



CITY OF FRIENDSWOOD
2026 BOND AD HOC COMMITTEE REGULAR MEETING
WEDNESDAY, JANUARY 21, 2026, 5:30 PM
MEETING ROOM, FRIENDSWOOD VOLUNTEER FIRE DEPARTMENT, STATION 1
1610 WHITAKER DRIVE, FRIENDSWOOD, TEXAS 77546

AGENDA

1. CALL TO ORDER

2. PUBLIC COMMUNICATIONS

To comply with the provisions of the Open Meetings Act, items under this section may not be deliberated or discussed; however, the presiding officer may direct such items to be placed on a future agenda.

3. MINUTES

- A. Consider approving the minutes of the 2026 Bond Ad Hoc Committee meeting held on November 5, 2025.

4. BUSINESS ITEMS

- A. Discuss and take possible action on possible bond propositions.

5. CLOSING BUSINESS AND NEXT MEETING

- A. Consider setting any tasks and/or processes for the next regularly scheduled Bond Ad Hoc Committee meeting scheduled for Wednesday, February 11, 2026, at 5:30 p.m.

6. ADJOURNMENT

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 TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Open Meetings Act on this
13th day of January 2026, at 5:00 P.M.





FRIENDSWOOD AGENDA ITEM FORM

MEETING DATE: January 21, 2026

Agenda Number: 3.A.

Prepared for:

Responsible Department: City Secretary

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the minutes of the 2026 Bond Ad Hoc Committee meeting held on November 5, 2025.

AGENDA ITEM

SUMMARY OF ITEM

This item allows the Committee to review and approve the minutes of the 2026 Bond Ad Hoc Committee meeting held on November 5, 2025. The draft minutes are attached to the item.

RECOMMENDATION

Staff recommends approval.

FISCAL IMPACT

Fiscal Year:

Source of Funds: (Operating/Capital/Bonds):

Funds Budgeted Y/N: No

Account Code:

Amount Needed:

Fiscal Impact (Additional Information):

ATTACHMENTS

1. 2025 11 05 Bond Committee Meeting Minutes

**MINUTES OF THE REGULAR MEETING OF THE
2026 BOND AD HOC COMMITTEE
November 5, 2025**

THE 2026 BOND AD HOC COMMITTEE OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON NOVEMBER 5, 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:

Aaron Olszeski, Committee Member	Jennifer Hubenak, Committee Member	Michael Jones, Committee Member
Barbara Blanchard, Committee Member	JoBeth Brizendine, Committee Member	Natasha McAdoo, Co-Vicechair
Bradley Allen, Committee Member	Kitten Brizendine, Subcommittee Liaison	Randall Waibel, Committee Member
Cassie McGarvey, Committee Member	Kurt Buske, Committee Member	Robin Hall, Committee Chair
Craig Hall, Committee Member	Larry Smith, Committee Member	Ron Cox, Committee Member
Dacia Moore, Committee Member	Lee Coggins, Committee Member	Shannon Dicely, Committee Member
Dale Kohn, Committee Member	Maddie Short, Committee Vicechair	Shawna Talton, Committee Member
David Lorenz, Committee Member	Marcus Rives, Committee Member	Steve Rockey, Committee Member
Glen Grayban, Committee Member	Martina Ayad, Committee Member	Timothy Clarke, Committee Member
Jeff Smith, Committee Member	Michael Fernandez, Committee Member	Tom Hinckley, Committee Co-Chair

Morad Kabiri
Steven Rhea
Katina Hampton
Leticia Brysch
Raquel Martinez

City Manager
Deputy City Manager
Assistant City Manager
Assistant City Manager
City Secretary

1. CALL TO ORDER

Committee Co-Chair Tom Hinkley called the meeting to order with a quorum present at 5:36 P.M. All were present with the exception of the following Committee Members: Brett Banfield, Christina Murphy, Lindsay French, Tasha Garcia, Shanna Studebaker, and Council Liaison Trish Hanks. Councilmember Michael Ross was also in attendance.

2. PUBLIC COMMUNICATIONS

Co-Chair Hinkley announced no citizens had signed up to provide a public comment.

