



**CITY COUNCIL OF THE CITY OF FRIENDSWOOD AND THE
FRIENDSWOOD EMPLOYEE BENEFIT TRUST
JOINT MEETING
MONDAY, AUGUST 3, 2026, 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. COMMITTEES OR SPECIAL REPORTS

- A. Receive the Community & Economic Development Committee Annual Report.
- B. Receive the Community Development Department's Quarterly Update.

7. WORK SESSION TOPICS

- A. Discuss the 2026 Bond proposed bond propositions and Bond Election to be held on November 3, 2026.
- B. Discuss amendments to the City's Zoning Ordinance to allow fences to be erected in front yards of residentially zoned property.

8. MUNICIPAL BUDGET FOR FISCAL YEAR 2026-2027

- A. Receive and discuss a presentation regarding the City of Friendswood Proposed FY2026-27 Municipal Budget.
- B. Consider setting a public hearing regarding the City of Friendswood FY2026-27 Municipal Budget for August 24, 2026, at 5:30 p.m. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.
- C. Receive the 2026 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 2026 (Fiscal Year October 1, 2026 - September 30, 2027).
- E. Consider setting the public hearing regarding the ad valorem tax rate for 2026 on September 14, 2026, at 5:30 p.m. in the Council Chamber, City Hall, 910 S Friendswood Drive, Friendswood, Texas, 77546.

9. CITY MANAGER'S REPORT

- A. Highlight the upcoming "Bet on the Library" Friends of the Library Fundraiser Gala scheduled for Saturday, September 26, 2026.
- B. Highlight the upcoming National Night Out on October 6, 2026.
- C. Present an update on Friendswood Detectives being selected to attend TAASA 2026 Law Enforcement Sexual Assault Training.
- D. Recognize Brian Leija, Court Juvenile Case Manager, for obtaining his Level 3 Municipal Court Clerk Certification.
- E. Recognize Deputy Director of Human Resources Chani Honeycutt for being elected to serve as a Trustee on the Texas Municipal Human Resources Association (TMHRA) Board of Directors and for earning the Society for Human Resource Management Senior Certified Professional (SHRM-SCP) Credential.

10. CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST - BUSINESS ITEMS

- A. Consider approving the minutes of the Friendswood Employee Benefit Trust meeting held on August 4, 2025.
- 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.

11. CITY COUNCIL - BUSINESS ITEMS

- A. Consider authorizing the monthly transfer of funds for FY2026-27 to the City of Friendswood Employee Benefit Trust contingent upon sufficient budget appropriations.

12. H-GAC'S FRIENDSWOOD PARKWAY CORRIDOR STUDY

- A. Receive a presentation regarding the Houston-Galveston Area Council's Friendswood Parkway Corridor Study.
- B. Consider a resolution adopting the Houston-Galveston Area Council's Friendswood Parkway Corridor Study.

13. CITY OF FRIENDSWOOD WASTEWATER MASTER PLAN

- A. Receive a presentation and discuss the City of Friendswood Wastewater Master Plan.
- B. Consider a resolution adopting the City of Friendswood Wastewater Master Plan.

14. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider on second and final reading an ordinance approving the 2026 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.
- B. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment X" and providing for supplemental appropriation and/or transfer of certain funds.

15. 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 Councilmember 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 updating the City Council's Rules of Procedure regarding appointments, confidential information, attendance at meetings, procedures, and decorum.
- B. Consider a resolution approving the City of Friendswood's Public Funds Management and Investment Policy.
- C. Consider ratifying the City's filing of IRS Form 8038-T and the remittance of the associated arbitrage yield restriction liability in connection with the General Obligation and Refunding Bonds, Series 2021.
- D. Consider authorizing an engagement letter with McCall, Parkhurst & Horton L.L.P, to provide bond counsel services.
- E. Consider approving an Election Services Contract with Galveston County, Texas, for the City's Special Election to be held on November 3, 2026.
- F. Consider authorizing the City Manager to negotiate and execute a Joint Election Agreement with Harris County for the City's Special Election to be held on November 3, 2026.
- G. 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 13, 2026.
- H. Consider authorizing the Hobby School MPA Teaching "City Apprenticeship" Program Agreement with the University of Houston.
- I. Consider authorizing a License and Indemnity Agreement with Fly Office Holdings, LLC, for the non-exclusive use of the right-of-way in front of 109 E. Shadowbend Avenue for parking for the business located thereon.
- J. Consider authorizing a Joint Participation Interlocal Agreement with Harris County for the Bay Area Boulevard Rehabilitation and Subgrade Stabilization Study.
- K. Consider authorizing a Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute, Inc. (ESRI).
- L. Consider awarding a construction contract to McDonald Municipal and Industrial - A Division of C.F. McDonald Electrical, Inc. for the Lift Station No. 27 Upgrades Project (CSP No. 2026-10).
- M. Consider authorizing the Third Amendment to the Professional Services Agreement with FiveEngineering, LLC, for construction phase services associated with 2020 Lift Station Mitigations Project - Package 1.
- N. Consider authorizing the Fifth Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc., for additional construction phase services for the Utility Relocate at Clear Creek Utility Bridge Project.
- O. Consider authorizing the final acceptance of the Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A Subdivision's Public Paving and other Public Utility Improvements Project.
- P. Consider approving the disposal of one (1) Parks and Recreation service vehicle through Public Surplus Auction.
- Q. Consider approving the Mayor's Council Liaison appointments to various committees, boards, and commissions.

- R. Consider appointing (i) Joe Matranga (ii) Robin Hall, (iii) Ron Cox, (iv) Kitten Brizendine, (v) Dave Smith, (vi) Yolanda Belcher-Watson, and (vii) Madeline Short to the Charter Review Commission.
- S. Consider approving the ad valorem tax report for June 2026.
- T. Consider approving the minutes of the City Council Regular Meeting held on July 6, 2026.

16. ADJOURNMENT

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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. 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](http://RELAYTEXAS.COM).

City of Friendswood FYE 2026 Taxpayer Impact Statement* (Based upon Balanced Budgets)			
Description	Property Tax Bill for FYE 2025	Estimated Property Tax Bill for FYE 2026 at the No New Revenue Rate	Estimated Property Tax Bill for FYE 2026 at the Proposed Tax Rate
Total Tax Rate (per \$100 of value)	\$ 0.514172	\$0.50117	\$ 0.514172
Value of Median-Valued Homestead Property in City (with 20% Homestead Exemption)	\$369,935	\$384,073	\$384,073
Tax on Median-Valued Homestead	\$ 1,902.10	\$1,924.86	\$1,974.80

*Proposed amendment does not affect the FYE 2026 Taxpayer Impact Statement.

City of Friendswood FYE 2027 Taxpayer Impact Statement (Based upon Balanced Budgets)			
Description	Property Tax Bill for FYE 2026	Estimated Property Tax Bill for FYE 2027 at the No New Revenue Rate ("NNRR")	Estimated Property Tax Bill for FYE 2027 at the Proposed Tax Rate
Total Tax Rate (per \$100 of value)	\$ 0.514172	\$ 0.514843	\$ 0.559723
Value of Median-Valued Homestead Property in City (with 20% Homestead Exemption)	\$384,073	\$320,823	\$320,823
Tax on Median-Valued Homestead	\$ 1,974.80	\$ 1,652.00	\$ 1,796.00

Raquel Martinez



Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Open Meetings Act on this
28th day of July 2026, at 5:30 P.M.

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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

1.	2026 CEDC ANNUAL REPORT
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Community and Economic Development Committee Annual Report to City Council August 3, 2026

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, Sharon Rowsey, Cari Infante and Brian Shelley. 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 nine 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 2025-2026 highlights.

- The CEDC provided advisory comments and direction for three economic development requests that were submitted. Two of which were ultimately presented to City Council for approval.
- In support of City Staff and Ardurra's Comprehensive Plan update, members Rowsey and Guzzetta took part in the Comprehensive Plan Advisory Committee.
- The CEDC invited community members from the Friendswood Chamber of Commerce, Rotary Club of Friendswood, Friends of Downtown Friendswood Association, Workforce Solutions and the Small Business Development Center to partner in planning events for the Small Business Week forum that took place April 27, 2026 at Hope Village. Additionally, a focus group with seven local business owners was conducted to better understand their needs so timely and relevant program topics could be developed for Small Business Week.
- Friendswood's Third Annual Small Business Week events took place with a proclamation from Mayor Foreman, luncheon and panel discussion and breakout sessions ending with keynote speaker, Ryan Walsh, CEO of the Harris County-Houston Sports Authority. The CEDC would like to recognize Hometown Bank, Chicago Title, The Rowsey Group, Tannos Land Development, Bay Area Houston Economic Partnership 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.



Keynote Speaker

Ryan Walsh, CEO
Harris County-Houston
Sports Authority



SCAN THE QR CODE TO REGISTER FOR THE EVENT.



Adrian Garcia



Brian Freedman



Hank Dugle



Dr. Robin Armstrong



Panel Discussion

Opportunity is Knocking:
What Do Businesses Need
to Know?



SCAN THE QR CODE TO REGISTER FOR THE EVENT.



FRIENDSWOOD ECONOMIC DEVELOPMENT COMMITTEE PRESENTS

Small Business Week Event

APRIL 27, 2026

11:00 AM – 6:00 PM

HOPE VILLAGE COMMUNITY CENTER | 15403 HOPE VILLAGE RD.

LUNCHEON PANEL

Opportunity is Knocking:
What Do Businesses
Need to Know?

11:30 AM – 1:00 PM

BREAKOUT SESSIONS

Learn about building a
marketing plan, effective
leadership, and City
permits & codes from
local experts.

1:30 – 3:30 PM

KEYNOTE SPEAKER

Ryan Walsh, CEO
Harris County-Houston
Sports Authority

4:15 – 4:45 PM



SCAN THE QR CODE TO REGISTER FOR THE EVENT.

FRIENDSWOOD ECONOMIC DEVELOPMENT COMMITTEE PRESENTS



Small Business Week Event

★ **APRIL 27, 2026** ★

11:00 AM – 6:00 PM

HOPE VILLAGE COMMUNITY CENTER | 15403 HOPE VILLAGE DR.

**PRE GAME
LUNCH**

**GAME CHANGING
PANEL & BREAKOUT
SESSION**

**ALL STAR
KEYNOTE
SPEAKER**

**POST GAME
HAPPY HOUR**

SCAN THE QR CODE TO REGISTER FOR THE EVENT



FRIENDSWOOD ECONOMIC DEVELOPMENT COMMITTEE PRESENTS



Small Business Week Event



APRIL 27, 2026



11:00 AM – 6:00 PM

HOPE VILLAGE COMMUNITY CENTER | 15403 HOPE VILLAGE DR.

LUNCHEON PANEL DISCUSSION

Opportunity is Knocking: What Do Businesses Need to Know?

- Brian Freedman, President, Bay Area Houston Economic Partnership
- Adrian Garcia, Harris County Precinct 2 Commissioner
- Hank Dugie, Galveston County Precinct 3 Commissioner
- Dr. Robin Armstrong, Galveston County Precinct 4 Commissioner
- Sally Branson (Moderator), Councilmember, Position 2, City of Friendswood

BREAKOUT SESSIONS

- Developing a Comprehensive Marketing Plan – Jess Clements
- The Art of Effective Leadership to Grow Your Business– Brandon Kinsey
- City of Friendswood Permits, Codes & More – Aubrey Harbin

KEYNOTE SPEAKER

Ryan Walsh, CEO – Harris County–Houston Sports Authority

Sports and business have more in common than one might think. Both are competitive, require strategy and aim for success.



SCAN THE QR CODE TO REGISTER FOR THE EVENT

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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.	6.B. - CDD Update 08-2026
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Community Development



Community Development

DRC meetings

- April – July 2026 - 10 meetings

Personnel

- Mark Vail – promoted to Deputy Building Official
- Robert Cantu – resigned; building inspector position open as of August 7

Coming soon...

- Third party consultant for damage assessments following a flood or other storm event



Community Development

Significant
decline in
new
residential
building
permits.



45 is a projection for 2026; as
of June, 38 permits issued



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



*The Edge
W Edgewood Drive*



*Augusta Kelly Office Building
403 Laurel*



Community Development - GIS

Personnel

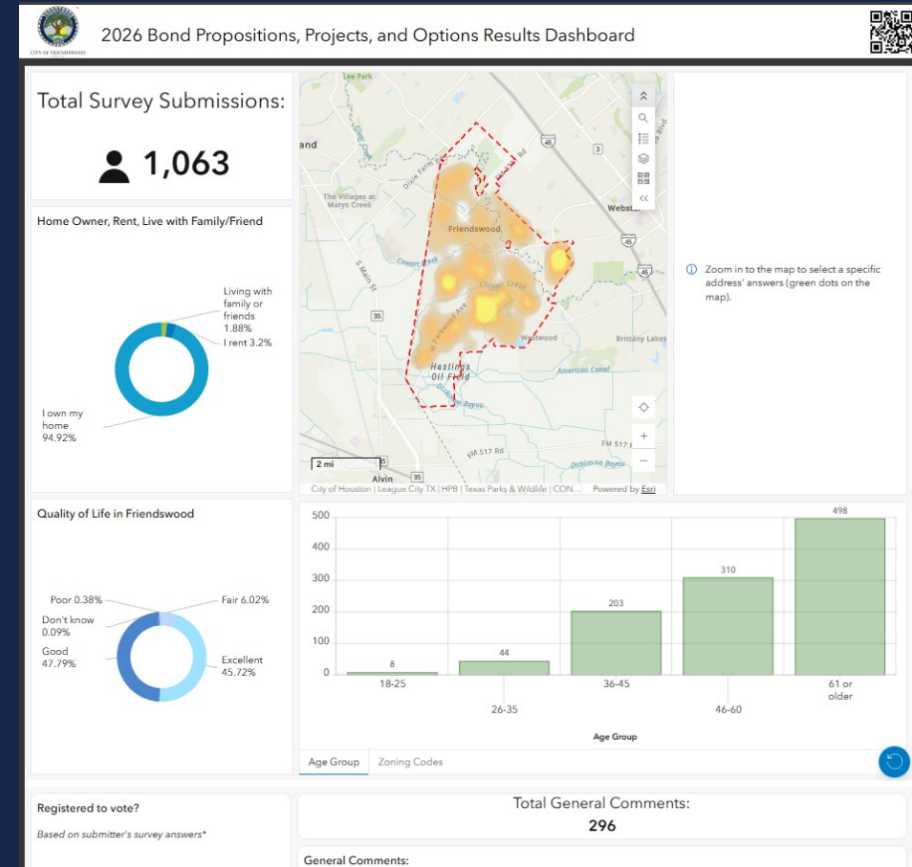
- New position filled – Russell Kidd, GIS Field Tech
- Summer Intern until August – Austin Allen

Projects

- Public survey dashboard for bond propositions

Daily work (Since March 2026)

- Reviewed 386 data for subdivisions – legal descriptions, recording numbers and recording dates
- Reviewed Resolutions for historical spatial information – digitized 109 easements
- Created 63 new addresses – new requests and adding missing addresses compared to UB Addressing
- Data Digitized (Water distribution as example):
 - 18 Fire Hydrants
 - 400 Fittings
 - 82 Valves
 - 17 Water Meters



Public survey for bond

Planning & Zoning Commission

April – June 2026

- Welcomed new commissioner – Tram Kim
- 2 reappointed commissioners – Stacey Phillips and Willie Anderson
- 4 Meetings
- 2 site plans
- 16 plats (15 preliminary; 0 final; 1 replat)
- 2 zone change recommendations
- 2 recommendations for ordinance changes
- 1 recommendation for release of easement



Planning & Zoning Commission

- Planning Subcommittee - Travis, Brian, and Marcus - Aubrey

Comprehensive Plan Update with Ardurra Group

- Ordinance Subcommittee - Tram, Willie, and Stacey - Becky

- Zoning Ord: Annual review of Permitted Use Table
- Zoning Ord: Multi-family density
- Zoning Ord: Mobile food vendors in response to state law changes – no changes necessary
- Zoning Ord: Review landscaping requirements specifically as it relates to conflicts with overhead and underground utility easements, visibility of structures once trees are fully grown, effects on infrastructure such as utilities and paving, and tree requirements in the Community Overlay District (COD), Downtown District (DD), and along major thoroughfares
- Subdivision Ord: remove GCCDD approval to be compliant with current interlocal agreement

- Miscellaneous/Design Criteria Manual

- Review DD amenity requirements – installation of sidewalks by TxDOT and lighting by FDEDC



Community Development

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

- \$250,000 grant to update the Comprehensive Plan
- 24-month project
- Forward-looking and integrated with the Galveston and Harris County Hazard Mitigation Plans
- Identify local hazard risks and how to mitigate against those risks
- Population study, housing study, land use study/plan, and Zoning Ordinance amendments



VISION:

Rooted in heritage and enriched by its natural environment, Friendswood is a safe, connected community with strong schools, vibrant places, balanced growth, and provides an exceptional quality of life for current and future generations.



Community Development

COMPREHENSIVE PLAN UPDATE

COMMUNITY EVENTS

10/26/2025 - Halloween in the Park public event

FOCUS GROUP MEETINGS

9/16/2025 – City staff

10/6/2025 – City Council

11/13/2025 – Planning and Zoning Commission



*If you could see into
the future, what would
Friendswood look like
in 20 years?*



Community Development



COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

12/16/2025 – CPAC Meeting 1

2/23/2025 - Bus Tour

4/30/2026 - CPAC Meeting 3

9/7/2026 – tentative date for Meeting 4
(REVIEW FINAL PLAN)



APRIL 30, 2026



Community Development



STAKEHOLDER MEETINGS

2/19/2026 - Teen Leadership Program (high school students)

3/17/2026 - Panhandle Property Owners (mailed 90+ meeting invitations)

3/17/2026 - Emergency Operations Center (EOC) staff

3/17/2026 - FDEDC

City of Friendswood Comprehensive Plan Update



COMMUNITY MEETING

The City of Friendswood invites you to attend a community meeting with Ardurra Group, the consultant leading the update of the City's Comprehensive Plan. This is your opportunity to help shape the future of City of Friendswood.

Tuesday, March 17, 2026
1:00 – 2:00 PM

City Hall – Council Chambers
910 S. Friendswood Drive

Help Shape the City's Future!

Bring your ideas for:

- Future development opportunities
- Long-range goals for the city
- Economic development priorities

We look forward to your input as we plan for Friendswood's future together!

The Comprehensive Plan is the City's 20-year roadmap for managing growth and shaping the community's future.

Whether or not you're able to attend the meeting, we still want to hear from you. Please complete the questionnaire by **scanning the QR code below** or by visiting the City's project webpage at friendswood.com/compplan.



Stay engaged throughout the process and share your input. Visit the City's project web page for updates and participation opportunities. For questions please contact planning@friendswood.



APRIL 30, 2026

Community Development



COMPREHENSIVE PLAN UPDATE

SURVEY – closed at end of March

Flier distribution to schools, at public events and meetings, on web site; over 300 responses received

NEXT STEPS:

Draft Recommendations – plan and implementation (July/August)

Council work session August 11 – present Vision and Guiding Principles,

Draft Plan – finalization and adoption of the plan (October/November)

<https://comprehensiveplan-fwd.hub.arcgis.com/>



**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/16/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Discuss the 2026 Bond proposed bond propositions and Bond Election to be held on November 3, 2026.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to receive an update from the staff as it relates to the bond propositions as discussed at their July 8th Council Retreat and the potential of a Bond Election to be held on November 3, 2026.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Receive direction on bond propositions and election.

ATTACHMENTS

1.	7.c - Bond Project and Election Slides
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7. Work Sessions

•7.C. DISCUSSION

- Discuss the 2026 Bond proposed bond propositions and Bond Election to be held on November 3, 2026.



2026 Bond Ad Hoc Committee Report & Recommendations

Final Report submitted to Council June 2026 with a focus on four main items and three alternative proposals:

- 1. Drainage
- 2. Streets & Transportation
- 3. Facilities and
- 4. Parks and Recreation

Alternatives:

- 1. Additional Upgrades to Stevenson Park Aquatics Facility
- 2. New Recreation Center, and
- 3. Forest Bend and Forest Creek Neighborhoods Drainage Project

Proposition	Amount	Estimated Tax Increase	% of Bond
Facilities	\$ 950,000	0.001169	12%
Drainage	\$	0.003995	40%
Parks (w/ options)	\$	0.002676	27%
Transportation	\$ 500,000	0.002160	22%
Total	\$ 50,916,000	0.010000	100%



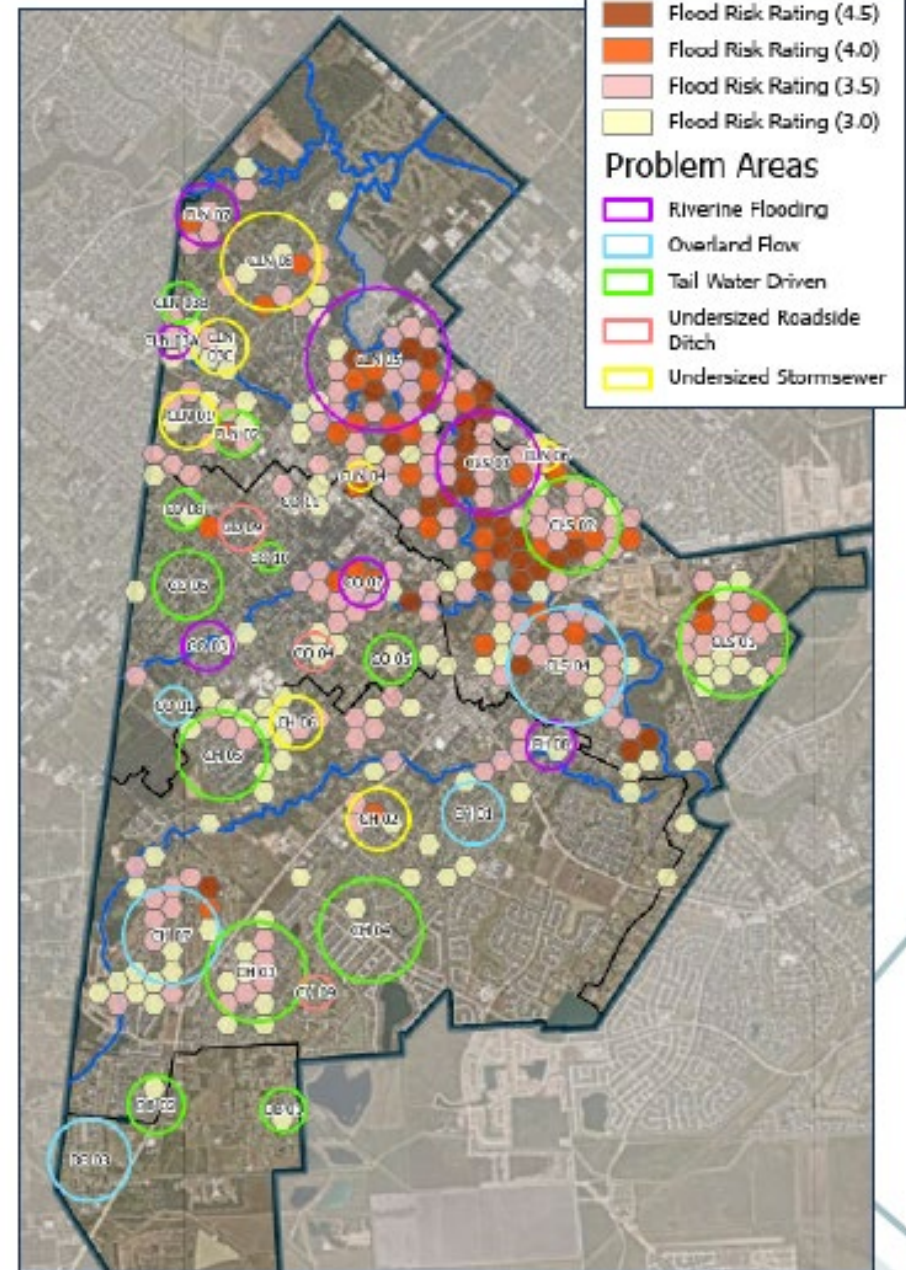
2026 Bond Ad Hoc Committee Report & Recommendations

- Bond Committee Recommendation - \$50.9 Million
- Impact
 - Maximum Estimated Tax Increase Up to 1.19%/\$100
 - Existing Home Value (Average) - Tax Increase of \$41.19/Year
 - New Home Value (Average) - Tax Increase of \$59.92/Year

Actual Tax Impact cannot be determined until sale of bonds



Drainage



Drainage – Project Details

Quote to TV and Clean the Storm
Sewers in selected areas: \$3,256,332

Mitigation Type	Project	Description	Estimated Costs (Bond Committee)	Estimated Project Cost (Study)
Storm Sewer	Falcon Ridge and Brill Storm Sewer Improvements	Decommissioning of existing storm sewer conduits through private property, and additional capacity added in replacement lines.	\$ 6,012,000.00	\$ 20,400,000.00
Storm Sewer	Maplewood and Westwood Storm Sewer Improvements a/k/a Dunbar Estates Sewer Improvements	Replacement of existing storm sewer conduits on Drive, and additional capacity added in replacement lines.	\$ 1,482,000.00	\$ 34,000,000.00
Storm Sewer	Autumn Creek Neighborhood Storm Sewer Improvements	Replacement of existing storm sewer conduits in the neighborhood.	\$ 7,106,000.00	\$ 5,800,000.00
Ponds	Sun Meadow New Pond Construction	Construction of new pond at Sun Meadow and maintain existing pond space.	\$ 3,262,000.00	\$ 7,500,000.00
Ponds	Autumn Creek Neighborhood Combine Ponds	Combine the three independent ponds at Wood Oaks, Friendswood Cove and Autumn Creek (DA) detention basins, provide a consistent bottom elevation and increases the available storage for the neighborhood.	\$ 1,625,000.00	\$ 960,000.00
Channel	Chigger Creek Dig Out Drive Bridge Crossing	Not in Master Drainage Plan PPT	\$ 854,000.00	
Total			\$ 20,341,000.00	\$ 68,660,000.00



Drainage Alternative 1 – Project Details

Mitigation Type	Project	Estimated Costs (Bond Committee)	Estimated Project Cost (Study)
Storm Sewer	Forest Bend and Forest Creek Storm Sewer Improvements	\$ 32,264,000.00	\$ 128,000,000.00



Streets & Transportation



Streets & Transportation – Project Details

Project	Description	Estimated Costs (Bond Committee)	
Sidewalks	Construction of new sidewalks and to fill in gap areas of existing sidewalks	\$ 1,000,000.00	\$10M and will be a standalone proposition
Bay Area Blvd. from FM528 to City's Wastewater Treatment Plant	Full reconstruction of the road to restore a safe and durable roadway surface and address underlying base/subgrade deficiencies.	\$ 6,000,000.00	\$7,000,000
Stadium Lane	Full reconstruction the road to restore a safe and durable roadway surface and address underlying base/subgrade deficiencies.	\$ 2,500,000.00	
Murphy Lane	Full reconstruction the road to restore a safe and durable roadway surface and address underlying base/subgrade deficiencies.	\$ 1,500,000.00	
Total		\$ 11,000,000.00	• \$10M – Sidewalks • \$11M – Streets



Proposition A – Sidewalks

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$10,000,000 for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, updating, and equipping sidewalks in the City, completing necessary or incidental utility relocation and curb, gutter, drainage, culvert, and bridge improvements in connection with the foregoing, and acquiring land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, with priority given to completing gaps in the pedestrian walkways, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



Proposition B – Streets

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than **\$11,000,000** for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, updating, and equipping **City streets**, completing necessary or incidental utility relocation and curb, gutter, drainage, and sidewalk improvements in connection with the foregoing, and acquiring land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, with priority given to the **Bay Area Boulevard from FM 528 to the City's Wastewater Treatment Plant, Stadium Lane, and Murphy Lane**, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



Parks & Open Spaces



Parks and Open Spaces – Project Details

Project	Description	Estimated Costs (Bond Committee)
Stevenson Park Parking Lot Expansion and Related Improvements	Construction of additional parking capacity through the redesign, expansion and implementation of related improvements at the entrance of Stevenson Park. Improvements to the grading and elimination of the large ditch between Stevenson Park and City Hall, and other necessary drainage improvements throughout the park.	\$ 3,200,000.00
Sports Complex Upgrades (Renwick and Centennial Parks)	Renwick Park upgrades include a new restroom building, the renovation of the meeting room and concession stand, safety improvements for five press boxes and field seating, and the retrofitting of all existing fields with LED lighting. Centennial Park upgrades include new soil and regrades all existing fields back to center crown and on the nine (9) playing field areas, the installation of a new playground and new shade structure to replace the current structure(s) and the retrofitting of all existing fields with LED lighting.	\$ 4,225,000.00
Friendswood Lake Park Bulkhead and Trail Repair	Installation of a bulkhead along the Northeast corridor of the lake and removal of the current wooden boardwalk and replace it with a concrete path to match the existing trail in order to reduce erosion.	\$ 2,400,000.00
Stevenson Aquatics Facility Upgrades and Infrastructure and Related Systems Improvements - Rehabilitation of existing 25-Meter Pool	Base upgrade and removal of existing pool. Includes pool infrastructure and supplies (pipes, pumps, drainage, gutter, skimming systems).	\$ 3,800,000.00
Total		\$ 13,625,000.00

Going with Option 3 – 50M Pool



Parks and Open Spaces – Alternatives for Aquatics Facility

Project	Description	Estimated Costs (Bond Committee)
Option 1: Stevenson Aquatics Facility Upgrades and Infrastructure and Related Systems Improvements - Construction of 50-Meter, 10-Lane Pool	Base Project \$3,800,000 plus \$2,000,000 for the removal of existing pool and construction of an all-new 50-Meter, 10-Lane Pool, including pool infrastructure and supplies (pipes, pumps, drainage, gutter, skimming systems). This option would be within the Bond Committee's recommended one-cent tax rate increase.	\$ 5,800,000.00
Option 2: Stevenson Aquatics Facility Upgrades and Infrastructure and Related Systems Improvements - Additional of Aqua Play Unit	Base Project \$3,800,000 plus, \$1,200,000 for pool plus: Addition of an Aquatic Play Unit with interactive water play features and slides that is safe for all ages. This option would be within the Bond Committee's recommended one-cent tax rate increase.	\$ 5,000,000.00
Option 3: Stevenson Aquatics Facility Upgrades and Infrastructure and Related Systems Improvements - 50-Meter, 10-Lane Pool and Aqua Play Unit	Base Project \$3,800,000 plus, \$3,200,000 for the removal of existing pool and construction of an all-new 50-Meter, 10-Lane Pool, including pool infrastructure and supplies (pipes, pumps, drainage, gutter, skimming systems). This option also includes updated facilities to support programs and operations. Aquatic Play Unit with interactive water play features and slides that is safe for all ages. This option would be within the Bond Committee's recommended one-cent tax rate increase.	\$ 7,000,000.00

Parks & Recreation Total \$16,825,000



Proposition C – Parks

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than **\$16,825,000** for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, enhancing, and equipping **City park, recreation (including sports and athletics), and open space improvements**, making park, recreation, and open space additions, acquiring lands and rights-of-way necessary thereto, with priority given to improvements to **Stevenson Park parking lot, the sports complexes at Renwick and Centennial Parks, the trail at Friendswood Lake Park, and the Stevenson Aquatics Facility**, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



Parks and Open Spaces – New Community Center at Morningside Dr

Project	Description	Estimated Costs (Bond Committee)
Construct new Community/Recreation Center to replace the Activity Building at 416 Morningside Drive and expand program and services for all age levels.	Revise scope to just a 36K to 40K square-foot Community Center The existing Senior Center building has reached its end-of-life. This project will replace the existing building with a new multi-purpose building at the existing property footprint and expand program and services to	\$16,000,000 \$ 47,000,000.00



Proposition D – Community Center

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than **\$16,000,000** for the purpose of designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping a new **community center to replace the activity building at 416 Morningside Drive**, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and completing related landscaping, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



City Facilities



City Facilities – Project Details

Project	Description	Estimated Costs (Bond Committee)	
 Fuel Island (15355 Blackhawk Blvd. & 1600 Whitaker Dr)	 Construction of two fuel islands one on each side of the creek; i.e. Blackhawk Building for Harris County and Public Safety Building for Galveston County to ensure the fuel necessary to continue services for Emergency vehicles and equipment during emergency events and floods eliminating access to the north and south portions of the island. These fuel islands will also facilitate the servicing of vehicles and equipment at a lower costs than using commercial fuel locations.	\$ 500,000.00	
Public Safety Building Parking Lot Expansion (1600 Whitaker Dr)	Expansion of the parking area of the PSB to accommodate parking for emergency vehicles (ambulance, fire apparatus and other misc. Fire, EMS and Police vehicles and equipment) both for existing and future growth.	\$ 750,000.00	
Fire Station 4 Expansion (111 Woodlawn Dr)	Expansion of a third apparatus bay and additional dorm room space to accommodate the housing of the City's future growth and needs for its fire services.	\$ 4,000,000.00	
City Hall Renovations (910 S Friendswood Dr)	Revise scope to just plumbing, mechanical, and electrical maintenance/upgrade items.	\$ 700,000.00	\$500,000
	Total	\$ 5,950,000.00	\$5,250,000



Proposition E – Public Safety

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than **\$5,250,000** for designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping **police, fire, and EMS facilities**, with priority given to the **Public Safety Building parking lot and Fire Station No. 4**, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and completing related landscaping, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



Proposition E – City Hall

- Should the City Council of the City of Friendswood, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than **\$500,000** for the purpose of designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping the **City Hall Complex, and other City facilities** with priority given to **mechanical and plumbing renovations**, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and completing related landscaping, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?



Tax Impact – Updated Estimate

- Bond Committee Recommendation Revised by Council - \$59.075 Million

ESTIMATED AMOUNTS
Actual Tax Rate Impact cannot be determined until sale of bonds

City of Friendswood, Texas				
\$59,075,000 November 2026 Bond Election				
30-Year Debt Structure				
		Bond Sales	Bond Sale Amounts	
		February 2027	\$59,075,000	\$30,000,000
		February 2029		\$20,000,000
		February 2031		\$19,075,000
		Bond Election	\$59,075,000	\$59,075,000
Fiscal Year End (9/30)	Assessed Valuation Growth	Debt Service Tax Rate Projections		
2026 (Current)		\$0.1144	\$0.1144	\$0.1144
2027 (Preliminary)	7.47%	0.1144	0.1144	0.1144
2028	5.00%	0.1344	0.1144	0.1144
2029	4.00%	0.1344	0.1144	0.1144
2030	3.00%	0.1310	0.1274	0.1144
2031	2.00%	0.1250	0.1274	0.1144
2032	1.00%	0.1150	0.1135	0.1125
2033		0.1115	0.1130	0.1125
2034		0.1100	0.1130	0.1125
Maximum Rate:		\$0.1344	\$0.1274	\$0.1144
Projected Increase:		\$0.0200	\$0.0130	\$0.0000
Estimated Tax Bill Impact on Average Home Value (Average Home Value = \$475,000)				
Maximum Tax Bill Change on Average Home Value				
Annually:		\$95.00	\$61.75	\$0.00
Monthly:		\$7.92	\$5.15	\$0.00



Next Steps

- August 11th
Council may call Special Election for the Bonds
- November
Election Day



Questions or Comments?



FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/21/2026

Prepared by: Karen Horner, City Attorney

Subject: Discuss amendments to the City's Zoning Ordinance to allow fences to be erected in front yards of residentially zoned property.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Origination of this request: Code Enforcement observed a contractor installing a fence in a front yard without a permit and advised them to stop work and apply for a permit. Upon review, it was determined that the lot did not meet the minimum requirements to allow a fence in the front yard. The subject lot is .5 acres and has about 109 feet of frontage and the adjacent lots do not have front yard fences. The contractor submitted an application for a rear yard fence only, which was approved.



Currently, fences are allowed in front of the front building line in the following instances:

- On lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528
- On lots greater than 2 acres
- Decorative, transparent fences are allowed on lots greater than 2 acres OR that have a minimum width of 150 feet at the street
- Exception: any size lot may construct a fence when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard

Chain link and barbed wire fences are prohibited in front yards in residential districts.

Front Yard Fencing Benchmarks by City

City	Front Yard	Min Lot Size	Height	Transparenc	Certain Streets	Material
Friendswood	X	2 ac, 150-feet			X	Decorative, transparent
Pearland	X		4	50 %		No chain link or metal mesh panels
Coppell	No					
Deer Park	No					
La Porte	X	1 ac, 90-ft	8		X	Chainlink req'd on Galveston Bay
League City	X		4-6	70 %		No barbed wire, chicken wire, chain link, or lattice
Missouri City	X	.8 ac, 125-ft				Wrought iron and masonry req'd
Pasadena	X		4			Chain link, wrought iron, or picket
Schertz	X		4			Non-opaque, decorative

The Planning and Zoning Commission Ordinance Subcommittee workshopped the item, and they were not in favor of changing the ordinance.

If changes are made to the ordinance, their second recommendation is:

- Restrict the height to 4-feet
- Restrict the material to wrought iron and masonry columns (Missouri City); no wire of any kind (League City)
- Minimum 1 acre lot size

Neither option would remedy the situation at 711 Greenbriar Dr.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

If no changes are made to the ordinance, staff will continue to enforce the current ordinance. Any changes to the current regulations will require public hearings, recommendation from the Planning and Zoning Commission, and an ordinance to amend the Zoning Ordinance.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Receive and discuss a presentation regarding the City of Friendswood Proposed FY2026-27 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 FY2026-27 Municipal Budget.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None at this time

RECOMMENDATIONS

None at this time

ATTACHMENTS

1.	2026 08 03 Budget Slides
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8. MUNICIPAL BUDGET FY2026-27

8.A. DISCUSSION

Receive and discuss a presentation regarding the City of Friendswood Proposed FY2026-27 Municipal Budget

CITY OF FRIENDSWOOD

FY2026-2027 Preliminary Budget General Fund Water Sewer Fund



Overall Goals for the Budget

- **In accordance with our Vision Statement, the following goals drive the budget development**
 - To maintain a high level of service [funded by the Base Budget]
 - Investing in the diversification our tax base
 - Fulfilling prior year initiatives

Friendswood Budget Process

- **Departments submit Decision Packages and base budgets to Budget Office**
 - Budget Team (Department Directors, Finance, City Manager's Office) meets to present and discuss submitted Decision Packages and Forces at Work
 - Department Directors rank Decision Packages
 - Budget Office meets with departments to review base budget
- **Key budget drivers are presented to City Council**
 - Receive direction from City Council
- **Receive certified property values from appraisal districts and adjust preliminary proposed tax rate and budget as needed**

GENERAL FUND

KEY BUDGET/TAX RATE DRIVERS

Revenue

- Permits decrease \$261K (-26%)
- Sales Tax 2% increase \$401K

Forces at Work - \$1.19M

- FVFD Contract increase \$247K
- FVFD Capital Equipment \$65K
- FVFD/EMS VRF \$600K
- Other Forces at Work \$282K

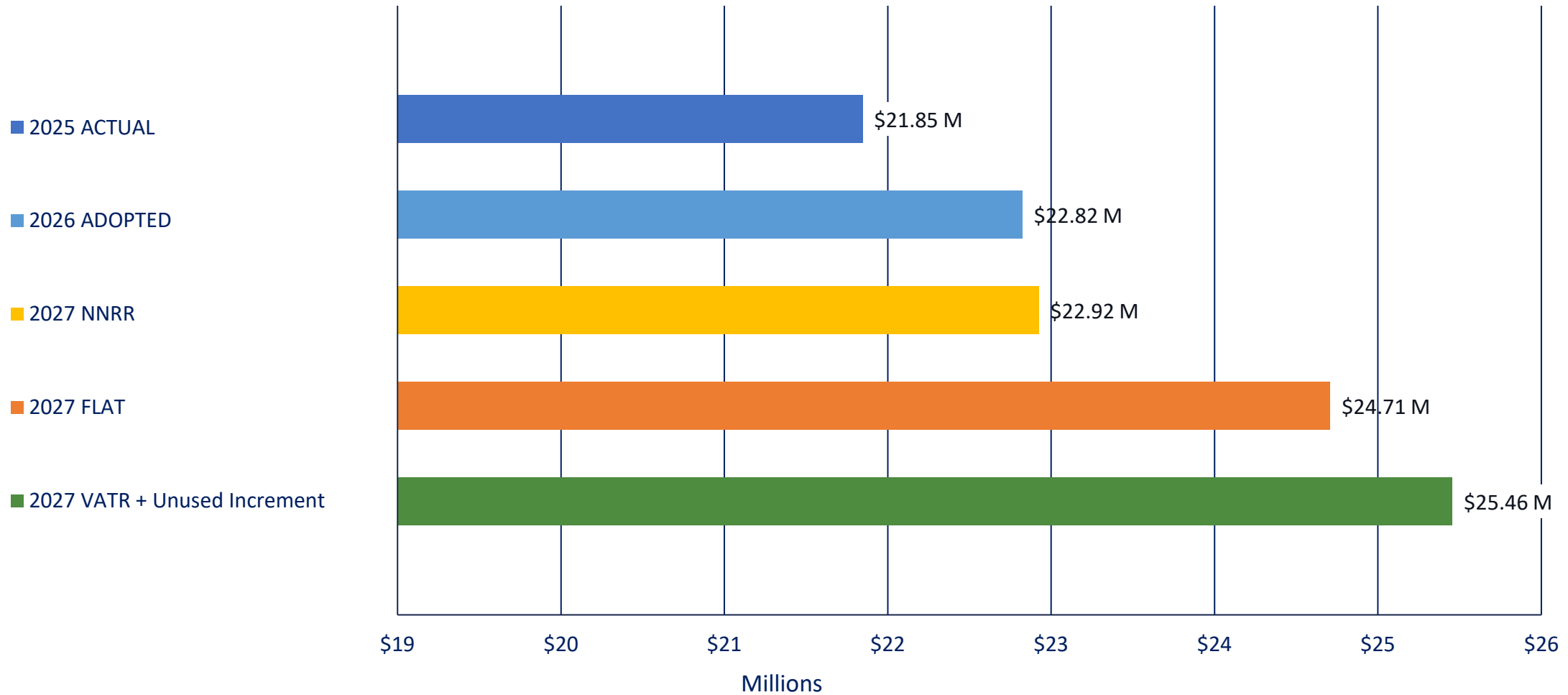
Personnel Costs – \$310K

- 2.75% Merit Increase
- 2.4% Health/Dental Insurance
- TMRS Decrease (16.41% to 15.65%)

Other Budget Drivers

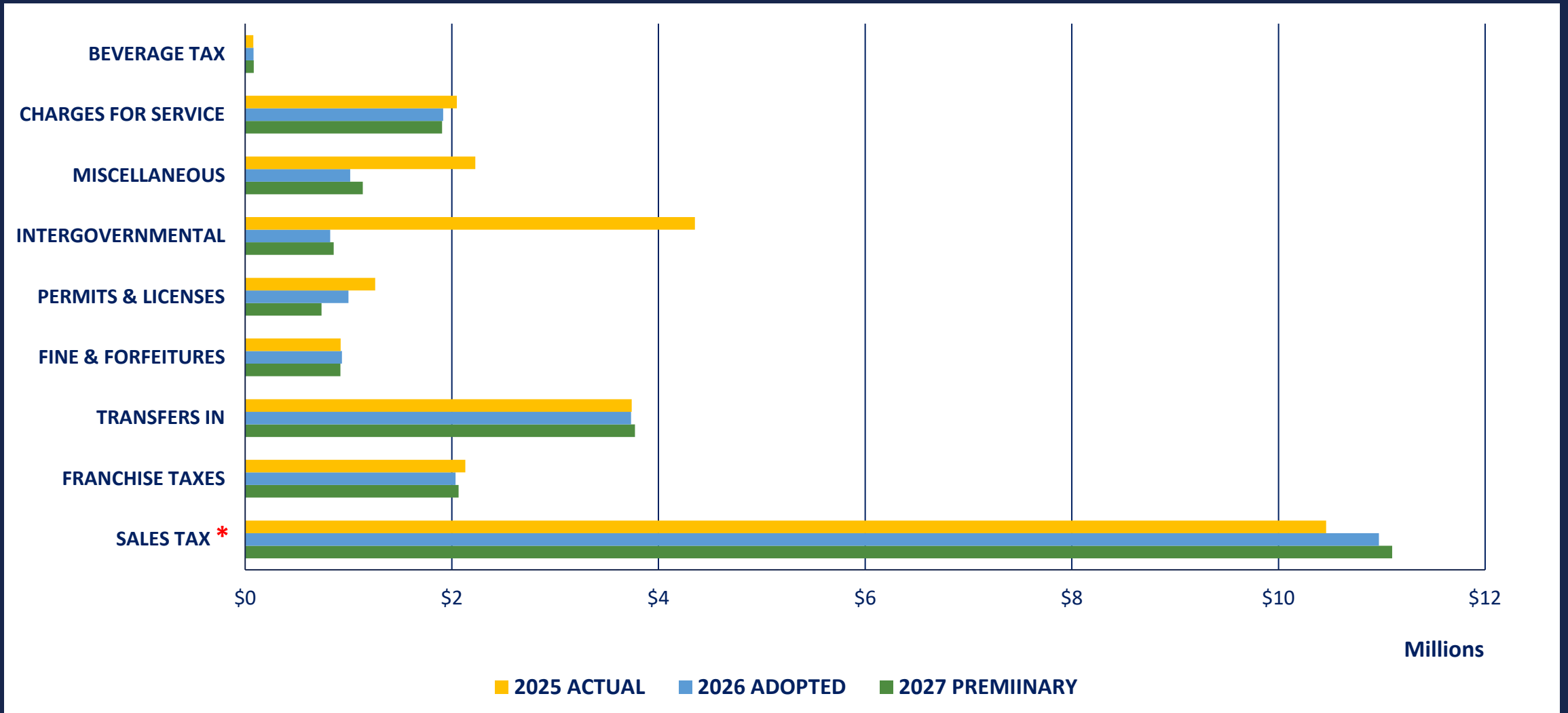
- IT Contract Service increase \$100K
- Capital Lease payment \$1.3M or 30% over FY26 budget
- Capital Maintenance Fund \$500K
- Emergency Reserve \$500K

O&M Property Tax Revenue Comparison



The projected 2027 NNRR is not sufficient to cover the base budget.

Other General Fund Revenues ~ \$22.6M



*FY2026 Adopted Sales Tax based on historical trends including Dick's Sporting Goods

Preliminary Budget Tax Rates

NNRR (\$0.4851) • FLAT (\$0.5142) • VATR+Unused Increment (\$0.5264)

- Projected Tax Increase – VATR
- Unused Tax Increment (2023-2025) available – est. \$0.01
- Estimated Taxable Value \$6.1B (up \$426M)
 - New construction adds to the value
 - Exemptions \$2.4B reduce the value
 - Over 65 freeze ceiling adds the value
 - TIRZ properties taken into account



\$84.0M

Projected new construction value **(GCAD preliminary)**



\$301M

Property Values Under Protest (at tax year 2025 certification) – **Same or more expected this tax year**

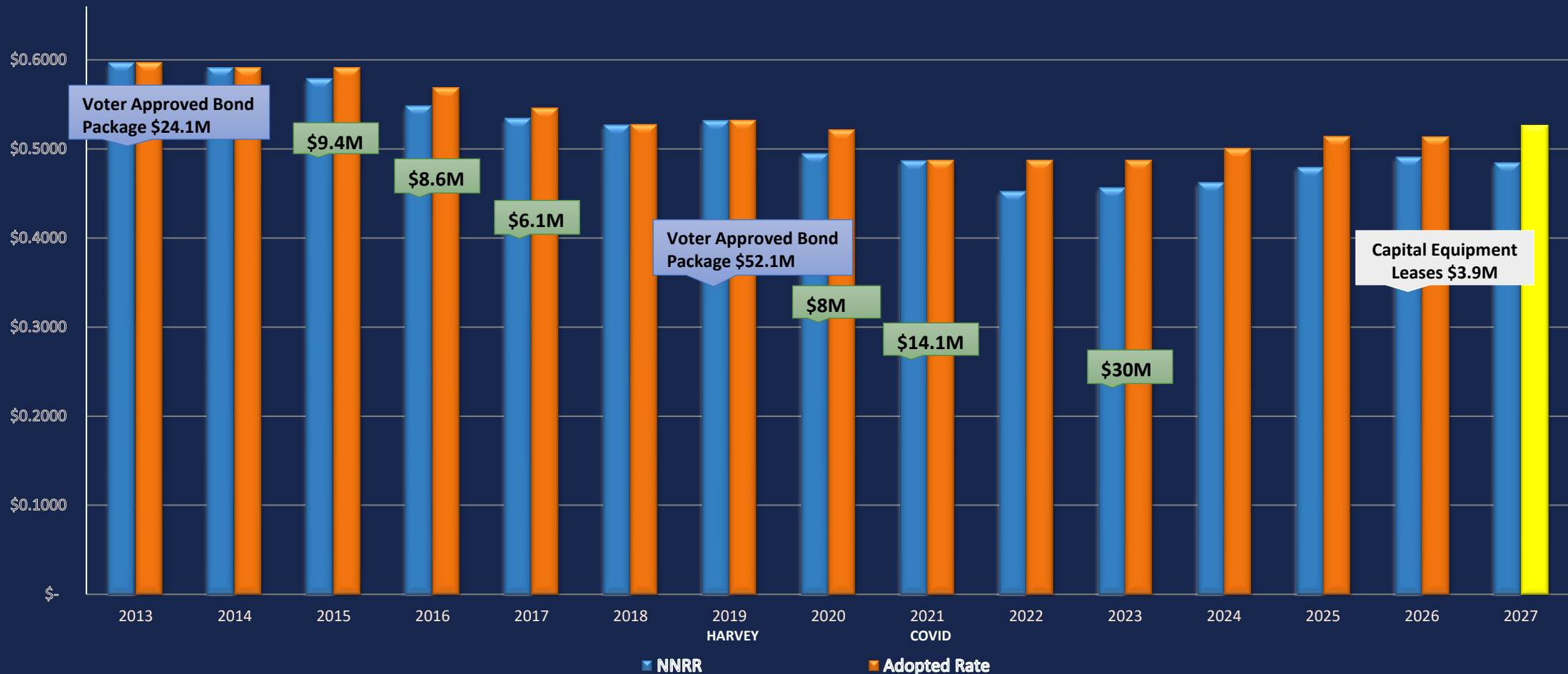


\$6.8M

Tax Debt Service Obligation
Increase of \$308K from FY26

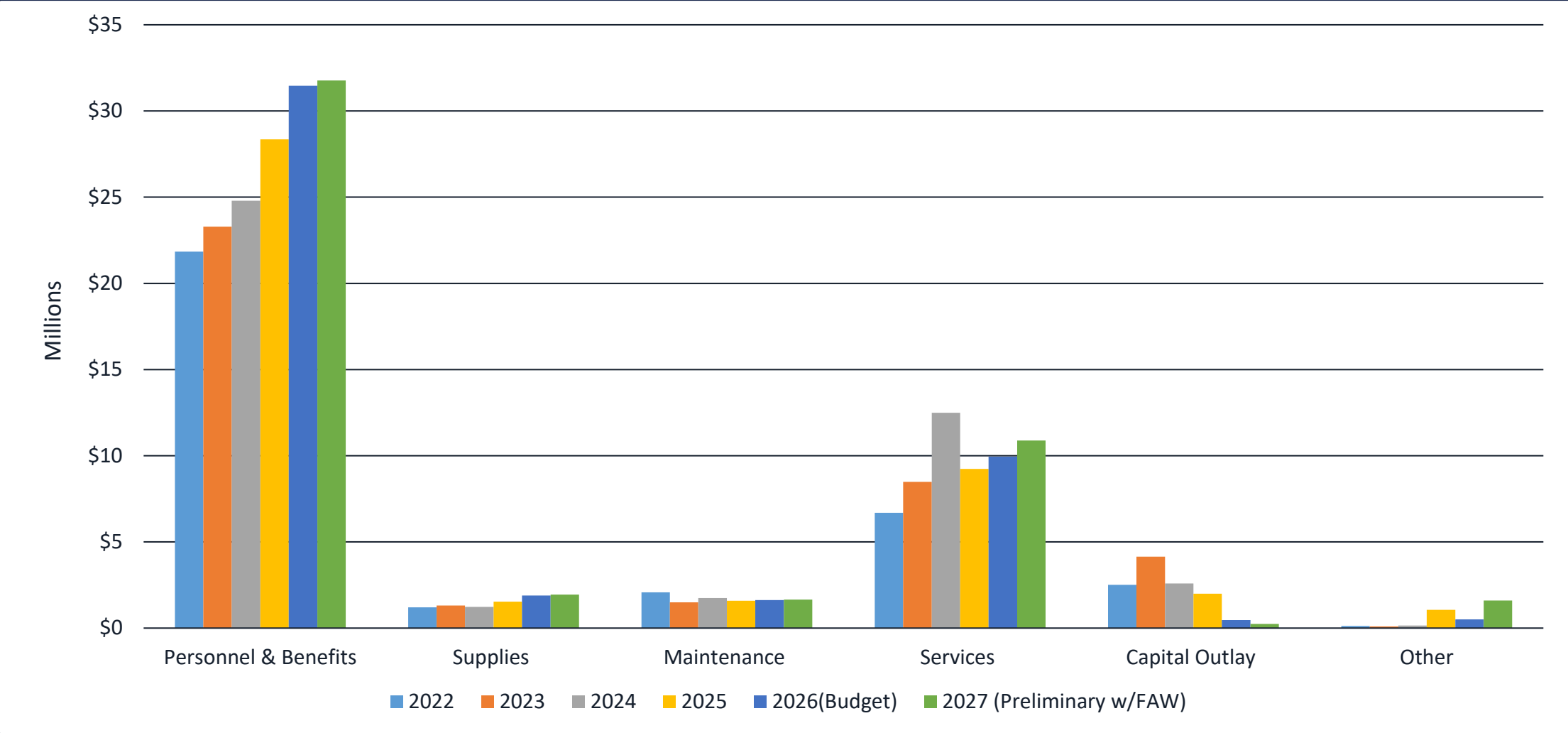
The projected 2026 NNRR is not sufficient to cover the base budget.

Tax Rate Analysis w/ Debt Issuance



Yellow bar indicates tax rate of **\$0.5264** projected to be used in the proposed budget.

GF Expenditures by Category ~ \$48.1M



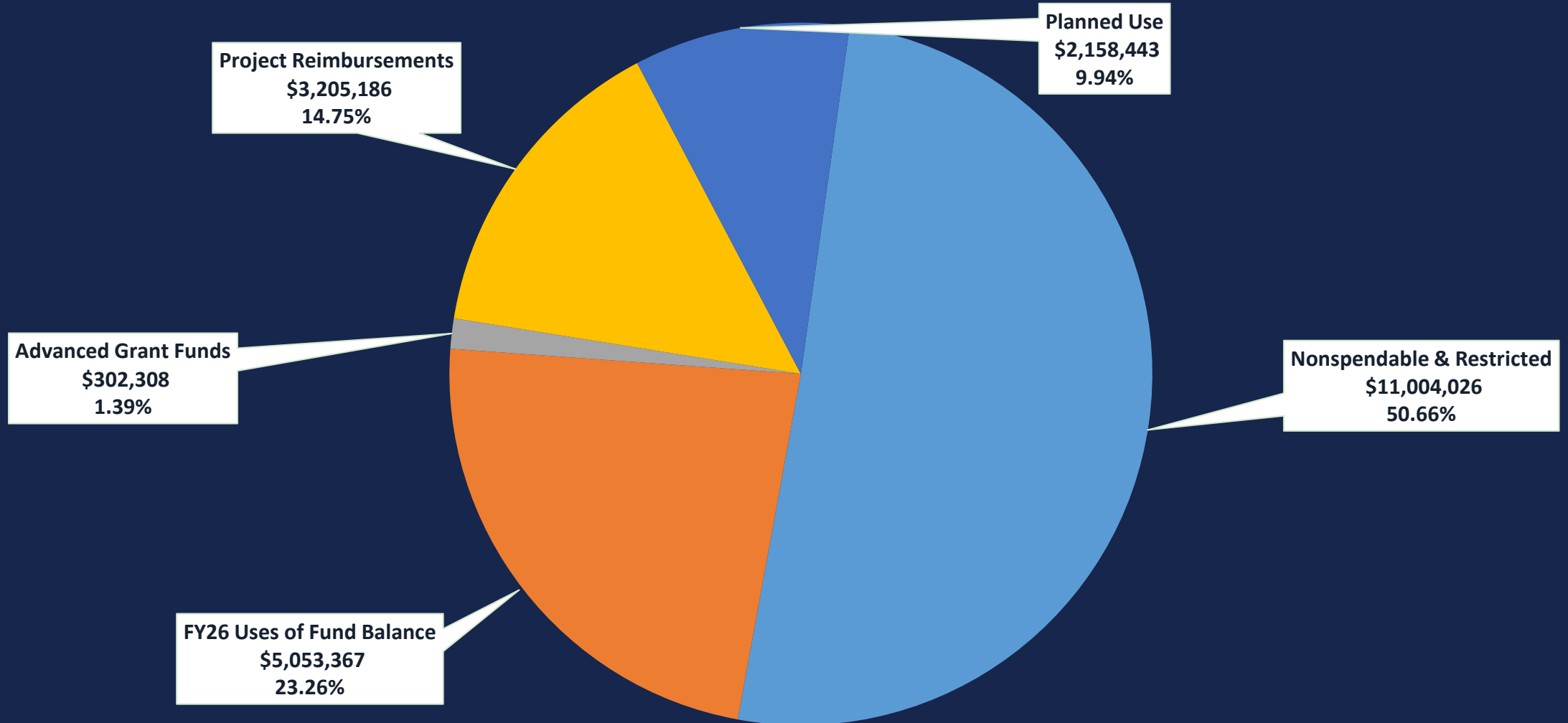
General Fund - Forces at Work (Net Total)

Forces at Work Description	NET TOTAL
Insurance Increase	\$14,000
Microsoft Licenses for PD (3 years)	27,000
ERP Software Cloud Conversion (City Wide)	55,000
FVFD Fire Suppression Contract	312,067
Police Motorola Equipment	59,987
Police Policy Accreditation Project	25,000
Police Peregrine Software (MVCPA)	95,500
House Bill 4144 Retiree Insurance	5,000
FVFD/EMS Vehicle Replacement Fund	600,000
TOTAL:	\$1,193,554

General Fund – Unfunded Decision Packages

Decision Package Description	NET TOTAL
CAO: Deputy City Attorney (+1.0 FTE) (SPLIT 60/40)	\$134,190
DES_EMS: Three Full-time Paramedics (+3.0 FTEs)	451,641
DES_EMS: Ambulance Remount (A47)	225,750
DES_EMS: Cardiac Monitor and CPR Devices	185,000
LIB: Reference-Adult Services Librarian (+1.0 FTE)	107,643
CSO/PR: Office Records Clerk (+1.0 FTE)	68,573
PK: Pool Staff Pay Increase	18,095
PK: Summer Camp Pay Increase \$16,380	0
DES_FVFD: Support Truck Remount	350,000
PW: Street Striping Machine	189,750
CDD: GIS Vehicle	28,710
HR: Wellness Committee – Digital Wellness Platform	20,000
PK: Marketing Manager (Mid-Year Position reclassification)	22,832
PK: Recreation Manager (Mid-Year Position reclassification)	12,435
ENG: Infrastructure Asset Inventory & Asset Management Framework (SPLIT 40/60)	160,000
TOTAL:	\$1,974,619

General Fund – Fund Balance ~ \$19.1M



As of June 1, 2026, the net balance available for capital improvements is **(\$2,580,693)**.

WATER & SEWER FUND

W&S FUND KEY BUDGET DRIVERS

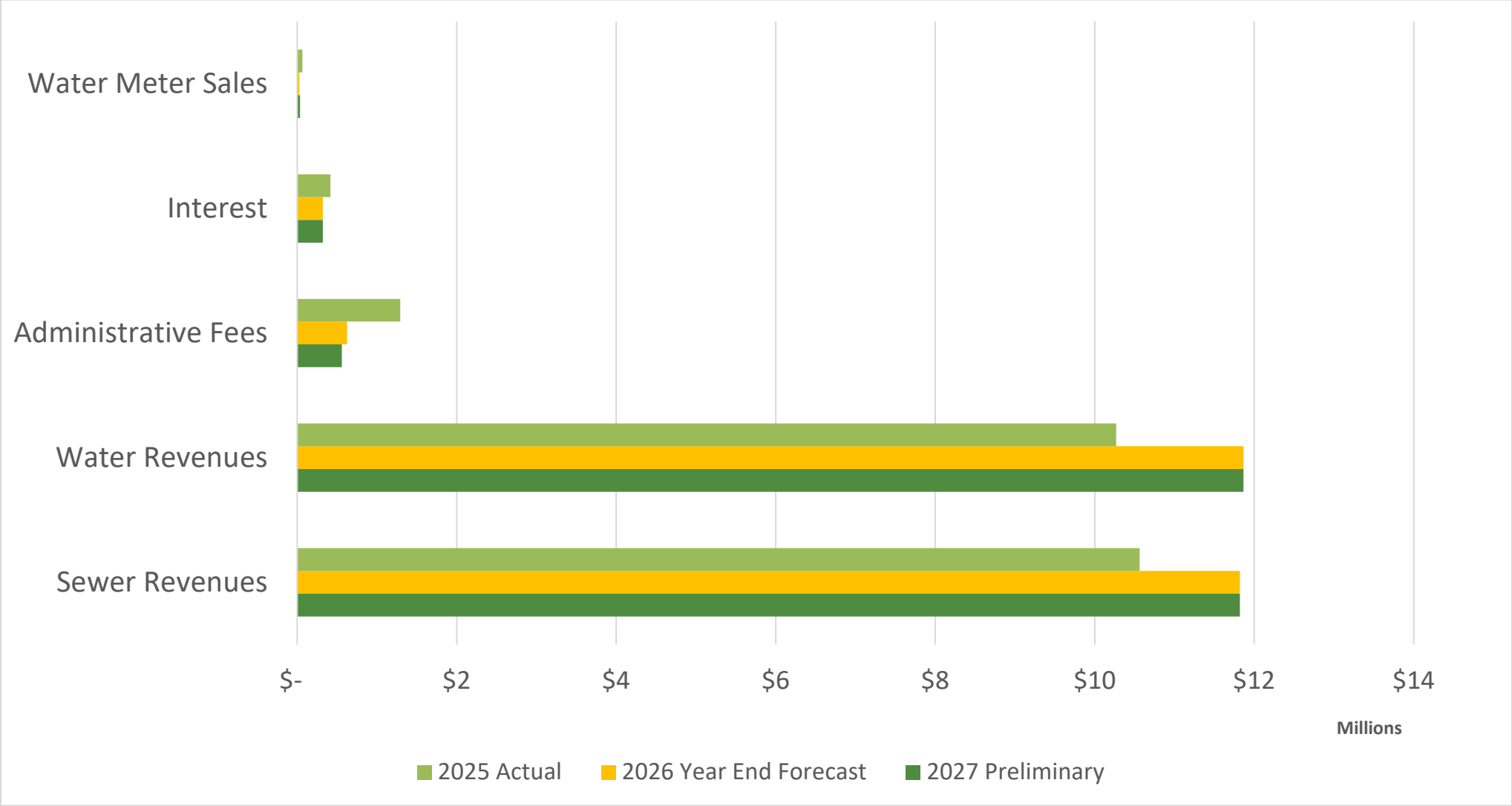
Personnel Costs – \$82K

- 2.75% Merit Increase
- 2.4% Health/Dental Insurance Increase
- TMRS Decrease (16.41% to 15.65%)

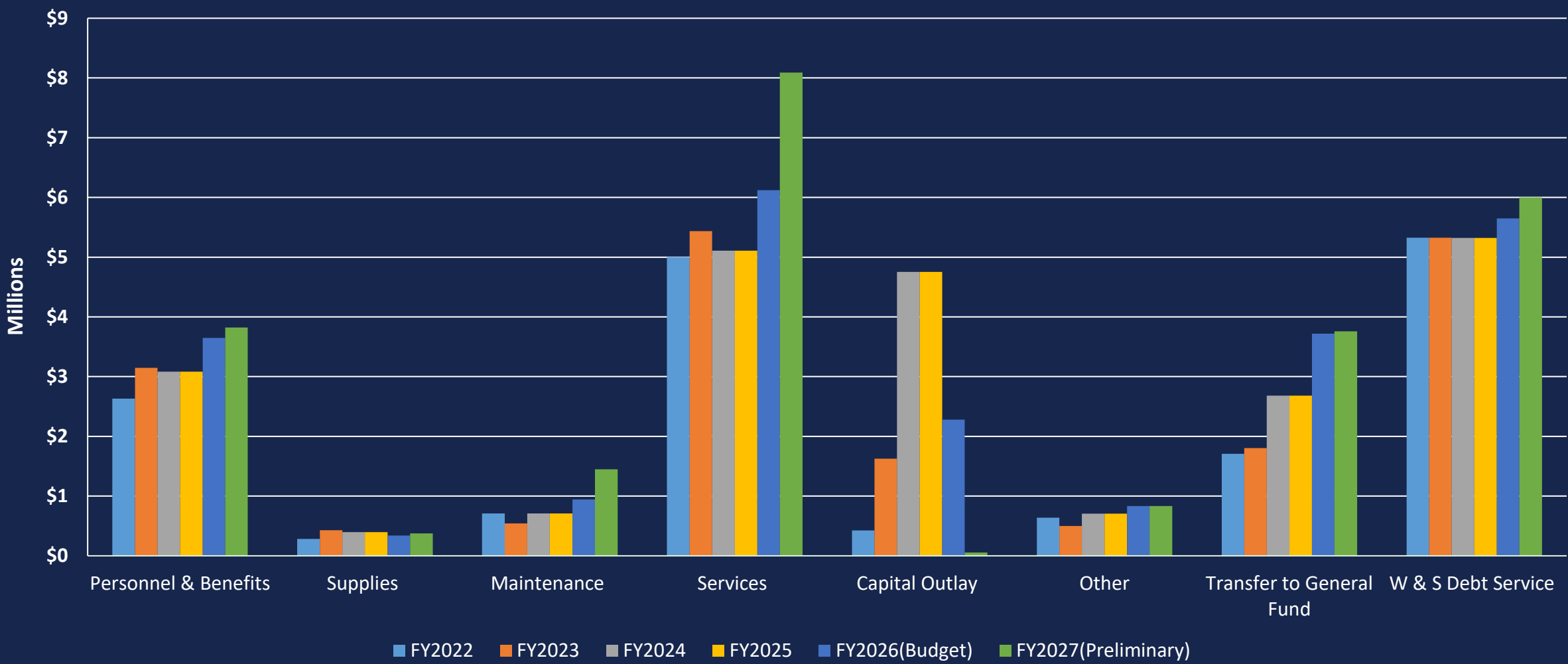
Other Forces Work & DPs

- COH Raw Water Settlement, \$207K
- SEWPP-CIP Program \$488K
- Blackhawk WWTP \$284K
- Blackhawk WWTP CIP \$1M
- Blackhawk WWTP Backup Generator \$349K

W&S Fund Revenue ~ \$24.6M



W&S Fund Expenditures by Category ~ \$24.6



Forces at Work

Description	NET TOTAL
City Wide: Health Insurance	\$9,600
PW: City of Houston Raw Water Settlement Agreement (FY27-FY35)	207,291
PW: Southeast Water Purification Plant – CIP Program	488,371
PW: Blackhawk WWTP Operational Increase	284,281
PW: Blackhawk WWTP CIP Program	1,040,000
PW: Blackhawk WWTP Backup Generation	348,920
TOTAL:	\$2,378,463

Decision Packages

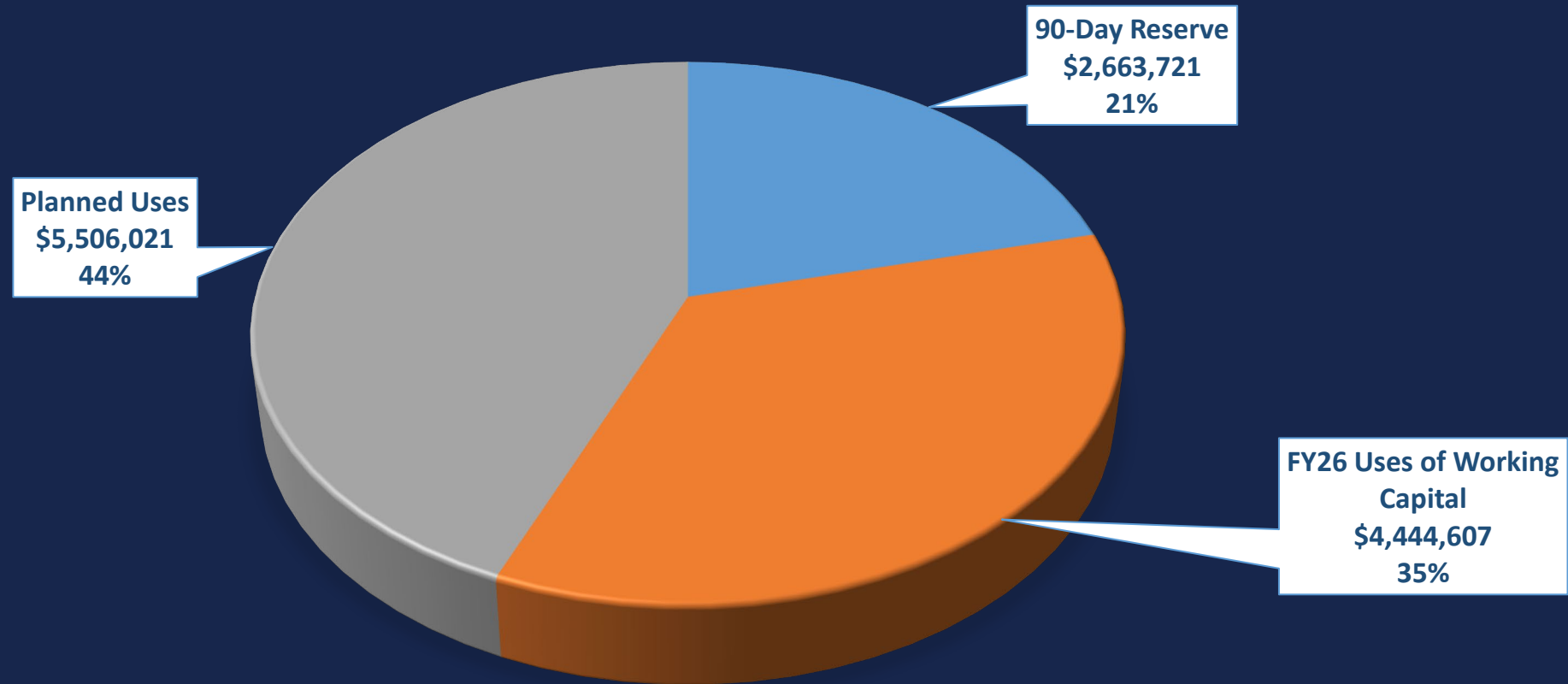
FUNDED DECISION PACKAGES:

Description	NET TOTAL
PW: Customer Service Compliance Coordinator + Vehicle (+1.0 FTE)	\$160,655
ENG: Wastewater Modeling Services	20,000
TOTAL:	\$180,655

UNFUNDED DECISION PACKAGES:

Description	NET TOTAL
ENG: Water System Infrastructure Planning & Hydraulic Model Update	\$950,000
TOTAL:	\$950,000

Water & Sewer Working Capital ~ \$12.9M



As of June 1, 2026, the net balance for working capital is \$304,903.



