b. The Contractor shall comply with Chapter 2258 of the Texas Government Code and use the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act.
   c. No changes shall be made and no bills for changes, alterations, modifications, deviations, and extra orders shall be recognized or paid for except upon a written change order signed by the Contractor and the City. Any change shall not affect the validity of any bonds. Any requests by the Contractor for a change in original Contract Price shall be made prior to the beginning of the work covered by the proposed change or the right to payment for extra work shall be waived. The City Manager of the City has been granted general authority to approve change orders of up to 25% of the Contract Price.

6. **PAYMENT PROCEDURES:** The Contractor shall submit one (1) Application for Payment at completion and acceptance of the Project. Upon final completion and acceptance of the work by the City Council, the City shall pay the invoiced amount as recommended by City's Representative, which shall not exceed the Contract Price.

7. **INTEREST:** Interest on any overdue payment from the City to the Contractor shall be paid in accordance with the provisions of Section 2251.025 of the Texas Government Code, as amended.

8. **OBSERVATION, INSPECTIONS, TESTS:**
   a. The City reserves the right to enter the property by such employee(s) or agent(s) as it may elect for the purpose of observing, testing and inspecting the work. In accordance therewith, the Contractor shall supply the City, upon request, with any keys or information necessary for the City to have access to the property. The City shall have the right to enter the property or location of the work for the purpose of performing such collateral work as the City deems necessary or appropriate.
   b. Working hours for the City's inspection personnel are from 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding City-approved holidays. The Contractor shall notify the City of any required inspection work outside of these hours to allow for an overtime work determination to be made and assigned at least 48 hours in advance, and shall pay the overtime wages for the required City inspections. A request to adjust work hours to earlier times, but equivalent to an eight (8) hour work day, must be made in writing and approved by the City.

9. **CONTRACTOR'S REPRESENTATIONS:** In order to induce the City to enter into this Contract, the Contractor makes the following representations:
   a. The Contractor has familiarized itself with the nature and extent of the Contract Documents, worksite, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance, or furnishing of the work.
   b. The Contractor has carefully studied all available surveys, assessments, reports of explorations, investigations, and tests of subsurface conditions and drawings of physical conditions of the site. Such technical reports and drawings are not Contract Documents, and the City makes no representations or warranties as to the accuracy of such documents or information, or to whether or not they are complete, comprehensive, or all-inclusive.
   c. The Contractor has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies (in addition to or to supplement those referred to in subsection b of this section) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the work; and the Contractor assumes the risk of such subsurface and physical conditions, and shall furnish the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents. No additional examinations, investigations, explorations, tests, reports, and studies or similar information or data are or will be required by the Contractor for such purposes.
   d. The Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing underground facilities at or contiguous to the site and assumes responsibility for the accurate location of said underground facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said underground facilities are or will be required by the Contractor in order to perform and finish the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.
   e. The Contractor has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.
   f. The Contractor has given the City's Representative written notice of all conflicts, errors or discrepancies in the Contract Documents of which Contractor knew or should have known; and Contractor shall perform the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including any written resolution of any such conflict, error or discrepancy by the City's Representative. In the event of a conflict that was not brought to the City's attention prior to the bid, the Contractor is assumed to have bid the most expensive alternative.

10. **LIQUIDATED DAMAGES:** The City and the Contractor recognize that time is of the essence of this Contract and that the City will suffer financial loss if the work is not completed within the times specified in Section 4, plus any extensions thereof allowed in accordance with Section 14 of this Contract. The City and the Contractor also recognize the delays, expenses, and difficulties involved in proving in a legal proceeding the actual loss suffered by the City if the work is not completed on time. Accordingly, instead of requiring any such proof, the City and the Contractor agree that as liquidated damages for delay (but not as a penalty) the Contractor shall pay the City FIVE HUNDRED

AND NO/100 DOLLARS ($500.00) for each day that expires after the time specified in Section 4 for final completion until the work is complete and accepted by the City's Representative.

11. **RELEASE:** By this Contract, the City does not consent to litigation and expressly revokes any consent to litigation that it may have granted by the terms of this Contract, any charter, or applicable state law. The Contractor assumes full responsibility for the work to be performed and releases, relinquishes, and discharges the City, its officers, agents and employees from all claims, demands and causes of action of every kind and character for any injury to, including, but not limited to, death of any person (whether third persons, the Contractor, or employees of either of the parties). This release includes the cost of defense of any claim and any loss of or damage to property (whether property of the parties or of third parties) that is caused by or alleged to be caused by, arising out of, or in connection with the Contractor's work to be performed under this Contract; whether or not said claims, demands, and causes of action are covered in whole or in part by insurance.

12. **INDEMNITY AGREEMENT:**

THE CONTRACTOR HEREBY AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, DEMANDS, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON, FOR LOSS OF USE OR REVENUE, OR FOR DAMAGE TO ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THE ACTUAL OR ALLEGED MALFUNCTION, DESIGN OR WORKMANSHIP IN THE MANUFACTURE OF EQUIPMENT, THE FULFILLMENT OF CONTRACT, OR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTIES UNDER THIS CONTRACT. SUCH INDEMNITY SHALL APPLY WHERE THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS OR LIABILITY ARISE IN PART FROM (I) THE JOINT NEGLIGENCE OF THE CITY AND THE CONTRACTOR AND/OR THEIR RESPECTIVE OFFICERS, AGENTS AND/OR EMPLOYEES OR (II) THE SOLE NEGLIGENCE OF THE CONTRACTOR, ITS OFFICERS, AGENTS AND EMPLOYEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH CONTRACTOR AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCE OF (I) THE CITY'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE WITH THAT OF THE CONTRACTOR OF THE INJURY, DEATH OR DAMAGE AND/OR (II) THE CONTRACTOR'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS THE SOLE CAUSE OF THE INJURY, DEATH, OR DAMAGE. FURTHERMORE, THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL HAVE NO APPLICATION TO ANY CLAIM, LOSS, DAMAGE, CAUSE OF ACTION, SUIT AND LIABILITY WHEREIN INJURY, DEATH OR DAMAGE RESULTS FROM THE SOLE NEGLIGENCE OF THE CITY UNMIXED WITH THE FAULT OF ANY OTHER PERSON OR ENTITY. IN THE EVENT ANY ACTION OR PROCEEDING IS BROUGHT AGAINST THE CITY BY REASON OF ANY OF THE ABOVE, THE CONTRACTOR AGREES AND COVENANTS TO DEFEND THE ACTION OR PROCEEDING BY COUNSEL ACCEPTABLE TO THE CITY. THE INDEMNITY

PROVIDED FOR HEREIN SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS CONTRACT.

13. **INSURANCE:** The Contractor shall procure and maintain at its sole cost and expense for the duration of the Contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services to be performed hereunder by the Contractor, its agents, representatives, volunteers, employees or subcontractors.

a. **Coverages Required.** The Contractor's insurance coverage shall be primary insurance with respect to the City, its officials, employees and agents. Any insurance or self-insurance maintained by the City, its officials, employees or agents shall be considered in excess of the Contractor's insurance and shall not contribute to it. Further, the Contractor shall include all subcontractors, agents and assigns as additional insureds under its policy or shall furnish separate certificates and endorsements for each such person or entity. All coverages for subcontractors and assigns shall be subject to all of the requirements stated herein.

The following is a list of standard insurance policies along with their respective minimum coverage amounts required in this Contract:

(1) Commercial General Liability
- General Aggregate: $2,000,000
- Products & Completed Operations Aggregate: $2,000,000
- Personal & Advertising Injury: $1,000,000
- Per Occurrence: $1,000,000
- Fire Damage $500,000
- Waiver of Subrogation required
- Coverage shall be broad form
- No coverage shall be deleted from standard policy without notification of individual exclusions being attached for review and acceptance.

(2) Business Automobile Policy
- Combined Single Limits: $1,000,000
- Coverage for "Any Auto"
- Waiver of Subrogation required.

(3) Workers' Compensation
- Statutory Limits
- Employer's Liability $500,000
- Waiver of Subrogation required.

b. **Requirements for Coverages.** The following shall be applicable to all policies of insurance required herein:

(1) Insurance carrier for all liability policies must have an A.M. Best Rating of A:VIII or better.
(2) Only insurance carriers licensed and admitted to do business in the State of Texas will be accepted.
(3) Liability policies must be on occurrence form. Errors and Omissions can be on claims-made form.
(4) Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except after thirty (30) days' prior written notice by mail, return receipt requested, has been given to the City.
(5) The City, its officers, agents and employees are to be added as Additional Insureds to all liability policies, with the exception of the Workers' Compensation Policy required herein.
(6) Upon request and without cost to the City, certified copies of all insurance policies and/or certificates of insurance shall be furnished to the City.
(7) Upon request and without cost to the City, loss runs (claims listing) of any and/or all insurance coverages shall be furnished to the City.
(8) All insurance required herein shall be secured and maintained in a company or companies satisfactory to the City, and shall be carried in the name of the Contractor. The Contractor shall provide copies of insurance policies and endorsements required hereunder to the City on or before the Effective Date of this Contract.

14. EXTENSIONS AND DELAYS:

a. **Extensions**. Within two (2) calendar days of any act or incident that the Contractor reasonably believes may justify an extension of time for final completion, the Contractor may apply in writing for an extension of such time, submitting therewith all written justification as may be required by the City. Thereafter, the City's Representative, within two (2) calendar days after receipt of a written request for an extension of time from the Contractor, which is supported by all requested documentation, shall then grant or deny such written request; provided that the request for an extension is not based upon weather conditions. Should an extension be requested within the two (2) calendar-day period based upon weather conditions, the City's Representative shall grant or deny such a written request upon completion of the work based upon any variation from the average climatic range.

b. **Delays**. The Contractor, in undertaking to complete the work within the time herein fixed, has taken into consideration and made allowance for all hindrances and delays incident to such work, whether growing out of delays in securing material or workmen or weather or otherwise. No charge whatsoever shall be made for hindrances or delays from any cause whatever, except where the work is stopped by order of the City or by extraordinary causes. Any extension shall not exceed the time actually lost by Contractor.

15. LAYOUT OF WORK: The Contractor shall lay out all work in a manner acceptable to the City in accordance with applicable codes and ordinances of the City, county and state. The City's Representative will review the Contractor's layout of all structures and any other layout work done by the Contractor; but this review does not relieve the Contractor of the responsibility of accurately locating all work in accordance with the specifications and Contract Documents.

16. MATERIALS:

a. Materials or work described in words which when so applied have well-known technical or trade meanings shall be held to refer to such recognized standards. All work shall be done and all materials furnished in strict conformity with the Contract Documents and recognized industry standards.

b. Materials and supplies utilized in the final product that will be turned over to the City shall be new and of good quality. Upon request, the Contractor shall supply proof of quality and manufacturer.

c. No refurbished, reconditioned or other previously utilized materials or supplies will be used without the signed authorization of the City.

d. Where the product is to be turned over to the City, the Contractor may utilize substitutes of equal quality and function as provided for in the specifications.

e. The City shall have the full and final decision over the use of substitute materials and supplies.

f. The Contractor shall certify to the City that all materials installed are free from asbestos-containing material.

17. WORK STOPPAGE: The City or the City's Representative shall have the right to order the work of the Contractor or any subcontractor wholly or partially stopped immediately under any one or more of the following conditions:

a. the work may be ordered stopped immediately if, in the judgment of the City or the City's Representative, any of the materials furnished or the work being done is not in strict accordance with this Contract;

b. the work may be ordered stopped immediately until any objectionable person or material is removed from the premises; or

c. the work may be ordered stopped immediately if any portion of the work is being performed so as to create a hazardous condition.

Such stoppage or suspension shall neither invalidate any of the Contractor's performance obligations under this Contract, including time of performance and deadlines therefor, nor will extra charges be allowed the Contractor by reason of such stoppage or suspension.

18. REJECTED WORK: The City or the City's Representative, in its discretion, may reject any and all work that is found to be defective or deemed not in conformity with this Contract. The City or the City's Representative may reject said work or any portion thereof regardless of the stage of its completion or time or place of discovery of such errors.

Further, the City or the City's Representative may reject said work regardless of whether the City or the City's Representative has previously accepted the work through oversight or otherwise. Neither observations by the City or the City's Representative nor inspections, tests, certificates or approvals made by the City or the City's Representative, or persons authorized under this Contract to make such inspections, tests, certificates or approvals, shall relieve the Contractor from its obligation to perform the work in accordance with the requirements of this Contract and the other Contract Documents. In the event that any work or any part thereof is rejected by the City or the City's Representative, the Contractor shall, at its sole expense and after receipt of written notice thereof from the City or the City's Representative, remove such material and rebuild or otherwise remedy such work so that it shall be in full compliance with this Contract and the other Contract Documents, as follows:

a. At the option of the City, the Contractor may be required to remedy such work so that it shall be in full compliance with this Contract. As soon as possible, but not later than seven (7) calendar days after receipt of notice from the City or the City's Representative or such other period of time specified by the City's Representative in writing, the Contractor shall, at its sole expense, replace or repair all rejected work or materials so as to conform with this Contract.
b. If the City or the City's Representative in its discretion deems it inexpedient to correct work damaged or not done in accordance with this Contract, an equitable deduction for the Contract Price may be made by the City.
c. If the Contractor does not remove or replace any rejected work within the time specified in subsection a hereof, then the City or the City's Representative may have the work removed, replaced or repaired at the Contractor's expense.

19. **SUBCONTRACTORS:** The Contractor shall retain personal control and give its personal, utmost attention to the faithful prosecution and completion of the work and fulfillment of this Contract. The subletting of any portion or feature of the work or materials required in the performance of this Contract shall not relieve the Contractor from its obligations to the City under this Contract. All subcontractors must be approved by the City's Representative prior to performing any work on the Project. If the City's Representative judges any subcontractor to be failing to perform the work in strict accordance with the drawings and specifications, the Contractor shall discharge the same; but this shall in no way release the Contractor from its obligations and responsibility under this Contract. Every subcontractor shall be bound by the terms and provisions of this Contract as far as applicable to its work. The Contractor shall be fully responsible to the City and the City's Representative for the acts and omissions of its subcontractors.

The Contractor shall be solely and exclusively responsible for compensating any of the Contractor's employees, subcontractors, materialmen and/or suppliers of any type or nature whatsoever. The Contractor shall further be exclusively responsible for ensuring that no claims or liens of any type are filed against any property owned by the City arising out of or incidental to the performance of any services performed pursuant to this Contract. In the event a statutory lien notice is sent to the City or the City's Representative, the Contractor shall, where no payment bond covers the work, upon written notice from the City or the City's Representative, immediately obtain bond at the Contractor's sole expense and hold the City harmless from any losses that may result from the filing or enforcement of any said lien notice. In the event that the Contractor defaults in the provision of the bond, the City may withhold such funds as are necessary to ensure the payment of such claim until litigation determines to whom payment shall be made.

20. **DEFECTIVE WORK DISCOVERED DURING WARRANTY PERIOD:** If within one (1) calendar year after the date of acceptance by the City of designated equipment or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this Contract, any of the work is found or determined to be defective, including obvious defects, or otherwise not in accordance with this Contract, the Contractor shall correct it PROMPTLY.

a. After receipt of written notice from the City to begin corrective work, the Contractor shall promptly begin the corrective work. This obligation shall survive the termination of this Contract. The guarantee shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to either the warranty or guarantee period.
b. If within seven (7) calendar days after the City has notified the Contractor of a defect, failure or abnormality in the work, the Contractor has not started to make the necessary corrections or adjustments, the City is hereby

authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by the Contractor.

c. The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for replacement or repair of parts and for correction of defects, shall be paid by the Contractor or by the surety.
d. The one (1) calendar year warranty shall cover all work, equipment, and materials that are part of this Project, whether or not a warranty is specified in the individual section prescribing that particular aspect of the work.

21. **WITHHOLD PAYMENT AND CONTRACTOR'S PAYMENT:** Regardless of any bond, the City may, on account of subsequently discovered evidence, withhold payment or nullify the whole or part of any acceptance or certificate to such extent as may be necessary to protect the City from loss on account of:

a. Defective work or work that is not in strict accordance with the terms of this Contract, the specifications, or the other Contract Documents;
b. Claims filed or reasonable evidence indicating probable filing of claims, as determined at the sole discretion of the City;
c. Failure of the Contractor to make prompt payments to subcontractors or for material or labor or materialmen;
d. Claims filed or reasonable evidence, as determined at the sole discretion of the City, of damage to another Contractor or a third party, including adjacent property owners;
e. Reasonable doubt, as determined at the sole discretion of the City, that the work can be completed for the unpaid balance of the Contract Price;
f. Reasonable indication, as determined at the sole discretion of the City, that the work will not be completed within the Contract Time;
g. Liquidated damages and administrative charges, as determined by the City at its sole discretion;
h. Charges made for repairs to the Contractor's defective work or repairs made by the City to correct damage to other property;
i. Claims filed or reasonable evidence as determined at the sole discretion of the City indicating unremedied damage to property owned by the City; or
j. Other amounts authorized under this Contract.

Whenever the Contractor and/or its surety is required to make a payment under this Contract, it is expressly understood and agreed that such payment shall be due within fifteen (15) days after receipt of an invoice therefor unless expressly stated otherwise. Payments required by Contractor and/or its surety which are not timely made shall accrue interest at a rate of one percent (1%) per month.

22. **CHARGES FOR INJURY OR REPAIRS:**

a. **Repairs**. The Contractor shall be liable and responsible for any damages incurred or repairs made necessary by reason of its work and/or caused by it. Repairs of any kind required by the City or the City's Representative will be made and charged to the Contractor by the City. The Contractor shall take the necessary precautions to protect any areas adjacent to its work. The work specified consists of all work, materials and labor required by the City or the City's Representative to repair any damage to the property of the City, including, but not limited to, structures, roadways, curbs, parking areas and sidewalks, to an equal or better condition than before such property was damaged.
b. **Injury**. The Contractor shall at all times exercise reasonable precautions for the safety of employees and others on or near the work and shall comply with all applicable provisions of federal, state, and municipal safety laws and building and construction codes. All machinery and equipment and other physical hazards shall be guarded in accordance with the "Manual of Accident Prevention in Construction" of the Associated General Contractors of America except where incompatible with federal, state, or municipal laws or regulations. The Contractor shall provide such machinery guards, safe walkways, ladders, bridges, gangplanks, and other safety devices. The safety precautions actually taken and their adequacy shall be the sole responsibility of the Contractor, acting at his discretion as an independent Contractor.

23. **PAYMENT OF EMPLOYEES AND FOR MATERIALS:** Wage rates paid on this Project shall not be less than specified in the schedule of general prevailing rates of per diem rates as determined by the United States Department

of Labor in accordance with the Davis-Bacon Act. Should the Contractor or any of its subcontractors fail to pay the general prevailing rate to a worker performing work on the Project, the Contractor shall pay to the City SIXTY AND NO/100 DOLLARS ($60.00) for each worker employed for each calendar day or part of the day that the worker is paid less than the wage rates stipulated in this Contract. The Contractor and each of the subcontractors shall pay each of its employees engaged in work on the Project under this Contract in full (less mandatory legal deductions), in cash or by check readily cashable, without discount, no less than once every two (2) weeks. The City or the City's Representative may, prior to final acceptance of the Project, require the Contractor to execute an affidavit in legal form stating that all bills for labor, materials, and incidentals incurred have been paid in full and that there are no claims pending of which the Contractor has been notified.

24. **BONDING:** Both the Contractor and the City agree that the Contractor will furnish separate performance and payment bonds each in the sum of one hundred percent (100%) of the total Contract Price, in such forms as the City shall approve for this purpose, guaranteeing faithful performance of the Contract. It is agreed that this Contract shall not be in effect until such bonds are furnished and approved by the City. The cost of the premium for the bonds has been included in the Contractor's quote.

The bonds shall be executed by the Contractor and by a corporate surety, the qualifications of which shall be as required below. The bonds required herein shall remain in effect throughout the term of this Contract and for a period of one (1) year after the completion of the work and shall be extended for any warranty work to cover the warranty period. If at any time during the execution of this Contract or in the required period thereafter, the bonds become invalid or ineffective for any reason, the Contractor shall promptly supply within ten (10) days such other bonds, which bonds shall assure performance, payment, or maintenance as required. Such replacement bond(s) shall be issued by a surety acceptable to the City.

Changes and alterations in the work herein contemplated, or any part thereof, does not affect the validity of this Contract and any accompanying bond.

25. **PROJECT UNDER CONTRACTOR'S CONTROL:** Any injury or damage caused to the Contractor or the Project prior to and including the date of final completion caused by an act of God, natural cause, a party or entity not privy to this Contract, or other force majeure shall be assumed and borne by the Contractor.

26. **COMPLIANCE WITH LAWS:** Contractor shall comply with all federal and state laws and the City ordinances and codes applicable to the Contractor's operation under this Contract. Violations will be corrected at Contractor's expense. The Contractor will pay for all applicable royalties, permits, and license fees and defend all suits and claims of infringements of any rights.

27. **SAFETY PRECAUTIONS:** Safety precautions at the site are a part of the construction techniques and processes for which the Contractor shall be solely responsible. The Contractor is solely responsible for handling and use of hazardous materials or waste, and informing employees of any such hazardous materials or waste. The Contractor has the sole obligation to protect or warn any individual of potential hazards created by the performance of the work set forth herein. The Contractor shall, at its own expense, take such precautionary measures for the protection of persons, property and the work as may be necessary. The safety and convenience of the public shall be regarded as prime importance during construction.

a. The Contractor shall remove, as soon as practicable, accumulated rubbish from the worksite.
b. The Contractor shall not block ditches, inlets, fire hydrants, etc.