3. MINUTES

A. Consider approving the minutes of the 2026 Bond Ad Hoc Committee meeting held on October 22, 2025.

A motion was made by Committee Member Jeff Smith and seconded by Committee Member Larry Smith to approve approving the minutes of the 2026 Bond Ad Hoc Committee meeting held on October 22, 2025, as submitted. The vote was the following:

Ayes: Committee Member Aaron Olszeski, Committee Member Barbara Blanchard, Committee Member Bradley Allen, Committee Member Cassie McGarvey, Committee Member Dacia

Moore, Committee Member Dale Kohn, Committee Member David Lorenz, Committee Member Glen Grayban, Committee Member James Hall, Committee Member Jeff Smith, Committee Member Jennifer Hubenak, Committee Member JoBeth Brizendine, Committee Member Kitten Brizendine, Committee Member Larry Smith, Committee Member Lee Coggins, Vicechair Maddie Short, Committee Member Marcus Rives, Committee Member Martina Ayad, Committee Member Michael Fernandez, Committee Member Michael Jones, Co-Vicechair Natasha McAdoo, Committee Member Randall Waibel, Committee Chair Robin Hall, Committee Member Ron Cox, Committee Member Shannon Dicely, Committee Member Shawna Talton, Committee Member Steve Rockey, Committee Member Timothy Clarke, and Committee Co-Chair Tom Hinkley

Nays: None

Absent: Committee Member Brett Banfield, Committee Member Christina Murphy, Committee Member Lindsay French, Committee Member Tasha Garcia, Committee Member Shanna Studebaker, and Council Liaison Trish Hanks

The item passed.

4. BUSINESS ITEMS

A. Discuss and take possible action on possible bond propositions.

City Manager Morad Kabiri opened the floor for the committee members' thoughts on the November 4, 2025, Friendswood Independent School District (FISD) Bond Election results. He noted that although FISD is a separate entity, the same voting groups influence both entities' efforts. He explained the four bond propositions—rebuilding Westwood and Bales, technology upgrades, athletic improvements, and refinancing existing bonds to lower taxes—and expressed surprise that the refinancing option did not pass.

The committee members discussed whether packaging the items differently might have changed the results. Several members noted the impact of low voter turnout, the need to better communicate value and financial details, and the importance of targeting key voting blocks. Others raised issues about the city's limited tax base, commercial development, revenue generation, and the need for clearer, more visual communication and social media outreach. Mr. Kabiri reiterated that diverging opinions are welcomed and that recommending against a bond election is also acceptable.

Deputy City Manager Steven Rhea then provided a presentation on the following possible bond projects:

FACILITIES	
Project Name: Fuel Island at Blackhawk - Estimated Cost: \$250,000 - Department: Public Works - What to know: Current facility is nearing end of lifespan; Relocate larger facility to Blackhawk to serve other departments; Potential to be incorporated into larger project.	Project Name: City Hall Renovations - Estimated Cost: Unknown - Department: Parks & Recreation - What to know: Renovation to lobby, and multiple department suites; Renovation of existing restroom facilities.
Project Name: Lay Down Yard Estimated Cost: Unknown	Project Name: Blackhawk Facility Roof - Estimated Cost: \$1,500,000 - Department: Engineering

• Department: Public Works • What to know: Material storage capacity greatly diminished city-wide; Multi-departmental use possible; Potential to be incorporated into larger project. Project Name: PSB Parking Lot Expansion • Estimated Cost: Unknown • Department: Police • What to know: Parking at Public Safety Building increasingly limited; Area identified adjacent to Fire Station for expansion; Accommodates parking for large vehicles and equipment. Project Name: Recreation Center • Estimated Cost: \$47,000,000 • Department: Parks & Recreation • What to know: City lacks center that serves all residents and ages; Will provide year-round recreation and programming; Identified as 2025 Parks Master Plan Goal #1. Project Name: Library Expansion/Move • Estimated Cost: \$15,000,000 • Department: Engineering • What to know: Current facility is undersized for community needs; Needs assessment identified constraints with capacity & functionality; Potential relocation to 416 Morningside for new build at similar cost. Project Name: PSB Fuel Station • Estimated Cost: \$250,000 • Department: Emergency Services • What to know: Serve as fuel depo for Galveston County portion of City; Potential to be incorporated into larger project. Project Name: Fire Station 4 Expansion • Estimated Cost: Unknown • Department: Emergency Services • What to know: Expansion of bay area to accommodate additional apparatus; Expansion and additional dorm area.	• What to know: Existing roof has reached end of useful life; New roof protects integrity of the building and its functionality; Will extend useful life of integral city asset. Project Name: Library Marquee Sign • Estimated Cost: \$20,000 • Department: Library • What to know: Existing sign quickly becoming obsolete and hard to maintain; Service and parts increasingly difficult to find; Provides updated technology for Library advertising. Project Name: Library Lighting Update • Estimated Cost: Unknown • Department: Library • What to know: Existing lighting is too dim in many areas; Existing lighting not independently zoned; Potential to be incorporated into larger project. Project Name: Library Parking Lot Repair • Estimated Cost: Unknown • Department: Library • What to know: Existing Library parking lot in need of resurfacing and restriping; Potential to be incorporated into larger project. Project Name: Library Shelving Update • Estimated Cost: \$500,000 • Department: Library • What to know: New mobile shelving for non-fiction and children's books; Potential to be incorporated into larger project. Project Name: Library Flooring Update • Estimated Cost: Unknown • Department: Library • What to know: Replacement of all carpet with vinyl or laminate flooring; Potential to be incorporated into larger project.
--	--