NEXT STEPS

- **Key Dates**
 - Proposed Budget to be Delivered – 08/01/2026
 - Budget Work Session – 08/03/2026
 - Budget Workshop – (Special Meeting) 08/11/2026
 - Proposed Budget Public Hearing (Special Meeting) – 08/24/2026
 - Budget could be adopted at this meeting
 - Public Hearing on Tax Rate – 09/14/2026
 - Budget & Tax Rate Adoption – 09/14/2026
- **Council Input & Direction Needed**

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider setting a public hearing regarding the City of Friendswood FY2026-27 Municipal Budget for August 24, 2026, 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, 2026, and the City Council is scheduled to take action on the tax rate on September 14, 2026. Therefore, the City, in compliance with state law, is setting the proposed budget hearing for Monday, August 24, 2026, at 5:30 P.M. in the Council Chamber, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546.

The 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 2026 public hearing on the budget.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Receive the 2026 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

2026 Appraisal Rolls

The 2026 Galveston Central Appraisal Roll estimate was completed on July 20, 2026, and provided to the City of Friendswood on July 20, 2026. In accordance with Section 26.04 (b) of the Texas Property Tax Code, the following values are submitted:

Total Appraised Value \$7,320,582,017

Total Taxable Value* \$5,313,801,782

Total Assessed Value \$6,896,959,539

*Over age 65 tax ceilings included

The 2026 Harris Central Appraisal Roll estimate was completed on July 24, 2026, 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 \$1,369,221,264

Total Taxable Value* \$1,068,836,072

Total Assessed Value \$1,232,299,138

*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 **94.12%**.

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 2026 tax year is \$849,441.

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 \$0.514843
Rate

Voter-Approval Tax Rate \$0.586980
(including prior years
unused increment)

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

Receive the rolls.

ATTACHMENTS

1.	GCAD 2026 Certified Totals
2.	HCAD Certified Estimate - 7.24.2026
3.	2026 Friendswood Collection Rate Letter
4.	2026 Friendswood Certified TNT Worksheet - 7.28.2026

2026 CERTIFIED TOTALS

Property Count: 13,490

C37 - FRIENDSWOOD CITY
ARB Approved Totals

7/17/2026 10:00:29PM

Land		Value			
Homesite:		1,037,724,310			
Non Homesite:		642,706,333			
Ag Market:		40,911,766			
Timber Market:		0	Total Land	(+)	1,721,342,409
Improvement		Value			
Homesite:		4,222,603,208			
Non Homesite:		978,459,652	Total Improvements	(+)	5,201,062,860
Non Real		Count	Value		
Personal Property:	1,233		160,511,500		
Mineral Property:	252		1,139,876		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	161,651,376
					7,084,056,645
Ag	Non Exempt	Exempt			
Total Productivity Market:	40,911,766	0			
Ag Use:	87,420	0	Productivity Loss	(-)	40,824,346
Timber Use:	0	0	Appraised Value	=	7,043,232,299
Productivity Loss:	40,824,346	0			
			Homestead Cap	(-)	285,544,706
			23.231 Cap	(-)	98,678,356
			Assessed Value	=	6,659,009,237
			Total Exemptions Amount	(-)	1,543,506,202
			(Breakdown on Next Page)		
			Net Taxable	=	5,115,503,035

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,353,174	27,633,118	81,015.46	82,866.30	92		
DPS	7,066,639	5,648,311	14,393.31	14,393.31	15		
OV65	1,322,011,052	976,501,025	3,066,961.93	3,099,168.62	2,553		
Total	1,367,430,865	1,009,782,454	3,162,370.70	3,196,428.23	2,660	Freeze Taxable	(-) 1,009,782,454
Tax Rate	0.5141720						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	6,375,046	4,832,893	3,143,333	1,689,560	11		
Total	6,375,046	4,832,893	3,143,333	1,689,560	11	Transfer Adjustment	(-) 1,689,560
						Freeze Adjusted Taxable	= 4,104,031,021

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
24,264,149.08 = 4,104,031,021 * (0.5141720 / 100) + 3,162,370.70

Certified Estimate of Market Value: 7,084,056,645
Certified Estimate of Taxable Value: 5,115,503,035

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 13,490

C37 - FRIENDSWOOD CITY
ARB Approved Totals

7/17/2026

10:00:43PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	861	0	25,744,150	25,744,150
145D	245	0	6,497,590	6,497,590
145D1	60	0	2,704,958	2,704,958
145F	48	0	2,544,328	2,544,328
DP	114	2,732,184	0	2,732,184
DPS	17	0	0	0
DV1	41	0	337,080	337,080
DV2	33	0	301,500	301,500
DV2S	1	0	7,500	7,500
DV3	54	0	566,000	566,000
DV3S	1	0	10,000	10,000
DV4	75	0	894,000	894,000
DV4S	4	0	36,000	36,000
DVHS	199	0	120,362,955	120,362,955
DVHSS	14	0	6,718,652	6,718,652
EX-XG	2	0	592,380	592,380
EX-XJ	1	0	0	0
EX-XU	2	0	232,536	232,536
EX-XV	658	0	296,489,067	296,489,067
EX-XV (Prorated)	2	0	749,930	749,930
EX366	56	0	6,596	6,596
FRSS	1	0	696,810	696,810
HS	8,704	968,076,006	0	968,076,006
LVE	25	27,715,293	0	27,715,293
OV65	3,237	79,153,747	0	79,153,747
OV65S	12	300,000	0	300,000
SO	9	36,940	0	36,940
Totals		1,078,014,170	465,492,032	1,543,506,202

2026 CERTIFIED TOTALS

Property Count: 429

C37 - FRIENDSWOOD CITY
Under ARB Review Totals

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Land		Value			
Homesite:		51,224,306			
Non Homesite:		24,122,750			
Ag Market:		0			
Timber Market:		0			
			Total Land	(+)	75,347,056
Improvement		Value			
Homesite:		154,905,210			
Non Homesite:		45,817,202			
			Total Improvements	(+)	200,722,412
Non Real		Count	Value		
Personal Property:	14		1,280,250		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	1,280,250
			Market Value	=	277,349,718
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0		
Timber Use:	0		0		
Productivity Loss:	0		0		
				Productivity Loss	(-) 0
				Appraised Value	= 277,349,718
				Homestead Cap	(-) 33,206,479
				23.231 Cap	(-) 6,192,937
				Assessed Value	= 237,950,302
				Total Exemptions Amount	(-) 39,651,555
				(Breakdown on Next Page)	
				Net Taxable	= 198,298,747

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	211,416	144,133	289.11	289.11	1		
OV65	22,792,756	17,259,208	58,721.53	59,081.61	39		
Total	23,004,172	17,403,341	59,010.64	59,370.72	40	Freeze Taxable	(-) 17,403,341
Tax Rate	0.5141720						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	262,180	184,744	103,991	80,753	1		
Total	262,180	184,744	103,991	80,753	1	Transfer Adjustment	(-) 80,753
						Freeze Adjusted Taxable	= 180,814,653

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
988,708.96 = 180,814,653 * (0.5141720 / 100) + 59,010.64

Certified Estimate of Market Value: 209,531,177
Certified Estimate of Taxable Value: 178,917,318
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 429

C37 - FRIENDSWOOD CITY
Under ARB Review Totals

7/17/2026

10:00:43PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	13	0	975,760	975,760
DP	2	50,000	0	50,000
DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4	3	0	36,000	36,000
DVHS	1	0	751,110	751,110
EX-XV	1	0	1,843,500	1,843,500
HS	285	34,305,185	0	34,305,185
OV65	67	1,675,000	0	1,675,000
Totals		36,030,185	3,621,370	39,651,555

2026 CERTIFIED TOTALS

Property Count: 13,919

C37 - FRIENDSWOOD CITY
Grand Totals

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Land		Value			
Homesite:		1,088,948,616			
Non Homesite:		666,829,083			
Ag Market:		40,911,766			
Timber Market:		0	Total Land	(+)	1,796,689,465
Improvement		Value			
Homesite:		4,377,508,418			
Non Homesite:		1,024,276,854	Total Improvements	(+)	5,401,785,272
Non Real		Count	Value		
Personal Property:	1,247		161,791,750		
Mineral Property:	252		1,139,876		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	162,931,626
					7,361,406,363
Ag	Non Exempt	Exempt			
Total Productivity Market:	40,911,766	0			
Ag Use:	87,420	0	Productivity Loss	(-)	40,824,346
Timber Use:	0	0	Appraised Value	=	7,320,582,017
Productivity Loss:	40,824,346	0			
			Homestead Cap	(-)	318,751,185
			23.231 Cap	(-)	104,871,293
			Assessed Value	=	6,896,959,539
			Total Exemptions Amount	(-)	1,583,157,757
			(Breakdown on Next Page)		
			Net Taxable	=	5,313,801,782

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,564,590	27,777,251	81,304.57	83,155.41	93		
DPS	7,066,639	5,648,311	14,393.31	14,393.31	15		
OV65	1,344,803,808	993,760,233	3,125,683.46	3,158,250.23	2,592		
Total	1,390,435,037	1,027,185,795	3,221,381.34	3,255,798.95	2,700	Freeze Taxable	(-) 1,027,185,795
Tax Rate	0.5141720						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	6,637,226	5,017,637	3,247,324	1,770,313	12		
Total	6,637,226	5,017,637	3,247,324	1,770,313	12	Transfer Adjustment	(-) 1,770,313
						Freeze Adjusted Taxable	= 4,284,845,674

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
25,252,858.04 = 4,284,845,674 * (0.5141720 / 100) + 3,221,381.34

Certified Estimate of Market Value: 7,293,587,822
Certified Estimate of Taxable Value: 5,294,420,353

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 13,919

C37 - FRIENDSWOOD CITY
Grand Totals

7/17/2026

10:00:43PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	874	0	26,719,910	26,719,910
145D	245	0	6,497,590	6,497,590
145D1	60	0	2,704,958	2,704,958
145F	48	0	2,544,328	2,544,328
DP	116	2,782,184	0	2,782,184
DPS	17	0	0	0
DV1	42	0	342,080	342,080
DV2	33	0	301,500	301,500
DV2S	1	0	7,500	7,500
DV3	55	0	576,000	576,000
DV3S	1	0	10,000	10,000
DV4	78	0	930,000	930,000
DV4S	4	0	36,000	36,000
DVHS	200	0	121,114,065	121,114,065
DVHSS	14	0	6,718,652	6,718,652
EX-XG	2	0	592,380	592,380
EX-XJ	1	0	0	0
EX-XU	2	0	232,536	232,536
EX-XV	659	0	298,332,567	298,332,567
EX-XV (Prorated)	2	0	749,930	749,930
EX366	56	0	6,596	6,596
FRSS	1	0	696,810	696,810
HS	8,989	1,002,381,191	0	1,002,381,191
LVE	25	27,715,293	0	27,715,293
OV65	3,304	80,828,747	0	80,828,747
OV65S	12	300,000	0	300,000
SO	9	36,940	0	36,940
Totals		1,114,044,355	469,113,402	1,583,157,757

2026 CERTIFIED TOTALS

Property Count: 13,490

C37 - FRIENDSWOOD CITY
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10,024	4,564.5769	\$65,437,090	\$5,818,465,360	\$4,359,482,337
B	MULTIFAMILY RESIDENCE	26	49.7571	\$0	\$69,314,606	\$67,728,808
C1	VACANT LOTS AND LAND TRACTS	907	1,100.1071	\$0	\$118,612,570	\$79,979,216
D1	QUALIFIED OPEN-SPACE LAND	51	638.0741	\$0	\$40,911,766	\$87,420
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$133,796	\$133,796
E	RURAL LAND, NON QUALIFIED OPE	155	1,188.6916	\$227,170	\$95,048,898	\$64,056,617
F1	COMMERCIAL REAL PROPERTY	343	404.0093	\$54,244,520	\$475,369,858	\$441,937,010
F2	INDUSTRIAL AND MANUFACTURIN	2	5.8454	\$0	\$105,670	\$105,670
G1	OIL AND GAS	251		\$0	\$1,130,150	\$1,123,554
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,065,580	\$7,940,580
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$38,230,090	\$37,980,090
J4	TELEPHONE COMPANY (INCLUDI	11	0.0390	\$0	\$3,741,710	\$3,050,321
J6	PIPELAND COMPANY	58		\$0	\$8,268,570	\$6,335,581
J7	CABLE TELEVISION COMPANY	6		\$0	\$7,216,120	\$6,930,130
L1	COMMERCIAL PERSONAL PROPE	1,133		\$0	\$65,522,607	\$32,524,807
L2	INDUSTRIAL AND MANUFACTURIN	21		\$0	\$1,452,450	\$333,467
M1	TANGIBLE OTHER PERSONAL, MOB	65		\$0	\$913,799	\$546,863
O	RESIDENTIAL INVENTORY	19		\$12,188,270	\$5,586,239	\$5,164,983
S	SPECIAL INVENTORY TAX	2		\$0	\$187,600	\$61,785
X	TOTALLY EXEMPT PROPERTY	673	719,317.8104	\$157,700	\$325,779,206	\$0
Totals			727,268.9109	\$132,254,750	\$7,084,056,645	\$5,115,503,035

2026 CERTIFIED TOTALS

Property Count: 429

C37 - FRIENDSWOOD CITY
Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	383	199.3307	\$4,450,080	\$238,268,188	\$167,403,653
C1	VACANT LOTS AND LAND TRACTS	10	11.2638	\$0	\$4,250,500	\$1,817,487
E	RURAL LAND, NON QUALIFIED OPE	5	32.2991	\$0	\$5,894,580	\$3,969,171
F1	COMMERCIAL REAL PROPERTY	18	3.1381	\$0	\$25,809,510	\$24,800,756
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$1,280,250	\$304,490
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$0	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$3,190	\$3,190
X	TOTALLY EXEMPT PROPERTY	1	1.4997	\$0	\$1,843,500	\$0
Totals			247.5314	\$4,450,080	\$277,349,718	\$198,298,747

2026 CERTIFIED TOTALS

Property Count: 13,919

C37 - FRIENDSWOOD CITY
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10,407	4,763.9076	\$69,887,170	\$6,056,733,548	\$4,526,885,990
B	MULTIFAMILY RESIDENCE	26	49.7571	\$0	\$69,314,606	\$67,728,808
C1	VACANT LOTS AND LAND TRACTS	917	1,111.3709	\$0	\$122,863,070	\$81,796,703
D1	QUALIFIED OPEN-SPACE LAND	51	638.0741	\$0	\$40,911,766	\$87,420
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$133,796	\$133,796
E	RURAL LAND, NON QUALIFIED OPE	160	1,220.9907	\$227,170	\$100,943,478	\$68,025,788
F1	COMMERCIAL REAL PROPERTY	361	407.1474	\$54,244,520	\$501,179,368	\$466,737,766
F2	INDUSTRIAL AND MANUFACTURIN	2	5.8454	\$0	\$105,670	\$105,670
G1	OIL AND GAS	251		\$0	\$1,130,150	\$1,123,554
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,065,580	\$7,940,580
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$38,230,090	\$37,980,090
J4	TELEPHONE COMPANY (INCLUDI	11	0.0390	\$0	\$3,741,710	\$3,050,321
J6	PIPELAND COMPANY	58		\$0	\$8,268,570	\$6,335,581
J7	CABLE TELEVISION COMPANY	6		\$0	\$7,216,120	\$6,930,130
L1	COMMERCIAL PERSONAL PROPE	1,146		\$0	\$66,802,857	\$32,829,297
L2	INDUSTRIAL AND MANUFACTURIN	22		\$0	\$1,452,450	\$333,467
M1	TANGIBLE OTHER PERSONAL, MOB	66		\$0	\$916,989	\$550,053
O	RESIDENTIAL INVENTORY	19		\$12,188,270	\$5,586,239	\$5,164,983
S	SPECIAL INVENTORY TAX	2		\$0	\$187,600	\$61,785
X	TOTALLY EXEMPT PROPERTY	674	719,319.3101	\$157,700	\$327,622,706	\$0
Totals			727,516.4423	\$136,704,830	\$7,361,406,363	\$5,313,801,782

2026 CERTIFIED TOTALS

Property Count: 13,490

C37 - FRIENDSWOOD CITY
ARB Approved Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.1304	\$0	\$239,731	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	9,920	4,561.0653	\$65,437,090	\$5,798,176,123	\$4,343,990,355
A2 REAL, RESIDENTIAL, MOBILE HOME	4	0.3581	\$0	\$109,245	\$106,534
A3 REAL, RESIDENTIAL, CONDOMINIUM	99	3.0231	\$0	\$19,940,261	\$15,385,448
B1 APARTMENTS	10	45.1734	\$0	\$64,995,984	\$64,085,184
B2 DUPLEXES	16	4.5837	\$0	\$4,318,622	\$3,643,624
C1 VACANT LOT	907	1,100.1071	\$0	\$118,612,570	\$79,979,216
D1 QUALIFIED AG LAND	51	638.0741	\$0	\$40,911,766	\$87,420
D2 IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$133,796	\$133,796
E	9	26.8567	\$0	\$2,194,125	\$0
E1 FARM OR RANCH IMPROVEMENT	146	1,161.8349	\$227,170	\$92,854,773	\$64,056,617
F1 COMMERCIAL REAL PROPERTY	342	400.8193	\$54,244,520	\$475,369,538	\$441,936,690
F2 INDUSTRIAL REAL PROPERTY	2	5.8454	\$0	\$105,670	\$105,670
G1 OIL AND GAS	251		\$0	\$1,130,150	\$1,123,554
J2 GAS DISTRIBUTION SYSTEM	1		\$0	\$8,065,580	\$7,940,580
J3 ELECTRIC COMPANY	3		\$0	\$38,230,090	\$37,980,090
J4 TELEPHONE COMPANY	11	0.0390	\$0	\$3,741,710	\$3,050,321
J6 PIPELINE COMPANY	58		\$0	\$8,268,570	\$6,335,581
J7 CABLE TELEVISION COMPANY	6		\$0	\$7,216,120	\$6,930,130
L1 COMMERCIAL PERSONAL PROPER	1,133		\$0	\$65,522,607	\$32,524,807
L2 INDUSTRIAL PERSONAL PROPERTY	21		\$0	\$1,452,450	\$333,467
M1 MOBILE HOMES	65		\$0	\$913,799	\$546,863
O2 RESIDENTIAL INVENTORY IMPROVE	19		\$12,188,270	\$5,586,239	\$5,164,983
S SPECIAL INVENTORY	2		\$0	\$187,600	\$61,785
X	673	719,317.8104	\$157,700	\$325,779,206	\$0
XV COMMERCIAL REAL EXEMPT	1	3.1900	\$0	\$320	\$320
Totals	727,268.9109		\$132,254,750	\$7,084,056,645	\$5,115,503,035

2026 CERTIFIED TOTALS

Property Count: 429

C37 - FRIENDSWOOD CITY
Under ARB Review Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	379	199.2140	\$4,450,080	\$237,330,668	\$166,597,025
A3	REAL, RESIDENTIAL, CONDOMINIUM	4	0.1167	\$0	\$937,520	\$806,628
C1	VACANT LOT	10	11.2638	\$0	\$4,250,500	\$1,817,487
E1	FARM OR RANCH IMPROVEMENT	5	32.2991	\$0	\$5,894,580	\$3,969,171
F1	COMMERCIAL REAL PROPERTY	18	3.1381	\$0	\$25,809,510	\$24,800,756
L1	COMMERCIAL PERSONAL PROPER	13		\$0	\$1,280,250	\$304,490
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$0	\$0
M1	MOBILE HOMES	1		\$0	\$3,190	\$3,190
X		1	1.4997	\$0	\$1,843,500	\$0
Totals			247.5314	\$4,450,080	\$277,349,718	\$198,298,747

2026 CERTIFIED TOTALS

Property Count: 13,919

C37 - FRIENDSWOOD CITY
Grand Totals

7/17/2026 10:00:43PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		3	0.1304	\$0	\$239,731	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	10,299	4,760.2793	\$69,887,170	\$6,035,506,791	\$4,510,587,380
A2	REAL, RESIDENTIAL, MOBILE HOME	4	0.3581	\$0	\$109,245	\$106,534
A3	REAL, RESIDENTIAL, CONDOMINIUM	103	3.1398	\$0	\$20,877,781	\$16,192,076
B1	APARTMENTS	10	45.1734	\$0	\$64,995,984	\$64,085,184
B2	DUPLEXES	16	4.5837	\$0	\$4,318,622	\$3,643,624
C1	VACANT LOT	917	1,111.3709	\$0	\$122,863,070	\$81,796,703
D1	QUALIFIED AG LAND	51	638.0741	\$0	\$40,911,766	\$87,420
D2	IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$133,796	\$133,796
E		9	26.8567	\$0	\$2,194,125	\$0
E1	FARM OR RANCH IMPROVEMENT	151	1,194.1340	\$227,170	\$98,749,353	\$68,025,788
F1	COMMERCIAL REAL PROPERTY	360	403.9574	\$54,244,520	\$501,179,048	\$466,737,446
F2	INDUSTRIAL REAL PROPERTY	2	5.8454	\$0	\$105,670	\$105,670
G1	OIL AND GAS	251		\$0	\$1,130,150	\$1,123,554
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,065,580	\$7,940,580
J3	ELECTRIC COMPANY	3		\$0	\$38,230,090	\$37,980,090
J4	TELEPHONE COMPANY	11	0.0390	\$0	\$3,741,710	\$3,050,321
J6	PIPELINE COMPANY	58		\$0	\$8,268,570	\$6,335,581
J7	CABLE TELEVISION COMPANY	6		\$0	\$7,216,120	\$6,930,130
L1	COMMERCIAL PERSONAL PROPER	1,146		\$0	\$66,802,857	\$32,829,297
L2	INDUSTRIAL PERSONAL PROPERTY	22		\$0	\$1,452,450	\$333,467
M1	MOBILE HOMES	66		\$0	\$916,989	\$550,053
O2	RESIDENTIAL INVENTORY IMPROVE	19		\$12,188,270	\$5,586,239	\$5,164,983
S	SPECIAL INVENTORY	2		\$0	\$187,600	\$61,785
X		674	719,319.3101	\$157,700	\$327,622,706	\$0
XV	COMMERCIAL REAL EXEMPT	1	3.1900	\$0	\$320	\$320
Totals		727,516.4423		\$136,704,830	\$7,361,406,363	\$5,313,801,782

2026 CERTIFIED TOTALS

Property Count: 13,919

C37 - FRIENDSWOOD CITY

Effective Rate Assumption

7/17/2026 10:00:43PM

New Value

TOTAL NEW VALUE MARKET:	\$136,704,830
TOTAL NEW VALUE TAXABLE:	\$97,283,195

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	10	2025 Market Value	\$491,530
EX366	HB366 Exempt	7	2025 Market Value	\$2,936

ABSOLUTE EXEMPTIONS VALUE LOSS	\$494,466
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Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	868	\$26,455,610
145D	11.145 (d) Multiple Situs, Leases	245	\$6,497,590
145F	11.145 (f) Single Situs, Related Business Entity	35	\$1,109,235
DP	Disability	1	\$25,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	13	\$132,000
DV4	Disabled Veterans 70% - 100%	16	\$192,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	11	\$5,570,164
HS	Homestead	271	\$32,930,466
OV65	Over 65	226	\$5,600,000
PARTIAL EXEMPTIONS VALUE LOSS		1,690	\$78,544,065
NEW EXEMPTIONS VALUE LOSS			\$79,038,531

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS	
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TOTAL EXEMPTIONS VALUE LOSS	\$79,038,531
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New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
3	\$69,210	\$69,210

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,963	\$609,213	\$147,330	\$461,883

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,947	\$608,917	\$147,247	\$461,670

2026 CERTIFIED TOTALS**C37 - FRIENDSWOOD CITY****Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,963	\$535,448	\$111,200	\$424,248

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,947	\$535,250	\$111,200	\$424,050

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
429	\$277,349,718	\$178,917,318

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Harris Central Appraisal District

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

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800



Office of Chief Appraiser

July 24, 2026

HONORABLE MIKE FOREMAN
MAYOR - CITY OF FRIENDSWOOD
910 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD TX 77546-4856

Re: 2026 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 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 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 2026 taxable value for the taxing unit identified above is:

\$1,068,836,072

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,

Adam Bogard
Chief Appraiser

Board of Directors

Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer

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	326	99,873,863	98,632,677	94,761,209	82,482,076
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	2	9,450,821	9,450,821	8,640,760	8,640,760
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	5	222,121	150,235	140,418	140,418
C2 Real, Vacant Commercial	12	3,649,581	2,445,103	2,189,879	2,189,879
C3 Real, Vacant	0	0	0	0	0
D1 Real, Qualified Agricultural Land	3	8,210,454	14,268	12,891	12,891
D2 Real, Unqualified Agricultural Land	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	49	48,867,318	48,159,053	46,136,251	46,136,251
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	1	23,269	23,269	14,310	14,310
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H Tangible, Vehicles Not Used for Business Purposes	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0
J2 Gas Companies	0	0	0	0	0

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)
J3 Electric Companies	0	0	0	0	0
J4 Telephone Companies	0	0	0	0	0
J5 Railroads	0	0	0	0	0
J6 Pipelines	6	590,890	590,890	483,286	296,926
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	4	222,698	222,698	220,994	17,534
L2 Tangible, Industrial	1	22,663	22,663	22,663	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
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
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

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)
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	409	\$171,133,678	\$159,711,677	\$152,622,661	\$139,931,045

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	27	9,558,980	9,376,081	9,285,338	6,892,597
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	8	5,213,756	5,125,594	2,323,204	2,323,204
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	2,403,309	2,403,309	2,283,143	2,283,143
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	17	157,324	157,324	138,735	8,385
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H Tangible, Vehicles Not Used for Business Purposes	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0
J2 Gas Companies	0	0	0	0	0

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)
J3 Electric Companies	0	0	0	0	0
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	67	7,129,152	7,129,152	7,027,110	3,729,091
L2 Tangible, Industrial	0	0	0	0	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
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
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

058 CITY OF FRIENDSWOOD
TAX YEAR: 2026

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

Page 3 of 3
LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
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	120	\$24,462,521	\$24,191,460	\$21,057,530	\$15,236,420

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
OTHER ACCOUNTS
UNCERTIFIED ROLL

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1	Real, Residential, Single-Family	2,743	905,127,301	901,624,625	901,598,983	720,972,382
A2	Real, Residential, Mobile Homes	0	0	0	0	0
B1	Real, Residential, Multi-Family	4	78,806,461	78,806,461	78,806,461	78,806,461
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	81	2,770,872	650,703	650,703	647,278
C2	Real, Vacant Commercial	27	7,383,638	6,356,992	6,356,992	6,356,992
C3	Real, Vacant	3	549,554	537,624	537,624	537,624
D1	Real, Qualified Agricultural Land	0	0	0	0	0
D2	Real, Unqualified Agricultural Land	13	2,845,135	442,390	442,390	442,390
E1	Real, Farm & Ranch Improved	0	0	0	0	0
F1	Real, Commercial	90	82,881,133	78,889,854	78,889,854	78,889,854
F2	Real, Industrial	2	6,739,412	6,595,395	6,595,395	15,798
G1	Oil and Mineral Gas Reserves	443	9,589,030	9,565,596	5,567,561	5,531,131
G2	Real Property Other Mineral Reserves	0	0	0	0	0
H	Tangible, Vehicles Not Used for Business Purposes	0	0	0	0	0
I1	Real, Banks	0	0	0	0	0
J1	Real & Tangible Personal, Utility Water	0	0	0	0	0
J2	Gas Companies	1	3,060,340	3,060,340	2,279,551	2,154,551

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
OTHER ACCOUNTS
UNCERTIFIED ROLL

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
J3 Electric Companies	8	10,990,619	10,990,619	8,240,315	7,865,315
J4 Telephone Companies	4	741,320	741,320	687,541	311,821
J5 Railroads	0	0	0	0	0
J6 Pipelines	10	1,290,102	1,282,661	1,115,201	481,221
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	172	14,786,537	14,786,537	14,507,383	8,865,175
L2 Tangible, Industrial	7	2,212,077	2,212,077	2,165,591	1,780,350
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	10,264	10,264
M4 Tangible, Miscellaneous	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	1	40,248	40,248	40,248	0
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	1	12,968,040	12,968,040	12,968,040	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
OTHER ACCOUNTS
UNCERTIFIED ROLL

					ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	
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	2,218,564	2,218,564	2,218,564	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	57,632,282	53,530,373	53,530,373	0
TOTAL UNCERTIFIED	3,696	\$1,202,650,373	\$1,185,318,127	\$1,177,209,034	\$913,668,607



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@galvestoncountytexas.gov



July 26, 2026

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

LINE 44, 46

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

Dear Mayor Foreman:

Enclosed please find the 2026 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.

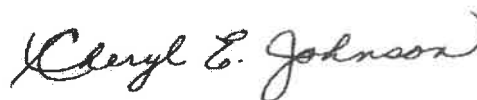
Section 26.04(b) of the Texas Property Tax Code requires the collector to certify the anticipated collection rate. Section 26.04(h-1) establishes that the anticipated collection rate be equal to the lowest actual collection rate for any of the previous three years. These are shown below:

2023	99.43%
2024	99.15%
2025	94.12%

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 2026 tax year for the City of Friendswood to be 94.12%.

Additionally, certified excess debt collected, if any, as defined by Section 26.012(10) for the period July 1, 2025 through June 30, 2026 is \$849,440.85.

Respectfully submitted,



Cheryl E. Johnson, PCC, CTOP

1 of 3

Enclosures

2026 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 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI 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.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

<https://www.galvestoncountytx.gov/our-county/tax-assessor-collector/property-tax/truth-in-taxation/-fsiteid-1#!/>

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). ²	\$ 6,198,302,130
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. ³	\$ 1,347,559,968
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 4,850,742,162
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:..... \$ 101,803,070 B. Prior year values resulting from final court decisions:..... - \$ 85,063,081 C. Prior year value loss. Subtract B from A. ⁴	\$ 16,739,989

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 104,152,978 B. Prior year disputed value: - \$ 20,921,415 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 83,231,563
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 99,971,552
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 4,950,713,714
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 69,210
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: \$ 494,466 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 88,031,651 C. Value loss. Add A and B. ⁷	\$ 88,526,117
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: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁸	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 88,595,327
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. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 6,882,243
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 4,855,236,144
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 24,964,264
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. ¹⁰	\$ 188,485
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 25,152,749

⁵ Tex. Tax Code §26.012(13)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.012(15)⁹ Tex. Tax Code §26.03(c)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
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.¹² A. Certified values: \$ 5,115,503,035 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0 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 reinvestment 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.¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.¹⁴ Enter the total from Form 50-110 - \$ 4,911,535 E. Total current year value. Add A and B, then subtract C and D.	\$ 5,110,591,500
19.	Total value of properties under protest or not included on certified appraisal roll.¹⁵ 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.¹⁶ \$ 270,583,834 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.¹⁷ + \$ 928,905,027 C. Total value under protest or not certified. Add A and B.	\$ 1,199,488,861
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.¹⁸	\$ 1,323,560,124
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation.¹⁹ 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.²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9.²¹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21.²²	\$ 4,986,520,237
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.²³	\$ 0
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.²⁴	\$ 101,007,781

¹² Tex. Tax Code §§26.012(6) and 26.04(c-2)¹³ Tex. Tax Code §26.03(c)¹⁴ Tex. Tax Code §26.03(e)¹⁵ Tex. Tax Code §26.01(c) and (d)¹⁶ Tex. Tax Code §26.01(c)¹⁷ Tex. Tax Code §26.01(d)¹⁸ Tex. Tax Code §26.012(6)(B)¹⁹ Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)²⁰ Tex. Tax Code §26.012(1-a)²¹ Tex. Tax Code §26.04(d-3)²² Tex. Tax Code §26.012(6)²³ Tex. Tax Code §26.012(17)²⁴ Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 101,007,781
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 4,885,512,456
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.514843 /\$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. ²⁶	\$ _____ /\$100

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 tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

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.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- 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.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.²⁷ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.399749 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,950,713,714
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 19,790,428
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 2025. This line applies only to tax years preceding the prior tax year..... + \$ 147,242 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..... - \$ 41,253 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..... \$ 105,989 E. Add Line 31 to 32D.	\$ 19,896,417
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,885,512,456
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.407253 /\$100

²⁵ Tex. Tax Code §26.04(c)

²⁶ Tex. Tax Code §26.04(d)

²⁷ Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate. ²⁸ 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. \$ <u>0</u> 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. - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁹ 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..... \$ <u>0</u> 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, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county indigent defense compensation. ³⁰ 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..... \$ <u>0</u> 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, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for county hospital expenditures. ³¹ 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. \$ <u>0</u> 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, 2024 and ending on June 30, 2025. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
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. \$ <u>0</u> 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 \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ <u>0.407253</u> /\$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 \$ <u>3,471,369</u> B. Divide Line 41A by Line 33 and multiply by \$100 \$ <u>0.071054</u> /\$100 C. Add Line 41B to Line 40.	\$ <u>0.478307</u> /\$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.	\$ <u>0.495047</u> /\$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² 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 a rate equal to the lesser of: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ <u>0.000000</u> /\$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ <u>0</u> b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ <u>0.000000</u> /\$100 c. Add Line D42(B)(b) to Line 42 \$ <u>0.000000</u> /\$100 d. Enter the current year unused increment rate from Line 68 \$ <u>0.000000</u> /\$100 e. Add Line D42(c) to Line D42(d). \$ <u>0.000000</u> /\$100 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. C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ <u>0.000000</u> /\$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
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. ³⁶ Enter debt amount \$ 6,840,355 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 - \$ 426,600 E. Adjusted debt. Subtract B, C and D from A. \$ 6,413,755	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ 849,441
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 5,564,314
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁸ 94.12 % B. Enter the prior year actual collection rate..... 94.12 % C. Enter the 2024 actual collection rate. 99.15 % D. Enter the 2023 actual collection rate. 99.43 % 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%. ³⁹ 94.12 %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 5,911,935
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,986,520,237
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.118558 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.613605 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ 0.000000 /\$100
51.	COUNTIES ONLY. Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	\$ _____ /\$100

³⁶ Tex. Tax Code §26.012(7)³⁷ Tex. Tax Code §§26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: 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. ⁴⁰ 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. ⁴¹ 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. ⁴² - 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.	\$ 3,851,226
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,986,520,237
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.077232 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.514843 /\$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.	\$ 0.514843 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.613605 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.536373 /\$100

SECTION 4: 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	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. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,986,520,237
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100
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).	\$ 0.536373 /\$100

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ Tex. Tax Code §26.045(i)

SECTION 5: 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.⁴⁷ 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.⁴⁸

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;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ 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.⁵¹

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁵²

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value	
	A. Voter-approval tax rate (Line 69)	\$ 0.567235 /\$100
	B. Unused increment rate (Line 68)	\$ 0.040489 /\$100
	C. Subtract B from A	\$ 0.526746 /\$100
	D. Adopted Tax Rate	\$ 0.514172 /\$100
	E. Subtract D from C	\$ 0.012574 /\$100
	F. 2025 Total Taxable Value (Line 61)	\$ 4,868,136,356
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 612,119
65.	Year 2 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
66.	Year 1 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)	\$ 0.598630 /\$100
	B. Unused increment rate (Line 66)	\$ 0.054384 /\$100
	C. Subtract B from A	\$ 0.544246 /\$100
	D. Adopted Tax Rate	\$ 0.500728 /\$100
	E. Subtract D from C	\$ 0.043518 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 4,392,335,081
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 1,911,456
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 2,523,575
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.050607 /\$100
69.	Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.586980 /\$100

⁴⁷ Tex. Tax Code §26.013(b)

⁴⁸ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁵⁰ Tex. Tax Code §26.0501(a) and (c)

⁵¹ Tex. Local Gov't Code §120.007(d)

⁵² 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.⁵³

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.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.000000 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.000000 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.000000 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.000000 /\$100

SECTION 7: 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.⁵⁵

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.

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.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.514172 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,855,236,144
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,885,512,456
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
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).	\$ 0.586980 /\$100

⁵³ Tex. Tax Code §26.012(8-a)

⁵⁴ Tex. Tax Code §26.063(a)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.514843 /\$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: 27.000**Voter-approval tax rate.** \$ 0.586980 /\$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 SignatureEnter 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.⁵⁹**print
here** ➡

Cheryl E. Johnson, PCC, CTOP

Printed Name of Taxing Unit Representative

**sign
here** ➡*Cheryl E. Johnson*

Taxing Unit Representative

July 28, 2026

Date

⁵⁹ Tex. Tax Code §26.04(c-2) and (d-2)

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider approving the proposed ad valorem tax rate for 2026 (Fiscal Year October 1, 2026 - September 30, 2027).

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 14th 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 - 2027

Budget & Tax Rate Adoptions Calendar (above NNRR)

Tax Rate	Budget	Activity	Responsible Party
July 24		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 3	Proposed Budget work session with City Council	City Council, City Mgr. and Budget Team
August 3		Council action to propose tax rate	City Council
August 4		Internet and PEG Channel Notice of Public Hearing on Tax Rate (run continuously August 4th - September 14th)	Finance & Communications
	August 11	Budget Workshop	City Council, City Mgr., and Budget Team
	August 12	Publication of Public Hearing on Proposed Budget in Friendswood Reporter News	Finance and City Secretary's Office
	August 18	3-Business days notice of Public Hearing on Budget (Open Meetings Notice)	Finance and City Secretary's Office
	August 24	SPECIAL COUNCIL MEETING PUBLIC HEARING ON PROPOSED BUDGET (possible vote to adopt budget)	Finance, City Mgr. and City Council
August 26		PUBLICATION - Notice of Public Hearing on Proposed Tax Rate in Friendswood Reporter News.	GCTO, Finance and City Secretary's Office
September 8		3 Business days notice of Public Hearing on Proposed Tax Rate (Open Meetings Notice)	Finance and City Secretary's Office
	September 8	3 Business days notice of Council Meeting to adopt Budget (Open Meetings Notice)	Finance and City Secretary's Office
	September 14	First & Final reading of ordinances adopting budget (Vote to adopt budget AND ratification vote to adopt budget raising total property taxes)	City Council
September 14		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 3, 2026

Date submitted: 07/21/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider setting the public hearing regarding the ad valorem tax rate for 2026 on September 14, 2026, at 5:30 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 14, 2026. On such date, after the public hearing, it is proposed that the City Council consider approving the Fiscal Year 2026-27 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 - 2027

Budget & Tax Rate Adoptions Calendar (above NNRR)

Tax Rate	Budget	Activity	Responsible Party
July 24		Receive certified property values (GCAD and HCAD)	GCAD and HCAD
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	September 14	First & Final reading of ordinances adopting budget (Vote to adopt budget AND ratification vote to adopt budget raising total property taxes)	City Council
September 14		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 3, 2026

Date submitted: 06/24/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Highlight the upcoming "Bet on the Library" Friends of the Library Fundraiser Gala scheduled for Saturday, September 26, 2026.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Prepare to enter a world of glitz, intrigue, and high-stakes glamour at the 2026 Friendswood Public Library Gala: Bet on the Library, which is scheduled for Saturday, September 26, 2026. On this unforgettable night, the red carpet is rolled out just for you—our dazzling stars and secret agents. Slip into your finest tuxedo or gown, channel your inner Bond or screen queen, and get ready to raise the stakes for a good cause. With the thrill of casino games, the elegance of old Hollywood, decadent food, lively entertainment, and a raffle fit for royalty, this gala is your ticket to a night of drama, decadence, and dazzling generosity. All proceeds support the purchase of a new library marquee and the Gale High School scholarship program.

Secure your ticket and be part of an unforgettable night by visiting the Friendswood Library Gala webpage at www.librarygala.com.

Tickets start at \$125 and your entry includes:

- Access to our exclusive celebration event
- Delicious food and bottomless drinks
- Live entertainment that's a real page-turner
- A chance to win a truly spectacular prize in our drawing!

Remember, only those of 21 years and older may partake in this extraordinary celebration. While the atmosphere is thrilling, the real winner is our community. Join us to "Bet on the Library" and ensure our story continues for generations to come. Every ticket purchased helps fund a sparkling new marquee for our library and provides essential scholarships for our community. It's a win-win for everyone!

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. CMR Library Friends Gala 8-3-2026

Friendswood Library Gala Fundraising Event



FRIENDS 
THE FRIENDSWOOD PUBLIC LIBRARY
CASINO NIGHT
FUNDRAISER

SATURDAY, SEPTEMBER 26
FRIENDSWOOD LIBRARY
7-11PM



Your ticket includes:

- Gaming chips
- Delicious food and bottomless drinks
- Live entertainment
- A chance to win a truly spectacular prize worth \$800 or more in our raffle!



BLACKJACK ♠ TEXAS HOLD'EM ♠ CRAPS ♠ ROULETTE ♠ RIVERBOAT POKER

WILL YOU BET ON THE LIBRARY?
LIBRARYGALA.COM

7-11 pm on Sept. 26

**Join us for a night of glitz,
glamour, and giving back at
the Friendswood Library
Gala, “Bet on the Library”!**

Tickets on sale now at:
LibraryGala.com

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/06/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Highlight the upcoming National Night Out on October 6, 2026.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Join the City of Friendswood Police Department, Friendswood EMS, and the Friendswood Volunteer Fire Department for an evening of fun, food, and connection as we work together to build stronger, safer neighborhoods. Texas Residents will celebrate National Night Out on Tuesday, October 6, 2026.

Here is more detailed information about the event:

Registration is now open to host a National Night Out party in your neighborhood. Be sure to sign up by September 1, 2026, at: <https://www.ci.friendswood.tx.us/FormCenter/Police-Department-4/Application-for-National-Night-Out-Party-72>.

This year, the Friendswood Police Department will be supporting FISDCares by collecting Sleep Fit Kits for local teens. These kits consist of adult-sized socks, pajamas, and underwear. *For underwear, we are requesting briefs for boys and seamless briefs for girls.

The neighborhood that collects the most Sleep Fit Kits will be recognized with a trophy.

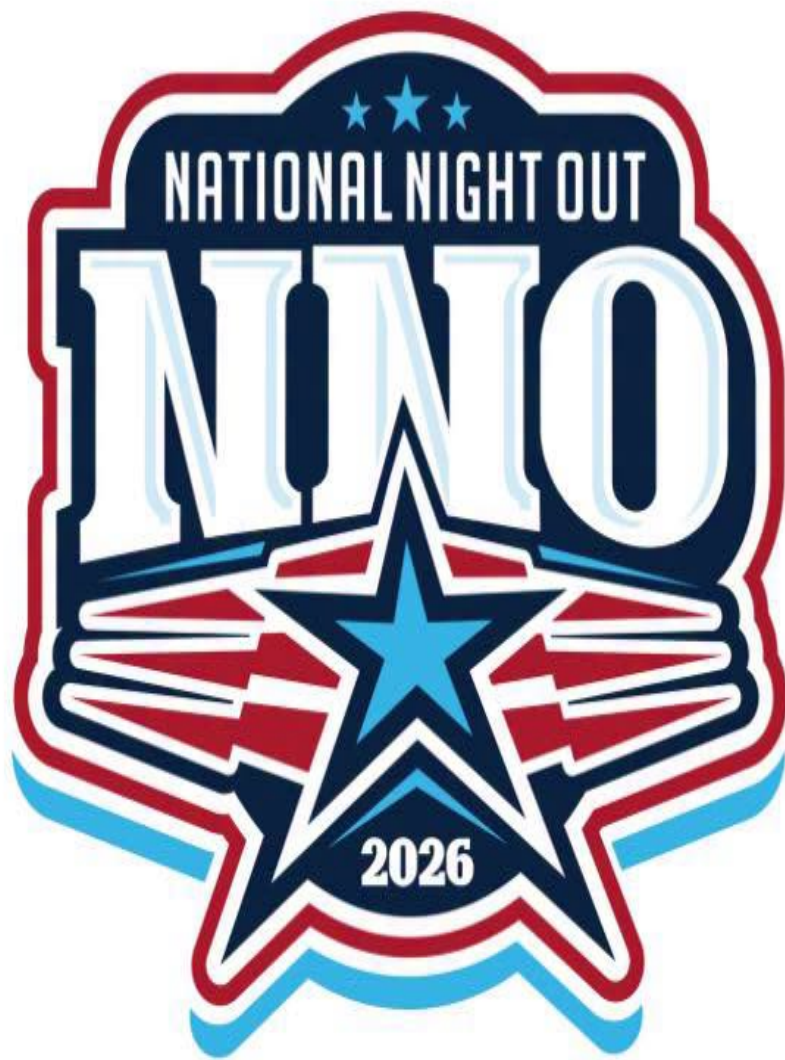
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. National Night Out Logo 2026



POLICE • COMMUNITY PARTNERSHIPS

OCTOBER 6, 2026



**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/06/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update on Friendswood Detectives being selected to attend TAASA 2026 Law Enforcement Sexual Assault Training.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Congratulations to Detective Kevin Crouch and Detective Savannah Kloewer, who were selected to attend the Texas Association Against Sexual Assault (TAASA) 2026 Law Enforcement Sexual Assault Training in South Padre Island this August. Both detectives took the initiative to apply for this competitive training opportunity and were chosen to participate. The training, led by nationally recognized experts, will provide advanced instruction on sexual assault investigations and victim-centered response. Thanks to their selection, the program covers three nights of lodging and provides a \$150 travel/meal stipend, allowing both detectives to attend at no cost to the City, or our taxpayers.

We are proud of Kevin and Savannah for seeking out this opportunity to expand their knowledge and bring valuable training back to our department and the community we serve.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/09/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Recognize Brian Leija, Court Juvenile Case Manager, for obtaining his Level 3 Municipal Court Clerk Certification.

Originating Department: Municipal Court

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Ms. Jennifer Perkins, Co-Chair of the State Education Committee and City Secretary/Court Clerk for the City of Dayton, will provide a presentation to recognize Court Juvenile Case Manager Brian Leija for obtaining his Level 3 Municipal Court Clerk Certification.

Court Clerk certification is a state program sponsored by Texas State University/San Marcos, Texas Municipal Courts Association and The Texas Court Clerks Association. The program has 3 levels of excellence. Out of over 4000 clerks in the state, only 160 have become L3 Certified Court Clerks. As a testament to his dedication and professionalism, Brian Leija has achieved that designation.

Though Brian has only been with Friendswood for two short years, he has many years of experience in the court profession, working with Houston and Pasadena. He came to us with Level 2 certification. When given the opportunity, he immediately began working on his Level 3 process.

The requirements to achieve Level 3 certification include the following:

- Level 1 and Level 2 must remain in good standing.
- Each level requires 40 hours of education and a 4-hour exam, and 12 hours of continuing education annually.
- Additionally, for Level 3, the candidate must attend a 24-hour assessment clinic and a 12-hour Court Administrator seminar.
- The candidate then must complete 40 hours of court observation in different size courts across the state, cumulating in a journal of those observations that must be submitted and approved by a state committee.

Friendswood Court staff is now made up of 75% Level 3 clerks, a feat which is unparalleled in the state. Only one other city has three Level 3 clerks, and it is a city much larger than ours. This is a testament to the dedication the city shows to education and personal development, and the support given to ensure departments are the best they can be!

Brian's involvement in this rigorous course of study confirms his dedication to the judicial system and the City of Friendswood. We are very proud of Brian and support his continued professional growth and leadership in the Municipal Court profession.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/21/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Recognize Deputy Director of Human Resources Chani Honeycutt for being elected to serve as a Trustee on the Texas Municipal Human Resources Association (TMHRA) Board of Directors and for earning the Society for Human Resource Management Senior Certified Professional (SHRM-SCP) Credential.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

TMHRA Board Trustee Election

Deputy Director of Human Resources & Risk Management Chani Honeycutt was elected to serve as a Trustee on the Texas Municipal Human Resources Association (TMHRA) Board of Directors. TMHRA is a statewide organization dedicated to advancing excellence in municipal human resources. This appointment recognizes professional leadership and provides the City of Friendswood with a voice in shaping HR best practices and initiatives that impact municipalities across Texas.

SHRM-SCP Certification

Deputy Director of Human Resources & Risk Management Chani Honeycutt recently earned the Society for Human Resource Management Senior Certified Professional (SHRM-SCP) credential. The SHRM-SCP is a nationally recognized certification that demonstrates advanced expertise in strategic human resources, organizational leadership, and employment law, further strengthening the City's HR leadership and commitment to professional excellence.

It's been a really exciting month for the HR Department. Chani is so excited to continue growing and bettering herself to better serve the City of Friendswood.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Chani Honeycutt - 2026 (a)

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider approving the minutes of the Friendswood Employee Benefit Trust meeting held on August 4, 2025.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Trustees to review and approve the minutes of the Friendswood Employee Benefit Trust meeting held on August 4, 2025

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	2025 08 04 CC - FEBT Joint Meeting Minutes (DRAFT)
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**MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL FRIENDSWOOD
EMPLOYEE BENEFIT TRUST JOINT MEETING
AUGUST 4, 2025**

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

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

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

AND

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

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

1. CALL TO ORDER

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

2. INVOCATION

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

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

Mayor Foreman led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL COMMENTS AND REPORTS

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

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

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

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

5. PUBLIC COMMENT

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

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

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

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

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

6. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

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

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

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

7. COMMITTEES OR SPECIAL REPORTS

A. Receive the Community & Economic Development Committee Annual Report

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

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

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

DEPARTMENT UPDATES & ACHIEVEMENTS

Staff Certifications & Training

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

ONGOING INITIATIVES

Development Review Committee (DRC)

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

Code & Legislative Updates

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

Comprehensive Plan Update

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

GIS

New Hire

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

Public Hub (launched 2020)

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

Interactive Map

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

What's Happening in Friendswood Story Map

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

PLANNING & ZONING COMMISSION

April–July 2025

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

Planning Subcommittee

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

Ordinance Subcommittee

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

General Items

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

8. WORK SESSION TOPICS

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

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

BLACKHAWK BOULEVARD IMPROVEMENTS

Phase II-B

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

Phase II-C

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

Funding

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

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

24-INCH CLEAR CREEK WATERLINE CROSSING

Scope

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

Progress

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

Expected Completion

- End of 2025, weather dependent.

Funding

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

SURFACE WATER PLANT #1 – TANK REPLACEMENT

Location

- Blackhawk Blvd. near FM 528.

Key Milestone

- Relocated AMI tower to allow construction space.

Reason for Replacement

- Old tank rated structurally deficient in inspection.

Schedule

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

Purpose

- Increase water storage capacity.

Funding

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

H-GAC UNIFIED PLANNING WORK PROGRAM (UPWP)

Active Transportation Plan

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

Friendswood Parkway Corridor Study

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

2024 H-GAC CARRY-OVER SPENDING PROJECTS

Intersection Improvements (Engineering by TxDOT)

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

Status

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

Funding

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

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

FRIENDSWOOD PARKWAY “E” PHASE

Scope

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

Coordination

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

Funding

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

Timeline

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

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

9. MUNICIPAL BUDGET FOR FISCAL YEAR 2025-26

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

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

BUDGET CONTEXT & VISION

Vision Statement (Adopted July 1, 2024):

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

Budget Prepared

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

KEY BUDGET DRIVERS

Personnel Costs

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

Insurance

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

Deferred Maintenance

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

FVFD Contract

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

Other Drivers

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

ALL FUNDS OVERVIEW

Total Proposed Revenue: \$116.8M

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

Total Proposed Expenditures: \$116.8M

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

GENERAL FUND

Revenue: \$45.9M (↑ \$4.1M from FY25)

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

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

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

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

Forces at Work & Decision Packages

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

Expenditures: \$45.8M.

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

WATER & SEWER FUND

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

- Includes Jan. 1, 2026, rate increase.

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

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

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

BUDGET ADOPTION TIMELINE

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

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

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

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

Nays: None

The item passed unanimously.

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

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

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

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

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

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

Nays: None

The item passed unanimously.

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

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

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

Nays: None

The item passed unanimously.

10. CITY MANAGER'S REPORT

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

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

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

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

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

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

11. CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST – BUSINESS ITEMS

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

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

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

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

Nays: None

The item passed unanimously.

- A. Consider approving the minutes of the Friendswood Employee Benefit Trust meeting held on August 5, 2024**
- B. Consider authorizing the City Manager to negotiate agreements for (i) employee medical, dental, and pharmacy insurance; (ii) employee life and accidental death and dismemberment insurance; (iii) employee vision insurance; (iv) employee long-term disability insurance; and (v) ancillary products for employees.**

12. CITY COUNCIL – BUSINESS ITEMS

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

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

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

Nays: None

The item passed unanimously.

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

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

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

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

Nays: None

The item passed unanimously.

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

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

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

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

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

Nays: None

The item passed unanimously.

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

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

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

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

Nays: None

The item passed unanimously.

E. Consider the election of the Mayor Pro Tem.

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

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

Nays: None

The item passed unanimously.

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

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

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

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

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

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

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

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

The motion failed.

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

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

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

The item passed.

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

13. CITY COUNCIL – PROPOSED ORDINANCES & RESOLUTIONS

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

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

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-21

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

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

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

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

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-22

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

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

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

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

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

Nays: None

The item passed unanimously.

PROPOSED ORDINANCE

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

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

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

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

Nays: None

The item passed unanimously.

PROPOSED ORDINANCE

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

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

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

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

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

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

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

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

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

The item passed.

PROPOSED ORDINANCE

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

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

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

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

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-25

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

14. CITY COUNCIL – CONSENT AGENDA

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

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

Nays: None

The items passed unanimously.

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

RESOLUTION NO. R2025-26

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

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

RESOLUTION NO. R2025-27

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

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

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

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

15. ADJOURNMENT

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

Mike Foreman, Mayor

Attest:

Raquel Martinez, City Secretary

Mike Foreman, Chair

Attest:

Raquel Martinez, Assistant Secretary

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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

1.	26-27 COF Contribution Breakdown_FINALv1_JP
2.	higginbotham_1295
3.	higginbotham_Gov't Verification

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider authorizing the monthly transfer of funds for FY2026-27 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 3, 2026

Date submitted: 07/06/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Receive a presentation regarding the Houston-Galveston Area Council's Friendswood Parkway Corridor Study.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Houston-Galveston Area Council (H-GAC) conducted a Corridor Study of Friendswood Parkway from Farm-to-Market Road 2351 (FM 2351) to Farm-to-Market Road 528 (FM 528). The study was part of a regional effort with the City of Pearland, Galveston County, Brazoria County, and the Texas Department of Transportation. The goal of the study was to provide greater mobility for residents, reduce congestion, strengthen multimodal connectivity, and support long-term growth and resilience.

H-GAC led this project and solicited public input through online engagements, a community-wide meeting, steering committee meetings, and a focus group meeting.

H-GAC's consultant, TJKM, Inc., will provide a presentation on the Friendswood Parkway Corridor Study.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1.	Friendswood Council Powerpoint 7-17_Final
----	---



Friendswood Parkway Corridor Study



City Council – August ,3 2026

Nayan Amin, President, TJKM

Qun Zhao, Project Manager, Houston-Galveston Area Council



Houston-Galveston
Area Council

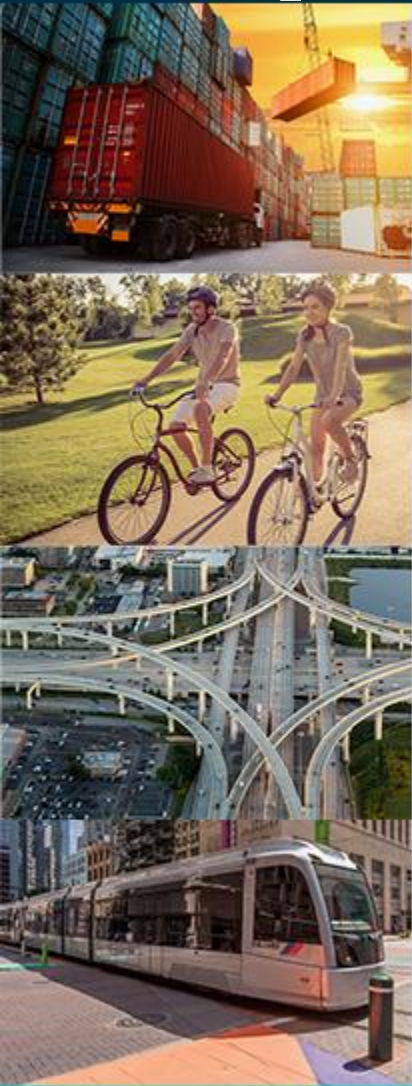
Agenda

- Project Team
- Purpose, Goal, Vision, & Approach
- Issues and Needs Assessment
- Alternative Analysis
- Implementation and Funding
- Questions

Project Team

- *City of Friendswood (Project Sponsor)*
 - Jildardo Arias, Director of Engineering, City Engineer
 - Heather Van Dine, Assistant Director of Engineering - Operations
- Consultant Team
 - T J K M
 - Nayan Amin, Project Manager
 - Aldo Fritz, Deputy Project Manager
 - **Asakura Robinson**
- H-GAC
 - H-GAC Project Manager– Qun Zhao
 - H-GAC Deputy Project Manager-Rodney Sigua
 - H-GAC Subregional Planning Program Manager- Monique Johnson

Purpose, Goal & Vision



The Friendswood Parkway Corridor Study was initiated to address current and future transportation challenges in Friendswood while proactively planning for growth, safety, and multimodal connectivity.

Conducted in partnership with the Houston–Galveston Area Council (H-GAC), it followed a structured, data-driven, and community-informed process to confirm a preferred alignment and roadway cross section.

GOALS

-  **Regional & Local Connectivity**
-  **Viable East-West Alternative Route**
-  **Congestion Relief on FM 518 / FM 528**
-  **Multimodal + Evacuation Capacity**



VISION

“The Friendswood Parkway Corridor Study will propose a safe, multi-modal corridor designed to improve mobility, enhance safety, and support the growth of people, goods, and services for those traveling within and through the City of Friendswood.”



Enhance Multimodal Accommodations

A Five-Task Approach

Five tasks guided the study from start to finish, creating an open, collaborative process and a flexible framework for future decisions and investment.



01

Literature Review

Summarized relevant local, regional & state plans and best practices.



02

Issues & Needs

Assessed current and future transportation challenges and gaps.



03

Public Engagement

Heard directly from residents, agencies, and stakeholders.



04

Alternative Analysis

Evaluated alignments and cross sections against project goals.



05

Implementation & Funding

Defined partners, phasing, and local-state-federal funding.

Study Area: FM 2351 to FM 528

Where the corridor fits

H-GAC and the City of Friendswood partnered to study Friendswood Parkway from FM 2351 (North) to FM 528 (South). The ultimate plan extends the corridor into Brazoria County, connecting to FM 2351 and eventually to the future Pearland Parkway.

Completion is a regional effort spanning the City of Friendswood, City of Pearland, Galveston County, Brazoria County, and TxDOT — establishing a continuous east-west spine parallel to I-45 and FM 518.



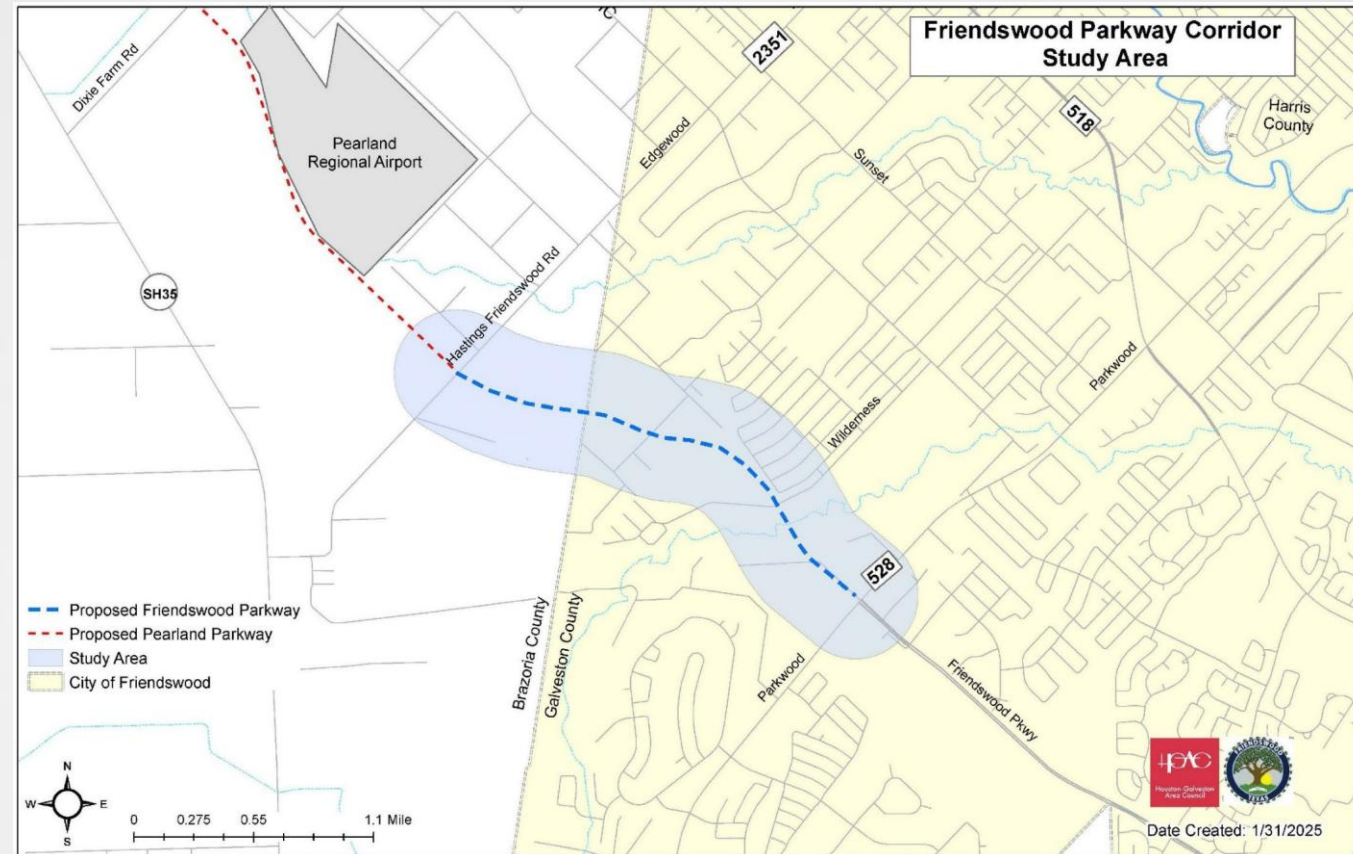
FM 2351 Northwest terminus — TxDOT major thoroughfare



FM 528 Southeast terminus — aligns with existing Friendswood Parkway



Pearland Parkway Future regional connection via Brazoria County



Study Area

Why This Corridor Is Needed

The Issues & Needs Assessment identified four transportation challenges concentrated in the southern part of the city.



Auto-Dependent Travel

75% of commuters drive alone; the city has no transit service, limiting options for those who don't drive.



FM 518 Congestion

The primary east-west corridor operates at a poor Level of Service, signaling the need for a parallel route.



Safety Concerns

FM 518 is a high-injury corridor serving local and through traffic. A safety-focused route can reduce crashes.



Multimodal Gaps

17 segments show missing or incomplete sidewalks and bike facilities, cutting off nearby neighborhoods.



Existing Conditions & Issues



Level of Service (Segment): Three Scenarios



Systemwide LOS was modeled for existing and future conditions to quantify network-wide benefits (LOS A = free flow, LOS F = breakdown).

2023

Existing Conditions

9 of 15 study intersections already operate at unacceptable LOS. Delays run from 57 sec/veh (LOS E) to over 230 sec/veh (LOS F) along FM 518, FM 528 & FM 2351.

2045

Without the Parkway

Widespread LOS E and F conditions emerge along key east-west and north-south corridors as regional growth outpaces limited network redundancy.

2045

With the Parkway

Substantial operational relief: delays cut by 150+ sec/veh at some locations. The corridor establishes a critical east-west mobility spine.

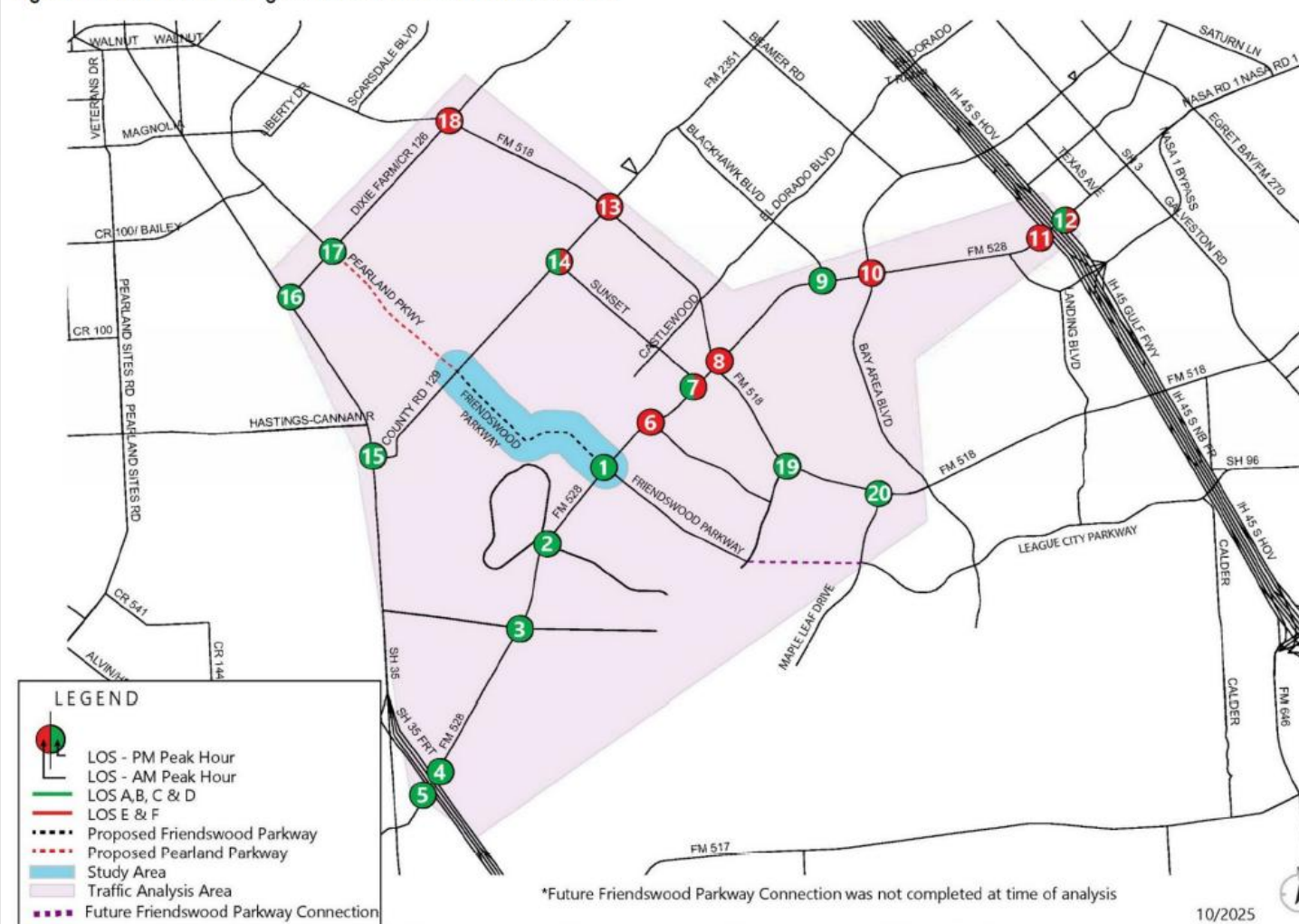
Level of Service (Intersections) Existing Conditions

2023

Existing Conditions

9 of 15 study intersections already operate at unacceptable LOS. Delays run from 57 sec/veh (LOS E) to over 230 sec/veh (LOS F) along FM 518, FM 528 & FM 2351.