The Contractor shall be held responsible for all damages to property, personal injuries and/or death due to failure to use safety devices of any type or nature that may be required to protect or warn any individual of potential hazards created by the performance of the work; and when any property damage is incurred, the damaged portion shall immediately be replaced or compensated for by the Contractor at its own cost and expense.

28. **BREACH OF CONTRACT:** The City shall have the right to declare the Contractor in breach of this Contract for cause when the City determines that this Contract is not being performed according to its understanding of the intent

and meaning of this Contract. Such breach shall not in any way invalidate, abrogate or terminate the Contractor's obligation under this Contract.

29. **TERMINATION:** If this Contract is terminated for cause, the City shall have the right, but shall not be obligated, to complete the work either itself or by others; and to this end, the City shall be entitled to take possession of and use such equipment and materials as may be on the worksite and to exercise all rights, options and privileges of the Contractor under its subcontracts, purchase orders or otherwise; and the Contractor shall promptly assign such rights, options, and privileges to the City. If the City elects to complete the work itself or by others, pursuant to the foregoing, then the Contractor will reimburse the City for all costs incurred by the City, (including, without limitation, applicable, general and administrative expenses, and field overhead, and the cost of necessary equipment, materials and field labor) in correcting work by the Contractor that fails to meet the requirements of the Contract Documents.

After receipt of a notice of termination, whether with or without cause, the Contractor shall, in good faith and to the best of its ability, do all things necessary in light of such notice to assure the efficient and proper closeout of the terminated work (including, but not limited to, the protection of the City's property). Among other things, the Contractor shall, except as otherwise directed or approved by the City, do the following:

a. Stop the work on the date and to the extent specified in the notice of termination;
b. Place no further orders or subcontracts for services, equipment, or material, except as may be necessary for completion of such portion of the work as is not terminated;
c. Immediately terminate all orders and subcontracts to the extent that they relate to the performance of the work terminated by the notice of termination;
d. Assign to the City, in the manner and to the extent directed by it, all of the rights, title and interest of the Contractor under the orders or subcontracts so terminated; in which case, the City shall have the right to settle or pay any or all claims arising out of the termination of such orders and subcontracts;
e. With the approval of the City, settle all outstanding liabilities and all claims arising out of such termination, orders and subcontracts;
f. Deliver to the City, when directed by the City, all documents and all property which, if the work had been completed, the Contractor would have been required to account for or deliver to the City, and transfer title to such property to the City to the extent not already transferred; and/or
g. Take actions necessary or as otherwise directed by the City's Representative or the City for the protection and preservation of the work.

In the event of such termination, there shall be an equitable reduction of the Contract Price to reflect the reduction in the work. Costs incurred after the effective date of the notice of termination shall not be treated as reimbursable costs unless they relate to carrying out the unterminated portion or taking closeout measures.

30. **TERMINATION FOR CAUSE:** Without prejudice to any other legal or equitable right or remedy that the City would otherwise possess hereunder or as a matter of law, the City, upon giving the Contractor five (5) days' prior written notice, shall be entitled to terminate this Contract in its entirety at any time for the following:

a. If the Contractor becomes insolvent, commits any act of bankruptcy, makes a general assignment for the benefit of creditors, or becomes the subject of any proceeding commenced under any statute or law for the relief of debtors;
b. If a receiver, trustee or liquidator of any of the property or income of the Contractor shall be appointed;
c. If the Contractor shall fail to prosecute the work or any part thereof with diligence necessary to ensure its progress and completion as prescribed by the time schedules;
d. If within five (5) calendar days after written notice thereof from the City or the City's Representative, the Contractor shall fail to remedy any defective work or work that does not conform to the requirements of this Contract, specifications, and other Contract Documents, or any other default under any of the terms, provisions, conditions, or covenants contained in this Contract or any other current agreement between the Contractor and another City for similar construction work on other property; or
e. If the Contractor shall fail for any reason other than the failure by the City to make payment called upon when due.

In the event of such termination for cause, the Contractor shall only be paid its reimbursable costs incurred prior to the effective date of the termination and shall not be entitled to receive any further payment hereunder and shall be further subject to any claim that the City's Representative or the City may have against the Contractor under the provisions of this Contract or as a matter of law, including the refund of any overpayments of reimbursable costs or other payments.

31. **TERMINATION FOR CONVENIENCE:** The performance of the work may be terminated at any time, in whole or in part, by the City or the City's Representative for convenience. Any such termination shall be effected by delivery to the Contractor of a written notice (notice of termination) specifying the extent to which performance of the work is terminated and the date upon which termination becomes effective. If, for whatever reason, this Contract is terminated for cause, which is later determined not to exist, the parties agree that the Contract will be deemed to be terminated for convenience. In the event of termination for convenience, the Contractor shall only be paid its reimbursable costs incurred prior to the effective date of the termination notice and shall not be entitled to receive any further payment hereunder and shall be further subject to any claim the City may have against the Contractor under other provisions of this Contract or as a matter of law, including the refund of any overpayment of reimbursable costs and/or other payment.

32. **COMPLETION AFTER ABANDONMENT OR TERMINATION:** In the event that the Contractor has abandoned the Project or the City has terminated the Contract for cause; and where there is no performance bond provided or where there is a surety but such surety, within seven (7) calendar days after the notice demanding completion is sent, fails to commence the completion and diligent prosecution of the work in compliance with this Contract, then the City may AT ITS OPTION provide for completion of the work in either of the following elective manners:

a. The City may employ such force of men and use such machinery, equipment, tools, materials, and supplies as the City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials, and supplies to the Contractor, and expense so charged shall be deducted and paid by the City out of such monies as may be due, or that may thereafter at any time become due to the Contractor under and by virtue of this Contract. In case such expense is less than the sum which would have been payable under this Contrac, if the same had been completed by the Contractor, then the Contractor and/or its surety hereby waives any and all privileges, rights, and claims to receive the difference. In case such expense is greater than the sum which would have been payable under this Contract if the same had been completed by the Contractor, then the Contractor and/or its surety shall, within seven (7) calendar days, pay the amount of such excess to the City.
b. the City, under sealed bids, after notice published as required by law at least twice in a newspaper having general circulation in the City, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Contract. In case any increase in cost to the City under the new contract as compared to what would have been the cost under this Contract, such increase shall be charged to the Contractor, and the surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Contract, the Contractor and/or its surety hereby waives any and all privileges, rights and claims to such excess.

In the event of abandonment by the Contractor, the Contractor shall assign to the City, in the manner and to the extent directed by the City, all of the rights, title, and interest of the Contractor in and to any and all materials located on the property and any subcontracts for work to be performed on the property; in which case the City shall have the right to settle or pay all claims arising out of the termination of such orders and subcontracts.

33. **DAMAGES:** Without prejudice to any other legal or equitable right or remedy that the City would otherwise possess hereunder or as a matter of law, the City, upon giving the Contractor five (5) days' prior written notice, shall be entitled to damages for breach of contract, upon but not limited to the following occurrences:

a. If the Contractor shall fail to remedy any default after written notice thereof from the City or the City's Representative; or
b. If the Contractor shall fail for any reason other than the failure by the City to make payments called upon when due; or

c. If the Contractor commits a substantial default under any of the terms, provisions, conditions or covenants contained in this Contract.

34. MISCELLANEOUS:

a. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

b. The City and the Contractor each binds itself, its partners, successors, assigns and legal representative to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

c. The Contractor agrees to warranty the work for a period of one (1) year from completion of the Project against defects in materials and workmanship. The Contractor agrees to immediately repair or replace any defective work within this warranty period unless such repairs require a long lead time, materials and equipment; in which case the Contractor shall provide an agreeable schedule for repairs at no additional cost to the City.

d. The Project will be completed according to the Contract Documents and in accordance with codes, ordinances, and construction standards of the City of Friendswood, and all applicable laws, codes and regulations of governmental authorities.

e. In the event any notice period required under the Contract Documents is found to be shorter than any minimum period prescribed by applicable law, the notice period required shall be construed to be the minimum period prescribed by applicable law.

f. This Contract and the Contract Documents, insofar as they relate in any part or in any way to the work undertaken therein, constitute the entire agreement between the parties hereto, and it is expressly understood and agreed that there are no agreements or promises by and between said parties, except as aforesaid, and that any additions thereto or changes shall be in writing.

g. The provisions of this Contract shall be applied and interpreted in a manner consistent with each other so as to carry out the purposes and the intent of the parties; but if for any reason any provision is unenforceable or invalid, such provisions shall be deemed severed from this Contract and the remaining provisions shall be carried out with the same force and effect as if the severed provision had not been part of this Contract.

h. The headings of the paragraphs are included solely for the convenience of reference; and if there is any conflict between the headings and the text of the Contract Documents, the text shall control.

i. The waiver of any breach hereof shall not constitute a waiver of any subsequent breach of the same or any other provision hereof. Failure by the City in any instance to insist upon observance or performance by the Contractor shall not be deemed a waiver by the City of any such observance or performance. No waiver will be binding upon the City unless in writing and then will be for the particular instance only. Payment of any sum by the City to the Contractor with knowledge of any breach or default will not be deemed a waiver of such breach or default or any other breach or default.

j. The Contractor acknowledges that the City (through its employee handbook) considers the following to be misconduct that is grounds for termination of an employee of the City: Any fraud, forgery, misappropriation of funds, receiving payment for services not performed or for hours not worked, mishandling or untruthful reporting of money transactions, destruction of assets, embezzlement, accepting materials of value from vendors or subcontractors, and/or collecting reimbursement of expenses made for the benefit of the City. The Contractor agrees that it will not, directly or indirectly, cause an employee of the City to engage in such misconduct.

k. This Contract has been made under and shall be governed by the laws of the State of Texas.

l. The place of making and the place of performance for all purposes shall be Galveston County, Texas.

m. Nothing contained in this Contract or any of the Contract Documents shall be deemed to limit or waive the sovereign immunity of the City.

n. The parties agree that this Contract shall not be construed in favor of or against any party on the basis that the party did or did not author this Contract.

o. Each party has the full power and authority to enter into and perform this Contract, and the person signing this Contract on behalf of each party has been properly authorized and empowered to enter into this Contract. The persons executing this Contract hereby represent that they have authorization to sign on behalf of their respective entities.
p. The parties acknowledge that they have read, understand and intend to be bound by the terms and conditions of this Contract.
q. The Contractor may not assign or otherwise transfer this Contract or any rights or obligations hereunder without the prior written consent of the City.
r. This Contract shall inure to the benefit of and be binding upon the Contractor and its successors and assigns.
s. It is understood and agreed that this Contract may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.
t. If any section, subsection, paragraph, sentence, clause, phrase or word of these requirements or specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications; and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion had been omitted.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Contract in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same Contract on the_____day of _____, 2025, the date of execution by the City Manager of the City of Friendswood (the "Effective Date").

CITY OF FRIENDSWOOD

_____
MORAD KABIRI, City Manager

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

RED OAK CONSTRUCTION, LLC

Allyn D. Chevez
(Signature)

Allyn Douglas Chevez
(Printed Name)

Owner
(Title)

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Before me on this day personally appeared_____, in his/her capacity as _____of Red Oak Construction LLC, on behalf of such limited liability company,

_____ known to me;
_____ proved to me on the oath of_____; or
_____ proved to me through his/her current_____{description of identification card or other document issued by the federal government or any state government that contains the photograph and signature of the acknowledging person}

(check one)
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed that instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this____day of_____, 2025.

_____
Notary Public in and for the State of Texas
My commission expires: _____

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/22/2025

Prepared by: Karen Horner, City Attorney

Subject: Consider renewing the Landscape and Maintenance Services Agreement with Manor Maintenance, Inc., for the first one-year renewal term.

Originating Department: City Attorney

Degree of importance: Staff recommends approval.

SUMMARY / ORIGINATING CAUSE

The City entered into the Landscape and Maintenance Services Agreement with Manor Maintenance, Inc., on August 18, 2022, for a three-year term. The agreement may be renewed for two one-year periods. This item allows Council to authorize the agreement's first renewal term under the same terms and conditions.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Memeorandum of Renewal - 2022 Landscaping and Maintenance Services Agreement
2. Certificate of Insurance
3. Government Code Verification Form
4. Form 1295 - Manor Maintenance
5. Manor Maintenance Inc - 2022 Landscaping and Maintenance Services Agreement

MEMORANDUM OF RENEWAL
OF THE
LANDSCAPE AND MAINTENANCE SERVICES AGREEMENT

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

WHEREAS, on August 18, 2022, the City of Friendswood (the "City") entered into the Landscape and Maintenance Services Agreement (the "Agreement") with Manor Maintenance, Inc. (the "Contractor") after issuing a request for proposals for such services; and

WHEREAS, Section 7.1.1 of the Agreement specifies that the Agreement is for an initial term of three (3) years, which commenced on August 18, 2022, and ends on August 18, 2025; and

WHEREAS, pursuant to Section 7.1.2, the Agreement may be extended for two (2) one-year terms upon the City providing notice to the Contractor; and

WHEREAS, the City and the Contractor wish to extend the Agreement for the initial one-year period, commencing on August 18, 2025, and ending on August 18, 2026, contingent upon the appropriation of funds by the City Council of the City of Friendswood and the terms of this Memorandum of Renewal (the "Memorandum"); and

WHEREAS, the appropriations pursuant to this Memorandum for the above-referenced renewal period total THREE HUNDRED EIGHTY-SEVEN THOUSAND FORTY-FIVE AND 24/100 DOLLARS ($387,045.24) for basic services;

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties hereto do hereby mutually agree as follows:

1. Definitions. Unless a different meaning clearly appears from the context, words and phrases as used in this Memorandum shall have the same meanings as in the Agreement.

2. Renewal and Extension.

   a. Renewal. Contingent upon the City Council appropriating sufficient funds to pay the annual obligation of this Memorandum, the City and the Contractor hereby renew the Agreement for a one-year term commencing on August 18, 2025, and ending on August 18, 2026. The renewal evidenced by this Memorandum shall be under the same terms and conditions as expressed in the Agreement.

   b. Extension. In accordance with Section 7.1.2 of the Agreement, this Agreement may be extended for an additional one-year period.

3. Conflicts. The provisions of this Memorandum and the provisions of the Agreement should be read together and construed as one agreement; provided that, in the event of any conflict or inconsistency between the provisions of this Memorandum and the provisions of the Agreement, the provisions of this Memorandum shall control.

4. Entire Agreement. This Memorandum and the Agreement replace and supersede all prior agreements for landscape and maintenance services by and among the City and the Contractor and supersede all

prior written and oral statements; and no representation, statement, or condition or warranty not contained in such documents is binding on the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same agreement, this the ___ day of _____, 2025, the date of signature by the City Manager.

CITY:
CITY OF FRIENDSWOOD

_____
MORAD KABIRI, City Manager

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

CONTRACTOR:
MANOR MAINTENANCE, INC.

_____
TODD MENDENHALL, President

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Before me, Linda Newsted, the undersigned notary public, on this day personally appeared Todd Mendenhall, in his capacity as President of Manor Maintenance, Inc., on behalf of such corporation,

_____ known to me;
_____ proved to me on the oath of _____; or
__X__ proved to me through his current TXDL
{description of identification card or other document issued by the federal government or any state government that contains the photograph and signature of the acknowledging person}

(check one)

to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of July, 2025.

LINDA NEWSTED
Notary ID #13429499-4
My Commission Expires
April 9, 2027

_____
Notary Public in and for the State of Texas

My commission expires: April 9, 2027

H:\Contracts\Manor Maintenance - Landscaping Contract\First Renewal.doc

LANDSCAPE AND MAINTENANCE SERVICES AGREEMENT
BY AND BETWEEN
MANOR MAINTENANCE, INC.
AND
THE CITY OF FRIENDSWOOD, TEXAS

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

THIS AGREEMENT for Landscape and Maintenance Services Agreement (the "Agreement") made and entered into at Friendswood, Texas, this 18 day of August, 2022, by and between the CITY OF FRIENDSWOOD, TEXAS, a home-rule municipality located in Harris and Galveston Counties, Texas, hereinafter called the "City," and MANOR MAINTENANCE, INC., hereinafter called the "Contractor." The City and the Contractor shall be referred to herein collectively as "Parties" and each individually as a "Party."

WITNESSETH:

WHEREAS, pursuant to RFP No. 2022-15, the City obtained proposals from qualified vendors to provide all equipment, materials, labor, and transportation necessary to provide landscaping and maintenance services to various properties throughout the City; and

WHEREAS, based upon the evaluation criteria specified in the above-referenced RFP, Manor Maintenance, Inc., was selected as the top-rated proposer; and

WHEREAS, on July 11, 2022, the City Council authorized the City Manager to negotiate and enter into an agreement with Manor Maintenance, Inc., based upon its response to the RFP and City Staff's recommendation; NOW THEREFORE,

In consideration of the mutual covenants and agreements herein recited, it is hereby agreed by and between the Parties hereto as follows:

1. DEFINITIONS

The following words shall, unless the context otherwise requires, have the meanings ascribed to them below:

City Manager shall mean the City Manager of the City of Friendswood or his designated representative.

Director shall mean the Director of Parks and Recreation or his duly authorized representative, who shall monitor the Contractor's progress and quality of work.

Effective Date shall mean the date that this Agreement is executed by the City Manager.

Locations shall mean and include the following:

FACILITY	ADDRESS
Activity Building	416 Morningside
Girls Scout House	Adjacent to Activity Building
Friendswood Sign at Beamer Road	Beamer road/FM 2351

FACILITY	ADDRESS
Blackhawk Reade Board	Blackhawk/FM 2351
Friendswood Sign at El Dorado Blvd	El Dorado Blvd and Friendswood Link Rd
Friendswood City Hall	910 S. Friendswood Drive
Swimming Pool	900 Cedarwood
Stevenson Park	1000 S. Friendswood Drive
Fire Station No. 1	1610 Whitaker
Fire Station No. 2	2605 W. Parkwood Drive
Fire Station No. 3	4302 Laura Leigh Drive
Fire station No. 4	111 Woodlawn
Leavesly Park (Hangar)	901 Buckingham
City Library	416 S. Friendswood drive
Publicly Works (entire campus)	15355 Blackhawk
Centennial park (including sidewalks & train maintenance and items impeding walkways)	2200 S. Friendswood Drive
Corporal Steven Schulz Sports Park (entire campus)	2910 W. Parkwood
Animal Control	3000 W. Parkwood
Friendswood City Entry Sign at the city limits of the City of League City	Located off FM 518 on the eastside of Friendswood at the Friendswood/League City boarder
Friendswood City Entry Sign at the city limits of the City of Pearland	Located off FM 518 on the westside of Friendswood at the Friendswood/Pearland boarder
Lake Friendswood Park	2533 Davis Prairie Lane
518 Medians	Located on FM 518 throughout Friendswood
Friendswood Police Department	1600 Whitaker
Medians at the Public Safety Building Entrance	1600 Whitaker
FM 2351 Medians	Located on FM 2351 from FM 518 east to Beamer Road
Renwick Park	205 Stadium Drive
Stanley Ct. Median	Stanley Ct.

2. CONTRACTOR'S RESPONSIBILITIES

2.1 Scope of Work: The Contractor shall furnish all the material, labor, and equipment to perform the scope of work associated with basic services as well as color services, rye grass services, mulching services, fertilizing services, and insecticide services at all Locations in a timely and worker-like manner.

2.1.1 Basic Services

- Existing Plants. As needed or as otherwise directed by the Director, Contractor shall maintain all existing plants at the Locations by providing pruning, trimming and general care to all trees, shrubs, and plants.

- Weeding Flower Beds. Every two weeks as otherwise directed by the Director, Contractor shall at the Locations weed all flower beds by hand, not by weed-eater equipment or any other method.

- Shrubbery. As needed or as otherwise directed by the Director, the Contractor shall at all Locations inspect and trim all shrubbery by hedge trimmers only, not by weed-eater equipment or any other method.

- Leaves. As needed or as otherwise directed by the Director, the Contractor shall at all Locations remove and bag all leaves on the ground.

- Blowing. The Contractor shall not blow or cause to be blown clippings and/or other lawn debris into the street or down storm drains.

- Trash Pickup. The Contractor upon leaving each Location after performing services as required by this Agreement shall remove all debris at such Location. The Contractor shall be responsible for all landfill fees, if any, associated with disposal of such debris.

2.1.2 Color Services, Contractor shall install flowers and other plant material to provide color at the Locations at least twice per year. Prior to installation, the Contractor shall augment the planters are with an organic soil amendment and a time-release fertilizer in order to promote healthy plantings throughout each season. Contractor must coordinate with the Director before installation. Plants/flowers are to be planted at a 6" radius. Any plants that do not thrive are to be replaced by the Contractor with new plants of the same or reasonable substitute as approved by the Director. Minor adjustments to plant irrigation, including sprinkler adjustments and irrigation run times, are to be performed by the Contractor. Contractor shall notify the Director immediately if issues arise regarding inadequate watering that needs to be addressed. Contractor shall provide before and after pictures of these color services to document proof of performing and completing this task.

2.1.3 Rye Grass Planting Services. The Contractor shall plant rye grass at the Locations, which plantings will be perennial. All Locations are to be services at 4 lbs. /1000 sq. ft.; with the exception of the Centennial Park Fields, which will be 5 lbs. /1000 sq. ft. and Stevenson Park, which will be 6 lbs. /1000 sq. ft. The Contractor must provide to the Director for approval the product label and provider of rye grass prior to application.

2.1.4 Mulching Services. Contractor shall install hardwood mulch and with a minimum depth of 2" depending on the location and staff guidance. The Contractor shall provide and install a 5' radius of mulch around trees; however, the Contractor shall be careful so as not to create a large mound at the base of each tree, which would restrict soil oxygen exchange with the tree and its roots. Mulch shall be installed so as to not cover plants.