The committee's discussion on Facility projects focused on whether certain sites were unusable and on how location choices would impact downtown and long-term operations. The Recreation Center drew the most input, with members deliberating whether it should be placed on Lundy Lane or Downtown. The members asked about the possibility of corporate sponsors and potential revenue. They also asked whether it could be paired with the library project, how much land was available, and whether the Lundy site offered the

easier build. For the Library Expansion/Move, members questioned the value of renovating the aging, undersized, and landlocked building versus moving it, especially since the cost would be the same.

PARKS & RECREATION	
Project Name: LED Sports Lighting - Estimated Cost: \$3,000,000 - Department: Parks & Recreation - What to know: Retrofit all existing fields and courts to LED lighting; Upgrades reduce energy costs while provide consistent and safer lighting; Identified as 2025 Parks Master Plan Goal #6. Project Name: Parks Parking Expansions - Estimated Cost: \$3,250,000 - Department: Parks & Recreation - What to know: Need identified for additional parking at multiple parks; Add parking to Stevenson, Lake Friendswood, Old City Park and others; Identified as 2025 Parks Master Plan Goal #4. Project Name: Stevenson Park Plaza - Estimated Cost: \$9,400,000 - Department: Parks & Recreation - What to know: 2022 Feasibility study conducted for community input and best uses; Plan includes parking, covered pavilion and vendor space with stage; Uses to include hosting community events and farmers market. Project Name: Renwick Park Upgrades - Estimated Cost: Unknown - Department: Parks & Recreation - What to know: Proposes drainage and grading improvements; Press box, awnings and restroom replacement to serve increased usage; Identified as 2025 Parks Master Plan Goal #2. Project Name: Renwick Park Cameras - Estimated Cost: Unknown - Department: Parks & Recreation - What to know: Installation of security cameras at Renwick Park; Potential to be incorporated into larger project. Project Name: Stevenson Park Upgrades - Estimated Cost: \$300,000 - Department: Parks & Recreation - What to know: Installation of rubber safety surfacing for center playground; Replace concrete gazebo driveway and improve pathway	Project Name: Centennial Park Fields - Estimated Cost: \$1,125,000 - Department: Parks & Recreation - What to know: New soil and regrade all existing fields back to center crown; New sod will be installed on the nine playing field areas; Irrigation will be adjusted as necessary. Project Name: Centennial Park Turf Field - Estimated Cost: \$1,125,000 - Department: Parks & Recreation - What to know: Installation of an artificial turf field for all weather use by youth sports orgs; Turf can withstand heavy, year-round use and maximize field availability; Identified as 2025 Parks Master Plan Goal #7. Project Name: City Pool Upgrades - Estimated Cost: \$7,500,000 - Department: Parks & Recreation - What to know: Brings significant upgrades to aging asset and expansion of pool; Adds bleachers, shade, training rooms, etc. to maximize heavy use; Identified as 2025 Parks Master Plan Goal #5. Project Name: Friendswood Lake Bulkhead - Estimated Cost: \$2,000,000 - Department: Parks & Recreation - What to know: Erosion encroachment on walkways and fishing docks; Install bulkhead along NE corner of lake to control erosion; Proactive measure to protect heavily used facility. Project Name: Friendswood Lake Trails - Estimated Cost: Unknown - Department: Parks & Recreation - What to know: Removal of existing wood boardwalk and replace with concrete; Current boardwalk requires extensive maintenance and repair; Wooden structure no longer needed as adjacent drainage has improved. Project Name: Pump Track Bicycle Park - Estimated Cost: \$1,000,000 - Department: Parks & Recreation

and lighting; Improve grading and install stormwater improvements for drainage. Project Name: Centennial Park Playground - Estimated Cost: \$120,000 - Department: Parks & Recreation - What to know: Installation of shade structure over existing play structure; Potential to be incorporated into larger project.	What to know: Similar to a skate park but designed for all types of wheeled equipment; Designed for all skill levels and provides a new feature for recreation; Identified as 2025 Parks Master Plan Goal #10.
--	--

On Parks & Recreation projects, the committee members discussed parks facilities strain from high usage, community expectations for modern amenities, and balancing upgrades with neighborhood impacts.