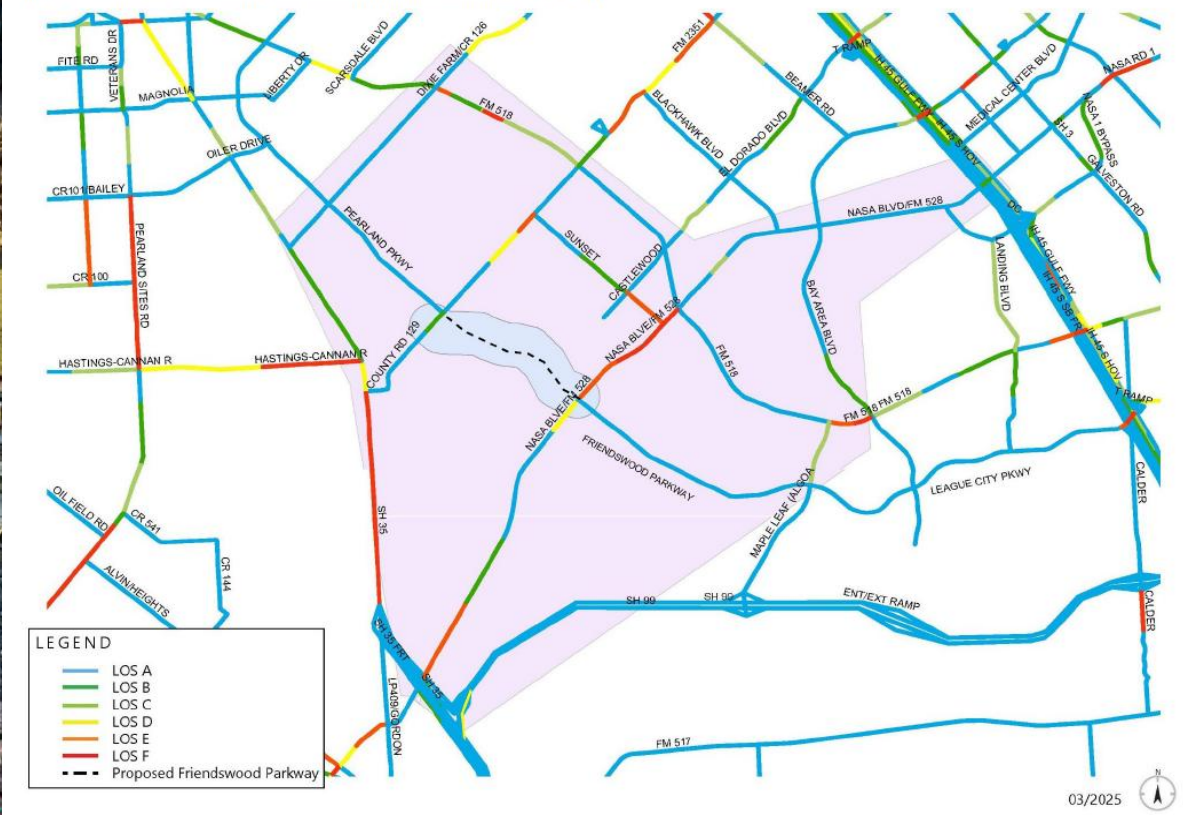
Figure 11: Year 2023 Existing Conditions Intersection Level of Service



Level of Service (Segments): 2045 without Friendswood Parkway

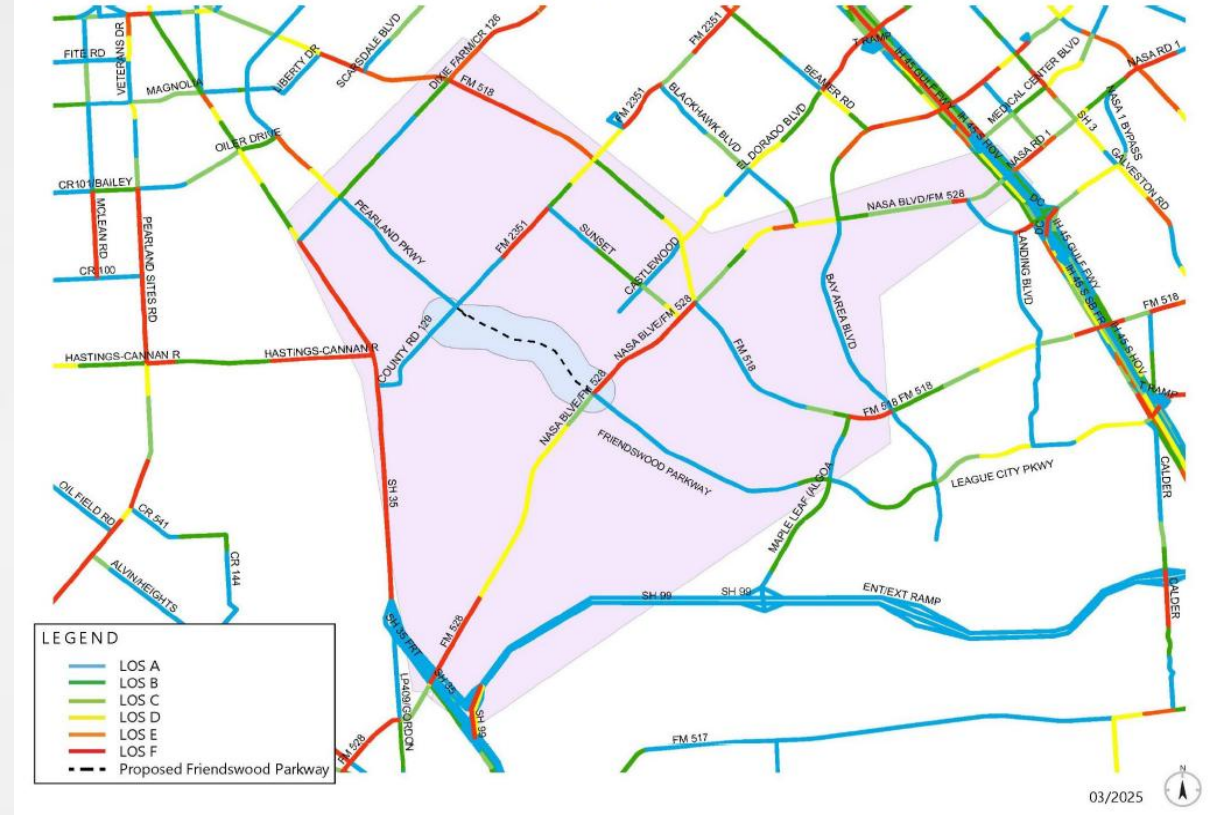
AM Conditions

Figure 7: Level of Service in AM, Year 2045 (without Friendswood Parkway)



PM Conditions

Figure 8: Level of Service in PM, Year 2045 (without Friendswood Parkway)



Level of Service (Segments): 2045 with Friendswood Parkway

AM Conditions

Figure 9: Level of Service in AM, Year 2045 (with Friendswood Parkway)



PM Conditions

Figure 10: Level of Service in PM, Year 2045 (with Friendswood Parkway)



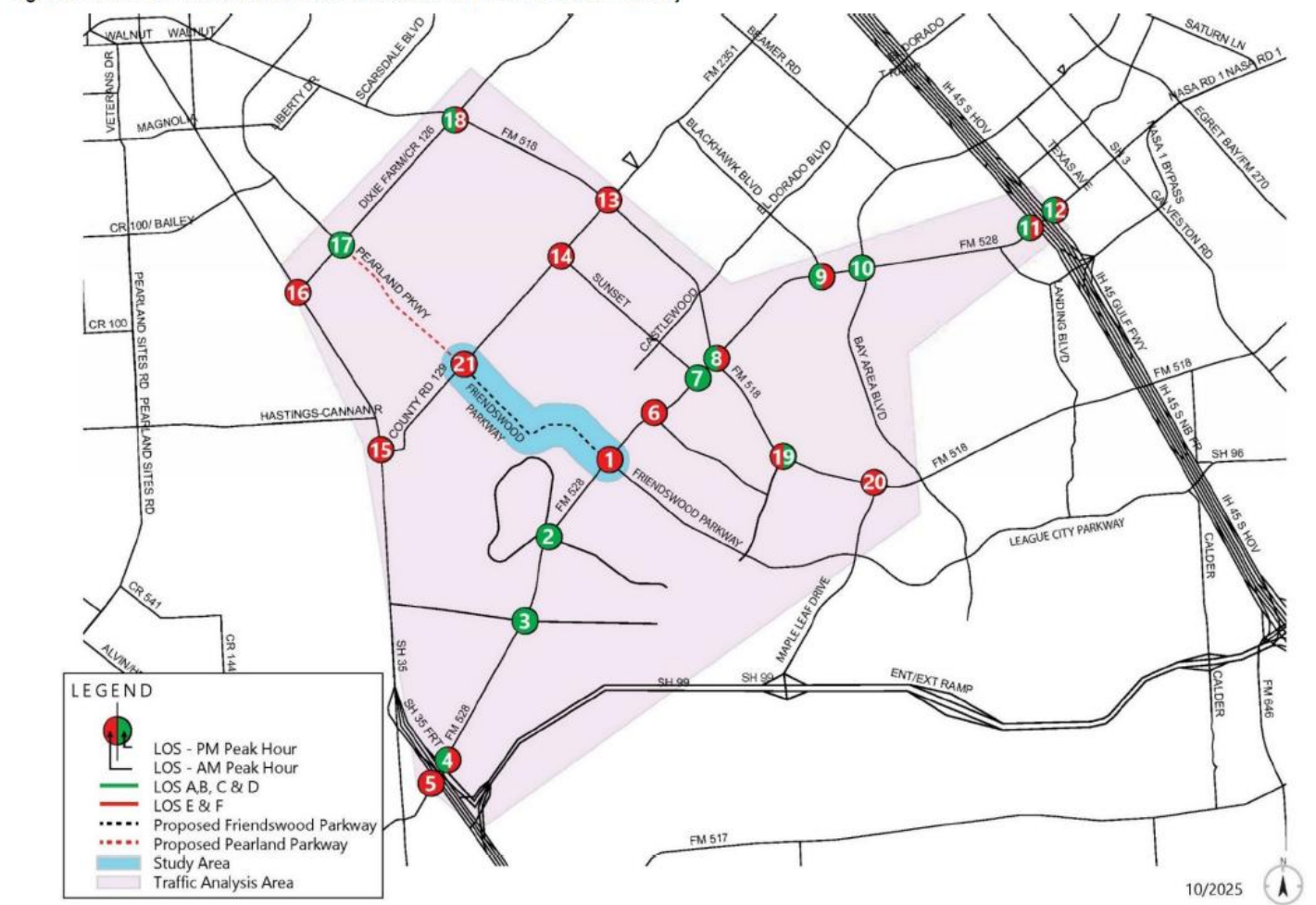
Level of Service (Intersections): 2045 With Friendswood Parkway

2045

With Friendswood Parkway

The Parkway alone significantly improves traffic operations. Additional intersection improvements can build on those benefits.

Figure 13: Year 2045 Intersection Level of Service - With Friendswood Parkway



Level of Service (Segments): 2045 With Friendswood Parkway w/Mitigations

2045

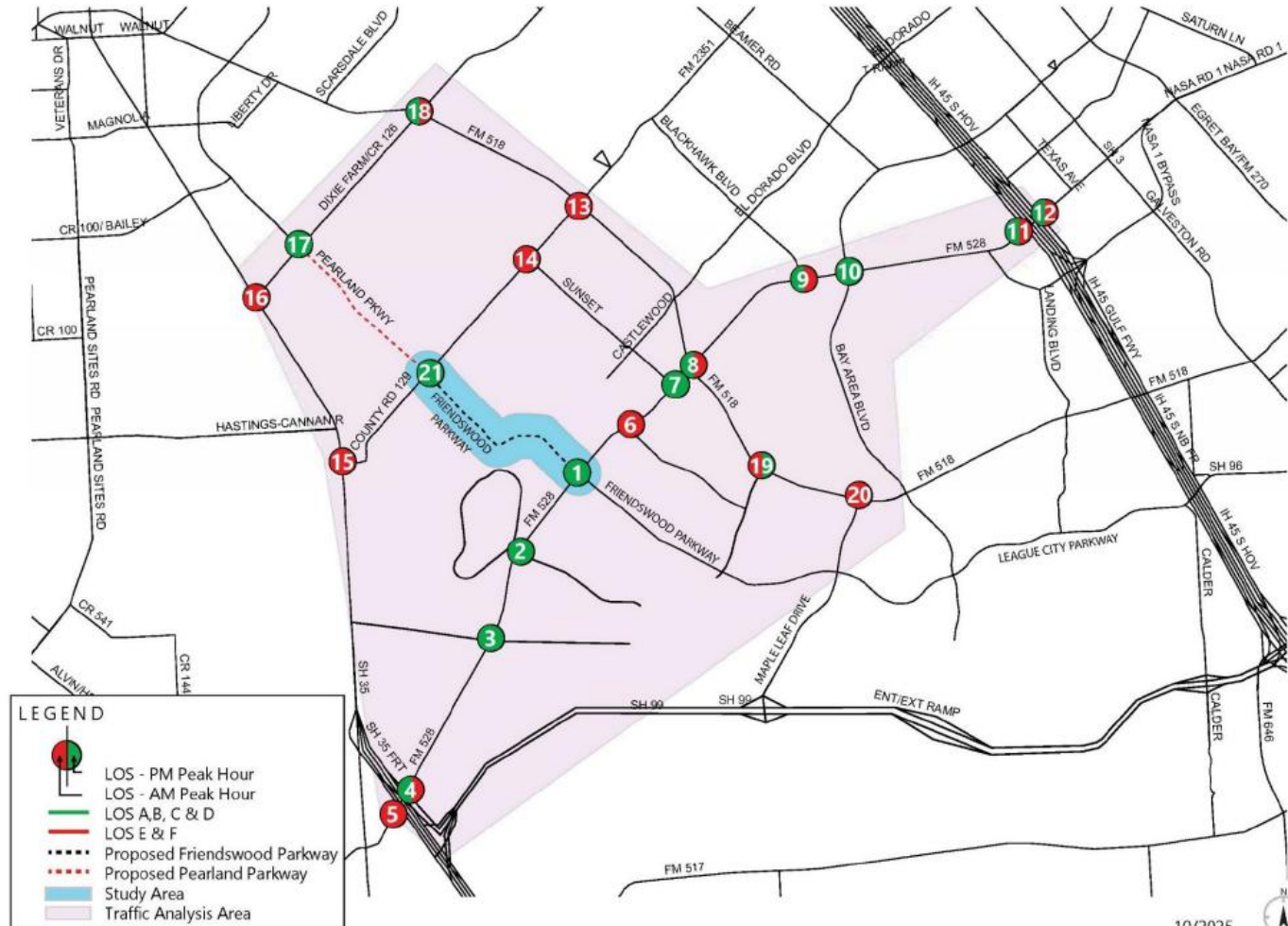
With Friendswood Parkway With Mitigations (enhance intersection efficiency & reduce delay)

- Added turn lanes
- Through/right-turn lanes
- Optimized Signal Timings

Targeted mitigation completes the picture

Even with the Parkway, key intersections at FM 528 and FM 2351 need added turn lanes, through/right-turn lanes, and optimized signal timing to reach an acceptable LOS under 2045 demand.

Figure 14: Year 2045 Intersection Level of Service - With Friendswood Parkway Plus Mitigation





Public Engagement



Three Levels of Participation

A robust engagement process captured input from a broad cross-section of stakeholders — ensuring the study’s goals reflected both technical expertise and lived community experience.



Steering Committee

Non-elected state & local, governmental and non-governmental representatives from Friendswood, Pearland, Brazoria & Galveston Counties, H-GAC and TxDOT, carrying coordination into implementation.



Focus Group

A more personal setting offering a dedicated space for resident voices outside the formal governmental structure.



Community-Wide Meeting

Opened the process to the general public for broad input on corridor priorities and concerns.



Engage H-GAC website

~2,500

total site visits

~1,900

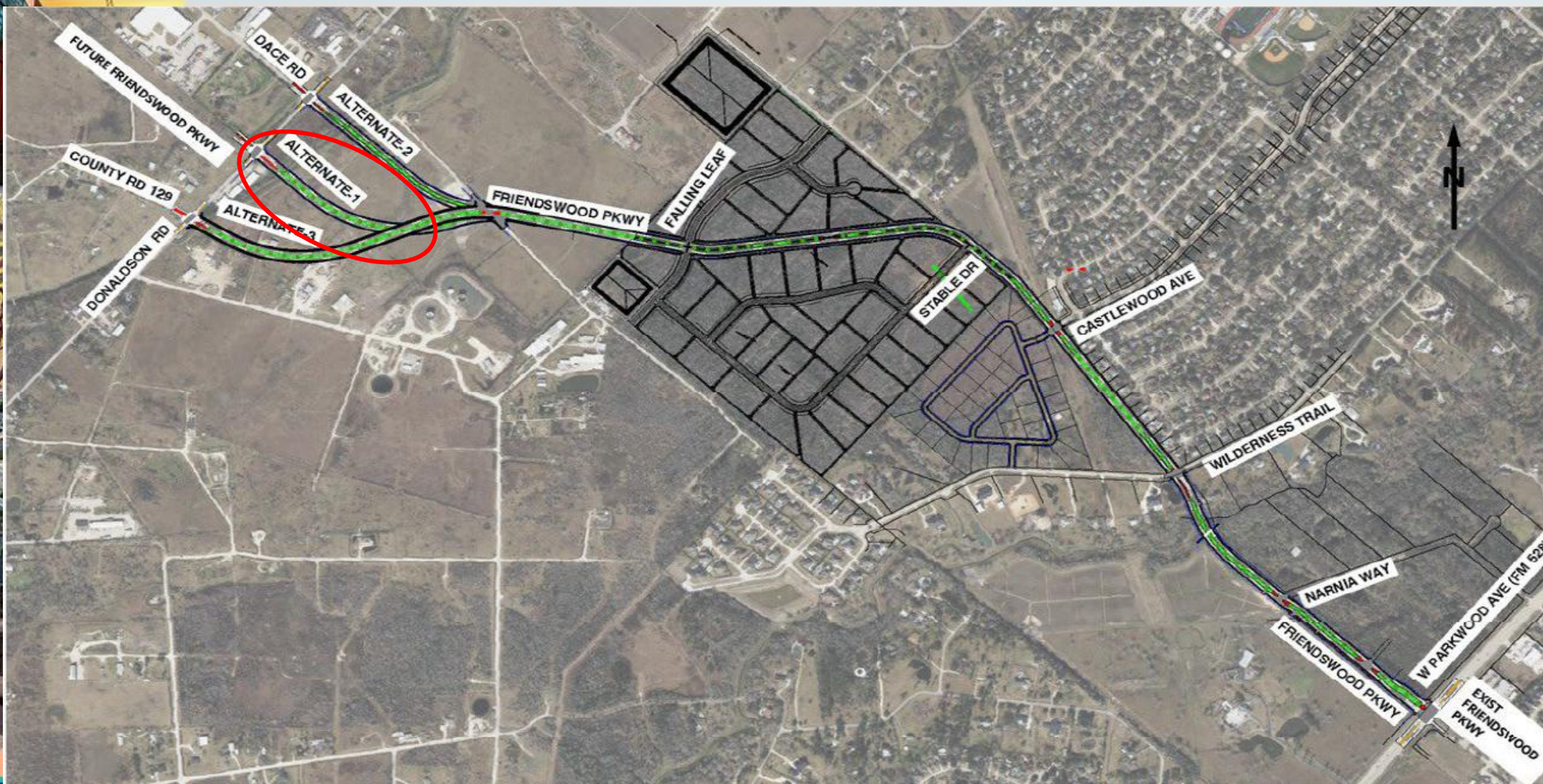
unique visitors



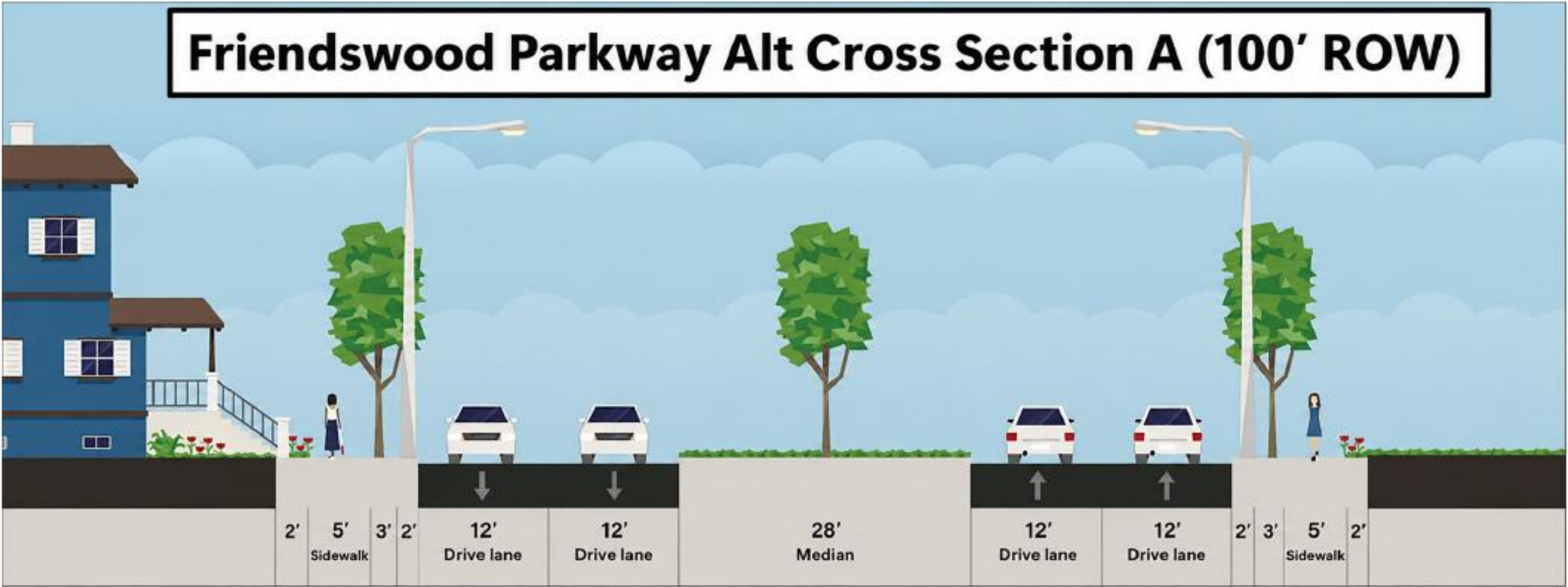
Alternative Analysis



Alternative Alignments



Cross Section A



4 lanes + 28' landscaped median; 5' sidewalks both sides.

Cross Section A

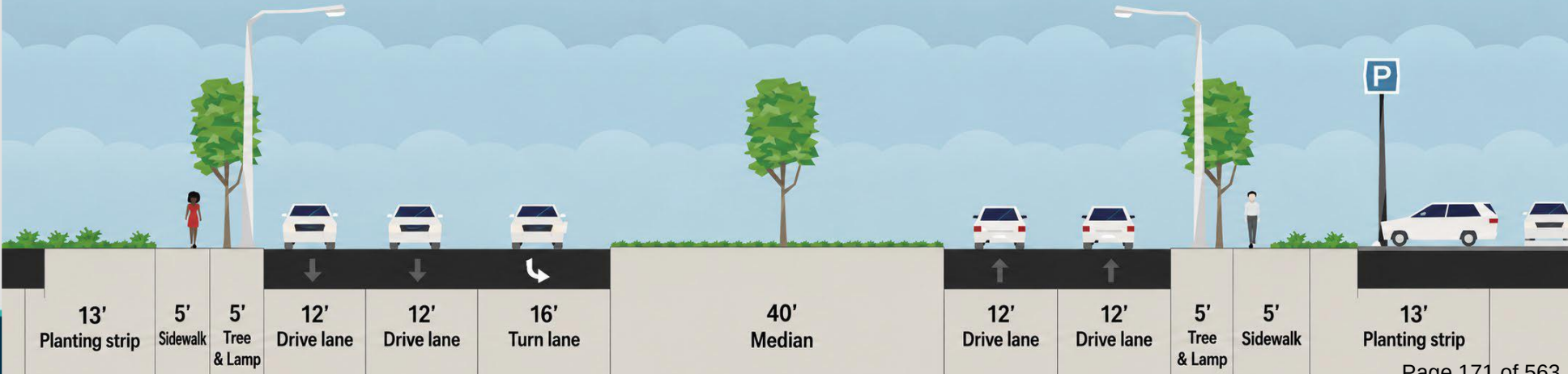
Cross
Section A
120'

Cross
Section A
150'

Friendswood Parkway Alt Cross Section A (120' ROW)

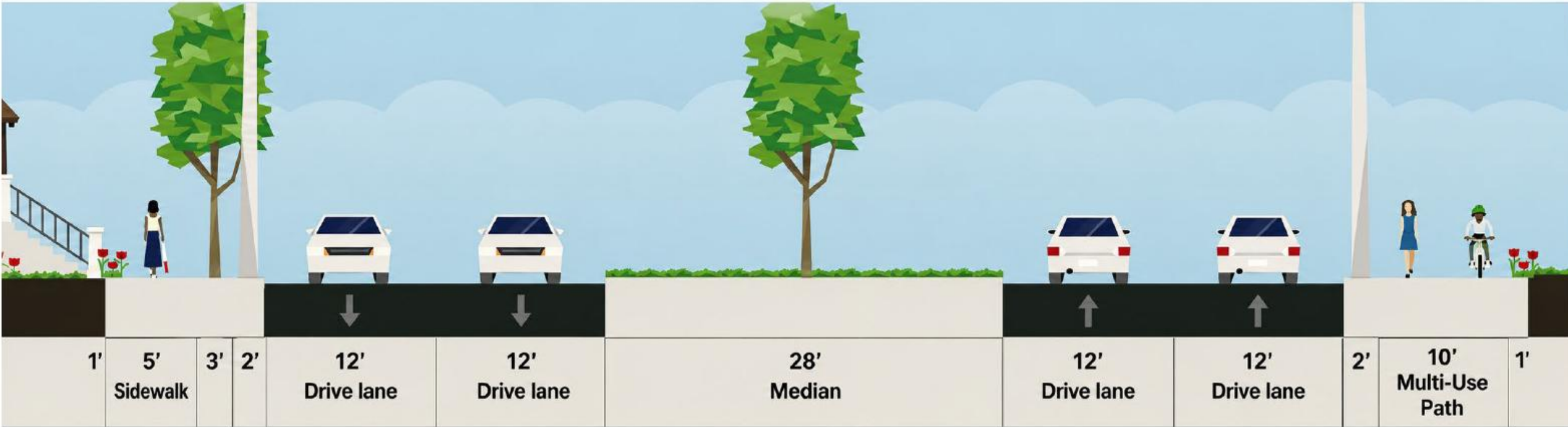


Friendswood Parkway Alt Cross Section A (150' ROW)



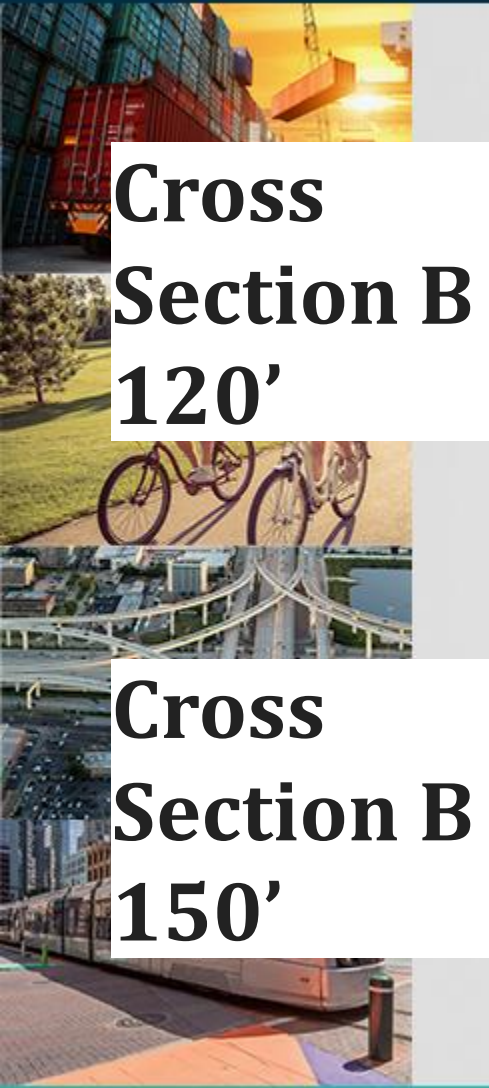
Cross Section B

Friendswood Parkway Alt Cross Section B (100' ROW)



4 lanes + 28' landscaped median; 5' sidewalks both sides.

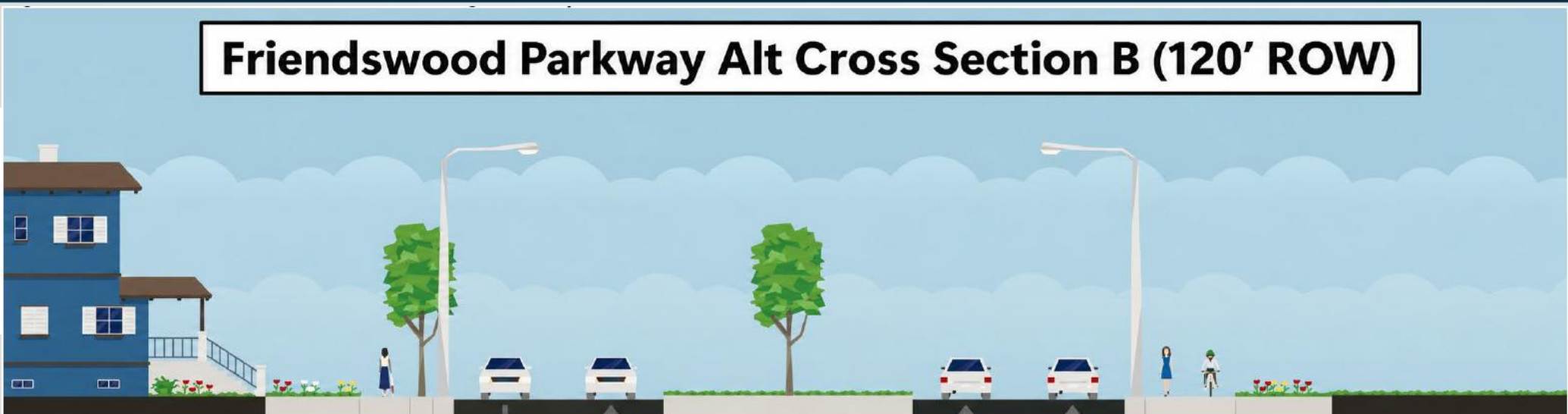
Cross Section B



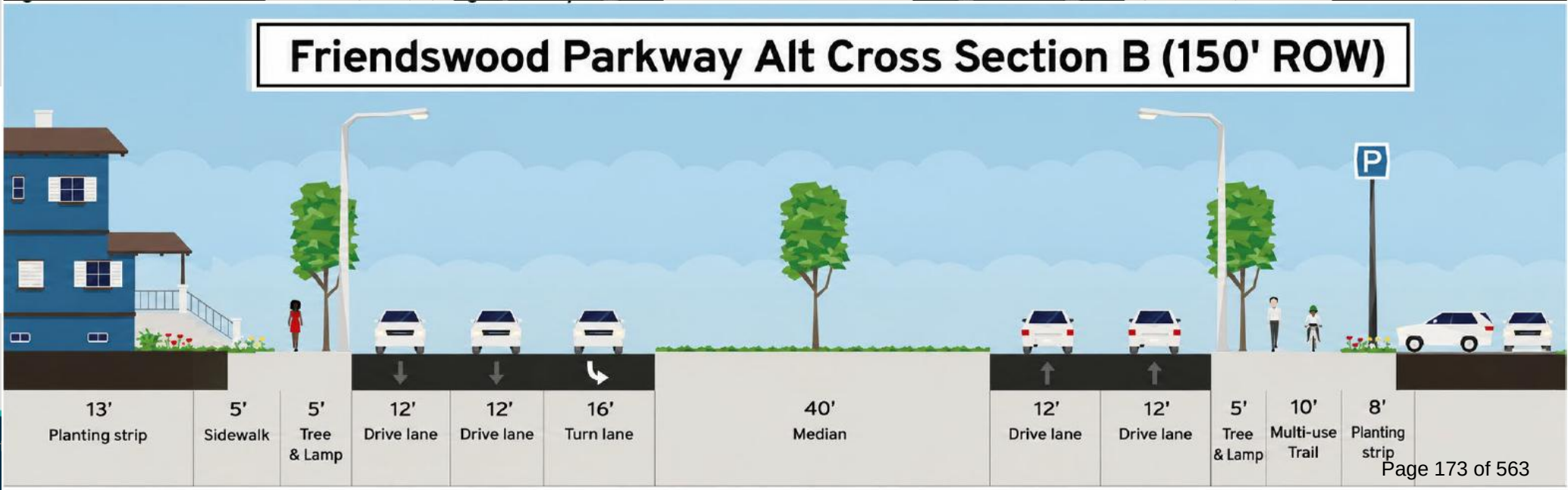
Cross
Section B
120'

Cross
Section B
150'

Friendswood Parkway Alt Cross Section B (120' ROW)



Friendswood Parkway Alt Cross Section B (150' ROW)



Cross Section C

Friendswood Parkway Alt Cross Section C (100' ROW)



4 lanes + 28' landscaped median; 5' sidewalks both sides.

Cross Section C

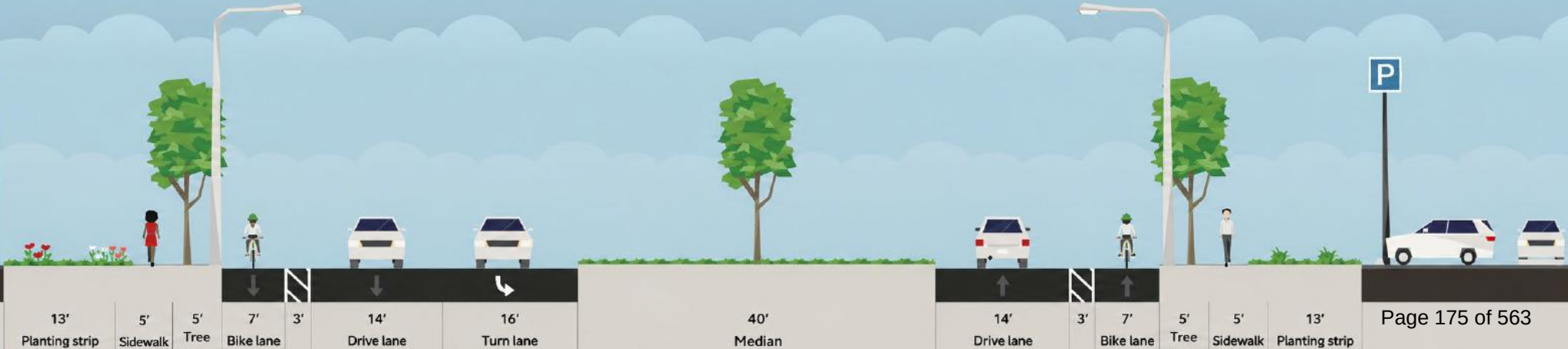
Cross
Section C
120'

Cross
Section C
150'

Friendswood Parkway Alt Cross Section C (120' ROW)



Friendswood Parkway Alt Cross Section C (150' ROW)



Evaluation Matrices



Cross Sections

Each option was rated Positive (+), Neutral (0), or Negative (–) against goals developed with the steering committee, focus groups, and the public.

Alternative Analysis Matrix (Cross Sections)			
	Multimodal	Congestion Relief	Total
Alt Cross Section A	0	+	1+
Alt Cross Section B	+	+	2+
Alt Cross Section C	+	0	1+

Alignments

Alternative Analysis Matrix (Alignments) Friendswood Parkway					
	Connectivity	Alternative Route	Congestion Relief	Evacuation Route	Total
Alternative 1	+	+	+	+	4+
Alternative 2	0	+	+	0	2+
Alternative 3	0	+	+	0	2+

+ Positive

0 Neutral

- Negative

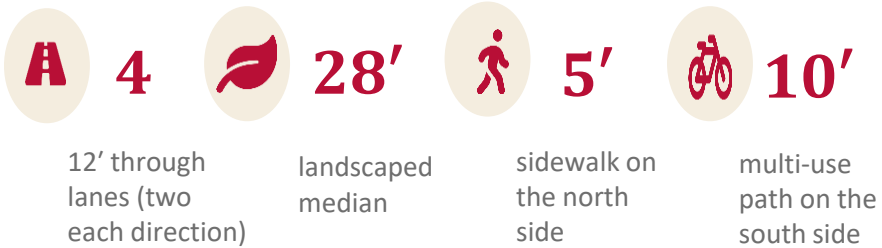
 **Result:** Cross Section B and Alignment 1 scored highest, best meeting the study’s goals for connectivity, congestion relief, multimodal travel, and evacuation capacity.

RECOMMENDATION

The Preferred Alternatives

Cross Section B — 4-lane divided

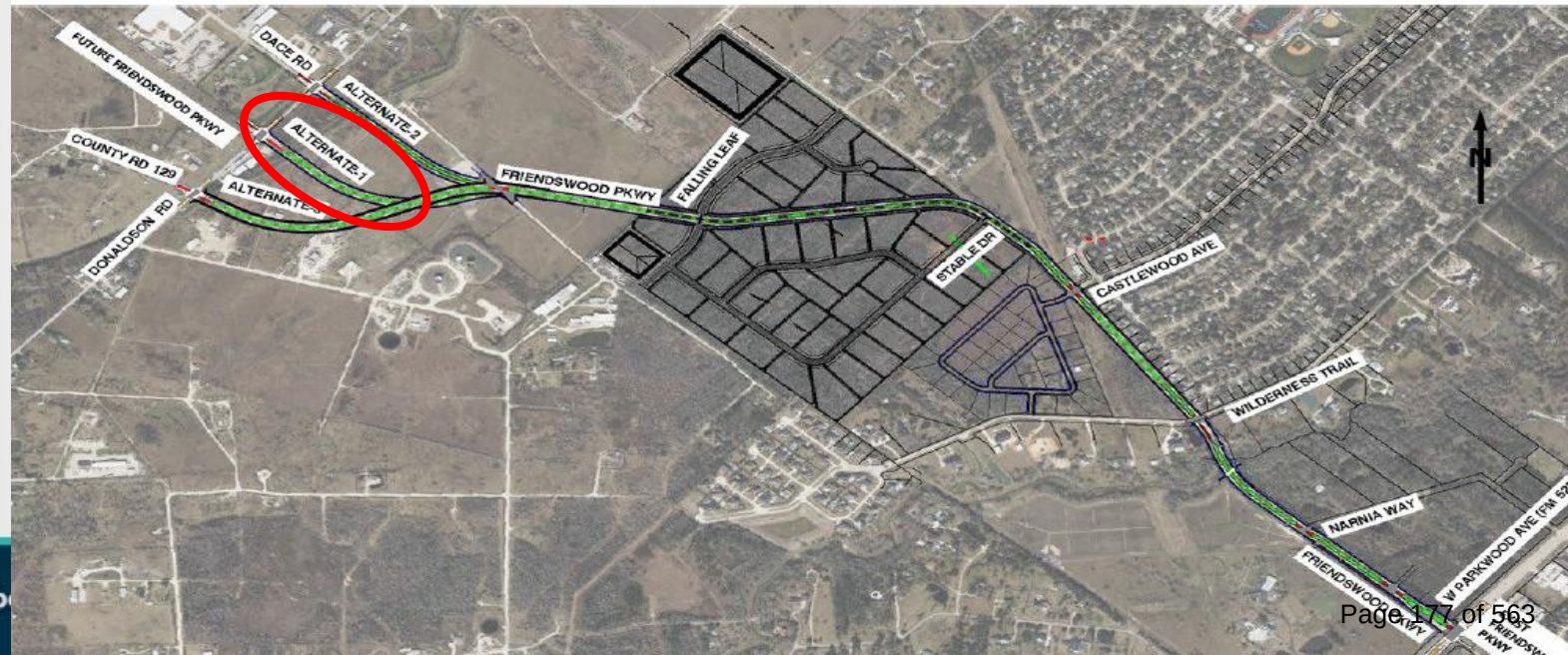
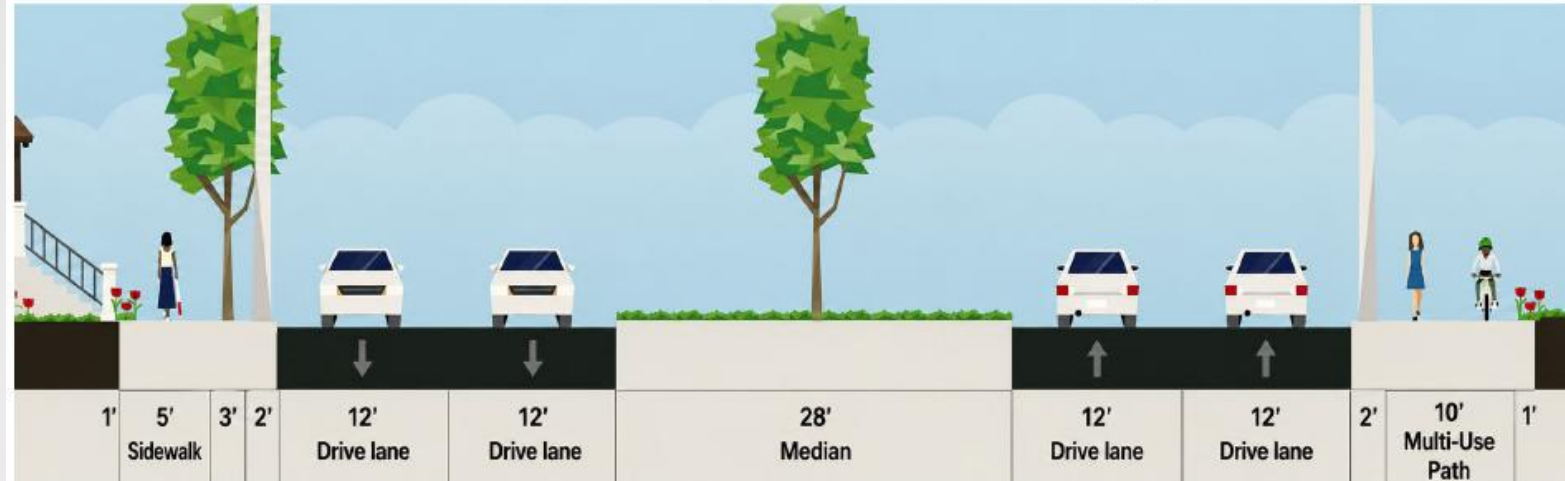
Cross Section B — the recommended design



Alignment 1

- Connects to the future Pearland Parkway (estimated construction start of 2031) per the Brazoria County Thoroughfare Plan, linking Pearland, Friendswood, and League City into a continuous regional corridor
- Hurricane evacuation route
- Alternative to FM 518 and I-45.
- Scored 4+, meeting every criterion.

Friendswood Parkway Alt Cross Section B (100' ROW)





Implementation & Funding



Implementation & Funding

A phased strategy coordinated among TxDOT, Brazoria County, Galveston County, the City of Friendswood, and private developers — delivered incrementally while preserving the long-term vision.



Brazoria County

FM 2351 / CR 129 intersection and segments to the county line.



Friendswood + Developers

County line to Wilderness Trail and the FM 528 intersection.



Galveston County

Wilderness Trail to FM 528, incl. Chigger Creek culvert crossing.



Phasing

Short-term (1–5 years) Developer-driven segments platted and built through ongoing private projects.

Mid-term (5–10 years) Remaining corridor delivered as funding becomes available.



Potential funding sources

- General Obligation Bonds
- Public–Private Partnerships
- State & Federal Grants
- Tax Increment Reinvestment Zone (TIRZ)

CONCLUSION

A foundational investment in regional mobility

1

Essential to the network

Without the Parkway, intersections along FM 518, FM 528 & FM 2351 will face severe congestion and unacceptable LOS by 2045.

2

Substantial relief

The Parkway delivers major operational improvements and a more balanced, resilient transportation network.

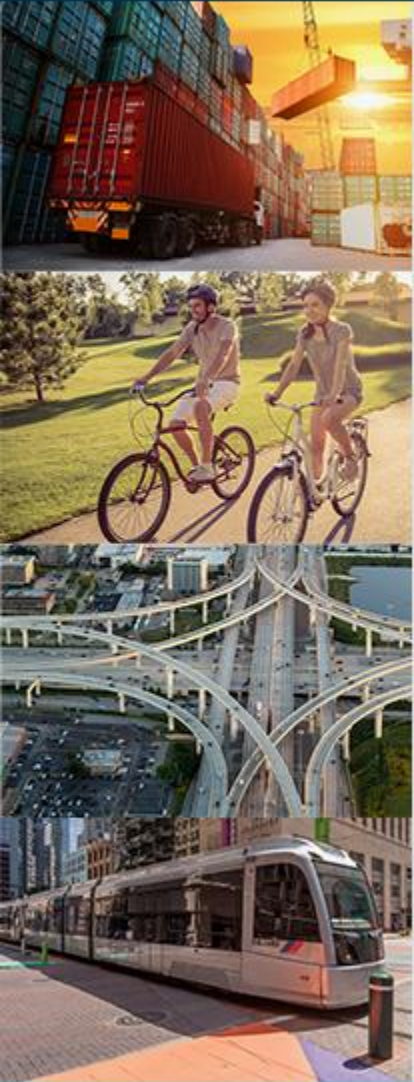
3

A clear, phased path

Alignment 1 + Cross Section B, with targeted intersection improvements, provide a strategic, fundable way forward.

The Parkway is not merely an enhancement — it is a foundational investment that strengthens connectivity, improves reliability, and positions Friendswood to meet current and future transportation demands with confidence.

ACKNOWLEDGEMENTS



Steering Committee

- Brazoria County: Matt Hanks
- Galveston County: Michael Shannon
- TxDOT Houston District: Jeffrey English
- TxDOT Brazoria Area: Rajendra Hada, Ana Ramirez Huerta
- City of Pearland: Rajendra Shrestha, Yolci Ramirez
- City of Friendswood: Jildardo Arias, Heather Van Dine, Chase Bains, Marua Blackburn, Becky Bennett, Steve Vavrecka, Hailee Medwedeff
- BAYTRAN: Amy Skicki

Focus Group

- Randy Hale
- Patty Steinke
- Jason Jones

Agency Partners

- HGAC
- TxDOT
- City of Friendswood
- Galveston County
- Brazoria County

For More Information

Contact:

- Qun Zhao, H-GAC Project Manager Qun.Zhao@H-GAC.com
832-681-2580
- Rodney Sigua, H-GAC Deputy Project Manager
Rodney.Sigua@H-GAC.com 713-993-4558

Thank You

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/02/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider a resolution adopting the Houston-Galveston Area Council's Friendswood Parkway Corridor Study.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Houston-Galveston Area Council (H-GAC) conducted a Corridor Study of Friendswood Parkway from Farm-to-Market Road 2351 (FM 2351) to Farm-to-Market Road 528 (FM 528). The study was part of a regional effort with the City of Pearland, Galveston County, Brazoria County, and the Texas Department of Transportation. The goal of the study was to provide greater mobility for residents, reduce congestion, strengthen multimodal connectivity, and support long-term growth and resilience.

H-GAC led this project and solicited public input through online engagements, a community-wide meeting, steering committee meetings, and a focus group meeting.

The proposed resolution adopts H-GAC's Friendswood Parkway Corridor Study.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

- | | |
|----|---|
| 1. | Resolution - Adopt the Friendswood Parkway Corridor Study |
| 2. | Exhibit A - Friendswood Parkway Corridor Study |

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD,
TEXAS, ADOPTING THE HOUSTON-GALVESTON AREA COUNCIL'S
FRIENDSWOOD PARKWAY CORRIDOR STUDY; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the Houston-Galveston Area Council ("H-GAC"), in partnership with the City of Friendswood, has developed the Friendswood Parkway Corridor Study (the "Study") to address existing and future transportation challenges in the southern portion of the City of Friendswood while proactively planning for growth, safety and multimodal connectivity; and

WHEREAS, the Study was guided by the following:

1. Literature review summarizing relevant plans and best practices,
2. Issues and needs assessment to understand current and future transportation challenges,
3. Public engagement effort to hear directly from the community,
4. Alternative analysis of potential alignments and roadway cross-sections, and
5. Development of an Implementation and Funding strategy; and

WHEREAS, the Study focuses on improving regional and local connectivity, providing a viable east-west alternative route, relieving congestion on existing facilities, enhancing multimodal accommodations for pedestrians and bicyclists, and supporting hurricane evacuation needs; and

WHEREAS, the Study outlines a comprehensive plan to extend Friendswood Parkway from Farm-to-Market Road 528 (FM 528) through Friendswood into Brazoria County, ultimately connecting to Farm-to-Market Road 2351 (FM 2351) and Pearland Parkway; and

WHEREAS, the City Council of the City of Friendswood desires to adopt the Study to guide future decisions and investments as Friendswood continues to grow; 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 preamble of this resolution are hereby found to be true and correct.

Section 2. That the City Council of the City of Friendswood hereby adopts the Houston-Galveston Area Council's Friendswood Parkway Corridor Study, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

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 3rd day of August, 2026.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

H:\City Council\Resolutions\2026\08-03-2026\Resolution - Adopt the Friendswood Parkway Corridor Study.docx



Friendswood Parkway Corridor Study



ACKNOWLEDGEMENTS

This Corridor Study could not have been possible without the involvement of the following partners and community Stakeholders. Their dedication to the project helped guide the project team into developing actionable recommendations.

Project Team

H-GAC

Qun Zhao
Rodney Sigua
Monique Johnson
Carlene Mullins

CITY OF FRIENDSWOOD

Jildardo Arias
Heather Van Dine

TJKM

Nayan Amin
Ruta Jariwala
Aldo Fritz
Joe Guerra
Sandeep Paparaju

Girish Basavaraj
Anjali Satheesh
Talha Majeed
Rutvij Patel

Agency Partners

TxDOT
City of Friendswood
Galveston County
Brazoria County

Focus Group

Randy Hale
Patty Steinke
Jason Jones

Steering Committee

Brazoria County: Matt Hanks
Galveston County: Michael Shannon
TxDOT Houston District: Jeffrey English
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Marua Blackburn, Becky Bennett, Steve Vavrecka,
Hailee Medwedeff
BAYTRAN: Amy Skicki



ACKNOWLEDGEMENTS

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Agency Partners

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City of Pearland:	Rajendra Shrestha, Yolci Ramirez
City of Friendswood:	Jildardo Arias, Heather Van Dine, Chase Bains, Marua Blackburn, Becky Bennett, Steve Vavrecka, Hailee Medwedeff
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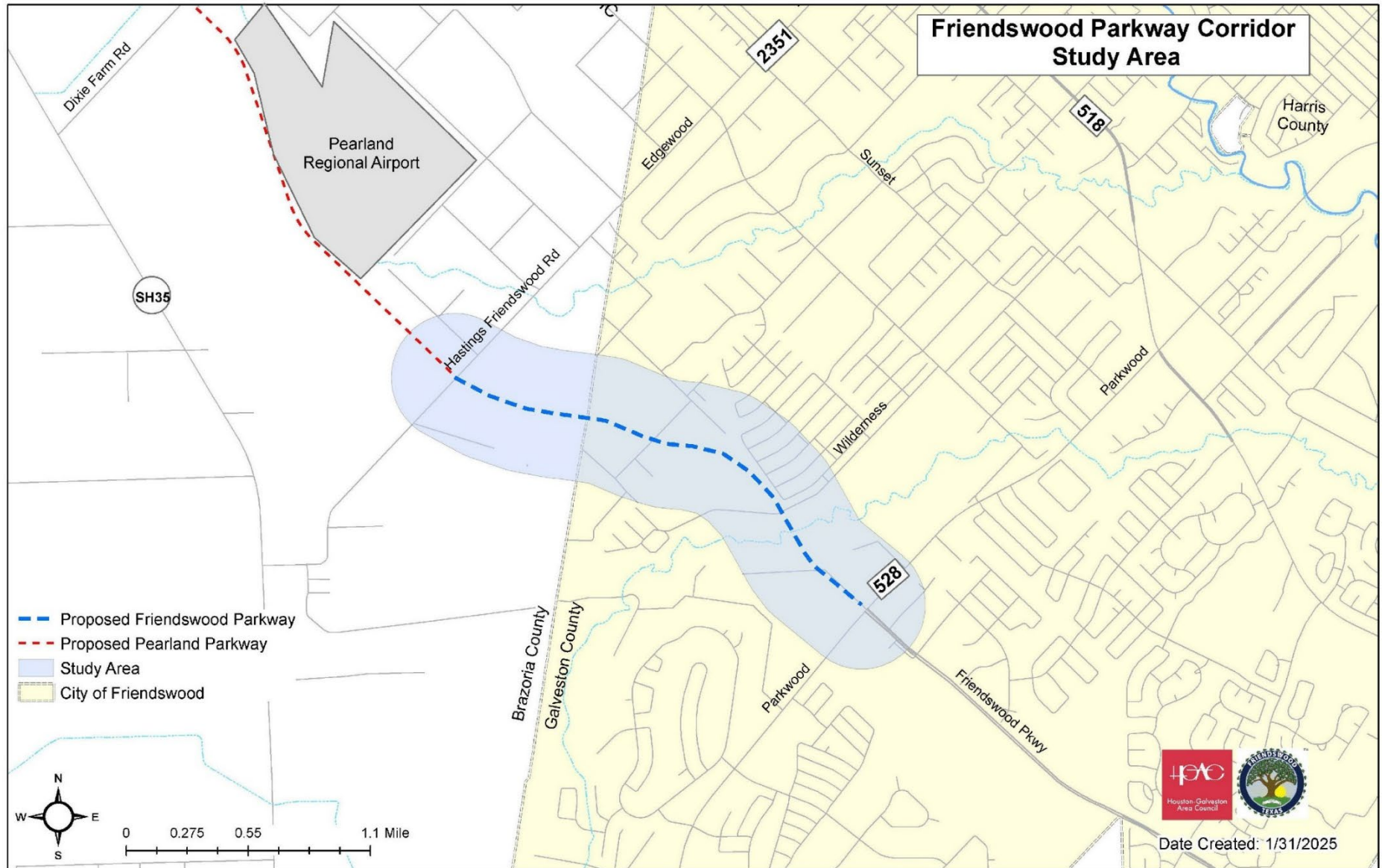
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Study Area Image





Executive Summary



Executive Summary

The Friendswood Parkway Corridor Study was initiated to address existing and future transportation challenges in the southern portion of the City of Friendswood while proactively planning for growth, safety, and multimodal connectivity. Conducted in partnership with the Houston-Galveston Area Council (H-GAC), the study followed a structured, data-driven, and community-informed process to identify a preferred corridor alignment and roadway cross section design that supports mobility, resilience, and long-term implementation.

The project was organized around five main tasks that helped guide the study from start to finish. These included:

- 1) **Literature Review** summarizing relevant plans and best practices
- 2) **Issues and Needs Assessment** to understand current and future transportation challenges
- 3) **Public Engagement** effort to hear directly from the community
- 4) **Alternative Analysis** of potential alignments and roadway cross sections
- 5) Development of an **Implementation and Funding** strategy.

Together, these steps created an open and collaborative process that allowed the team to build a clear, practical plan and establish a flexible framework to guide future decisions and investments as Friendswood continues to grow.

APPROACH



Literature Review



Issues and Needs
Assessment



Public Engagement



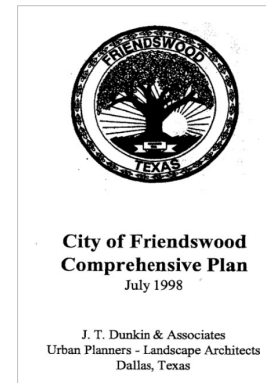
Alternative Analysis



Implementation and
Funding

Literature Review

The Study began with a comprehensive literature and policy review to ensure alignment with local, regional, and state planning efforts. Key documents included the H-GAC 2045 Regional Transportation Plan, City of Friendswood Thoroughfare Plan, Comprehensive Plan, Design Criteria Manual, and recent traffic impact analyses. This step confirmed the long-standing need for an east–west transportation corridor connecting Farm to Market (FM) 2351, FM 528, and adjacent jurisdictions while reinforcing consistency with adopted plans.



Issues and Needs Assessment

An Issues and Needs Assessment was then conducted to evaluate existing transportation conditions and anticipated future demands. This analysis highlighted opportunities to improve east–west connectivity, address congestion along parallel corridors such as FM 518 and FM 528, enhance safety along high-injury roadways, and expand multimodal options in the southern portion of the city. Travel behavior data also indicated a highly auto-dependent environment, reinforcing the importance of providing additional route options and improving overall network connectivity and resilience.



Auto
Dependence

75% of Commuters Drive
Alone



Growth
Pressure

New Development
Expected along
Corridor



Multimodal
Gaps

Limited Sidewalk
and Bike
Connectivity



Congestion

FM 518

Operates at Poor Level of Service

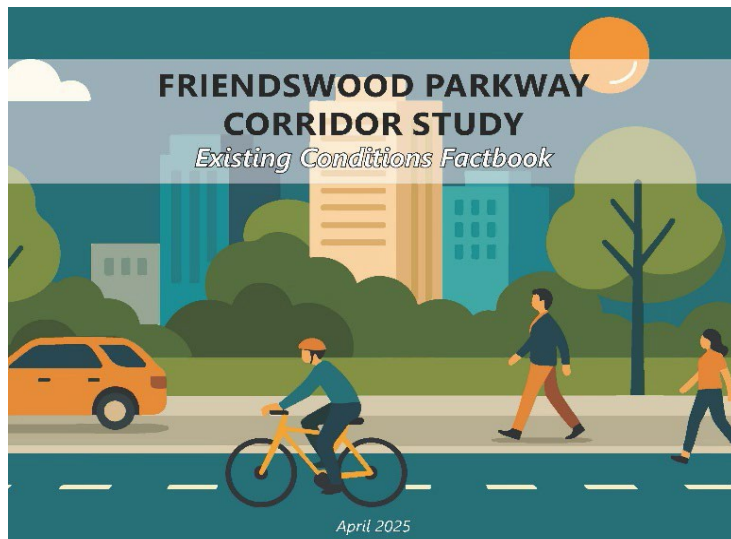


Congestion

High-Injury
Corridors Remain
Overburdened

This Study primarily focused on engaging three different groups to expand participation in this process as much as possible. The Steering Committee was composed of non-elected state and local governmental and non-governmental representatives from the City of Friendswood, City of Pearland, Brazoria and Galveston Counties, H-GAC and Texas Department of Transportation (TxDOT). Post study, this group will collaborate and form partnerships and move towards plan implementation. The Focus Group was composed of non-governmental representatives and characterized as a Citizen Group. The Community wide meetings were attended by the general public at large.

The public engagement strategy for the study centered around community collaboration. Through a variety of methods and formats, the study team gathered input from citizens who were interested and concerned about mobility in the Cities of Friendswood and Pearland. Record of all meetings, interviews, and discussions conducted were provided to the H-GAC in a meeting summary report documenting the public engagement process for the meeting. In addition, the study team utilized the Engage H-GAC website as a platform to update and inform people about the study, its progress, and share reports and feedback shared from stakeholder/public engagement.

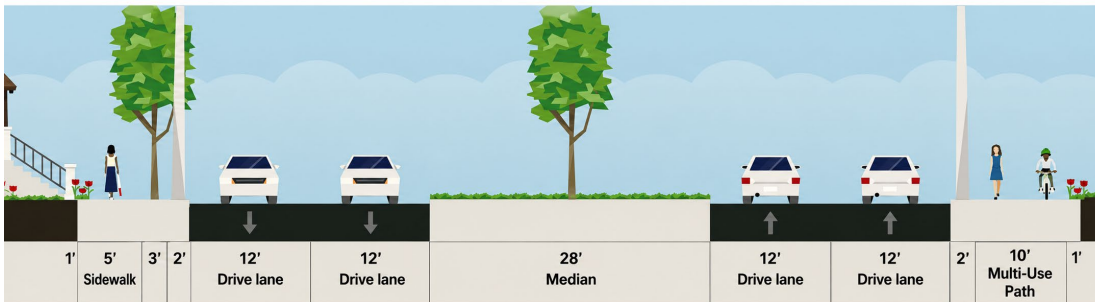


Alternative Analysis

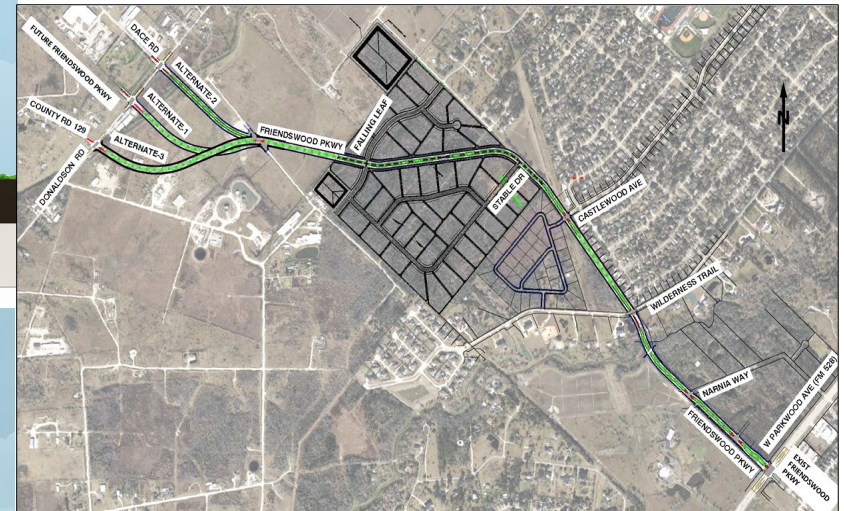
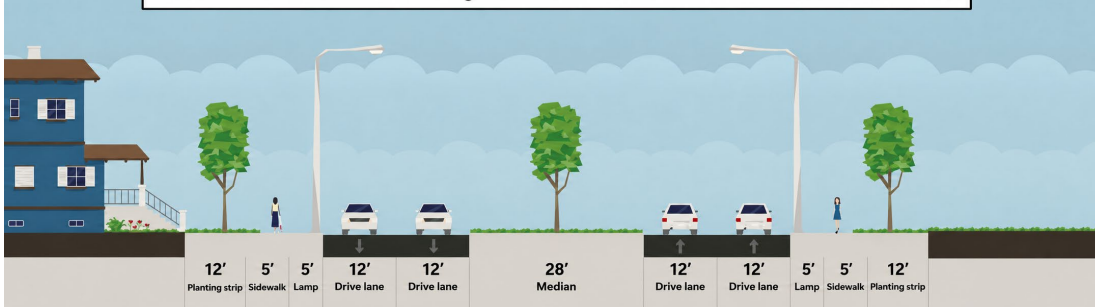
The core of the Study was the Alternatives Analysis, which evaluated three potential corridor alignments and three roadway cross-section options. Alternatives were assessed using a transparent scoring framework tied to project goals developed with input from the steering committee, focus groups, and the public. Performance criteria included connectivity, congestion relief, multimodal accommodation, and emergency evacuation functionality. Traffic operations modeling was conducted for existing conditions and future year 2045, with and without the proposed parkway, to quantify system-wide benefits and identify remaining intersection improvement needs.

Based on this evaluation, the Study identified a Preferred Alternative consisting of Alignment 1, which connects to the future Pearland Parkway to form a continuous regional corridor, paired with Cross-Section B, a four-lane divided roadway with sidewalks and a shared-use path. This alternative best met the Study's goals by enhancing regional connectivity, relieving congestion on parallel corridors, supporting multimodal travel, and improving evacuation capacity.

Friendswood Parkway Alt Cross Section B (100' ROW)



Friendswood Parkway Alt Cross Section A (120' ROW)



IMPLEMENTATION AND FUNDING

The final phase of the Study focused on implementation and funding. An Implementation and Funding Plan was developed to define implementation partners, assign corridor segments, establish realistic phasing timelines, and identify potential local, state, federal, and private funding sources. Short-term and mid-term strategies were established to align with development activity and funding availability, allowing the corridor to be implemented incrementally while preserving the long-term vision, see **Table 1**.

Overall, the Friendswood Parkway Corridor Study highlights the importance of this corridor as a key transportation investment for the region. Through detailed analysis, robust stakeholder engagement, and strong alignment with adopted plans, the study demonstrates how the corridor can enhance safety, improve mobility, and strengthen connectivity between Friendswood and surrounding communities. The study also provides the City of Friendswood with a clear path forward to support future growth while advancing regional coordination.

Table 1: Friendswood Parkway Corridor Implementation Assignments

#	Corridor Segment	Timeline	Costs	Responsible Party	Funding Source
1	Intersection of FM 2351 (Brazoria County Road 129) and Friendswood Parkway	Mid-Term	~	Brazoria County and/or Developers	Local General Obligation Bonds, Public Private Partnerships, and State and or Federal Grants
2	Segment between FM 2351 (Brazoria County Road 129) and the Brazoria and Galveston County Line	Mid-Term	~	Brazoria County and/or Developers	Local General Obligation Bonds, Public Private Partnerships, and State and or Federal Grants
3	Between Brazoria and Galveston County Line to Wilderness Trail	Short-Term to Mid-Term	~	City of Friendswood and or Developers	General Obligation Bonds, Public Private Partnerships, and State and Federal Grants, Tax Increment Reinvestment Zone (TIRZ)
4	Bridge Class Culvert Crossing at Chigger Creek	Short-Term to Mid-Term	~	Galveston County	General Obligation Bonds
5	Segment between Wilderness Trail and FM 528	Short-Term	~	Galveston County	General Obligation Bonds
6	Intersection FM 528	Short-Term	~	City of Friendswood and/or Developers	General Obligation Bonds, Public Private Partnerships, State and Federal Grants, TIRZ



Introduction



Introduction

The Houston-Galveston Area Council established a partnership with the City of Friendswood, Texas to conduct a Corridor Study of Friendswood Parkway from Farm-to-Market (FM) 2351 to FM 528. The ultimate plan for Friendswood Parkway is to extend the corridor through Friendswood starting at FM 528 into Brazoria County, where it will connect to FM 2351 and eventually, to Pearland Parkway. The completion of this initiative will be a regional effort by the City of Friendswood, City of Pearland, Galveston County, Brazoria County and TxDOT.

The project goal and vision were developed collaboratively with the Project Steering Committee. The Steering Committee provided guidance throughout the process by sharing local knowledge, reviewing key findings, and helping set project priorities. Their involvement ensured the final vision reflected community values, policy objectives, and practical implementation considerations.

GOAL

The goal of this study was to provide a greater level of mobility for residents by determining the preferred alignment for Friendswood Parkway. When complete, the four-lane divided parkway that includes sidewalks and a multi-use trail, will provide an alternative route to Interstate Highway (IH) 45 South, and FM 518, and will also serve as an alternative evacuation route for areas near the Gulf Coast and provide multi-modal options in south Friendswood.

VISION

The vision statement of the project states “The Friendswood Parkway Corridor Study will propose a safe, multi-modal corridor designed to improve mobility, enhance safety, and support the growth of people goods and services for those traveling within and through the City of Friendswood”. To support this vision, the study established clear goals focused on improving regional and local connectivity, providing a viable east–west alternative route, relieving congestion on existing facilities, enhancing multimodal accommodations for pedestrians and bicyclists, and supporting hurricane evacuation needs.



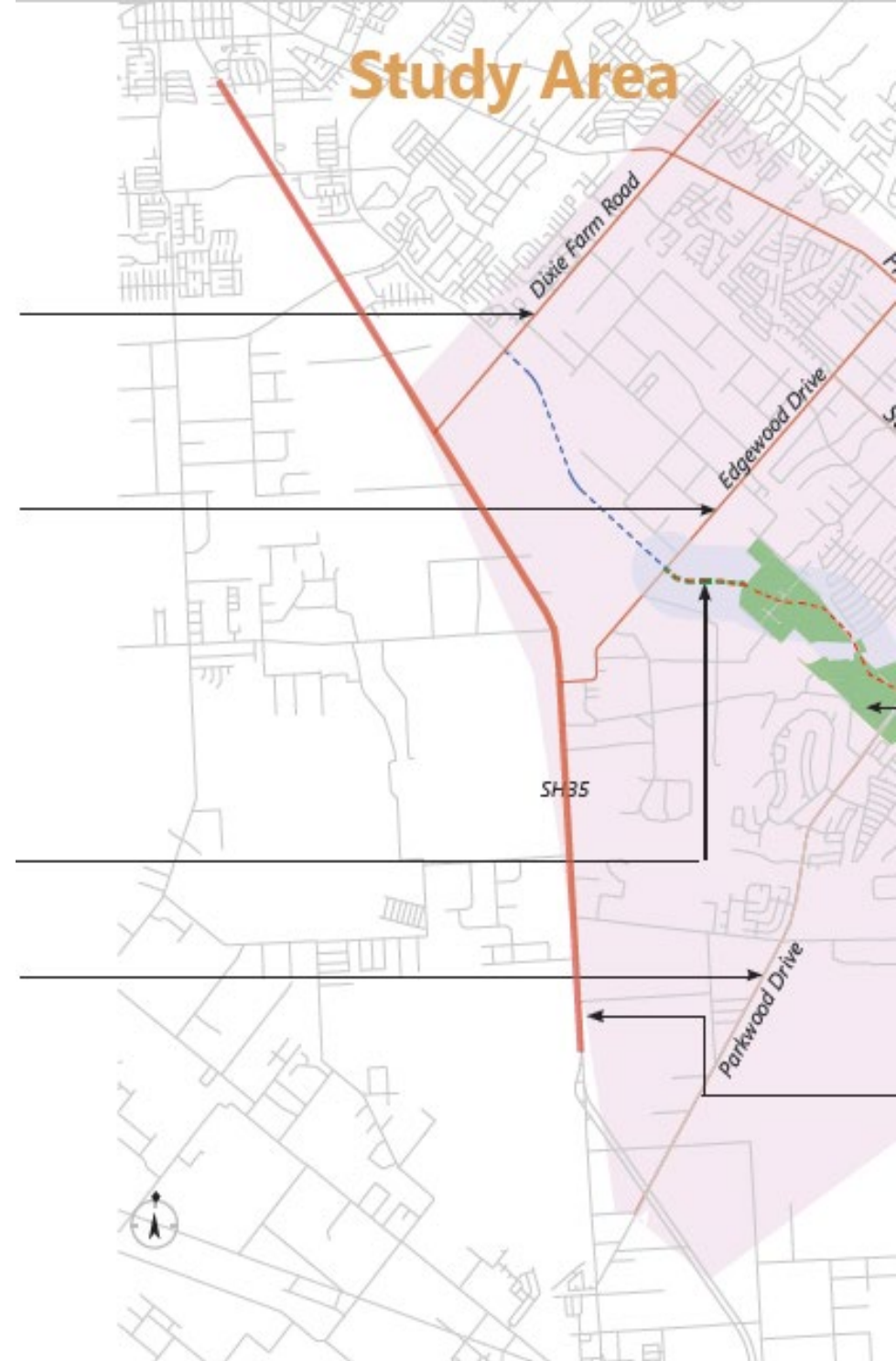
Major Streets in the Study Area

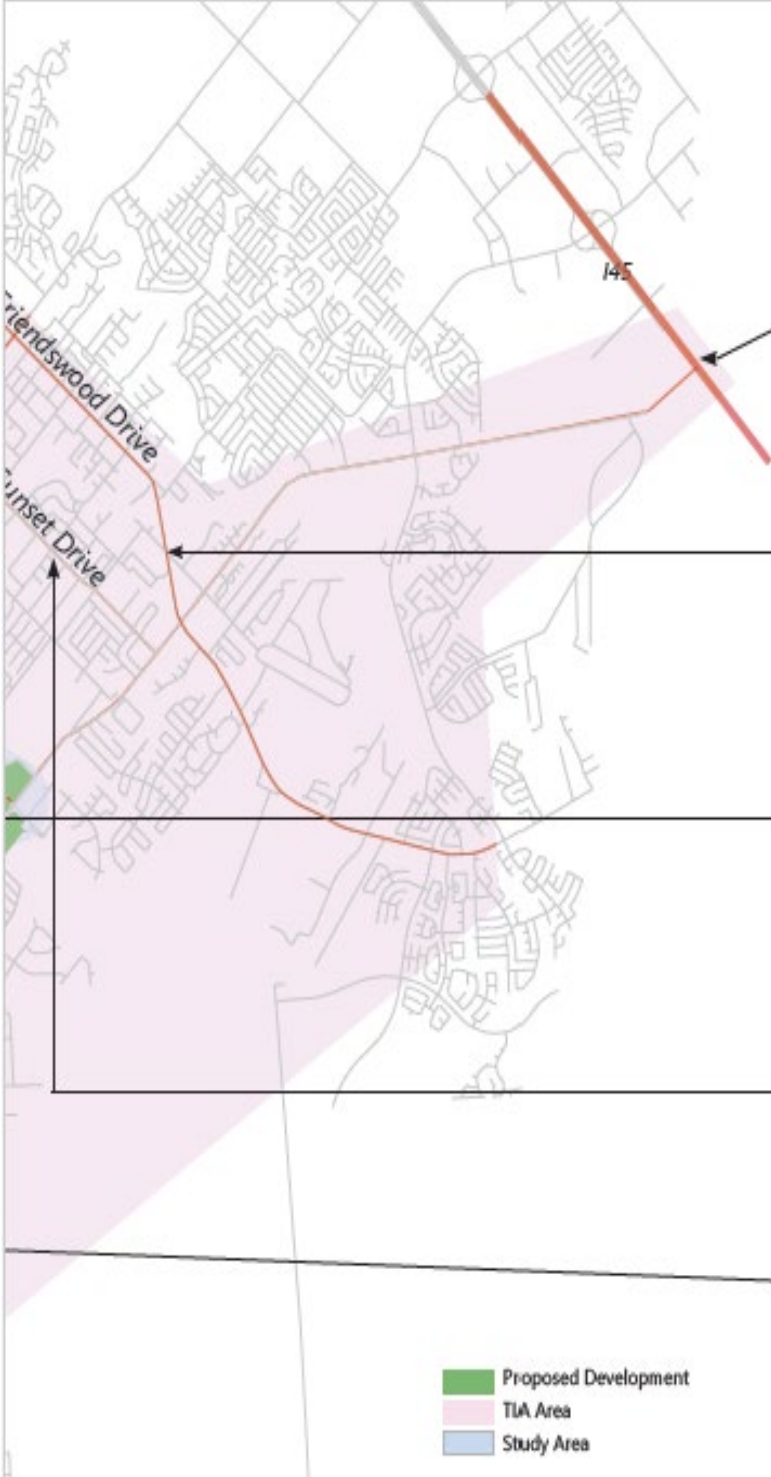
Dixie Farm Road is primarily a four-lane, divided roadway, with traffic traveling in north and south (two travel lanes in each direction). The route connects State Highway (SH) 35 to the south and IH 45 to the north. This corridor runs through suburban residential areas. The Friendswood Parkway Corridor Study will terminate at Dixie Farm Road on the west side of the corridor.