2.1.5 Fertilizing and Insecticide Services. As needed or as otherwise directed by the Director, the Contractor shall provide fertilizing and insecticide services at all Locations, which services shall comply with all applicable laws and regulations. Roundup or similar chemical shall be used on sidewalk cracks according to manufactures instruction with the Director's prior approval. The Contractor shall provide the product label and provider of all fertilizers and insecticides and obtain the Director's express written approval prior to the Contractor using any such fertilizer or insecticide.

It is expressly understood and agreed by the Parties that the services required herein will vary according to the Location and will be addressed as directed by the Director. The Contractor's trimming and pruning services shall be performed in order to provide a uniform appearance.

2.2 Photographic Documentation. The Contractor shall provide photographic documentation of all services rendered. A minimum of two (2) pictures shall be attached to each invoice submitted for payment, documenting the condition of the property immediately prior to and immediately after completion of the work. Some work may require additional pictures to fully document services rendered. Photographic documentation may be provided by digital images (preferred). Pictures shall provide the name of the Contractor, time taken, and date taken on each picture or on each page submitted (preferred). The Contractor shall be responsible for all costs associated with the taking and of pictures. Photographic documentation shall be attached with the invoice and shall be turned in to the Parks and Recreation Department after completion of work to confirm inspection and payment for services rendered.

2.3 Inspection. All work performed must be satisfactory to the Director and comply with all applicable laws and regulations. The Director shall have the right to inspect any or all of the facilities, areas and equipment owned, leased, or otherwise used by or in the care, custody, or control of the Contractor. Such inspections may be related to, but are not limited to, verification of work or conditions, safety, damages, or operational interests. All equipment used in the performance of services under this Agreement shall be in good repair and qualified operators shall be responsible for the care and handling of the equipment to carry out the requirements of this Agreement. The City reserves the right to prohibit the Contractor from working with a piece of equipment the Director deems to be a danger to the Contractor or the general public. The Contractor warrants that all equipment used in satisfying the Contractor's obligations under this Agreement are sufficient for the services required herein. Additionally, the Contractor shall maintain or have immediate access to adequate backup equipment in order to sustain continuous operations in the event of equipment failure. The use of insufficient and/or inadequate machinery or equipment, as determined by the Director, shall be deemed a breach of this Agreement.

2.4 Availability. Due to the need of the City to be in contact with the Contractor on a daily basis, the Contractor shall be available between the hours of 8:00 a.m. to 5:00 p.m., weekdays.

2.5 Personnel: The Contractor shall provide supervision of all work crews at all times while performing services under this Agreement. Personal supervision is not required provided that equipment or other means are provided that enable the work crew to communicate with the Contractor at all times. Each work crew shall have a designated person on the assigned Location who has the authority to respond to inquiries about work details or priorities. Such designated person shall have the authority to receive instructions from the Director as well as to bind the Contractor.

2.6 Recordkeeping: The Contractor shall keep records of all Work performed. Such records shall include a breakdown of all equipment used, hours worked, dumping fees, mileage and other related records required or requested by the Director. The City shall have the right through its agents and employees to audit and examine at all reasonable times, the Contractor's books and financial and operational records which may be reasonably required by the City in order to enforce the terms of this Agreement or to evaluate the Contractor's performance thereof. Financial records will be maintained with such adequacy so as to allow identification of the source of all revenue and expenditures related to this Agreement.

2.7 Damages: Any damages to property that are the fault of the Contractor shall be the responsibility of the Contractor to make whole again by the Contractor at Contractor's sole cost and expense.

3. COMPENSATION

3.1 Invoicing. An invoice for services performed and completed shall be submitted to the City as specified herein, along with the required photographic documentation in accordance with the following pricing schedule:

FACILITY	PRICING
BASIC SERVICES	
Activity Building	$4,849.62
Girls Scout House	$4,849.62
Friendswood Sign at Beamer Road	$4,849.62
Blackhawk Reade Board	$4,849.62
Friendswood Sign at El Dorado Blvd	$4,849.62
Friendswood City Hall	$9,529.62
Swimming Pool	$4,849.62
Stevenson Park	$11,869.62
Fire Station No. 1	$9,529.62
Fire Station No. 2	$4,849.62
Fire Station No. 3	$4,849.62
Fire station No. 4	$9,529.62
Leavesly Park (Hangar)	$9,529.62
City Library	$9,529.62
Publicly Works (entire campus)	$4,849.62
Centennial park (including sidewalks & train maintenance and items impeding walkways)	$11,869.62
Corporal Steven Schulz Sports Park (entire campus)	$7,189.62
Animal Control	$9,529.62
Friendswood City Entry Sign at the city limits of the City of League City	$4,849.62
Friendswood City Entry Sign at the city limits of the City of Pearland	$4,849.62
Lake Friendswood Park	$4,849.62
518 Medians	$35,269.62
Friendswood Police Department	$9,529.62
Medians at the Public Safety Building Entrance	$4,849.62
FM 2351 Medians	$35,269.62
Renwick Park	$4,849.62
Stanley Ct. Median	$4,849.62
TOTAL BASIC SERVICES	$240,919.74
SPECIAL SERVICES	
Color Services	$4,005.00
Rye Grass Services	$43,807.50
Mulching Services	$34,740.00
Fertilizer Services	$26,566.00

FACILITY	PRICING
BASIC SERVICES	
Insecticide Services	$37,007.00
TOTAL SPECIAL SERVICES	$ 146,125.50
TOTAL SERVICES	$387,045.24

The above-referenced pricing includes pick-up, removal, disposal, landfill, labor, materials, equipment usage, and travel costs and fees, if any, required to complete the services required herein. All wages, taxes, workers' compensation of all of the Contractor's employees and all other expenses incurred in performing the services under this Agreement are to be paid by the Contractor.

3.2 Payment: Any payment required herein to be made by the City shall be paid within thirty (30) days after receipt of an invoice or thirty (30) days after receipt of the services, whichever is later. All invoices must specifically indicate the Location(s) for which the City is being charged, the type of work performed, pictures documenting work performed, and other details and documentation as required by the Director.

4. INDEPENDENT CONTRACTOR

It is expressly agreed and understood by both parties hereto that the Contractor is an independent contractor in its relationship to the City of Friendswood. Nothing herein contained at any time or in any manner shall be construed to effect an agreement of partnership or joint venture or render any party hereto the employer or master of the other party and/or its employees, agents, or representatives.

5. INSURANCE

The Contractor shall at all times during this Agreement maintain in full force and effect insurance as provided herein and which meets or exceeds the following minimum limits:

5.1 Commercial General Liability:

- General aggregate: $2,000,000
- Per occurrence: $1,000,000
- Bodily Injury: $500,000
- Coverage shall be broad form.
- No coverage shall be excluded from standard policy without notification of individual exclusions being attached for review and acceptance.
- Waiver of subrogation in favor of the City of Friendswood, its officers, agents, and employees.

5.2 Workers' Compensation:

- Statutory limits
- Employer's Liability Insurance: $500,000
- Waiver of subrogation in favor of the City of Friendswood, its officers, agents, and employees.

5.3 Business Automobile Liability:

- Combined single limits of $1,000,000.
- All automotive coverage is to include any auto.

Upon execution of this Agreement, the Contractor shall file with the City valid certificates of insurance and endorsements acceptable to the City. Such certificates shall contain a provision that coverage afforded under the policies will not be canceled, suspended, voided, or reduced until at least thirty (30)

days' prior written notice has been given to the City via certified mail, return receipt requested. The Contractor shall also file with the City valid certificates of insurance covering all of its subcontractors.

The following are general requirements which are applicable to all policies:

- AM Best Rating of A-:VII or better for all liability policies.
- Insurance carriers must be licensed and admitted to do business in the State of Texas.
- Liability policies will be on occurrence form.
- City, its officials and employees are to be added as Additional Insured to liability policies.
- Upon request of and without cost to the City, certified copies of all insurance policies and/or certificates of insurance shall be furnished to the Director. Certificates of insurance showing evidence of insurance coverage shall be provided to the City's representative prior to the City's execution of this Agreement.

Should any insurance required by this Agreement lapse, the Contractor shall immediately cease all operations as of the time and date of such lapse, and shall not resume any operations until authorized in writing by the City once coverages have resumed.

6. INDEMNIFICATION AND RELEASE

6.1 Indemnification.

THE CONTRACTOR HEREBY AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY AS USED IN THIS SECTION THE "CITY") FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, DEMANDS, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON AND FOR DAMAGE TO ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT SUCH INDEMNITY SHALL APPLY WHERE THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS OR LIABILITY ARISE IN PART FROM (I) THE JOINT NEGLIGENCE OF THE CITY AND THE CONTRACTOR, AND/OR THEIR RESPECTIVE OFFICERS, AGENTS AND/OR EMPLOYEES OR (II) THE SOLE NEGLIGENCE OF THE CONTRACTOR, ITS OFFICERS, AGENTS AND EMPLOYEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH CONTRACTOR AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCE OF (I) THE CITY'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE WITH THAT OF THE CONTRACTOR OF THE INJURY, DEATH OR DAMAGE AND/OR (II) THE CONTRACTOR'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS THE SOLE CAUSE OF THE INJURY, DEATH, OR DAMAGE. FURTHERMORE, THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL HAVE NO APPLICATION TO ANY CLAIM, LOSS, DAMAGE, CAUSE OF ACTION, SUIT, AND LIABILITY WHERE THE INJURY, DEATH, OR DAMAGE RESULTS FROM THE SOLE NEGLIGENCE OF THE CITY UNMIXED WITH THE FAULT OF ANY

OTHER PERSON OR ENTITY OR THE CONCURRENT NEGLIGENCE OF THE CITY UNMIXED WITH THE FAULT OF THE CONTRACTOR. IN THE EVENT ANY ACTION OR PROCEEDING IS BROUGHT AGAINST THE CITY BY REASON OF ANY OF THE ABOVE, THE CONTRACTOR AGREES AND COVENANTS TO DEFEND THE ACTION OR PROCEEDING BY COUNSEL ACCEPTABLE TO THE CITY. THE INDEMNITY PROVIDED FOR HEREIN SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

6.2 Release. **By this Agreement, the City does not consent to litigation or suit, and the City hereby expressly revokes any consent to litigation that it may have granted by the terms of this Agreement or any other contract or agreement, any charter, or applicable state law. Nothing herein shall be construed so as to limit or waive the City's sovereign immunity. The Contractor assumes full responsibility for its services performed hereunder and hereby releases, relinquishes and discharges the City, its officers, agents, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person (whether they be either of the Parties hereto, their employees, or other third parties) and any loss of or damage to property (whether the property be that of either of the Parties hereto, their employees, or other third parties) that is caused by or alleged to be caused by, arising out of, or in connection with the Contractor's services to be performed hereunder. This release shall apply with respect the Contractor's services regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance.**

7. TERM AND TERMINATION

7.1 Term.

7.1.1 Initial Term. The initial term of this Agreement shall be for three (3) years from the Effective Date.

7.1.2 Option Terms. The Parties agree that City will have the option, in its sole discretion, to extend the contract for up to two (2) additional years, in one-year intervals. To exercise this option, the City shall serve notice at least thirty (30) days prior to either the expiration of the initial term or to the expiration of the then current option term.

- Should the prevailing market conditions dictate an increase to the pricing specified herein, the Contractor may submit documentation requesting permission to increase pricing no later than fifteen (15) days after receiving notice from the City of its intent to extend the Agreement in compliance with this section.

- Escalation may only occur at the time of the City's exercise of an option term and only upon securing the approval of the City in writing.

- Requests for price adjustments must be solely for the purpose of accommodating an increase in the Contractor's cost, not profits and shall not exceed any increase in the Consumer Price Index (Urban) sixty-four (64) days prior to the proposed option term.

7.1.3 Short-Term Extension. The Contractor understands and agrees that upon the City's written request, this Agreement may be extended for a period of time, not to exceed two (2) months after the expiration of the initial term or any option term thereof, for the same

compensation as the Contractor was receiving during the expired term immediately preceding the extension.

7.2 Termination without Cause. The City, besides all other rights or remedies it may have, shall have the right to terminate this Agreement without cause upon thirty (30) days' written notice from the Director or City Manager to the Contractor of the City's election to do so.

7.3 Termination with Cause. The City may immediately and without notice terminate this Agreement if the Contractor breaches this Agreement, which shall include, but not be limited to, the following:

(a) By failing to pay insurance premiums, liens, claims or other charges;

(b) By failing to complete an entire maintenance cycle as and when required in this Contract;

(c) By failing to pay any payments due the City, State or Federal Government from the Contractor or its principals, including, but not limited to, payments identified in this Agreement any taxes, fees, assessments, or liens;

(d) On the institution of voluntary or involuntary bankruptcy proceeding against the Contractor;

(e) By death of the Contractor, or dissolution of the Contracting firm or business;

(f) By violation of any provision of this Contract; and/or

(g) By the abandonment or discontinuance of the Contractor's operations for a period of thirty (30) days.

8. ENTIRE AGREEMENT

This Agreement along with the Contractor's bid documents and all exhibits incorporated herein, shall constitute the entire understanding of the parties hereto with respect to the subject matter hereof, and no amendment, modification, or alteration of the terms shall be binding unless the same be in writing, dated subsequent to the date hereof, and duly executed by all parties hereto. Furthermore, this Agreement shall not bestow any rights upon any third party, but rather, shall bind and benefit the Contractor and the City only. Should any of the provisions contained in any of the Agreement documents be in conflict or inconsistent with each other, such conflict or inconsistency shall be construed in favor of the City. Furthermore, both parties expressly agree that the City Manager shall be the sole and final decision-maker should any conflict arise hereunder. In the event of any such conflict or any ambiguity in any of the terms of this Agreement, such conflict or ambiguity shall not be construed for or against any party hereto on the basis that such party did or did not author the same.

9. NOTICES

All notices required to be given hereunder shall be given in writing by telecopy, overnight, or facsimile transmission, certified or registered mail or by hand delivery at the respective addresses of the parties set forth herein or at such other address as may be designated in writing by either party. Notice given by mail shall be deemed given three (3) days after the date of mailing thereof to the following addresses:

CONTRACTOR
Manor Maintenance, Inc.
Attn: President
2212 Butler Drive
Friendswood, TX 77546
Fax: 281-482-4548
Email:manormaintenance@sbcglobal.net

CITY
City of Friendswood
Attn: City Manager
910 S. Friendswood Drive
Friendswood, TX 77546

11. COMPLIANCE WITH RULES AND REGULATIONS
The Contractor shall comply with all rules, regulations, and laws of the United States of America, the State of Texas, and all laws, regulations, and ordinances of the City of Friendswood as they now exist or may hereafter be enacted or amended.

12. SALE OF INTEREST
The Contractor may not sell or assign all or part interest in activities to another party or parties without written approval of the City Manager of such sale or assignment. The City may require any records or financial statements necessary in its opinion to ensure such sale or assignment will be in the best interest of the City.

13. WAIVERS
Failure of either party hereto to insist on the strict performance of any of the agreements contained herein or to exercise any rights or remedies accruing thereunder upon default or failure of performance shall not be considered a waiver of the right to insist on and to enforce by an appropriate remedy, strict compliance with any other obligation hereunder to exercise any right or remedy occurring as a result of any future default or failure of performance.

14. VENUE
This Agreement shall in all respects be interpreted and construed in accordance with and governed by the laws of the State of Texas and the City, regardless of the place of its execution or performance. The place of making and the place of performance for all purposes shall be Galveston County, Texas.

15. NO RIGHT TO ARBITRATION
Notwithstanding anything to the contrary contained in this Agreement, the City and the Contractor hereby agree that no claim or dispute between the City and the Contractor arising out of or relating to this Agreement shall be decided by any arbitration proceeding, including, without limitation, any proceeding under the Federal Arbitration Act (9 U.S.C. Sections 1-14), or any applicable State arbitration statute, including, but not limited to, the Texas General Arbitration Act, provided that in the event that the City is subjected to an arbitration proceeding notwithstanding this provision, the Contractor consents to be joined in the arbitration proceeding if the Contractor's presence is required or requested by the City of complete relief to be recorded in the arbitration proceeding.

16. SEVERABILITY
All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

17. AUTHORITY

The officers executing this Agreement on behalf of the parties hereby confirm that such officers have full authority to execute this Agreement and to bind the party he/she represents.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same Agreement on the 1st day of August, 2022, the date of execution by the City Manager of the City of Friendswood.

CITY OF FRIENDSWOOD

BY: _____
MORAD KABIRI, City Manager

ATTEST:

_____
LETICIA BRYSCH, City Secretary

CITY OF FRIENDSWOOD STATE OF TEXAS

MANOR MAINTENANCE, INC.

BY: _____
(Signature)

Todd Henderhall
(Printed Name)

President
(Title)

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Before me, Glenda Faulkner Todd Henderhall, the undersigned notary public, on this day personally appeared Todd Henderhall, in his/her capacity as President of Manor Maintenance, Inc., on behalf of such company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed that instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of July, 2022.

GLENDA C. FAULKNER
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
JUNE 1, 2026
NOTARY ID: 125711933

_____
Notary Public in and for the State of Texas

My commission expires: 6/1/2026

H:\Contracts\Manor Maintenance - Landscaping Contract\Landscaping Contract.docx

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 07/09/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the closure of W. Spreading Oaks between Woodlawn Drive and Cedarwood Drive for the Friendswood Independent School District event "Under the Oaks" on August 7, 2025.

Originating Department: Community Development

Degree of importance: Elective

SUMMARY / ORIGINATING CAUSE

Friendswood Independent School District (FISD) has requested the closure of W. Spreading Oaks between Woodlawn Drive and Cedarwood Drive for the FISD event "Under the Oaks". This event has become an annual tradition held before the start of the new school year. Below are the main points related to the event:

- Event: August 7, 2025, from 7:00 pm - 9:00 pm.
- Road closure description: W. Spreading Oaks will be closed from Woodlawn Drive to Cedarwood Drive.
- Road closure timeframe: 6:30 pm to 9:00 pm.
- Barricades will be provided by FISD.
- Barricades will be placed at Woodlawn Drive & Cedarwood Drive by FISD, per the attached map.
- Traffic is to remain open on Cedarwood Drive and Laurel Drive.
- FISD will make contact and notify the three homeowners on W. Spreading Oaks that will be affected during the road closure.
- In case emergency vehicle access is required during the road closure, FISD coordinating staff will move attendees to the school district's property along W. Spreading Oaks.

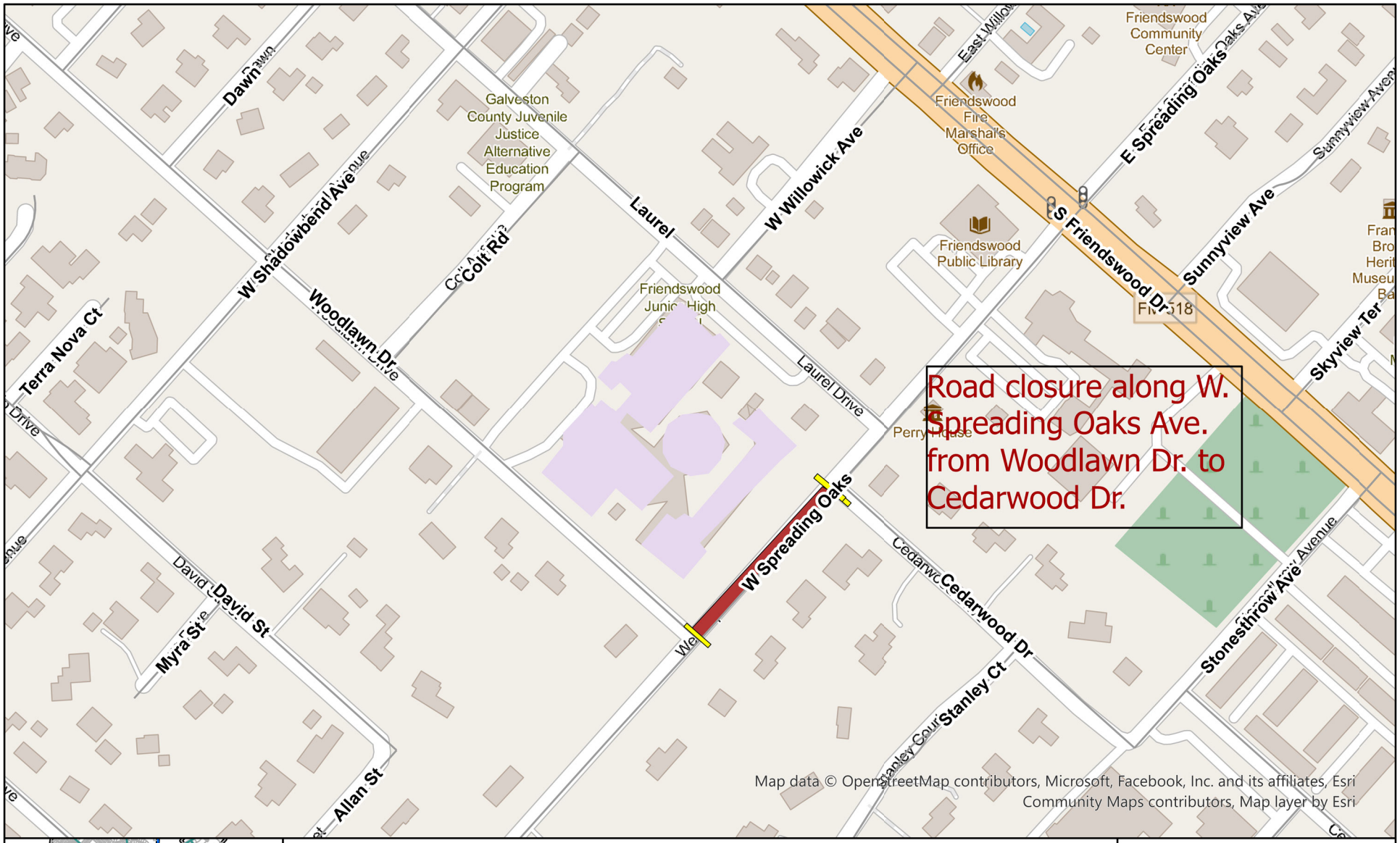
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Approve the closure of W. Spreading Oaks between Woodlawn Drive and Cedarwood Drive for the FISD event "Under the Oaks."

