

**MINUTES OF THE REGULAR MEETING OF THE
2026 BOND AD HOC COMMITTEE
OCTOBER 22, 2025**

THE 2026 BOND AD HOC COMMITTEE OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON WEDNESDAY, OCTOBER 22, 2025, IN THE MEETING ROOM, AT THE FRIENDSWOOD VOLUNTEER FIRE DEPARTMENT, STATION 1, LOCATED AT 1610 WHITAKER DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

Aaron Olszeski, Committee Member	Barbara Blanchard, Committee Member	Bradley Allen, Committee Member
Brett Banfield, Committee Member	Cassie McGarvey, Committee Member	Christina Murphy
David Lorenz, Committee Member	Dacia Moore, Committee Member	Dale Kohn, Committee Member
Jeff Smith, Committee Member	Glen Grayban, Committee Member	JoBeth Brizendine, Committee Member
Kitten Brizendine, Committee Member	Kurt Buske, Committee Member	Larry Smith, Committee Member
Lee Coggins, Committee Member	Martina Ayad, Committee Member	Maddie Short, Committee Member
Shannon Dicely, Committee Member	Natasha McAdoo, Committee Member	Michael Fernandez, Committee Member
Tasha Garcia, Committee Member	Ron Cox, Committee Member	Randall Waibel, Committee Member
Trish Hanks, Council Liaison	Shawna Talton, Committee Member	Shanna Studebaker, Committee Member
Steve Rockey, Committee Member	Tom Hinckley, Committee Member	

Morad Kabiri	City Manager
Steven Rhea	Deputy City Manager
Leticia Brysch	Assistant City Manager
Raquel Martinez	City Secretary

1. CALL TO ORDER

City Manager Morad Kabiri called the meeting to order with a quorum present at 5:37 P.M. All were present with the exception of the following Committee Members: James Hall, Jennifer Hubenak, Lindsay French, Marcus Rives, Robin Hall, Timothy Clarke, and Michael Jones. The following City Staff Members were also absent: City Attorney Karen Horner and Assistant City Manager Katina Hampton.

2. WELCOME AND INTRODUCTIONS

Mayor Mike Foreman welcomed the members of the 2026 Bond Ad Hoc Committee and thanked everyone for volunteering. Councilmember Hanks commented that the City's greatest asset is the number of people who step up to volunteer and thanked the committee members present.

City Manager Morad Kabiri then went around the room to introduce the staff present: Deputy City Manager Steven Rhea, Assistant City Manager Lettie Brysch, City Secretary Raquel Martinez, Deputy City Secretary Linda Newsted, and Emergency Services Director Brian Mansfield. Mr. Kabiri also acknowledged former City Manager and Committee Member Ron Cox, and Councilmember Michael Ross, who arrived later.

3. BOND PROJECT REVIEW OVERVIEW

A. Receive an overview of the bond review process and timeline.

City Manager Morad Kabiri began his overview by answering the following questions:

Why Are We All Here Tonight?

The City of Friendswood has a lot of growing assets, infrastructure, facilities, and parks that are aging as the city grows older. In addition, community members voice overtime what they would like to see built in Friendswood. He emphasized that the committee's role was to learn about the city's needs to formulate ideas on what they would like to put on the ballot. The City's operating budget cannot pay for the magnitude of these facilities. As such, they borrow money through the form of a general obligation bond.

What Is a General Obligation Bond?

Mr. Kabiri explained they issue debt and amortize that debt over a period of 30 years. He introduced and defined the term "generational equity" as distributing the cost of long-term community projects fairly across time rather than taxing everyone at once. Instead of paying cash upfront or increasing taxes heavily in a single year, the city amortizes the cost of major projects over a lifetime of that facility. Thus, both current and future residents contribute. This approach prevents today's taxpayers from carrying the full burden for assets that will last 50 years or more and allows future growth to help offset those costs.

Why Issue Bonds?

Infrastructure continually ages and deteriorates and neglecting maintenance can lead to catastrophic failures. He used the analogy of changing your oil and rotating your tires to make your car operational, but at some point you will have to replace the car. Bonds, he explained, allows them to replace those large ticket items.

What Kind of Credit Rating Does Friendswood Have?

Friendswood's 2023 GO bond issuance was rated AA+. Mr. Kabiri explained that meant the city gets favorable consideration in the market. Investors look to put their money with Friendswood because they are a safe bet. The high rating results in lower interest rates and indicates a low risk for those investors.

2019 Bond Program

He reviewed the 2019 program by listing the following six propositions:

- | | |
|---|----------------------------|
| A. Public Works and Engineering Facility; | D. Roadways and Sidewalks; |
| B. Fire Station 2; | E. Parks; and |
| C. Senior Program Activity Building; | F. Drainage. |

He noted drainage became the most significant need following Hurricane Harvey. As such, four propositions passed and two did not.

What Happens If the Bonds Are Not Approved by the voters?

Mr. Kabiri clarified if a bond proposition does not pass, those projects do not move forward. The city cannot issue debt to do those projects.

Can Bond Funds Cross Over and Be Used for Other Purposes?

He noted the short answer was no. Bonds can only be used for their intended purposes, as prescribed by each proposition. It cannot be mixed with anything else.