Edgewood Drive/FM 2351 is primarily a two-lane roadway, with traffic traveling in north and south (two travel lanes in each direction). The route connects SH 35 to the south and IH 45 to the north. This corridor is part of TxDOT's transportation network. The corridor runs primarily through suburban residential areas, however as it travels through the City of Friendswood, the roadway transitions to include a center left-turn lane. The future Friendswood Parkway corridor will intersect FM 2351 on the west side of the corridor. FM 2351 is classified as a Major Thoroughfare in the City of Friendswood 2018 Thoroughfare Plan.

There is currently a subdivision being developed. The segment between the subdivision being developed and Edgewood Drive is not part of the subdivision development project limits.

E. Parkwood Drive/FM 528 is primarily a four-lane roadway, with a center left-turn lane, and with traffic traveling in north and south (two travel lanes in each direction). The route connects SH 35 to the south and IH 45 to the north. This corridor runs primarily through suburban residential areas, on the north and south ends of the corridor. At its intersection with Friendswood Drive the corridor travels through commercial, retail, and multi-family land uses. The future Friendswood Parkway Corridor Study will terminate at FM 528 on the east side of the corridor. FM 528 is classified as a Major Thoroughfare in the City of Friendswood 2018 Thoroughfare Plan.





Interstate 45 is primarily an eight-lane, freeway, with traffic traveling in an east-west (four travel lanes in each direction) route just north of the City of Friendswood city limits. This freeway also has three one-way lane frontage roads on either side of the main lanes, providing access to commercial and retail land uses along the route. This corridor is part of TxDOT's transportation network and the interstate system. This corridor parallels the future Friendswood Parkway corridor.

FM 518/Friendswood Drive is primarily a four-lane, divided roadway, with traffic traveling in an east-west (two travel lanes in each direction) route bisecting the city. The route connects the City of League City to the east and the City of Pearland to the west. This corridor is part of TxDOT's transportation network and has the designation of a FM 518. This corridor runs through different land uses but predominately travels through the City's urban core accessing the City's municipal buildings, retail, commercial and multi-family land uses. This corridor runs parallel to the future Friendswood Parkway corridor. FM 518 is classified as a Major Thoroughfare in the 2018 Friendswood Thoroughfare Plan.

Proposed Development: During the existing conditions analysis, a developer acquired property along the corridor and indicated plans to develop single-family residential units and low-density retail uses. The proposed land use and site layout have influenced the planning process and influenced the future alignment of a segment of the corridor to ensure compatibility with anticipated access needs, traffic circulation, and infrastructure connectivity.

Sunset Drive is primarily a two-lane roadway, with a center left-turn lane and traffic traveling in the east and west (two travel lanes in each direction) direction. The route connects FM 528 to the east and FM 2351 to the west. This corridor runs through suburban residential areas. The Friendswood Parkway corridor runs parallel to Sunset Drive. Sunset Drive is classified as a Collector in the City of Friendswood 2018 Thoroughfare Plan.

SH 35 is primarily a four-lane roadway, with traffic traveling in an east-west then north-south (two travel lanes in each direction) route south of the Friendswood city limits. The route connects the City of League City to the east and the City of Pearland to the west. This corridor is part of TxDOT's transportation network. A segment of this corridor runs parallel to the future Friendswood Parkway corridor.



Existing Conditions & Issues



Existing Conditions & Issues

Existing Conditions

As part of the Friendswood Parkway Corridor Study, the project team evaluated existing transportation conditions and conducted a Bike and Walk Shed Analysis to identify current challenges and inform future corridor alternatives. The analysis considered both vehicle operations and multimodal access to address mobility, safety, and connectivity. The analysis of existing conditions identified several key transportation issues in the southern part of the city, highlighting the need for this project:

1. Traffic Circulation & Capacity - FM 518, the primary east-west corridor, operates at a lower Level of Service (LOS), indicating a need for an additional route to alleviate congestion.
2. Safety Concerns - FM 518 is a high-injury corridor, serving both local and through traffic. A new route with safety-focused design could reduce accident rates and improve overall network safety.
3. Alternative Transportation - The study found gaps in bicycle and pedestrian infrastructure, underscoring the need to expand multimodal transportation options within the corridor.
4. The walk shed and bike shed analysis highlighted deficiencies in the pedestrian and bicycle infrastructure. Pedestrian infrastructure deficiencies range from missing, partial, to incomplete sidewalks, or lacking signage and crosswalks. The bike infrastructure deficiencies range from missing bike lanes, faded pavement markings, lack of connections to nearby trails and other destinations.

These deficiencies in both pedestrian and bicycle infrastructure highlight the need for targeted improvements to enhance multimodal connectivity and encourage more sustainable travel options along the corridor.

Travel Modes to Work

According to the US Census Bureau American Community Survey (ACS) 5 - Year Estimates, 75% of people commuting to work over the age of 16 drove alone, 7.40% carpooled, 0.6% utilized public transportation, .7% walked, 0.0% used a bike, and .4% utilized a taxicab, motorcycle, or other means. Finally, after the experience with the COVID pandemic, 16% were able to work from home. **Table 2** depicts the percentages below. As can be seen by the data above, the City of Friendswood is very much auto dependent. Other factors in influencing the travel characteristics are land use and the transportation network. Currently there are no transit services within the City of Friendswood.

Table 2: Means of Transportation to Work in the City of Friendswood (2023 Five-Year Estimate)

2023 - 5 Year Estimate - Means of Transportation to Work (Workers 16 Years and Over)	
Measure	Value
Drove alone	75.00%
Carpool	7.40%
Public transportation	0.60%
Walked	0.70%
Bicycle	0.00%
Taxicab, motorcycle, or other means	0.40%
Worked from home	16.00%

Source: US Census Bureau American Community Survey 5 - Year Estimates

Pedestrian Facilities

According to the City of Friendswood Thoroughfare Plan (2018) and Google Earth observation, within the study area, most of the major corridors lack sidewalks on both sides of the roadway segments. Local streets in the residential districts have sidewalks on both sides of the street. However, there is connectivity missing to the collector and arterial roadway part of the transportation network. Specifically at intersections and at disconnected subdivisions with minimum accessibility to the collector and arterial part of the transportation network. Friendswood completed its Parks Master Plan in 2025 and is currently working with H-GAC to develop its first Active Transportation Plan.

Bicycle Network

According to the City of Friendswood Thoroughfare Plan 2018 and Google Earth observation, within the study area, most of the major corridors lack bike lanes on both sides of the roadway segments. There is a trail system, however trails are few and far between and mostly within a park setting. As mentioned above currently Friendswood completed its Parks Master Plan in 2025 and is currently working with H-GAC to develop its first Active Transportation Plan.

Travel Time To Work

According to the ACS, for workers 16 years and older, travel times to work for the City of Friendswood was 28.80 minutes. For Galveston County the travel time was 30.0 minutes, and for the state of Texas the travel time was 27.20 minutes, see **Table 3**. These numbers indicate the travel time to work were similar for the City of Friendswood, Galveston County and the State of Texas and reflect a suburban context where the population uses a vehicular mode to drive to work.

Table 3: Population and Transportation Characteristics - 2023

City of Friendswood Population and Transportation Comparisons				
Location	Population	Workers 16 and Over	Travel Time to Work*	No Vehicle Availability for Work*
Texas	29,640,343	14,801,534	27.20 minutes	2.70%
Galveston County	354,721	172,166	30.00 minutes	1.40%
City of Friendswood	40,827	18,893	28.80 minutes	1.60%

* For workers 16 and over

Travel Modes To Work

This section details travel modes for the population of the City of Friendswood for workers 16 years and older and is summarized in Table 3 below. According to ACS, 75% of workers drove alone to work, which is higher compared to statewide (71.70%) and lower than countywide (79.0%) averages. The City of Friendswood has a higher rate of residents working from home (16.0%), compared to 8.9% in Galveston County and 13.7% in Texas. Regarding public transit facilities, 0.6% of the city's population utilized public transportation services (park and ride) for their journey to work, compared to 0.5% in Galveston County, and 0.90% in Texas, according to the ACS. The percentage of commuters who walk to work is only 0.70%, which is lower than Galveston County (1.10%) and Texas (1.4%). 75% of the city's population using cars, trucks, or vans to work is a large contradiction to utilizing other modes of travel. It should be noted that this data does not include recreational walking and bicycling trips. The journey to work commute characteristics data is presented in **Table 4** below.

Table 4: Means of Transportation to Work- Comparison (2023 Five-Year Estimate)

City of Friendswood Work Commute Characteristics Comparison						
Jurisdiction	City of Friendswood		Galveston County		State of Texas	
Employed Persons*	18,893		172,166		14,801,534	
Modal Split	Commuters	%	Commuters	%	Commuters	%
Drove Alone	14,169.75	75.00%	136,011.14	79.00%	10,612,700	71.70%
Carpool	1,398.08	7.40%	16,183.60	9.40%	1,568,963	10.60%
Public Transit	113.36	0.60%	860.83	0.50%	133,214	0.90%
Walk	132.25	0.70%	1,893.83	1.10%	207,221	1.40%
Bike	0.00	0%	344.33	0.20%	29,603	0.20%
Other	75.57	0.40%	1,549.49	0.90%	236,825	1.60%
Worked from Home	3,022.88	16.00%	15,322.77	8.90%	2,027,810	13.70%

* 16 years and older

Transit Facilities

At the present time, the only transit service closely available to the City of Friendswood is the El Dorado Park and Ride located in the eastern part of town at the intersection of El Dorado and Glenwest Drive. This facility provides commuter service between Friendswood and downtown Houston.

Figure 1: Traffic Analysis Area

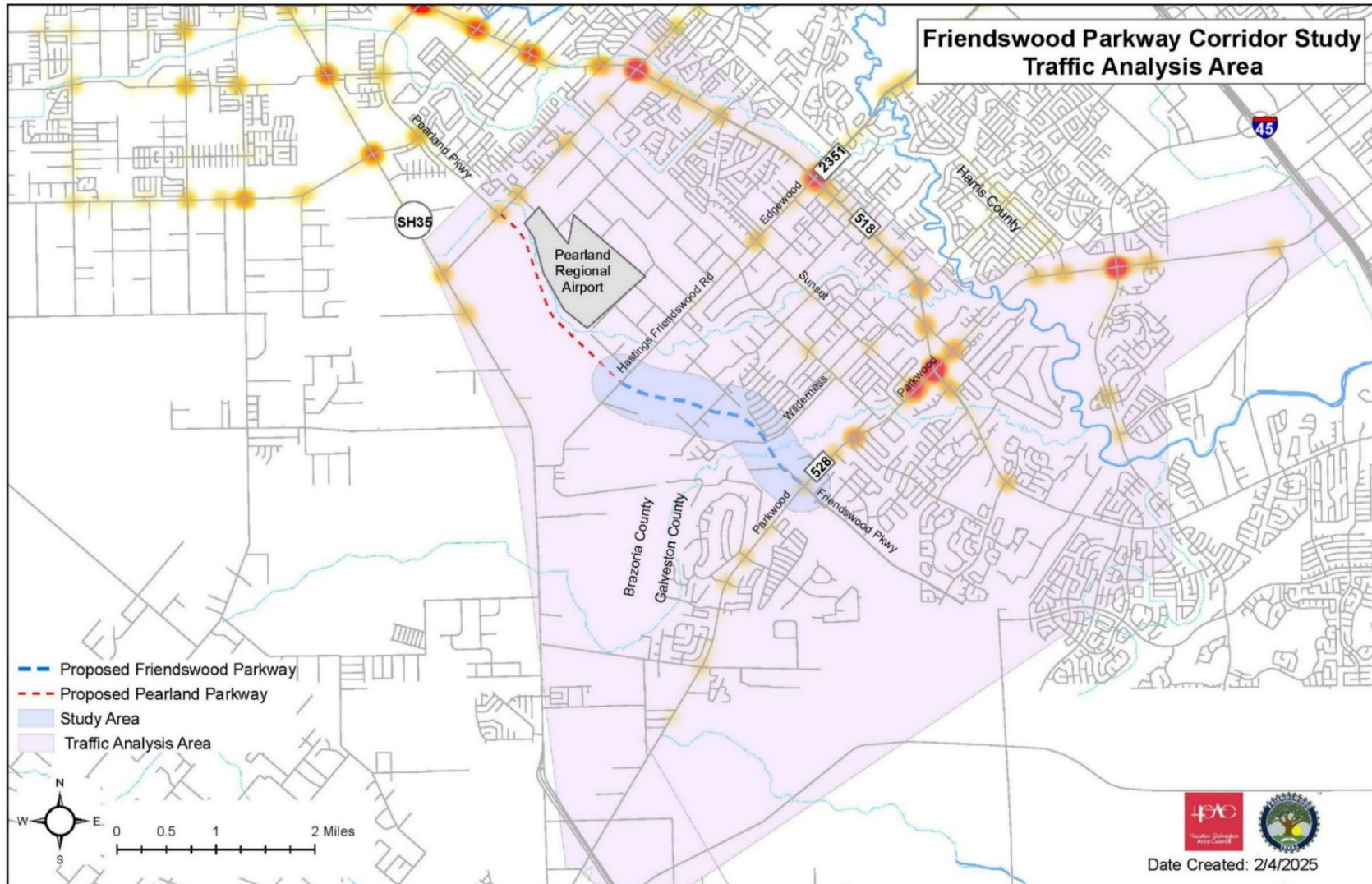


Figure 2: Corridor Walkshed

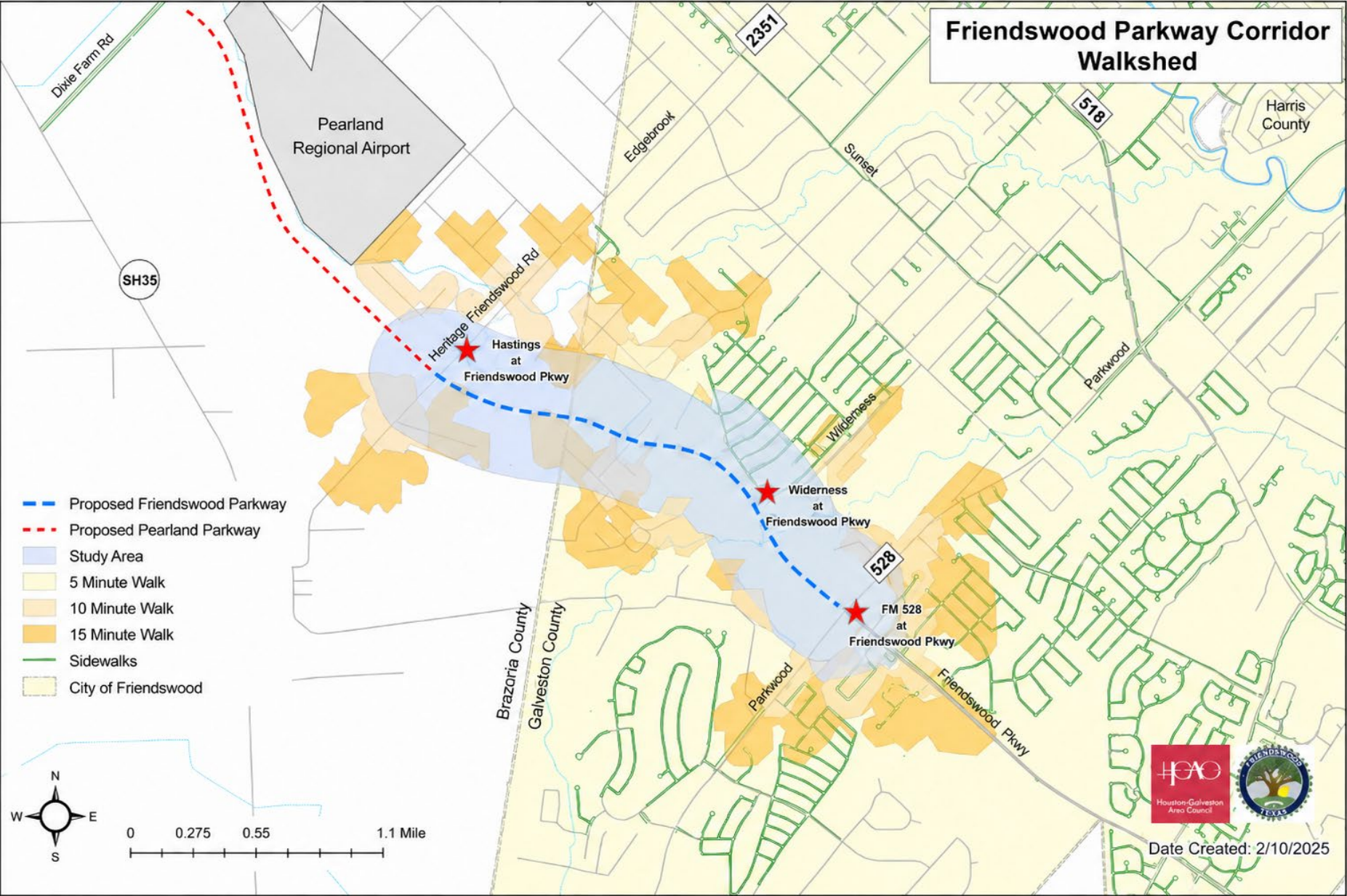
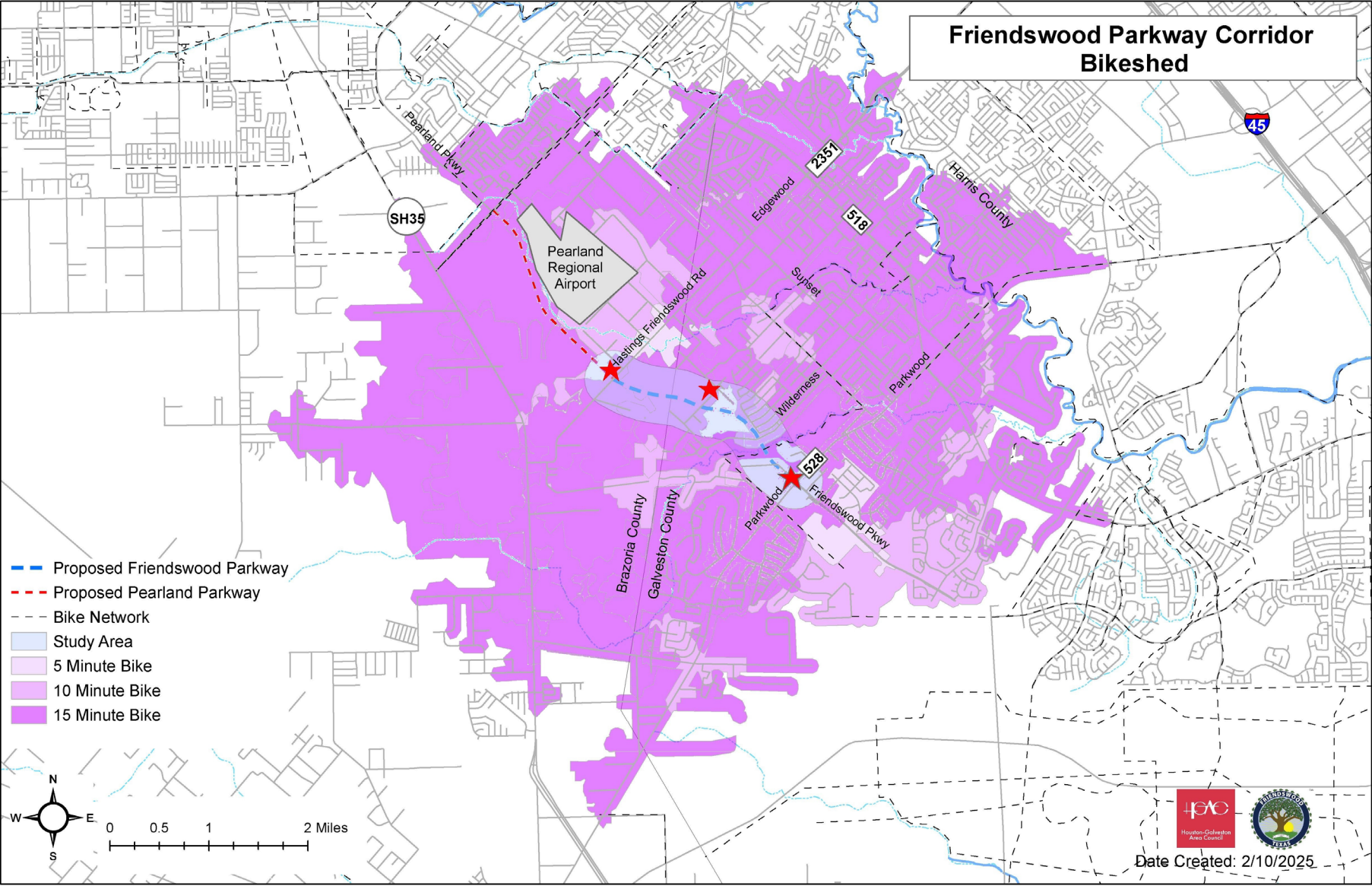


Figure 3: Corridor Bikeshed



Existing Issues: Analysis

A planning-level analysis of the Friendswood Parkway corridor was conducted as part of the Study, covering the proposed alignment between FM 2351 and FM 528 across Brazoria and Galveston counties. The analysis took a broad look at the factors that shape how people get around in the corridor today — including commute patterns from US Census data, how land use influences travel choices, and what the City's own design standards require for new roadway construction. On that last point, the City's current 2021 Design Guidelines only require a four-foot sidewalk on boulevard-classified roadways and make no provision for bicycle facilities — a baseline that sets the stage for many of the gaps identified in the field. The analysis also took stock of existing pedestrian and bicycle infrastructure along the corridor and across the wider study area, as well as the broader transportation network, including vehicular operations and transit availability. It's worth noting that no transit service currently exists within the City of Friendswood, making active transportation connections all the more important for residents who don't drive.

The walkshed and bikeshed analysis — evaluated at 5-, 10-, and 15-minute travel intervals from four key intersections along the proposed corridor. This analysis painted a clear picture of where the network falls short. Across 17 identified segments, both sidewalks and bike lanes are missing in some form, with conditions ranging from facilities that simply don't exist to deteriorated pavement, missing crosswalk markings, and absent pedestrian warning signs. Natural features like creek crossings and heavy vegetation, along with manmade barriers such as fences and subdivision walls, make matters worse by cutting off otherwise nearby neighborhoods from the corridor. The vehicular analysis found that a number of intersections already struggle during peak hours, and travel demand modeling shows those conditions would deteriorate further without the parkway. The proposed Friendswood Parkway is projected to provide meaningful relief to the broader network and improve overall system performance.

Level of Service

Systemwide LOS is a measure of effectiveness used to describe the operations of an intersection, a roadway segment, or an entire transportation network. In a macro level analysis, a travel demand model can be used to measure the operations of a roadway segment using volume-to-capacity ratio to analyze future roadway operations. The scale ranges from LOS "A" to LOS "F", with LOS "A" being free flow traffic operations and LOS "F" described as a breakdown in operations or bumper to bumper traffic. See **Figure 4. Traffic Operations** (on the following page) at the study streets and intersections were evaluated for the following scenarios:

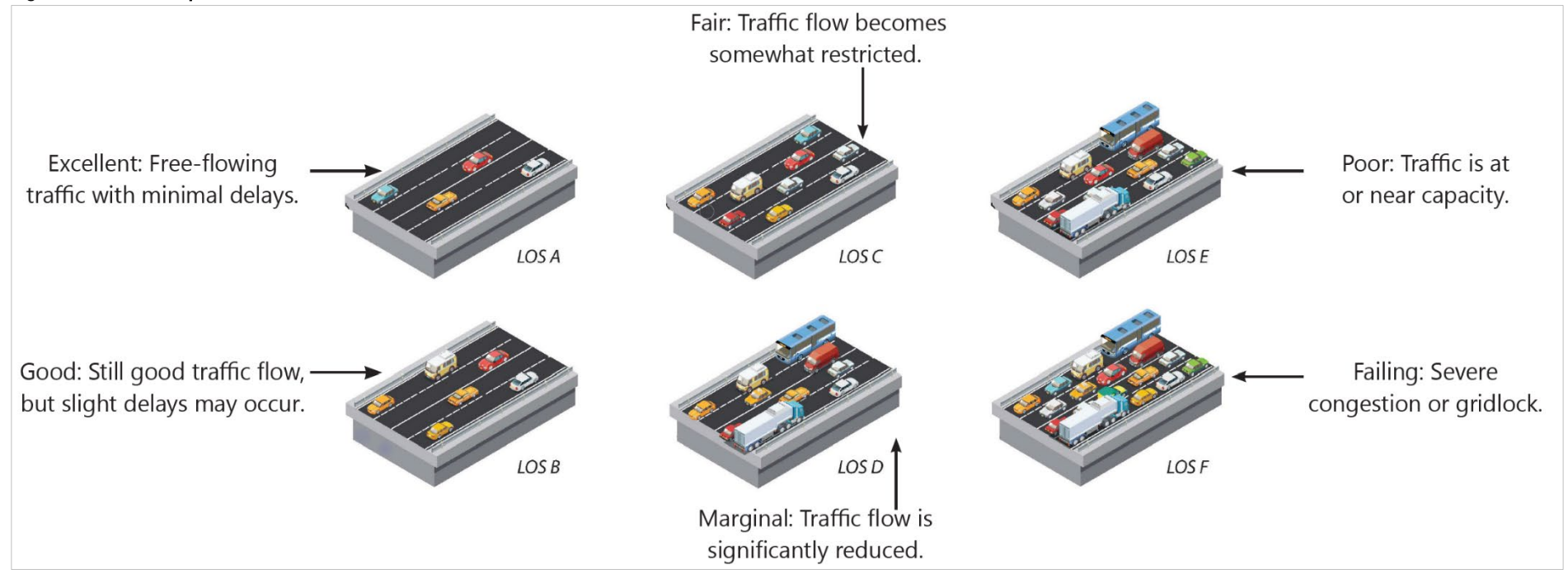
1. 2023 Existing Conditions
2. 2045 without Friendswood Parkway
3. 2045 with Friendswood Parkway

2023 Existing Conditions

The 2023 AM and PM peak-hour LOS maps illustrate daily variations in traffic operations within the Friendswood Parkway Corridor Study area. During the AM peak, most local and collector streets operate at LOS A or B, reflecting generally free-flowing conditions, while congestion is largely confined to major regional corridors such as FM 518, FM 528, SH 35, FM 2351, SH 96, and I-45, where higher commuter volumes result in LOS D through F

conditions. PM peak conditions show broader and more pronounced congestion as commuter, school, and local trips overlap. Several arterial corridors, including FM 518, FM 528, SH 35, and I-45, experience degraded operations at LOS D, E, and F, though many local streets continue to function acceptably. These patterns underscore the need for the proposed Friendswood Parkway, Pearland Parkway, and future east–west connections to improve network redundancy, better distribute traffic, and relieve pressure on overburdened regional corridors as growth continues. See **Figure 5 and 6**.

Figure 4: Traffic Operations



2045 without the Proposed Friendswood Parkway Corridor

The 2045 AM and PM LOS maps without the Friendswood Parkway show increasing congestion as traffic demand grows on the existing roadway network. In the AM peak, while some local streets continue to operate at LOS A-C, major corridors such as FM 518, FM 528, SH 35, FM 2351, SH 96, and areas near I-45 experience LOS D, E, and F, reflecting higher commuter volumes and limited route alternatives. Conditions worsen in the PM peak, with congestion becoming more widespread and severe across regional arterials and freeway connections. Several corridors shift to LOS E and F, indicating increased delays and reduced reliability during the evening commute. See **Figure 7 and 8**.

2045 with the Proposed Friendswood Parkway Corridor

The 2045 AM and PM LOS maps with the Friendswood Parkway show improved traffic operations compared to the no-build scenario by adding new east–west connectivity through the study area. In both peak periods, the Parkway helps redistribute traffic away from congested regional corridors such as FM 518 (NASA Boulevard), FM 528, and SH 35, resulting in more roadway segments operating at LOS A-C and fewer severe congestion points. While some arterials continue to experience LOS D and E during peak hours due to regional travel demand, the extent and severity of LOS F conditions are reduced. Overall, the importance of Friendswood Parkway is illustrated by improving network efficiency, providing route redundancy, and helping maintain acceptable levels of service under 2045 traffic conditions. See **Figure 9 and 10**.

Figure 5: Level of Service in AM, Year 2023

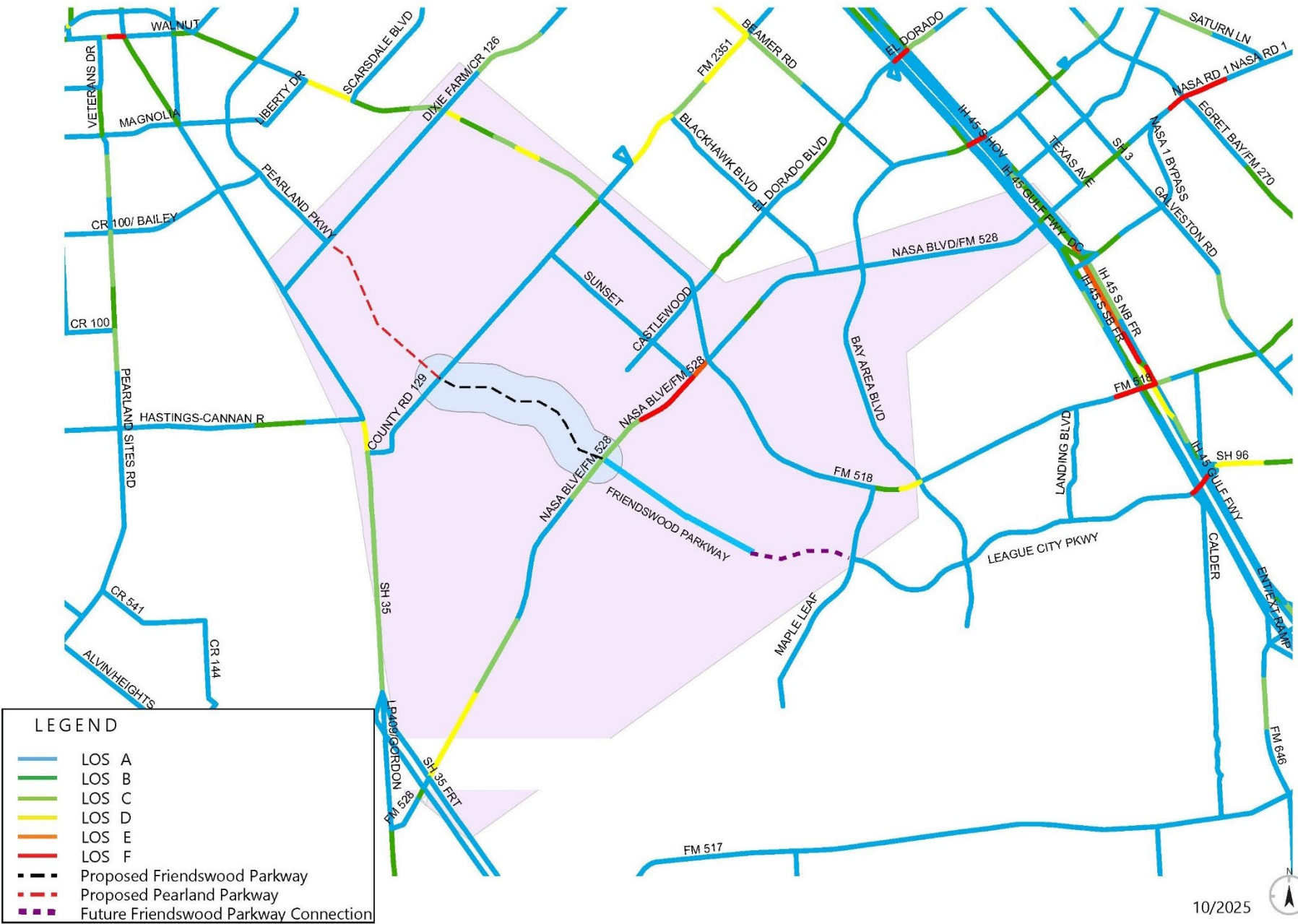


Figure 6: Level of Service in PM, Year 2023

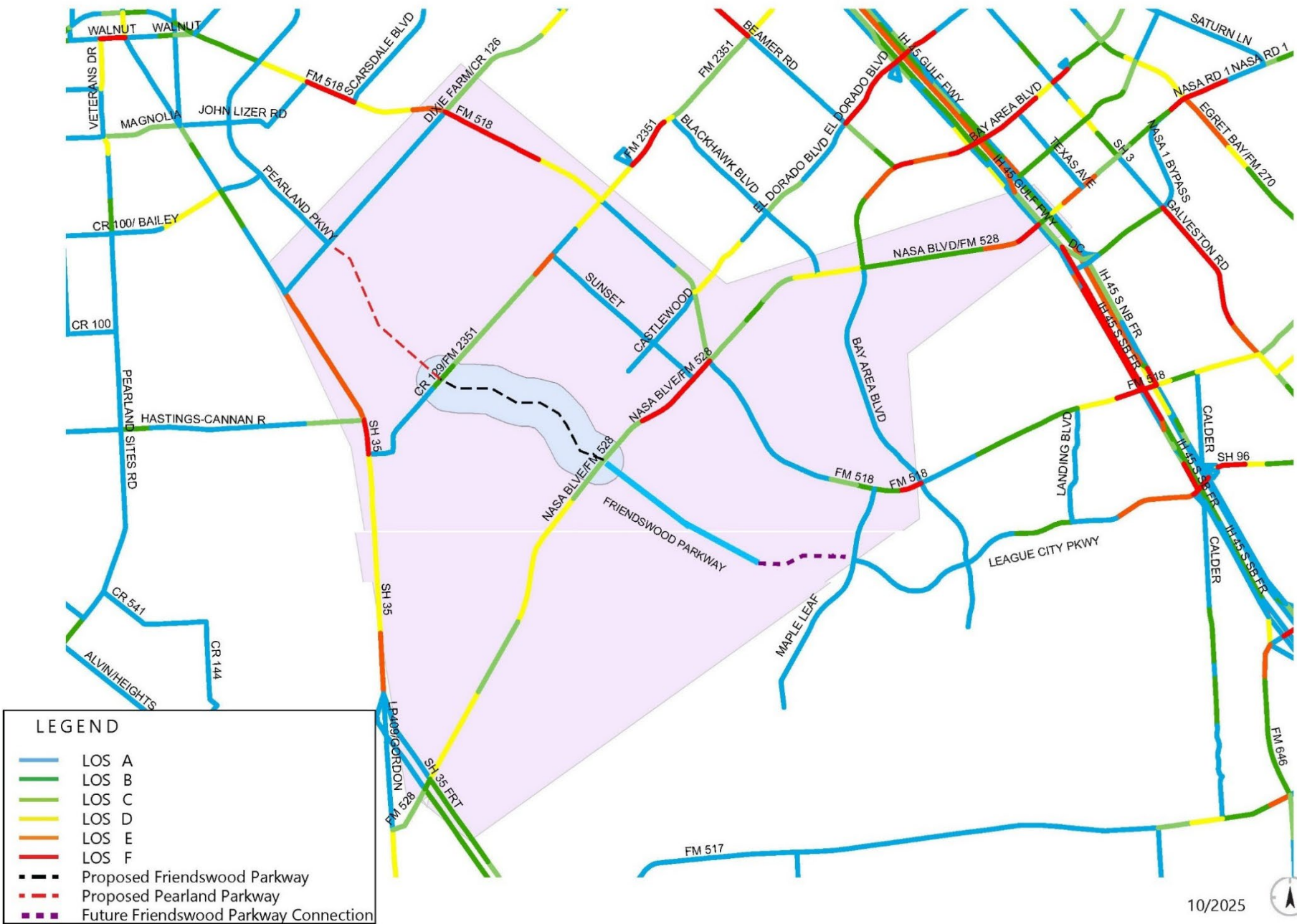
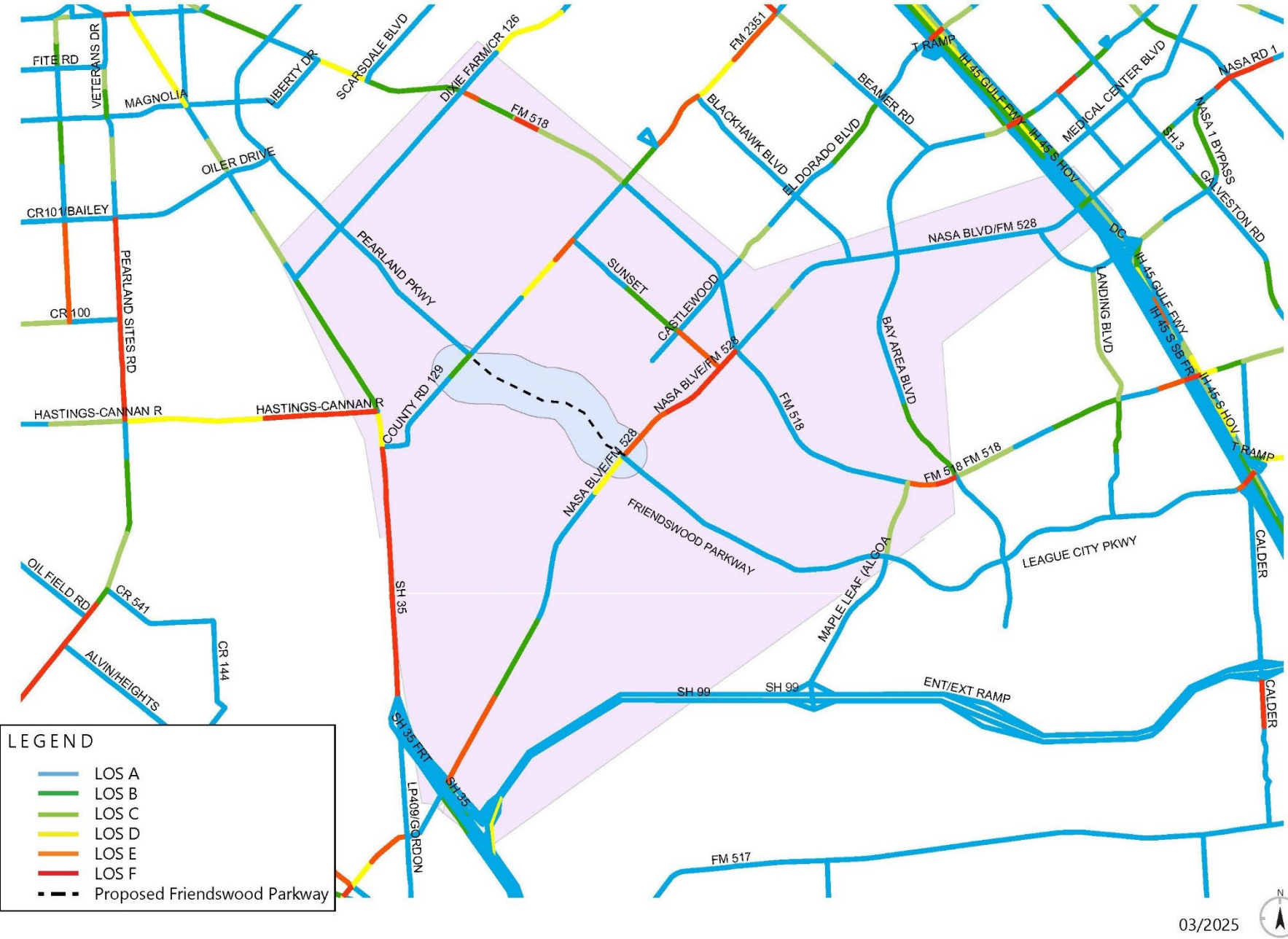


Figure 7: Level of Service in AM, Year 2045 (without Friendswood Parkway)



[illegible]

LEGEND

- LOS A
- LOS B
- LOS C
- LOS D
- LOS E
- LOS F
- Study Area
- Traffic Analysis Area

02/2025

Figure 10: Level of Service in PM, Year 2045 (with Friendswood Parkway)



2023 Existing Intersection LOS and Delay Summary

The existing intersection traffic operations analysis indicates that most of the 15 study intersections in Friendswood experience significant congestion during peak hours. Nearly all intersections operate at poor LOS, with delays ranging from just over 57 seconds per vehicle at LOS E to more than 230 seconds at LOS F. The most severe congestion occurs at key intersections along FM 518, FM 528, and FM 2351, where delays frequently exceed 100 seconds per vehicle. Only a small number of intersections operate at LOS E rather than LOS F, reflecting widespread peak-hour delay and reduced efficiency.

These findings underscore the need for capacity and operational improvements to address existing congestion and accommodate future growth. LOS results were developed using Highway Capacity Manual (HCM) 7th Edition and HCM 2022 methodologies and are summarized in color-coded maps (green for LOS A-D and red for LOS E-F). Under 2023 existing conditions, nine intersections are projected to operate at unacceptable LOS, as shown in **Figure 11**.

2045 Without the Proposed Friendswood Parkway Corridor

A substantial number of study intersections are projected to operate at unacceptable levels of service during both the AM and PM peak hours, with widespread LOS E and F conditions along key east-west and north-south corridors. Congestion is most pronounced along FM 518, FM 528, FM 2351, and connecting routes, where increasing regional growth and limited network redundancy result in excessive delays and reduced intersection performance. While a few local intersections continue to operate at acceptable LOS, they do so largely because they serve lower traffic volumes and do not meaningfully offset congestion on the regional system. See **Figure 12**.

2045 With the Proposed Friendswood Parkway Corridor

The proposed Friendswood Parkway Corridor provides substantial operational benefits across the study area. Several intersections experience significant improvements, with delays reduced by more than 150 seconds per vehicle at some locations. Sixteen intersections are projected to operate at unacceptable conditions. A few intersections improve to LOS E, reflecting meaningful congestion relief as traffic is redistributed from heavily traveled corridors to a more balanced and resilient network, particularly where the new corridor helps divert traffic from heavily traveled roads. While continued regional growth will require additional long term improvements at selected locations, the Parkway establishes a critical east-west mobility spine that significantly enhances overall system performance. By diverting traffic from overburdened facilities and improving connectivity between FM 2351 and FM 528, the corridor strengthens network redundancy, improves travel time and positions the corridor for future intersection upgrades. See **Figure 13**.

2045 Traffic Mitigation With the Proposed Friendswood Parkway Corridor plus Mitigation (Target Improvements)

Key intersections along the corridor, particularly northbound and southbound traffic at FM 528 and FM 2351, under its current lane configuration, are projected to experience unacceptable LOS under future traffic scenarios, even with the planned corridor in place. To address these challenges, targeted roadway improvements - such as added turn lanes, through/right-turn lanes, and optimized signal timings - are recommended to enhance intersection efficiency and reduce delay. These improvements would bring these intersection operations to an acceptable LOS. See **Figure 14**.

LEGEND

- LOS - PM Peak Hour (Green circle)
- LOS - AM Peak Hour (Red circle)
- LOS A, B, C & D (Green line)
- LOS E & F (Red line)
- Proposed Friendswood Parkway (Dashed black line)
- Proposed Pearland Parkway (Dashed red line)
- Study Area (Blue shaded area)
- Traffic Analysis Area (Pink shaded area)
- Future Friendswood Parkway Connection (Dashed purple line)

*Future Friendswood Parkway Connection was not completed at time of analysis

10/2025

Figure 12: Year 2045 Intersection Level of Service - Without Friendswood Parkway

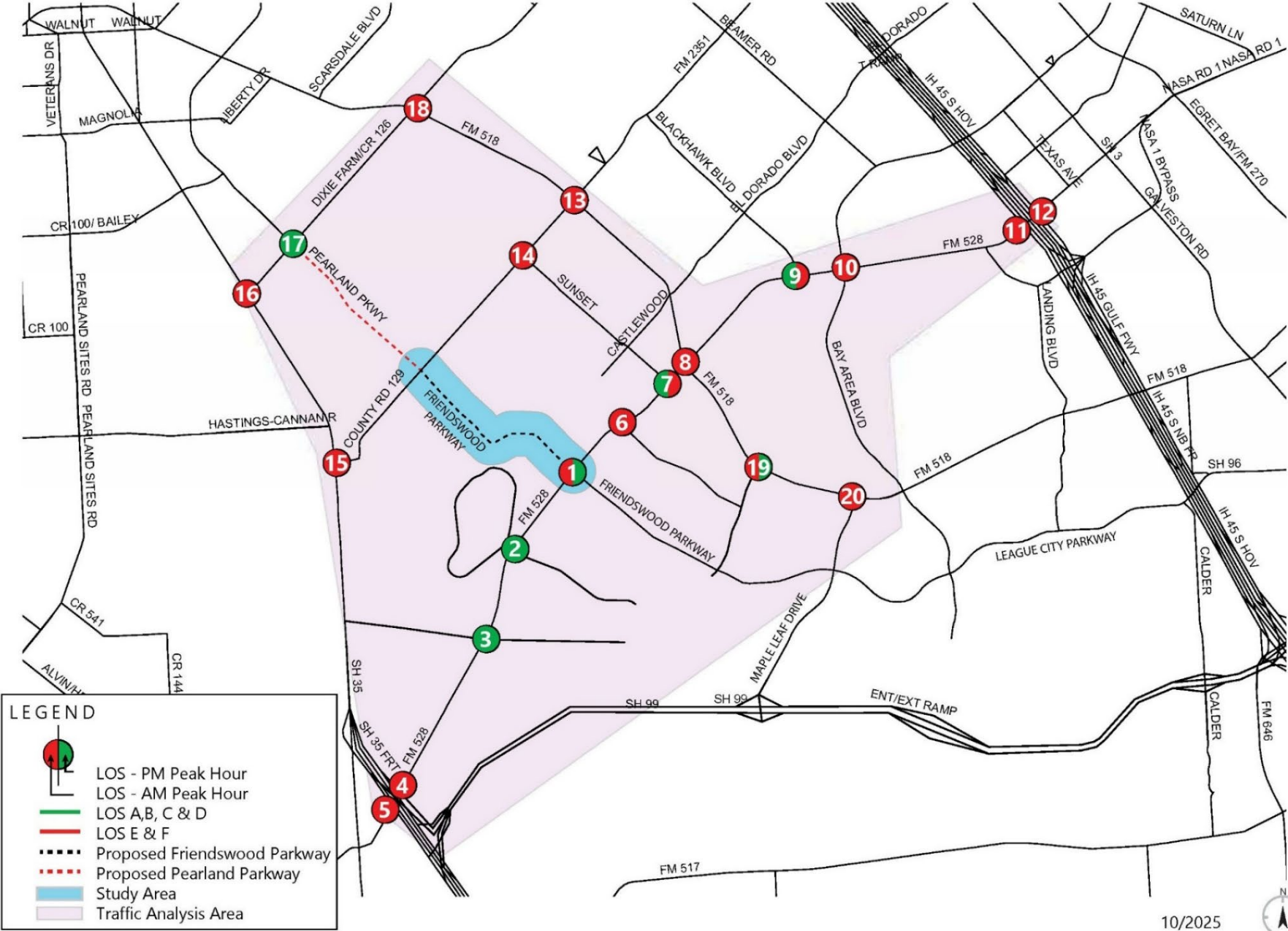


Figure 13: Year 2045 Intersection Level of Service - With Friendswood Parkway

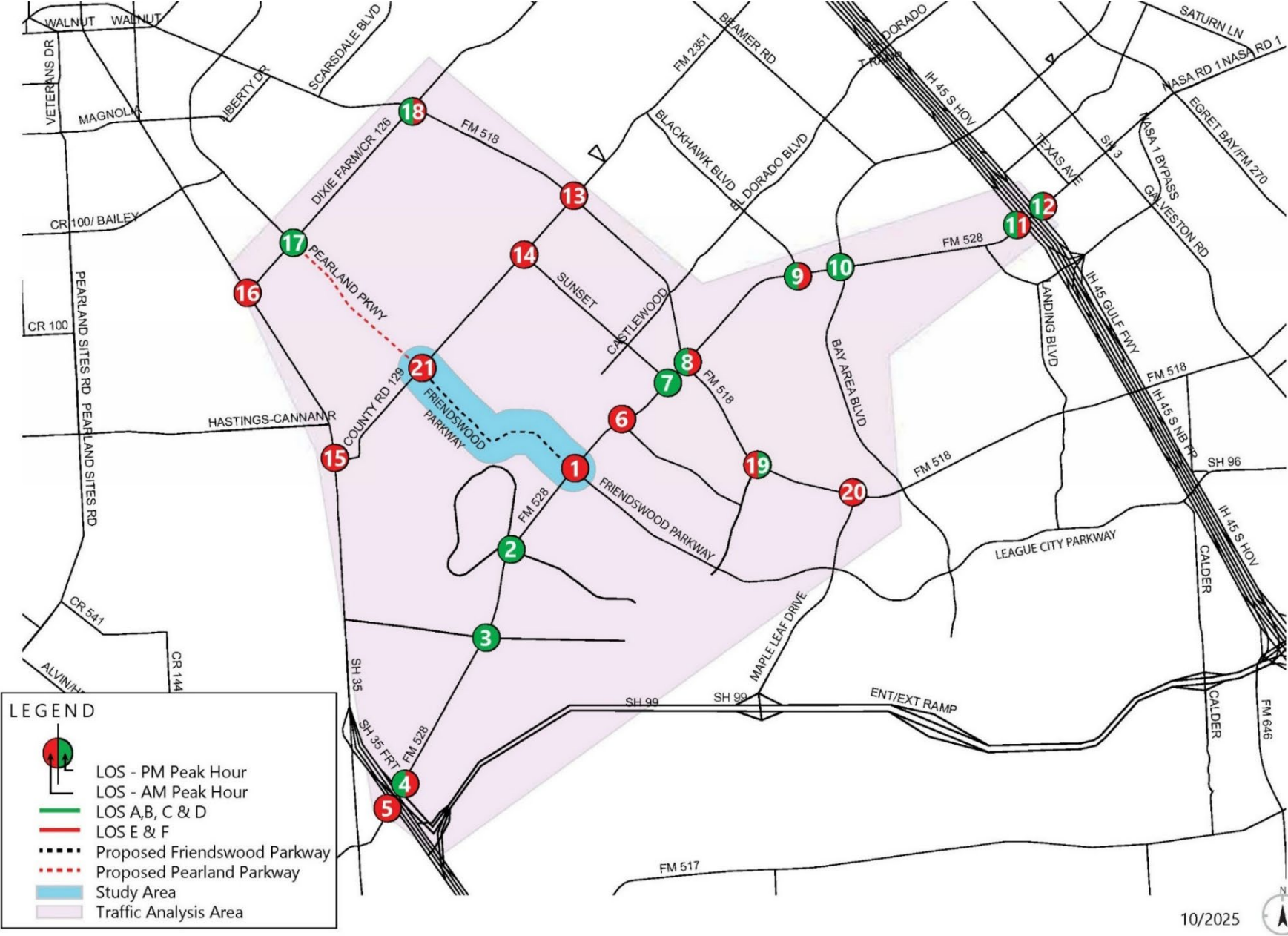
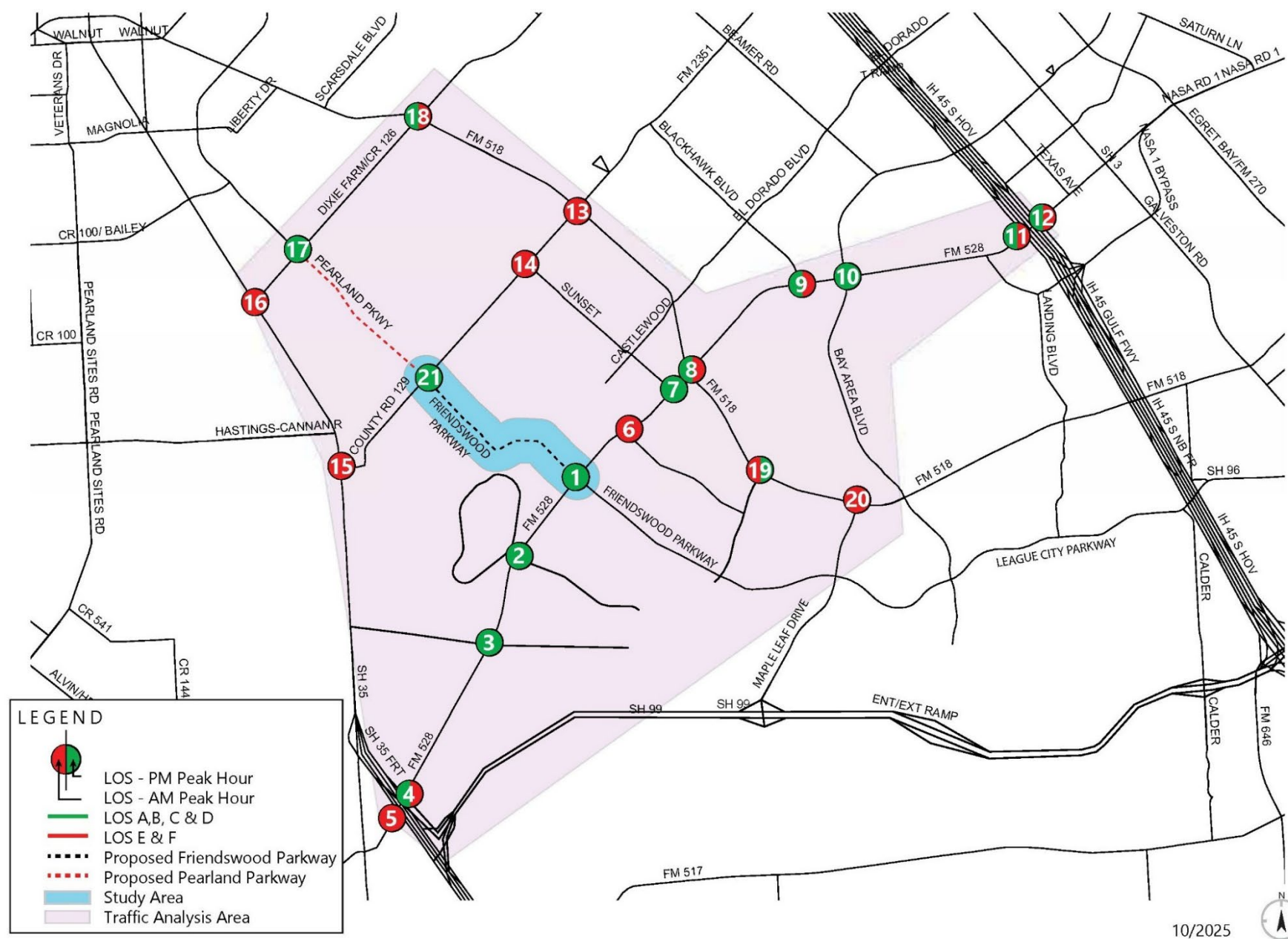


Figure 14: Year 2045 Intersection Level of Service - With Friendswood Parkway Plus Mitigation





Public Engagement



Public Engagement

ENGAGEMENT PROCESS

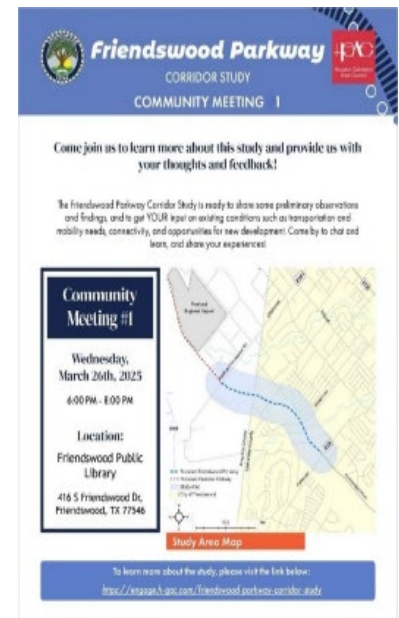
A robust public engagement process help guide the Study, structured around three distinct levels of participation designed to capture input from a broad cross-section of stakeholders. The Steering Committee brought together non-elected state and local governmental and non-governmental representatives from the City of Friendswood, City of Pearland, Brazoria and Galveston Counties, H-GAC, and TxDOT — providing regional coordination and institutional perspective throughout the planning process. This group was expected to carry that collaborative foundation forward into plan implementation. The Focus Group engaged community members in a more intimate setting, offering a dedicated space for resident voices outside of the formal governmental structure. The Community Wide Meeting opened the process to the general public, providing an opportunity for broader input on corridor priorities and concerns. Together, these three levels of engagement ensured that the study's vision, goals, and evaluation criteria reflected both technical expertise and the lived experience of the people who use the corridor every day.

Public engagement extended well beyond in-person meetings through a dedicated project website hosted on the H-GAC Engage platform. The site served as a central hub for project information, key milestones, study materials, and ongoing communication with the public. Residents were able to submit feedback directly online and use an interactive geolocated comment tool to flag concerns and opportunities at specific locations within the study area — giving the project team a clearer picture of place-based issues that might not surface in a meeting room setting.

Over the course of the study, the website attracted approximately 2,500 total visits from nearly 1,900 unique visitors, reflecting broad community awareness and sustained interest in the corridor's future. Traffic was driven primarily through direct access and search engines, suggesting that residents were actively seeking out project information rather than stumbling across it. Engagement peaks in the site analytics aligned closely with major project milestones — including the Community Wide Meeting and the release of preliminary findings — confirming that outreach efforts successfully drew participants back to the platform at critical moments.

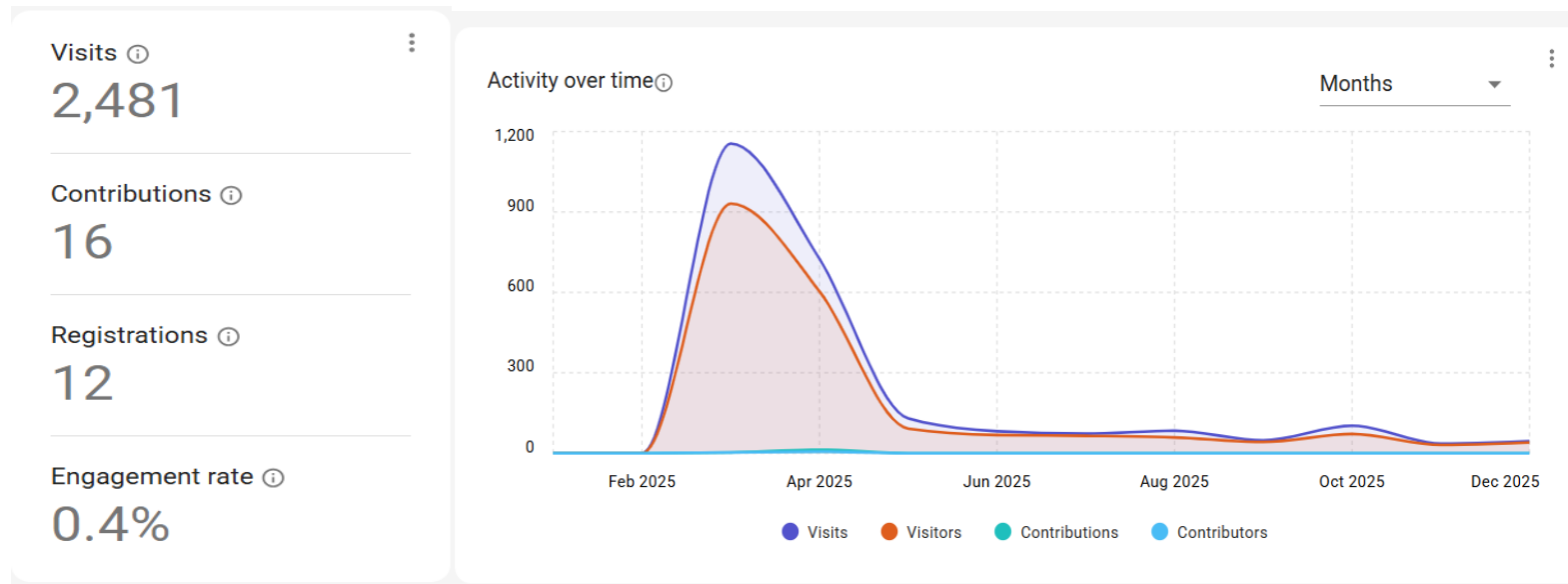
Public Engagement Meetings

Steering Committee Meeting 1	12/18/2024
Focus Group Meeting	3/12/2025
Community Wide Meeting	3/31/2025
Steering Committee Meeting 2	10/7/2025



Project Website

The digital strategy meaningfully complemented in-person participation, helping ensure that a wide cross-section of the community remained informed and engaged from study initiation through the development of final recommendations. As part of the digital strategy, a project website was developed and hosted on the H-GAC Engage platform to support transparent communication and public participation throughout the planning process. The website provided residents with up-to-date project information, key milestones, and engagement materials, and allowed users to submit feedback directly online. In addition, the platform enabled geolocated comments, allowing participants to identify and comment on issues at specific locations within the study area, helping the project team better understand place-based concerns and opportunities.





Alternative Analysis



Alternative Analysis

The alternative analysis evaluated potential alignments and roadway cross section options for the Friendswood Parkway Corridor, ultimately leading to the selection of a preferred alternative. The preferred alternative is the alignment and roadway cross section design chosen as the best option for the study, based on public feedback, city guidance, and data, and the agreed upon goals and vision of the project, and more specifically to improve safety, mobility, and connectivity while supporting future growth.

All alternative alignments met city standards and design guidelines and were consistent with the 2018 City of Friendswood Major Thoroughfare Plan and the 2045 H-GAC Regional Transportation Plan. Alternatives alignments 1, 2 and 3, all begin at FM 2351/Brazoria County Road 129 on the west side of the corridor, however their terminus points were different along FM 2351/Brazoria County Road 129. See **Figure 15** for more information. The east terminus for all three alignments were at FM 528 and directly aligning with existing Friendswood Parkway. **Figure 16** shows the variation of ROW width segments along the corridor.

Figure 15: Alternative Alignments

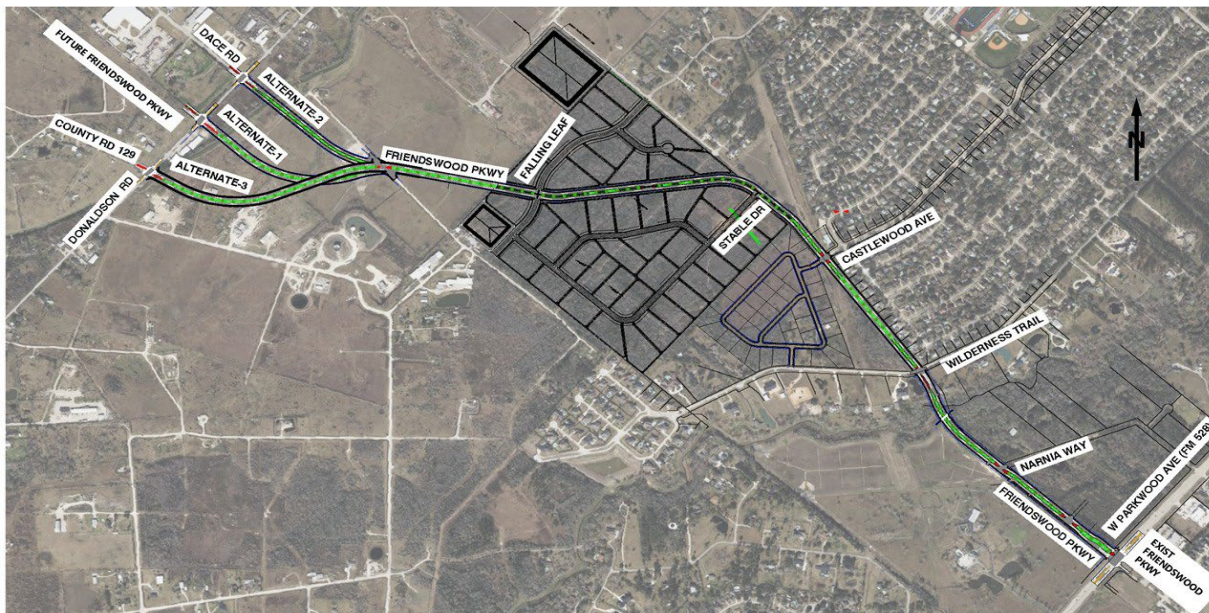
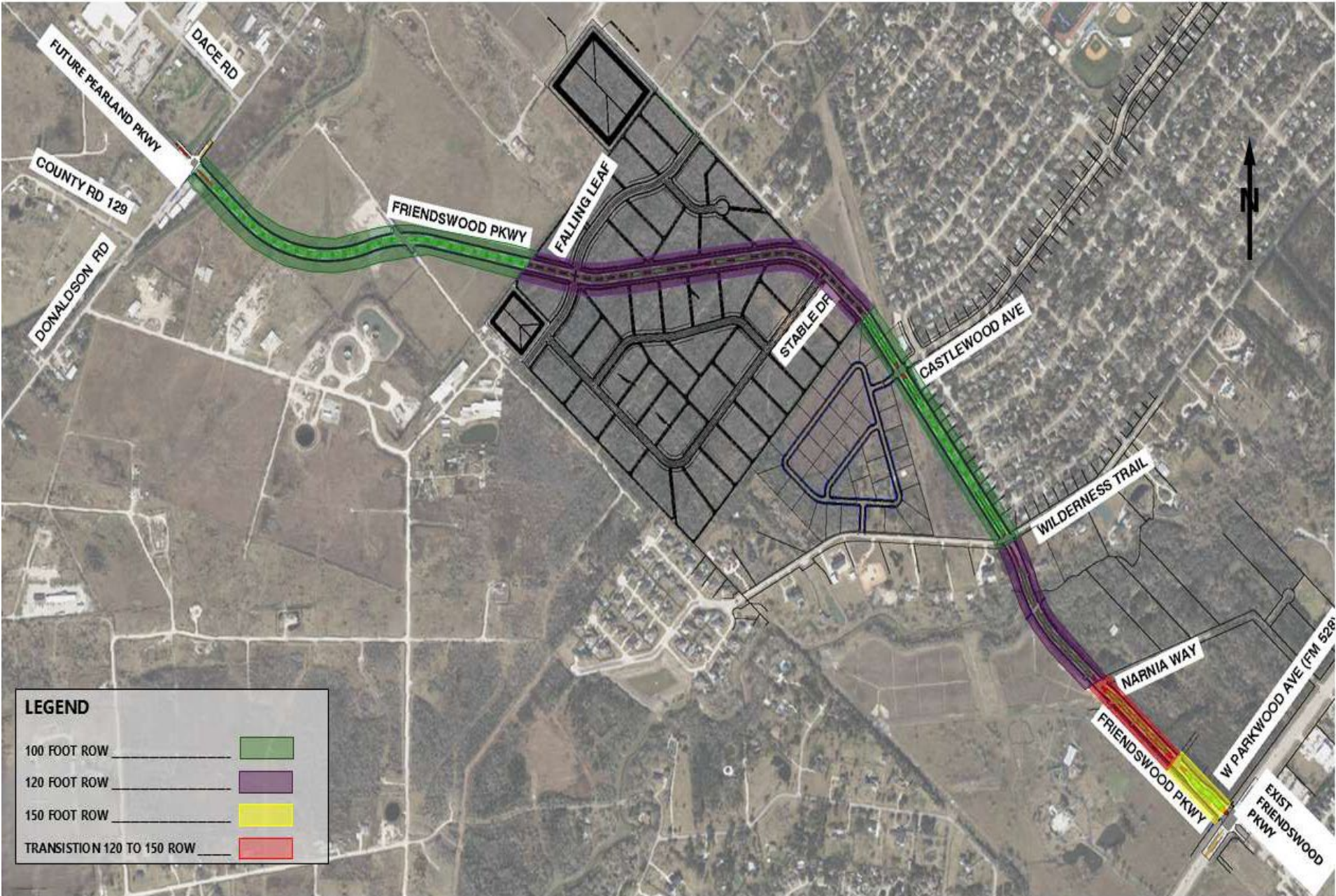


Figure 16: Friendswood Parkway Right of Way Width Segments



Alternative Cross Sections A - C

Alternative Cross Section A is composed of two 12-foot through lanes in each direction and a 28-foot landscaped median with five-foot sidewalks on each side of the roadway. Right of Way widths vary depending on roadway segment as per Figure 16. See Figures 17, 18, and 19 for more information.