ATTACHMENTS

1. Under the Oaks Closure Final Exhibit
2. Under the Oaks Flyer



Under the Oaks Road Closure

Friendswood Independent School District

2022

Map created by City of Friendswood Engineering Department

N

0 0.02 0.04 0.07 Kilometers

0 0.02 0.04 0.07 Miles









Join Us for FISD's 9th Annual

UNDER THE OAKS

Celebrate the start of the 2025-26 school year with a community-wide pep rally!

AUGUST 7, 2025
FROM 7PM TO 8PM

AT THE FRIENDSWOOD SCHOOLS MUSEUM

208 WEST SPREADING OAKS
FRIENDSWOOD, TEXAS 77546

Kettle corn, community fellowship, exciting performances by the FHS Drumline, Cheerleaders, Wranglerettes, and more! While you're there, don't forget to sign up for the FISD Alumni Association, grab some spirit gear from the PTO, and check out all the great programs Community Education has to offer. Come celebrate the Mustang spirit with us!

SPONSORED BY

Christian Chara Dance Academy
Friendswood | Pearland

ACU of TEXAS
Associated Credit Union

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/11/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

Subject: Consider authorizing the Hobby School MPA Teaching "City Apprenticeship" Program Agreement with the University of Houston.

Originating Department: City Manager

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

The City has been working with the University of Houston (the "University") to provide opportunities for teaching and learning activities for its apprenticeship course for students of the Hobby School's Masters of Public Administration Program.

Pursuant to this proposed agreement, the responsibilities of the parties include, in part, the following:

- The University shall:
  - enroll students for its apprenticeship course;
  - present candidates for the course for the City's review;
  - place up to four (4) student interns with the City;
  - pay the students;
  - develop skills assessments for the students;
  - provide orientation and workshops for the students during the semester;
  - provide a training session for City staff and employees;
  - assign a faculty member as a supervisor of the program; and
  - withdraw a student whose performance is unsatisfactory or whose conduct is unacceptable.
- The City shall:
  - create job descriptions for the students;
  - assign the students to two or more departments during the semester term;
  - define goals and expectations;
  - create opportunities for growth and learning; and
  - provide constructive feedback.

A copy of the City of Friendswood's Management Intern Program, which further details the proposed program, is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The City Apprenticeship creates an opportunity to develop future leaders in the city management profession.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Affiliation Agreement - 2025
2. COF Intern Program Information Packet

HOBBY SCHOOL MPA "TEACHING CITY" APPRENTICESHIP PROGRAM AGREEMENT

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

The University of Houston, hereinafter referred to as the "University," located at 4104 Martin Luther King Blvd, Room 104, Houston, Texas 77004, and the City of Friendswood, hereinafter referred to as the "City," located at 910 S. Friendswood Dr., Friendswood, Texas 77546, agree to establish an affiliation for the purpose of providing an apprenticeship course for a student at the University. The University and the City shall be known collectively as "Parties" and singularly as "Party".

1. Program Description. The purpose of the Hobby School MPA "Teaching City" Apprenticeship Program (the "Program") is to provide opportunities for teaching and learning activities that will enable students of the University to meet stated objectives. Throughout the term of this Agreement, the University and the City shall maintain open channels of communication relative to the Program through designated representatives. It is expressly understood and agreed that the funding for this Program shall be exclusively through the University and the City shall have no responsibility or liability therefor.

2. Term. The term of this Agreement shall commence on August 1, 2025 and shall end on August 31, 2026, unless earlier terminated in accordance with this Agreement.

3. Termination. Either Party may terminate this Agreement with or without cause by giving thirty (30) days' notice in writing to the other Party.

4. Independent Contractor. Under this Agreement, the University, its students, personnel, and faculty (collectively the "University Parties") shall not be considered employees, agents, borrowed servants, partners, or joint venturers of the City. The City is not responsible for wages, social security taxes, medical insurance, or workers' compensation insurance for the University Parties. The University Parties shall have no right in or claim to any of the City's employee benefits or group insurance plans or programs. The University acknowledges and each Apprentice shall acknowledge their independent contractor status and their sole responsibility with respect to payment of any and all taxes or other assessments which may be payable as a result of the amounts paid by the University under the Program.

IN THE EVENT THAT ANY STATE OR FEDERAL AGENCY OR COURT OF COMPETENT JURISDICTION DETERMINES THAT THE UNIVERSITY PARTIES ARE NOT INDEPENDENT CONTRACTORS, THE UNIVERSITY AGREES TO THE MAXIMUM EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD HARMLESS THE CITY FOR ANY AND ALL DAMAGES, PENALTIES, ASSESSMENTS, TAXES, AND EXPENSES THAT MAY BE INCURRED BY THE CITY AS A RESULT OF THIS DETERMINATION.

5. Responsibilities of the Parties.

5.01 University's Responsibilities. The University shall:

a. enroll students in a three-hour course for credit;

b. present candidates for the City's review and approval based on its needs;

c. place up to four (4) students with the City (the "Apprentices") for a minimum of one semester, which the City may extend with the University continuing to pay to the extent of available funding through the Program;

d. pay the Apprentices through the currently available funding for the Program;

e. develop a skills assessment for each Apprentice (to be shared with the City);

f. provide an orientation and one or more workshop sessions with the Apprentices during the semester;

g. present a two-hour training session for supervisory staff and all other City employees on supervising and coaching;

h. assign a faculty person to serve as an apprenticeship supervisor. This representative will make appropriate visits to the City during the semester as is appropriate;

i. restrict the activities of its apprenticeship supervisor from performing any service of the City except in the course of performance of field instructions, unless otherwise contracted;

j. respect the mission of the City and both expect and require students to accept the City's officers, agents, employees, and citizens regardless of race, ethnic origin, sex, age, religion, or political belief; and

k. withdraw upon written request of the City any Apprentice whose performance is unsatisfactory or whose conduct is unacceptable to the City.

5.02 City's Responsibilities. The City shall:

a. create a job description for the apprenticeship role;

b. assign Apprentices to two (2) or more departments over the course of the semester;

c. define goals and expectations for the Apprentices and communicate these expectations to the Apprentices, their supervisors, and their departments;

d. endeavor to create opportunities for growth and learning, which will include offering six (6) or more 10-minute focused and interactive learning opportunities;

e. assign the Apprentices regular duties within their assigned department and have departmental personnel train them as needed, which duties may include:

(1) joint tasks, which are longer learning opportunities that can take one to three hours, during which a member of the department works with the Apprentice to accomplish a task, and

(2) independent tasks, which are opportunities that are performed on their own, subject to the review and approval of the City's representative or designee;

f. identify materials such as articles, standard operating procedures, and handbooks that the Apprentices should read (this should be done periodically and not all up-front);

g. give constructive feedback on a regular basis, tying such feedback into departmental goals and expectations;

h. make the City's representative available to each Apprentice for a reasonable amount of time so that the Apprentice may ask questions and raise any concerns and problems;

i. inform the University of changes in City policy, procedures, and staffing that affect Program; and

j. remove the Apprentice from the Program when the placement fails to be in the best interest of the Apprentice, the City, or the University.

6. Documents.

6.01 Confidentiality.

a. The University shall ensure that it and the University Parties will keep confidential the contents of all confidential information to which it may be privy based upon this Agreement. As such, neither the University nor the University Parties shall:

(1) divulge, release, or otherwise make use of any confidential information unless the City, in writing, authorizes the University to release specific information to any third party or the University is required under applicable law to make such a release;

(2) access any information that is not authorized to be received;

(3) copy, recreate, or use any information obtained in connection with this Agreement other than for the performance of this Agreement.

6.02 Works for Hire. The University, for itself and the University Parties, agrees that, for the purposes of assigning copyright ownership, any and all documents developed pursuant to the Program performed under this Agreement shall be deemed, to the extent authorized by

law, to be "works made for hire" or "works for hire" as defined in federal law. In the event and to the extent that a court of competent jurisdiction determines such documents do not constitute "works made for hire" or "works for hire" as those terms are understood in copyright law, the University hereby irrevocably assigns and transfers to the City all rights, title, and interest in the documents, including, but not limited to, copyrights.

6.03 Assignment of Copyrights. The University represents that it has the right to assign and hereby assigns to the City all rights, title, copyright ownership and interest in any documents developed or to be developed, created or invented pursuant to this Agreement.

7. General Provisions.

7.01 Amendments. The terms and conditions of this Agreement may be modified upon mutual written consent of Parties at any time.

7.02 Interpretation. Each of the Parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which Party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute regarding its meaning or application, be interpreted fairly and reasonably and neither more strongly for, nor against any Party.

7.03 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

7.04 Public Information. Records and information provided to the City or its representative(s) to verify compliance with this Agreement shall be available for public inspection.

7.05 Notice. Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been mailed by certified mail, return receipt requested, in a United States Post Office, addressed to the Parties at the addresses first listed above.

7.06 Complete Agreement. This instrument contains the entire agreement between the City and the University relating to the rights herein granted and the obligations herein assumed. Any modifications concerning this instrument shall be of no force or effect, excepting a subsequent modification in writing, signed by both the City and the University.

7.07 Severability. If any provision of this Agreement is construed to be illegal or invalid, this will not affect the legality or validity of any of the provisions hereof. The illegal or invalid provisions will be deemed stricken from this Agreement and deleted to the same extent and effect as if never incorporated herein.

7.08 No Third-Party Beneficiary. Nothing in this Agreement shall entitle any third party to any claim, cause of action, remedy or right of any kind, it being the intent of the Parties that this Agreement shall not be construed as a third-party beneficiary contract.

7.09 Force Majeure. Neither Party shall be liable for any damage, delay or loss due to Force Majeure. The term "Force Majeure" as used in this Agreement shall mean

acts of God, strikes, lock-outs, or other industrial disturbances, acts of public enemy, orders of any kind of the federal or state government, or any civil or military authority, insurrection, riots, epidemics, pandemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, or any other causes not reasonably within the control of the Parties.

7.10 Immunity. It is expressly understood and agreed that, in the execution of this Agreement, the Parties do not waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

7.11 Authority to Bind. Each Party represents and warrants that it has been authorized by its respective governing body. Each Party represents and warrants for itself that the individual executing this Agreement on its behalf has the full power and authority to do so and to legally bind the Party to all the terms and provisions of this Agreement and that this Agreement constitutes the legal, valid, and binding agreement of each Party hereto.

7.12 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Texas, and the venue for any cause of action shall be brought in Galveston County, Texas.

7.13 Authority to Enter Contract. Each Party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entities.

7.14 Non-Waiver. Failure of either Party hereto to insist on the strict performance of any of the agreements contained herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on and to enforce by an appropriate remedy, strict compliance with any other obligation hereunder to exercise any right or remedy occurring as a result of any future default or failure of performance.

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EXECUTED by the authorized representatives of the Parties on the dates indicated below.

City of Friendswood		**University of Houston**	
			7/25/25
The City Supervisor	Date	Apprenticeship Coordinator/Instructor	Date
		N/A	
		Faculty Chair (if required)	Date
			07/25/2025
The City Executive	Date	Dean or Associate Dean	Date

APPROVED AS TO FORM BY:
OFFICE OF THE GENERAL COUNSEL
UNIVERSITY OF HOUSTON SYSTEM



CITY OF FRIENDSWOOD, TEXAS
MANAGEMENT INTERN PROGRAM
2025

ABOUT THE MANAGEMENT INTERNSHIP

Overview of Internship/Apprenticeship:
The City of Friendswood (the "City") in collaboration with the University of Houston Hobby School of Public Affairs, Masters in Public Administration (MPA) Program (the "Program") is providing currently enrolled students, up to four per semester, depending on their capabilities and the City's needs, the opportunity to join the City Manager's Office as a Management Intern.

The Management Internship will be for one semester in the Fall or Spring and is designed to further prepare the Intern for a successful career in local government. This is a part-time internship for up to 25 hours per week. Each student's schedule will be decided based on their academic class schedule and personal needs by the Supervisor. The Interns are managed by the City and their salaries paid for by the Program.

Positions Summary:
The selected candidates will perform a variety of developmental-level professional administrative work, research, and analysis in support of the City Manager's Office. The Interns will gain exposure to innovative best practices in our award-winning organization, through (1) a departmental rotation that will provide an understanding of the internal workings of city operations and their impacts on the community; (2) assignment to a special project based on the Intern's capabilities and talents; (3) lunch and learns with members of the City Manager's Office and/or City Council. Typical assignments/projects will involve public relations, civic education programs, internal/external committees, process improvements, and technological innovations to name a few.

Requirements:
Candidates require enrollment into the Program. The ideal candidate will have a general knowledge of municipal government operations and be proficient with Microsoft Word, Excel, Power Point, and related applications. Candidates will be vetted and interviewed by a panel of employees from across the organization and selected based upon their submitted qualifications, responses to interview questions and overall impressions.

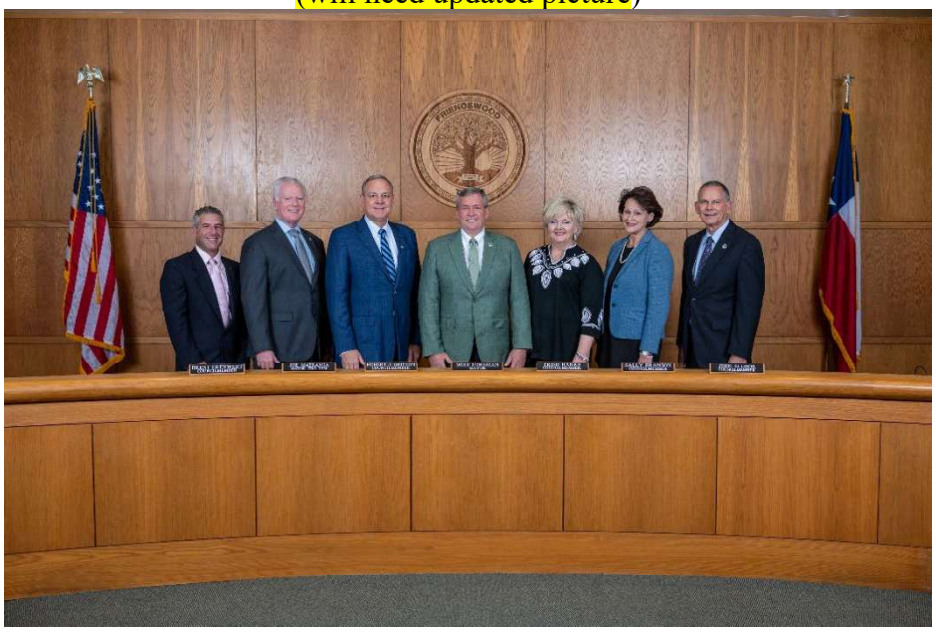
ABOUT THE
CITY OF FRIENDSWOOD, TEXAS

Community Profile:
Friendswood has a population of 41,118 and has a land size of 21.2 square miles. Friendswood is located in both Galveston County and Harris County and in the greater Houston-Galveston area. Friendswood has an average household income of $140,321, with a 98% high school graduation rate with two premier school districts, Friendswood Independent School District and Clear Creek Independent School District. 44% of residents have a bachelor's degree and 16% have a graduate degree, Friendswood is also home to many current and retired astronauts, including the Mayor Mike Foreman, retired Naval Aviator and NASA Astronaut, Colonel Nicole Mann, Commander of NASA's SpaceX Crew-5 mission aboard the SpaceX Crew Dragon spacecraft, Endurance, on October 5, 2022, and Raja Chari, commander of the NASA SpaceX Crew-3 mission to the ISS, which launched on November 10, 2021, among many more.

In 2023 and 202,4Friendswood was selected as a Top Workplace by the Houston Chronicle and in 2025, it was named as Top Workplace in the United States by USA Today. Friendswood is consistently ranked in the top safest places to live in Texas, one of the best places to live for families in Texas and awarded certificates of excellence for its Budget and Financial Reporting, its Library services and programs, the Emergency Medical Services, its parks and trails and its Police services and emergency dispatching services.

City Government:
Council-City Manager form of city government with seven elected members of Council, six councilmembers elected at-large, and one mayor also elected at-large. The City Council sets the City's overall policies, approves the City's budget, serves as the legislative body, and hires the City Manager. The City Manager is responsible for implementing the City Council's policies, enforcing the laws and ordinances of the City, preparing the budget, and managing the day-to-day operations and affairs of the City.

(will need updated picture)



ABOUT THE FRIENDSWOOD MUNICIPAL GOVERNMENT

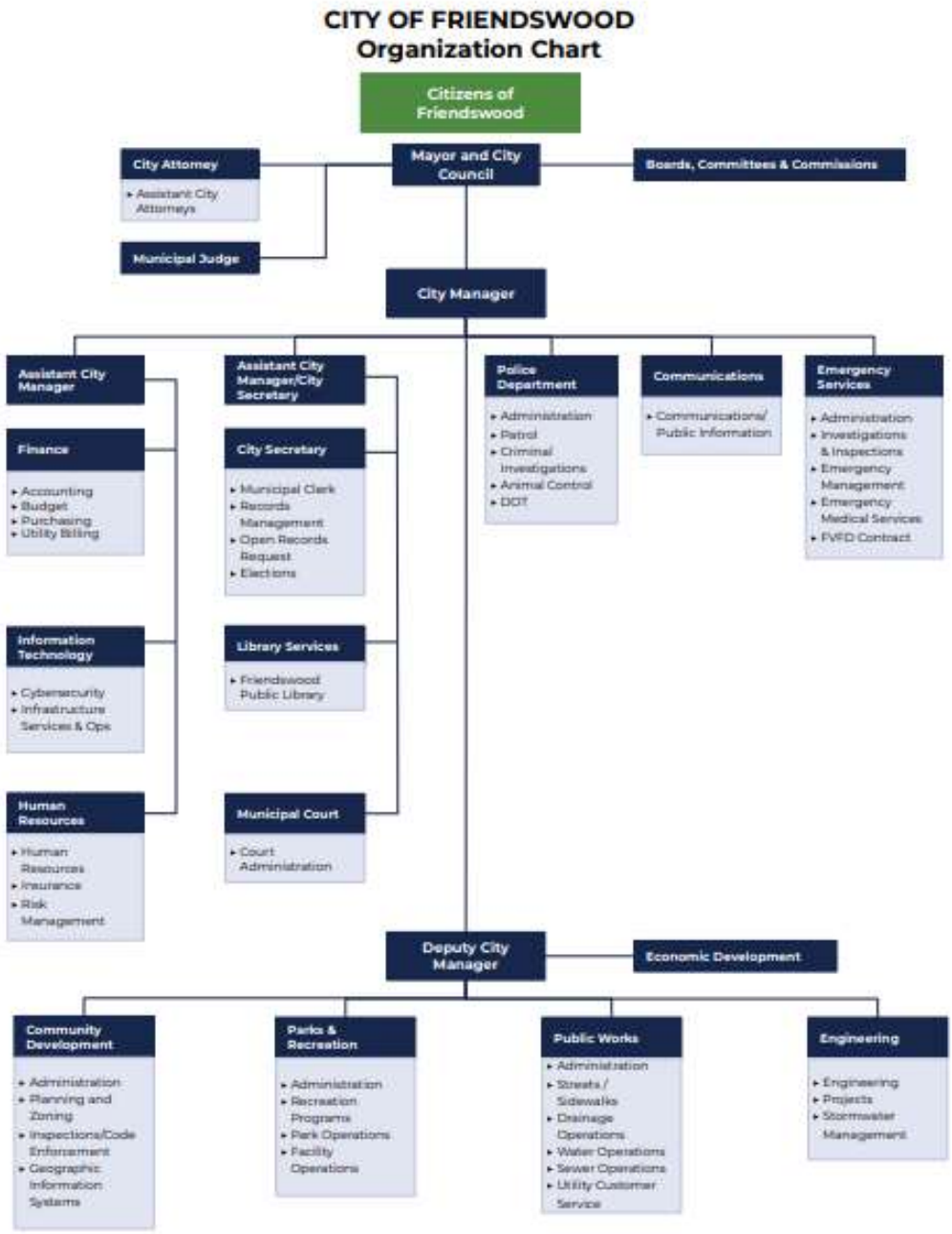
City Management Team:

- Morad Kabiri, City Manager
- Steven Rhea, Deputy City Manager
- Katina Hampton, Assistant City Manager, and
- Leticia Brysch, Assistant City Manager

Departments/Department Heads:

- City Attorney's Office, Karen Horner, City Attorney
- City Secretary's Office, Raquel Martinez City Secretary
- Communications Department, Glenda Faulkner, Director/PIO
- Community Development Department, Aubrey Harbin, Director/City Planner
- Engineering Department, Jil Arias, Director
- Emergency Services Department, Brian Mansfield, Director
- Finance Department, Rhonda Bloskas, Director
- Human Resources Department, Haley Brown, Director
- Information Technology Department, Terry Prindle, Director
- Library Department, Matthew Riley, Director
- Municipal Court Department, Pat Riffel, Director
- Parks and Recreation Department, James Toney, Director
- Police Department, Chief Josh Rogers, Police Chief
- Public Works Department, Steve Vavrecka, Director

Organization Chart:



ABOUT THE POSITION OF MANAGEMENT INTERN

City of Friendswood
Job Description

Position Title: Management Intern **Revision Date: 05/16/2024**
Department: City Manager's Office **Exemption Status: Non-Exempt**
Location: City Hall/Blackhawk/PSB

PURPOSE OF THE JOB:

Under the direction of the Assistant City Manager, the Management Intern performs developmental-level professional work for the City Manager's Office and participates in and leads a variety of projects contributing to the continued success of various organization-wide initiatives. Duties and responsibilities are designed to further prepare the incumbent for a successful career in local government. This position requires superior computer knowledge and skills, organizational and communications skills, requires initiative, independent thinking, and ability to work with little supervision. Must be multi-task oriented, have exceptional and proficient writing skills and critical thinking skills. Have knowledge of and practice of general office procedures and routines, and ability to attain knowledge of governmental laws and regulations.