4. ASSIGNMENTS

A. Announce assignments for officers and subcommittees.

City Manager Morad Kabiri announced the committee's structure and assignments, as follows:

COMPOSITION: 36 voting members: 35 Committee Members & 1 Council Liaison (Trish Hanks)

FIVE PROJECT SUBCOMMITTEES:

1. **Facilities** – Projects related to all city buildings including renovations & new structures; i.e., Library, Fire Stations, City Hall, etc.
2. **Parks** – Projects related to all updates, refurbishing or amenities for parks, purchase of park land, pool, walking trails, splash pads, equipment, etc.
3. **Drainage** – Projects related to neighborhood specific drainage projects, and storm water.
4. **Streets & Transportation** – Projects relates to the reconstruction or construction of City controlled roads, bridges, as well as projects to relieve congestion.
5. **Finance** – Analysis of finances, costs and financing of related bonds for projects.

He summarized that each subcommittee would meet and evaluate the needs of the community and make a recommendation. The committee will then formulate one singular recommendation to take to the City Council. He closed by providing the committee with a timeline of their next steps.

BOND COMMITTEE TIMELINE:

- Meet from October 2025 through March 2026.
- Present finalized report to Council April 2026.
- Assist in public outreach and education.
- July – August 2026 – Call Bond Election
- November 3, 2026 – Bond Election Day

NEXT MEETINGS:

- 11/05/2025: Review staff proposed project lists.
- 11/19/2025: Tour city and proposed project sites.

Mr. Kabiri prompted the committee members to introduce themselves and their assignments, as follows:

NAME	ASSIGNMENT
Glen Grayban	City Facilities
JoBeth Brizendine	City Facilities
Lindsay French	City Facilities
Maddie Short	City Facilities
Marcus Rives	City Facilities
Shanna Studebaker	City Facilities
Shannon Dicely	City Facilities
Aaron Olszeski	Finance
Christina Murphy	Finance
Jeff Smith	Finance
Robin Hall	Finance
Ron Cox	Finance
Tasha Garcia	Finance
Randall Waibel	Finance
Dale Kohn	Streets & Transportation
James Hall	Streets & Transportation
Kitten Brizendine	Streets & Transportation
Lee Coggins	Streets & Transportation

NAME	ASSIGNMENT
Bradley Allen	Drainage
Brett Banfield	Drainage
Kurt Buske	Drainage
Larry Smith	Drainage
Steve Rockey	Drainage
Timothy Clarke	Drainage
Tom Hinckley	Drainage
Barbara Blanchard	Parks
Cassie McGarvey	Parks
Dacia Moore	Parks
David Lorenz	Parks
Jennifer Hubenak	Parks
Martina Ayad	Parks
Natasha McAdoo	Parks
Michael Fernandez	Streets & Transportation
Michael Jones	Streets & Transportation
Shawna Talton	Streets & Transportation

Mr. Kabiri additionally announced they assigned two co-chairs and two vice-chairs that will help usher the committee members through this process. Each of them will be on one of the four of the five subcommittees. The Chair will be Committee Member Robin Hall and Co-Chair Committee Member Thomas Hinkley, and Vice-Chair is Committee Member Maddie Short and Co-Vicechair is Committee Member Natasha McAdoo.

5. BUSINESS ITEMS

A. Consider approving Rules of procedures for the 2026 Bond Ad Hoc Committee.

A motion was made by Committee Member Thomas Hinkley and seconded by Committee Member Glen Grayban to approve the Rules of Procedures for the 2026 Bond Ad Hoc Committee, as submitted. The vote was the following:

Ayes: Committee Member Aaron Olszeski, Committee Member Barbara Blanchard, Committee Member Bradley Allen, Committee Member Brett Banfield, Committee Member Cassie McGarvey, Committee Member Christina Murphy, Committee Member Dacia Moore, Committee Member Dale Kohn, Committee Member David Lorenz, Committee Member Glen Grayban, Committee Member Jeff Smith, Committee Member JoBeth Brizendine, Committee Member Kitten Brizendine, Committee Member Larry Smith, Committee Member Lee Coggins, Committee Member Maddie Short, Committee Member Martina Ayad, Committee Member Michael Fernandez, Committee Member Natasha McAdoo, Committee Member Randall Waibel, Committee Member Ron Cox, Committee Member Shanna Studebaker, Committee Member Shannon Dicely, Committee Member Shawna Talton, Committee Member Steve Rockey, Committee Member Tasha Garcia, and Committee Member Tom Hinkley

Nays: None

Absent: Committee Member James Hall, Committee Member Jennifer Hubenak, Committee Member Lindsay French, Committee Member Marcus Rives, Committee Member Robin Hall, Committee Member Michael Jones, and Committee Member Timothy Clarke

The item passed.

6. PUBLIC COMMUNICATIONS

There were no members of the public that wished to speak on this item.

7. DISCUSSIONS

A. Discuss possible bond projects.

Discussion on this item was set for the November 5, 2025, meeting.

8. CLOSING BUSINESS AND NEXT MEETING

A. Consider setting any tasks and processes for future meetings.

City Manager Morad Kabiri relayed the Committee will review staff's proposed project lists at the November 5, 2025, meeting.

9. ADJOURNMENT

With there being no further business to discuss, City Manager Morad Kabiri adjourned the October 22, 2025, 2026 Bond Ad Hoc Committee Meeting at 6:26 P.M.

Attest:


Raquel Martinez, TMRC, City Secretary