Figure 17: Alternative Cross Section A 100' Right of Way

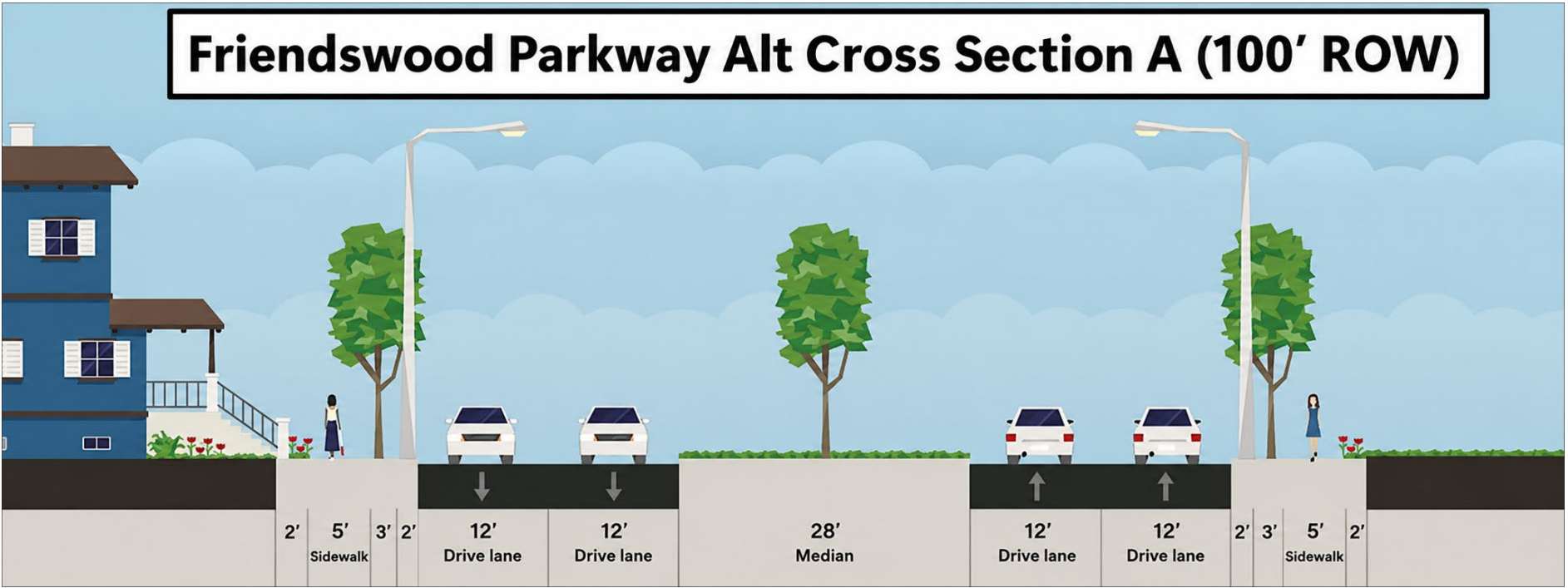


Figure 18: Alternative Cross Section A 120' Right of Way

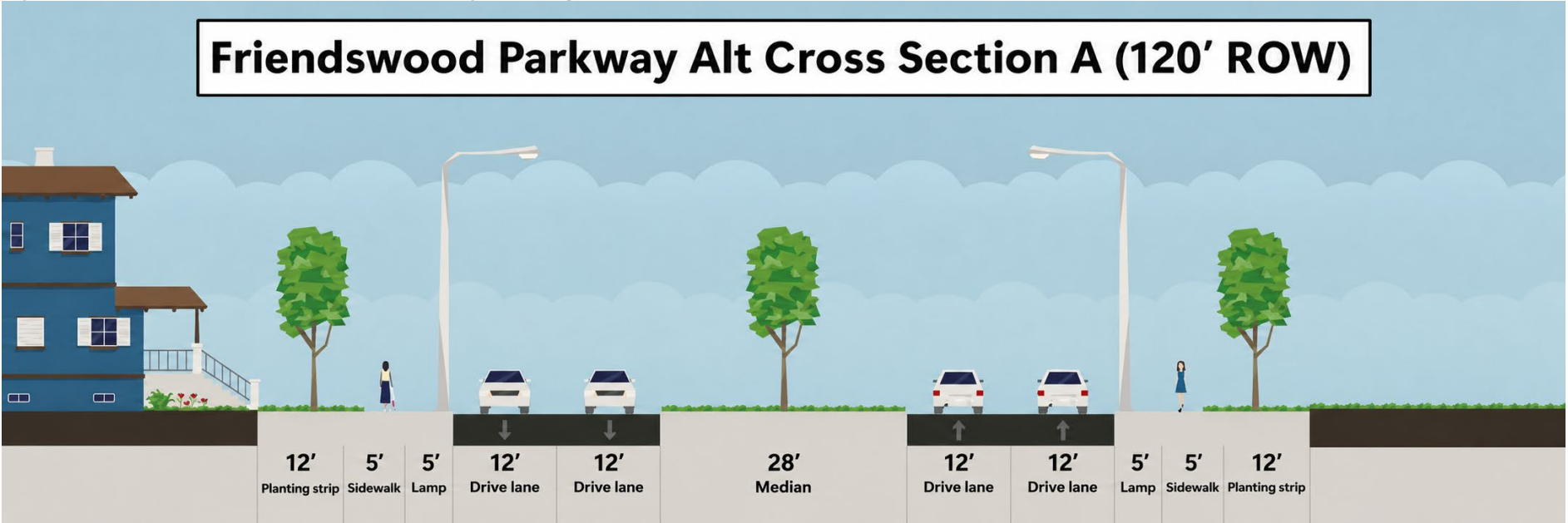
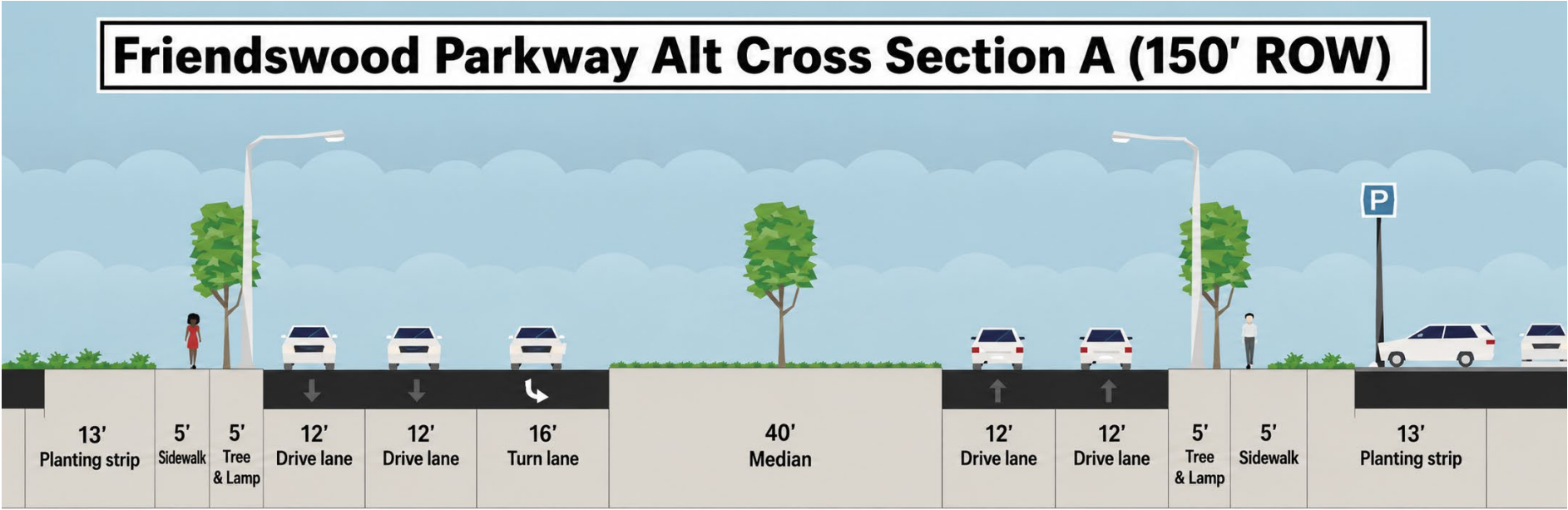


Figure 19: Alternative Cross Section A 150' Right of Way



Alternative Cross Section B is composed of two 12-foot through lanes in each direction and a 28-foot landscaped median with five-foot sidewalks on the north side of the roadway, and a 10-foot multi-use path on the south side of the roadway. Right of Way widths vary depending on roadway segment as per **Figure 16**. See **Figures 20, 21** and **22** for more information.

Figure 20: Alternative Cross Section B 100’ Right of Way

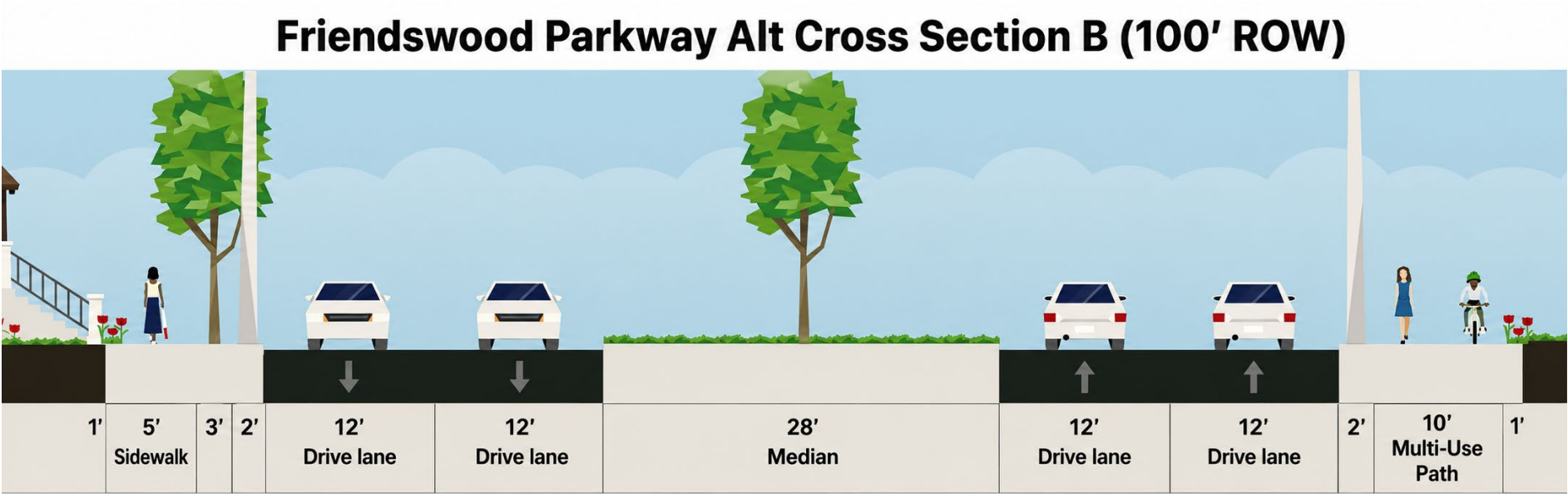


Figure 21: Alternative Cross Section B 120' Right of Way

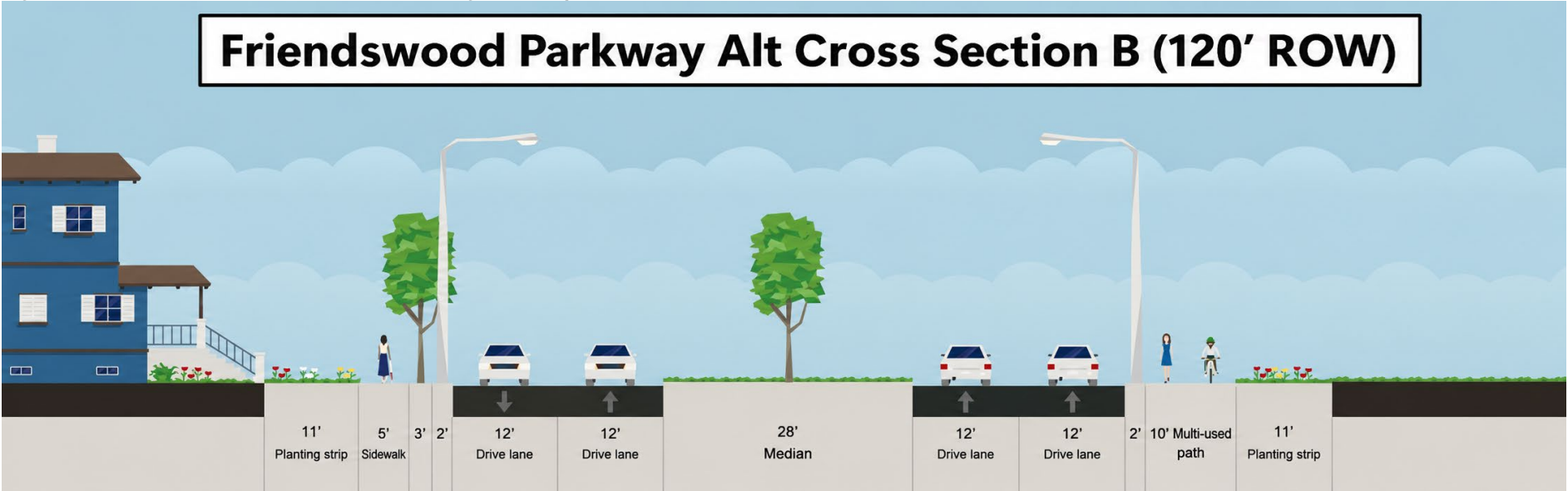
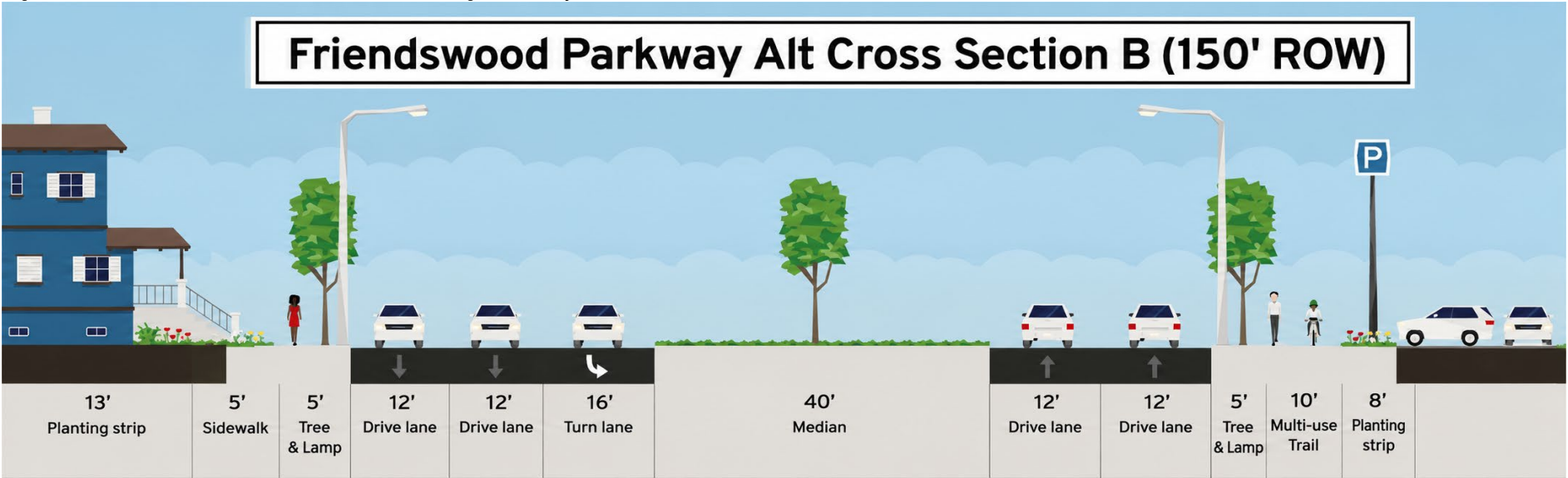


Figure 22: Alternative Cross Section B 150' Right of Way



Alternative Cross Section C is composed of one 14-foot through lane in each direction, with a seven-foot protected bike lane in each direction, and a 28-foot landscaped median with five-foot sidewalks on each side of the roadway. Right of Way widths vary depending on roadway segment as per **Figure 16**. See **Figures 23, 24** and **25** for more information.

Figure 23: Alternative Cross Section C 100' Right of Way

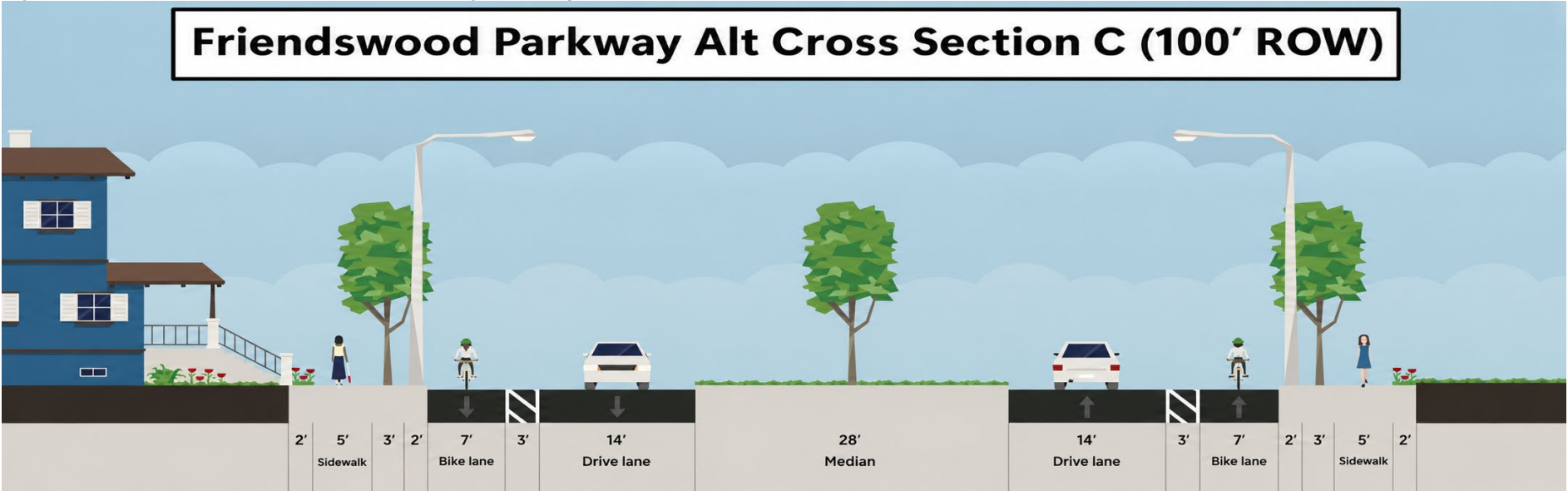


Figure 24: Alternative Cross Section C 120' Right of Way

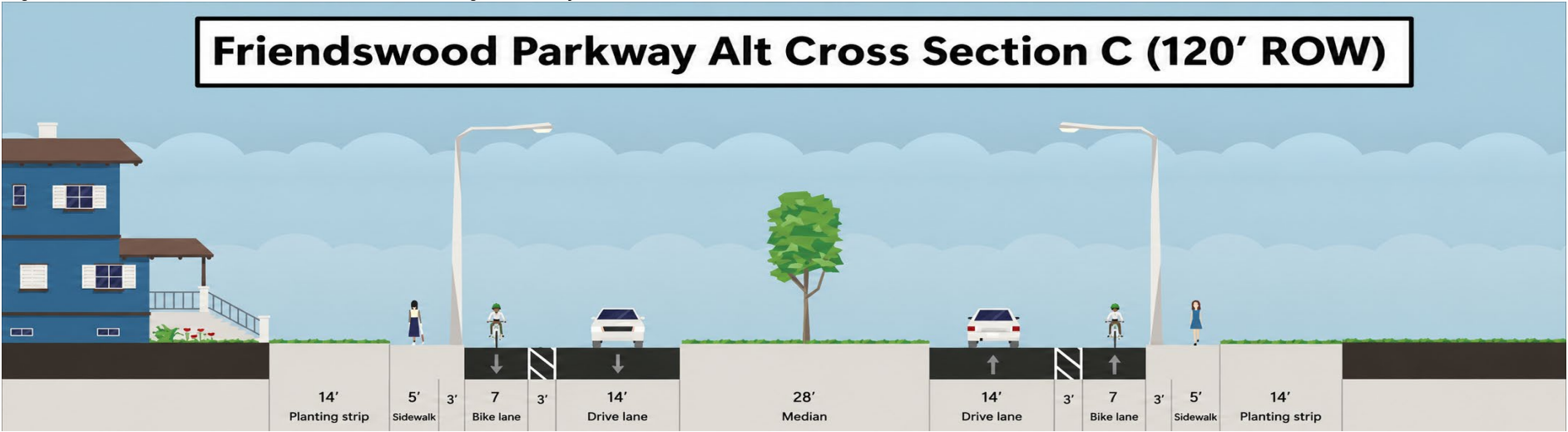
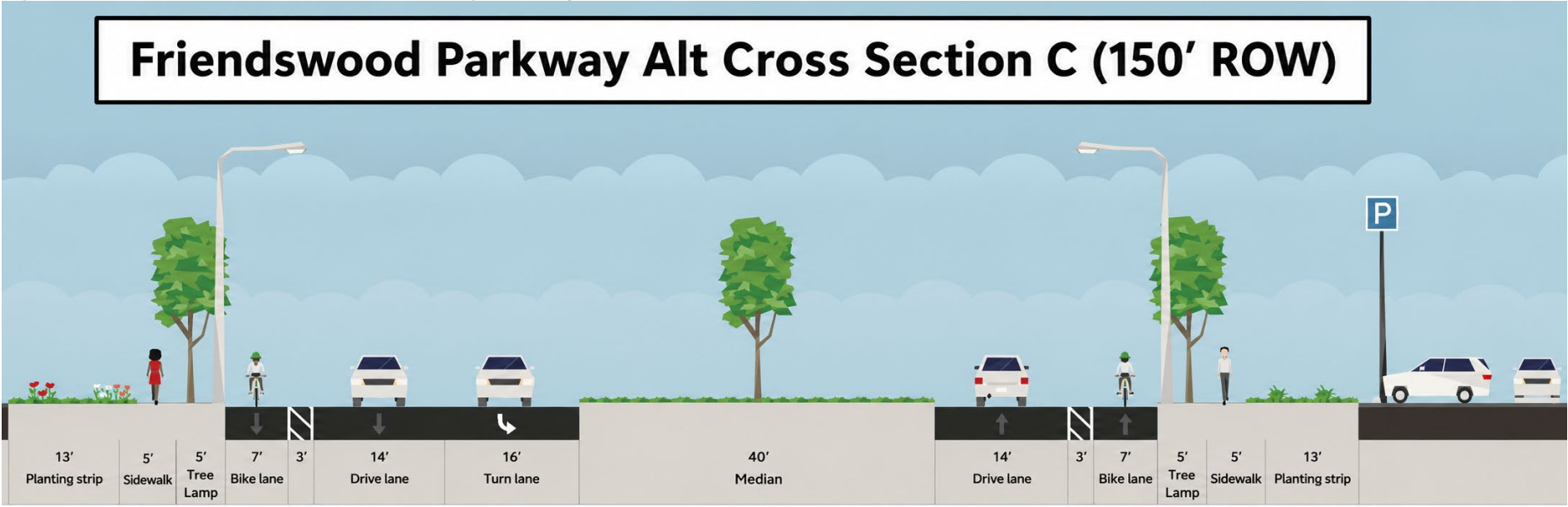


Figure 25: Alternative Cross Section C 150' Right of Way



Methodology

Three different cross sections were developed and evaluated. All three traveled through different right of way requirements 100 feet, 120 feet and 150 feet, based on the City of Friendswood Design Guidelines and feedback from City of Friendswood staff. The alternatives analysis developed two evaluation matrices to assess each alignment option and cross-section alternative against the project's vision and goals. The evaluation criteria included connectivity, multimodal accommodation, provision of alternative routes, congestion relief, and evacuation functionality. The project vision and goals were developed and refined in collaboration with the steering committee, focus groups, and the broader public.

Using these criteria and matrices, the analysis identified a preferred alternative (Alternative Cross Section B). Each alternative was evaluated using a simple effectiveness scale: Positive (+, green) for meeting the criterion, Neutral (0, yellow) for having no measurable effect, and Negative (–, red) for not meeting the criterion. This approach provided a clear, visual framework for comparing alternatives and supported the transparent selection of the preferred option. See Matrix Below.

Alternative Analysis Matrix (Cross Sections)				Alternative Analysis Matrix (Alignments) Friendswood Parkway					
	Multimodal	Congestion Relief	Total		Connectivity	Alternative Route	Congestion Relief	Evacuation Route	Total
<i>Alt Cross Section A</i>	0	+	1+	<i>Alternative 1</i>	+	+	+	+	4+
<i>Alt Cross Section B</i>	+	+	2+	<i>Alternative 2</i>	0	+	+	0	2+
<i>Alt Cross Section C</i>	+	0	1+	<i>Alternative 3</i>	0	+	+	0	2+

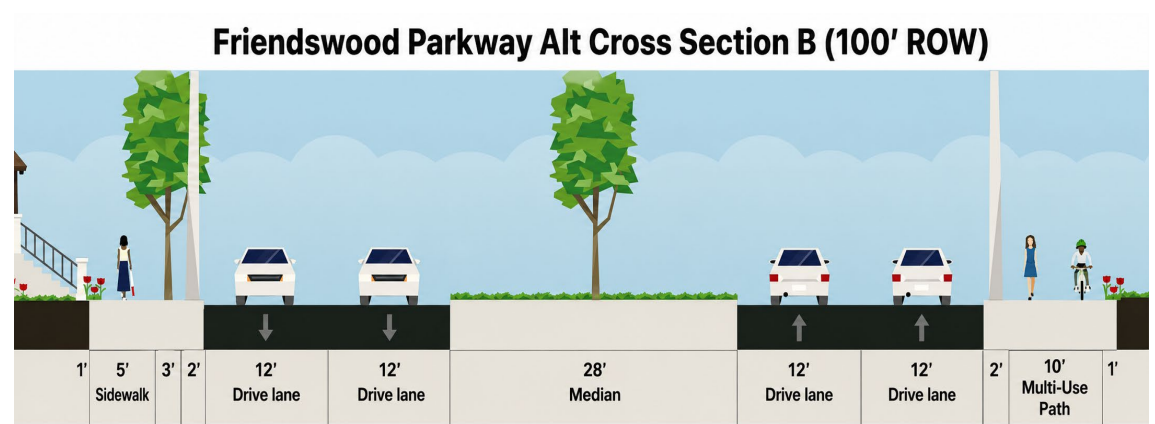
+ Positive

0 Neutral

- Negative

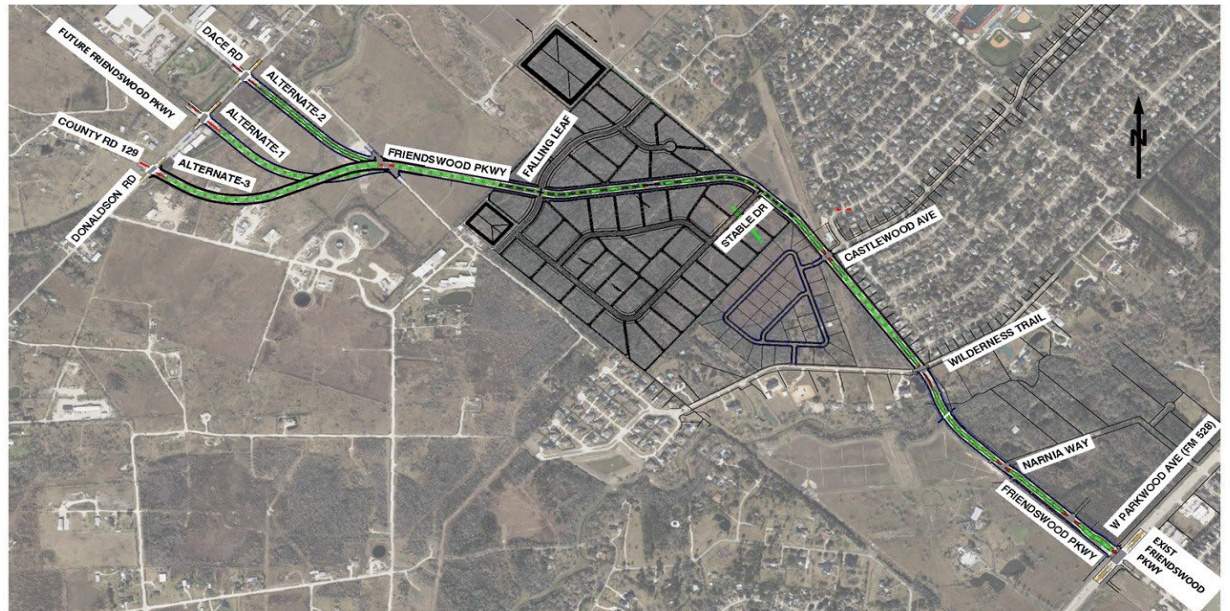
Alternative Cross Section B (Preferred Option)

Alternative Cross Section B is comprised of two 12-foot through lanes in each direction and a 28-foot landscaped median with five-foot sidewalks on north side of the roadway, and a 10-foot multi-use path on the south side of the roadway. Right of Way widths vary depending on roadway segment. For congestion relief it received a positive rating because it adds additional capacity to the transportation network with the 4 additional lanes. It received a positive rating for multi-modal because it provided for both pedestrian and cyclist infrastructure. Alternative Cross Section B is the preferred alternative and scored the highest.



Alternative Alignment 1 (Preferred Option)

Alternative Alignment 1 received a total of 4 plus/positive ratings. This alternative alignment connected to the future Pearland parkway, based on the proposed alignment identified in the Brazoria County Thoroughfare Plan. This provides connectivity between the City of Pearland, the City of Friendswood and League City. Because of this continuous corridor it can be used as a hurricane route and an alternative route to FM 518 and IH 45. Alternative Alignment 1 was the preferred alignment. It met all the criteria listed at the top of the matrix. Assuming the county and the city will purchase or have ROW dedicated along the future corridor depicted in the 2045 H-GAC Regional Transportation Plan.





Implementation & Funding



Implementation & Funding

Implementation And Funding

The Study outlines a phased implementation strategy coordinated among TxDOT, Brazoria County, Galveston County, the City of Friendswood, and private developers. Near-term segments may be delivered through ongoing development, with remaining segments constructed over the mid-term as funding becomes available. Potential funding sources include local, state, and federal programs aligned with corridor ownership and jurisdictional responsibility.

1. Implementation Partners and Corridor Assignments:

- a. **Brazoria County** - Intersection of FM 2351/Brazoria County Road 129 and portions of Friendswood Parkway up to Brazoria and Galveston County line
- b. **City of Friendswood, and Developers** - Friendswood Parkway from Brazoria and Galveston County Line to Wilderness Trail, and Intersection of FM 528
- c. **Galveston County** - Friendswood Parkway from Wilderness Trail to FM 528 to include Bridge Class Culvert Crossing at Chigger Creek

2. Implementation Time Frames - Based on Stakeholder engagement there are ongoing negotiations presently with developers to plat and construct infrastructure for private developer projects including segments of Friendswood Parkway. These segments can be constructed in the Short-Term (1-Five Years) and the rest of the corridor in the mid-term (5-10 years) depending on funding availability.

3. Possible Funding Sources - Possible funding sources were explored that included local, state, and federal funding and assigned to the different individual segments assigned to the implementation partners.



Table 5: Projects and Funding Sources

#	Corridor Segment	Timeline	Costs	Responsible Party	Funding Source
1	Intersection of FM 2351 (Brazoria County Road 129) and Friendswood Parkway	Mid-Term	~	Brazoria County and/or Developers	Local General Obligation Bonds, Public Private Partnerships, and State and or Federal Grants
2	Segment between FM 2351 (Brazoria County Road 129) and the Brazoria and Galveston County Line	Mid-Term	~	Brazoria County and/or Developers	Local General Obligation Bonds, Public Private Partnerships, and State and or Federal Grants
3	Between Brazoria and Galveston County Line to Wilderness Trail	Short-Term to Mid-Term	~	City of Friendswood and or Developers	General Obligation Bonds, Public Private Partnerships, and State and Federal Grants, TIRZ
4	Bridge Class Culvert Crossing at Chigger Creek	Short-Term to Mid-Term	~	Galveston County	General Obligation Bonds
5	Segment between Wilderness Trail and FM 528	Short-Term	~	Galveston County	General Obligation Bonds
6	Intersection FM 528	Short-Term	~	City of Friendswood and/or Developers	General Obligation Bonds, Public Private Partnerships, State and Federal Grants, TIRZ

Conclusion

The Friendswood Parkway Corridor Study demonstrates that the construction of the Parkway is essential to improving traffic flow, enhancing multimodal connectivity, and supporting long-term growth in the City of Friendswood. The traffic operations analysis confirmed that, without the parkway, intersections along FM 518, FM 528, and FM 2351 will experience severe congestion and unacceptable LOS by 2045. The addition of the Parkway delivers substantial operational improvements, relieves pressure on major corridors, and establishes a more balanced and resilient transportation network.

Implementing Alternative Alignment 1 in conjunction with Alternative Cross Section B, together with the recommended intersection improvements, provides a strategic and phased path forward. The Parkway is not merely an enhancement. It is a foundational investment in regional mobility that strengthens connectivity, improves reliability, and positions Friendswood to meet current and future transportation demands with confidence.



Appendices





APPENDIX A LITERATURE REVIEW TECHNICAL MEMORANDUM



APPENDIX B PUBLIC MEETINGS SUMMARY REPORTS



APPENDIX C

EXISTING ISSUES AND NEEDS ANALYSIS

TECHNICAL MEMORANDUM

APPENDIX D
BIKE AND WALK SHED WITH
GAPS IN SERVICE
TECHNICAL MEMORANDUM



APPENDIX E ALTERNATIVE ANALYSIS AND PREFERRED ALTERNATIVE TECHNICAL MEMORANDUM



APPENDIX F RENDERINGS



APPENDIX G

IMPLEMENTATION AND FUNDING STRATEGIES

TECHNICAL MEMORANDUM



**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 04/06/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Receive a presentation and discuss the City of Friendswood Wastewater Master Plan.

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City of Friendswood initiated the Wastewater Master Plan to develop a comprehensive, data-driven framework for evaluating the City's wastewater collection system and identifying infrastructure improvements needed to support future growth, improve system reliability, and maintain regulatory compliance. The study included the development of an updated city-wide hydraulic model, wastewater flow monitoring, assessment of existing infrastructure, evaluation of inflow and infiltration (I&I), lift station optimization, and preparation of a long-term Capital Improvement Plan (CIP).

The updated wastewater flow monitoring represents the first city-wide monitoring effort since the 2016 Sanitary Sewer Evaluation Study and provides valuable information to measure the impact of previous I&I reduction projects while identifying additional opportunities for system improvements.

This presentation has been scheduled to provide City Council with an overview of the completed Wastewater Master Plan, including the study methodology, key findings, recommended capital improvement projects, system capacity evaluation, and implementation strategy. Freese and Nichols, Inc. will present the study results and answer questions about future planning recommendations and project implementation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Wastewater Master Plan Presentation

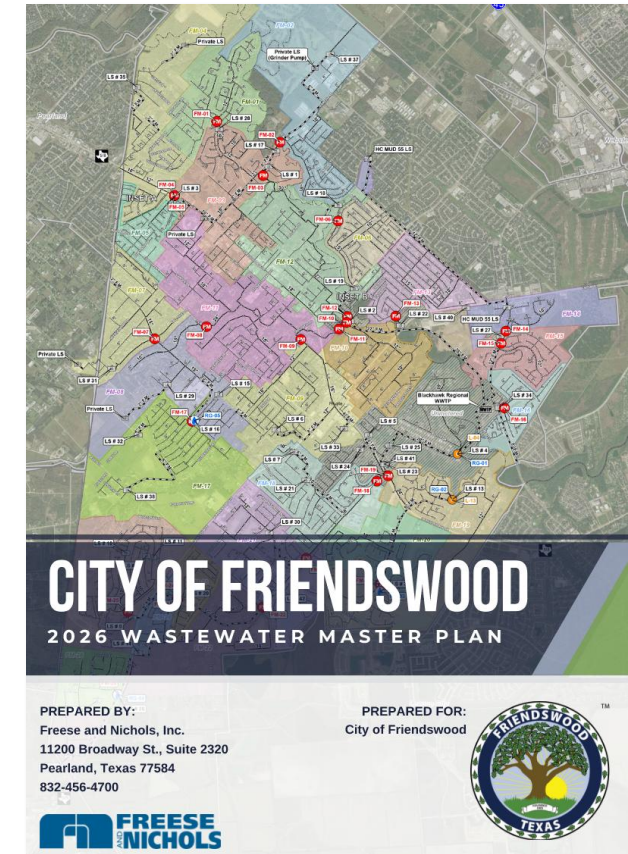
Wastewater Master Plan

Council Meeting | August 3, 2026



WASTEWATER MASTER PLAN OVERVIEW

- 📍 **Developed Growth and Wastewater Flow Projections**
Infrastructure planning for the future
- 📍 **Performed Lift Station Risk-Based Assessments**
Prioritize lift station rehabilitation efforts
- 📍 **Conducted System-Wide Flow Monitoring**
System diagnostics and hydraulic modeling
- 📍 **Assessed Wastewater System for Regulatory Compliance**
Texas Administrative Code: Chapter 217
- 📍 **Developed CIPs based on Regulatory, Condition, and Capacity needs**
Project descriptions, drivers, and planning-level costs



EXISTING WASTEWATER SYSTEM

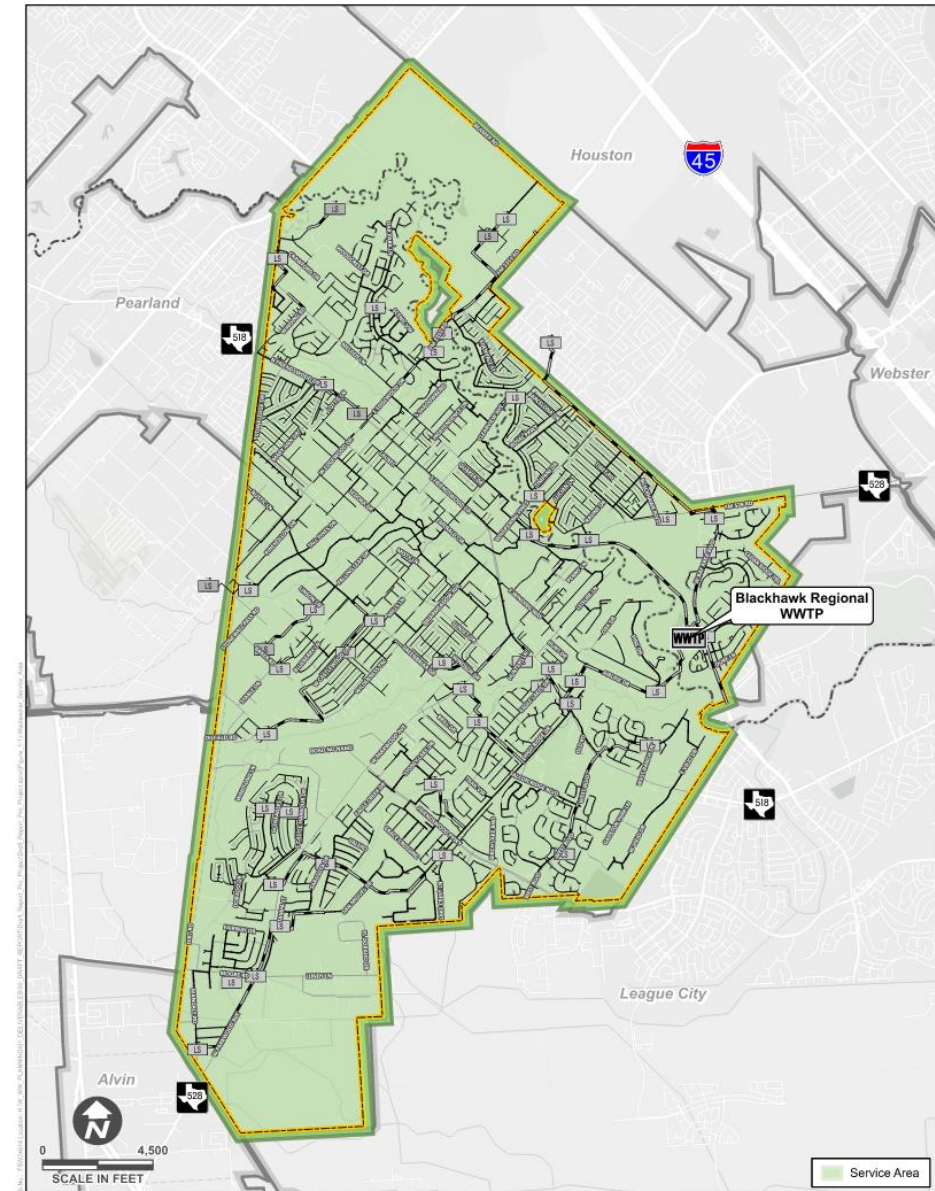
Wastewater Collection System

42 Lift Stations

185 Miles of Gravity Lines

20 Miles of Force Mains

~60% of average daily flow capacity of the Gulf Coast Authority's Blackhawk WWTP



PROJECTED WASTEWATER FLOWS



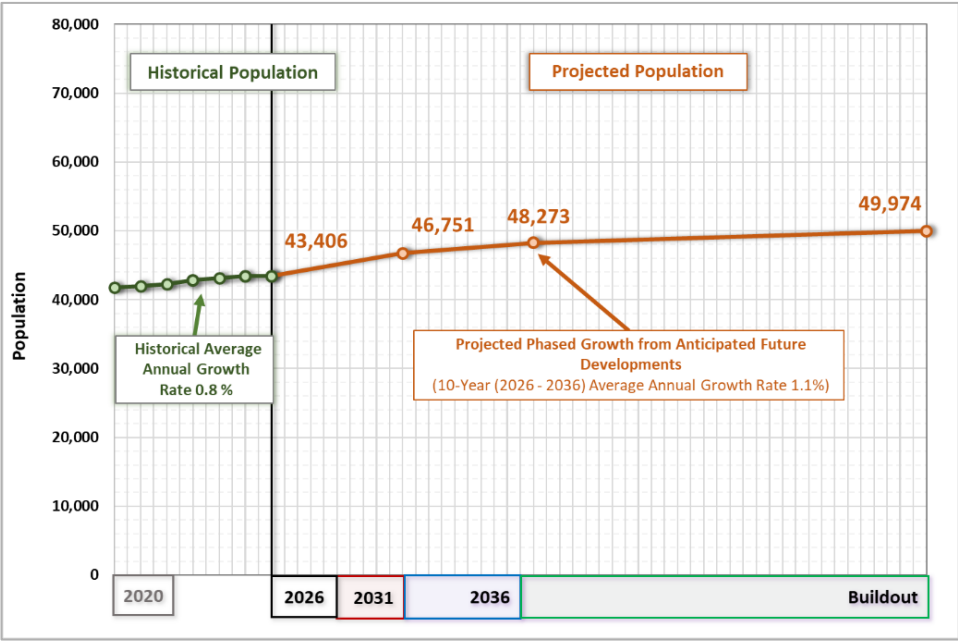
Planning Periods

The master plan developed wastewater flow projections for **5-year**, **10-year**, and **Buildout** planning periods.

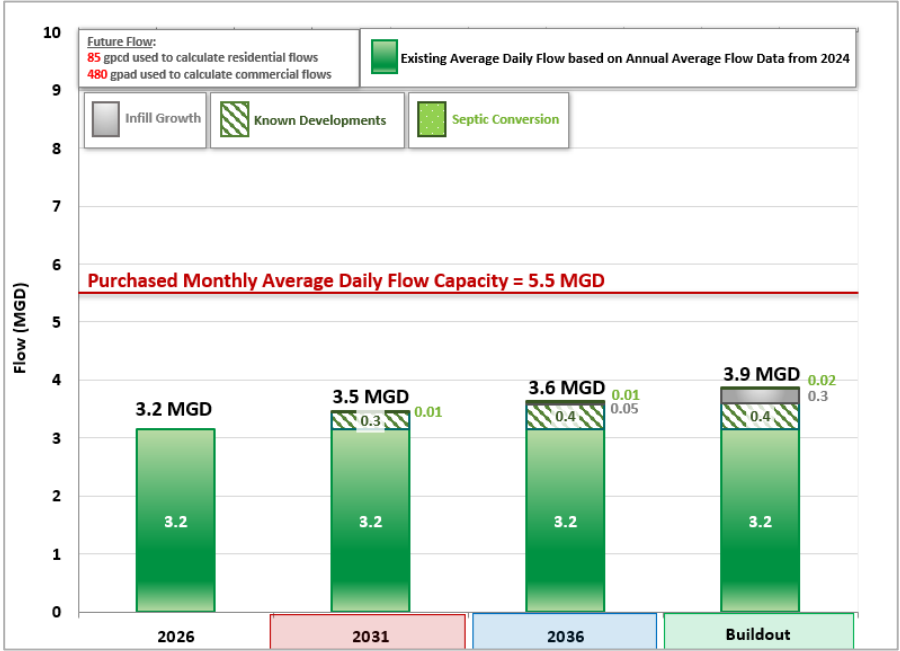


Development Based

Projections are based on information from ongoing developments and vacant parcels with potential to develop.
The resulting 10-year annual average growth rate is ~**1.1%**.



Population Projections



Wastewater Average Daily Flow Projections

FIELD DATA COLLECTION

✓ Collected wastewater collection system data to inform decisions, including:



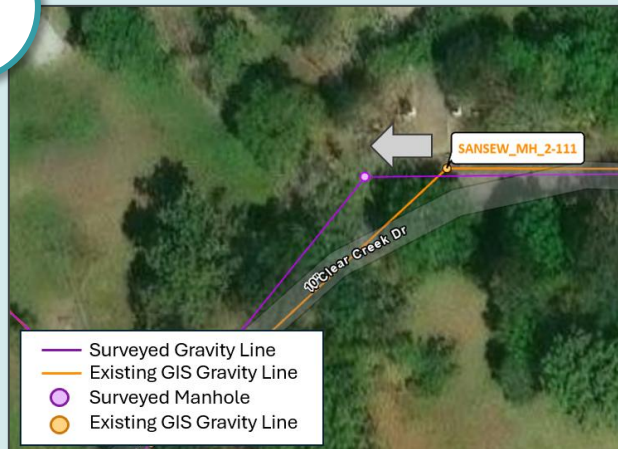
Lift Station and Manhole Survey | *41 lift stations and 291 manholes*



Lift Station Condition Assessments | *41 lift stations*



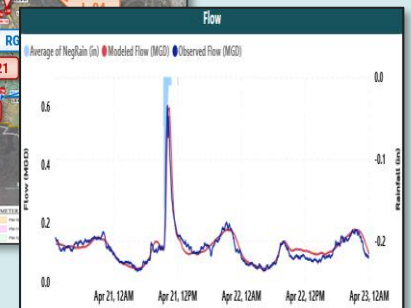
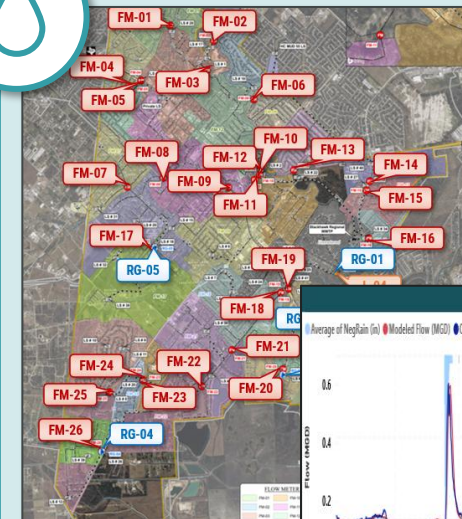
Flow Monitoring | *26 flow meters and 5 rain gauges throughout collection system for 90 days*



Asset ID	Rim Elev	No. In Pipes	Incoming Pipe 1				Incoming Pipe 2			
			Depth (ft)	Invert (ft)	Diameter (in)	Direction	Depth (ft)	Invert (ft)	Diameter (in)	Direction
MH 22-36	25.33	2	6.8	18.53	10"	NW	6.75	18.58	10"	SE



Component Group				Component Rating	Weight Factor	Weighted Rating	Comments
Component Group 1				1	0.50	0.50	
Component Group 2				2	0.50	1.00	
Component Group 3				3	0.50	1.50	
Component Group 4				4	0.50	2.00	
Component Group 5				5	0.50	2.50	
Component Group 6				6	0.50	3.00	
Component Group 7				7	0.50	3.50	
Component Group 8				8	0.50	4.00	
Component Group 9				9	0.50	4.50	
Component Group 10				10	0.50	5.00	
Component Group 11				11	0.50	5.50	
Component Group 12				12	0.50	6.00	
Component Group 13				13	0.50	6.50	
Component Group 14				14	0.50	7.00	
Component Group 15				15	0.50	7.50	
Component Group 16				16	0.50	8.00	
Component Group 17				17	0.50	8.50	
Component Group 18				18	0.50	9.00	
Component Group 19				19	0.50	9.50	
Component Group 20				20	0.50	10.00	
Component Group 21				21	0.50	10.50	
Component Group 22				22	0.50	11.00	
Component Group 23				23	0.50	11.50	
Component Group 24				24	0.50	12.00	
Component Group 25				25	0.50	12.50	
Component Group 26				26	0.50	13.00	
Component Group 27				27	0.50	13.50	
Component Group 28				28	0.50	14.00	
Component Group 29				29	0.50	14.50	
Component Group 30				30	0.50	15.00	
Component Group 31				31	0.50	15.50	
Component Group 32				32	0.50	16.00	
Component Group 33				33	0.50	16.50	
Component Group 34				34	0.50	17.00	
Component Group 35				35	0.50	17.50	
Component Group 36				36	0.50	18.00	
Component Group 37				37	0.50	18.50	
Component Group 38				38	0.50	19.00	
Component Group 39				39	0.50	19.50	
Component Group 40				40	0.50	20.00	
Component Group 41				41	0.50	20.50	
Component Group 42				42	0.50	21.00	
Component Group 43				43	0.50	21.50	
Component Group 44				44	0.50	22.00	
Component Group 45				45	0.50	22.50	
Component Group 46				46	0.50	23.00	
Component Group 47				47	0.50	23.50	
Component Group 48				48	0.50	24.00	
Component Group 49				49	0.50	24.50	
Component Group 50				50	0.50	25.00	
Component Group 51				51	0.50	25.50	
Component Group 52				52	0.50	26.00	
Component Group 53				53	0.50	26.50	
Component Group 54				54	0.50	27.00	
Component Group 55				55	0.50	27.50	
Component Group 56				56	0.50	28.00	
Component Group 57				57	0.50	28.50	
Component Group 58				58	0.50	29.00	
Component Group 59				59	0.50	29.50	
Component Group 60				60	0.50	30.00	
Component Group 61				61	0.50	30.50	
Component Group 62				62	0.50	31.00	
Component Group 63				63	0.50	31.50	
Component Group 64				64	0.50	32.00	
Component Group 65				65	0.50	32.50	
Component Group 66				66	0.50	33.00	
Component Group 67				67	0.50	33.50	
Component Group 68				68	0.50	34.00	
Component Group 69				69	0.50	34.50	
Component Group 70				70	0.50	35.00	
Component Group 71				71	0.50	35.50	
Component Group 72				72	0.50	36.00	
Component Group 73				73	0.50	36.50	
Component Group 74				74	0.50	37.00	
Component Group 75				75	0.50	37.50	
Component Group 76				76	0.50	38.00	
Component Group 77				77	0.50	38.50	
Component Group 78				78	0.50	39.00	
Component Group 79				79	0.50	39.50	
Component Group 80				80	0.50	40.00	
Component Group 81				81	0.50	40.50	
Component Group 82				82	0.50	41.00	
Component Group 83				83	0.50	41.50	
Component Group 84				84	0.50	42.00	
Component Group 85				85	0.50	42.50	
Component Group 86				86	0.50	43.00	
Component Group 87				87	0.50	43.50	
Component Group 88				88	0.50	44.00	
Component Group 89				89	0.50	44.50	
Component Group 90				90	0.50	45.00	
Component Group 91				91	0.50	45.50	
Component Group 92				92	0.50	46.00	
Component Group 93				93	0.50	46.50	
Component Group 94				94	0.50	47.00	
Component Group 95				95	0.50	47.50	
Component Group 96				96	0.50	48.00	
Component Group 97				97	0.50	48.50	
Component Group 98				98	0.50	49.00	
Component Group 99				99	0.50	49.50	
Component Group 100				100	0.50	50.00	



INFLOW & INFILTRATION (I/I)

Example Sources of I/I



I/I = Water that enters the collection system through defective manholes, pipes, connections, cleanouts, drains, etc.

POTENTIAL CONSEQUENCES OF I/I



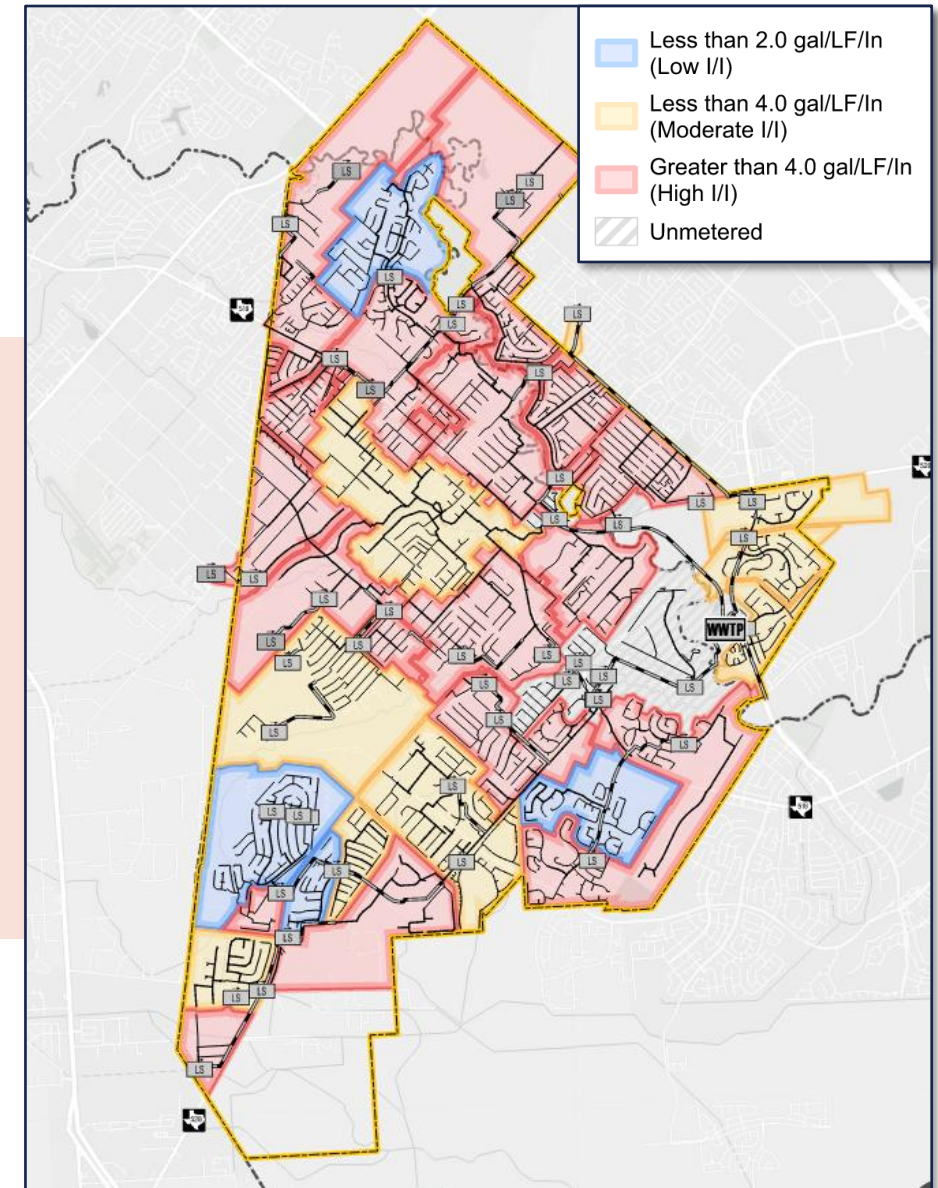
- Sanitary Sewer Overflows
- Infrastructure failure
- Reduced infrastructure capacity
- Greater cost to pump higher peak flows
- Regulatory compliance concerns

INFLOW & INFILTRATION (I/I)

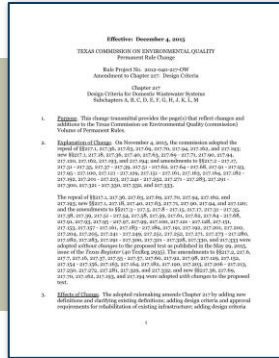
I/I = Water that enters the collection system through defective manholes, pipes, connections, cleanouts, drains, etc.

FRIENDSWOOD'S I/I RESULTS:

- **~60%** of the collection system identified as high I/I
- Wet weather flows increase on average up to **~8x** normal dry-weather flows

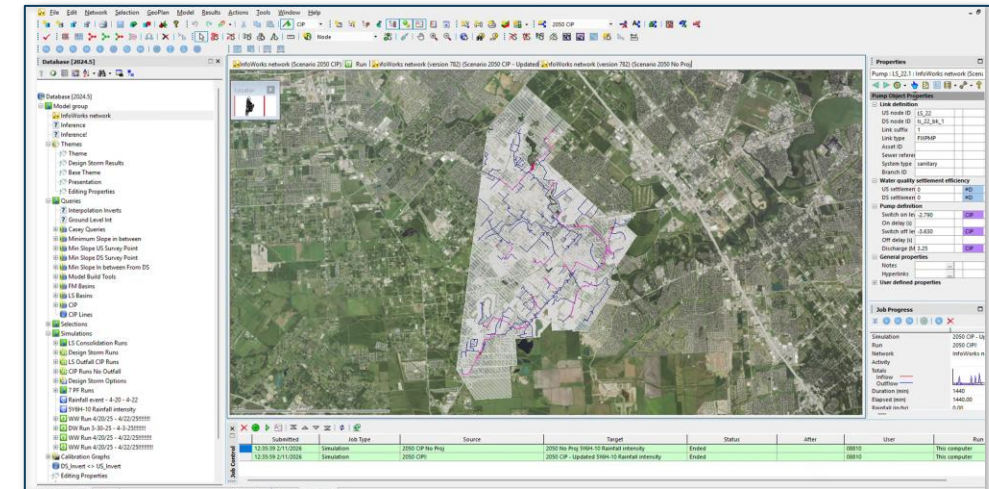


WASTEWATER DESIGN CRITERIA



Texas Commission on Environmental Quality Chapter 217

- Chapter 217 says:
 - §217.53 (j) (3) that “An owner must ensure that the collection system has capacity to prevent a surcharge.”
 - §217.61 (c) that “the firm pumping capacity of a lift station must handle the peak flow.”
- Peak flow includes the domestic wastewater contribution plus the wet weather infiltration and inflow (I/I)
- Surcharging** occurs when a gravity pipe is full of wastewater and could cause an overflow
- An **overflow** is an unauthorized discharge of untreated wastewater from the wastewater system



Hydraulic Wastewater Model

*The Master Plan updated the City's ICM Hydraulic Model which enabled **insight and analysis of regulatory requirements** across the wastewater system*

WASTEWATER SYSTEM ANALYSIS

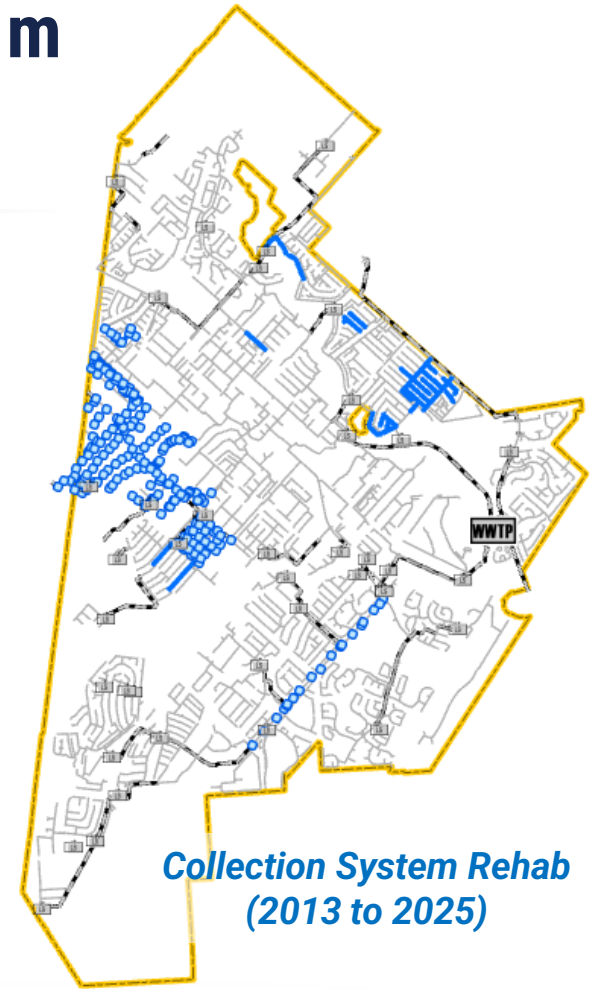
Lift Station Observations

City staff are currently addressing the most critical lift station rehab needs

Risk Rating = f (Condition, Criticality)		Condition Ranking				
		Very Good	Good	Fair	Poor	Very Poor
Criticality Rating	Very Low Impact	31	13 24 25 32 35	10 12 14 38 39		
	Low Impact	28 42	5 6 7 29 30	9 11 26	21	19
	Moderate Impact		3 33 37 41	34	15	
	High Impact		18 27	20 36		1 17
	Very High Impact		8 22 23	16	2 4	

Collection System Observations

Aging, leaky infrastructure is contributing to costly expansion projects and potential regulatory compliance concerns



Future investment in rehabilitation is needed throughout the wastewater system

CAPITAL IMPROVEMENTS PLAN OVERVIEW



GOAL of CIP:

Achieve I/I reduction to right-size future infrastructure and address potential regulatory compliance concerns

CIP Recommendation:

- ✓ Prioritize investment in wastewater rehabilitation and I/I reduction over the next 5-years
- ✓ Reevaluate the system to confirm future infrastructure needs

22 Projects Identified

5-Year: \$70.5M (7 Projects)

10-Year: \$125.6M (10 Projects)

Buildout: \$19.2M (5 Projects)

Project sizing and costs assume I/I reduction is achieved within the next ~5-years

5-YEAR CAPITAL IMPROVEMENTS PLAN

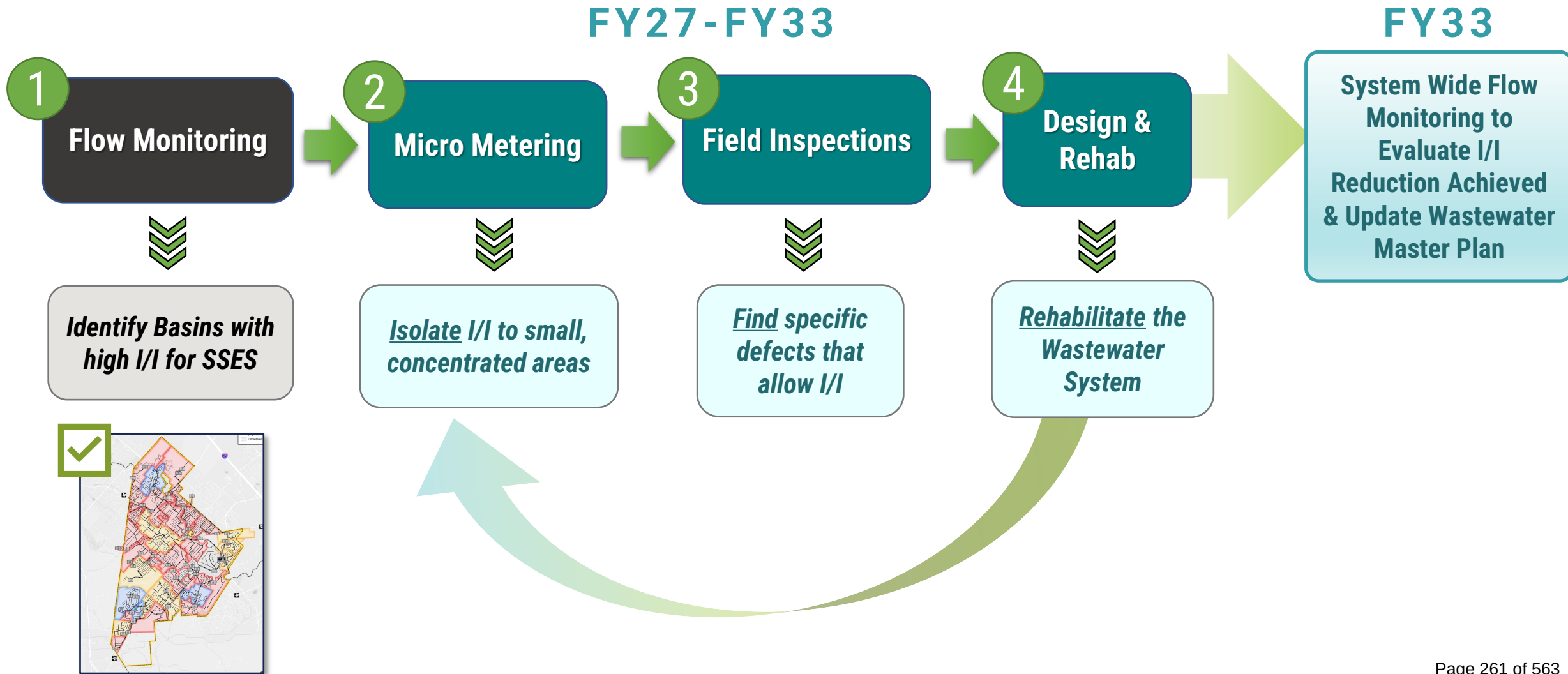
5-Year CIP Project Drivers:

- Consolidation of a high-risk lift station
- Extend service to septic users and serve anticipated future development

Project Number	Project Name	Project Driver	Cost (In 2026 Dollars)
1	Lift Station 15 Consolidation and Replacement 10-Inch Gravity Line Along Killarney Avenue	Condition <i>Lift Station Identified as High Risk</i>	\$697,400
2	New 0.6 MGD Parkwood Avenue Lift Station and 8-Inch Gravity Lines Along Windsong Lane	Extending Service to Existing Septic Users & Anticipated Future Development	\$6,388,200
3	New 8-Inch Gravity Lines Along West Parkwood Avenue		\$2,900,300
4	New 8-Inch Gravity Lines on Falling Leaf Drive		\$1,513,000
Total 2026 – 2031 Wastewater CIP			\$11,498,900

5-YEAR CAPITAL IMPROVEMENTS PLAN

PROGRAMMATIC SSES APPROACH



PROGRAMMATIC SSES RECOMMENDATIONS

Historical Rehab Budget:



Lift Station Rehab = ~\$1,000,000

Average City expenditure per lift station rehab in past 5-years



Collection System Rehab = ~\$300,000/year



General Rule: 1% annual system replacement

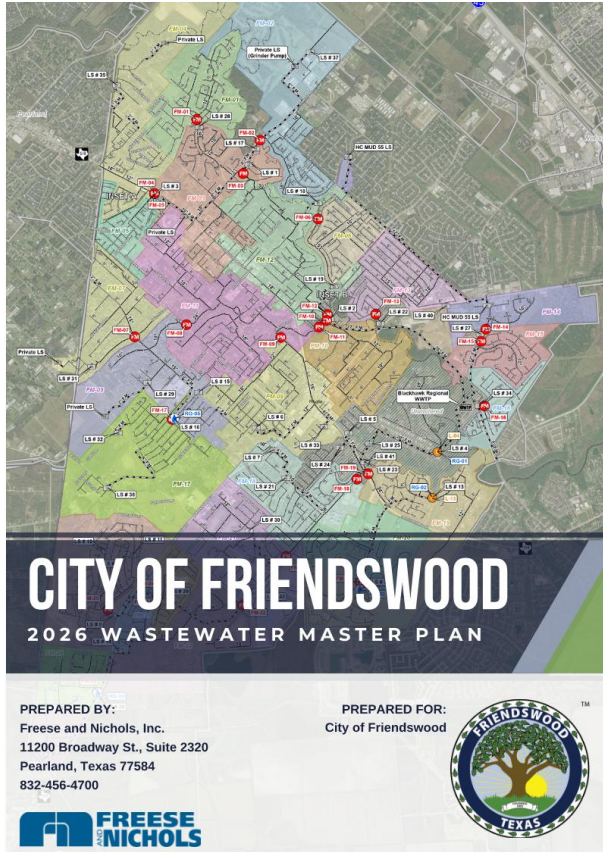
Historical Budget: ~0.1% annual system replacement

Recommended SSES and Rehab Budget

Project No.	Project	Total Cost ⁽¹⁾	Component	FY2027 Cost (2027 Dollars)	FY2028 Cost (2028 Dollars)	FY2029 Cost (2029 Dollars)	FY2030 Cost (2030 Dollars)	FY2031 Cost (2031 Dollars)	FY2032 Cost (2032 Dollars)	FY2033 Cost (2033 Dollars)
1	SSES Pilot	\$2,627,000	Program Management & Rehab Design	\$316,000						
			Field Inspections	\$236,000						
			Rehab Bid & Construction	\$2,075,000						
2	City Wide SSES & Rehabilitation Program	\$55,410,000	Program Management & Rehab Design		\$275,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000
			Field Inspections		\$190,000	\$877,000	\$877,000	\$877,000	\$877,000	\$877,000
			Rehab Bid & Construction		\$1,835,000	\$8,475,000	\$8,475,000	\$8,475,000	\$8,475,000	\$8,475,000
3	City-Wide Flow Monitoring and Wastewater Master Plan Update	\$978,000	City-Wide Flow Monitoring and Wastewater Master Plan Update							System Reassessment >>> \$978,000
Total				\$2,627,000	\$2,300,000	\$10,622,000	\$10,622,000	\$10,622,000	\$10,622,000	\$11,600,000

(1) City-wide SSES costs inflated to final program year using 5% annual inflation.

TAKE AWAYS



»»» The 2026 Wastewater Master Plan conducted a **wholistic assessment of the current state** of Friendswood's Wastewater System.

»»» **Investment is needed** in the collection system for regulatory compliance and condition-based improvements.

»»» The planning efforts resulted in a **data-driven, prioritized Capital Improvements Plan** that is primarily focused on addressing *existing* condition and regulatory concerns.

THANK YOU



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Bailey.Keller@freese.com



Ishita Rahman, PE
Ishita.Rahman@freese.com

CITY STAFF ACKNOWLEDGEMENTS

Jildardo Arias, PE, CFM, ENV SP – *City Engineer*

Heather Van Dine, ENV SP, CAP – *Assistant Director of Engineering – Operations*

Steve Vavrecka – *Director of Public Works*

Hailee Medwedeff, CFM, ENV SP – *Deputy Director of Public Works*

Michael Medwedeff, CFM – *Assistant Director of Engineering*

Marua Blackburn – *Graduate Engineer*

Natalie Franco – *Graduate Engineer*

ABBREVIATIONS

Abbreviation	Actual
CIP	Capital Improvements Plan
FY	Fiscal Year
gal	Gallons
GIS	Geographic Information System
gpcd	Gallons per Capita per Day
gpac	Gallons per Acre per Day
I/I	Inflow & Infiltration
in	Inch
LF	Linear Foot
MGD	Million Gallons per Day
SSES	Sanitary Sewer Evaluation Study
TCEQ	Texas Commission on Environmental Quality
WWTP	Wastewater Treatment Plant

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/21/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider a resolution adopting the City of Friendswood Wastewater Master Plan.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City of Friendswood initiated the Wastewater Master Plan to develop a comprehensive, data-driven framework for evaluating the City's wastewater collection system and identifying infrastructure improvements needed to support future growth, improve system reliability, and maintain regulatory compliance. The study included the development of an updated city-wide hydraulic model, wastewater flow monitoring, assessment of existing infrastructure, evaluation of inflow and infiltration (I&I), lift station optimization, and preparation of a long-term Capital Improvement Plan (CIP).

The updated wastewater flow monitoring represents the first city-wide monitoring effort since the 2016 Sanitary Sewer Evaluation Study and provides valuable information to measure the impact of previous I&I reduction projects while identifying additional opportunities for system improvements.

This resolution adopts the completed Wastewater Master Plan, including the study methodology, key findings, recommended capital improvement projects, system capacity evaluation, and implementation strategy.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

- | | |
|----|---|
| 1. | Resolution - Adopt the Friendswood Wastewater Master Plan |
| 2. | Exhibit A - Wastewater Master Plan Report and Appendices A - 07-22-2026 |

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD,
TEXAS, ADOPTING THE FRIENDSWOOD WASTEWATER MASTER PLAN;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Friendswood initiated the Wastewater Master Plan (the "Plan") to develop a comprehensive, data-driven framework for evaluating the City's wastewater collection system and identifying infrastructure improvements needed to support future growth, improve system reliability, and maintain regulatory compliance; and

WHEREAS, the Plan included the development of an updated city-wide hydraulic model, wastewater flow monitoring, assessment of existing infrastructure, evaluation of inflow and infiltration ("I&I"), lift station optimization, and preparation of a long-term Capital Improvement Plan ("CIP"); and

WHEREAS, the updated wastewater flow monitoring represents the first city-wide monitoring effort since the 2016 Sanitary Sewer Evaluation Study and provides valuable information to measure the impact of previous I&I reduction projects while identifying additional opportunities for system improvements; and

WHEREAS, the City Council of the City of Friendswood desires to adopt the Plan, including its methodology, key findings, recommended capital improvement projects, system capacity evaluation, and implementation strategy; 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 preamble of this resolution are hereby found to be true and correct.

Section 2. That the City Council of the City of Friendswood hereby adopts the Friendswood Wastewater Master Plan, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

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 3rd day of August, 2026.

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 3, 2026

Date submitted: 05/20/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider on second and final reading an ordinance approving the 2026 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 2026 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 2026 annual installment to be collected from parcels within PID are shown on the assessment roll of the 2026 SAP update with a summary below, due on January 31, 2026.