WORK PERFORMED:

1. Perform developmental-level professional administrative work, research, and analysis in support of the City Manager's office, other departments and/or the Mayor and Council as directed.
2. Interact regularly with personnel from other departments to ensure effective interdepartmental communication and maximize operational effectiveness.
3. Respond to citizen inquiries/requests and resolve issues within assigned scope of responsibility in a timely manner; referring more complex issues to supervisor for resolution.
4. Assist with developing and implementing projects and programs impacting one or more City departments as directed.
5. Facilitate program to learn about local government.
6. Assist in the coordination of special events and programs as directed.
7. Assist with the project management and/or budgetary process by inputting data, performing appropriate analysis, and preparing necessary reports.
8. Attend and participate in various organizational meetings and meetings of the City Council and/or Boards, Commission or Committees as directed.
9. Assist and participate in work associated with the operations of Parks, Public Works, Facilities and Animal Control.
10. Perform other duties and responsibilities as assigned.

SPECIAL APTITUDES AND ABILITIES REQUIRED:

- Excellent verbal skills, both oral and written. Must be able to effectively communicate with employees, elected officials, and the general public.
- Ability to read, analyze and interpret documents and meeting notes.

- Ability to multi-task, establish priorities, work independently or as a part of a team, and maintain organization.
- Work requires continual attention to detail in entering, composing, typing, and proofing data and materials.
- High level of interpersonal skills to handle sensitive and confidential situations with both internal and external customers.
- Demonstrate tact and diplomacy; ability to provide professional and courteous customer service to public officials, employees, and the public in sometimes difficult or sensitive situations is key.

MINIMUM EDUCATION AND EXPERIENCE REQUIREMENTS:

- Currently enrolled in the University of Houston Hobby School of Public Affairs, Master of Arts in Public Administration Apprenticeship Program.
- Advanced computer skills.
- Valid Texas Driver's License and a good driving record.

PREVIOUS EXPERIENCE WITH POLICIES, PROCEDURES, AND METHODS:

- Knowledge of the federal, state, and local regulations related to municipal government.
- Skill in effective oral and written communications.
- Skill in independently prioritizing, tracking, and managing/lead multiple projects, assignments, and duties to comply with deadlines with strong attention to detail.
- Ability to resolve customer complaints and concerns.
- Basic mathematical skills and ability to analyze data using Microsoft Excel.

PREVIOUS EXPERIENCE WITH EQUIPMENT AND/OR MACHINES:

- Proficiency with PCs and computer software and applications.
- General operating knowledge of office equipment including photo copier, telephone, calculator, shredder, etc.

SUPERVISION EXERCISED:

None.

SUPERVISION RECEIVED:

Supervisory Chain of Command:

1. Assigned Assistant City Manager
2. City Manager

Nature of Supervision:

1. Daily execution of duties/special assignments are independent. Department Head and/or assigned Deputy Deputy/Assistant City Manager approves final work performed/product.

DECISION MAKING:

- Handles day-to-day duties with little oversight, by following established procedures, set practices and/or based on specific instructions from the supervisor.
- Manage projects and related activities within designated parameters and deadlines.

INTERNAL CONTACTS:

- Works with multiple departments to support the City Manager's Office, City Council and/or assigned Department with all operational items. Requires interaction with City-elected officials and management.
- Works with internal personnel and stakeholders on special projects and/or assignments.

EXTERNAL CONTACTS:

- Interacts with citizens, general public, and elected/appointed officials regarding various City functions.
- Requires the exchange of routine information with organizations in order to perform basic job responsibilities, including participation in civic organizations.
- Works with outside vendors, contractors, governmental third parties for services, meetings and/or work product.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Position involves extended periods of sitting with periods physical labor depending on the assigned department.
- Reasonable care in performing a job is necessary to prevent injury to others or self.
- While performing the duties of this job, the employee is regularly required to talk or hear, use hands to finger, handle or feel; reach with hands and arms; and taste or smell. The employee, depending on the assigned department, will be required to stand, walk, sit, climb, balance, stoop, kneel, crouch or crawl.
- The employee must occasionally lift and/or move up to 25 to 50 pounds and depending on the assigned department occasionally be able to pull, drag, lift or carry larger items for short periods of time.
- Specific vision abilities required by this job include close vision, distance vision, color vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT

Routine office environment may require prolonged periods of sitting, computer and office work, visual concentration, and multi-tasking with constant interruptions. When assigned to specific departments, the environment will include outside work and may be exposed to adverse weather conditions.

SCHEDULED WORKING HOURS:

- This person will work a minimum of two-eight-hour days a week, but no more than 25 hours a week.
- The person in this position may be required to work evening and overtime as needed.

STRESSORS:

- On a frequent basis, has routine interactions with others internal to the organization.
- Occasionally, has interactions with difficult members of the public.

- Regularly, must meet strict deadlines.
- Work in heat, cold and inclement weather.

NOTE:
This job description should not be construed to imply that these requirements are the exclusive standards of the position. Interns will follow any other instructions, and perform any other related duties, as may be required. The employer has the right to revise this job description at any time. The job description is not to be construed as a contract for employment.

Any applicant receiving a bona fide job offer for this position will be required to undergo and pass a pre-employment drug screening and criminal background check.

All positions in the City of Friendswood require documentation of employment eligibility in accordance with federal employment law.

The above statements are intended to describe the general nature and level of work being performed by the person assigned to this job. They are not intended to be an exhaustive list of all responsibilities, duties, skills and physical demands required of the personnel so classified.

The Job Description does not constitute an employment agreement between the City of Friendswood and the employee. This position is subject to change by the employer as the needs of the employer and requirements of the job change.

I have read and understand the above job description.

_____ _____
Employee's Signature Date

_____ _____
Immediate Supervisor's Signature Date

ABOUT THE RECRUITMENT PROCESS

Tentative Recruitment Schedule:

Application Deadline: August 22, 2025
Interviews: August 27-28, 2025
Select Final Candidate: September 2, 2025
Candidate Start Date: September 8, 2025

Contact Information:

If you need additional information or have any questions regarding this program, please contact:

Name: Katina Hampton, Assistant City Manager
Phone: 281-996-3221
Email: khampton@friendswood.com

Name: Leticia Brysch Assistant City Manager
Phone: 281-996-3275
Email: lbrysch@friendswood.com

Human Resources:
Name: Chani Honeycutt, Deputy Director of Human Services
Phone: 281-996-3225
Email: choneycutt@friendswood.com

How to Apply:

Application packets are available at the address/web site listed below. For consideration, you must submit ALL of the application materials listed below by _____.

1. Cover Letter
2. Resume

Post offer, pre-employment physical and drug test required.

City of Friendswood
Human Resources Department
910 S Friendswood Dr
Friendswood, Texas 77546
www.friendswood.com

The City of Friendswood is an Equal Opportunity Employer



CITY OF FRIENDSWOOD, TEXAS
MANGEMENT INTERN PROGRAM
2024

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ABOUT THE MANAGEMENT INTERNSHIP

Overview of Internship/Apprenticeship:
The City of Friendswood (the "City") in collaboration with the University of Houston Hobby School of Public Affairs, Masters in Public Administration (MPA) Program (the "Program") is providing two students currently enrolled in the Program the opportunity to join the City Manager's Office as a Management Intern.

The Management Internship will be for one semester in the Fall or Spring and is designed to further prepare the Intern for a successful career in local government. This is a part-time internship of two, 8-hour days per week. The Interns are managed by the City and their salaries paid for by the Program.

Positions Summary:
The selected candidates will perform a variety of developmental-level professional administrative work, research, and analysis in support of the City Manager's Office. The Interns will gain exposure to innovative best practices in our award-winning organization, through a departmental rotation that will provide an understanding of the internal workings of city operations and their impacts on the community. Typical assignments/projects will involve public relations, civic education programs, internal/external committees, the operating and capital budget, and administrative tasks as requested.

Requirements:
Candidates require enrollment into the Program. The ideal candidate will have a general knowledge of municipal government operations and be proficient with Microsoft Word, Excel, Power Point, and related applications. Candidates will be vetted and interviewed by a panel of employees from across the organization and selected based upon their submitted qualifications, responses to interview questions and overall impressions.

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ABOUT THE
CITY OF FRIENDSWOOD, TEXAS

Community Profile:
Friendswood has a population of 41,118 and has a land size of 21.2 square miles. Friendswood is located in both Galveston County and Harris County and in the greater Houston-Galveston area. Friendswood has an average household income of $140,321, with a 98% high school graduation rate with two premier school districts, Friendswood Independent School District and Clear Creek Independent School District. 44% of residents have a bachelor's degree and 16% have a graduate degree, Friendswood is also home to many current and retired astronauts, including the Mayor Mike Foreman, retired Naval Aviator and NASA Astronaut, Colonel Nicole Mann, Commander of NASA's SpaceX Crew-5 mission aboard the SpaceX Crew Dragon spacecraft, Endurance, on October 5, 2022, and Raja Chari, commander of the NASA SpaceX Crew-3 mission to the ISS, which launched on November 10, 2021, among many more.

Friendswood was selected as a Top Workplace by the Houston Chronicle in 2023 and is consistently ranked in the top safest places to live in Texas, one of the best places to live for families in Texas and awarded certificates of excellence for its Budget and Financial Reporting, its Library services and programs, the Emergency Medical Services, its parks and trails and its Police services and emergency dispatching services.
Location:

City Government:
Council-City Manager form of city government with seven elected members of Council, six councilmembers elected at-large, and one mayor also elected at-large. The City Council sets the City's overall policies, approves the City's budget, serves as the legislative body, and hires the City Manager. The City Manager is responsible for implementing the City Council's policies, enforcing the laws and ordinances of the City, preparing the budget, and managing the day-to-day operations and affairs of the City.



(will add updated picture in July)

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ABOUT THE FRIENDSWOOD MUNICIPAL GOVERNMENT

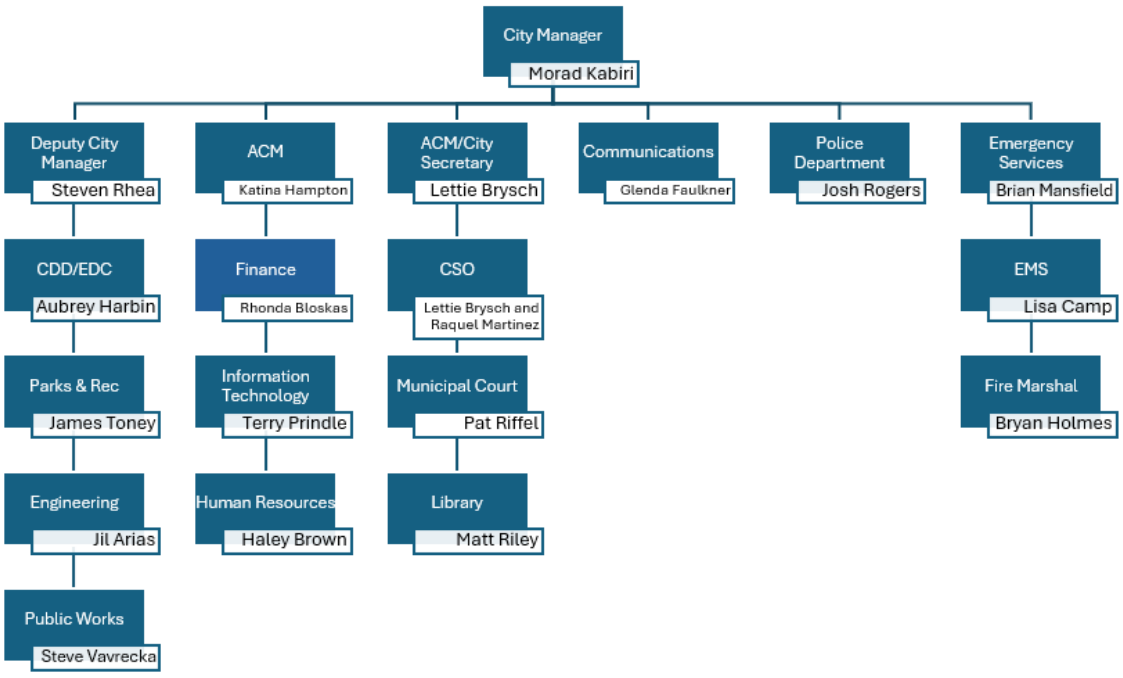
City Management Team:

- Morad Kabiri, City Manager
- Steven Rhea, Deputy City Manager
- Katina Hampton, Assistant City Manager, and
- Leticia Brysch, Assistant City Manager

Departments/Department Heads:

- City Attorney's Office, Karen Horner, City Attorney
- City Secretary's Office, Leticia Brysch, City Secretary & Raquel Martinez Deputy City Secretary
- Communications Department, Glenda Faulkner, Director/PIO
- Community Development Department, Aubrey Harbin, Director/City Planner
- Engineering Department, Jil Arias, Director
- Emergency Services Department, Brian Mansfield, Director
- Finance Department, Rhonda Bloskas, Director
- Human Resources Department, Haley Brown, Director
- Information Technology Department, Terry Prindle, Director
- Library Department, Matthew Riley, Director
- Municipal Court Department, Pat Riffel, Director
- Parks and Recreation Department, James Toney, Director
- Police Department, Chief Josh Rogers, Police Chief
- Public Works Department, Steve Vavrecka, Director

Organization Chart:



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ABOUT THE POSITION OF MANAGEMENT INTERN

City of Friendswood
Job Description

Position Title: Management Intern **Revision Date: 05/16/2024**
Department: City Manager's Office **Exemption Status: Non-Exempt**
Location: City Hall/Blackhawk/PSB

PURPOSE OF THE JOB:

Under the direction of the Assistant City Manager, the Management Intern performs developmental-level professional work for the City Manager's Office and participates in and leads a variety of projects contributing to the continued success of various organization-wide initiatives. Duties and responsibilities are designed to further prepare the incumbent for a successful career in local government. This position requires superior computer knowledge and skills, organizational and communications skills, requires initiative, independent thinking, and ability to work with little supervision. Must be multi-task oriented, have exceptional and proficient writing skills and critical thinking skills. Have knowledge of and practice of general office procedures and routines, and ability to attain knowledge of governmental laws and regulations.

WORK PERFORMED:

1. Perform developmental-level professional administrative work, research, and analysis in support of the City Manager's office, other departments and/or the Mayor and Council as directed.
2. Interact regularly with personnel from other departments to ensure effective interdepartmental communication and maximize operational effectiveness.
3. Respond to citizen inquiries/requests and resolve issues within assigned scope of responsibility in a timely manner; referring more complex issues to supervisor for resolution.
4. Assist with developing and implementing projects and programs impacting one or more City departments as directed.
5. Facilitate program to learn about local government.
6. Assist in the coordination of special events and programs as directed.
7. Assist with the project management and/or budgetary process by inputting data, performing appropriate analysis, and preparing necessary reports.
8. Attend and participate in various organizational meetings and meetings of the City Council and/or Boards, Commission or Committees as directed.
9. Assist and participate in work associated with the operations of Parks, Public Works, Facilities and Animal Control.
10. Perform other duties and responsibilities as assigned.

SPECIAL APTITUDES AND ABILITIES REQUIRED:

- Excellent verbal skills, both oral and written. Must be able to effectively communicate with employees, elected officials, and the general public.
- Ability to read, analyze and interpret documents and meeting notes.

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- Ability to multi-task, establish priorities, work independently or as a part of a team, and maintain organization.
- Work requires continual attention to detail in entering, composing, typing, and proofing data and materials.
- High level of interpersonal skills to handle sensitive and confidential situations with both internal and external customers.
- Demonstrate tact and diplomacy; ability to provide professional and courteous customer service to public officials, employees, and the public in sometimes difficult or sensitive situations is key.

MINIMUM EDUCATION AND EXPERIENCE REQUIREMENTS:

- Currently enrolled in the University of Houston Hobby School of Public Affairs, Master of Arts in Public Administration Apprenticeship Program.
- Advanced computer skills.
- Valid Texas Driver's License and a good driving record.

PREVIOUS EXPERIENCE WITH POLICIES, PROCEDURES, AND METHODS:

- Knowledge of the federal, state, and local regulations related to municipal government.
- Skill in effective oral and written communications.
- Skill in independently prioritizing, tracking, and managing/lead multiple projects, assignments, and duties to comply with deadlines with strong attention to detail.
- Ability to resolve customer complaints and concerns.
- Basic mathematical skills and ability to analyze data using Microsoft Excel.

PREVIOUS EXPERIENCE WITH EQUIPMENT AND/OR MACHINES:

- Proficiency with PCs and computer software and applications.
- General operating knowledge of office equipment including photo copier, telephone, calculator, shredder, etc.

SUPERVISION EXERCISED:

None.

SUPERVISION RECEIVED:

Supervisory Chain of Command:

1. Department Head
2. Assigned Deputy/Assistant City Manager
3. City Manager

Nature of Supervision:

1. Daily execution of duties/special assignments are independent. Department Head and/or assigned Deputy Deputy/Assistant City Manager approves final work performed/product.

DECISION MAKING:

- Handles day to day duties with little oversight, by following established procedures, set practices and/or based on specific instructions from the supervisor.

- Manage projects and related activities within designated parameters and deadlines.

INTERNAL CONTACTS:

- Works with multiple departments to support the City Manager's Office, City Council and/or assigned Department with all operational items. Requires interaction with City-elected officials and management.
- Works with internal personnel and stakeholders on special projects and/or assignments.

EXTERNAL CONTACTS:

- Interacts with citizens, general public, and elected/appointed officials regarding various City functions.
- Requires the exchange of routine information with organizations in order to perform basic job responsibilities, including participation in civic organizations.
- Works with outside vendors, contractors, governmental third parties for services, meetings and/or work product.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Position involves extended periods of sitting with periods physical labor depending on the assigned department.
- Reasonable care in performing a job is necessary to prevent injury to others or self.
- While performing the duties of this job, the employee is regularly required to talk or hear, use hands to finger, handle or feel; reach with hands and arms; and taste or smell. The employee, depending on the assigned department, will be required to stand, walk, sit, climb, balance, stoop, kneel, crouch or crawl.
- The employee must occasionally lift and/or move up to 25 to 50 pounds and depending on the assigned department occasionally be able to pull, drag, lift or carry larger items for short periods of time.
- Specific vision abilities required by this job include close vision, distance vision, color vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT

Routine office environment may require prolonged periods of sitting, computer and office work, visual concentration, and multi-tasking with constant interruptions. When assigned to specific departments, the environment will include outside work, and may be exposed to adverse weather conditions.

SCHEDULED WORKING HOURS:

- This person will work a minimum of two-eight-hour days a week, but no more than 25 hours a week.
- The person in this position may be required to work evening and overtime as needed.

STRESSORS:

- On a frequent basis, has routine interactions with others internal to the organization.

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- Occasionally, has interactions with difficult members of the public.
- Regularly, must meet strict deadlines.
- Work in heat, cold and inclement weather.

NOTE:
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I have read and understand the above job description.

_____ _____
Employee's Signature Date

_____ _____
Immediate Supervisor's Signature Date

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ABOUT THE RECRUITMENT PROCESS

Tentative Recruitment Schedule:

Application Deadline:
Interviews
Select Final Candidate
Candidate Start Date:

Contact Information:

If you need additional information or have any questions regarding this program, please contact:

Name:
Phone:
Email:

Human Resources:
Name:
Phone Email:

How to Apply:

Application packets are available at the address/web site listed below. For consideration, you must submit ALL of the application materials listed below by _____.

1. Cover Letter
2. Resume
3. Three Professional References
4. City of Friendswood Employment Application

Post offer, pre-employment physical and drug test required.

City of Friendswood
Human Resources Department
910 S Friendswood Dr
Friendswood, Texas 77546
www.friendswood.com

The City of Friendswood is an Equal Opportunity Employer

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FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 05/12/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

Subject: Consider approving the Mayor's Council Liaison appointments to various committees, boards, and commissions.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the City Council to approve Mayor Foreman's FY2025-26 Council Liaisons list. The list of proposed assignments is attached to the item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommeds approval.