STREETS & TRANSPORTATION	
Project Name: Bay Area Reconstruction - Estimated Cost: \$5,500,000 - Department: Engineering - What to know: Bay Area Blvd. experiencing significant pavement distress and settlement; Condition deteriorating and will lead to long-term structural failures; Full reconstruction needed to restore safe roadway and base deficiencies. Project Name: Neighborhood Streets - Estimated Cost: \$4,000,000 - Department: Engineering - What to know: Full street reconstruction much larger investment not supported currently; Several streets in need of full reconstruction to restore long term durability; Bond funds allow 3/8th cent maintenance tax to be used elsewhere. Project Name: City-wide Sidewalks - Estimated Cost: Unknown - Department: Engineering - What to know: Multiple locations in city where sidewalk gaps exist or are nonexistent; Specific locations TBD based on need and safety considerations; Bond funds ensure a comprehensive program to support pedestrians.	

DRAINAGE	
Project Name: Neighborhood Drainage - Estimated Cost: \$15–20M - Department: Engineering - What to know: Areas identified by Master Drainage Plan for improvements; Projects focused on reducing localized and neighborhood flooding; Flexibility with bond to distribute improvements across the city.	

Committee discussions on Streets, Transportation, and Drainage focused on how they could communicate why these matter to voters and how to present these needs in a way the community can understand and identify with. Clarification was given that the city cannot advocate, but private citizens and Political Action Committees (PACs) can.

At 7:05 p.m. the discussion broke out into the subcommittees so they could familiarize themselves and discuss what their next steps moving forward would be in order to narrow down the proposed projects related to their subcommittees.

5. CLOSING BUSINESS AND NEXT MEETING

A. Consider setting any tasks and/or processes for the next regularly scheduled Bond Ad Hoc Committee meeting scheduled for Wednesday, November 19, 2025, at 5:30 p.m.

Deputy City Manager Steven Rhea closed the meeting by outlining the committee's next steps:

- **November 19:** Next meeting will include a tour of the city and proposed project sites on Senior Citizen Program buses provided by the Parks Department.
- **December 3:** Facility will be open from 5:30–7:30 p.m. for Subcommittees to meet. City staff will be available to answer questions or provide requested information.

The committee members inquired about how their final recommendations to Council would take effect. Staff explained their 2019 process, where the Finance Subcommittee identified what the city could afford, committee members graded projects with a rubric, and the committee ultimately narrowed \$800 million of need to a much smaller recommendation. Discussion also covered the role of the Finance Subcommittee. Members additionally requested staff provide voter turnout data from past bond elections. The goal for the committee was set on aiming for a November 2026 election with Council decisions by July or August.

6. ADJOURNMENT

With there being no further business to discuss, City Manager Morad Kabiri adjourned the November 5, 2025, 2026 Bond Ad Hoc Committee Meeting at 7:18 P.M.

Morad Kabiri, City Manager

Attest:

Raquel Martinez, TMRC, City Secretary



FRIENDSWOOD AGENDA ITEM FORM

MEETING DATE: January 21, 2026

Agenda Number: 4.A.

Prepared for:

Responsible Department: City Manager

Prepared by: Raquel Martinez, City Secretary

Subject: Discuss and take possible action on possible bond propositions.

AGENDA ITEM

SUMMARY OF ITEM

This item allows the Committee to review, discuss and take possible action on possible bond propositions.

RECOMMENDATION

FISCAL IMPACT

Fiscal Year:

Source of Funds: (Operating/Capital/Bonds):

Funds Budgeted Y/N: No

Account Code:

Amount Needed:

Fiscal Impact (Additional Information):

ATTACHMENTS

None



FRIENDSWOOD AGENDA ITEM FORM

MEETING DATE: January 21, 2026

Agenda Number: 5.A.

Prepared for:

Responsible Department: City Manager

Prepared by: Raquel Martinez, City Secretary

Subject: Consider setting any tasks and/or processes for the next regularly scheduled Bond Ad Hoc Committee meeting scheduled for Wednesday, February 11, 2026, at 5:30 p.m.

AGENDA ITEM

SUMMARY OF ITEM

RECOMMENDATION

FISCAL IMPACT

Fiscal Year:

Source of Funds: (Operating/Capital/Bonds):

Funds Budgeted Y/N: No

Account Code:

Amount Needed:

Fiscal Impact (Additional Information):

ATTACHMENTS

None