Initial Major Improvements Annual Installment
Due.....\$3,236,451.66
Additional Major Improvements Annual Installment
Due.....\$1,488,816.06

Council approved this ordinance on first reading on July 6, 2026. This is the second and final reading.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

- | | |
|----|---|
| 1. | Ordinance - 2026 Annual Update to the Service and Assessment Plan and Assessment Roll for Friendswood City Center PID |
|----|---|

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE 2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT, INCLUDING THE COLLECTION OF THE 2026 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 of 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 the 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 on January 8, 2024 (the "Creation Resolution") and filed the Creation Resolution in the real property records of Harris County, 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 Service and Assessment Plan and Assessment Roll was last reviewed and updated on August 4, 2025, via Ordinance No. 2025-25; 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 2026 (together, the "2026 Updates"); and

WHEREAS, the City Council now desires to proceed with the adoption of this ordinance approving the 2026 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 of 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 2026 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 2026 Updates in the real property records of Harris County, Texas not later than the seventh (7th) day after the date the City Council adopts this ordinance approving the 2026 Update; and

Section 7. The City Secretary is directed to post a copy of 2026 Update, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh (7th) day after the date the City Council adopts the 2026 Update.

Section 8. The City Secretary is directed to cause a copy of the 2026 Update, including the Assessment Roll, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Galveston Central Appraisal District not later than the seventh (7th) day after the date the City Council adopts this ordinance approving the 2026 Update.

Section 9. 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 6th day of July, 2026.


MIKE FOREMAN, Mayor

ATTEST:


RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

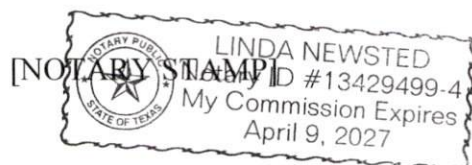

KAREN L. HORNER, City Attorney

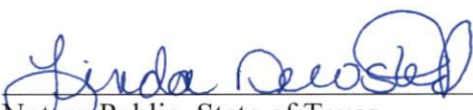


STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

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 6th day of July, 2026.




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 3rd day of August, 2026.

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 3rd day of August, 2026.

[NOTARY STAMP]

Notary Public, State of Texas



FRIENDSWOOD CITY CENTER

2026 ANNUAL SERVICE PLAN UPDATE

JULY 6, 2026

INTRODUCTION

Capitalized terms used in this 2026 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.

On September 8, 2025, the City approved 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-25 which updated each Assessment Roll within the District for 2025.

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 2026.

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 2026 Annual Service Plan Update also updates the Assessment Roll for 2026.

PARCEL SUBDIVISION

The final plat of Friendswood City Center was filed and recorded with the County as document number RP-2025-317434 on August 12, 2025.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

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.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. A debt service schedule is

attached as **Exhibit B-1** and a schedule for the reimbursement obligation is attached as **Exhibit B-2**.

TIRZ ANNUAL CREDIT

The TIRZ No. 1 Annual Credit Amount shall only be applied 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

The 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 shown below
 - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 1 Fund for the Annual Installment is calculated on a per lot basis as shown in the Assessment Roll.
- **Additional Interest Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in the Annual Installment as shown below.

District	
Due January 31, 2027	
Principal	694,000.00
Interest	3,825,710.00
Capitalized Interest	-
Additional Interest	184,535.00
Annual Collection Costs	75,763.00
Less ACC Credit	(55,166.95)
Total Annual Installment	\$ 4,724,841.05

- **Annual Collection Costs** – The cost of administering the District 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 shown below.

Initial Major Improvements	
Annual Collection Costs Breakdown	
Administration	\$ 31,616.05
City Auditor	\$ 675.30
Filing Fees	\$ 675.30
County Collection	\$ 675.30
PID Trustee Fees	\$ 4,500.00
Draw Request Review	\$ 11,500.00
P3 Works Dev/Issuer CDA Review	\$ 4,025.00
Past Due P3Works, LLC Invoices	\$ -
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	\$ 55,166.95

Additional Major Improvements	
Annual Collection Costs Breakdown	
Administration	\$ 15,201.95
City Auditor	\$ 324.70
Filing Fees	\$ 324.70
County Collection	\$ 324.70
PID Trustee Fees	\$ -
Draw Request Review	\$ 3,910.00
P3 Works Dev/Issuer CDA Review	\$ -
Past Due P3Works, LLC Invoices	\$ 510.00
Collection Cost Maintenance Balance	\$ -
Less CCMB Credit from Prior Years	\$ -
Arbitrage Calculation	\$ -
Total Annual Collection Costs	\$ 20,596.05

- **Credit** \$55,166.95 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 \$55,166.95.

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

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		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Initial Major Improvement Bonds</i>						
Principal		\$ 468,000.00	\$ 499,000.00	\$ 533,000.00	\$ 570,000.00	\$ 609,000.00
Interest ^[a]		\$ 2,583,490.00	\$ 2,550,730.00	\$ 2,515,800.00	\$ 2,478,490.00	\$ 2,438,590.00
Capitalized Interest		\$ -	\$ -	\$ -	\$ -	\$ -
	(1)	\$ 3,051,490.00	\$ 3,049,730.00	\$ 3,048,800.00	\$ 3,048,490.00	\$ 3,047,590.00
Additional Interest ^[b]	(2)	\$ 184,535.00	\$ 182,195.00	\$ 179,700.00	\$ 177,035.00	\$ 174,185.00
Annual Collection Costs ^[c]	(3)	\$ 55,166.95	\$ 54,740.29	\$ 55,835.09	\$ 56,951.80	\$ 58,090.83
Annual Collection Costs Credit ^[c]	(4)	\$ (55,166.95)	\$ (54,740.29)	\$ (55,835.09)	\$ (56,951.80)	\$ -
Total Annual Installment Due	(5) = (1) + (2) + (3) + (4)	\$ 3,236,025.00	\$ 3,231,925.00	\$ 3,228,500.00	\$ 3,225,525.00	\$ 3,279,865.83
<i>Additional Major Improvements Reimbursement Obligation</i>						
Principal		\$ 226,000.00	\$ 244,000.00	\$ 260,000.00	\$ 277,000.00	\$ 295,000.00
Interest ^[d]		\$ 1,242,220.00	\$ 1,226,400.00	\$ 1,209,320.00	\$ 1,191,120.00	\$ 1,171,730.00
	(5)	\$ 1,468,220.00	\$ 1,470,400.00	\$ 1,469,320.00	\$ 1,468,120.00	\$ 1,466,730.00
Additional Interest ^[e]	(6)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs ^[c]	(7)	\$ 20,596.05	\$ 20,487.77	\$ 20,897.53	\$ 21,315.48	\$ 21,741.79
Total Annual Installment Due	(8) = (5) + (6) + (7)	\$ 1,488,816.05	\$ 1,490,887.77	\$ 1,490,217.53	\$ 1,489,435.48	\$ 1,488,471.79

[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 Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner

of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the Levying SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – INITIAL MAJOR IMPROVEMENTS ASSESSMENT ROLL

Property ID ^[a]	Address	Legal Description	Lot Type	Units/ Sq. Ft	Initial Major Improvement Outstanding Assessment ^[b]	Principal	Interest ^[c]	Capitalized Interest	Additional Interest ^[d]	Annual Collection Costs ^[e]	Annual Collection Costs Credit ^[f]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Initial Major Improvements Annual Installment Due 1/31/2027 ^[g]
141397000003	FM 528 RD	RES C (DETENTION/DRAINAGE) CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141397000001	3680 FM 528 RD	RES A CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141397000005	FM 528 RD	RES A1 CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Restricted Reserve "M" (Detention/Recreation/Open Space/Pond/Utilities)	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Restricted Reserve "N" (Detention/Recreation/Open Space/Pond/Utilities)	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Unrestricted Reserve "A"	Lot Type 1	15,374	\$ 427,431.72	\$ 5,420.06	\$ 29,920.22	\$ -	\$ 2,137.16	\$ 638.91	\$ (638.91)	\$ 37,477.44	\$ -	\$ 37,477.44
TBD	TBD	Unrestricted Reserve "B"	Lot Type 1	14,880	\$ 413,697.41	\$ 5,245.90	\$ 28,958.82	\$ -	\$ 2,068.49	\$ 618.38	\$ (618.38)	\$ 36,273.20	\$ -	\$ 36,273.20
TBD	TBD	Unrestricted Reserve "C"	Lot Type 1	16,608	\$ 461,739.69	\$ 5,855.10	\$ 32,321.78	\$ -	\$ 2,308.70	\$ 690.19	\$ (690.19)	\$ 40,485.58	\$ -	\$ 40,485.58
TBD	TBD	Unrestricted Reserve "D"	Lot Type 1	14,862	\$ 413,196.97	\$ 5,239.55	\$ 28,923.79	\$ -	\$ 2,065.98	\$ 617.63	\$ (617.63)	\$ 36,229.33	\$ -	\$ 36,229.33
TBD	TBD	Unrestricted Reserve "E"	Lot Type 1	14,684	\$ 408,248.17	\$ 5,176.80	\$ 28,577.37	\$ -	\$ 2,041.24	\$ 610.23	\$ (610.23)	\$ 35,795.41	\$ -	\$ 35,795.41
TBD	TBD	Unrestricted Reserve "F"	Lot Type 2	100,000	\$ 2,311,904.27	\$ 29,316.15	\$ 161,833.30	\$ -	\$ 11,559.52	\$ 3,455.73	\$ (3,455.73)	\$ 202,708.97	\$ -	\$ 202,708.97
TBD	TBD	Unrestricted Reserve "G"	Lot Type 2	68,800	\$ 1,590,590.14	\$ 20,169.51	\$ 111,341.31	\$ -	\$ 7,952.95	\$ 2,377.54	\$ (2,377.54)	\$ 139,463.77	\$ -	\$ 139,463.77
TBD	TBD	Unrestricted Reserve "H"	Lot Type 3	115	\$ 1,203,168.31	\$ 15,256.80	\$ 84,221.78	\$ -	\$ 6,015.84	\$ 1,798.44	\$ (1,798.44)	\$ 105,494.42	\$ -	\$ 105,494.42
TBD	TBD	Unrestricted Reserve "I"	Lot Type 2	100,000	\$ 2,311,904.27	\$ 29,316.15	\$ 161,833.30	\$ -	\$ 11,559.52	\$ 3,455.73	\$ (3,455.73)	\$ 202,708.97	\$ -	\$ 202,708.97
TBD	TBD	Unrestricted Reserve "J"	Lot Type 4	125,000	\$ 2,436,885.03	\$ 30,900.97	\$ 170,581.95	\$ -	\$ 12,184.43	\$ 3,642.55	\$ (3,642.55)	\$ 213,667.35	\$ -	\$ 213,667.35
TBD	TBD	Unrestricted Reserve "K"	Lot Type 4	69,050	\$ 1,346,135.29	\$ 17,069.70	\$ 94,229.47	\$ -	\$ 6,730.68	\$ 2,012.14	\$ (2,012.14)	\$ 118,029.84	\$ -	\$ 118,029.84
TBD	TBD	Unrestricted Reserve "L"	Lot Type 5	750,000	\$ 23,582,098.79	\$ 299,033.31	\$ 1,650,746.92	\$ -	\$ 117,910.49	\$ 35,249.48	\$ (35,249.48)	\$ 2,067,690.72	\$ -	\$ 2,067,690.72
Total				1289373.0000	\$ 36,907,000.04	\$ 468,000.00	\$ 2,583,490.00	\$ -	\$ 184,535.00	\$ 55,166.95	\$ (55,166.95)	\$ 3,236,025.00	\$ -	\$ 3,236,025.00

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 ^[a]	Address	Legal Description	Lot Type	Units/ Sq. Ft	Additional Major Improvement Outstanding Assessment ^[a]	Principal ^[a]	Interest ^[c]	Capitalized Interest	Additional Interest	Annual Collection Costs ^[d]	Additional Major Improvements Annual Installment Due 1/31/2027 ^[e]
1413970000003	FM 528 RD	RES C (DETENTION/DRAINAGE) CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1413970000001	3680 FM 528 RD	RES A CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1413970000005	FM 528 RD	RES A1 CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Restricted Reserve "M" (Detention/Recreation/Open Space/Pond/Utilities)	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Restricted Reserve "N" (Detention/Recreation/Open Space/Pond/Utilities)	Non Benefited		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBD	TBD	Unrestricted Reserve "A"	Lot Type 1	15,374	\$ 205,522.08	\$ 2,617.38	\$ 14,386.55	\$ -	\$ -	\$ 238.53	\$ 17,242.45
TBD	TBD	Unrestricted Reserve "B"	Lot Type 1	14,880	\$ 198,918.21	\$ 2,533.28	\$ 13,924.27	\$ -	\$ -	\$ 230.86	\$ 16,688.42
TBD	TBD	Unrestricted Reserve "C"	Lot Type 1	16,608	\$ 222,018.39	\$ 2,827.46	\$ 15,541.29	\$ -	\$ -	\$ 257.68	\$ 18,626.42
TBD	TBD	Unrestricted Reserve "D"	Lot Type 1	14,862	\$ 198,677.58	\$ 2,530.21	\$ 13,907.43	\$ -	\$ -	\$ 230.59	\$ 16,668.23
TBD	TBD	Unrestricted Reserve "E"	Lot Type 1	14,684	\$ 196,298.05	\$ 2,499.91	\$ 13,740.86	\$ -	\$ -	\$ 227.82	\$ 16,468.59
TBD	TBD	Unrestricted Reserve "F"	Lot Type 2	100,000	\$ 1,111,633.38	\$ 14,156.94	\$ 77,814.34	\$ -	\$ -	\$ 1,290.16	\$ 93,261.45
TBD	TBD	Unrestricted Reserve "G"	Lot Type 2	68,800	\$ 764,803.76	\$ 9,739.98	\$ 53,536.26	\$ -	\$ -	\$ 887.63	\$ 64,163.87
TBD	TBD	Unrestricted Reserve "H"	Lot Type 3	115	\$ 578,519.65	\$ 7,367.60	\$ 40,496.38	\$ -	\$ -	\$ 671.43	\$ 48,535.41
TBD	TBD	Unrestricted Reserve "I"	Lot Type 2	100,000	\$ 1,111,633.38	\$ 14,156.94	\$ 77,814.34	\$ -	\$ -	\$ 1,290.16	\$ 93,261.45
TBD	TBD	Unrestricted Reserve "J"	Lot Type 4	125,000	\$ 1,171,727.90	\$ 14,922.26	\$ 82,020.95	\$ -	\$ -	\$ 1,359.91	\$ 98,303.13
TBD	TBD	Unrestricted Reserve "K"	Lot Type 4	69,050	\$ 647,262.49	\$ 8,243.06	\$ 45,308.37	\$ -	\$ -	\$ 751.21	\$ 54,302.65
TBD	TBD	Unrestricted Reserve "L"	Lot Type 5	750,000	\$ 11,338,985.15	\$ 144,404.97	\$ 793,728.96	\$ -	\$ -	\$ 13,160.05	\$ 951,293.99
Total				1289373.0000	\$ 17,746,000.02	\$ 226,000.00	\$ 1,242,220.00	\$ -	\$ -	\$ 20,596.05	\$ 1,488,816.06

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)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	<u>2,820,000.00</u>	<u>197,400.00</u>	<u>3,017,400.00</u>
Total	<u>\$36,907,000.00</u>	<u>\$52,744,412.00</u>	<u>\$89,651,412.00</u>

EXHIBIT B-2 – REIMBURSEMENT SCHEDULE

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 226,000.00	\$ 1,242,220.00	\$ 20,596.05	\$ 1,488,816
2028	\$ 244,000.00	\$ 1,226,400.00	\$ 20,487.77	\$ 1,490,888
2029	\$ 260,000.00	\$ 1,209,320.00	\$ 20,897.53	\$ 1,490,218
2030	\$ 277,000.00	\$ 1,191,120.00	\$ 21,315.48	\$ 1,489,435
2031	\$ 295,000.00	\$ 1,171,730.00	\$ 21,741.79	\$ 1,488,472
2032	\$ 315,000.00	\$ 1,151,080.00	\$ 22,176.62	\$ 1,488,257
2033	\$ 336,000.00	\$ 1,129,030.00	\$ 22,620.15	\$ 1,487,650
2034	\$ 359,000.00	\$ 1,105,510.00	\$ 23,072.56	\$ 1,487,583
2035	\$ 384,000.00	\$ 1,080,380.00	\$ 23,534.01	\$ 1,487,914
2036	\$ 410,000.00	\$ 1,053,500.00	\$ 24,004.69	\$ 1,487,505
2037	\$ 437,000.00	\$ 1,024,800.00	\$ 24,484.78	\$ 1,486,285
2038	\$ 467,000.00	\$ 994,210.00	\$ 24,974.48	\$ 1,486,184
2039	\$ 499,000.00	\$ 961,520.00	\$ 25,473.97	\$ 1,485,994
2040	\$ 532,000.00	\$ 926,590.00	\$ 25,983.45	\$ 1,484,573
2041	\$ 569,000.00	\$ 889,350.00	\$ 26,503.12	\$ 1,484,853
2042	\$ 608,000.00	\$ 849,520.00	\$ 27,033.18	\$ 1,484,553
2043	\$ 649,000.00	\$ 806,960.00	\$ 27,573.84	\$ 1,483,534
2044	\$ 694,000.00	\$ 761,530.00	\$ 28,125.32	\$ 1,483,655
2045	\$ 741,000.00	\$ 712,950.00	\$ 28,687.83	\$ 1,482,638
2046	\$ 793,000.00	\$ 661,080.00	\$ 29,261.58	\$ 1,483,342
2047	\$ 847,000.00	\$ 605,570.00	\$ 29,846.81	\$ 1,482,417
2048	\$ 905,000.00	\$ 546,280.00	\$ 30,443.75	\$ 1,481,724
2049	\$ 967,000.00	\$ 482,930.00	\$ 31,052.62	\$ 1,480,983
2050	\$ 1,033,000.00	\$ 415,240.00	\$ 31,673.68	\$ 1,479,914
2051	\$ 1,105,000.00	\$ 342,930.00	\$ 32,307.15	\$ 1,480,237
2052	\$ 1,181,000.00	\$ 265,580.00	\$ 32,953.29	\$ 1,479,533
2053	\$ 1,263,000.00	\$ 182,910.00	\$ 33,612.36	\$ 1,479,522
2054	\$ 1,350,000.00	\$ 94,500.00	\$ 34,284.61	\$ 1,478,785
Total	\$ 17,746,000.00	\$ 23,084,740.00	\$ 744,722.46	\$ 41,575,462.46

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 increase or decrease the amounts shown.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

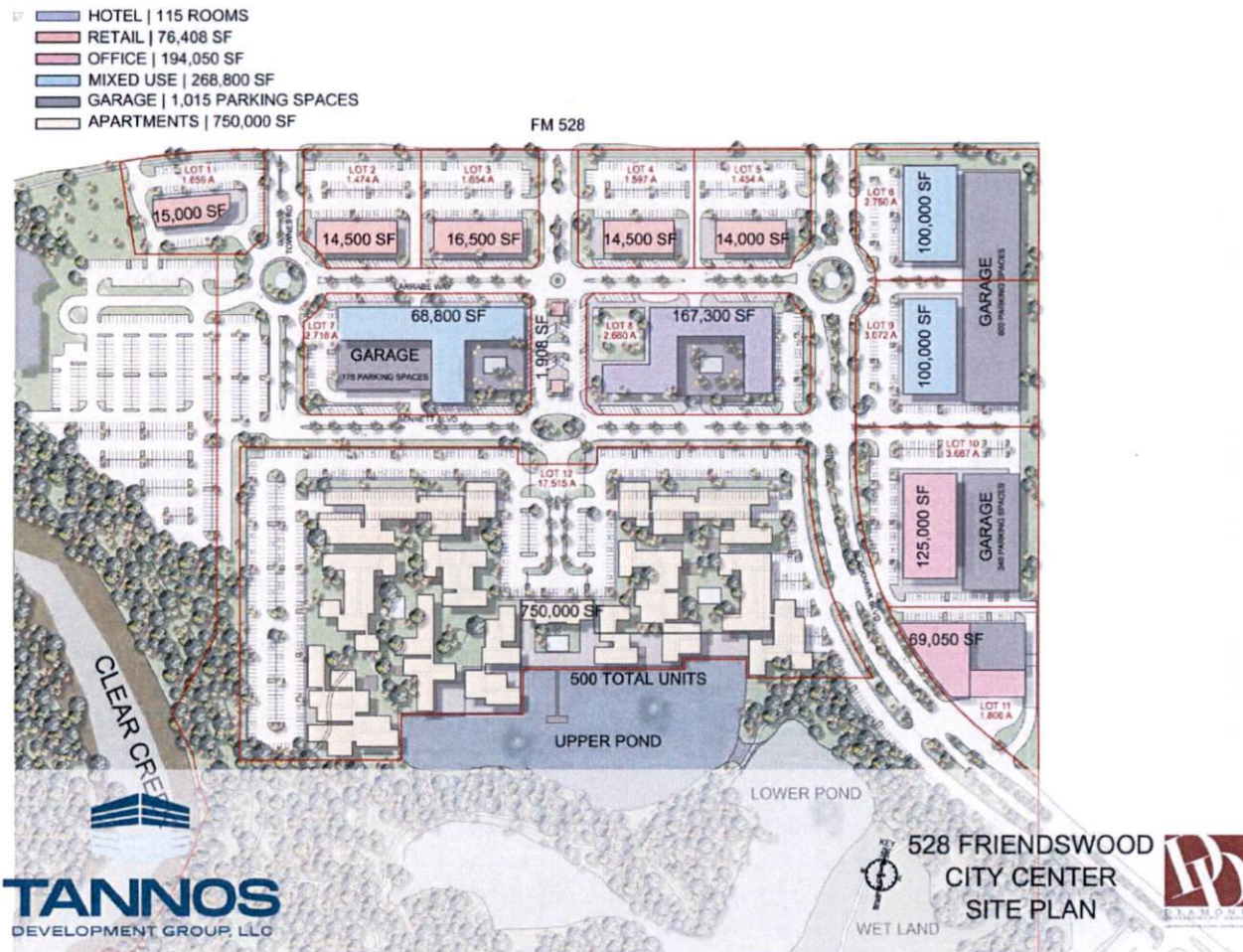


EXHIBIT D – BUYER DISCLOSURES

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

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

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 RECORDING¹ 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

§
§
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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 Improvement Reimbursement Obligation							
Installment Due 1/31	Principal	Interest ^(N)	Capitalized Interest	Annual Collection Costs ^(b)	Annual Collection Costs Credit ^(N)	Additional Interest ^(d)	Reserve Fund ^(I)	Initial Major Improvements Total Annual Installment Due ^(d)	Principal	Interest ^(N)	Annual Collection Costs	Reserve Fund ^(I)	Additional Interest ^(d)	Additional Major Improvements Total Annual Installment Due ^(d)	Total Annual Installment Due ^(d)	
2027	\$ 468,000.00	\$ 2,583,490.00	\$ -	\$ 55,166.95	\$ (55,166.95)	\$ 184,535.00	\$ -	\$ 3,236,025.00	\$ 226,000.00	\$ 1,242,220.00	\$ 20,596.05	\$ -	\$ -	\$ 1,488,816.05	\$ 4,724,841.05	
2028	\$ 499,000.00	\$ 2,550,730.00	\$ -	\$ 54,740.29	\$ (54,740.29)	\$ 182,195.00	\$ -	\$ 3,231,925.00	\$ 244,000.00	\$ 1,226,400.00	\$ 20,487.77	\$ -	\$ -	\$ 1,490,887.77	\$ 4,722,812.77	
2029	\$ 533,000.00	\$ 2,515,800.00	\$ -	\$ 55,835.09	\$ (55,835.09)	\$ 179,700.00	\$ -	\$ 3,228,500.00	\$ 260,000.00	\$ 1,209,320.00	\$ 20,897.53	\$ -	\$ -	\$ 1,490,217.53	\$ 4,718,717.53	
2030	\$ 570,000.00	\$ 2,478,490.00	\$ -	\$ 56,951.80	\$ (56,951.80)	\$ 177,035.00	\$ -	\$ 3,225,525.00	\$ 277,000.00	\$ 1,191,120.00	\$ 21,315.48	\$ -	\$ -	\$ 1,489,435.48	\$ 4,714,960.48	
2031	\$ 609,000.00	\$ 2,438,590.00	\$ -	\$ 58,090.83	\$ -	\$ 174,185.00	\$ -	\$ 3,279,865.83	\$ 295,000.00	\$ 1,171,730.00	\$ 21,741.79	\$ -	\$ -	\$ 1,488,471.79	\$ 4,768,337.62	
2032	\$ 650,000.00	\$ 2,395,960.00	\$ -	\$ 59,252.65	\$ -	\$ 171,140.00	\$ -	\$ 3,276,352.65	\$ 315,000.00	\$ 1,151,080.00	\$ 22,176.62	\$ -	\$ -	\$ 1,488,256.62	\$ 4,764,609.27	
2033	\$ 695,000.00	\$ 2,350,460.00	\$ -	\$ 60,437.70	\$ -	\$ 167,890.00	\$ -	\$ 3,273,787.70	\$ 336,000.00	\$ 1,129,030.00	\$ 22,620.15	\$ -	\$ -	\$ 1,487,650.15	\$ 4,761,437.86	
2034	\$ 742,000.00	\$ 2,301,810.00	\$ -	\$ 61,646.46	\$ -	\$ 164,415.00	\$ -	\$ 3,269,871.46	\$ 359,000.00	\$ 1,105,510.00	\$ 23,072.56	\$ -	\$ -	\$ 1,487,582.56	\$ 4,757,454.01	
2035	\$ 793,000.00	\$ 2,249,870.00	\$ -	\$ 62,879.39	\$ -	\$ 160,705.00	\$ -	\$ 3,266,454.39	\$ 384,000.00	\$ 1,080,380.00	\$ 23,534.01	\$ -	\$ -	\$ 1,487,914.01	\$ 4,754,368.39	
2036	\$ 847,000.00	\$ 2,194,360.00	\$ -	\$ 64,136.97	\$ -	\$ 156,740.00	\$ -	\$ 3,262,236.97	\$ 410,000.00	\$ 1,053,500.00	\$ 24,004.69	\$ -	\$ -	\$ 1,487,504.69	\$ 4,749,741.66	
2037	\$ 906,000.00	\$ 2,135,070.00	\$ -	\$ 65,419.71	\$ -	\$ 152,505.00	\$ -	\$ 3,258,994.71	\$ 437,000.00	\$ 1,024,800.00	\$ 24,484.78	\$ -	\$ -	\$ 1,486,284.78	\$ 4,745,279.50	
2038	\$ 968,000.00	\$ 2,071,650.00	\$ -	\$ 66,728.11	\$ -	\$ 147,975.00	\$ -	\$ 3,254,353.11	\$ 467,000.00	\$ 994,210.00	\$ 24,974.48	\$ -	\$ -	\$ 1,486,184.48	\$ 4,740,537.59	
2039	\$ 1,034,000.00	\$ 2,003,890.00	\$ -	\$ 68,062.67	\$ -	\$ 143,135.00	\$ -	\$ 3,249,087.67	\$ 499,000.00	\$ 961,520.00	\$ 25,473.97	\$ -	\$ -	\$ 1,485,993.97	\$ 4,735,081.64	
2040	\$ 1,106,000.00	\$ 1,931,510.00	\$ -	\$ 69,423.92	\$ -	\$ 137,965.00	\$ -	\$ 3,244,898.92	\$ 532,000.00	\$ 926,590.00	\$ 25,983.45	\$ -	\$ -	\$ 1,484,573.45	\$ 4,729,472.37	
2041	\$ 1,182,000.00	\$ 1,854,090.00	\$ -	\$ 70,812.40	\$ -	\$ 132,435.00	\$ -	\$ 3,239,337.40	\$ 569,000.00	\$ 889,350.00	\$ 26,503.12	\$ -	\$ -	\$ 1,484,853.12	\$ 4,724,190.52	
2042	\$ 1,263,000.00	\$ 1,771,350.00	\$ -	\$ 72,228.65	\$ -	\$ 126,525.00	\$ -	\$ 3,233,103.65	\$ 608,000.00	\$ 849,520.00	\$ 27,033.18	\$ -	\$ -	\$ 1,484,553.18	\$ 4,717,656.83	
2043	\$ 1,351,000.00	\$ 1,682,940.00	\$ -	\$ 73,673.22	\$ -	\$ 120,210.00	\$ -	\$ 3,227,823.22	\$ 649,000.00	\$ 806,960.00	\$ 27,573.84	\$ -	\$ -	\$ 1,483,533.84	\$ 4,711,357.06	
2044	\$ 1,444,000.00	\$ 1,588,370.00	\$ -	\$ 75,146.69	\$ -	\$ 113,455.00	\$ -	\$ 3,220,971.69	\$ 694,000.00	\$ 761,530.00	\$ 28,125.32	\$ -	\$ -	\$ 1,483,655.32	\$ 4,704,627.01	
2045	\$ 1,544,000.00	\$ 1,487,290.00	\$ -	\$ 76,649.62	\$ -	\$ 106,235.00	\$ -	\$ 3,214,174.62	\$ 741,000.00	\$ 712,950.00	\$ 28,687.83	\$ -	\$ -	\$ 1,482,637.83	\$ 4,696,812.45	
2046	\$ 1,650,000.00	\$ 1,379,210.00	\$ -	\$ 78,182.61	\$ -	\$ 98,515.00	\$ -	\$ 3,205,907.61	\$ 793,000.00	\$ 661,080.00	\$ 29,261.58	\$ -	\$ -	\$ 1,483,341.58	\$ 4,689,249.19	
2047	\$ 1,764,000.00	\$ 1,263,710.00	\$ -	\$ 79,746.26	\$ -	\$ 90,265.00	\$ -	\$ 3,197,721.26	\$ 847,000.00	\$ 605,570.00	\$ 29,846.81	\$ -	\$ -	\$ 1,482,416.81	\$ 4,680,138.08	
2048	\$ 1,886,000.00	\$ 1,140,230.00	\$ -	\$ 81,341.19	\$ -	\$ 81,445.00	\$ -	\$ 3,189,016.19	\$ 905,000.00	\$ 546,280.00	\$ 30,443.75	\$ -	\$ -	\$ 1,481,723.75	\$ 4,670,739.94	
2049	\$ 2,017,000.00	\$ 1,008,210.00	\$ -	\$ 82,968.01	\$ -	\$ 72,015.00	\$ -	\$ 3,180,193.01	\$ 967,000.00	\$ 482,930.00	\$ 31,052.62	\$ -	\$ -	\$ 1,480,982.62	\$ 4,661,175.64	
2050	\$ 2,157,000.00	\$ 867,020.00	\$ -	\$ 84,627.37	\$ -	\$ 61,930.00	\$ -	\$ 3,170,577.37	\$ 1,033,000.00	\$ 415,240.00	\$ 31,673.68	\$ -	\$ -	\$ 1,479,913.68	\$ 4,650,491.05	
2051	\$ 2,306,000.00	\$ 716,030.00	\$ -	\$ 86,319.92	\$ -	\$ 51,145.00	\$ -	\$ 3,159,494.92	\$ 1,105,000.00	\$ 342,930.00	\$ 32,307.15	\$ -	\$ -	\$ 1,480,237.15	\$ 4,639,732.07	
2052	\$ 2,466,000.00	\$ 554,610.00	\$ -	\$ 88,046.32	\$ -	\$ 39,615.00	\$ -	\$ 3,148,271.32	\$ 1,181,000.00	\$ 265,580.00	\$ 32,953.29	\$ -	\$ -	\$ 1,479,533.29	\$ 4,627,804.61	
2053	\$ 2,637,000.00	\$ 381,990.00	\$ -	\$ 89,807.25	\$ -	\$ 27,285.00	\$ -	\$ 3,136,082.25	\$ 1,263,000.00	\$ 182,910.00	\$ 33,612.36	\$ -	\$ -	\$ 1,479,522.36	\$ 4,615,604.61	
2054	\$ 2,820,000.00	\$ 197,400.00	\$ -	\$ 91,603.39	\$ -	\$ 14,100.00	\$ (3,051,490.00)	\$ 71,613.39	\$ 1,350,000.00	\$ 94,500.00	\$ 34,284.61	\$ (1,470,400.00)	\$ -	\$ 8,384.61	\$ 79,998.00	
Total	\$ 36,907,000.00	\$ 48,094,130.00	\$ -	\$ 1,989,925.00	\$ (222,694.00)	\$ 3,435,295.00	\$ (3,051,490.00)	\$ 87,152,166.00	\$ 17,746,000.00	\$ 23,084,740.00	\$ 744,722.00	\$ (1,470,400.00)	\$ -	\$ 40,105,062.00	\$ 127,257,229.00	

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 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 RECORDING¹ 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 ^[d]	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 ^[e]	Total Annual Installment Due ^[e]	
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	\$ -	\$ 0.04	\$ (0.04)	\$ 0.11	\$ -	\$ 2.02	\$ 0.17	\$ 0.75	\$ 0.01	\$ -	\$ -	\$ 0.93	\$ 2.95	
2031	\$ 0.38	\$ 1.53	\$ -	\$ 0.04	\$ -	\$ 0.11	\$ -	\$ 2.05	\$ 0.18	\$ 0.73	\$ 0.01	\$ -	\$ -	\$ 0.93	\$ 2.99	
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	\$ -	\$ 2.05	\$ 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	\$ 0.02	\$ -	\$ -	\$ 0.93	\$ 2.98	
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	\$ -	\$ 2.04	\$ 0.31	\$ 0.60	\$ 0.02	\$ -	\$ -	\$ 0.93	\$ 2.97	
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	\$ -	\$ 0.05	\$ -	\$ 0.08	\$ -	\$ 2.03	\$ 0.38	\$ 0.53	\$ 0.02	\$ -	\$ -	\$ 0.93	\$ 2.96	
2043	\$ 0.85	\$ 1.05	\$ -	\$ 0.05	\$ -	\$ 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	\$ 2.93	
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	\$ -	\$ 1.99	\$ 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	\$ 2.91	
2052	\$ 1.54	\$ 0.35	\$ -	\$ 0.06	\$ -	\$ 0.02	\$ -	\$ 1.97	\$ 0.74	\$ 0.17	\$ 0.02	\$ -	\$ -	\$ 0.93	\$ 2.90	
2053	\$ 1.65	\$ 0.24	\$ -	\$ 0.06	\$ -	\$ 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)	\$ -	\$ 0.01	\$ 0.05	
Total	\$ 23.12	\$ 30.13	\$ -	\$ 1.25	\$ (0.14)	\$ 2.15	\$ (1.91)	\$ 54.59	\$ 11.12	\$ 14.46	\$ 0.47	\$ (0.92)	\$ -	\$ 25.12	\$ 79.72	

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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 ^[a]	Additional Major Improvements Total Annual Installment Due ^[d]	Total Annual Installment Due ^[d]	
2027	\$ 132.67	\$ 732.36	\$ -	\$ 15.64	\$ (15.64)	\$ 52.31	\$ -	\$ 917.34	\$ 64.07	\$ 352.14	\$ 5.84	\$ -	\$ -	\$ 422.05	\$ 1,339.39	
2028	\$ 141.46	\$ 723.08	\$ -	\$ 15.52	\$ (15.52)	\$ 51.65	\$ -	\$ 916.18	\$ 69.17	\$ 347.66	\$ 5.81	\$ -	\$ -	\$ 422.63	\$ 1,338.81	
2029	\$ 151.09	\$ 713.17	\$ -	\$ 15.83	\$ (15.83)	\$ 50.94	\$ -	\$ 915.21	\$ 73.70	\$ 342.82	\$ 5.92	\$ -	\$ -	\$ 422.44	\$ 1,337.65	
2030	\$ 161.58	\$ 702.60	\$ -	\$ 16.14	\$ (16.14)	\$ 50.19	\$ -	\$ 914.37	\$ 78.52	\$ 337.66	\$ 6.04	\$ -	\$ -	\$ 422.22	\$ 1,336.59	
2031	\$ 172.64	\$ 691.29	\$ -	\$ 16.47	\$ -	\$ 49.38	\$ -	\$ 929.77	\$ 83.63	\$ 332.16	\$ 6.16	\$ -	\$ -	\$ 421.95	\$ 1,351.72	
2032	\$ 184.26	\$ 679.20	\$ -	\$ 16.80	\$ -	\$ 48.51	\$ -	\$ 928.77	\$ 89.30	\$ 326.31	\$ 6.29	\$ -	\$ -	\$ 421.89	\$ 1,350.66	
2033	\$ 197.02	\$ 666.30	\$ -	\$ 17.13	\$ -	\$ 47.59	\$ -	\$ 928.05	\$ 95.25	\$ 320.06	\$ 6.41	\$ -	\$ -	\$ 421.72	\$ 1,349.76	
2034	\$ 210.34	\$ 652.51	\$ -	\$ 17.48	\$ -	\$ 46.61	\$ -	\$ 926.94	\$ 101.77	\$ 313.39	\$ 6.54	\$ -	\$ -	\$ 421.70	\$ 1,348.63	
2035	\$ 224.80	\$ 637.79	\$ -	\$ 17.82	\$ -	\$ 45.56	\$ -	\$ 925.97	\$ 108.86	\$ 306.26	\$ 6.67	\$ -	\$ -	\$ 421.79	\$ 1,347.76	
2036	\$ 240.11	\$ 622.05	\$ -	\$ 18.18	\$ -	\$ 44.43	\$ -	\$ 924.77	\$ 116.23	\$ 298.64	\$ 6.80	\$ -	\$ -	\$ 421.68	\$ 1,346.45	
2037	\$ 256.83	\$ 605.25	\$ -	\$ 18.55	\$ -	\$ 43.23	\$ -	\$ 923.85	\$ 123.88	\$ 290.51	\$ 6.94	\$ -	\$ -	\$ 421.33	\$ 1,345.18	
2038	\$ 274.41	\$ 587.27	\$ -	\$ 18.92	\$ -	\$ 41.95	\$ -	\$ 922.54	\$ 132.38	\$ 281.84	\$ 7.08	\$ -	\$ -	\$ 421.30	\$ 1,343.84	
2039	\$ 293.12	\$ 568.06	\$ -	\$ 19.29	\$ -	\$ 40.58	\$ -	\$ 921.05	\$ 141.46	\$ 272.57	\$ 7.22	\$ -	\$ -	\$ 421.25	\$ 1,342.29	
2040	\$ 313.53	\$ 547.54	\$ -	\$ 19.68	\$ -	\$ 39.11	\$ -	\$ 919.86	\$ 150.81	\$ 262.67	\$ 7.37	\$ -	\$ -	\$ 420.84	\$ 1,340.70	
2041	\$ 335.07	\$ 525.59	\$ -	\$ 20.07	\$ -	\$ 37.54	\$ -	\$ 918.28	\$ 161.30	\$ 252.11	\$ 7.51	\$ -	\$ -	\$ 420.92	\$ 1,339.21	
2042	\$ 358.03	\$ 502.14	\$ -	\$ 20.48	\$ -	\$ 35.87	\$ -	\$ 916.51	\$ 172.35	\$ 240.82	\$ 7.66	\$ -	\$ -	\$ 420.84	\$ 1,337.35	
2043	\$ 382.98	\$ 477.08	\$ -	\$ 20.88	\$ -	\$ 34.08	\$ -	\$ 915.02	\$ 183.98	\$ 228.76	\$ 7.82	\$ -	\$ -	\$ 420.55	\$ 1,335.57	
2044	\$ 409.34	\$ 450.27	\$ -	\$ 21.30	\$ -	\$ 32.16	\$ -	\$ 913.08	\$ 196.73	\$ 215.88	\$ 7.97	\$ -	\$ -	\$ 420.58	\$ 1,333.66	
2045	\$ 437.69	\$ 421.61	\$ -	\$ 21.73	\$ -	\$ 30.12	\$ -	\$ 911.15	\$ 210.06	\$ 202.11	\$ 8.13	\$ -	\$ -	\$ 420.30	\$ 1,331.44	
2046	\$ 467.74	\$ 390.98	\$ -	\$ 22.16	\$ -	\$ 27.93	\$ -	\$ 908.81	\$ 224.80	\$ 187.40	\$ 8.30	\$ -	\$ -	\$ 420.50	\$ 1,329.30	
2047	\$ 500.06	\$ 358.23	\$ -	\$ 22.61	\$ -	\$ 25.59	\$ -	\$ 906.48	\$ 240.11	\$ 171.67	\$ 8.46	\$ -	\$ -	\$ 420.23	\$ 1,326.72	
2048	\$ 534.64	\$ 323.23	\$ -	\$ 23.06	\$ -	\$ 23.09	\$ -	\$ 904.02	\$ 256.55	\$ 154.86	\$ 8.63	\$ -	\$ -	\$ 420.04	\$ 1,324.05	
2049	\$ 571.78	\$ 285.81	\$ -	\$ 23.52	\$ -	\$ 20.41	\$ -	\$ 901.52	\$ 274.12	\$ 136.90	\$ 8.80	\$ -	\$ -	\$ 419.83	\$ 1,321.34	
2050	\$ 611.46	\$ 245.78	\$ -	\$ 23.99	\$ -	\$ 17.56	\$ -	\$ 898.79	\$ 292.83	\$ 117.71	\$ 8.98	\$ -	\$ -	\$ 419.52	\$ 1,318.31	
2051	\$ 653.70	\$ 202.98	\$ -	\$ 24.47	\$ -	\$ 14.50	\$ -	\$ 895.65	\$ 313.24	\$ 97.21	\$ 9.16	\$ -	\$ -	\$ 419.62	\$ 1,315.26	
2052	\$ 699.06	\$ 157.22	\$ -	\$ 24.96	\$ -	\$ 11.23	\$ -	\$ 892.47	\$ 334.79	\$ 75.29	\$ 9.34	\$ -	\$ -	\$ 419.42	\$ 1,311.88	
2053	\$ 747.53	\$ 108.29	\$ -	\$ 25.46	\$ -	\$ 7.73	\$ -	\$ 889.01	\$ 358.03	\$ 51.85	\$ 9.53	\$ -	\$ -	\$ 419.41	\$ 1,308.42	
2054	\$ 799.41	\$ 55.96	\$ -	\$ 25.97	\$ -	\$ 4.00	\$ (865.03)	\$ 20.30	\$ 382.70	\$ 26.79	\$ 9.72	\$ (416.83)	\$ -	\$ 2.38	\$ 22.68	
Total	\$ 10,462.33	\$ 13,633.64	\$ -	\$ 564.10	\$ (63.13)	\$ 973.83	\$ (865.03)	\$ 24,705.75	\$ 5,030.61	\$ 6,544.02	\$ 211.11	\$ (416.83)	\$ -	\$ 11,368.91	\$ 36,074.66	

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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]	
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	\$ -	\$ 0.09	\$ -	\$ 1.73	\$ 0.16	\$ 0.62	\$ 0.01	\$ -	\$ -	\$ 0.79	\$ 2.52	
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	\$ 2.52	
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	\$ -	\$ 1.73	\$ 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	\$ -	\$ -	\$ 0.79	\$ 2.51	
2038	\$ 0.51	\$ 1.09	\$ -	\$ 0.04	\$ -	\$ 0.08	\$ -	\$ 1.72	\$ 0.25	\$ 0.53	\$ 0.01	\$ -	\$ -	\$ 0.79	\$ 2.50	
2039	\$ 0.55	\$ 1.06	\$ -	\$ 0.04	\$ -	\$ 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	\$ 2.50	
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	\$ -	\$ 1.71	\$ 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	\$ 2.49	
2045	\$ 0.82	\$ 0.79	\$ -	\$ 0.04	\$ -	\$ 0.06	\$ -	\$ 1.70	\$ 0.39	\$ 0.38	\$ 0.02	\$ -	\$ -	\$ 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	\$ 2.46	
2051	\$ 1.22	\$ 0.38	\$ -	\$ 0.05	\$ -	\$ 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	\$ 25.40	\$ -	\$ 1.05	\$ (0.12)	\$ 1.81	\$ (1.61)	\$ 46.04	\$ 9.37	\$ 12.19	\$ 0.39	\$ (0.78)	\$ -	\$ 21.18	\$ 67.22	

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

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 RECORDING¹ 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 ^(e)	Additional Major Improvements Total Annual Installment Due ^(d)	Total Annual Installment Due ^(d)		
2027	\$ 0.40	\$ 2.20	\$ -	\$ 0.05	\$(0.05)	\$ 0.16	\$ -	\$ 2.76	\$ 0.19	\$ 1.06	\$ 0.02	\$ -	\$ -	\$ 1.27	\$ 4.03		
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	\$ -	\$ 0.15	\$ -	\$ 2.79	\$ 0.25	\$ 1.00	\$ 0.02	\$ -	\$ -	\$ 1.27	\$ 4.06		
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	\$ 4.06		
2034	\$ 0.63	\$ 1.96	\$ -	\$ 0.05	\$ -	\$ 0.14	\$ -	\$ 2.79	\$ 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	\$ 4.05		
2037	\$ 0.77	\$ 1.82	\$ -	\$ 0.06	\$ -	\$ 0.13	\$ -	\$ 2.78	\$ 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	\$ -	\$ -	\$ 1.27	\$ 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	\$ -	\$ 0.07	\$ -	\$ 0.09	\$ -	\$ 2.74	\$ 0.63	\$ 0.61	\$ 0.02	\$ -	\$ -	\$ 1.26	\$ 4.00		
2046	\$ 1.41	\$ 1.18	\$ -	\$ 0.07	\$ -	\$ 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	\$ 0.03	\$ -	\$ -	\$ 1.26	\$ 3.99		
2048	\$ 1.61	\$ 0.97	\$ -	\$ 0.07	\$ -	\$ 0.07	\$ -	\$ 2.72	\$ 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	\$ -	\$ 0.08	\$ -	\$ 0.03	\$ -	\$ 2.68	\$ 1.01	\$ 0.23	\$ 0.03	\$ -	\$ -	\$ 1.26	\$ 3.94		
2053	\$ 2.25	\$ 0.33	\$ -	\$ 0.08	\$ -	\$ 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	\$ 40.97	\$ -	\$ 1.70	\$(0.19)	\$ 2.93	\$(2.60)	\$ 74.25	\$ 15.12	\$ 19.67	\$ 0.63	\$(1.25)	\$ -	\$ 34.17	\$ 108.42		

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.

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/19/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment X" 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 tenth set for fiscal year 2025-2026.

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. X
2.	FY26 BA X Exhibit A 2026-08-03
3.	FY26 BA X Exhibit B 2026-08-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2025-23, PASSED AND APPROVED AUGUST 25, 2025, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2025-26, 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.

WHEREAS, by Ordinance No. 2025-23, the City Council of the City of Friendswood, Texas, adopted its "Original General Budget for Fiscal Year 2025-26"; 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 2025-26; 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 2025-26" is hereby amended for municipal purposes as shown on "Budget Amendment X" to the "Original Budget of the City of Friendswood, Texas, for the Fiscal Year 2025-26" attached hereto. Said Budget Amendment X shall be attached to and made a part of such Original General Budget by the City Secretary and shall be filed as required by state law. A true and correct copy of 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 3rd day of August, 2026.

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 FY2025-2026
Budget Amendment X
August 3, 2026**

1. **Blackhawk Boulevard – Harris County Precinct 2 Reimbursement, \$3,205,186.** Appropriate funds received from Harris County Precinct 2 for a portion of Blackhawk Boulevard Reconstruction Phase II-C. Council appropriated advanced funding at the June 1, 2026, City Council meeting. Therefore, the funds will be appropriated back to unassigned general fund balance.
2. **2021 General Obligation Bond Arbitrage Rebate and Yield Reduction Payment, \$145,062.** Appropriate funds for the arbitrage rebate and yield reduction payment related to the 2021 General Obligation Improvement and Refunding Bonds. Willdan Financial Services completed their arbitrage installment calculations and determined a positive rebate liability. The funding source is interest earnings on the Bonds.
3. **Police Department – Animal Services Donation, \$1,975.** Appropriate donation received from the Rotary Club of Friendswood for grooming and cleaning equipment. The funds will be appropriated to the Animal Service division's operating equipment account.
4. **Library Department – Donation, \$411.** Appropriate donation received from the Rotary Club of Friendswood for Library books. The funds will be appropriated to the Library's books account.
5. **Parks and Recreation Department – Tree Donation, \$503.** Appropriate donation received from the Heritage Gardeners, Inc, for a tree at Stevenson Park. The funds will be appropriated to the Parks division's landscaping account.
6. **Parks and Recreation Department – Memorial Tree Donation, \$531.** Appropriate donation received from P. Guiliano for a memorial magnolia tree at Stevenson Park. The funds will be appropriated to the Parks division's landscaping account.
7. **Greenbriar Bridge Project – Additional Engineering, \$26,125.** Appropriate funds for additional engineering services required for the Greenbriar Bridge Rehabilitation. Council approved the first amendment to the contract at the July 6, 2026, City Council meeting. The funding source will be unassigned general fund balance.
8. **Utility Pipe Rack Relocation Project, \$246,648.** Appropriate settlement proceeds related to a bond performance claim against Cracon, Inc. The City entered into a settlement agreement with Travelers Insurance on June 18, 2026. Funds will be appropriated for additional engineering (\$32,000) and construction costs (\$214,648).
9. **Blackhawk Building Perimeter Fence Replacement, \$236,222.*** Appropriate funds for the Blackhawk Building perimeter fence replacement. The current fence is past its useful life and irreparable. The funding source will be unassigned general fund balance (\$118,111) and water and sewer working capital (\$118,111).
10. **Blackhawk Boulevard Phase II-C – Materials Testing, \$154,085.** Appropriate funds for Blackhawk Boulevard Phase II-C construction materials testing. Council approved an agreement with Paradigm Consultants, Inc. at the July 6, 2026, City Council meeting. The funding source will be streets improvement fund undesignated fund balance.

11. **Public Works Department – Backhoe Replacement, \$162,317***. Appropriate funds to replace PW164, a backhoe in the sewer utilities division. Council approved the purchase from Mustang Machinery at the July 6, 2026, City Council meeting. The funding source is water and sewer working capital.
12. **Lift Station #2 Rehabilitation – Easement, \$1,750.** Appropriate funds for a Texas New Mexico & Power easement related to the Lift Station #2 Rehabilitation project. The City entered into an agreement for survey services with Lesak Enterprises, LLC on June 25, 2026. The funding source will be 2025 water and sewer revenue bonds.
13. **Parks and Recreation Department – Memorial Bench Donation, \$2,009.** Appropriate donation received from S. Cervantes for a memorial bench at Stevenson Park. The funds will be appropriated to the Parks division's operating equipment account.
14. **Parks and Recreation Department – Centennial Park Field Repair, \$1,561.** Appropriate reimbursement received to repair a sports field at Centennial Park. The field was damaged by a vendor during the July 4th celebration. The funds will be appropriated to the Parks division's operating maintenance account.
15. **Library Department – Bathroom Door ADA Compliance, \$16,046***. Appropriate funds to bring Library bathroom doors into compliance with Americans with Disabilities Act. The funding source will be capital maintenance fund undesignated fund balance.

**Deferred Maintenance*

City of Friendswood				
August 3, 2026				
2025-2026 Budget Amendment X - Exhibit B				
BA Number	Account Number	Project Number	Description	Amount
1	001-0000-33711	STRT2024.001CONST	Reimburse unassigned general fund balance for Harris County Pct 2 Blackhawk Boulevard Phase II-C contribution	(3,205,186)
1	001-0000-30500	STRT2024.001CONST	Reimburse unassigned general fund balance for Harris County Pct 2 Blackhawk Boulevard Phase II-C contribution	3,205,186
2	257-0000-30100		Appropriate undesignated fund balance for arbitrage rebate and yield reduction payment	(145,062)
2	257-8101-476-9510		Appropriate undesignated fund balance for arbitrage rebate and yield reduction payment	145,062
3	001-0000-38600		Appropriate donation received from the Rotary Club of Friendswood for Animal Services equipment	(1,975)
3	001-2150-441.5800	DNACREV	Appropriate donation received from the Rotary Club of Friendswood for Animal Services equipment	1,975
4	001-0000-38600	DNMLIBREV	Appropriate donation received from the Rotary Club of Friendswood for Library books	(411)
4	001-6310-459.5852	DNMLIBEXP	Appropriate donation received from the Rotary Club of Friendswood for Library books	411
5	001-0000-38600		Appropriate donation received from The Heritage Gardeners for a tree in Stevenson Park	(503)
5	001-6430-456-6210	PK0032	Appropriate donation received from The Heritage Gardeners for a tree in Stevenson Park	503
6	001-0000-38600		Appropriate donation received from P. Guiliano for a memorial tree in Stevenson Park	(531)
6	001-6430-456-6210	PK0032	Appropriate donation received from P. Guiliano for a memorial tree in Stevenson Park	531
7	001-0000-30500		Appropriate unassigned general fund balance for Greenbriar Bridge Project additional engineering	(26,125)
7	001-7001-431.8582	STRT2026.001ENG	Appropriate unassigned general fund balance for Greenbriar Bridge Project additional engineering	26,125
8	001-0000-38310		Appropriate settlement proceeds for Utility Pipe Rack Relocation project - engineering and construction	(246,648)
8	001-7001-419.8582	G00082GF	Appropriate settlement proceeds for Utility Pipe Rack Relocation project - engineering	32,000
8	001-7001-419.8591	G00082GF	Appropriate settlement proceeds for Utility Pipe Rack Relocation project - construction	214,648
9	001-0000-30500		Appropriate unassigned general fund balance for Blackhawk Perimeter Fence Replacement*	(118,111)
9	001-7001-419.8240	15355BLKHWK	Appropriate unassigned general fund balance for Blackhawk Perimeter Fence Replacement*	118,111
9	401-0000-30600		Appropriate water and sewer working capital for Blackhawk Perimeter Fence Replacement*	(118,111)
9	401-7001-433.8240	15355BLKHWK	Appropriate water and sewer working capital for Blackhawk Perimeter Fence Replacement*	118,111
10	170-0000-30100		Appropriate undesignated fund balance for Blackhawk Boulevard Phase II-C Materials Testing	(154,085)
10	170-7001-431.8597	STRT2024.001CONST	Appropriate undesignated fund balance for Blackhawk Boulevard Phase II-C Materials Testing	154,085
11	401-0000-30600		Appropriate water and sewer working capital for PW164 Backhoe Replacement in Public Works sewer utilities*	(162,317)
11	401-3651-433.8800	PW244	Appropriate water and sewer working capital for PW164 Backhoe Replacement in Public Works sewer utilities*	162,317
12	423-0000-30600		Appropriate 2025 water and sewer revenue bond proceeds for Lift Station #2 Rehabilitation Project Easement Survey	(1,750)
12	423-7001-433.8111	LS002REHAB	Appropriate 2025 water and sewer revenue bond proceeds for Lift Station #2 Rehabilitation Project Easement Survey	1,750
13	001-0000-38600		Appropriate donation received from S. Cervantes for a memorial bench at Stevenson Park	(2,009)
13	001-6430-456-5800	PK0032	Appropriate donation received from S. Cervantes for a memorial bench at Stevenson Park	2,009
14	001-0000-38000		Appropriate reimbursement received for damages to a Centennial Park sports field	(1,561)
14	001-6430-456.6400	PK0025	Appropriate reimbursement received for damages to a Centennial Park sports field	1,561
15	161-0000-30100		Appropriate undesignated fund balance for Library bathroom door ADA compliance*	(16,046)
15	161-6460-419.8800	8L1459	Appropriate undesignated fund balance for Library bathroom door ADA compliance*	16,046
<i>*Deferred maintenance</i>				

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/09/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider a resolution updating the City Council's Rules of Procedure regarding appointments, confidential information, attendance at meetings, procedures, and decorum.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed resolution updates the City Council's Rules of procedure based upon the comment received at the City Council meeting held on July 6, 2026, regarding appointments, confidential information, attendance at meetings, procedures, and decorum. Specifically, the proposed changes include:

- Delete Section 5.4(d) "Charges Against Employees";
- Delete Section 5.4(e) "Disturbances";
- Delete Section 7.4(a) "Motion to Table";
- Delete Section 7.4(b) "Objection to Consideration";
- Delete Section 7.4)(c) "Closing of Debate";
- Revise Section 8.1(b) "Standing Boards, Commissions and Committees";
- Add Section 8.1(c) "Council Liaison";
- Add Section 8.2(a) "Attendance of Liaison or Alternate Liaison";
- Add Section 8.2(b) "Attendance by Councilmembers";
- Add Section 8.3 "Attendance at Meetings of Other Governmental Entities";
- Add Section 8.4 "Access to Information"; and
- Correct grammatical errors.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	Resolution - Amended Rules of Procedure
2.	Exhibit A - Rules of Procedure -2026
3.	Rules of Procedure - Redlines

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ADOPTING AMENDED RULES OF PROCEDURE FOR CITY COUNCIL MEETINGS; REPEALING RESOLUTION NO. R2025-25 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. R2025-25 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 3rd day of August, 2026.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

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FRIENDSWOOD CITY COUNCIL RULES OF PROCEDURE

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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 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 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 the 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 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 ($\frac{2}{3}$) 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 City Secretary at the request of 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 Mayor, Mayor Pro Tem, or the Vice Mayor Pro Tem shall 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 as the Presiding Officer by four 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, notwithstanding 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 nor 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 ($\frac{2}{3}$) 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 having 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, 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, lawful 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 ($\frac{2}{3}$) 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 of a member of the City staff without the permission of the Presiding Officer.

(d) 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. on the 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. on the 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, any item appearing on the agenda may 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. on the 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) 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.

(b) 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.

(c) 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 Section 7.4.c, or other such procedural matter) shall reduce the same to writing, or request the City Secretary to do the same.

(d) 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. COMMITTEES

8.1 Appointments

(a) Ad Hoc Committees

The Mayor may appoint special "ad hoc" committees as (i) 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.

(b) Standing Boards, Commissions, and Committees

The Council may create 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.

(c) Council Liaison

The Mayor may annually appoint councilmembers to serve as liaisons and alternate liaisons to various boards, commissions, and committees. Liaisons and alternate liaisons shall serve as conduits of information between the City Council and the board, commission, or committee.

8.2 Attendance at Committee Meetings

(a) Attendance of Liaison or Alternate Liaison

A Councilmember, who has been appointed by the Mayor as a liaison to a specific board, commission or committee, shall attend all meetings of such board, commission or committee. However, if the liaison is unable to attend a meeting, such liaison shall notify the Councilmember appointed by the Mayor as an alternate liaison to such board, commission or committee so that such alternate may attend in the liaison's stead.

(b) Attendance of Councilmembers

(1) At no time shall a quorum of the City Council attend a meeting of a City board, committee, or commission unless a meeting of the City Council is posted in accordance with the Texas Open Meetings Act.

- (2) A Councilmember who is neither a liaison nor an alternate liaison to a specific board, commission, or committee may attend a meeting of any City board, commission, or committee; provided that his/her presence does not result in the attendance of a quorum of the City Council. If a quorum of the City Council is present at a meeting of a board, commission or committee, the City Council hereby finds that the order of precedence of those allowed to remain at the meeting will be as follows:

- Liaison;
- Alternate liaison;
- First Councilmember who is not the liaison or alternate liaison to appear at the meeting;
- Second Councilmember to appear at the meeting if the liaison or alternate liaison is not in attendance; and
- Third Councilmember to appear at the meeting if both the liaison and alternate liaison are not in attendance.

8.3 Attendance at Meetings of Other Governmental Entities

Unless an agenda is posted in compliance with the Open Meetings Act, the attendance at meetings at other governmental entities, where City business will be discussed, shall be in conformance with Section 8.2; provided that if there is no liaison or alternate liaison appointed, the first three Councilmembers in attendance shall be authorized to remain.

9. MISCELLANEOUS

9.1 Oath of Office

The Councilmembers elected to office shall take their oaths of office at the following meetings or as soon thereafter as possible:

- (1) 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
- (2) at the next regularly scheduled Council meeting if all Councilmembers running for office were unopposed and there was no special election.

9.2 Access to Information

In accordance with Section 552.404 of the Texas Public Information Act, a Councilmember seeking to obtain confidential information from the City in his or her official capacity shall be required to sign a confidentiality agreement prior to being provided the requested confidential information. Such agreement shall, at a minimum, include:

- (1) an acknowledgment that the requested information is considered confidential under the Public Information Act or other applicable law;
- (2) an acknowledgment that the Councilmember receiving the information is prohibited from disclosing this information to any person who is not authorized to receive it, except as otherwise allowed by law;
- (3) an agreement not to release or share any portion of the confidential information with others unless otherwise permitted by law;
- (4) an acknowledgment that unauthorized disclosure of confidential information may result in criminal penalties under Texas Penal Code §39.06 (Misuse of Official Information) and/or other criminal or civil liability, and removal from office under applicable law; and
- (5) an agreement to return the record to the City Secretary or to destroy the same and provide a written verification to the City Secretary of such destruction.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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 4, 2025. 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 27, 2026, 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 - Redlined

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 4, 2025; 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 3rd day of August, 2026.

MIKE FOREMAN, Mayor

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

Exhibit “A”

**CITY OF FRIENDSWOOD, TEXAS
INVESTMENT POLICY**

August 3, 2026

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:

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

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

F. **Safekeeping and Custody** - To protect against potential fraud and embezzlement, the cash and investments of the City of Friendswood shall be secured by the City, or through third party custody and safekeeping procedures as herein designated. The third party custodian shall be required to issue safekeeping receipts to the City listing each specific security, description, maturity, CUSIP number, yield and/or coupon and other pertinent information. Each safekeeping receipt shall clearly indicate that the instrument is held for the City of Friendswood. All safekeeping arrangements shall be documented by the Investment Officer.

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

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

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

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

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

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

B. Certificates of deposit or other financial institution deposits issued by a depository institution that has its main office or a branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor), or collateralized, in accordance with Section 2256.010, the Texas Government Code and Chapter 2257 the Public Funds Collateral Act, and not to exceed three (3) years to stated maturity. Both principal and interest earned on the investment will be guaranteed, insured or collateralized as stated.

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

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

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

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

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

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

- XIII. **Competitive Bidding Requirement** - Securities and certificates of deposits may be purchased or sold only after a reasonable review of the offers/bids, to verify that the City

is receiving fair market value/price for the investment. At least three (3) competitive offers/bids must be obtained prior to purchase or sell of securities and certificates of deposits. Comparison of investment pools will occur to confirm that the City receives fair market value/return on investments.

- XIV. **Methods to Monitor the Market Price of Investments** - The market price of investments acquired with public funds will be monitored through one of the following methods: (1) accessing financial information provided by the safekeeping custodian via communication software; (2) obtaining pricing information as provided in financial publications, such as the Wall Street Journal; and (3) obtaining pricing information from qualified broker/dealers or financial institution representatives. Market value of the City's investments will be reviewed and calculated on a monthly basis. The quarterly investment report will include the market value of the portfolio.
- XV. **Reporting** - The Investment Officer shall prepare and submit to the City Manager and City Council a quarterly report of investment transactions for all funds of the City. Quarterly investment reports will be reviewed annually by an independent auditor. The report shall include all information as required by Section 2256.023 of the Act.
- XVI. **Limitation of Personal Liability** - The Investment Officer and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.
- XVII. **Investment Strategy** - The City of Friendswood shall maintain a portfolio which involves investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolio. The objectives of each fund group must be considered in context of the structure of the overall portfolio.
- A. **Operating Funds** - Investment strategies for operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium term securities which will complement each other.
- B. **Capital and Special Projects Funds** - Primary strategy for these fund types is to assure that anticipated cash requirements are matched to ensure adequate liquidity at the time of payment. A portion of investments (at least 10%) should be highly liquid to allow for flexibility and unanticipated project outlays. The stated final maturity date of any security held should not exceed the estimated project completion date.

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

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

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

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

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

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

Exhibit A

TEXAS PUBLIC FUNDS INVESTMENT ACT

CERTIFICATION BY BUSINESS ORGANIZATION

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

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

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

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

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

Qualified Representative of the Business Organization

Signature: _____

Name: _____

Title: _____

Date: _____

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

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

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 Boskas, Investment Officer

Date: August 3, 2026

Exhibit “A”

**CITY OF FRIENDSWOOD, TEXAS
INVESTMENT POLICY**

~~August 4, 2025~~ August 3, 2026

- 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:

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

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

F. **Safekeeping and Custody** - To protect against potential fraud and embezzlement, the cash and investments of the City of Friendswood shall be secured by the City, or through third party custody and safekeeping procedures as herein designated. The third party custodian shall be required to issue safekeeping receipts to the City listing each specific security, description, maturity, CUSIP number, yield and/or coupon and other pertinent information. Each safekeeping receipt shall clearly indicate that the instrument is held for the City of Friendswood. All safekeeping

arrangements shall be documented by the Investment Officer.

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

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

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

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

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

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

B. Certificates of deposit or other financial institution deposits issued by a depository institution that has its main office or a branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor), or collateralized, in accordance with Section 2256.010, the Texas Government Code and Chapter 2257 the Public Funds Collateral Act, and not to exceed three (3) years to stated maturity. Both principal and interest earned on the investment will be guaranteed, insured or collateralized as stated.

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

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

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

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

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

A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with the City. For purposes of this subsection, “a business organization includes investment pools. The qualified representative of the business organization offering to engage in an investment transaction with” the City “shall execute a written instrument” (Exhibit “A”) “to the effect that the business organization has: (1) received and reviewed the investment policy of the City; and (2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between” the City “and the organization that are not authorized by” the City’s “investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City’s “entire portfolio or

requires an interpretation of subjective investment standards.”

- XIII. **Competitive Bidding Requirement** - Securities and certificates of deposits may be purchased or sold only after a reasonable review of the offers/bids, to verify that the City is receiving fair market value/price for the investment. At least three (3) competitive offers/bids must be obtained prior to purchase or sell of securities and certificates of deposits. Comparison of investment pools will occur to confirm that the City receives fair market value/return on investments.
- XIV. **Methods to Monitor the Market Price of Investments** - The market price of investments acquired with public funds will be monitored through one of the following methods: (1) accessing financial information provided by the safekeeping custodian via communication software; (2) obtaining pricing information as provided in financial publications, such as the Wall Street Journal; and (3) obtaining pricing information from qualified broker/dealers or financial institution representatives. Market value of the City’s investments will be reviewed and calculated on a monthly basis. The quarterly investment report will include the market value of the portfolio.
- XV. **Reporting** - The Investment Officer shall prepare and submit to the City Manager and City Council a quarterly report of investment transactions for all funds of the City. Quarterly investment reports will be reviewed annually by an independent auditor. The report shall include all information as required by Section 2256.023 of the Act.
- XVI. **Limitation of Personal Liability** - The Investment Officer and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for a specific security’s credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.
- XVII. **Investment Strategy** - The City of Friendswood shall maintain a portfolio which involves investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolio. The objectives of each fund group must be considered in context of the structure of the overall portfolio.
 - A. **Operating Funds** - Investment strategies for operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium term securities which will complement each other.
 - B. **Capital and Special Projects Funds** - Primary strategy for these fund types is to assure that anticipated cash requirements are matched to ensure adequate liquidity at the time of payment. A portion of investments (at least 10%) should be

highly liquid to allow for flexibility and unanticipated project outlays. The stated final maturity date of any security held should not exceed the estimated project completion date.

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

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

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

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

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

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

Exhibit A

TEXAS PUBLIC FUNDS INVESTMENT ACT

CERTIFICATION BY BUSINESS ORGANIZATION

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

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

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

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

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

Qualified Representative of the Business Organization

Signature: _____

Name: _____

Title: _____

Date: _____

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

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

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 Boskas, Investment Officer

Date: ~~August 4, 2025~~ August 3, 2026

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/25/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider ratifying the City's filing of IRS Form 8038-T and the remittance of the associated arbitrage yield restriction liability in connection with the General Obligation and Refunding Bonds, Series 2021.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

As part of ongoing post-issuance compliance, issuers of tax-exempt bonds must evaluate investment earnings on bond proceeds relative to the bond yield to ensure compliance with federal arbitrage restrictions and, where applicable, make required payments to the U.S. Treasury. Arbitrage restrictions are designed to prevent the issuers of tax-exempt bonds from retaining a federal tax benefit arising from investing bond proceeds at a yield higher than the yield on the bonds.

In order to ensure compliance with such restrictions, Willdan Financial Services performed the requisite arbitrage rebate calculations for the City of Friendswood's General Obligation and Refunding Bonds, Series 2021, and determined that, due to market conditions, the City has a yield restriction liability of \$145,061.23 for the period beginning June 3, 2024, and ending June 2, 2026.

Note that the yield reduction payment effectively buys down the investment yield to align it with federal requirements, ensuring the continued tax-exempt status of the bonds. The total interest earned on this bond issuance to date is \$640,420.52.

This item ratifies the City's filing of IRS Form 8038 and payment of \$145,061.23 to the U.S. Treasury from the General Obligation and Refunding Bonds, Series 2021 interest earnings. Additional information concerning the arbitrage rate calculation is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

- | | |
|----|--|
| 1. | Friendswood GO Imprvmnt & Rfdg Ser 2021 Jun2026 |
| 2. | Form 8038-T Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate - Signed |

City of Friendswood, Texas
\$16,235,000.00
General Obligation Improvement and
Refunding Bonds, Series 2021

Installment Date Computation

June 2026

June 23, 2026

Ms. Rhonda Bolskas
Finance Director
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546

RE: Arbitrage Rebate Calculation

Dear Ms. Bloskas:

At the request of the City of Friendswood (the “City”), Willdan Financial Services has completed the Arbitrage Rebate Calculation for the General Obligation Improvement and Refunding Bonds, Series 2021 (the “Obligations”). The first *installment computation date* is June 3, 2026. The issue has no rebate liability for the period beginning June 3, 2021, the *delivery date*, and ending June 3, 2026. ***The issue has a yield restriction liability of \$145,061.23 for the period beginning June 3, 2024, the end of the three-year temporary period, and ending June 3, 2026. This payment is due to the Internal Revenue Service by August 2, 2026, 60 days from the end of the fifth bond year. This does not represent the amount that may be due as of the next installment computation date of June 3, 2031.***

Willdan Financial Services is of the opinion that the calculations contained in the attached schedules are mathematically accurate and were completed in accordance with Section 148(f) of the Internal Revenue Code of 1986 and existing applicable Treasury Regulations. Assuming all tax covenants relating to the Obligations have been complied with and the information provided to Willdan Financial Services is correct, a legal review of the rebate computation is not necessary at this time.

This report is intended for the information of the City and should not be used for any other purpose.

We will provide an update for the next *calculation period* after June 3, 2031. In the meantime, if you have questions regarding this calculation, or any other concerns, please call me at (951) 972-8110.

Regards,
Willdan Financial Services



Flor Iturbe, Analyst II
Federal Compliance Group

Enclosure

CALCULATION SUMMARY

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021
\$16,235,000.00

Arbitrage Yield: 1.95881432%
Final Maturity Date: March 1, 2051

Arbitrage Rebate Liability
For the Period June 3, 2021 – June 3, 2026

Construction (Unrestricted)	\$ (93,302.01)
FV Computation Date Credit – 06/03/22	(1,978.40)
FV Computation Date Credit – 06/03/23	(2,078.04)
FV Computation Date Credit – 06/03/24	(2,152.29)
FV Computation Date Credit – 06/03/25	(2,161.73)
Computation Date Credit – 06/03/26	(2,170.00)
Allowable .125% Difference	7,949.68
Total	\$ (95,892.79)
Rebate Liability (90% of Total)	-

Yield Restriction Liability
For the Period June 3, 2024 - June 3, 2026

Construction (Restricted)	\$ 145,061.23
Total Yield Restriction Liability	\$ 145,061.23

Balance of Funds/Accounts
Subject to Rebate Requirement
As of June 3, 2026

Texas CLASS (Acct# 01-0086-4007)	\$ 3,164,192.63
Total	\$ 3,164,192.63

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SUMMARY OF ANALYSIS

Assumptions

The calculations in this report are mathematically accurate and were performed in accordance with the existing applicable laws and regulations. The Obligations were issued on June 3, 2021 and are subject to the 2016 Regulations. In the event of changes to the existing regulations or the release of new regulations or rulings that apply to the Obligations, the calculation should be re-examined to include all the applicable changes.