ATTACHMENTS

1. 2025-2026 Council Liaisons

CITY COUNCIL LIAISONS
FY 2025-2026

COMMITTEE	COUNCIL MEMBER	STAFF LIAISON	SCHEDULE
Clear Creek Watershed Steering Committee	Robert Griffon (Alt.) Trish Hanks	N/A	2nd Tuesday of every other month at 11:00 a.m. virtually
Community & Economic Development Committee (CEDC)	Sally Branson (Alt.) Michael Ross	Aubrey Harbin Becky Bennett Steven Rhea	1st Wednesday, of every month at 4:00 p.m. in the City Council Chamber, City Hall, 910 S Friendswood Dr
4th of July Steering Committee	Trish Hanks (Alt.) Joe Matranga	Megan Childers James Toney	3rd Wednesday of every month at 6:00 p.m. in the CMO Conference Room, City Hall, 910 S Friendswood Dr
Galveston County Consolidated Drainage District	Robert Griffon (Alt.) Trish Hanks	Jil Arias	2nd Tuesday of every month at 6:00 p.m. in District Office, 1605 Whitaker Drive
Gulf Coast Authority	Mike Foreman (Alt.) John Ellisor	N/A	2nd Thursday of every month at 5:30 p.m., Administrative Office, 910 Bay Area Blvd, Houston, Texas, 77058
H-GAC	Sally Branson (Alt.) Mike Foreman	Morad Kabiri Jil Arias	3rd Tuesday of every month at 10:00 a.m., 3555 Timmons Ln., Houston, 77027
Keep Friendswood Beautiful (KFB)	Trish Hanks (Alt.) Michael Ross	Megan Childers James Toney	4th Tuesday of every month at 6:00 p.m. in CMO Conference Room, City Hall, 910 S Friendswood Dr
Library Board	Michael Ross (Alt.) Joe Matranga	Matt Riley Lisa Wilkins	3rd Tuesday of every month at 6:00 p.m. in the Conference Room, Library Public Library, 416 S Friendswood Dr
Planning & Zoning Commission (P&Z)	Joe Matranga (Alt.) Trish Hank	Aubrey Harbin Becky Bennett	2nd and 4th Thursday of every month at 6:00 p.m., City Council Chamber, City Hall, 910 S Friendswood Dr
Senior Citizens Advisory Committee	Robert Griffon (Alt.) Mike Foreman	Shadey Caraveo-Saldaña	2nd Monday of every month at 10:00 a.m. in the Activities Building, 416 Morningside Dr
Zoning Board of Adjustment & Appeals (ZBOA)	Joe Matranga (Alt.) John Ellisor	Aubrey Harbin Becky Bennett	As needed, City Council Chamber, City Hall, 910 S Friendswood Dr

None Required: FDEDC, Investment Committee, Construction Board of Adjustment & Appeals and Charter Review Commission

CC Approved: 08/04/2025

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 12/02/2024

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

Subject: Consider approving the ad valorem tax report for June 2025.

Originating Department: Finance

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to receive the ad valorem tax report for June 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. June GalCo Tax 2025

Cheryl E. Johnson, PCC, CTOP
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@galvestoncountytx.gov
July 3, 2025

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, 2025 is true and correct.

Under my hand and seal this 3rd day of July, 2025.



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

cc: Sergio Cruz, 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
Bay Colony West MUD
Galveston County MUD No. 2
Galveston County MUD No. 3
South Shore Harbour MUD No. 2
South Shore Harbour MUD No. 3
South Shore Harbour MUD No. 6
South Shore Harbour MUD No. 7

Westwood Management District

Galveston County MUD No. 35
Galveston County MUD No. 82

Non Entity Partners (as appropriate):

Clear Creek Independent School District
Friendswood Independent School District
Santa Fe Independent School District
Texas City Independent School District
GC Consolidated Drainage District
Flamingo Isles MUD
Galveston Co Management Dist #1
Galveston County MUD No. 1
Galveston County MUD No. 6
Galveston County MUD No. 14
Galveston County MUD No. 15
Galveston County MUD No. 29
Galveston County MUD No. 30

Galveston County MUD No. 31
Galveston County MUD No. 32
Galveston County MUD No. 39
Galveston County MUD No. 43
Galveston County MUD No. 45
Galveston County MUD No. 46
Galveston County MUD No. 52
Galveston County MUD No. 54
Galveston County MUD No. 56
Galveston County MUD No. 66
Galveston County MUD No. 68
WCID No. 8
West Ranch Management Dist. #1

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2024	M & O	.404140	138,926.14	.00	7,680.00	.00	146,606.14	.00	.00	.00	146,606.14
	I & S	.110032	37,824.30	.00	2,090.98	.00	39,915.28	.00	.00	.00	39,915.28
	TOTAL	.514172	176,750.44	.00	9,770.98	.00	186,521.42	.00	.00	.00	186,521.42
2023	M & O	.379450	52.57	.00	347.01	.00	399.58	382.41	.00	.00	781.99
	I & S	.121278	16.80	.00	110.89	.00	127.69	.00	.00	.00	127.69
	TOTAL	.500728	69.37	.00	457.90	.00	527.27	382.41	.00	.00	909.68
2022	M & O	.388560	2,220.99	.00	248.55	.00	2,469.54	218.63	.00	.00	2,688.17
	I & S	.098754	564.50	.00	63.15	.00	627.65	.00	.00	.00	627.65
	TOTAL	.487314	2,785.49	.00	311.70	.00	3,097.19	218.63	.00	.00	3,315.82
2021	M & O	.385147	230.23-	.00	32.04	.00	198.19-	23.48	.00	.00	174.71-
	I & S	.102167	61.11-	.00	8.51	.00	52.60-	.00	.00	.00	52.60-
	TOTAL	.487314	291.34-	.00	40.55	.00	250.79-	23.48	.00	.00	227.31-
2020	M & O	.392153	278.52-	.00	12.97	.00	265.55-	8.24	.00	.00	257.31-
	I & S	.095161	67.57-	.00	3.15	.00	64.42-	.00	.00	.00	64.42-
	TOTAL	.487314	346.09-	.00	16.12	.00	329.97-	8.24	.00	.00	321.73-
2019	M & O	.432160	34.18	.00	25.32	.00	59.50	14.15	.00	.00	73.65
	I & S	.089279	7.06	.00	5.23	.00	12.29	.00	.00	.00	12.29
	TOTAL	.521439	41.24	.00	30.55	.00	71.79	14.15	.00	.00	85.94
2018	M & O	.437173	35.28	.00	31.04	.00	66.32	16.15	.00	.00	82.47
	I & S	.095218	7.68	.00	6.76	.00	14.44	.00	.00	.00	14.44
	TOTAL	.532391	42.96	.00	37.80	.00	80.76	16.15	.00	.00	96.91
2017	M & O	.432349	48.26	.00	48.75	.00	97.01	23.67	.00	.00	120.68
	I & S	.095000	10.61	.00	10.71	.00	21.32	.00	.00	.00	21.32
	TOTAL	.527349	58.87	.00	59.46	.00	118.33	23.67	.00	.00	142.00
2011	M & O	.521800	.52	.00	.89	.00	1.41	.00	.00	.00	1.41
	I & S	.068400	.07	.00	.12	.00	.19	.00	.00	.00	.19
	TOTAL	.590200	.59	.00	1.01	.00	1.60	.00	.00	.00	1.60
2010	M & O	.519800	1.04	.00	.00	.00	1.04	.00	.00	.00	1.04
	I & S	.065300	.14	.00	.00	.00	.14	.00	.00	.00	.14
	TOTAL	.585100	1.18	.00	.00	.00	1.18	.00	.00	.00	1.18
2009	M & O	.499700	1.00	.00	.98	.00	1.98	.34	.00	.00	2.32
	I & S	.080000	.16	.00	.16	.00	.32	.00	.00	.00	.32
	TOTAL	.579700	1.16	.00	1.14	.00	2.30	.34	.00	.00	2.64
2008	M & O	.509700	1.02	.00	.00	.00	1.02	.00	.00	.00	1.02
	I & S	.070000	.14	.00	.00	.00	.14	.00	.00	.00	.14
	TOTAL	.579700	1.16	.00	.00	.00	1.16	.00	.00	.00	1.16

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2007	M & O	.501600	1.00	.00	2.10	.00	3.10	.00	.00	.00	3.10
	I & S	.074800	.16	.00	.32	.00	.48	.00	.00	.00	.48
	TOTAL	.576400	1.16	.00	2.42	.00	3.58	.00	.00	.00	3.58
ALL	M & O		140,813.25	.00	8,429.65	.00	149,242.90	687.07	.00	.00	149,929.97
ALL	I & S		38,302.94	.00	2,299.98	.00	40,602.92	.00	.00	.00	40,602.92
ALL	TOTAL		179,116.19	.00	10,729.63	.00	189,845.82	687.07	.00	.00	190,532.89
DLQ	M & O		1,887.11	.00	749.65	.00	2,636.76	687.07	.00	.00	3,323.83
DLQ	I & S		478.64	.00	209.00	.00	687.64	.00	.00	.00	687.64
DLQ	TOTAL		2,365.75	.00	958.65	.00	3,324.40	687.07	.00	.00	4,011.47
CURR	M & O		138,926.14	.00	7,680.00	.00	146,606.14	.00	.00	.00	146,606.14
CURR	I & S		37,824.30	.00	2,090.98	.00	39,915.28	.00	.00	.00	39,915.28
CURR	TOTAL		176,750.44	.00	9,770.98	.00	186,521.42	.00	.00	.00	186,521.42

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2007	929060425RV	394339	202505	0.58-	0.00	1.21-	0.00	0.00	1.79-TR
2007	929060425RV	394343	202505	0.58-	0.00	1.21-	0.00	0.00	1.79-TR
		2007 TOTAL		1.16-	0.00	2.42-	0.00	0.00	3.58-
2008	929060425RV	394339	202505	0.58-	0.00	0.00	0.00 CERT	0.00	0.58-TR
2008	929060425RV	394343	202505	0.58-	0.00	0.00	0.00 CERT	0.00	0.58-TR
		2008 TOTAL		1.16-	0.00	0.00	0.00	0.00	1.16-
2009	929060425RV	394339	202505	0.58-	0.00	0.00	0.00 CERT	0.00	0.58-TR
2009	929060425RV	394343	202505	0.58-	0.00	1.14-	0.34-CERT	0.00	2.06-TR
		2009 TOTAL		1.16-	0.00	1.14-	0.34-	0.00	2.64-
2010	929060425RV	394339	202505	0.59-	0.00	0.00	0.00 CERT	0.00	0.59-TR
2010	929060425RV	394343	202505	0.59-	0.00	0.00	0.00 CERT	0.00	0.59-TR
		2010 TOTAL		1.18-	0.00	0.00	0.00	0.00	1.18-
2011	929060425RV	394339	202505	0.59-	0.00	1.01-	0.00 CERT	0.00	1.60-TR
		2011 TOTAL		0.59-	0.00	1.01-	0.00	0.00	1.60-
2020	RF250610	393942	202101	0.00	0.00	0.00	0.00 20S3	373.13-	373.13-RF
2020	RF250610	393942	202101	373.13-	0.00	0.00	0.00 20S3	373.13	0.00 RF
2020	929060425RV	394339	202505	0.49-	0.00	0.00	0.00 CERT	0.00	0.49-TR
2020	929060425RV	394343	202505	0.49-	0.00	0.00	0.00 CERT	0.00	0.49-TR
		2020 TOTAL		374.11-	0.00	0.00	0.00	0.00	374.11-
2021	RF250610	393942	202201	0.00	0.00	0.00	0.00 21S3	373.14-	373.14-RF
2021	RF250610	393942	202201	373.14-	0.00	0.00	0.00 21S3	373.14	0.00 RF
2021	929060425RV	394339	202505	0.49-	0.00	0.00	0.00 CERT	0.00	0.49-TR
2021	929060425RV	394343	202505	0.49-	0.00	0.00	0.00 CERT	0.00	0.49-TR

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
	2021 TOTAL		374.12-	0.00	0.00	0.00	0.00	374.12-
2022 RF250610	393942	202301	373.13-	0.00	0.00	0.00 22S2	373.13	0.00 RF
2022 RF250610	393942	202301	0.00	0.00	0.00	0.00 22S2	373.13-	373.13-RF
2022 929060425RV	394339	202505	0.49-	0.00	0.20-	0.00 CERT	0.00	0.69-TR
2022 929060425RV	394343	202505	0.49-	0.00	0.20-	0.00 CERT	0.00	0.69-TR
	2022 TOTAL		374.11-	0.00	0.40-	0.00	0.00	374.51-
2023 RF250610	168033	202401	278.58-	0.00	0.00	0.00 23S1	278.58	0.00 RF
2023 RF250610	168033	202401	0.00	0.00	0.00	0.00 23S1	278.58-	278.58-RF
2023 RF250610	200826	202401	0.00	0.00	0.00	0.00 23S1	125.19-	125.19-RF
2023 RF250610	200826	202401	125.19-	0.00	0.00	0.00 23S1	125.19	0.00 RF
2023 RF250610	201003	202401	0.00	0.00	0.00	0.00 23S1	500.53-	500.53-RF
2023 RF250610	201003	202401	500.53-	0.00	0.00	0.00 23S1	500.53	0.00 RF
2023 RF250610	201085	202402	0.00	0.00	0.00	0.00 23S1	133.95-	133.95-RF
2023 RF250610	201085	202402	125.19-	0.00	8.76-	0.00 23S1	133.95	0.00 RF
2023 RF250610	202635	202312	0.00	0.00	0.00	0.00 23S1	414.79-	414.79-RF
2023 RF250610	202635	202312	414.79-	0.00	0.00	0.00 23S1	414.79	0.00 RF
2023 RF250610	203063	202401	125.18-	0.00	0.00	0.00 23S1	125.18	0.00 RF
2023 RF250610	203063	202401	0.00	0.00	0.00	0.00 23S1	125.18-	125.18-RF
2023 RF250610	218837	202401	0.00	0.00	0.00	0.00 23S1	373.96-	373.96-RF
2023 RF250610	218837	202401	373.96-	0.00	0.00	0.00 23S1	373.96	0.00 RF
2023 RF250610	219016	202401	125.18-	0.00	0.00	0.00 23S1	125.18	0.00 RF
2023 RF250610	219016	202401	0.00	0.00	0.00	0.00 23S1	125.18-	125.18-RF
2023 RF250610	219045	202401	0.00	0.00	0.00	0.00 23S1	278.46-	278.46-RF
2023 RF250610	219045	202401	278.46-	0.00	0.00	0.00 23S1	278.46	0.00 RF
2023 RF250610	219247	202401	0.00	0.00	0.00	0.00 23S1	307.12-	307.12-RF
2023 RF250610	219247	202401	307.12-	0.00	0.00	0.00 23S1	307.12	0.00 RF
2023 RF250610	292471	202312	0.00	0.00	0.00	0.00 23S1	125.18-	125.18-RF
2023 RF250610	292471	202312	125.18-	0.00	0.00	0.00 23S1	125.18	0.00 RF
2023 RF250610	308727	202402	604.96-	0.00	42.35-	0.00 23S1	647.31	0.00 RF
2023 RF250610	308727	202402	0.00	0.00	0.00	0.00 23S1	647.31-	647.31-RF
2023 RF250610	388989	202401	0.00	0.00	0.00	0.00 23S1	620.95-	620.95-RF
2023 RF250610	388989	202401	620.95-	0.00	0.00	0.00 23S1	620.95	0.00 RF
2023 RF250610	393942	202401	383.40-	0.00	0.00	0.00 23S1	383.40	0.00 RF
2023 RF250610	393942	202401	0.00	0.00	0.00	0.00 23S1	383.40-	383.40-RF
2023 929060425RV	394339	202505	0.50-	0.00	0.14-	0.00 CERT	0.00	0.64-TR
2023 929060425RV	394343	202505	0.50-	0.00	0.14-	0.00 CERT	0.00	0.64-TR
2023 RF250610	407370	202401	0.00	0.00	0.00	0.00 23S1	566.13-	566.13-RF
2023 RF250610	407370	202401	566.13-	0.00	0.00	0.00 23S1	566.13	0.00 RF

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
	2023 TOTAL		4,955.80-	0.00	51.39-	0.00	0.00	5,007.19-
2024 929060425RV	1022330000030	202505	276.16-	0.00	0.00	0.00 24HC	0.00	276.16-TR
2024 929060425RV	1043990010032	202505	224.05-	0.00	0.00	0.00 24HC	0.00	224.05-TR
2024 929060425RV	1063230000002	202505	218.16-	0.00	17.45-	0.00 HK03	0.00	235.61-TR
2024 929060425RV	1063230000002	202505	250.30-	0.00	0.00	0.00 HK03	0.00	250.30-TR
2024 929060425RV	1063230000002	202505	250.30-	0.00	0.00	0.00 HK03	0.00	250.30-TR
2024 929060425RV	1098330000008	202505	132.34-	0.00	0.00	0.00 24HC	0.00	132.34-TR
2024 RF250610	146620	202501	844.27-	0.00	0.00	0.00 24S1	844.27	0.00 RF
2024 RF250610	146620	202501	0.00	0.00	0.00	0.00 24S1	844.27-	844.27-RF
2024 RF250610	168033	202412	0.00	0.00	0.00	0.00 24S1	299.76-	299.76-RF
2024 RF250610	168033	202412	299.76-	0.00	0.00	0.00 24S1	299.76	0.00 RF
2024 RF250610	168048	202412	579.78-	0.00	0.00	0.00 24S1	579.78	0.00 RF
2024 RF250610	168048	202412	0.00	0.00	0.00	0.00 24S1	579.78-	579.78-RF
2024 929060425RV	168095	202505	418.41-	0.00	0.00	0.00 24S0	0.00	418.41-TR
2024 929060425RV	168210	202505	340.77-	0.00	0.00	0.00 24S0	0.00	340.77-TR
2024 929060425RV	168261	202505	309.02-	0.00	0.00	0.00 24S011TX049	0.00	309.02-TR
2024 929060425RV	168396	202505	0.10-	0.00	0.01-	0.00 24S0	0.00	0.11-TR
2024 929060425RV	168396	202505	341.97-	0.00	0.00	0.00 24S0	0.00	341.97-TR
2024 929060425RV	168442	202505	226.29-	0.00	0.00	0.00 24S006TX085	0.00	226.29-TR
2024 929060425RV	168575	202505	226.48-	0.00	0.00	0.00 24S0	0.00	226.48-TR
2024 RF250610	169245	202412	18.77-	0.00	0.00	0.00 24S123-TX-0	18.77	0.00 RF
2024 RF250610	169245	202412	0.00	0.00	0.00	0.00 24S123-TX-0	18.77-	18.77-RF
2024 RF250610	184130	202501	0.00	0.00	0.00	0.00 24S1	261.86-	261.86-RF
2024 RF250610	184130	202501	261.86-	0.00	0.00	0.00 24S1	261.86	0.00 RF
2024 RF250610	184413	202412	349.66-	0.00	0.00	0.00 24S1	349.66	0.00 RF
2024 RF250610	184413	202412	0.00	0.00	0.00	0.00 24S1	349.66-	349.66-RF
2024 RF250610	200283	202412	286.40-	0.00	0.00	0.00 24S1	286.40	0.00 RF
2024 RF250610	200283	202412	0.00	0.00	0.00	0.00 24S1	286.40-	286.40-RF
2024 RF250610	200284	202501	6,812.78-	0.00	0.00	0.00 24S1	6,812.78	0.00 RF
2024 RF250610	200284	202501	0.00	0.00	0.00	0.00 24S1	6,812.78-	6,812.78-RF
2024 RF250610	200287	202412	0.00	0.00	0.00	0.00 24S1	8,740.92-	8,740.92-RF
2024 RF250610	200287	202412	8,740.92-	0.00	0.00	0.00 24S1	8,740.92	0.00 RF
2024 RF250610	200826	202412	0.00	0.00	0.00	0.00 24S1	295.82-	295.82-RF
2024 RF250610	200826	202412	295.82-	0.00	0.00	0.00 24S1	295.82	0.00 RF
2024 929060425RV	200864	202505	1.48-	0.00	0.19-	0.00 CERT	0.00	1.67-TR
2024 929060425RV	200974	202505	266.02-	0.00	0.00	0.00 CERT	0.00	266.02-TR
2024 RF250610	201003	202412	506.98-	0.00	0.00	0.00 24S1	506.98	0.00 RF
2024 RF250610	201003	202412	0.00	0.00	0.00	0.00 24S1	506.98-	506.98-RF
2024 RF250610	201085	202502	194.69-	0.00	13.63-	0.00 24S1	208.32	0.00 RF
2024 RF250610	201085	202502	0.00	0.00	0.00	0.00 24S1	208.32-	208.32-RF
2024 929060425RV	201346	202505	150.83-	0.00	0.00	0.00 CERT	0.00	150.83-TR
2024 RF250610	201736	202412	128.54-	0.00	0.00	0.00 24S1	128.54	0.00 RF