In the process of calculating the Arbitrage Rebate Requirement, Willdan Financial Services has reviewed the following documents: Official Statement, Verification Report, Federal Tax Certificate, and IRS Form 8038-G. Willdan Financial Services assumes the documents and any information provided to us are accurate and contain no errors or omissions that would affect the calculation of the rebate liability.

Willdan Financial Services assumes the financial schedules and information provided with respect to the proceeds is allowable and accurate in all respects, including the dates and amounts of the cash flow transactions. Willdan Financial Services further assumes that a current cash outlay occurred no later than five (5) banking days after the date on which the allocation of gross proceeds to an expenditure was made as allowed under Section 1.148-6(d)(1)(ii) of the Regulations.

Willdan Financial Services assumes that the investments were purchased at fair market value, that the administrative expenses, commissions or similar expenses, unless otherwise allowable, were not included in the purchase price, and that the investments were purchased in an “arm’s length transaction.”

The issue does not qualify for the small issuer exception per Section 1.148-8 of the Regulations.

Willdan Financial Services assumes the funds used for the payment of debt service meet the requirement of a “bona fide” debt service fund, unless otherwise noted. The funds/accounts established for the purpose of matching revenues and debt service in each calculation period constitute bona fide debt service funds as described under Section 1.148-1(b) of the Regulations.

Willdan Financial Services assumes that no transactions have occurred that would result in the creation of additional gross proceeds, unless otherwise noted in this report.

The issue is a current “Refunding” issue as described under Section 1.148-9 of the Regulations. Proceeds deposited into a current refunding Escrow Fund qualify for unrestricted investment under a temporary period rule and are exempt from rebate under the Six-Month Spending Exception.

Purpose

The Obligations were issued in the principal amount of \$16,235,000.00 for the purpose of financing the (i) drainage improvement projects within the City, (ii) constructing, improving, renovating, and equipping public safety facilities for the fire and police departments, and (iii) refunding of the General Obligation Refunding Bonds, Series 2012 (the “Prior Obligations”).

Sources and Uses

Proceeds equal \$17,617,610.05 as described below:

Principal	\$ 16,235,000.00
Original Issue Discount	(25,855.20)
Original Issue Premium	1,477,310.50
Underwriter's Discount	(96,598.25)
Contributions	27,753.00
Total	\$ 17,617,610.05

Proceeds were expended on the *delivery date* or deposited as follows:

Refunding	\$ 3,321,346.39
Costs of Issuance	99,824.22
Construction	14,100,000.00
Capitalized interest	96,439.44
Total	\$ 17,617,610.05

Important Dates

- The *dated date* is June 3, 2021.
- The *delivery date* is June 3, 2021. The first *bond year* runs from June 3, 2021 through close of business on June 3, 2022.
- The *calculation period* for this report begins June 3, 2021 and runs through June 3, 2026.

- The next *installment computation date* is June 3, 2031.
- The *final computation date* is March 1, 2051, unless the Obligations are redeemed prior to that date, in which case the final computation date is that date on which the Obligations are redeemed. One hundred percent of the rebate liability is due no later than 60 days after this date.

Yield

The *arbitrage yield* is 1.95881432% (Exhibit B). The issue price has been adjusted to include the original issue discount and original issue premium. *The Obligations are subject to the provisions of the yield-to-call rule.* The calculation of yield is based on a year of 360 days, comprised of twelve 30-day months with interest compounding semi-annually.

Yield Restriction

Yield restriction limits the taxable yield on investment earnings. If investment earnings on proceeds exceed the *arbitrage yield*, the Obligations could lose their tax-exempt status retroactive to the *delivery date*. The rebate requirement does not eliminate the need to restrict investment earnings on construction fund balances remaining at the end of the temporary period. Some exceptions to investment yield restriction are:

- The temporary period exception allows higher yields on investments for a period up to three years on construction or acquisition funds.
- The reserve fund exception allows higher yields on investment earnings for a “reasonably required reserve fund” on a continual basis for the term of the issue.
- The minor portion exception allows higher yields on investment earnings if the amount does not exceed the lesser of 5% of the total Obligation proceeds or \$100,000.

The temporary period for the Construction Fund expired on June 3, 2024. Subsequent to that date, the Regulations allow the fund to yield a return that does not exceed the *arbitrage yield* by more than .125%. The maximum allowable yield for the Construction Fund subsequent to the expiration of the temporary period is 2.083814%. The IRS offers two compliance options. The proceeds held in the fund may be invested at or below the yield restricted rate subsequent to the expiration of the temporary period. Alternatively, a yield reduction payment that reduces the yield on the fund to a return at or below the yield restricted rate may be made to the U.S. Treasury on the next *installment computation date* of June 3,

2031. As of the date of this report, Willdan Financial Services has determined the fund is not yield restricted in accordance with the Regulations.

Rebate Liability

There is no aggregate rebate liability as summarized below:

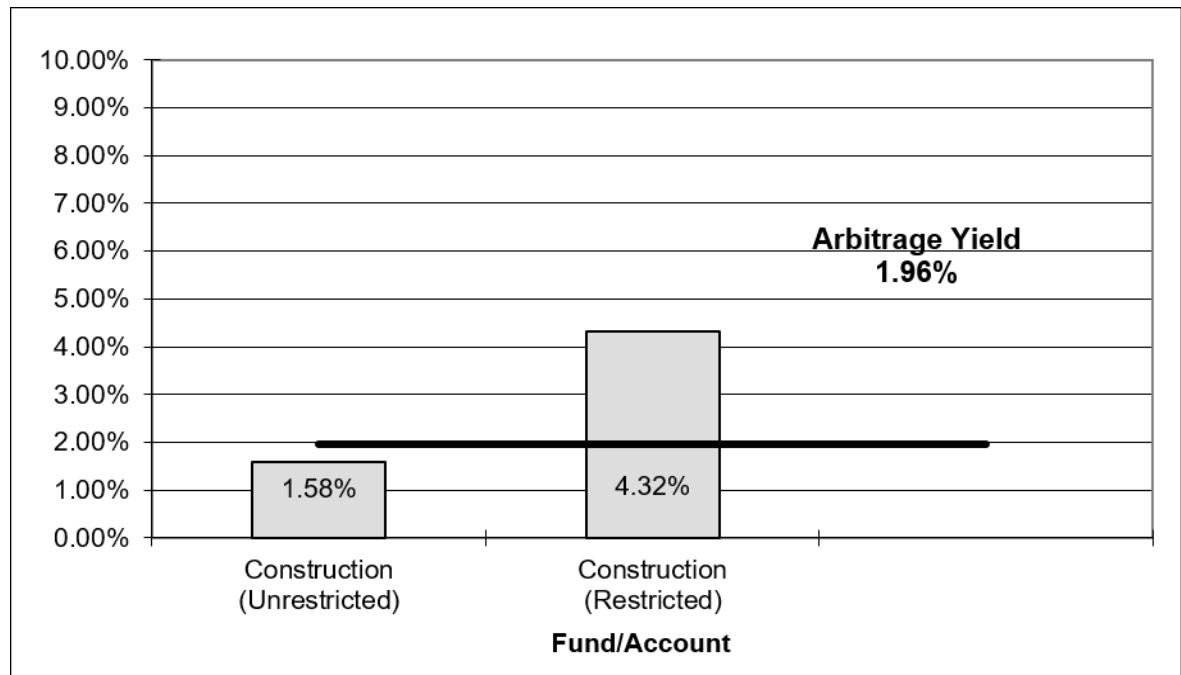
Construction (Unrestricted)	\$ (93,302.01)
FV Computation Date Credit – 06/03/22	(1,978.40)
FV Computation Date Credit – 06/03/23	(2,078.04)
FV Computation Date Credit – 06/03/24	(2,152.29)
FV Computation Date Credit – 06/03/25	(2,161.73)
Computation Date Credit – 06/03/26	(2,170.00)
Allowable .125% Difference	7,949.68
Total	\$ (95,892.79)
Rebate Liability (90% of Total)	-

Yield Restriction Liability

There is a yield restriction liability as summarized below:

Construction (Restricted)	\$ 145,061.23
Total Yield Restriction Liability	\$ 145,061.23

Yield Comparison



Notes

Proceeds of the Prior Obligations were expended prior to the refunding; consequently, there are no transferred proceeds.

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Dated Date	03-Jun-21		
Issue Date	03-Jun-21	Total Interest	\$ 6,896,936.67
First Maturity	01-Mar-22	Total Principal	16,235,000.00
Last Maturity	01-Mar-51	Total Debt Service	\$ 23,131,936.67
First Coupon	01-Sep-21		

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
01-Sep-21	\$ 0.00		\$ 126,261.67	\$ 126,261.67	\$ 0.00
01-Mar-22	1,010,000.00	4.000%	258,262.50	1,268,262.50	1,394,524.17
01-Sep-22	0.00		238,062.50	238,062.50	0.00
01-Mar-23	665,000.00	4.000%	238,062.50	903,062.50	1,141,125.00
01-Sep-23	0.00		224,762.50	224,762.50	0.00
01-Mar-24	700,000.00	4.000%	224,762.50	924,762.50	1,149,525.00
01-Sep-24	0.00		210,762.50	210,762.50	0.00
01-Mar-25	735,000.00	4.000%	210,762.50	945,762.50	1,156,525.00
01-Sep-25	0.00		196,062.50	196,062.50	0.00
01-Mar-26	770,000.00	4.000%	196,062.50	966,062.50	1,162,125.00
01-Sep-26	0.00		180,662.50	180,662.50	0.00
01-Mar-27	185,000.00	4.000%	180,662.50	365,662.50	546,325.00
01-Sep-27	0.00		176,962.50	176,962.50	0.00
01-Mar-28	195,000.00	4.000%	176,962.50	371,962.50	548,925.00
01-Sep-28	0.00		173,062.50	173,062.50	0.00
01-Mar-29	200,000.00	4.000%	173,062.50	373,062.50	546,125.00
01-Sep-29	0.00		169,062.50	169,062.50	0.00
01-Mar-30	210,000.00	4.000%	169,062.50	379,062.50	548,125.00
01-Sep-30	0.00		164,862.50	164,862.50	0.00
01-Mar-31	220,000.00	4.000%	164,862.50	384,862.50	549,725.00
01-Sep-31	0.00		160,462.50	160,462.50	0.00
01-Mar-32	535,000.00	4.000%	160,462.50	695,462.50	855,925.00
01-Sep-32	0.00		149,762.50	149,762.50	0.00
01-Mar-33	560,000.00	4.000%	149,762.50	709,762.50	859,525.00
01-Sep-33	0.00		138,562.50	138,562.50	0.00
01-Mar-34	575,000.00	3.000%	138,562.50	713,562.50	852,125.00
01-Sep-34	0.00		129,937.50	129,937.50	0.00
01-Mar-35	595,000.00	3.000%	129,937.50	724,937.50	854,875.00
01-Sep-35	0.00		121,012.50	121,012.50	0.00
01-Mar-36	615,000.00	3.000%	121,012.50	736,012.50	857,025.00
01-Sep-36	0.00		111,787.50	111,787.50	0.00
01-Mar-37	635,000.00	3.000%	111,787.50	746,787.50	858,575.00

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
01-Sep-37	0.00		102,262.50	102,262.50	0.00
01-Mar-38	655,000.00	3.000%	102,262.50	757,262.50	859,525.00
01-Sep-38	0.00		92,437.50	92,437.50	0.00
01-Mar-39	675,000.00	3.000%	92,437.50	767,437.50	859,875.00
01-Sep-39	0.00		82,312.50	82,312.50	0.00
01-Mar-40	700,000.00	3.000%	82,312.50	782,312.50	864,625.00
01-Sep-40	0.00		71,812.50	71,812.50	0.00
01-Mar-41	465,000.00	3.000%	71,812.50	536,812.50	608,625.00
01-Sep-41	0.00		64,837.50	64,837.50	0.00
01-Mar-42	475,000.00	3.000%	64,837.50	539,837.50	604,675.00
01-Sep-42	0.00		57,712.50	57,712.50	0.00
01-Mar-43	495,000.00	2.375%	57,712.50	552,712.50	610,425.00
01-Sep-43	0.00		51,834.38	51,834.38	0.00
01-Mar-44	505,000.00	2.375%	51,834.38	556,834.38	608,668.75
01-Sep-44	0.00		45,837.50	45,837.50	0.00
01-Mar-45	515,000.00	2.375%	45,837.50	560,837.50	606,675.00
01-Sep-45	0.00		39,721.88	39,721.88	0.00
01-Mar-46	530,000.00	2.375%	39,721.88	569,721.88	609,443.75
01-Sep-46	0.00		33,428.13	33,428.13	0.00
01-Mar-47	540,000.00	2.375%	33,428.13	573,428.13	606,856.25
01-Sep-47	0.00		27,015.63	27,015.63	0.00
01-Mar-48	550,000.00	2.375%	27,015.63	577,015.63	604,031.25
01-Sep-48	0.00		20,484.38	20,484.38	0.00
01-Mar-49	565,000.00	2.375%	20,484.38	585,484.38	605,968.75
01-Sep-49	0.00		13,775.00	13,775.00	0.00
01-Mar-50	575,000.00	2.375%	13,775.00	588,775.00	602,550.00
01-Sep-50	0.00		6,946.88	6,946.88	0.00
01-Mar-51	585,000.00	2.375%	6,946.88	591,946.88	598,893.75

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Dated Date	03-Jun-21	Total Interest	\$ 5,716,236.67
Issue Date	03-Jun-21	Total Principal	16,235,000.00
First Maturity	01-Mar-22	Total Premium	0.00
Last Maturity	01-Mar-51	Total Debt Service	\$ 21,951,236.67
First Coupon	01-Sep-21		

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
01-Sep-21	\$ 0.00		\$ 126,261.67	\$ 126,261.67	\$ 0.00
01-Mar-22	1,010,000.00	4.000%	258,262.50	1,268,262.50	1,394,524.17
01-Sep-22	0.00		238,062.50	238,062.50	0.00
01-Mar-23	665,000.00	4.000%	238,062.50	903,062.50	1,141,125.00
01-Sep-23	0.00		224,762.50	224,762.50	0.00
01-Mar-24	700,000.00	4.000%	224,762.50	924,762.50	1,149,525.00
01-Sep-24	0.00		210,762.50	210,762.50	0.00
01-Mar-25	735,000.00	4.000%	210,762.50	945,762.50	1,156,525.00
01-Sep-25	0.00		196,062.50	196,062.50	0.00
01-Mar-26	770,000.00	4.000%	196,062.50	966,062.50	1,162,125.00
01-Sep-26	0.00		180,662.50	180,662.50	0.00
01-Mar-27	185,000.00	4.000%	180,662.50	365,662.50	546,325.00
01-Sep-27	0.00		176,962.50	176,962.50	0.00
01-Mar-28	195,000.00	4.000%	176,962.50	371,962.50	548,925.00
01-Sep-28	0.00		173,062.50	173,062.50	0.00
01-Mar-29	200,000.00	4.000%	173,062.50	373,062.50	546,125.00
01-Sep-29	0.00		169,062.50	169,062.50	0.00
01-Mar-30	210,000.00	4.000%	169,062.50	379,062.50	548,125.00
01-Sep-30	0.00		164,862.50	164,862.50	0.00
01-Mar-31	6,705,000.00	Various	164,862.50	6,869,862.50	7,034,725.00
01-Sep-31	0.00		57,712.50	57,712.50	0.00
01-Mar-32	0.00		57,712.50	57,712.50	115,425.00
01-Sep-32	0.00		57,712.50	57,712.50	0.00
01-Mar-33	0.00		57,712.50	57,712.50	115,425.00
01-Sep-33	0.00		57,712.50	57,712.50	0.00
01-Mar-34	0.00		57,712.50	57,712.50	115,425.00
01-Sep-34	0.00		57,712.50	57,712.50	0.00
01-Mar-35	0.00		57,712.50	57,712.50	115,425.00
01-Sep-35	0.00		57,712.50	57,712.50	0.00
01-Mar-36	0.00		57,712.50	57,712.50	115,425.00
01-Sep-36	0.00		57,712.50	57,712.50	0.00
01-Mar-37	0.00		57,712.50	57,712.50	115,425.00
01-Sep-37	0.00		57,712.50	57,712.50	0.00

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
01-Mar-38	0.00		57,712.50	57,712.50	115,425.00
01-Sep-38	0.00		57,712.50	57,712.50	0.00
01-Mar-39	0.00		57,712.50	57,712.50	115,425.00
01-Sep-39	0.00		57,712.50	57,712.50	0.00
01-Mar-40	0.00		57,712.50	57,712.50	115,425.00
01-Sep-40	0.00		57,712.50	57,712.50	0.00
01-Mar-41	0.00		57,712.50	57,712.50	115,425.00
01-Sep-41	0.00		57,712.50	57,712.50	0.00
01-Mar-42	0.00		57,712.50	57,712.50	115,425.00
01-Sep-42	0.00		57,712.50	57,712.50	0.00
01-Mar-43	495,000.00	2.375%	57,712.50	552,712.50	610,425.00
01-Sep-43	0.00		51,834.38	51,834.38	0.00
01-Mar-44	505,000.00	2.375%	51,834.38	556,834.38	608,668.75
01-Sep-44	0.00		45,837.50	45,837.50	0.00
01-Mar-45	515,000.00	2.375%	45,837.50	560,837.50	606,675.00
01-Sep-45	0.00		39,721.88	39,721.88	0.00
01-Mar-46	530,000.00	2.375%	39,721.88	569,721.88	609,443.75
01-Sep-46	0.00		33,428.13	33,428.13	0.00
01-Mar-47	540,000.00	2.375%	33,428.13	573,428.13	606,856.25
01-Sep-47	0.00		27,015.63	27,015.63	0.00
01-Mar-48	550,000.00	2.375%	27,015.63	577,015.63	604,031.25
01-Sep-48	0.00		20,484.38	20,484.38	0.00
01-Mar-49	565,000.00	2.375%	20,484.38	585,484.38	605,968.75
01-Sep-49	0.00		13,775.00	13,775.00	0.00
01-Mar-50	575,000.00	2.375%	13,775.00	588,775.00	602,550.00
01-Sep-50	0.00		6,946.88	6,946.88	0.00
01-Mar-51	585,000.00	2.375%	6,946.88	591,946.88	598,893.75

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

		Total Principal	\$ 16,235,000.00
		Accrued Interest	0.00
Dated Date	03-Jun-21	Original Issue Discount	(25,855.20)
Delivery Date	03-Jun-21	Original Issue Premium	1,477,310.50
		Credit Enhancement	0.00
		Adjusted Price	\$ 17,686,455.30
		Arbitrage Yield-to-Call	1.95881432%

Date	Payments	Principal	Interest	Total Debt Service	Present Value
01-Sep-21	INTEREST	\$ 0.00	\$ 126,261.67	\$ 126,261.67	\$ 125,661.47
01-Mar-22	PRINC & INT	1,010,000.00	258,262.50	1,268,262.50	1,249,991.21
01-Sep-22	INTEREST	0.00	238,062.50	238,062.50	232,357.12
01-Mar-23	PRINC & INT	665,000.00	238,062.50	903,062.50	872,870.83
01-Sep-23	INTEREST	0.00	224,762.50	224,762.50	215,141.01
01-Mar-24	PRINC & INT	700,000.00	224,762.50	924,762.50	876,590.48
01-Sep-24	INTEREST	0.00	210,762.50	210,762.50	197,845.90
01-Mar-25	PRINC & INT	735,000.00	210,762.50	945,762.50	879,190.52
01-Sep-25	INTEREST	0.00	196,062.50	196,062.50	180,493.94
01-Mar-26	PRINC & INT	770,000.00	196,062.50	966,062.50	880,725.35
01-Sep-26	INTEREST	0.00	180,662.50	180,662.50	163,106.20
01-Mar-27	PRINC & INT	185,000.00	180,662.50	365,662.50	326,926.45
01-Sep-27	INTEREST	0.00	176,962.50	176,962.50	156,681.63
01-Mar-28	PRINC & INT	195,000.00	176,962.50	371,962.50	326,139.32
01-Sep-28	INTEREST	0.00	173,062.50	173,062.50	150,270.65
01-Mar-29	PRINC & INT	200,000.00	173,062.50	373,062.50	320,789.37
01-Sep-29	INTEREST	0.00	169,062.50	169,062.50	143,963.65
01-Mar-30	PRINC & INT	210,000.00	169,062.50	379,062.50	319,656.52
01-Sep-30	INTEREST	0.00	164,862.50	164,862.50	137,677.13
01-Mar-31	PRINC & INT	6,705,000.00	164,862.50	6,869,862.50	5,681,397.17
01-Sep-31	INTEREST	0.00	57,712.50	57,712.50	47,265.49
01-Mar-32	INTEREST	0.00	57,712.50	57,712.50	46,807.06
01-Sep-32	INTEREST	0.00	57,712.50	57,712.50	46,353.07
01-Mar-33	INTEREST	0.00	57,712.50	57,712.50	45,903.49
01-Sep-33	INTEREST	0.00	57,712.50	57,712.50	45,458.27
01-Mar-34	INTEREST	0.00	57,712.50	57,712.50	45,017.37
01-Sep-34	INTEREST	0.00	57,712.50	57,712.50	44,580.74
01-Mar-35	INTEREST	0.00	57,712.50	57,712.50	44,148.35
01-Sep-35	INTEREST	0.00	57,712.50	57,712.50	43,720.15
01-Mar-36	INTEREST	0.00	57,712.50	57,712.50	43,296.10

Date	Payments	Principal	Interest	Total Debt Service	Present Value
01-Sep-36	INTEREST	0.00	57,712.50	57,712.50	42,876.17
01-Mar-37	INTEREST	0.00	57,712.50	57,712.50	42,460.31
01-Sep-37	INTEREST	0.00	57,712.50	57,712.50	42,048.49
01-Mar-38	INTEREST	0.00	57,712.50	57,712.50	41,640.66
01-Sep-38	INTEREST	0.00	57,712.50	57,712.50	41,236.78
01-Mar-39	INTEREST	0.00	57,712.50	57,712.50	40,836.82
01-Sep-39	INTEREST	0.00	57,712.50	57,712.50	40,440.74
01-Mar-40	INTEREST	0.00	57,712.50	57,712.50	40,048.50
01-Sep-40	INTEREST	0.00	57,712.50	57,712.50	39,660.07
01-Mar-41	INTEREST	0.00	57,712.50	57,712.50	39,275.40
01-Sep-41	INTEREST	0.00	57,712.50	57,712.50	38,894.47
01-Mar-42	INTEREST	0.00	57,712.50	57,712.50	38,517.23
01-Sep-42	INTEREST	0.00	57,712.50	57,712.50	38,143.65
01-Mar-43	PRINC & INT	495,000.00	57,712.50	552,712.50	361,758.54
01-Sep-43	INTEREST	0.00	51,834.38	51,834.38	33,597.31
01-Mar-44	PRINC & INT	505,000.00	51,834.38	556,834.38	357,420.87
01-Sep-44	INTEREST	0.00	45,837.50	45,837.50	29,136.81
01-Mar-45	PRINC & INT	515,000.00	45,837.50	560,837.50	353,041.11
01-Sep-45	INTEREST	0.00	39,721.88	39,721.88	24,761.97
01-Mar-46	PRINC & INT	530,000.00	39,721.88	569,721.88	351,710.64
01-Sep-46	INTEREST	0.00	33,428.13	33,428.13	20,436.28
01-Mar-47	PRINC & INT	540,000.00	33,428.13	573,428.13	347,165.02
01-Sep-47	INTEREST	0.00	27,015.63	27,015.63	16,197.17
01-Mar-48	PRINC & INT	550,000.00	27,015.63	577,015.63	342,593.34
01-Sep-48	INTEREST	0.00	20,484.38	20,484.38	12,044.29
01-Mar-49	PRINC & INT	565,000.00	20,484.38	585,484.38	340,911.00
01-Sep-49	INTEREST	0.00	13,775.00	13,775.00	7,943.00
01-Mar-50	PRINC & INT	575,000.00	13,775.00	588,775.00	336,209.08
01-Sep-50	INTEREST	0.00	6,946.88	6,946.88	3,928.41
01-Mar-51	PRINC & INT	585,000.00	6,946.88	591,946.88	331,495.14

Fund/Account: Refunding

Exhibit C

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Delivery Date 03-Jun-21
Computation Date 03-Jun-26
Arbitrage Yield 1.95881432%

Total Earnings \$ -

Date	Receipts	Payments	Earnings	Balance	Future Value
03-Jun-21	\$ 3,321,346.39	\$ 0.00	\$ 0.00	\$ 3,321,346.39	\$ (3,661,359.20)
03-Jun-21		(3,321,346.39)		0.00	3,661,359.20
Total Rebatable Arbitrage					\$ -

Note: Proceeds were held uninvested until fully expended on June 9, 2021.

Fund/Account: Costs of Issuance

Exhibit D

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Delivery Date 03-Jun-21
Computation Date 03-Jun-26
Arbitrage Yield 1.95881432%

Total Earnings \$ -

Date	Receipts	Payments	Earnings	Balance	Future Value
03-Jun-21	\$ 99,824.22	\$ 0.00	\$ 0.00	\$ 99,824.22	\$ (110,043.42)
03-Jun-21		(99,824.22)		0.00	110,043.42
Total Rebatable Arbitrage					\$ -

Note: Proceeds deposited into the Costs of Issuance Fund were assumed to be spent on or before the date of issuance.

Fund/Account: Construction (Unrestricted)

Exhibit E

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Delivery Date	03-Jun-21
Computation Date	03-Jun-26
Arbitrage Yield	1.95881432%
Investment Yield	1.58310517%
Total Earnings	\$ 365,768.33

Date	Receipts	Payments	Earnings	Balance	Future Value
03-Jun-21	\$ 14,100,000.00	\$ 0.00	\$ 0.00	\$ 14,100,000.00	\$ (15,543,444.95)
30-Jun-21			380.90	14,100,380.90	
31-Jul-21			238.63	14,100,619.53	
04-Aug-21		(305,427.09)		13,795,192.44	335,584.02
19-Aug-21		(141,101.38)		13,654,091.06	154,907.43
30-Aug-21		(4,450.00)		13,649,641.06	4,882.50
31-Aug-21			182.08	13,649,823.14	
16-Sep-21		(168,269.00)		13,481,554.14	184,463.38
30-Sep-21			234.87	13,481,789.01	
08-Oct-21		(440,707.00)		13,041,082.01	482,545.93
25-Oct-21		(170,109.80)		12,870,972.21	186,087.96
31-Oct-21			315.79	12,871,288.00	
23-Nov-21		(3,280.00)		12,868,008.00	3,582.65
30-Nov-21			265.55	12,868,273.55	
06-Dec-21		(550.00)		12,867,723.55	600.33
30-Dec-21		(5,000.00)		12,862,723.55	5,450.43
31-Dec-21			283.81	12,863,007.36	
06-Jan-22		(29,763.42)		12,833,243.94	32,434.12
31-Jan-22			361.94	12,833,605.88	
02-Feb-22		(34,081.43)		12,799,524.45	37,087.34
28-Feb-22		(16,118.64)		12,783,405.81	17,515.60
28-Feb-22			375.91	12,783,781.72	
17-Mar-22		(613,661.56)		12,170,120.16	666,160.14
31-Mar-22			1,173.28	12,171,293.44	
07-Apr-22		(22,354.73)		12,148,938.71	24,240.91
30-Apr-22			2,406.54	12,151,345.25	
05-May-22		(373,087.00)		11,778,258.25	403,953.23
18-May-22		(440,789.85)		11,337,468.40	476,921.45
31-May-22			5,167.16	11,342,635.56	
02-Jun-22		(5,957.75)		11,336,677.81	6,441.22
16-Jun-22		(501,938.50)		10,834,739.31	542,259.71
29-Jun-22		(3,153.26)		10,831,586.05	3,404.17
30-Jun-22			7,851.49	10,839,437.54	
07-Jul-22		(16,983.00)		10,822,454.54	18,326.41
28-Jul-22		(2,050,851.81)		8,771,602.73	2,210,565.83
31-Jul-22			10,871.11	8,782,473.84	

Exhibit E-1

Date	Receipts	Payments	Earnings	Balance	Future Value
04-Aug-22		(3,411.00)		8,779,062.84	3,675.44
23-Aug-22		(21,189.41)		8,757,873.43	22,808.68
29-Aug-22		(297,469.01)		8,460,404.42	320,097.23
31-Aug-22			13,323.69	8,473,728.11	
07-Sep-22		(1,089,172.42)		7,384,555.69	1,171,517.28
30-Sep-22			12,849.59	7,397,405.28	
18-Oct-22		(167,466.00)		7,229,939.28	179,727.51
31-Oct-22			16,563.14	7,246,502.42	
15-Nov-22		(1,841,929.68)		5,404,572.74	1,973,904.08
28-Nov-22		(958,718.25)		4,445,854.49	1,026,687.54
30-Nov-22			17,117.70	4,462,972.19	
16-Dec-22		(321,612.09)		4,141,360.10	344,077.58
22-Dec-22		(296,943.08)		3,844,417.02	317,582.18
31-Dec-22			13,718.50	3,858,135.52	
24-Jan-23		(5,348.38)		3,852,787.14	5,710.22
31-Jan-23			13,488.48	3,866,275.62	
16-Feb-23		(339,222.36)		3,527,053.26	361,740.84
28-Feb-23			12,322.94	3,539,376.20	
06-Mar-23		(916.00)		3,538,460.20	975.75
31-Mar-23			13,461.59	3,551,921.79	
05-Apr-23		(9,462.40)		3,542,459.39	10,063.80
28-Apr-23		(557,953.60)		2,984,505.79	592,676.94
30-Apr-23			13,589.64	2,998,095.43	
11-May-23	983,435.75			3,981,531.18	(1,043,903.22)
19-May-23		(42,233.36)		3,939,297.82	44,810.70
31-May-23			15,235.61	3,954,533.43	
20-Jun-23		(1,997.90)		3,952,535.53	2,116.27
30-Jun-23			16,146.55	3,968,682.08	
06-Jul-23		(961.39)		3,967,720.69	1,017.47
31-Jul-23			16,884.91	3,984,605.60	
10-Aug-23		(4,248.54)		3,980,357.06	4,488.08
31-Aug-23			17,523.24	3,997,880.30	
05-Sep-23		(2,499.00)		3,995,381.30	2,636.33
11-Sep-23		(26,154.14)		3,969,227.16	27,582.45
30-Sep-23			16,993.38	3,986,220.54	
30-Oct-23		(165,489.89)		3,820,730.65	174,065.05
31-Oct-23			17,597.14	3,838,327.79	
16-Nov-23		(527,056.24)		3,311,271.55	553,886.54
30-Nov-23			15,388.18	3,326,659.73	
08-Dec-23	165,312.18			3,491,971.91	(173,520.73)
31-Dec-23			15,388.82	3,507,360.73	
31-Jan-24			15,705.71	3,523,066.44	
23-Feb-24		(6,049.13)		3,517,017.31	6,323.77
29-Feb-24			14,683.20	3,531,700.51	
21-Mar-24		(53,288.71)		3,478,411.80	55,623.66
31-Mar-24			15,687.90	3,494,099.70	
04-Apr-24		(10,912.73)		3,483,186.97	11,382.88
22-Apr-24		(6,000.00)		3,477,186.97	6,252.40
30-Apr-24			15,045.08	3,492,232.05	
24-May-24		(70,491.55)		3,421,740.50	73,329.71
31-May-24			15,505.61	3,437,246.11	

Date	Receipts	Payments	Earnings	Balance	Future Value
03-Jun-24	¹		1,438.67	3,438,684.78	
03-Jun-24		(3,438,684.78)		0.00	3,575,391.74
Total Rebatable Arbitrage					\$ (93,302.01)

¹ Interest accrued on investment through June 3, 2024.

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Delivery Date 03-Jun-21
Computation Date 03-Jun-26
Arbitrage Yield 1.95881432%
Investment Yield 4.32349910%
Total Earnings \$ 275,594.08

Date	Receipts	Payments	Earnings	Balance	Future Value
03-Jun-24	\$ 3,438,684.78	\$ 0.00	\$ 0.00	\$ 3,438,684.78	\$ (3,575,391.74)
03-Jun-24	¹		(1,438.67)	3,437,246.11	
13-Jun-24		(172,216.50)		3,265,029.61	178,966.14
30-Jun-24			14,386.66	3,279,416.27	
31-Jul-24			14,617.69	3,294,033.96	
31-Aug-24			14,689.20	3,308,723.16	
30-Sep-24			13,873.96	3,322,597.12	
31-Oct-24			13,409.73	3,336,006.85	
30-Nov-24			12,654.66	3,348,661.51	
31-Dec-24			12,650.89	3,361,312.40	
31-Jan-25			12,243.62	3,373,556.02	
28-Feb-25			11,076.37	3,384,632.39	
14-Mar-25		(29,159.50)		3,355,472.89	29,860.94
31-Mar-25			12,190.29	3,367,663.18	
30-Apr-25			11,797.59	3,379,460.77	
31-May-25			12,110.21	3,391,570.98	
12-Jun-25		(347,768.34)		3,043,802.64	354,441.07
30-Jun-25			11,004.98	3,054,807.62	
31-Jul-25			11,039.33	3,065,846.95	
31-Aug-25			11,060.76	3,076,907.71	
30-Sep-25			10,610.59	3,087,518.30	
31-Oct-25			10,732.39	3,098,250.69	
30-Nov-25			9,945.90	3,108,196.59	
31-Dec-25			9,878.07	3,118,074.66	
31-Jan-26			9,510.25	3,127,584.91	
28-Feb-26			8,573.73	3,136,158.64	
31-Mar-26			9,451.26	3,145,609.90	
30-Apr-26			9,163.92	3,154,773.82	
31-May-26			9,418.81	3,164,192.63	
03-Jun-26	²		941.88	3,165,134.51	
03-Jun-26		(3,165,134.51)		0.00	3,165,134.51
Unadjusted Rebutable Arbitrage					\$ 153,010.91
Less Allowable .125% Difference					(7,949.68)
Total Rebutable Arbitrage					\$ 145,061.23

¹ Interest accrued during prior period.

² Interest accrued on investments through June 3, 2026.

City of Friendswood, Texas
General Obligation Improvement and Refunding Bonds
Series 2021

Construction	
Texas CLASS Government	\$ 3,164,192.63
Balance	\$ 3,164,192.63

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/17/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing an engagement letter with McCall, Parkhurst & Horton L.L.P, to provide bond counsel services.

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

This item allows the City Council to authorize an engagement letter with McCall, Parkhurst & Horton L.L.P, to provide bond counsel services. The proposed agreement is for a term of one year with four options to renew for additional one-year terms. The agreement most notably includes the firm's scope of representation and the legal fees and costs. McCall, Parkhurst & Horton L.L.P, has been the City's bond counsel for over two decades. This engagement letter will allow them to continue to perform such services for and on behalf of the City.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	City of Friendswood Bond Counsel Services Agreement
2.	Form 1295 Certificate - Friendswood 07.23.26 (executed)

July 24, 2026

Mayor and Members of the City Council
City of Friendswood
910 S. Friendswood Drive
Friendswood, Texas 77546

Re: Proposal and Agreement to Provide Bond Counsel Services to the City of Friendswood, Texas (the "City")

Ladies and Gentlemen:

This letter confirms that McCall, Parkhurst & Horton L.L.P. (*McCall* or *Firm*) will represent the City of Friendswood, Texas (the *Issuer*), with respect to the Issuer's issuances and indebtedness from time to time. Services provided by our Firm to the Issuer in such representative capacity is herein referred to as the *Representation*; the substance of such Representation is herein referred to as the *Matter*.

Terms of Engagement

Our Representation shall be for one (1) year, commencing on August 3, 2026, with an option to renew for four (4) additional one-year terms. It is understood and agreed that our engagement is limited to the Representation, the terms of which are governed by the terms of this letter. We are not being retained as general counsel to the Issuer. Our acceptance of this engagement does not imply any undertaking to provide legal services other than those set forth in this letter or to provide legal advice after the completion of the Representation.

The Scope of the Representation

As lawyers, we undertake to provide representation and advice on the legal matters for which we are engaged. It is important for our clients to have a clear understanding of the legal services that we have agreed to provide. Thus, if there are any questions about the scope of the Representation, the Issuer should raise those questions promptly, so that we may resolve them at the outset of the Representation.

Any expressions on our part concerning the outcome of the Representation, or any other legal matters, are based on our professional judgment and are not guarantees. Such expressions, even when described as opinions, are necessarily limited by our knowledge of the facts and are based on our views of the state of the law at the time they are expressed.



Upon accepting this engagement to represent the Issuer, McCall agrees to do the following: (1) provide legal counsel in accordance with these terms of engagement and in reliance upon information and guidance provided by the Issuer, its employees and officials, and its affiliates; and (2) keep the Issuer and its designated representative reasonably informed about the status and progress of the Representation. To enable us to provide effective representation, the Issuer will need to do the following: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request, (2) keep us apprised on a timely basis of all developments relating to the Representation that are or might be material, (3) attend meetings, conferences, and other proceedings when it is reasonable to do so, and (4) otherwise cooperate fully with us.

Under this letter, the person or entities that we represent are the ones herein identified and our attorney-client relationship does not include any related persons or entities (including individuals that are elected to the Issuer's Board of Directors or are Issuer employees). Accordingly, it is understood that we may represent another client with interests adverse to any such affiliated or related persons or entities without first obtaining the Issuer's consent. It is further agreed that the attorney-client relationship terminates upon the expiration or earlier termination of this engagement letter.

Legal Fees and Costs

The fees to be charged as counsel for the City obligations described below shall be paid from proceeds of City obligations, unless otherwise specifically indicated. The fees to be charged as counsel for the City obligations herein identified (with the exception of obligations issued to the Texas Water Development Board ("TWDB")), on a per series basis, will be based upon the following schedule:

Principal Amount of Debt	Fee Scale
\$0 - \$1,000,000	\$10,000
\$1,000,001 and thereafter	\$1.000/\$1,000

Bonds secured solely by enterprise fund or sales tax revenues would result in an additional fee equal to 20% of the fee schedule described in the preceding sentence.

With reference to any request by the City for financial assistance from TWDB, which financial assistance may include the sale of debt obligations to the TWDB and/or the receipt of grant funding by the City from the TWDB:

Amount of Financial Assistance Received	Fee Scale
\$0 - \$1,000,000	\$20,000
\$1,000,001 - \$4,000,000	\$5.000/\$1,000
\$4,000,001 and thereafter	\$2.000/\$1,000



McCall will charge a per-series flat fee for expenses of \$1,500, plus actual out of pocket expenses for publication costs, plus out of pocket costs for recovery for the Texas Attorney General review fee (capped at \$9,500 per series). In addition, McCall shall be entitled to receive an amount equal to \$2,500 per series of tax-exempt obligations that are the subject of this letter as compensation for additional federal income tax expertise relating to each series of such obligations.

In addition, in connection with the issuance of Bonds that require the approval of the City's voters, we would propose charging an additional one-time fee of \$15,000, plus out-of-pocket expenses, dependent upon size, scope, and complexities associated with the election's conduct, which would be negotiated between the City and our firm as and when the size and scope of the bond election is determined. (Out-of-pocket expenses for bond elections include translation, publication, and other costs directly paid by our firm on the City's behalf.) If no Bonds are issued from the subject election because the City's electorate does not approve any propositions presented thereto, we would not charge a bond election legal fee or out-of-pocket expenses in that instance. If, however, the City determines to not issue Bonds that have been approved by the City's electorate at an election for which our firm has provided legal services, then our out-of-pocket expenses and our bond election legal fee would be due and owing at the time of the City's determination to not issue such Bonds.

Conflicts of Interest

Before accepting the Representation, we have undertaken reasonable and customary efforts to determine whether there are any potential conflicts of interest that would bar our firm from representing the Issuer. Based on the information available to us to date, we are not aware of any potential disqualification. We reviewed that issue in accordance with the rules of professional responsibility adopted in Texas.

Our Firm represents many political subdivisions and financial institutions. In some instances, the applicable rules of professional conduct may limit our ability to represent clients with conflicting or potentially conflicting interests. Those rules of conduct often allow us to exercise our independent judgment in determining whether our relationship with one client prevents us from representing another. In other situations, we may be permitted to represent a client only if the other clients consent to that representation.

It is understood and agreed that we may represent current or future clients (including any parties adverse to the Issuer) in any matters that are not substantially related to the Matter, even if the interests of such clients in the other matters are directly adverse to the Issuer, except for matters that involve actual, potential or threatened litigation, arbitration, mediation, or similar matters.

Communications

We have available Internet communication procedures that allow our attorneys to use e-mail for client communications in many instances. Accordingly, unless the Issuer specifically directs us otherwise, we may use unencrypted e-mail sent on the Internet to communicate with the Issuer and to send documents we have prepared or reviewed.



Acceptance

Following the Issuer's receipt of this letter, any acceptance by the Issuer of any legal services described herein performed by us (whether prior to or after such receipt) will constitute and will be deemed an acceptance of and consent to the terms and conditions set forth in this letter.

Termination

At any time, the Issuer may, with or without cause, terminate the Representation by notifying us of the Issuer's intention to do so.

We are subject to the codes or rules of professional responsibility for the jurisdictions in which we practice. There are several types of conduct or circumstances that could result in our withdrawing from representing a client, including, for example, the following: non-payment of fees or charges; misrepresentation or failure to disclose material facts; fraudulent or criminal conduct; action contrary to our advice; and conflict of interest with another client. The right of McCall to withdraw in such circumstances is in addition to any rights created by statute or recognized by the governing rules of professional conduct. Further, a failure by the Issuer to meet any obligations under these terms of engagement shall entitle us to terminate the Representation. We try to identify in advance and discuss with our clients any situation that may lead to our withdrawal.

Termination of the Representation will not affect the Issuer's obligation to pay for legal services rendered and expenses and charges incurred before termination, as well as additional services and charges incurred in connection with an orderly transition of the Matter. Further, in the event of termination of the Representation, the Issuer will take all steps necessary to release McCall of any further obligations in the Representation or the Matter, including without limitation the execution of any documents necessary to effectuate our withdrawal from the Representation or the Matter.

Document Retention

At the close of the Matter, we send our files in that matter to a storage facility for storage at our expense. The attorney closing the file determines how long we will maintain the files in storage. After that time, we will destroy the documents in the stored files.

At the conclusion of the Representation, we return to the client any documents that are specifically requested to be returned. As to any documents so returned, we may elect to keep a copy of the documents in our stored files.

State Law Compliance

No Israel Boycott



We hereby represent that during the term of this agreement we do not, nor will we, boycott Israel, in compliance with and within the meaning of 50 U.S.C. Section 4607 and Section 2270.002, of the Texas Government Code.

Not Engaged in Business with Foreign Terrorist Organization

The firm hereby represents that neither the firm nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the firm is an entity listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code.

No Discrimination of Firearms Industry

The firm hereby verifies that it (1) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and (2) will not discriminate during the term of this agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, and only if such statute is applicable to this contract.

No Boycott of Energy Companies

The firm hereby verifies that it does not boycott energy companies and, will not boycott energy companies during the term of this agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, and only if such statute is applicable to this contract.

Standards of Professionalism and Attorney Complaint Information

The State Bar of Texas investigates and prosecutes complaints of professional misconduct against attorneys licensed in Texas. A brochure entitled Attorney Complaint Information is available at all of our Texas offices and is likewise available upon request. A client that has any questions about State Bar's disciplinary process should call the Office of the General Counsel of the State Bar of Texas at 1 800 932 1900 toll free.

Governing Law

This letter, our attorney-client relationship, our engagement as counsel and any disputes arising out of or relating to any of the foregoing or to our bills, fees and/or other charges shall be governed by and construed in accordance with the laws of the State of Texas (exclusive of its conflict of laws principles).

Conclusion

This letter constitutes the entire terms of the engagement of McCall in the Representation. These written terms of engagement are not subject to any oral agreements or understandings, and they can be modified only by further written agreement signed by the Issuer and McCall. Unless expressly stated in these terms of engagement, no obligation or undertaking shall be implied on the part of the Issuer or McCall.



Please carefully review this letter. If acceptable, please sign and return the enclosed copy of this letter so that we may commence the Representation.

Very truly yours,

Nikki Hill
(713) 980-0505
nhill@mphlegal.com

The City of Friendswood, Texas Agrees to and Accepts this Letter:

By: _____

Name: _____

Title: _____

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/14/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider approving an Election Services Contract with Galveston County, Texas, for the City's Special Election to be held on November 3, 2026.

Originating Department: City Secretary

Degree of importance: Critical.

SUMMARY / ORIGINATING CAUSE

This item approves the Election Services Contract with Galveston County, Texas, (the "County") for the City's Special Election to be held on November 3, 2026, for the purpose of voting for or against bond propositions. The contract is attached for your review and the terms of the contract will be similar to those of past contracts and include the following:

The County will be responsible for:

- voting equipment and supplies for early voting (EV) by personal appearance and mail; and for Election Day (ED);
- polling places for EV and ED, election personnel and set-up of the polling places for EV and ED;
- the appointment of the Early Voting Ballot Board and the employment of staff to program and operate the automatic tabulating equipment;
- the establishment and organization of the Central Counting Station; and
- the Compensation for the election workers, which will be reimbursed, in part, by the City.

The City will be responsible for:

- furnishing the County with a list of race in all the legally required languages;
- furnishing the County with a list of candidate names;
- verifying jurisdictional boundaries and streets;
- preparing, posting and publishing any and all notices required by state law;
- preparing election notices, orders and other election documents; and
- canvassing election results.

Approval of this item by the City Council will authorize not only the execution of a contract with Galveston County, but also expenditures of up to \$100,000 for the contracted election services. The increase in costs from the last election is due to the required increase in polling places in order to comply with new election laws, which more than doubles the number of polling places from past elections to a minimum of 50 for both Early Voting and Election Day. The election services costs will be paid out of the Fiscal Year 2027 Budget.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Local elections in compliance with state law.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	Galveston County - November Contract 2026
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Contract for Election Services

Local Entity Countywide Vote Center Elections

This Contract is made and entered into this ____ day of _____, 20____ by and between Hon. Dwight D. Sullivan, County Clerk and County Election Officer for Galveston County (herein known as "Galveston County") and Morad Kabiri, City Manager, on behalf of the City of Friendswood ("Entity").

This Contract is being entered into pursuant to Texas Election Code, Chapter 31, Subchapter D for the purpose of ensuring that Galveston County and the Entity understand the tasks each is to perform in connection with the following election and any subsequent runoff election, to-wit:

Purpose of Election:

Bond Propositions

November 3, 2026
Election Date

December 12, 2026
Runoff Election Date

Early Voting will be held on **October 19th thru October 23rd** from 8 a.m. to 5 p.m., **Saturday, October 24th** from 7 a.m. to 7 p.m., **Sunday, October 25th** from 1 p.m. to 7 p.m., and **October 26th thru October 30th** from 7 a.m. to 7 p.m. On Election Day, the polls will be open from 7 a.m. to 7 p.m.

1. Duties and Services of Galveston County. Galveston County shall be responsible for performing the following duties and furnishing the following services and equipment in connection with the election and any subsequent runoff election.

- 1.1. Program, or arrange to have programmed, the ballot.
- 1.2. Arrange to have published the legal notices of the first test of the electronic tabulating equipment as provided in Texas Election Code §127.096 and conduct all required tests of the electronic tabulating equipment under Texas Election Code §§127.096-127.098 and §§129.021-129.023. The first test shall be conducted at least five days prior to the election where possible and, in any event, within the time limit under Texas Election Code §127.093. In addition, it will be performed during normal business hours and open to the public.
- 1.3. Provide all election services, as required by law, for all portions of the Entity's jurisdiction.
- 1.4. Provide technical and equipment support for the electronic poll pads, voting machines and equipment being provided to the Entity. In the event there is an equipment failure Galveston County shall try to remedy the problem over the phone. If unable

to do so, will dispatch to locations within Galveston County the appropriate technical support personnel and equipment to correct the failure.

- 1.5. On behalf of the Entity, obtain Official Voter Registration lists from the Voter Registrar to be used during Early Voting and on Election Day.

[See Section 2.3 below]

- 1.6. Provide Ballot by Mail services for the Entity.

- 1.7. Hire Judges, Alternate Judges, and clerks to serve as election workers at the various polling locations. Workers will be paid in accordance with Section 5 of this contract and will be required to complete election training (at the discretion of the Elections Division) as a prerequisite for serving. Workers will be paid for attending training.

- 1.8. Select the countywide vote center polling locations in coordination and assistance with the Entity and with the approval of Galveston County Commissioners' Court. Entity will be required to provide voting locations as may be needed within their jurisdiction. Polling locations must be in compliance with Chapter 43 of the Texas Election Code.

- 1.9. Provide the Entity ****and where possible the candidates running for office***, a sample ballot for them to proof and approve or provide corrections.

[See Sections 2.6 and 2.7 for related information]

****The Entity will be responsible for providing Galveston County with the email and contact information for each candidate who will be on the ballot.***

- 1.10. As required by §67.017(b) and the Secretary of State's Office, Galveston County will provide all reports needed to the Entity so they can submit precinct-by-precinct reports no later than the 30th day after Election Day.

For additional Duties of Galveston County see Section **(5) Fee Schedule of Galveston County** below.

- 2. *Duties and Services of the Entity.*** The Entity will be responsible for performing the duties and services set forth in this section and will consummate this contract **on or before August 10, 2026**. Contracts submitted after this date will require a \$500 fee, which ***will be non-refundable regardless of whether the Entity cancels its election.***

- 2.1. Prepare and submit any required submissions to the U.S. Department of Justice under the Federal Voting Rights Act of 1965 for its election and runoff election.

- 2.2. Publish notices of the election in accordance with Section 4.003(a) of the Texas Election Code.

- 2.3. Provide Galveston County with the Entity's requirements for Official Voter Registration lists for early voting and Election Day.

- 2.4. In accordance with Texas Election Code §4.008 as amended, deliver written notice of the election to Galveston County.

- 2.5 It is understood that the Entity may need to modify its election order after **August 21, 2026**, to reflect the actual early voting and Election Day polling locations once the final determination has been made as to which entities will actually be holding an election.

If the Entity wishes to select additional polling locations within its footprint, it will submit a list and the contact information for each facility to Galveston County by **August 10, 2026**. Regardless of who selects the polling locations the Entity shall comply with Texas Election Code §43.062, and shall, if possible, notify prospective voters of any new location within its jurisdiction by placing a notice at the entrance to the previous polling place stating that the location has changed and providing the location of the new polling place.

[See Section 1.8 for additional information on the selection of countywide polling places]

- 2.5. Provide to Galveston County the language for any ballot propositions, the names of election contests, the names of candidates, as they are to appear on the ballot, a copy of a sample ballot, ballot draw information and a completed "Requirements to Program the Ballot" form. These materials will be provided in an electronic form to Galveston County by **no later than August 21, 2026**. All language on the ballot must be provided in both English and Spanish in a MS Word format. Any other languages required by law, must also be provided in a MS Word format as well (e.g., Harris County, Chinese and Vietnamese). In addition, the Entity will collect and provide to Galveston County the names, addresses, phone numbers and email addresses of all the candidates who are to appear on its ballot. This information will be used to send candidates copies of the ballot proofs for their review. ***[See Section 1.9]***
- 2.6. Return to Galveston County, by **September 11, 2026 12 p.m.**, confirmation that the sample ballots Galveston County has prepared and provided to the Entity are satisfactory or provide changes that need to be made. Galveston County intends to conduct the L&A test on the Entity's ballot no later than **September 16, 2026**.

The Entity shall have a representative present during the testing who will sign an affidavit signifying the ballot proofs are accurate and acceptable to the Entity. If unable to attend, a representative may send a signed electronic response approving the ballot. ***[See Section 1.9 for related information on ballot proofing]***

- 2.7. Galveston County will be conducting elections for numerous Entities on the same day. The parties understand that each election has its own challenges and requirements and that failure to provide the information outlined in Section 2 of this contract by the dates specified will place an undue burden on Galveston County that may hinder the ability to provide the services to the Entity in a timely and accurate manner. **Should the Entity miss the deadlines, and/or fail to notify the County of any special circumstances (e.g., adding portions of another county to its election, additional languages required, or unopposed candidates on the ballot) there may be additional charges incurred, up to \$1,000.00 and additional labor and material costs, to be determined by the Chief Deputy of Elections. Should Galveston County be unable to provide the services in a timely and accurate manner the Entity due to the Entity's failure to comply with the timelines established herein, to the extent allowed under the Constitution and Laws of the State of Texas, shall release Galveston County and employees from any election errors and corresponding liability and/or damages that may result, including, but not limited to, the costs incurred related to an election contest and/or the need to conduct a subsequent election.**

- 2.8. Unless otherwise stipulated, Galveston County will transport or have the Presiding Election Judges transport on its behalf, the voting machines and equipment to and from the Entity's early voting and Election Day voting locations.
- 2.9. Monitor, with the assistance of Galveston County, the overall conduct of its election in Entity's jurisdiction including the observation of the tabulating of the results.
- 2.10. Entity to pay a **\$125** fee per early voting and Election Day polling locations within its jurisdiction for additional support staff to provide the Entity and its Judges election support services throughout the term of this contract.
- 3. Cancellation of Contract:** Except for contracts consummated after **August 10, 2026**, the Entity may cancel this contract without incurring any expenses by notifying Galveston County of its intention to cancel by no later than two (2) business days after its candidates' filing deadline of **August 24, 2026**. The Entity will be obligated to pay Galveston County a **\$500** fee if cancelled after this grace period.
- 4. Special Provision: Bilingual Poll Worker Requirements.** Galveston County is permanently committed to:
- a) Provide in Spanish "any registration or voting notices, forms, instructions, assistance, or other materials or information relating to the electoral process, including ballots," that they provide in English as required by Section 4(f)(4) of the Voting Rights Act, 43 U.S.C. 1973b(f)(4); and
 - b) Ensure that poll workers provide and receive adequate training regarding (1) the use of providing provisional ballots under Section 302(a) of HAVA; and (2) the display of all HAVA-required signs under Section 302(b) of HAVA.
- 5. Fee Schedule of Galveston County:** Galveston County agrees to perform these services at the following rates:
- a) Provide to the Election Judges all necessary election supplies, which are to be returned to Galveston County after the polls close on Election Night.
Cost: \$100 per kit
 - b) Arrange for staff to receive the supplies and equipment being returned by the Election Judges on Election Night.
Cost: Overtime for staff and part time workers hired to provide this service will be evenly split between the entities contracting with Galveston County.
 - c) Provide all necessary voting machines and equipment for use at early voting and Election Day locations.
Cost: \$465 per Verity Duo, \$506 per Verity Controller, \$577 per Verity Duo with access, \$610 per Verity Scanner and \$150 per Verity Duo Go.
 - d) Transport the voting machines and equipment to and from the voting locations.
Cost: \$200 delivery per location
 - e) Program the ballot and conduct the Logic and Accuracy Testing of the counting equipment.

Cost determined by the number of contests on the ballot: \$1500 for up to 5, \$2530 for up to 10, \$3,300 for up to 20, \$4,180 for up to 40 and \$5280 for up to 75, and \$6720 for up to 100 contests.

- f) Provide a central counting station, supplies, equipment and the tabulating and supervisory personnel needed to tabulate. Prepare the unofficial tabulation results and unofficial/official canvass report.
Cost: \$1000 for use of the equipment plus overtime for county employees doing the tabulation if applicable.
- g) Assist the Entity in the general overall supervision of the election and any subsequent runoff election.
Cost: Included in the 10% election fee
- h) Conduct early voting and Election Day Voting training.
Cost: \$75 per person per class
- i) Two or more electronic **poll pads** will be deployed (at the discretion of the Elections Division) to each polling location.
Cost: \$100 per poll pad
- j) Galveston County will partner with the Entities to determine the polling locations within their jurisdictions.
- k) Hire judges, alternate judges, and clerks that are trained by Galveston County and are registered voters from within one of the jurisdictions holding an election.
Cost: Total amount reimbursable by the Entity.
- l) Elections Mobile App: Entities contracting elections with Galveston County will have their election information included on the Elections Mobile App.
Cost: up to \$500.
- m) The cost for all printed ballots (ballots by mail, sample ballots and test ballots) is **\$.50** per sheet.
- n) Ballots by Mail: Galveston County will provide ballot by mail processing services to the Entity. **The cost for this service is \$4.00 per ballot (\$4.50, if a multi-page ballot).**
- o) The Entity may have an observer present during the tabulation of the votes. The name and contact information of the observer must be provided to and approved by the Presiding Judge of the Central Count Station on the form prescribed by the Texas Secretary of State upon arrival at the location.

6. Compensation, Billing, and Payment. In accordance with Section 31.100(d) of the Texas Election Code, the Entity will pay Galveston County the greater of Seventy-Five (\$75.00) Dollars or ten percent (10%) of the total amount of this contract for general supervision of the election. Pursuant to Texas Election Code §31.098, Galveston County may contract with third persons for election services and supplies agreed to herein and the Entity hereby agrees to pay for these third-party costs in accordance with the Texas Prompt Payment Act.

Galveston County will invoice the Entity for services rendered under this contract. The Entity will make payment to Galveston County in accordance with the terms and provisions of what is commonly referred to as the Texas Prompt Payment Act.

7. Voting System. The Hart Intercivic Verity Duo equipment as approved by the Texas Secretary of State will be the voting system used in providing services under this contract.

8. Authorized Representatives. Galveston County's authorized representative for all purposes of this contract is its Chief Deputy Clerk for Elections.

The Entity's authorized representative for all purposes of this contract is:

<u>Raquel Martinez, City Secretary</u>	<u>281-996-3277</u>
Name	Phone #

9. General Provisions. As specified in Texas Election Code §31.096 this contract may not change:

- a) the authority with whom applications of candidates for a place on a ballot are filed;
- b) the authority with whom documents are filed under Title 15; or
- c) the political subdivision's requirement to maintain office hours under Texas Election Code Section 31.122.

As set forth in Texas Election Code §31.099 not later than the 10th day after the date this contract is executed Galveston County shall file a copy of this contract with the County Treasurer and the County Auditor.

10. WAIVER OF DAMAGES. The parties acknowledge that the Hart Intercivic Verity Duo System and the programming of paper ballots is highly technical and that it is conceivable that despite the efforts of Galveston County it might fail during an election or might contain errors. The Entity agrees that should the electronic voting system fail, it will not make any claim against Galveston County or any of their full or part-time employees, independent contractors or agents for damages of any kind, including but not limited to any and all costs relating to an election contest and/or costs and damages incurred for having to conduct a second election caused as a result of such failure or error.

The Entity acknowledges that holding multiple simultaneous elections presents logistical problems and other problems over and above a single election. Galveston County and its employees and agents will attempt to help ensure that these simultaneous elections are conducted without error or mishap, but on occasion, errors or mishaps do occur. Accordingly, the Entity agrees that should an error or mishap occur that it will not make any claim against Galveston County, or their full or part-time employees, independent contractors or agents for damages of any kind including but not limited to any and all costs relating to an election contest and/or costs and damages incurred by the Entity for having to conduct a second election, as a result of such error or mishap.

If legal action is filed against the Entity involving its election and if Galveston County is named as a party to this legal action and the complaint is based solely on allegations made against the Entity, the Entity, to the extent allowed by law, shall be solely responsible for all costs and defense of that suit. In addition, to the extent allowed by law, the Entity shall be required

to provide adequate legal counsel for Galveston County. Any settlement by Galveston County shall be at its sole cost and expense and the Entity shall have no responsibility therefor.

For purposes of implementing this contract, Galveston County and the Entity designate the following individuals to submit and/or receive information or notices to Galveston County or the Entity:

Galveston County:

Dwight D. Sullivan, County Clerk
Attention: Wendi Fragoso, Chief Deputy of Elections
Galveston County Justice Center
600 59th Street, Suite 2001
Galveston, TX 77551-4180

P.O. Box 17253
Galveston, Texas 77552-7253
409-770-5108
Email: Wendi.Fragoso@co.galveston.tx.us

Entity:

City of Friendswood
Attn: Raquel Martinez, City Secretary
910 S Friendswood Dr.
Friendswood, TX 77546
281-996-3277
rmartinez@friendswood.com

This contract will be submitted to the Galveston County Commissioners' Court to be placed on the Consent Agenda as a Receive and File Item.

11. Galveston County Title VI Assurance Clause. Galveston County is committed to ensuring that no person, on the ground of race, color, national origin, religion, sex, age, disability or Veteran status, shall be subjected to discrimination, excluded from participation, or denied the benefits of, its programs and activities.

In accordance with this policy Galveston County requires its service providers and contractors to agree that during the performance of this contract the service provider or contractor for itself, its assignees and successors will abide by the following:

Compliance with Non-Discrimination Laws and Regulations. During the performance of this contract, contractor, for itself, its assignees and successors in interest (hereinafter referred to as "contractor") agrees as follows:

- 1) **Compliance with Regulations.** The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (hereinafter, DOT) Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are incorporated herein by reference and made a part of this contract.

- 2) **Nondiscrimination.** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the basis of race, color, national origin, religion, sex, age, disability or Veteran status in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- 3) **Solicitations for Subcontractors, Including Procurement of Materials and Equipment.** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, religion, sex, age, disability or Veteran status.
- 4) **Information and Reports.** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by Galveston County or the Texas Department of Transportation to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to Galveston County or the Texas Department of Transportation as appropriate, and shall set forth what efforts it has made to obtain the information.
- 5) **Sanctions for Noncompliance.** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, Galveston County shall impose such contract sanctions as it or the Texas Department of Transportation may determine to be appropriate, including, but not limited to:
 - a) withholding of payments to the contractor under the contract until the contractor complies, and/or
 - b) cancellation, termination, or suspension of the contract, in whole or in part.
- 6) **Incorporation of Provisions.** The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as Galveston County or the Texas Department of Transportation may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request Galveston County to enter into such litigation to protect the interests of Galveston County, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

Executed this _____ day of _____, 20____.

Galveston County:

Dwight D. Sullivan
County Clerk

Entity: City of Friendswood

Morad Kabiri
City Manager

Received and Filed:
Galveston County

Hon. Mark Henry
County Judge
Attest:

Dwight D. Sullivan
County Clerk

Date: _____

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/14/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider authorizing the City Manager to negotiate and execute a Joint Election Agreement with Harris County for the City's Special Election to be held on November 3, 2026.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item authorizes the City Manager to negotiate and execute a Joint Election Agreement with Harris County for the City's Special to be held on November 3, 2026, for the purpose of for or against bond propositions. The terms of the agreement are similar to those of past agreements and will include the following:

The County will be responsible for:

- voting equipment and supplies for early voting (EV) by personal appearance and mail; and for Election Day (ED);
- polling places for EV and ED, election personnel and set-up of the polling places for EV and ED;
- the appointment of the Early Voting Ballot Board and the employment of staff to program and operate the automatic tabulating equipment;
- the establishment and organization of the Central Counting Station; and
- the Compensation for the election workers, which will be reimbursed, in part, by the City.

The City will be responsible for:

- furnishing the County with a list of race titles in four languages (English, Spanish, Vietnamese and Chinese - traditional);
- furnishing the County with a list of candidate names;
- verifying jurisdictional boundaries and streets;
- preparing, posting and publishing any and all notices required by state law;
- preparing election notices, orders and other election documents; and
- canvassing election results.

Approval of this item by the City Council will authorize not only the execution of a contract with Harris County, but also expenditures of up to \$50,000 for the contracted election services. The increase in costs from the last election is due to the required increase in polling places in order to comply with new election laws, which more than doubles the number of polling places from past elections. The election services costs will be paid out of the Fiscal Year 2027 Budget.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Local elections in compliance with state law.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/24/2026

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 13, 2026.

Originating Department: City Manager

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 13, 2026, 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

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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.

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.	Hobby School Apprenticeship Agreement - 2026
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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 31, 2026, and shall end on September 1, 2027, 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 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 each Apprentice to one (1) 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;
- 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;
 - (2) access any information that is not authorized to be received; or
 - (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.

EXECUTED by the authorized representatives of the Parties on the dates indicated below.

City of Friendswood

University of Houston

The City Supervisor Date

Apprenticeship
Coordinator/Instructor Date

Faculty Chair (if required) Date

The City Executive Date

Dean or Associate Dean Date

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/09/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing a License and Indemnity Agreement with Fly Office Holdings, LLC, for the non-exclusive use of the right-of-way in front of 109 E. Shadowbend Avenue for parking for the business located thereon.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the City Council to authorize a License and Indemnity Agreement with Fly Office Holdings, LLC, for the non-exclusive use of the right-of-way in front of 109 E. Shadowbend Avenue for parking for the business located thereon.

Fly Office Holdings LLC owns the commercial property located at 109 E. Shadowbend Drive. The site has been redeveloped for a business that builds cloud software and mobile applications.

The License and Indemnity Agreement is similar to others into which the City has entered. It is for a term of 10 years, and either party is authorized to terminate the agreement for convenience with 30 days' written notice.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval

ATTACHMENTS

1.	Fly Office Holdings License Agreement
2.	Fly Office Holdings Cert 2026 flat
3.	Fly Office Holdings Cert of Interested Parties 1295
4.	Fly Office Holdings Govt Verification

LICENSE AND INDEMNITY AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, Fly Office Holdings, LLC (the "Licensee") owns real property located at 109 E. Shadowbend Avenue, Friendswood, Galveston County, Texas, which is more particularly described as follows:

Being a tract or parcel containing 0.231 acres (10,070 square feet), more or less, out of Block 2 of Friendswood Subdivision of Part of Sarah McKissick League, Abstract 151; said 0.231-acre tract being more particularly described by metes and bounds in Exhibit "A," attached hereto

; and

WHEREAS, the Licensee filed a request for a license agreement in order to use publicly owned property on a non-exclusive basis to fulfill the City's parking requirements for the Property; and

WHEREAS, on August 3, 2026, the City Council considered the request and authorized the issuance of this License and Indemnity Agreement (the "Agreement") for the following purposes only:

The use of a portion of the public right-of-way along E. Shadowbend Avenue, Galveston County, Texas, as more specifically depicted in Exhibit "B," which is attached hereto and incorporated herein for all intents and purposes, (the "Right-of-Way") for installation of four (4) parking spaces, including two (2) for handicapped access (the "Improvement")

; and

NOW, THEREFORE, the City of Friendswood (the "City") and Licensee, in consideration of the promises, covenants, and conditions, hereby mutually agree as follows:

1. LICENSE.

- 1.1 *License.* Subject to the terms and conditions herein, the City hereby grants to the Licensee, for its non-exclusive use, the privilege, license and authority to use the Right-of-Way for the Improvement as indicated herein. This Agreement is expressly contingent upon the Licensee's strict adherence with all terms and conditions contained herein.
- 1.2 *Right of Access.* The City reserves the right to enter upon and have access to any portion of the Right-of-Way at any and all times on any matters relating to this Agreement.
- 1.3 *Subordination.* The license granted pursuant to Section 1.1 is made subordinate to the right of the City to use the Right-of-Way for a public purpose. It is understood and agreed that should the City deem it in the public interest to use the above area, or a portion thereof, for a public purpose, or for any utility service which will require the use of Right-of-Way, then in that event, the City shall give the Licensee thirty (30) days' advance written notice of the termination of this Agreement. The determination by the City Manager as to the public necessity of the use of the Right-of-Way shall be final and binding upon the Licensee and the City.

- 1.4 *No Property Right Granted.* This Agreement does not establish any real property rights, franchises or other rights whatsoever in real estate to the Licensee. This Agreement provides limited rights to use and limited rights for access to the Right-of-Way, subject to revocation upon the terms and conditions of this Agreement.

2. USE.

- 2.1 *Permitted Use.* Throughout the term hereof and subject to the conditions specified herein, Licensee shall use the Right-of-Way only for the installation, repair and maintenance of the Improvement. Any use of the Right-of-Way not specified in this Section 2.1 is expressly prohibited and shall constitute an Event of Default.
- 2.2 *Limitation of Use.* The Licensee understands and agrees that at all times during the term of this Agreement, the Licensee must maintain the Improvement, approved by the City and installed in accordance with this Agreement. Failure to install and maintain in accordance with this Section 2.2 shall constitute an Event of Default.
- 2.3 *Not Permitted Uses.* The Licensee understands and agrees that nothing shall be erected on, over or above the Right-of-Way other than the Improvement, which shall meet and be maintained to meet the requirements of all applicable codes of the City.

3. REMOVAL OF IMPROVEMENT AND RESTORATION OF THE RIGHT-OF-WAY.

- 3.1 *Temporary Removal.* The Licensee agrees to temporarily remove the Improvement or cease using the same for a temporary period of time at request of the City, if same obstructs the City's maintenance or construction activity within the Right-of-Way or the property adjacent thereto. The temporary removal or cessation of use shall be at the Licensee's sole cost and expense. At no time shall the City be liable for such costs.
- 3.2 *Emergency Removal.* The Licensee shall remove, remedy or otherwise abate any condition on the Right-of-Way, which the City believes, in the sole discretion of the City Manager, is a safety hazard or a nuisance. Such removal, remedy or abatement as specified by the City must be performed within forty-eight (48) hours of being notified by the City of the need for the emergency removal. The removal, remedy and/or abatement shall be at the Licensee's sole cost and expense. At no time shall the City be liable for such costs.
- 3.3 *Removal at Expiration or Termination of Agreement.* The Licensee shall remove the Improvement or any portion thereof, as requested by the City Manager, at the expiration or termination of this Agreement. The removal shall be at the Licensee's sole cost and expense. At no time shall the City be liable for such costs.
- 3.4 *Restoration.* Immediately after removal of all or a portion of the Improvement, the Licensee shall restore the Right-of-Way to same or better condition which the Right-of-Way was in on August 3, 2026, in accordance with the requirements of the City Engineer and/or Building Official, as applicable.
- 3.5 *Failure to Remove and/or Restore.* Should the Licensee fail to remove the Improvement and/or restore the Right-of-Way in accordance with Section 3 of this Agreement, the City shall have the right (i) to remove the Improvement or any

portion thereof, which is not timely removed by the Licensee, and (ii) to restore the Right-of-Way, which is not timely restored by the Licensee.

3.5.1 The City shall assess the costs of the removal and/or restoration plus an administrative fee of 10% of such cost to the Licensee.

3.5.2 The Licensee shall pay the costs and the fee within thirty (30) days of receiving an invoice therefor.

3.5.3 Failure to timely pay the invoiced amount shall constitute an Event of Default, and the City shall have the right to place a lien on the Property for the associated cost and administrative fee, which lien shall accrue interest at the rate of twelve percent (12%) per annum or the maximum rate permitted by law.

4. TERM/TERMINATION.

4.1 *Term.* The term of this Agreement will be for ten (10) years, and will commence August 3, 2026, ("Commencement Date") and will terminate on August 2, 2035, unless sooner terminated as provided in this Agreement.

4.2 *Termination for Cause.* This Agreement may be terminated by either party for cause for an Event of Default or a violation of any provision of this Agreement which is not cured by the non-breaching party within thirty (30) days after receiving written notice of the Event of Default or violation. In the event of termination for cause, the Improvement shall be removed and the Right-of-Way shall be restored in accordance with Section 3 hereinabove. It is expressly understood and agreed that any fee paid pursuant to Section 5.3 shall not be refunded to the Licensee.

4.3 *Termination for Convenience.* This Agreement may be terminated by either party for convenience upon giving ninety (90) days' written notice of such termination. In the event of termination for convenience, the Improvement shall be removed and the Right-of-Way shall be restored in accordance with Section 3 hereinabove. It is expressly understood and agreed that any fee paid pursuant to Section 5.3 shall not be refunded to the Licensee, unless this Agreement is terminated for convenience by the City and the Licensee requests a refund within thirty (30) days of Licensee's receipt of the notice of termination. In such an event, the refund shall be prorated based upon the number of months left in the term for which the Licensee has paid in advance.