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2024 RF250610	201736	202412	0.00	0.00	0.00	0.00 24S1	128.54-	128.54-RF
2024 929060425RV	201794	202505	0.04-	0.00	0.00	0.00 24S0	0.00	0.04-TR
2024 929060425RV	201794	202505	444.11-	0.00	0.00	0.00 24S0	0.00	444.11-TR
2024 929060425RV	202281	202505	313.52-	0.00	0.00	0.00 CERT	0.00	313.52-TR
2024 929060425RV	202360	202505	421.67-	0.00	0.00	0.00 CERT	0.00	421.67-TR
2024 929060425RV	202422	202505	857.20-	0.00	0.00	0.00 CERT	0.00	857.20-TR
2024 929060425RV	202501	202505	0.82-	0.00	0.07-	0.00 24S0	0.00	0.89-TR
2024 929060425RV	202501	202505	507.75-	0.00	0.00	0.00 24S0	0.00	507.75-TR
2024 RF250610	202635	202412	0.00	0.00	0.00	0.00 24S1	425.92-	425.92-RF
2024 RF250610	202635	202412	425.92-	0.00	0.00	0.00 24S1	425.92	0.00 RF
2024 RF250610	203063	202412	0.00	0.00	0.00	0.00 24S1	217.14-	217.14-RF
2024 RF250610	203063	202412	217.14-	0.00	0.00	0.00 24S1	217.14	0.00 RF
2024 RF250610	203309	202412	1,744.90-	0.00	0.00	0.00 24S1	1,744.90	0.00 RF
2024 RF250610	203309	202412	0.00	0.00	0.00	0.00 24S1	1,744.90-	1,744.90-RF
2024 929060425RV	203322	202505	257.17-	0.00	0.00	0.00 CERT	0.00	257.17-TR
2024 RF250610	218729	202501	1,184.78-	0.00	0.00	0.00 24S120TX053	1,184.78	0.00 RF
2024 RF250610	218729	202501	0.00	0.00	0.00	0.00 24S120TX053	1,184.78-	1,184.78-RF
2024 RF250610	218837	202412	368.60-	0.00	0.00	0.00 24S1	368.60	0.00 RF
2024 RF250610	218837	202412	0.00	0.00	0.00	0.00 24S1	368.60-	368.60-RF
2024 929060425RV	218972	202505	254.62-	0.00	0.00	0.00 CERT	0.00	254.62-TR
2024 RF250610	219016	202501	0.00	0.00	0.00	0.00 24S1	266.77-	266.77-RF
2024 RF250610	219016	202501	266.77-	0.00	0.00	0.00 24S1	266.77	0.00 RF
2024 RF250610	219045	202412	0.00	0.00	0.00	0.00 24S1	274.74-	274.74-RF
2024 RF250610	219045	202412	274.74-	0.00	0.00	0.00 24S1	274.74	0.00 RF
2024 RF250610	219247	202412	0.00	0.00	0.00	0.00 24S1	302.44-	302.44-RF
2024 RF250610	219247	202412	302.44-	0.00	0.00	0.00 24S1	302.44	0.00 RF
2024 929060425RV	231347	202505	355.87-	0.00	0.00	0.00 CERT	0.00	355.87-TR
2024 RF250610	231890	202501	0.00	0.00	0.00	0.00 24S1	464.62-	464.62-RF
2024 RF250610	231890	202501	464.62-	0.00	0.00	0.00 24S1	464.62	0.00 RF
2024 RF250610	233431	202412	1,564.48-	0.00	0.00	0.00 24S1	1,564.48	0.00 RF
2024 RF250610	233431	202412	0.00	0.00	0.00	0.00 24S1	1,564.48-	1,564.48-RF
2024 RF250610	233436	202501	3,005.86-	0.00	0.00	0.00 24S1	3,005.86	0.00 RF
2024 RF250610	233436	202501	0.00	0.00	0.00	0.00 24S1	3,005.86-	3,005.86-RF
2024 RF250610	289792	202412	0.00	0.00	0.00	0.00 24S1	2,152.32-	2,152.32-RF
2024 RF250610	289792	202412	2,152.32-	0.00	0.00	0.00 24S1	2,152.32	0.00 RF
2024 RF250610	292471	202412	0.00	0.00	0.00	0.00 24S1	281.76-	281.76-RF
2024 RF250610	292471	202412	281.76-	0.00	0.00	0.00 24S1	281.76	0.00 RF
2024 RF250610	297302	202412	257.09-	0.00	0.00	0.00 24S1	257.09	0.00 RF
2024 RF250610	297302	202412	0.00	0.00	0.00	0.00 24S1	257.09-	257.09-RF
2024 929060425RV	303311	202505	296.11-	0.00	0.00	0.00 CERT	0.00	296.11-TR
2024 RF250610	308632	202501	0.00	0.00	0.00	0.00 24S1	657.82-	657.82-RF
2024 RF250610	308632	202501	657.82-	0.00	0.00	0.00 24S1	657.82	0.00 RF
2024 RF250610	308695	202412	0.00	0.00	0.00	0.00 24S1	603.16-	603.16-RF
2024 RF250610	308695	202412	603.16-	0.00	0.00	0.00 24S1	603.16	0.00 RF
2024 RF250610	308727	202501	0.00	0.00	0.00	0.00 24S1	652.11-	652.11-RF

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY	CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT	CAT
2024	RF250610	308727	202501	652.11-	0.00	0.00	0.00	24S1	652.11	0.00	RF
2024	RF250610	310849	202502	0.00	0.00	0.00	0.00	24S1	97.16-	97.16-	RF
2024	RF250610	310849	202502	97.16-	0.00	0.00	0.00	24S1	97.16	0.00	RF
2024	RF250610	366685	202501	0.00	0.00	0.00	0.00	24S1	613.41-	613.41-	RF
2024	RF250610	366685	202501	613.41-	0.00	0.00	0.00	24S1	613.41	0.00	RF
2024	951062325T	368636	202502	311.63-	0.00	21.81-	0.00	CERT	0.00	333.44-	TR
2024	QR250623	368636	202503	5.84-	0.00	0.00	0.00	CERT	0.00	5.84-	TR
2024	QR250623	368636	202502	77.52-	0.00	0.00	0.00	CERT	0.00	77.52-	TR
2024	QR250623	368636	202502	83.36-	0.00	0.00	0.00	CERT	0.00	83.36-	TR
2024	QR250623	368636	202502	83.36-	0.00	0.00	0.00	CERT	0.00	83.36-	TR
2024	929060425RV	387503	202505	388.36-	0.00	0.00	0.00	CERT	0.00	388.36-	TR
2024	RF250610	387600	202501	0.00	0.00	0.00	0.00	24S1	636.95-	636.95-	RF
2024	RF250610	387600	202501	636.95-	0.00	0.00	0.00	24S1	636.95	0.00	RF
2024	929060425RV	387687	202505	541.77-	0.00	0.00	0.00	CERT	0.00	541.77-	TR
2024	RF250610	388989	202501	0.00	0.00	0.00	0.00	24S1	1,020.20-	1,020.20-	RF
2024	RF250610	388989	202501	1,020.20-	0.00	0.00	0.00	24S1	1,020.20	0.00	RF
2024	RF250610	393942	202501	472.44-	0.00	0.00	0.00	24S1	472.44	0.00	RF
2024	RF250610	393942	202501	0.00	0.00	0.00	0.00	24S1	472.44-	472.44-	RF
2024	929060425RV	394339	202505	0.51-	0.00	0.07-	0.00	CERT	0.00	0.58-	TR
2024	929060425RV	394343	202505	0.51-	0.00	0.07-	0.00	CERT	0.00	0.58-	TR
2024	929060425RV	4000000869016	202505	5.51-	0.00	0.39-	0.00	HS07	0.00	5.90-	TR
2024	929060425RV	4000000896057	202505	129.82-	0.00	9.09-	0.00	HS07	0.00	138.91-	TR
2024	929060425RV	4000002098185	202505	3.94-	0.00	0.28-	0.00	HS07	0.00	4.22-	TR
2024	929060425RV	4000002098509	202505	3.72-	0.00	0.26-	0.00	HS07	0.00	3.98-	TR
2024	929060425RV	4000002099797	202505	48.77-	0.00	3.41-	0.00	HS07	0.00	52.18-	TR
2024	929060425RV	4000002203480	202505	25.42-	0.00	1.78-	0.00	HS07	0.00	27.20-	TR
2024	929060425RV	4000002307992	202505	9.63-	0.00	0.67-	0.00	HS07	0.00	10.30-	TR
2024	929060425RV	4000002308096	202505	23.43-	0.00	1.64-	0.00	HS07	0.00	25.07-	TR
2024	929060425RV	4000002332882	202505	5.74-	0.00	0.40-	0.00	HS07	0.00	6.14-	TR
2024	929060425RV	4000002395519	202505	4.32-	0.00	0.30-	0.00	HS07	0.00	4.62-	TR
2024	929060425RV	4000002395560	202505	2.83-	0.00	0.20-	0.00	HS07	0.00	3.03-	TR
2024	929060425RV	4000002395669	202505	2.83-	0.00	0.20-	0.00	HS07	0.00	3.03-	TR
2024	RF250610	400272	202501	183.62-	0.00	0.00	0.00	24S1	183.62	0.00	RF
2024	RF250610	400272	202501	0.00	0.00	0.00	0.00	24S1	183.62-	183.62-	RF
2024	929060425RV	401078	202505	321.03-	0.00	0.00	0.00	CERT	0.00	321.03-	TR
2024	929060425RV	401078	202505	0.60-	0.00	0.00	0.00	CERT	0.00	0.60-	TR
2024	951063025T	401228	202412	2,813.89-	0.00	0.00	0.00	CERT	0.00	2,813.89-	TR
2024	RF250610	405745	202501	0.00	0.00	0.00	0.00	24S1	3,599.20-	3,599.20-	RF
2024	RF250610	405745	202501	3,599.20-	0.00	0.00	0.00	24S1	3,599.20	0.00	RF
2024	103165061725	405856	202506	4,457.87-	0.00	668.68-	0.00	CERT	0.00	5,126.55-	TR
2024	929060425RV	405893	202505	614.63-	0.00	0.00	0.00	CERT	0.00	614.63-	TR
2024	929060425RV	407322	202505	4.47-	0.00	0.58-	0.00	CERT	0.00	5.05-	TR
2024	929060425RV	407323	202505	4.16-	0.00	0.54-	0.00	CERT	0.00	4.70-	TR
2024	929060425RV	407324	202505	0.93-	0.00	0.12-	0.00	CERT	0.00	1.05-	TR
2024	929060425RV	407331	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-	TR

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY	CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2024	929060425RV	407332	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	RF250610	407370	202412	0.00	0.00	0.00	0.00	24S1	686.23-	686.23-RF
2024	RF250610	407370	202412	686.23-	0.00	0.00	0.00	24S1	686.23	0.00 RF
2024	RF250610	413983	202501	0.00	0.00	0.00	0.00	24S1	0.41-	0.41-RF
2024	RF250610	413983	202501	0.41-	0.00	0.00	0.00	24S1	0.41	0.00 RF
2024	929060425RV	414749	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	929060425RV	414750	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	929060425RV	414751	202505	0.67-	0.00	0.09-	0.00	CERT	0.00	0.76-TR
2024	929060425RV	414753	202505	1.85-	0.00	0.24-	0.00	CERT	0.00	2.09-TR
2024	929060425RV	414754	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	929060425RV	420070	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	929060425RV	502608	202505	42.14-	0.00	5.48-	0.00	CERT	0.00	47.62-TR
2024	929060425RV	511930	202505	1.59-	0.00	0.21-	0.00	CERT	0.00	1.80-TR
2024	929060425RV	511931	202505	0.62-	0.00	0.08-	0.00	CERT	0.00	0.70-TR
2024	RF250610	511970	202501	185.11-	0.00	0.00	0.00	24S1	185.11	0.00 RF
2024	RF250610	511970	202501	0.00	0.00	0.00	0.00	24S1	185.11-	185.11-RF
2024	RF250610	515491	202501	15,332.61-	0.00	0.00	0.00	24S1	15,332.61	0.00 RF
2024	RF250610	515491	202501	0.00	0.00	0.00	0.00	24S1	15,332.61-	15,332.61-RF
2024	QR250618	518292	202412	540.54-	0.00	0.00	0.00	CERT	0.00	540.54-TR
2024	929060425RV	603011	202505	0.72-	0.00	0.09-	0.00	CERT	0.00	0.81-TR
2024	RF250610	611624	202501	0.00	0.00	0.00	0.00	24S1	586.22-	586.22-RF
2024	RF250610	611624	202501	586.22-	0.00	0.00	0.00	24S1	586.22	0.00 RF
2024	124167060325	719763	202506	137.84-	0.00	0.00	0.00	24S0	0.00	137.84-TR
2024	924061225PHC	742363	202505	1,201.22-	0.00	0.00	0.00	CERT	0.00	1,201.22-RI
2024	929060425RV	742363	202505	1,201.22-	0.00	0.00	0.00	CERT	0.00	1,201.22-TR
2024	929060425RV	742385	202505	594.34-	0.00	0.00	0.00	CERT	0.00	594.34-TR
2024	RF250610	747834	202412	2,545.03-	0.00	0.00	0.00	24S1	2,545.03	0.00 RF
2024	RF250610	747834	202412	0.00	0.00	0.00	0.00	24S1	2,545.03-	2,545.03-RF
2024	RF250610	747835	202412	0.00	0.00	0.00	0.00	24S1	320.51-	320.51-RF
2024	RF250610	747835	202412	320.51-	0.00	0.00	0.00	24S1	320.51	0.00 RF
2024	RF250610	747839	202412	0.00	0.00	0.00	0.00	24S1	276.89-	276.89-RF
2024	RF250610	747839	202412	276.89-	0.00	0.00	0.00	24S1	276.89	0.00 RF
2024	RF250610	751202	202503	26.31-	0.00	2.37-	0.00	24S1	28.68	0.00 RF
2024	RF250610	751202	202503	0.00	0.00	0.00	0.00	24S1	28.68-	28.68-RF
		2024 TOTAL		81,371.47-	0.00	750.88-	0.00		0.00	82,122.35-
		YEAR 2007								
		REFUNDS		0.00	0.00	0.00	0.00		0.00	0.00
		RETURNED ITEMS		0.00	0.00	0.00	0.00		0.00	0.00
		TRANSFERS/REVERSALS		1.16-	0.00	2.42-	0.00		0.00	3.58-
		TOTAL		1.16-	0.00	2.42-	0.00		0.00	3.58-

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
YEAR 2008								
REFUNDS			0.00	0.00	0.00	0.00	0.00	0.00
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			1.16-	0.00	0.00	0.00	0.00	1.16-
TOTAL			1.16-	0.00	0.00	0.00	0.00	1.16-
YEAR 2009								
REFUNDS			0.00	0.00	0.00	0.00	0.00	0.00
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			1.16-	0.00	1.14-	0.34-	0.00	2.64-
TOTAL			1.16-	0.00	1.14-	0.34-	0.00	2.64-
YEAR 2010								
REFUNDS			0.00	0.00	0.00	0.00	0.00	0.00
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			1.18-	0.00	0.00	0.00	0.00	1.18-
TOTAL			1.18-	0.00	0.00	0.00	0.00	1.18-
YEAR 2011								
REFUNDS			0.00	0.00	0.00	0.00	0.00	0.00
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			0.59-	0.00	1.01-	0.00	0.00	1.60-
TOTAL			0.59-	0.00	1.01-	0.00	0.00	1.60-
YEAR 2020								
REFUNDS			373.13-	0.00	0.00	0.00	0.00	373.13-
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			0.98-	0.00	0.00	0.00	0.00	0.98-
TOTAL			374.11-	0.00	0.00	0.00	0.00	374.11-
YEAR 2021								
REFUNDS			373.14-	0.00	0.00	0.00	0.00	373.14-
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			0.98-	0.00	0.00	0.00	0.00	0.98-
TOTAL			374.12-	0.00	0.00	0.00	0.00	374.12-
YEAR 2022								
REFUNDS			373.13-	0.00	0.00	0.00	0.00	373.13-
RETURNED ITEMS			0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS/REVERSALS			0.98-	0.00	0.40-	0.00	0.00	1.38-
TOTAL			374.11-	0.00	0.40-	0.00	0.00	374.51-

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
	YEAR 2023							
	REFUNDS		4,954.80-	0.00	51.11-	0.00	0.00	5,005.91-
	RETURNED ITEMS		0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS/REVERSALS		1.00-	0.00	0.28-	0.00	0.00	1.28-
	TOTAL		4,955.80-	0.00	51.39-	0.00	0.00	5,007.19-
	YEAR 2024							
	REFUNDS		60,327.04-	0.00	16.00-	0.00	0.00	60,343.04-
	RETURNED ITEMS		1,201.22-	0.00	0.00	0.00	0.00	1,201.22-
	TRANSFERS/REVERSALS		19,843.21-	0.00	734.88-	0.00	0.00	20,578.09-
	TOTAL		81,371.47-	0.00	750.88-	0.00	0.00	82,122.35-
	ALL YEARS							
	REFUNDS		66,401.24-	0.00	67.11-	0.00	0.00	66,468.35-
	RETURNED ITEMS		1,201.22-	0.00	0.00	0.00	0.00	1,201.22-
	TRANSFERS/REVERSALS		19,852.40-	0.00	740.13-	0.34-	0.00	20,592.87-
	TOTAL		87,454.86-	0.00	807.24-	0.34-	0.00	88,262.44-

SUMMARY OF PAYMENTS AND REVERSALS
FROM: 06/01/2025 THRU 06/30/2025
JURISDICTION: 337 FRIENDWD CITY

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
	2007 TOTAL		2.32	0.00	4.84	0.00	0.00	7.16
	2008 TOTAL		2.32	0.00	0.00	0.00	0.00	2.32
	2009 TOTAL		2.32	0.00	2.28	0.68	0.00	5.28
	2010 TOTAL		2.36	0.00	0.00	0.00	0.00	2.36
	2011 TOTAL		1.18	0.00	2.02	0.00	0.00	3.20
	2017 TOTAL		58.87	0.00	59.46	23.67	0.00	142.00
	2018 TOTAL		42.96	0.00	37.80	16.15	0.00	96.91
	2019 TOTAL		41.24	0.00	30.55	14.15	0.00	85.94
	2020 TOTAL		28.02	0.00	16.12	8.24	0.00	52.38
	2021 TOTAL		82.78	0.00	40.55	23.48	0.00	146.81
	2022 TOTAL		3,159.60	0.00	312.10	218.63	0.00	3,690.33
	2023 TOTAL		5,025.17	0.00	509.29	382.41	0.00	5,916.87
	2024 TOTAL		258,121.91	0.00	10,521.86	0.00	0.00	268,643.77
	TOTAL PAYMENTS		266,571.05	0.00	11,536.87	687.41	0.00	278,795.33
	2007 TOTAL		1.16-	0.00	2.42-	0.00	0.00	3.58-
	2008 TOTAL		1.16-	0.00	0.00	0.00	0.00	1.16-
	2009 TOTAL		1.16-	0.00	1.14-	0.34-	0.00	2.64-
	2010 TOTAL		1.18-	0.00	0.00	0.00	0.00	1.18-
	2011 TOTAL		0.59-	0.00	1.01-	0.00	0.00	1.60-
	2020 TOTAL		374.11-	0.00	0.00	0.00	0.00	374.11-
	2021 TOTAL		374.12-	0.00	0.00	0.00	0.00	374.12-
	2022 TOTAL		374.11-	0.00	0.40-	0.00	0.00	374.51-
	2023 TOTAL		4,955.80-	0.00	51.39-	0.00	0.00	5,007.19-
	2024 TOTAL		81,371.47-	0.00	750.88-	0.00	0.00	82,122.35-
	TOTAL REVERSALS		87,454.86-	0.00	807.24-	0.34-	0.00	88,262.44-
	TOTAL FOR UNIT		179,116.19	0.00	10,729.63	687.07	0.00	190,532.89

FISCAL START: 08/01/2024 END: 07/31/2025 JURISDICTION: 0337 FRIENDWD CITY

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE		TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	5,617,453,464	219,532,323	5,836,985,787	0	00.514172	27,892,939.21	17,952

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2024	26,749,105.58	1,143,833.63	1,143,833.63	27,414,252.32	27,414,252.32	478,686.89	98.28	0.00
2023	305,039.31	159,158.09-	159,158.09-	53,422.20	53,422.20	92,459.02	36.62	0.00
2022	55,054.51	30,333.42-	30,333.42-	22,878.43-	22,878.43-	47,599.52	92.55-	0.00
2021	31,053.08	825.81	825.81	3,747.00	3,747.00	28,131.89	11.75	0.00
2020	21,493.73	73.50	73.50	1,209.94	1,209.94	20,357.29	5.61	0.00
2019	16,049.82	68.26-	68.26-	767.76	767.76	15,213.80	4.80	0.00
2018	12,965.90	.00	0.00	672.57	672.57	12,293.33	5.19	0.00
2017	11,756.98	.00	0.00	541.88	541.88	11,215.10	4.61	0.00
2016	10,199.74	.00	0.00	472.45	472.45	9,727.29	4.63	0.00
2015	9,922.71	.00	0.00	322.27	322.27	9,600.44	3.25	0.00
2014	11,057.05	.00	0.00	344.89	344.89	10,712.16	3.12	0.00
2013	6,629.71	.00	0.00	321.99	321.99	6,307.72	4.86	0.00
2012	5,780.38	.00	0.00	321.99	321.99	5,458.39	5.57	0.00
2011	5,873.46	.00	0.00	322.58	322.58	5,550.88	5.49	0.00
2010	3,597.62	.00	0.00	1.18	1.18	3,596.44	.03	0.00
2009	5,155.54	.00	0.00	1.16	1.16	5,154.38	.02	0.00
2008	4,279.59	.00	0.00	1.16	1.16	4,278.43	.03	0.00
2007	1,319.37	.00	0.00	1.16	1.16	1,318.21	.09	0.00
2006	2,437.90	.00	0.00	0.00	0.00	2,437.90		0.00
2005	1,170.61	.00	0.00	0.00	0.00	1,170.61		0.00
2004	640.47	.00	0.00	0.00	0.00	640.47		0.00
2003	1,034.56	.00	0.00	0.00	0.00	1,034.56		0.00
****	27,271,617.62	955,173.17	955,173.17	27,453,846.07	27,453,846.07	772,944.72		0.00
CURR	26,749,105.58	1,143,833.63	1,143,833.63	27,414,252.32	27,414,252.32	478,686.89		0.00
DELQ	522,512.04	188,660.46-	188,660.46-	39,593.75	39,593.75	294,257.83		0.00

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2024
JURISDICTION: 0337 FRIENDWD CITY

ALL PROPERTY

INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	7,686,327,908	7,686,327,908	98,416,672	8,103,030-	90,313,642	7,776,641,550
AG EXCLUSION	36,196,207	36,196,207	17,500,324	4,640,280-	12,860,044	49,056,251
IMPROVEMENTS	1,020,792,976	1,020,792,976	262,477,769	36,203,477-	226,274,292	1,247,067,268
APPRAISED VALUE	7,686,327,908	7,686,327,908	360,894,441	44,306,507-	316,587,934	8,002,915,842
EXEMPTIONS	2,032,678,237	2,032,678,237	86,321,824	15,374,067	97,055,611	2,129,733,848
TAXABLE VALUE	5,617,453,464	5,617,453,464	274,572,617	55,040,294-	219,532,323	5,836,985,787
LEVY	26,749,105.58	26,749,105.58	1,892,421.65	748,588.02-	1,143,833.63	27,892,939.21
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,666	10,666	369	218	593	11,259
OVER 65	3,772	3,772	83	54	138	3,910
DISABLED	190	190	3	7	10	200
VETERAN	268	268	15	4	21	289
TOTAL EXEMPT	86	86	0	0	0	86

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2023
JURISDICTION: 0337 FRIENDWD CITY

ALL PROPERTY

INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	7,378,007,830	7,378,007,830	215,430	614,784-	399,354-	7,377,608,476
AG EXCLUSION	32,425,077	32,425,077	0	13,602	13,602	32,438,679
IMPROVEMENTS	942,980,218	942,980,218	405,601	24,787,538-	24,381,937-	918,598,281
APPRAISED VALUE	7,378,007,830	7,378,007,830	621,031	25,402,322-	24,781,291-	7,353,226,539
EXEMPTIONS	2,071,397,163	2,071,397,163	0	10,202,228	10,215,830	2,081,612,993
TAXABLE VALUE	5,274,185,590	5,274,185,590	621,031	35,618,152-	34,997,121-	5,239,188,469
LEVY	305,039.31	305,039.31	3,162.20	162,320.29-	159,158.09-	145,881.22
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,427	10,427	0	92	92	10,519
OVER 65	3,603	3,603	0	16	16	3,619
DISABLED	178	178	0	6	6	184
VETERAN	259	259	0	6	6	265
TOTAL EXEMPT	88	88	0	0	0	88

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	6,593,325,295	6,593,325,295	114,650	181,640-	66,990-	6,593,258,305
AG EXCLUSION	32,486,183	32,486,183	0	13,785	13,785	32,499,968
IMPROVEMENTS	873,775,097	873,775,097	157,678	6,063,838-	5,906,160-	867,868,937
APPRAISED VALUE	6,593,325,295	6,593,325,295	272,328	6,245,478-	5,973,150-	6,587,352,145
EXEMPTIONS	1,782,152,718	1,782,152,718	0	3,013,372	3,027,157	1,785,179,875
TAXABLE VALUE	4,778,686,394	4,778,686,394	272,328	9,272,635-	9,000,307-	4,769,686,087
LEVY	55,054.51	55,054.51	1,403.94	31,737.36-	30,333.42-	24,721.09
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,595	10,595	0	37	37	10,632
OVER 65	3,475	3,475	0	5	5	3,480
DISABLED	180	180	0	2	2	182
VETERAN	253	253	0	3	3	256
TOTAL EXEMPT	84	84	0	0	0	84

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	5,827,810,207	5,827,810,207	84,310	195,562-	111,252-	5,827,698,955
AG EXCLUSION	33,691,313	33,691,313	0	0	0	33,691,313
IMPROVEMENTS	775,157,465	775,157,465	0	55,610-	55,610-	775,101,855
APPRAISED VALUE	5,827,810,207	5,827,810,207	84,310	251,172-	166,862-	5,827,643,345
EXEMPTIONS	1,579,451,702	1,579,451,702	0	124,244-	124,244-	1,579,327,458
TAXABLE VALUE	4,214,667,192	4,214,667,192	84,310	126,928-	42,618-	4,214,624,574
LEVY	31,053.08	31,053.08	410.85	414.96	825.81	31,878.89
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,298	10,298	0	1-	1-	10,297
OVER 65	3,255	3,255	0	2-	2-	3,253
DISABLED	181	181	0	0	0	181
VETERAN	240	240	0	2	2	242
TOTAL EXEMPT	84	84	0	0	0	84

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	5,043,274,252	5,043,274,252	84,310	195,562-	111,252-	5,043,163,000
AG EXCLUSION	27,337,308	27,337,308	0	0	0	27,337,308
IMPROVEMENTS	706,413,340	706,413,340	0	5,400-	5,400-	706,407,940
APPRAISED VALUE	5,043,274,252	5,043,274,252	84,310	200,962-	116,652-	5,043,157,600
EXEMPTIONS	1,218,139,975	1,218,139,975	0	102,001-	102,001-	1,218,037,974
TAXABLE VALUE	3,797,796,969	3,797,796,969	84,310	98,961-	14,651-	3,797,782,318
LEVY	21,493.73	21,493.73	410.85	337.35-	73.50	21,567.23
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,220	10,220	0	0	0	10,220
OVER 65	3,163	3,163	0	1-	1-	3,162
DISABLED	182	182	0	0	0	182
VETERAN	221	221	0	0	0	221
TOTAL EXEMPT	80	80	0	0	0	80

	CERTIFIED ROLL	ROLL AS OF 08/01/2024	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2025
LAND VALUE	4,537,437,822	4,537,437,822	0	118,992-	118,992-	4,537,318,830
AG EXCLUSION	24,683,691	24,683,691	0	0	0	24,683,691
IMPROVEMENTS	645,931,872	645,931,872	0	0	0	645,931,872
APPRAISED VALUE	4,537,437,822	4,537,437,822	0	118,992-	118,992-	4,537,318,830
EXEMPTIONS	1,018,439,121	1,018,439,121	0	105,902-	105,902-	1,018,333,219
TAXABLE VALUE	3,494,315,010	3,494,315,010	0	13,090-	13,090-	3,494,301,920
LEVY	16,049.82	16,049.82	.00	68.26-	68.26-	15,981.56
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,000	10,000	0	1	1	10,001
OVER 65	2,975	2,975	0	0	0	2,975
DISABLED	181	181	0	0	0	181
VETERAN	205	205	0	0	0	205
TOTAL EXEMPT	74	74	0	0	0	74

Summary of Jurisdiction Remittances Processed Property Tax File

Batch Seq
4873819

For Remitted Deposit Dates 06/01/2025 thru 06/30/2025 as of 07/01/2025

Report run on: July 1, 2025 5:29 PM

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 92742	Print Date:07/01/2025						
	Current	55,264.79	15,046.46	0.00	0.00	0.00	70,311.25
	Delq	5,455.16	1,561.78	0.00	0.00	0.00	7,016.94
Last Deposit Date	06/03/2025	$60,719.95	$16,608.24	$0.00	$0.00	$0.00	$77,328.19
ACH 92788	Print Date:07/01/2025						
	Current	37,801.20	10,291.88	0.00	0.00	0.00	48,093.08
	Delq	78.63	19.14	0.00	0.00	0.00	97.77
Last Deposit Date	06/05/2025	$37,879.83	$10,311.02	$0.00	$0.00	$0.00	$48,190.85
ACH 92863	Print Date:07/01/2025						
	Current	15,404.69	4,194.08	0.00	0.00	0.00	19,598.77
	Delq	(3,701.33)	(1,131.41)	0.00	0.00	0.00	(4,832.74)
Last Deposit Date	06/18/2025	$11,703.36	$3,062.67	$0.00	$0.00	$0.00	$14,766.03
ACH 92903	Print Date:07/01/2025						
	Current	11,841.84	3,224.10	0.00	0.00	0.00	15,065.94
	Delq	172.51	54.73	0.00	0.00	0.00	227.24
Last Deposit Date	06/24/2025	$12,014.35	$3,278.83	$0.00	$0.00	$0.00	$15,293.18
ACH 92945	Print Date:07/01/2025						
	Current	11,521.42	3,136.83	0.00	0.00	0.00	14,658.25
	Delq	338.33	99.30	0.00	0.00	0.00	437.63
Last Deposit Date	06/25/2025	$11,859.75	$3,236.13	$0.00	$0.00	$0.00	$15,095.88
ACH 92990	Print Date:07/01/2025						
	Current	14,772.20	4,021.93	0.00	0.00	0.00	18,794.13
	Delq	293.46	84.10	0.00	0.00	0.00	377.56
Last Deposit Date	06/30/2025	$15,065.66	$4,106.03	$0.00	$0.00	$0.00	$19,171.69
	Total:	**$149,242.90**	**$40,602.92**	**$0.00**	**$0.00**	**$0.00**	**$189,845.82**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: August 4, 2025

Date submitted: 06/11/2025

Prepared by: Leticia Brysch, Assistant City Manager/City Secretary

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

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows for the review and approval of the minutes of the City Council Regular Meeting held on July 7, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 2025 07 07 CC Meeting Minutes (DRAFT)

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD JULY 7, 2025

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JULY 7, 2025, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE FRIENDSWOOD CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Councilmember
Sally Branson	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Mayor Pro Tem
Michael P. Ross	Councilmember
Mike Foreman	Mayor
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 5:30 P.M. All members were present with the exception of Councilmember Trish Hanks who was absent.

2. INVOCATION

The invocation was led by Father Thomas Vellappallil of Mary Queen Catholic Church.

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

The Girl Scouts led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL COMMENTS AND REPORTS

Mayor Foreman opened the item highlighting the success of the 4th of July celebration. He thanked Parks and Recreation Director James Toney and staff. Councilmember Ellisor echoed appreciation for the 4th of July celebration. He additionally acknowledged and encouraged residents to remember and support those affected in the Guadalupe River flooding through the Red Cross, churches, or other means. Councilmember Branson recognized and thanked the City for a Facebook post providing information on how to provide financial aid to those families affected by these floods. She also praised the 4th of July celebration and highlighted a public engagement opportunity with Houston-Galveston Area Council (HGAC) Friendswood Active Transportation Plan (formerly known as "The Master Parks Plan"). Lastly, she promoted the upcoming Labor Day Ice Cream Social on September 1st at the Perry Home.

Councilmember Griffon joined in applauding Parks for the 4th of July event. He took a moment to recognize those affected families in the Hill Country floods and asked for continued prayers. Mayor Pro Tem Matranga requested thoughts and prayers for all impacted by the Guadalupe Flooding. He also complimented the staff and volunteers on the 4th of July celebration and thanked them for their hard

work. Councilmember Ross connected recent emergency services training to the tragic Guadalupe flooding and stressed the importance of preparedness. He also urged residents to volunteer and donate financially in support of these victims. Councilmember Ross ended his comments by praising the 4th of July event and all those involved. Mayor Foreman relayed that Friendswood consistently delivers high-quality events, and that this community's resilience and volunteerism are key to its identity. He reiterated condolences for those impacted by the recent tragedy.

5. PUBLIC COMMENT

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

Friendswood Volunteer Fire Department (FVFD) Chief Stan Kozcowski spoke before Council to announce his retirement. He spoke of his time serving the City of Friendswood and relayed this was the most satisfying opportunity he has ever had.

Ms. Shannon Dicely spoke before Council to advocate for the City's Master Parks Plan and for action to be taken regarding a recreation center. Her closing remarks were: "*If you search the city website, there's a section called 'Live Here, Work Here.' Wouldn't it be great if we also played here?*"

6. COMMITTEES OR SPECIAL REPORTS

A. Receive the West Ranch Management District's Annual Report

West Ranch Management District Director Dennis Barber provided the District's annual report to Council with the following highlights:

OVERVIEW OF WEST RANCH

- Size: 766 acres
- Location: Within the City of Friendswood
- Current Status: Residential development is fully completed along with the Montessori school and elementary school.
- Remaining Commercial Lots: Corner of West Blvd and Friendswood Pkwy has been sold with construction pending. Additional red-zoned commercial tracts along 518 are still available.

BOARD MEMBERS

- President: Brian Gibson
- VP & Assistant Secretary: Sawyer Blackburn
- Secretary: Doug Konopka
- Director: Reid Wiseman
- Director: Dennis Barber

FINANCES & TAX RATE

- The assessed valuation continues to be strong.
- Tax rate trend: Reduced for 5 consecutive years. Current rate: $0.22 per $100 valuation. Too early to confirm if it will be reduced again, but no increase anticipated

DRAINAGE & INFRASTRUCTURE

Ongoing drainage maintenance conducted by:

- Storm Water Solutions (SWS) – quarterly inspections
- BGE, Inc. (District engineer) – review and prioritization

Over the past 6 years, WRMD has invested $250,000+ beyond mowing in:

- Desilting channels
- Vegetation and overgrowth removal
- Erosion repair
- Structural outfall maintenance

Mr. Barber emphasized the District's commitment to proactive drainage system upkeep.

GOALS & OBJECTIVES

- Lower homeowner costs
- Explore options to pay off existing bonds early
- Collaborate with the West Ranch HOA to enhance common areas
- Friendswood Development Company is still working to activate commercial zones

7. CITY MANAGER'S REPORT

A. Present an update concerning National Park and Recreation Month – July 2025.

City Manager Morad Kabiri opened his report conveying Councilmember Hanks sentiments that she will be joining them in prayer for those impacted by the Central Texas Flooding.

Mr. Kabiri then acknowledged July as National Parks and Recreation Month and praised staff and volunteers for the success of the 4th of July celebration.

B. Receive an update on Movies in the Park.

City Manager Morad Kabiri announced this year's "Movies in the Park" series will take place at the Stevenson Park Pool. The first three shows are scheduled for July 18, July 25, and August 1.

C. Receive and update regarding the Friendswood Library Summer Reading Challenge.

City Manager Morad Kabiri relayed the Library's Summer Reading Program has over 1,000 registered youth, who have collectively read 5,298 hours so far. He encouraged residents to sign up and claim prizes for their reading achievements.

D. Present an update to Friendswood PD Drone as a First Responder Program.

City Manager Morad Kabiri reported Friendswood PD is piloting a Drone as First Responder program to provide rapid situational awareness during 911 responses. The City received an FAA Beyond Visual Line of Sight (BVLOS) waiver, allowing remote launches. Over 12 officers are trained FAA drone operators, and early results show promising response time improvements.

E. Recognize Friendswood EMS for receiving the American Heart Association's Mission: Lifetime Gold Achievement Award and the Target: Heart Attack Honor Roll Recognitions.

City Manager Morad Kabiri recognized Friendswood EMS for receiving the American Heart Association's Lifeline Gold Achievement Award and the Target: Heart Attack Honor Roll designation. This marks the ninth consecutive year they have earned these national recognitions.

F. Recognize Heather Van Dine, Assistant Director of Engineering, for receiving the D. Ray Jones Scholarship from the American Public Works Association (APWA) Southwest Branch.

City Manager Morad Kabiri recognized Assistant Director of Engineering Heather Van Dine for receiving the D. Ray Jones Scholarship from the American Public Works Association (APWA) Southeast Branch.

Mr. Kabiri closed his report by acknowledging those affected by the Central Texas Flooding. He displayed a post with opportunities for people to help from the city's Facebook page.

8. BUSINESS ITEMS

A. Consider authorizing the City Manager to execute a depository services contract and related agreements with Wells Fargo Bank, N.A.

A motion was made by Councilmember Branson and seconded by Councilmember Ellisor to reconsider a depository services contract and related agreements with Wells Fargo Bank, N.A., related to Item 8.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

City Manager Morad Kabiri relayed that at the June 2nd City Council Meeting, Council authorized staff to proceed with an agreement with Wells Fargo Bank to handle city depository services. However, Wells Fargo deviated from the city's standard contract; thus, legal review was required before reauthorization.

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Matranga to authorize the City Manager to execute a depository services contract and related agreements with Wells Fargo Bank, N.A., related to Item 8.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

B. Consider the First Amendment to the Economic Development Agreement with BSM Associates, LLC, regarding the construction and build-out of a commercial educational facility.

City Manager Morad Kabiri relayed the item was for the 380 Grant for the Riverstone Montessori School at West Ranch. Back in 2023, the City entered into an incentive agreement with BSM Associates for 1% of the valuation to help diversify the development on that part of town. Due to a lower-than-expected final tax valuation and delays in completion, the incentive amount has been reduced from $22,000 to $20,093. Also, due to the delays, they have requested an extension. Staff recommends approval.

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Matranga to approve the First Amendment to the Economic Development Agreement with BSM Associates, LLC, regarding the construction and build-out of a commercial educational facility, related to Item 8.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

C. Consider authorizing the City Manager and the City Attorney to engage consultants and experts needed to acquire by dedications, purchase, or eminent domain approximately 5.452 acres of land located at the southeast corner of Lake Friendswood, generally described as being a part of the I. & G.N.R. Company Survey, Section 3, Abstract 614, Galveston County Texas, for the expansion of Lake Friendswood Park.

City Manager Morad Kabiri introduced the item explaining that the City has been working to acquire a piece of property on the southwest side of Lake Friendswood for the better part of two decades. In 2017, the City started the development of Lake Friendswood Park which involved the installation of a trail system roughly a mile long around the perimeter of the lake. He relayed that the city has entered into a lawsuit based on a property owner of approximately 5.452 acres of land located at the southeast corner of Lake Friendswood. The item enables the City to formally appraise and negotiate purchase options. This item will come back to Council before any final action would be taken.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve authorizing the City Manager and the City Attorney to engage consultants and experts needed to acquire by dedications, purchase, or eminent domain approximately 5.452 acres of land located at the southeast corner of Lake Friendswood for the expansion of Lake Friendswood Park. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

9. PROPOSED ORDINANCES & RESOLUTIONS

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

A motion was made by Mayor Pro Tem Matranga and seconded by Councilmember Griffon to approve Ordinance No. 2025-20, as submitted and related to Item 9.A. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2024-25, PASSED AND APPROVED AUGUST 26, 2024, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2024-25, BY APPROVING "BUDGET AMENDMENT X" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

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

City Manager Morad Kabiri explained the proposed ordinance amends Section 18-58 of the City Code to adjust solicitation hours to better align with neighboring cities. The change applies to for-profit solicitors and does not preclude charitable organizations like the Girl Scouts.

A motion was made by Councilmember Branson and seconded by Councilmember Ellisor to approve the first reading of a proposed ordinance amending Chapter 18 "Businesses," Article II "Peddlers, Solicitors, Canvassers, Itinerant Vendors," Division II "Registration, "Section 18-58 "Hours" of the Friendswood

City Code to update the days and hours when solicitation is permitted, as submitted and related to Item 9.B. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING CHAPTER 18 "BUSINESSES," ARTICLE II "PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS," DIVISION II "REGISTRATION," SECTION 18-58 "HOURS" OF THE FRIENDSWOOD CITY CODE TO UPDATE THE DAYS AND HOURS WHEN SOLICITATION IS PERMITTED; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

C. Consider a resolution accepting approximately 1.3347 acres located east of Lake Friendswood being out of Lots 159, 160and 170, Slone Subdivision, in I. & G.N.R. Company Survey No. 4, Abstract 608, Galveston, into the City of Friendswood's extraterritorial jurisdiction.

City Manager Morad Kabiri relayed the resolution brings a 1.3347-acre tract, owned by the City and located east of Lake Friendswood, into Friendswood's extraterritorial jurisdiction (ETJ). The property was previously outside city limits and League City has abdicated any claim. This move is part of a two-step process to later annex the land formally.

A motion was made by Councilmember Griffon and seconded by Mayor Pro Tem Matranga to approve Resolution No R2025-25, as submitted and related to Item 9.C. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

RESOLUTION NO. R2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ACCEPTING APPROXIMATELY 1.3347 ACRES LOCATED EAST OF LAKE FRIENDSWOOD, BEING OUT OF LOTS 159, 160 AND 170, SLONE SUBDIVISION, IN I. & G.N.R. COMPANY SURVEY NO. 4, ABSTRACT 608, GALVESTON COUNTY, TEXAS, INTO THE CITY OF FRIENDSWOOD'S EXTRATERRITORIAL JURISDICTION; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

10. CITY COUNCIL CONSENT AGENDA

Councilmember Ross requested that Item 10.J. be pulled from the Consent Agenda and voted on separately.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Consent Agenda Items 10.A. through 10.L., with the exception of Item 10. J. which was pulled for further discussion. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The Consent Agenda passed.

A. Consider an Interlocal Agreement with Friendswood Independent School District (FISD) for general emergency preparedness.

B. Consider authorizing a School Resource Officer Agreement with the Friendswood Independent School District.

C. Consider authorizing a School Crossing Guard Agreement with Clear Creek Independent School District for School Years 2025-26 and 2026-27.

D. Consider approving the Friendswood Downtown Economic Development Corporation's purchase of street sign fabrication related to the Downtown Improvement Plan from Road Safe Traffic Systems through the Buyboard.

E. Consider authorizing an Interlocal Agreement with Galveston County for the FY2026 Congregate Meal Program.

F. Consider approving a Software and Services Purchase Agreement with Cities Digital, Inc. D/B/A CDI for the renewal of Laserfiche software licenses and purchase of professional services related to the City's records management system, and contract management system with electronic signature capabilities.

G. Consider approving American Tower Corporation's request for the City's approval and authorization concerning AT&T Mobility's antenna and related tower modifications for the tower located at 1310 Deepwood Drive, Friendswood Galveston County, Texas.

H. Consider a license Agreement with JAC Texas Properties, LLC, in order to allow the property located at 204 W. Heritage Drive to outflow into adjacent City-owned detention facilities.

I. Consider accepting the Riverstone Montessori Infrastructure Improvements Project and authorizing the commencement of the contractor's one-year period.

K. Consider approving the ad valorem tax report for May 2025.

L. Consider approving the minutes of the City Council Regular Meeting held on June 2, 2025.

Mayor Foreman called for the consideration of Agenda Item 10.J.

J. Consider the reappointment of (i) Susan Asimakis, and (ii) Pauline Moore to the Community and Economic Development Committee for a three-year term beginning immediately and ending on June 30, 2028.

Councilmember Ross stated that he pulled the item from the consent agenda to thank the appointees for their service and to encourage the public to volunteer. Councilmember Branson noted that the committee is currently down one member and encouraged the public to apply to this specific committee.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Agenda Item 10.J. The vote was the following:

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

Nays: None

Absent: Councilmember Trish Hanks

The item passed unanimously.

11. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the July 7, 2025, City Council Regular Meeting at 6:15 P.M.

_____
Mike Foreman, Mayor

Attest:

_____
Raquel Martinez, TRMC, City Secretary