4.4 *Effect of Termination.* Upon the termination of this Agreement, the license granted herein shall become null and void.

5. CONDITIONS.

5.1 *Compliance with Law.* This Agreement is subject to all state and federal laws, the provisions of the Charter of the City of Friendswood as it now exists or as it may hereafter be adopted or amended, and the ordinances of the City of Friendswood now in effect or those which may hereafter be passed, adopted, or amended.

5.2 *Permits Required.* Licensee must apply for and receive any necessary permits from the Community Development Department, Public Works Department, or other pertinent City boards or departments.

5.3 *Annual Fee.* The Licensee shall pay to City an annual fee for the license granted herein. The fee shall be TEN DOLLARS (\$10) per year, payable in advance to the City of Friendswood, Texas. Failure to timely pay shall constitute an Event of Default.

6. INDEMNIFICATION, RELEASE, AND INSURANCE.

6.1 *Disclaimer of Liability.* During the term of this Agreement, the City shall not at any time be liable for injury or damage occurring to any person or property from any cause whatsoever arising out of the Licensee's construction, maintenance, repair, use, or condition of the Right-of-Way and/or any improvements thereon.

6.2 *Assumption of Risk.* By taking possession of the Right-of-Way, the Licensee accepts the Right-of-Way in the condition existing as of the Commencement Date. The City makes no representation or warranty with respect to the condition of the Right-of-Way, and the City shall not be liable for any latent or patent defect in the Right-of-Way. The Licensee undertakes and assumes for its officers, agents, contractors and subcontractors, employees, customers and the public (collectively "Licensee" for the purpose of this section), all risk of dangerous conditions, whether patent or latent, obvious or undiscoverable, and regardless of whether the City should have known of such dangerous conditions, if any, on or about the Right-of-Way.

6.3 *No Liens.* The Licensee agrees that no claim or lien may be filed against Right-of-Way for work, labor, materials or supplies provided or supplied to the Licensee concerning the installation, construction, maintenance or use of the Right-of-Way or the Improvement. Should such claim or lien be filed, the Licensee, upon the written request of the City, shall cause such claim or lien covering the Right-of-Way to be discharged or bonded within thirty (30) days following such request to the satisfaction of the City Manager.

6.4 INDEMNIFICATION.

THE LICENSEE 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 INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE CONDUCT OR MANAGEMENT OF THE LICENSEE'S ACTIVITIES, OR FROM ANY ACT OR OMISSION BY THE LICENSEE, ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, GUESTS, OR INVITEES, ON OR ABOUT THE RIGHT-OF-WAY, WHERE SUCH INJURIES, DEATH OR

DAMAGES ARE CAUSED BY (I) THE JOINT NEGLIGENCE OF THE CITY AND ANY OTHER PERSON OR ENTITY AND/OR (II) THE SOLE OR JOINT NEGLIGENCE OF THE LICENSEE, ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, GUESTS, OR INVITEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH THE LICENSEE AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY THE LICENSEE TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF (I) THE CITY'S OWN NEGLIGENCE, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE RESULTING INJURY, DEATH OR DAMAGE AND/OR (II) THE NEGLIGENCE OF THE LICENSEE, ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, GUESTS, OR INVITEES. 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, DEATH OR DAMAGE RESULTS FROM THE SOLE NEGLIGENCE OF THE CITY, UNMIXED WITH THE FAULT OF ANY OTHER PERSON OR ENTITY.

In the event that any action or proceeding is brought against the City by reason of any matter from which the City is indemnified herein, the Licensee further agrees and covenants to defend the action or proceeding by legal counsel acceptable to the City. It is expressly agreed and understood by the parties hereto that the indemnity provided in this section shall survive the expiration or earlier termination of this Agreement.

- 6.5 *Release.* The Licensee assumes full responsibility for all Licensee's actions as well as those of its officers, contractors, agents or volunteers while on the Right-of-Way 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 this Agreement. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance.
- 6.6 *No Consent to Litigation.* 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.
- 6.7 *Insurance.* Throughout the term of this Agreement, The Licensee shall maintain insurance coverage of the type and amount below indicated. The Licensee shall provide to the City

an insurance certificate evidencing the following coverage in the minimum limit indicated hereinbelow:

- Liability Policy
 - General Aggregate: \$1,000,000
 - Per Occurrence: \$500,000
 - The City, its officials and employees are to be added as additional insureds to this commercial general liability policy.
 - A waiver of subrogation in favor of the City shall also be required on such policy.
 - Coverage shall be broad form CGL.
 - No coverage exclusions shall be deleted from standard policy without notification of individual exclusions being attached for review and acceptance.

Prior to or upon the execution of this Agreement and before commencing any of the work, the Licensee shall file with the City a valid Certificate of Insurance and endorsements acceptable to the City. Such certificate shall contain a provision that coverages afforded under the policy 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. Prior to the end of each coverage period during the term of this Agreement, a new Certificate of Insurance must be filed with the City evidencing continuation of coverage.

The following are general requirements, which are applicable to the required policy:

- All insurance coverage required herein shall be written by a carrier with an A.M. Best Rating of A:VII or higher in accordance with the current Best Key Rating Guide.
- Only insurance carriers licensed and admitted to do business in the State of Texas will be accepted.
- Deductibles shall be listed on the Certificate of Insurance and are acceptable only on a per occurrence basis.
- Claims-made policies will not be accepted.
- The City, its officers, agents and employees are to be added as "Additional Insureds" to the policy. The coverage shall contain no special limitation on the scope of protection afforded to the City, its officers, agents or employees.
- A waiver of subrogation in favor of the City must be included.
- Upon request, certified copies of all insurance policies and/or certificates of insurance shall be furnished to the City at no cost to the City.

- 6.8 *No Arbitration.* Notwithstanding anything to the contrary contained in this Agreement, the City and the Licensee hereby agree that no claim or dispute between the City and the Licensee 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 Licensee consents to be joined in the arbitration proceeding if the Licensee's presence is required or requested by the City for complete relief to be recorded in the arbitration proceeding.

7. GENERAL PROVISIONS.

- 7.1 *Entire Agreement.* This Agreement constitutes the entire agreement between the City and Licensee. No agreements, modifications implied or otherwise shall be binding on any of the parties unless set forth in writing and signed by both parties.
- 7.2 *Severability.* The phrases, clauses, sentences, paragraphs and sections of this Agreement are severable; and if any phrase, clause, sentence, paragraph, or section of this Agreement should be declared invalid by the final decree or judgment of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Agreement.
- 7.3 *Notice.* Any notice required to be given pursuant to the terms and provisions of this Agreement shall be in writing and mailed by certified or registered mail, addressed as set forth below or at such other address as may be specified by written notice:

CITY
City of Friendswood
Attn: City Manager
910 S. Friendswood Dr.
Friendswood, TX 77546

LICENSEE
Fly Office Holdings, LLC
Attn: Wesley Fly, President
109 E. Shadowbend Ave.
Friendswood, TX 77546

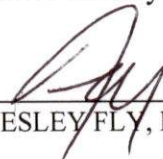
- 7.4 *Choice of Law.* The City and Licensee agree that this Agreement shall be construed in accordance with the laws of the State of Texas.
- 7.5 *Venue.* Exclusive venue for any dispute out of this Agreement shall lie in a court of competent jurisdiction in Galveston County, Texas.
- 7.6 *Assignment.* This Agreement shall not be assigned without the prior written consent of City; however, the same shall run with the land.
- 7.7 *Construction.* Both parties have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Agreement.
- 7.8 *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.

- 7.9 *Remedies Cumulative.* No right or remedy granted herein or reserved to the City is exclusive of any other right or remedy herein by law or equity provided or permitted, but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Agreement may be waived without consent of the City. Forbearance or indulgence by the City shall not constitute a waiver of any covenant or condition to be performed pursuant to this Agreement.
- 7.10 *Construction.* The article and section headings are used in this Agreement for convenience and reference purposes only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement and shall have no meaning or effect upon its interpretation.
- 7.11 *Agreement Read.* The parties acknowledge that they have read, understand and intend to be bound by the terms and conditions of this Agreement.
- 7.12 *Multiple Originals.* It is understood and agreed that this Agreement may be executed in any number of identical counterparts, each of which shall be deemed an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year opposite their signatures.

LICENSEE:
FLY OFFICE HOLDINGS, LLC, a Texas
limited liability company


WESLEY FLY, President

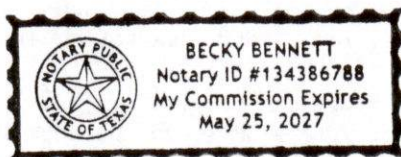
7/23/2026
(Date)

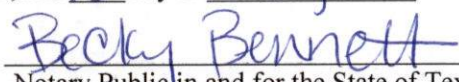
THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Wesley Fly, President of Fly Office Holdings, LLC, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of July, 2026.

(SEAL)




Notary Public in and for the State of Texas
My Commission Expires: May 25, 2027

CITY OF FRIENDSWOOD

MORAD KABIRI, City Manager (Date)

ATTEST:

RAQUEL MARTINEZ, City Secretary

H:\Contracts\Fly Office Holdings - License Agreement\109 E Shadowbend Ave - License Agreement for Parking.docx

EXHIBIT "A"

A tract of land 95.00 feet by 106.00 feet, being 0.231 acres (more or less), out of Block 2 of FRIENDSWOOD SUBDIVISION of part of Sarah McKissick League, Abstract 151, the tract hereby conveyed being more particularly described by metes and bounds as follows:

COMMENCING at a point that bears South 45°00' 00" East, a distance of 1320.00 feet, from the West corner of Lot 2, of said Block 2, said point also being the Northeast right-of-way line of a 40.00 foot platted public road running through said Block 2;

THENCE North 45° 00' 00" East, parallel with the Northwest line of said Block 2, a distance of 454.50 feet to a 1/2 inch iron rod found for corner and being the POINT OF BEGINNING of the tract of land herein described;

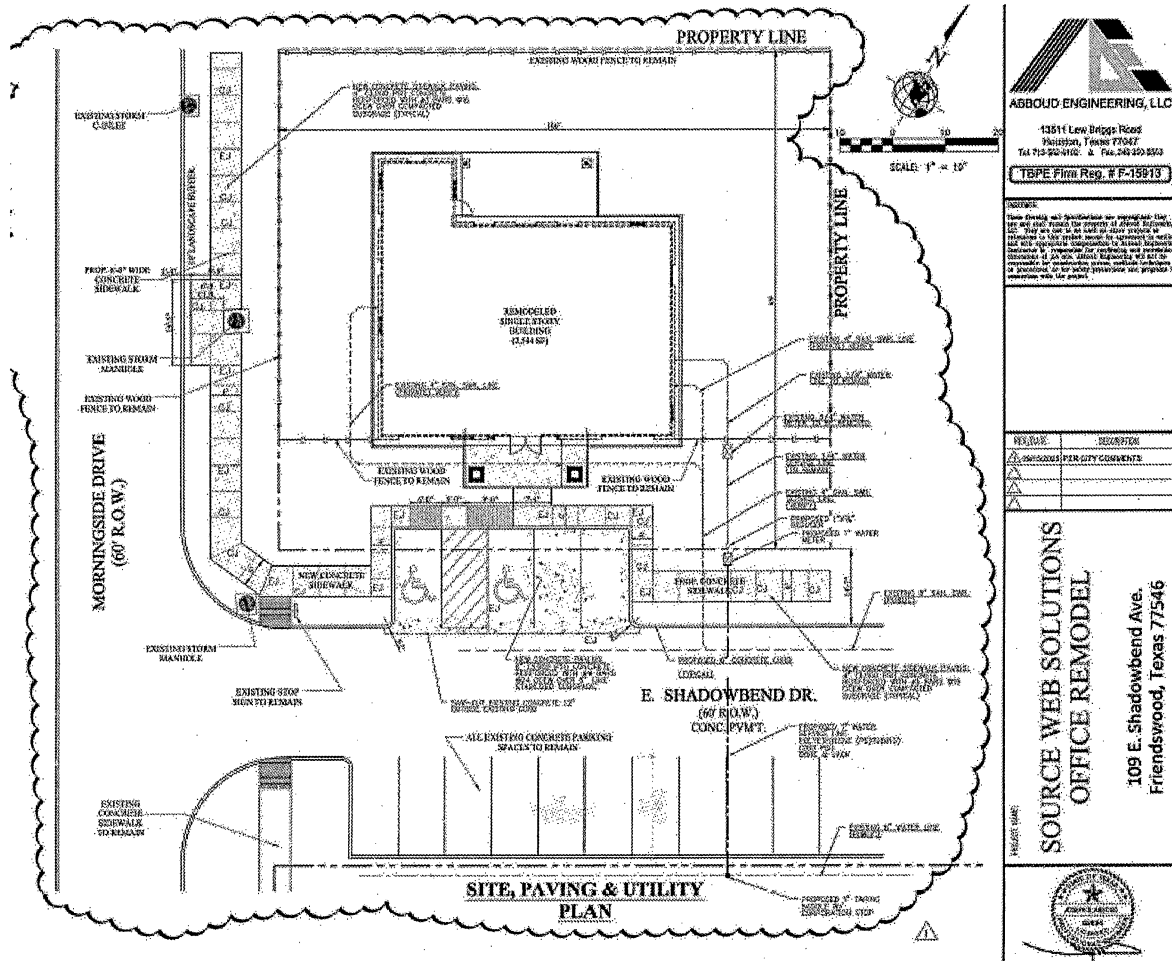
THENCE North 45° 00' 00" East, parallel with the Northwest line of said Block 2, a distance of 106.00 feet to a 1/2 inch iron rod set for corner on the Southwesterly right-of-line of Morningside (60.00 foot wide),

THENCE North 45° 00' 00" West, along the Southwesterly right-of-line of said Morningside, a distance of 95.00 feet to a 1/2 inch iron rod set for corner on the Southeasterly right-of-way line of East Shadowbend (60.00 foot wide);

THENCE South 45° 00' 00" West, along the Southeasterly right-of-way line of said East Shadowbend, a distance of 106.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 45°00' 00", parallel with the Northeast boundary line of said Block 2, a distance of 95.00 feet to the POINT OF BEGINNING, said tract of land containing 0.231 acres of land, more or less. Said FRIENDSWOOD SUBDIVISION being recorded in Volume 254, Page 37 of the Deed Records of Galveston County, Texas.

EXHIBIT "B"



FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/17/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing a Joint Participation Interlocal Agreement with Harris County for the Bay Area Boulevard Rehabilitation and Subgrade Stabilization Study.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Harris County Precinct 2 selected the Bay Area Boulevard Rehabilitation and Subgrade Stabilization Study as its partnership project with the City of Friendswood through its 2025 Partnership Call. This proposed Joint Participation Interlocal Agreement provides for Harris County and the City to jointly conduct a geotechnical study of Bay Area Boulevard from FM 528 to Grissom Road within the City of Friendswood. The scope of work includes geotechnical borings, laboratory testing, evaluation of existing pavement, base materials, and subgrade conditions, preparation of cost estimates, and development of recommendations to support future reconstruction of Bay Area Boulevard.

Harris County will be responsible for managing and delivering the work under the agreement. The City and Harris County will each contribute 50% of the project cost, with the City's contribution not to exceed \$150,000. The City will be invoiced in advance and is required to remit payment within 14 business days, with a final cost reconciliation occurring at the conclusion of the project.

The funding source will be from the streets improvement fund.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the agreement will allow the City to advance planning efforts for the future reconstruction of Bay Area Boulevard. The study will provide critical geotechnical information needed to support project development, refine construction cost estimates, and help ensure the roadway is reconstructed in a manner that maximizes its long-term performance and service life.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

- | | |
|----|---|
| 1. | Harris County Joint Participation Agreement - Bay Area Blvd |
| 2. | Bay Area Study Area |

JOINT PARTICIPATION INTERLOCAL AGREEMENT

This Joint Participation Interlocal Agreement (“Agreement”) is entered into by and between **Harris County** (“County”) and **City of Friendswood** (“City”) pursuant to the Interlocal Cooperation Act, Tex. Gov’t Code Ch. 791.001, *et seq.* County and City may each be referred to herein individually as a “Party” or collectively as the “Parties”.

RECITALS

WHEREAS, it is of mutual benefit to both Parties to study potential improvements to drainage and roadway facilities and all related appurtenances in and around Bay Area Boulevard from FM 528 to Grissom Road within Friendswood, Harris County including a geotechnical study, preliminary engineering design, drainage and pavement condition analysis, and cost estimates and feasibility (“Project”), as generally illustrated on Exhibit A attached hereto and incorporated herein by reference;

WHEREAS, both Parties desire to cooperate in accordance with the terms of this Agreement to jointly accomplish the construction of the Project; and

WHEREAS, both Parties agree that all funds used under this Agreement shall be from current fiscal funds.

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits herein set forth, the Parties agree as follows:

TERMS

Section 1. Responsibilities of the Parties

A. County’s Responsibilities

- (i) The County will provide or cause to be provided, engineering services and related support services necessary to prepare a Geotechnical Study Report and Construction Cost estimate.
- (ii) Upon completion of the Report and Estimate, the County will submit the Report and Estimate to the City for review and approval.
- (iii) Upon initiation of the Project, the County shall provide an invoice to the City for its cost-share percentage for the Project in accordance with Section 2 of this Agreement.
- (v) Upon completion of the Project, the County shall provide a statement of final accounting to the County detailing all costs incurred pursuant to this Agreement and identify amount(s) to be invoiced, subject to the funding limits contained in Section 2 hereof or refunded to the City.

B. City’s Responsibilities

- (i) City will review the Geotechnical Report and Construction Cost Estimate provided by the County and provide its response within ten (10) business days. Should the City desire to make changes to such Report and Estimate, the Parties agree to meet and resolve all issues

within ten (10) business days of the County's receipt of the City's proposed changes to the Report and Estimate in order to finalize an agreed upon Report and Estimate for the Project. If the County does not provide a response on the Report and Estimate within ten (10) business days from its receipt of the Report and Estimate, then the Report and Estimate submitted to the County will be deemed approved.

- (ii) Upon initiation of the project, the City will remit payment to the County for the City Funding Share for the Project in accordance with Section 2 of this Agreement.

Section 2. Funding of the Project

Notwithstanding any provision in this Agreement to the contrary, the following provisions will apply to all payments made under this Agreement:

- A. The County agrees to provide fifty percent (50%) up to an amount not to exceed One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) of the cost ("County Funding Share") necessary for the Project and the City agrees to provide fifty percent (50%) up to One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) of the cost necessary for the Project, as generally illustrated on Exhibit B attached hereto and incorporated herein by reference.
- B. The City agrees to provide payment to the County within fourteen (14) business days of receipt of the invoice.
- C. Notwithstanding anything to the contrary under Section 2.A., the Parties agree that if any costs to be incurred during the Project or other work to be performed under this Agreement will be in excess of the total cost stated under Exhibit B, City will either (i) provide the County with additional funds to pay for such additional costs after approval of the City Council, or (ii) work with the County to revise the scope of the Project so that it comes with the budget specified in Exhibit B.

Section 3. Term and Termination

- A. This Agreement shall commence upon final execution by all the Parties (the "Effective Date") and shall remain in full force and effect until the completion of the Project or the County's receipt of all payments due from the City under this Agreement, whichever occurs later ("Term").
- B. This Agreement may be terminated at any time by mutual written consent of the Parties, or as otherwise provided under this Agreement.

Section 4. Miscellaneous

- A. Non-Assignability. The County and the City bind themselves and their successors, executors, administrators, and assigns to the other Party of this Agreement and to the successors, executors, administrators, and assigns of such other Party, in respect to all covenants of this Agreement. Neither the County nor the City shall assign, sublet, or transfer its interest in this Agreement without the prior written consent of the other Party.
- B. Notice. Any notice required to be given under this Agreement ("Notice") shall be in writing and shall be duly served when it shall have been (a) personally delivered to the address below, (b) deposited, enclosed in an envelope with the proper postage prepaid thereon, and duly registered or

certified, return receipt requested, in a United States Post Office, addressed to County or the City at the following addresses:

City: City of Friendswood
15355 Blackhawk Boulevard
Friendswood, Texas 77546
Attention: Jildardo Arias

County: Harris County Engineering Department
1111 Fannin Street, 11th Floor
Houston, Texas 77002
Attention: Contracts and Business Services

Any Notice given by mail hereunder is deemed given upon deposit in the United States Mail and any Notice delivered in person shall be effective upon receipt.

Each Party shall have the right to change its respective address by giving at least fifteen (15) days' written notice of such change to the other Party.

Other communications, except for Notices required under this Agreement, may be sent by electronic means or in the same manner as Notices described herein.

- C. Independent Parties. It is expressly understood and agreed by the Parties that nothing contained in this Agreement shall be construed to constitute or create a joint venture, partnership, association or other affiliation or like relationship between the Parties, it being specifically agreed that their relationship is and shall remain that of independent parties to a contractual relationship as set forth in this Agreement. The County is an independent contractor and neither it, nor its employees or agents shall be considered to be an employee, agent, partner, or representative of the City for any purpose. Neither the City, nor its employees, officers, or agents shall be considered to be employees, agents, partners or representatives of the County for any purposes. Neither Party has the authority to bind the other Party.
- D. No Third Party Beneficiaries. This Agreement shall be for the sole and exclusive benefit of the Parties and their legal successors and assigns. The County is not obligated or liable to any party other than the City for the performance of this Agreement. Nothing in the Agreement is intended or shall be deemed or construed to create any additional rights or remedies upon any third party. Further, nothing contained in the Agreement shall be construed to or operate in any manner whatsoever to confer or create rights or remedies upon any third party, increase the rights or remedies of any third party, or the duties or responsibilities of the County with respect to any third party.
- E. Waiver of Breach. No waiver or waivers of any breach or default (or any breaches or defaults) by either Party hereto of any term, covenant, condition, or liability hereunder, or the performance by either Party of any obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under and circumstances.

F. No Personal Liability; No Waiver of Immunity.

- (1) Nothing in the Agreement is construed as creating any personal liability on the part of any officer, director, employee, or agent of any public body that may be a Party to the Agreement, and the Parties expressly agree that the execution of the Agreement does not create any personal liability on the part of any officer, director, employee, or agent of the County.
- (2) The Parties agree that no provision of this Agreement extends the County's liability beyond the liability provided for in the Texas Constitution and the laws of the State of Texas.
- (3) Neither the execution of this Agreement nor any other conduct of either Party relating to this Agreement shall be considered a waiver by the County of any right, defense, or immunity on behalf of itself, its employees or agents under the Texas Constitution or the laws of the State of Texas.

G. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Texas and the forum for any action under or related to the Agreement is exclusively in a state or federal court of competent jurisdiction in Texas. The exclusive venue for any action under or related to the Agreement is in a state or federal court of competent jurisdiction in Houston, Harris County, Texas.

H. No Binding Arbitration; Right to Jury Trial. Neither the County nor the City agrees to binding arbitration, nor do the Parties waive their right to a jury trial.

I. Contract Construction.

- (1) This Agreement shall not be construed against or in favor of any Party hereto based upon the fact that the Party did or did not author this Agreement.
- (2) The headings in this Agreement are for convenience or reference only and shall not control or affect the meaning or construction of this Agreement.
- (3) When terms are used in the singular or plural, the meaning shall apply to both.
- (4) When either the male or female gender is used, the meaning shall apply to both.

J. Recitals. The recitals set forth in this Agreement are, by this reference, incorporated into and deemed a part of this Agreement.

K. Entire Agreement; Modifications. This Agreement contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. This Agreement supersedes and replaces any prior agreement between the Parties pertaining to the rights granted and the obligations assumed herein. This Agreement shall be subject to change or modification only by a subsequent written modification approved and signed by the governing bodies of each Party.

L. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person, entity, 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 such provision or part of this Agreement to other persons, entities, or circumstances shall not be affected thereby.

- M. Survival of Terms. Any provision of this Agreement that, by its plain meaning, is intended to survive the expiration or earlier termination of this Agreement shall survive such expiration or earlier termination. If an ambiguity exists as to survival, the provision shall be deemed to survive.
- N. Multiple Counterparts/Execution. This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is a duly authorized representative with the power to execute the Agreement.
- O. Warranty. By execution of this Agreement, the City warrants that the duties accorded to the City in this Agreement are within the powers and authority of the City.
- P. Force Majeure. In the event that either Party is unable to perform any of its obligations under the Agreement or to enjoy any of the benefits because of natural disaster, actions or decrees of governmental bodies or communications line failure not the fault of the affected Party (referred to as a "Force Majeure Event"), the Party who has been so affected immediately agrees to give notice to the other Party and agrees to do everything possible to resume performance. Upon receipt of such notice, the Agreement is immediately suspended. If the period of nonperformance exceeds ten (10) calendar days from the receipt of notice of the Force Majeure Event, the Party whose ability to perform has not been so affected may terminate the Agreement immediately by giving written notice to the other Party.

HARRIS COUNTY

By: _____
Lina Hidalgo
County Judge

CITY OF FRIENDSWOOD

By: _____
Morad Kabiri
City Manager

APPROVED AS TO FORM:

Abbie Kamin
County Attorney

By: _____
Robert de los Reyes
Assistant County Attorney
CAO File No.: 25GEN3094

EXHIBIT A

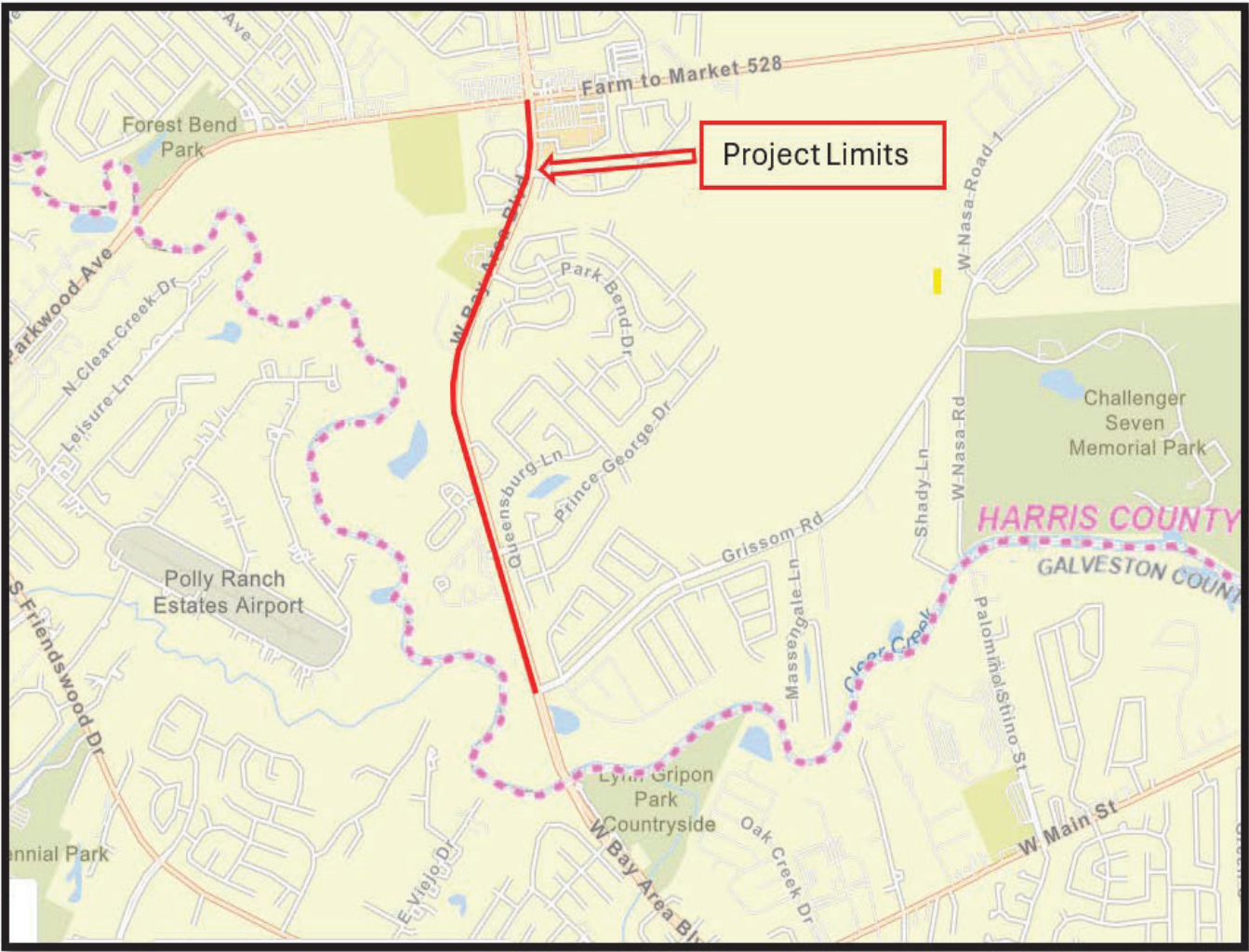


EXHIBIT B	
Bay Area Boulevard Rehabilitation and Subgrade Stabilization Study	
Precinct 2	
Date 9/29/2025	
Description	Estimated Cost (Estimate Used In Agreement)
Harris County Portion [Not to exceed]	\$150,000.00
City of Friendswood [Not to exceed]	\$150,000.00
Subtotal	\$300,000.00
Total Cost	\$300,000.00

ORDER OF COMMISSIONERS COURT

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the County of Houston, Texas, on _____, with all members present except _____.

A quorum was present. Among other business, the following was transacted:

ORDER AUTHORIZING EXECUTION OF A JOINT PARTICIPATION INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY AND CITY OF FRIENDSWOOD TO STUDY POTENTIAL IMPROVEMENTS TO DRAINAGE AND ROADWAY FACILITIES AND ALL RELATED APPURTENANCES IN AND AROUND BAY AREA BOULEVARD FROM FM 528 TO CLEAR CREEK WITHIN THE CITY OF FRIENDSWOOD IN HARRIS COUNTY PRECINCT 2

Commissioner _____ introduced an order and moved that Commissioners Court adopt the order. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Lina Hidalgo	☐	☐	☐
Comm. Rodney Ellis	☐	☐	☐
Comm. Adrian Garcia	☐	☐	☐
Comm. Tom S. Ramsey, P.E.	☐	☐	☐
Comm. Lesley Briones	☐	☐	☐

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order thus adopted follows:

IT IS ORDERED THAT:

1. The Harris County Judge is authorized to execute on behalf of Harris County the attached Joint Participation Interlocal Agreement between Harris County and City of Friendswood to study potential improvements to drainage and roadway facilities and all related appurtenances in and around Bay Area Boulevard from FM 528 to Clear Creek within the City of Friendswood including a geotechnical study, preliminary engineering design, drainage and pavement condition analysis, and cost estimates and feasibility in Harris County Precinct 2.
2. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purposes of this order.



Legend

-  Bay Area Boulevard Rehabilitation and Subgrade Stabilization Study Area

Google Earth

Image © 2025 Airbus

4000 ft

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/13/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing a Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute, Inc. (ESRI).

Originating Department: Community Development

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

This item authorizes a Small Government Enterprise Agreement with Environmental Systems Research Institute, Inc. (Esri) for continued GIS services. The City first entered into a five-year agreement with Esri in 2021. This proposed agreement renews such services and provides employees and citizens with various GIS capabilities. The cost of these services over a three-year period is \$126,600.00 (\$42,200 per year).

List of Products

Arc GIS Enterprise Software and Extensions
Arc GIS Enterprise Additional Capacity Servers
Arc GIS Online User Types
Arc GIS Enterprise User Types

Capped Quantities

Details of the number of users for each software extension is detailed on page 1 of 6
75,000 service credits for ArcGIS Online

Other Benefits

3 Esri User Conference Registrations (value at \$1000 ea)
3 Tier 1 Help Desk individuals authorized to call ESR
5% discount on all individual commercially available instructor-led training classes at Esri facilities

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Continuing this agreement to receive services from Esri is critical to multiple departments, including Community Development, Parks & Recreation, Engineering, Public Works, Police Department, Department of Emergency Services, and the Volunteer Fire Department, in order to continue existing functions and continue to improve and expand various functions.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. ESRI Quote 571605 -July 2026



Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Quotation # Q-571605

Date: July 2, 2026

Customer # 527096 Contract # ENTERPRISE AGREEMENT

City of Friendswood
Community Development Dept
910 S Friendswood Dr
Friendswood, TX 77546-4856

ATTENTION: Diana Lopez
PHONE: +1 281-996-3255
EMAIL: dlopez@friendswood.com

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 4/3/2026 To: 9/30/2026

Small Government Enterprise Agreement

Material	Qty	Term	Unit Price	Total
193205	1	Year 1	\$42,200.00	\$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 2	\$42,200.00	\$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 3	\$42,200.00	\$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	\$126,600.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
Total:	\$126,600.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:
Trish Zwolinski

Email:
pzwolinski@esri.com

Phone:
(909) 793-2853

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:

Cust. Name _____
 Cust. # _____
 PO # _____
 Esri Agreement # _____



SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-2)

This Agreement is by and between the organization identified in the Quotation (“**Customer**”) and **Environmental Systems Research Institute, Inc. (“Esri”)**.

This Agreement sets forth the terms for Customer’s use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	ArcGIS Enterprise Additional Capability Servers ArcGIS Image Server ArcGIS Online User Types ArcGIS Online Viewer User Type ArcGIS Enterprise User Types ArcGIS Enterprise Viewer User Type
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Capped Quantities (annual subscription)

ArcGIS Online User Types		ArcGIS Enterprise User Types	
ArcGIS Online Contributor User Type	20	ArcGIS Enterprise Contributor User Type	20
ArcGIS Online Mobile Worker User Type	125	ArcGIS Enterprise Mobile Worker User Type	125
ArcGIS Online Creator User Type	125	ArcGIS Enterprise Creator User Type	125
ArcGIS Online Professional User Type	30	ArcGIS Enterprise Professional User Type	30
ArcGIS Online Professional Plus User Type	30	ArcGIS Enterprise Professional Plus User Type	30
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each
ArcGIS Online Apps and Other		ArcGIS Enterprise Apps and Other	
ArcGIS Location Sharing for ArcGIS Online	30	ArcGIS Location Sharing for ArcGIS Enterprise	30
ArcGIS Online Service Credits	75,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	20

Other Benefits

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

“Case” means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

“Deploy”, “Deployed” and “Deployment” mean to redistribute and install the Products and related Authorization Codes within Customer’s organization(s).

“Fee” means the fee set forth in the Quotation.

“Maintenance” means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

“Master Agreement” means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

“Product(s)” means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

“Quotation” means the offer letter and quotation provided separately to Customer.

“Technical Support” means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

“Tier 1 Help Desk” means Customer’s point of contact(s) to provide all Tier 1 Support within Customer’s organization(s).

“Tier 1 Support” means the Technical Support provided by the Tier 1 Help Desk.

“Tier 2 Support” means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer’s consultants or contractors to use the Products exclusively for Customer’s benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer’s benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
- b. The following information will be included in each Ordering Document:
 - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
 - (2) Order number
 - (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1** If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2** If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3** This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/05/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider awarding a construction contract to McDonald Municipal and Industrial - A Division of C.F. McDonald Electrical, Inc. for the Lift Station No. 27 Upgrades Project (CSP No. 2026-10).

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Lift Station No. 27 serves an area identified for future growth, including the City Center development. The City's adopted Water and Wastewater Impact Fee Capital Improvements Plan identifies the upsizing of Lift Station No. 27 as a necessary capital improvement to accommodate future wastewater demand. An engineering evaluation determined that the recommended improvements will increase the lift station's firm pumping capacity through the addition of a third pump, providing the capacity needed to support anticipated growth within the service area.

The City solicited Competitive Sealed Proposals (CSP No. 2026-10) for construction of the project. Proposals were evaluated based on qualifications, experience, project approach, and cost. McDonald Municipal and Industrial demonstrated a strong understanding of the project's complexity and presented an approach focused on maintaining operations while minimizing construction-related risk. Based on the evaluation criteria established in the solicitation, McDonald Municipal and Industrial was determined to provide the best overall value to the City.

Funding for this project is provided through the City's Water and Sewer Bond Program.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Award of the construction contract will implement a capital improvement identified in the City's adopted Water and Wastewater Impact Fee Capital Improvements Plan. The project will increase the capacity of Lift Station No. 27, ensuring wastewater infrastructure is in place to support planned growth within the service area.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	00230 - Standard Agreement for Contracting Services - MMI
2.	Engineering Recommendation Letter
3.	Form 1295 - MMI
4.	Cert of Insurance Exp 04-01-2027
5.	Government Code Verification - MMI

6.	00285 - Performance Bond MMI
7.	00290 - Payment Bond MMI

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

**STANDARD AGREEMENT FOR
CONTRACTING SERVICES**

THIS AGREEMENT, entered into as of this 3rd day of August, 2026, by and between the City of Friendswood, Texas (hereinafter called the "CITY") acting herein by its Mayor, duly authorized by approval of the City Council of the City of Friendswood and McDonald Municipal and Industrial – A Division of C.F. McDonald Electric, 5044 Timber Creek Drive, Houston, TX 77017 (hereinafter called the "CONTRACTOR") acting herein by Wayne Berkenmeier, Vice President hereunto duly authorized:

WITNESSETH THAT:

WHEREAS, the CITY and the CONTRACTOR in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE I: WORK

- 1.1 The Contractor shall complete all the Work as specified in the Contract Documents. The Work is generally described as follows:

LIFT STATION #27 UPGRADES

- 1.2 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

LIFT STATION #27 UPGRADES

ARTICLE II: DESIGN PROFESSIONAL

- 2.1 The Project has been designed by 5engineering, LLC, 11200 Westheimer Rd. Suite 353, Houston, Texas 77042, who is hereinafter called the Design Professional and who is to act as the City's Representative, assume all duties and responsibilities and shall have the rights and authority assigned to the Design Professional in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE III: CONTRACT TIME

- 3.1 The Work shall be Substantially Complete within TWO HUNDRED AND FORTY (240) CALENDAR Days after the date when the Contract Time commences to run as provided by the General Conditions.

- 3.2 The Work shall have Final Completion and be ready for Final Payment in accordance with the General Conditions within TWO HUNDRED AND SEVENTY (270) CALENDAR Days after the date when the Contract Time commences to run as provided by the General Conditions.

ARTICLE IV: LIQUIDATED DAMAGES

- 4.1 The City and the Contractor recognize that time is of the essence of this Agreement and that the City shall suffer financial loss if the Work is not completed within the time specified in Article 3.1 above, plus any extensions thereof allowed in accordance with the General Conditions. They also recognize the delays, expense and difficulties involved in proving 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 (not as a penalty) the Contractor shall pay the City FIVE HUNDRED Dollars (\$500.00) for each day that expires after the time specified in Article 3.1, in this Agreement, for Substantial Completion until the Work is Substantially Complete.
- 4.2 After Substantial Completion, if the Contractor shall neglect, refuse or fail to complete the remaining Work within the time specified in Article 3.2 for Final Completion and readiness for Final Payment or any proper extension thereof granted by the City, the Contractor shall pay City Five Hundred Dollars (\$500.00) for each day that expires after the time specified in Article 3.2, in this Agreement, for Final Completion until the Work is Finally Complete and ready for Final Payment.
- 4.3 Contractor agrees any assessed liquidated damages may be offset against retainage held by the City.

ARTICLE V: CONTRACT PRICE

- 5.1 The City shall pay the Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Document 00145 – Cost Proposal Form.
- 5.2 TOTAL AMOUNT OF BID is SEVEN HUNDRED THIRTY-FIVE THOUSAND THREE HUNDRED FIFTEEN Dollars and 90/100 Cents (\$735,315.90).
- 5.3 As provided in the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by the City as provided in the General Conditions. Unit prices have been computed as provided in the General Conditions. Unit prices specified as per lump sum have been computed an accordance with of the

General Conditions.

ARTICLE VI: PAYMENT PROCEDURES

- 6.1 The Contractor shall submit Contractor Payment Application. Payment Applications shall be processed by the City as provided in the General Conditions.
- 6.2 Progress Payments; The City shall make progress payments on account of the Contract Price on the basis of the Contractor's Payment Application on or about the twentieth (20th) day of each month during construction as provided in Paragraph 6.3 below. All such payments shall be measured by the schedule of value established in Section 01295 – Schedule of Values (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.
- 6.3 Prior to Substantial Completion progress payments shall be made equal to the percentage of the Work completed, as established above, and materials and/or equipment not incorporated in the work completed but delivered, suitably stored, and accompanied by suitable documentation satisfactory to the City as provided in the General Conditions. Progress payments shall be made less retainage as indicated in Paragraph 6.4 and 6.5 below, but in each case, less the aggregate of payments previously made less such amounts as the City shall determine or withhold, in accordance with of the General Conditions.
- 6.4 Retainage prior to Substantial Completion; If the total Contract Price at the time of Contract Execution is Five Hundred Thousand Dollars (\$500,000) or more, the agreed retainage until Substantial Completions shall be five percent (5%), otherwise the agreed retainage shall be ten percent (10%).
- 6.5 Retainage after Substantial Completion: On projects where a long period of time is expected to occur between the Substantial Completion and Final Acceptance, retainage shall be reduced by one-half (1/2). The reduced retainage shall never be less that the expected value of any work requiring correction or unfinished work. A portion of the retainage shall always be held until issuance of a Certification of Final Completion.

ARTICLE VII: INTEREST

- 7.1 All monies except retainage, not paid when due as provided in the General Conditions shall bear interest at the maximum rate allowed by the law.

ARTICLE VII: CONTRACTOR'S REPRESENTATIONS

In order to induce the City to enter into this Agreement the Contractor makes the following representations:

- 8.1 The Contractor has examined and carefully studied the Contract Documents (including the Addenda listed in Article IX) and other related data identified in the Documents including “technical data” and performed a constructability review.
- 8.2 The Contractor has visited the site and become familiar with and is satisfied as to the general local and site conditions, including utilities that may affect cost, progress, performance and furnishing of the Work.
- 8.3 The Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance or furnishing of the Work.
- 8.4 The Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings if physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in the General Conditions. Contractor accepts the determination set forth in the Supplementary Conditions of the extent of the “technical data” contained in such reports and drawings upon which the Contractor is entitled to rely as provided in the General Conditions. The Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for the Contractor’s purposes. The Contractor acknowledges that the City and the Design Professional shall not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. The Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by the Contractor and safety precautions and programs incident hereto. The Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with other terms and conditions of the Contract Documents.
- 8.5 The Contractor is aware of the general nature of work to be performed by the City and others at the site that relates to the Work as indicated in the

Contract Documents.

- 8.6 The Contractor has correlated the information known to the Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- 8.7 The Contractor has given the City written notice of all conflicts, errors, ambiguities or discrepancies that the Contractor has discovered in the Contract Documents and the written resolution thereof by the City is acceptable to the Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE IX: THE CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between the FDEDC and the Contractor concerning the Work, consist of those referenced in this article. The Contract Documents are complementary, and what is called for by any one shall be as binding as if called for by all. In case of conflict between any of the Contract Documents, priority of interpretation shall be in the following order:

- 9.1 Any modification, including Change Orders, duly delivered after Execution of the Agreement
- 9.2 Addenda as issued, with Acknowledgment of Addenda if applicable
- 9.3 Standard Agreement for Contracting Services (this agreement)
- 9.4 General Conditions.
- 9.5 Supplemental Conditions
- 9.6 Technical Specifications Divisions 1 through 16
- 9.7 Request for Proposals (Cover Sheet and numbered sheets)
- 9.8 Insurance Requirements
- 9.9 Performance Bond, included herein
- 9.10 Payment Bond, included herein.
- 9.11 Texas Workers' Compensation

- 9.12 Wage Scale
- 9.13 Affidavit of Insurance, and Certificates of Insurance
- 9.14 Alcohol and Drug Free Workplace Policy
- 9.15 Construction Storm Preparation Policy
- 9.16 Hazardous Communications Program Requirement Agreement.
- 9.17 Homeland Security Policy
- 9.18 Child Support Affidavit
- 9.19 Unit Price Bid Form
- 9.20 Texas Ethics Commission Form 1295
- 9.21 Texas Government Code Verification

There are no Contract Documents other than those listed above in this Article IX. The Contract Documents shall only be altered, amended, or repealed by a modification (as defined in the General Conditions).

ARTICLE X: INDEMNIFICATION

CONTRACTOR SHALL PROTECT, DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, ELECTED OFFICIALS, AGENTS, AND EMPLOYEES, HARMLESS FROM ANY CLAIMS, FINES, DEMANDS, LOSS, DAMAGE, SUIT, AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, CAUSED BY THE NEGLIGENT, INTENTIONAL OR WILLFUL ACTS OR OMISSIONS OF THE CONTRACTOR, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACT LABORERS, OR SUBCONTRACTORS IN THE PERFORMANCE OF THIS AGREEMENT.

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS IN CONNECTION WITH THE SERVICES OF CONTRACTOR AND SHALL EXONERATE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS OR DAMAGE ARISING OUT OF NONCOMPLIANCE

WITH SUCH LAWS, RULES AND REGULATIONS, WITHOUT LIMITATION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PAYMENTS OF FEDERAL, STATE AND LOCAL TAXES OR CONTRIBUTIONS IMPOSED OR REQUIRED UNDER THE SOCIAL SECURITY, WORKER'S COMPENSATION, AND INCOME TAX LAWS WITH RESPECT TO CONTRACTOR'S EMPLOYEES. FURTHER, CONTRACTOR SHALL EXONERATE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS, DAMAGES, EXPENSES OR CLAIMS ARISING OUT OF ANY ACT OR OMISSION, INTENTIONAL TORT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER OF CONTRACTOR, ITS OFFICERS, AGENTS AND EMPLOYEES IN CONNECTION WITH ANY OF THE WORK PERFORMED OR TO BE PERFORMED UNDER THIS CONTRACT BY CONTRACTOR OR AS A RESULT OF CONTRACTOR'S FAILURE TO USE AND EMPLOY REASONABLE SKILL AND CARE BEFITTING THE PROFESSION IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT. FURTHER, CONTRACTOR SHALL EXONERATE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, AND ALL EMPLOYEES FROM ANY AND ALL LIABILITY, LOSS, DAMAGES, EXPENSES OR CLAIMS FOR INFRINGEMENT OF ANY INTELLECTUAL PROPERTY ARISING OUT OF THE USE OF ANY PLANS, DESIGN, DRAWINGS, OR SPECIFICATIONS FURNISHED BY CONTRACTOR IN THE PERFORMANCE OF THIS AGREEMENT.

THE FOREGOING INDEMNIFICATION PROVISION SHALL APPLY TO CONTRACTOR REGARDLESS OF WHETHER OR NOT SAID LIABILITY, LOSS, DAMAGES, EXPENSES, OR CLAIMS IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

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

ARTICLE XI: MISCELLANEOUS

- 11.1 Terms used in this Agreement which are defined in the General Conditions will have the meanings indicated in the General Conditions.

11.2 Termination. In addition to the termination rights elsewhere in Contract Documents, the City may terminate this Agreement as follows:

a. For Convenience.

The performance of the work may be terminated at any time in whole or in part, by the City for its 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.

b. 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 ten (10) days' prior written notice, shall be entitled to terminate this Contract in its entirety at any time for the following:

- (1) 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;
- (2) If a receiver, trustee or liquidator of any of the property or income of the Contractor shall be appointed;
- (3) 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;
- (4) If within ten (10) 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
- (5) 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.

c. Procedure after Notice of Termination.

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 close-out 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:

- (1) Stop the work on the date and to the extent specified in the notice of termination;
- (2) 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;
- (3) Immediately terminate all orders and subcontracts to the extent that they relate to the performance of the work terminated by the notice of termination;
- (4) Assign to the City, in the manner and to the extent directed by it, all of the right, 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;
- (5) With the approval of the City, settle all outstanding liabilities and all claims arising out of such termination, orders and subcontracts;
- (6) 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
- (7) 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 close-out measures, approved by the City.

11.3 No assignment by a party hereto of any rights under or interests in the

Contract Documents shall be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due but 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 shall release or discharge the assignor from any duty or responsibility under the Contract Documents.

11.3 The City and the Contractor each binds itself, its partners, successors, assigns and legal representatives 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.

11.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and the Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close to expressing the intention of the stricken provision.

11.5 Other Provisions – None.

ARTICLE XII: ADDRESSES FOR GIVING NOTICES

12.1 The City:

City of Friendswood
910 S. Friendswood Drive
Friendswood, Texas 77546

12.2 The Contractor:

McDonal Municipal & Industrial
5044 Timber Creek Drive
Houston, TX 77017

ARTICLE XIII: VENUE

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

**CITY OF FRIENDSWOOD
STANDARD CONTRACT AGREEMENT**

**CONTRACTING
SERVICES**

EXECUTED IN on behalf of the Contractor by Wayne Berkenmeier its Vice President shown below, and on behalf of the City by Mike Foreman, its Mayor, thereto duly authorized this 3rd day of August, 2026.

ACCEPTED:

CITY:

CITY OF FRIENDSWOOD, TEXAS

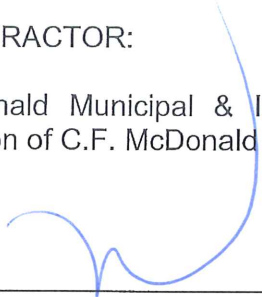
MAYOR

DATE: _____

PROPOSED AND AGREED TO:

CONTRACTOR:

McDonald Municipal & Industrial – A
Division of C.F. McDonald Electric, Inc.

BY: 
Vice President of Special Projects

DATE: 07/17/2026

ATTEST:

CITY SECRETARY

ATTEST:


(OFFICER OR SECRETARY)

APPROVED AS TO FORM:

CITY ATTORNEY

END OF SECTION



11200 Westheimer Rd #353, Houston, TX 77042 | 832-800-3483 | Recomm Award Letter_LS#27

July 13, 2026

Jildardo Arias, PE
Director of Engineering
City of Friendswood
15355 Blackhawk Blvd.
Friendswood, TX 77546

**REF: Construction Contract Award Recommendation
Lift Station No. 27 Upgrades
CSP No. 2026-10
5engineering Job No. 0101-004**

Dear Mr. Arias:

5engineering, LLC (5e) assisted the City of Friendswood with the evaluation of the six (6) Competitive Sealed Proposals received on July 7, 2026, for the above-referenced project, which consists of the upgrades to Lift Station No. 27.

The proposals were reviewed and evaluated in accordance with the selection criteria and weighted values established in the Request for Competitive Sealed Proposals. The evaluation criteria included cost proposal, experience with similar projects, proposed project approach, experience and qualifications of key personnel, demonstrated ability to meet the project schedule, subcontractor qualifications and work history, quality assurance and safety record, and current workload.

As part of our review, 5engineering prepared the attached proposal tabulation and verified the proposal calculations. During this process, one minor omission was identified in one of the proposals. This omission is reflected in the attached proposal tabulation and did not affect the overall evaluation results or proposer rankings.

Each proposal was independently evaluated by five evaluators, including one representative from 5engineering and four representatives from the City of Friendswood. The individual evaluation scores were averaged in accordance with the evaluation procedures established in the Request for Competitive Sealed Proposals to determine the final rankings. The attached Evaluation Summary provides the final average scores and rankings for each proposer.

Based on the final evaluation results, McDonald Municipal and Industrial (MMI) received the highest overall evaluation score of 88.6 and was ranked first among the six proposers. Their proposal demonstrated strong qualifications across the published evaluation criteria, including relevant experience with projects of similar scope and complexity, a well-developed project approach, qualified project personnel, the ability to successfully deliver projects on schedule, and a competitive price. MMI also has a successful history of completing construction projects for the City of Friendswood.

Based on the evaluation and ranking results, and our review of the proposals, 5engineering recommends that the City award the construction contract to McDonald Municipal and Industrial

in the amount of \$735,315.00, as their proposal represents the best value to the City in accordance with the Request for Competitive Sealed Proposals.

Should you have any questions or require additional information, please feel free to contact me at (832) 800-3483.

Sincerely,



Piero Battistini, P.E.
Senior Project Manager

PB/PB

Attachment(s):

Attachment A - Proposal Tabulation

Attachment B - Competitive Sealed Proposal Evaluation Summary



Bid Tabulation
Lift Station No. 27 Upgrades
CSP No. 2026-10
City of Friendswood

BASE BID

Item No.	Description of Item	Qty.	Unit	McDonald Municipal & Industrial		Sustanite Support Services, LLC		CROM CFG Industries, LLC		Peltier Brothers Construction, LLC		Texan Municipal and Industrial		Branch Construction Group, LLC	
				Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount
1	Mobilization, Permits and General Requirements: Furnish all labor, materials, equipment, and incidentals required for the Contractor to mobilize and demobilize, including all costs for Contractor's insurances and bonds, construction permits and fees, general requirements specified in Division 1 of the Project Manual, and site administration expenses and utilities.	1	LS	\$75,000.00	\$75,000.00	\$70,000.00	\$70,000.00	\$40,000.00	\$40,000.00	\$20,000.00	\$20,000.00	\$52,200.00	\$52,200.00	\$49,000.00	\$49,000.00
2	Diversion Pumping: Furnish all labor, materials, equipment, and incidentals required for the Contractor to provide, operate, and maintain diversion pumping to continue sanitary sewer service as required while construction operations are in progress including pumping equipment and fuel, piping, fittings, valves, plugs, and connection to existing force main.	1	LS	\$35,000.00	\$35,000.00	\$49,000.00	\$49,000.00	\$34,550.00	\$34,550.00	\$150,000.00	\$150,000.00	\$201,250.00	\$201,250.00	\$149,000.00	\$149,000.00
3	Demolish Concrete Wet Well Top Slab: Furnish all labor, materials, equipment, and incidentals required for the Contractor to demolish existing concrete top slab, access hatches, and all appurtenances including all costs for hauling and disposing of materials off-site.	1	LS	\$20,000.00	\$20,000.00	\$40,000.00	\$40,000.00	\$2,875.00	\$2,875.00	\$135,000.00	\$135,000.00	\$20,000.00	\$20,000.00	\$13,000.00	\$13,000.00
4	Demolish Pumps, Valves and Piping: Furnish all labor, materials, equipment, and incidentals required for the Contractor to demolish existing submersible pumps, railing and accessories, discharge piping, valves, and pipe supports, including all costs for hauling and disposing of materials off-site.	1	LS	\$20,000.00	\$20,000.00	\$40,000.00	\$40,000.00	\$17,100.00	\$17,100.00	\$95,000.00	\$95,000.00	\$20,000.00	\$20,000.00	\$12,500.00	\$12,500.00
5	Remove Wet Well Access Hatch: Furnish all labor, materials, equipment, and incidentals required for the Contractor to remove the existing wet well access hatches, including all costs for delivering the hatches to Owner's shop.	1	LS	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$630.00	\$630.00	\$3,000.00	\$3,000.00	\$20,000.00	\$20,000.00	\$2,600.00	\$2,600.00
6	Remove Old Electrical Equipment: Furnish all labor, materials, equipment, and incidentals required for the Contractor to remove existing control panels, instrumentation, conduits, and miscellaneous items as shown on the drawings including all costs for hauling and disposing of materials off-site.	1	LS	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$14,375.00	\$14,375.00	\$1,500.00	\$1,500.00	\$13,000.00	\$13,000.00	\$12,500.00	\$12,500.00
7	Wet Well Access Hatch: Furnish all labor, materials, equipment, and incidentals required for the Contractor to furnish and install a watertight access hatch as shown on the plans, including all costs of coordinating with manufacturer for a complete in-place installation.	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$12,105.00	\$12,105.00	\$1,500.00	\$1,500.00	\$20,000.00	\$20,000.00	\$16,700.00	\$16,700.00
8	Rehabilitation of Wet Well: Furnish all labor, materials, equipment, and incidentals required for the Contractor to rehabilitate the existing wet well as specified in Section 02320 of the Technical Specifications.	1	LS	\$44,000.00	\$44,000.00	\$40,000.00	\$40,000.00	\$82,685.00	\$82,685.00	\$30,000.00	\$30,000.00	\$45,880.00	\$45,880.00	\$48,000.00	\$48,000.00
9	Concrete Valve Slab: Furnish all labor, materials, equipment, and incidentals required for the Contractor to construct a concrete valve slab as shown on the plans, including all costs for excavation, subgrade preparation, forming, reinforcing steel, concrete pouring and curing for a complete in-place installation.	1	LS	\$35,000.00	\$35,000.00	\$40,000.00	\$40,000.00	\$40,050.00	\$40,050.00	\$90,000.00	\$90,000.00	\$32,000.00	\$32,000.00	\$44,000.00	\$44,000.00
10	Protective Coating for Piping, Valves, and Fittings: Furnish all labor, materials, equipment, and incidentals required for the Contractor to apply protective coatings to proposed piping, valves and fittings as specified in Section 09901.	1	LS	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$27,345.00	\$27,345.00	\$20,000.00	\$20,000.00	\$66,000.00	\$66,000.00	\$28,500.00	\$28,500.00
11	Submersible Solids Handling Pumps: Furnish all labor, materials, equipment, and incidentals required for the Contractor to furnish and install submersible solids handling pumps as shown on the plans and specified in Section 11150, including all costs of railings, supports and electrical items for a complete in-place working system.	3	EA	\$30,000.00	\$90,000.00	\$50,000.00	\$150,000.00	\$58,980.00	\$176,940.00	\$35,000.00	\$105,000.00	\$72,000.00	\$216,000.00	\$67,000.00	\$201,000.00
12	10-inch Eccentric Plug Valve, Flange Joint, Handwheel: Furnish all labor, materials, equipment, and incidentals required for the Contractor to install a 6-inch eccentric plug valve with flange joint connections and handwheel actuator as shown on the plans and specified in Section 15101, complete in-place.	3	EA	\$4,000.00	\$12,000.00	\$6,000.00	\$18,000.00	\$4,295.00	\$12,885.00	\$4,000.00	\$12,000.00	\$3,519.00	\$10,557.00	\$6,000.00	\$18,000.00
13	10-inch Check Valve, Flange Joint, Air Cushioned: Furnish all labor, materials, equipment, and incidentals required for the Contractor to install a 6-inch Swing check valve with flange joint connections and air cushioned lever and weight as shown on the plans and specified in Section 15101, complete in-place.	3	EA	\$8,000.00	\$24,000.00	\$10,000.00	\$30,000.00	\$7,515.00	\$22,545.00	\$8,000.00	\$24,000.00	\$7,121.00	\$21,363.00	\$10,700.00	\$32,100.00
14	2-inch Air/Vacuum Valve with Backflush Attachment: Furnish all labor, materials, equipment, and incidentals required for the Contractor to install a 2-inch air/vacuum valve with flange joint connections and backflush attachment as shown on the plans and specified in Section 15101, complete in-place.	4	EA	\$8,000.00	\$32,000.00	\$4,000.00	\$16,000.00	\$7,520.00	\$30,080.00	\$2,000.00	\$8,000.00	\$7,187.50	\$28,750.00	\$3,200.00	\$12,800.00
15	10-inch Ductile Iron Piping, Fittings, Couplings and Adapters: Furnish all labor, materials, equipment, and incidentals required for the Contractor to install 8-inch ductile iron flange joint piping, fittings, couplings, and adapters, including all pipe supports, connections, excavation, bedding and backfill as shown on the plans and specified in Section 15053, complete in-place.	1	LS	\$98,000.00	\$98,000.00	\$110,000.00	\$110,000.00	\$99,920.00	\$99,920.00	\$70,000.00	\$70,000.00	\$92,000.00	\$92,000.00	\$118,700.00	\$118,700.00
16	12-inch Ductile Iron Piping, Fittings, Couplings and Adapters: Furnish all labor, materials, equipment, and incidentals required for the Contractor to install 8-inch ductile iron flange joint piping, fittings, couplings, and adapters, including all pipe supports, connections, excavation, bedding and backfill as shown on the plans and specified in Section 15053, complete in-place.	1	LS	\$43,000.00	\$43,000.00	\$40,000.00	\$40,000.00	\$45,880.00	\$45,880.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$49,500.00	\$49,500.00

Item No.	Description of Item	Qty.	Unit	McDonald Municipal & Industrial		Sustanite Support Services, LLC		CROM CFG Industries, LLC		Peltier Brothers Construction, LLC		Texan Municipal and Industrial		Branch Construction Group, LLC	
				Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount	Unit Bid Price	Total Amount
17	Electrical & Instrumentation Improvements: Furnish and install all lift station Instrumentation and Electrical Improvements as shown on the Drawings, for a complete working system including but not limited to instrumentation and control assemblies, Service equipment, generator, conduit, conductors, SCADA capabilities, all related appurtenances, including required studies, testing, and coordination.	1	LS	\$92,469.00	\$92,469.00	\$80,000.00	\$80,000.00	\$125,144.85	\$125,144.85	\$60,000.00	\$60,000.00	\$102,469.00	\$102,469.00	\$179,500.00	\$179,500.00

TOTAL BASE BID =	\$668,469.00	\$754,000.00	\$785,109.85	\$860,000.00	\$996,469.00	\$987,400.00
OWNER'S CONTINGENCY (10% OF BASE BID) =	\$66,846.90	\$75,400.00	\$78,510.99	\$86,000.00	\$0.00 *	\$98,740.00
TOTAL COST PROPOSED (Total Bid + Owner's Contingency) =	\$735,315.90	\$829,400.00	\$863,620.84	\$946,000.00	\$996,469.00	\$1,086,140.00
TOTAL ALLOWANCES =	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL STIPULATED PRICE (Total Base Bid + Additional Bid Items + Allowances) =	\$735,315.90	\$829,400.00	\$863,620.84	\$946,000.00	\$996,469.00	\$1,086,140.00

* Bidder did not fill out the Owner's contingency

City of Friendswood

Competitive Sealed Proposal Evaluation Summary

Project Name:	Lift Station 27 Upgrades	How to Use:	Enter each evaluator's TOTAL score only.
CSP Number:	2026-10	Selection Basis:	Highest average total score ranks first.
Prepared By:	Jil Arias	Important:	Do not use individual evaluator ranks to determine winner.
Date:	7/14/2026	Tie Note:	If needed, resolve ties per procurement rules.

Evaluation Summary								
Proposer	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Average Score	Rank	Notes
Branch Construction	59.9	78.9	52.9	65.9	69.9	65.5	5	
Crom	73.6	85.6	61.6	83.6	75.6	76.0	3	
McDonald Municipal & Industrial	88.0	92.0	85.0	87.0	91.0	88.6	1	
Peltier Brothers Construction	53.9	77.9	58.9	72.9	76.9	68.1	4	
Sustanite Support Services	88.3	86.3	63.3	80.3	78.3	79.3	2	
Texan Municipal & Industrial	45.9	63.9	48.9	36.9	51.9	49.5	6	

Result			
Recommended Highest Ranked Proposer:	McDonald Municipal & Industrial	Highest Average Score:	88.6

This summary is based on the average of total scores assigned by each evaluator. Individual evaluator ranks are not used to determine the final selection.

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/18/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing the Third Amendment to the Professional Services Agreement with FiveEngineering, LLC, for construction phase services associated with 2020 Lift Station Mitigations Project - Package 1.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The 2020 Lift Station Mitigation Project was authorized in July 2020 and included engineering services to support the design and construction of multiple lift station mitigation projects. Since authorization, construction phase services have been provided for Packages 2 and 3. Package 1 is currently under construction and additional engineering services are necessary to provide continued construction phase support for Package 1 through project completion.

This proposed amendment authorizes such additional construction phase services at a lump sum cost of \$52,055.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	5engineering - Third Amendment
2.	Form 1295 - 5engineering
3.	Government Code - 5engineering
4.	Certificate of Insurance Exp 12-01-2026

**THIRD AMENDMENT
TO THE
CONTRACT FOR PROFESSIONAL SERVICES - ENGINEER**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This Third Amendment ("Third Amendment") to the Contract for Professional Services - Engineer between the City of Friendswood and FiveEngineering, LLC, dated July 7, 2020, is made by and between the same parties on the date hereinafter last specified for additional design, bidding and construction phase services for the 2020 Lift Station Mitigations Project, which is divided into four packages (the "Project").

W I T N E S S E T H:

WHEREAS, the City of Friendswood ("CITY") and FiveEngineering, LLC ("ENGINEER") did enter into a Contract for Professional Services – Engineer for the Project, dated July 7, 2020, in an amount not to exceed SIX HUNDRED SEVENTY-SEVEN THOUSAND NINE HUNDRED THIRTY-EIGHT AND 68/100 DOLLARS (\$677,938.68) ("Contract"); and

WHEREAS, on April 4, 2023, CITY and ENGINEER amended the Contract for ENGINEER to perform additional bidding and construction phase services for Packages I and III and FEMA support for Lift Station Nos. 1 and 17 at a lump sum fee of TWENTY-EIGHT THOUSAND ONE HUNDRED TWENTY-SEVEN AND 44/100 DOLLARS (\$28,127.44) (the "First Amendment") Package 1 – Lift Station Nos. 1 and 17; and

WHEREAS, on March 5, 2024, CITY and ENGINEER amended the Contract again for ENGINEER to advance the Project – Package IV (Lift Station No. 4) to the final design phase for a lump sum fee of SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$63,000.00); and

WHEREAS, CITY and ENGINEER desire to amend the Contract again for ENGINEER to support the anticipated construction duration of Package 1, including project management, attendance at construction progress meetings, review of contractor submittals and resubmittals, responses to RFIs, review of pay applications, participation in substantial and final completion inspections, preparation of record drawings, and other construction administration services required to support the City during construction for a lump sum cost of FIFTY-TWO THOUSAND FIFTY-FIVE AND NO/100 DOLLARS (\$52,055.00); and

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 Third Amendment shall have the same meanings as in the Second Amendment, the First Amendment and in the Contract.
2. Amendments.
 - a. Section II "Scope of Services," Subsection 3 "Construction Phase Services" of the Contract is hereby amended to add a new subsection to be 3.8 "Construction Phase Services for Project – Package I, which shall read as follows:

II. SCOPE OF SERVICES

A. BASIC SERVICES

...

3.8 CONSTRUCTION PHASE ADDITIONAL SERVICES FOR PROJECT – PACKAGE 1

ENGINEER will provide construction phase services to support the CITY during construction of Package 1.

Construction Phase services for Project – Package 1 will include, but not be limited to, the following:

- a. Project Management
ENGINEER shall provide project management and construction activities, including coordination with CITY, Contractor, Construction Manager, and project stakeholders; schedule and budget monitoring; quality control of deliverables; and invoice preparation.
- b. Construction Phase Services
ENGINEER shall:
 - (1) Attend one pre-construction meeting;
 - (2) Attend monthly construction progress meetings (the budget assumes up to sixteen (16) progress meetings over the course of the construction);
 - (3) Review and respond to submittals and resubmittals as required by Project specifications;
 - (4) Review and respond to RFIs related to the design and provide guidance to the Contractor and Construction Manager in resolution of issues;
 - (5) Review monthly pay applications in conjunction with the CITY's inspector and Project Manager;

(6) Attend one substantial completion walk-through and one final completion walk-through and assist with the production of a punch list; and

(7) Prepare record drawings in electronic format.

- b. Section V "Compensation and Method of Payment," Subsection A "Compensation" of the Contract is hereby amended to read as follows:

V. COMPENSATION AND METHOD OF PAYMENT

A. COMPENSATION

It is agreed that total fees for Basic Services for the work as described in Attachment A hereto (including subcontracted Engineering and other professional services) shall not exceed the sum of EIGHT HUNDRED TWENTY-ONE THOUSAND ONE HUNDRED TWENTY-ONE AND 12/100 DOLLARS (\$821,121.12). Of such amount, the services required in this Third Amendment total a lump sum fee of FIFTY-TWO THOUSAND FIFTY-FIVE AND NO/100 DOLLARS (\$52,055.00), based upon the following:

Description	Fee
Project Management	\$ 10,380.00
Construction Phase	\$ 41,675.00
Total Lump Sum	\$ 52,055.00

3. Entire Agreement. The provisions of this Third Amendment, the Second Amendment, the First Amendment and the Contract should be read together and construed as one agreement; provided that in the event of any conflict or inconsistency between the provisions of this Third Amendment and the provisions of the Contract, the First Amendment and/or the Second Amendment, the provisions of this Third Amendment shall control.
4. Interpretation. This Third Amendment has been jointly negotiated by the parties hereunder and shall not be construed against a party hereunder because that party may have assumed primary responsibility for the drafting of this Third Amendment.
5. Captions. Captions contained in the Contract, the First Amendment, the Second Amendment, and this Third Amendment are for reference only and, therefore, have no effect in construing the documents. The captions are not restrictive of the subject matter of any section.
6. No Waiver. By this Third Amendment, 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 Third Amendment, the Second Amendment, the First Amendment, the Contract or any other contract or agreement or addenda, any charter, or applicable state

law. Nothing contained in this Third Amendment, in the Second Amendment, in the First Amendment or in the Contract shall be construed in any way to limit or to waive the CITY's sovereign immunity.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same amendment, this ____ day of _____, 2026, the date of execution by the City Manager.

FIVEENGINEERING, LLC

By: Kelly Humphries
(Signature)
KELLY HUMPHRIES
(Printed Name)
PRINCIPAL
(Title)

ATTEST:

Elizabeth Parent
(Signature)
Elizabeth Parent
(Printed Name)
Principal
(Title)

CITY OF FRIENDSWOOD

By: _____
MORAD KABIRI, City Manager

ATTEST:

RAQUEL MARTINEZ, City Secretary

H:\Engineering\Professional Service Contracts\Engineers\5Engineering\2020 Lift Station Mitigations Project\Third Amendment.doc

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/14/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider authorizing the Fifth Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc., for additional construction phase services for the Utility Relocate at Clear Creek Utility Bridge Project.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City Council entered into a professional services agreement with Kimley-Horn and Associates, Inc., for the Utility Relocate at Clear Creek Utility Bridge Project (the "Project"). The following details the services and costs associated included in the professional services agreement:

Contract.....	\$182,000.00
Preliminary Phase (Lump Sum (LS)).	\$109,000.00
Design Phase (LS).....	\$57,000.00
Construction Phase (Hourly NTE).....	\$16,000.00
First Amendment (Environmental Assessment) (LS).....	\$30,500.00
Second Amendment (GLO easement coordination) (LS)...	\$4,000.00
Third Amendment (Tree Mitigation Plan) (LS).....	\$6,000.00
Fourth Amendment (Archeological Surveys) (LS).....	\$30,000.00
Fifth Amendment (Construction Phase Hourly NTE).....	\$32,000.00

The Fifth Amendment is necessitated due to the original construction contractor defaulting on the contract and the surety tendering a completion contractor to complete the Project. Money for this amendment was obtained as part of the Tender Agreement with Travelers Casualty and Surety Company of America.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	Fifth Amendment -Kimley-Horn
2.	Certificate of Insurance Exp 04-01-2027
3.	Form 1295 - Kimley-Horn
4.	Government Code Verification - Kimley-Horn

**FIFTH AMENDMENT TO THE
CONTRACT FOR PROFESSIONAL SERVICES – ENGINEER**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This Fifth Amendment (the "Fifth Amendment") to that certain Contract for Professional Services – Engineer, dated December 9, 2020, (the "Contract") by and between Kimley-Horn and Associates, Inc., (the "Engineer") and the City of Friendswood, Texas, a home-rule municipal corporation, located in Harris and Galveston Counties, Texas (the "City") is made and entered into on the date of the City Manager's signature hereinbelow.

WITNESSETH:

WHEREAS, in accordance with the Professional Services Procurement Act, the City entered into the Contract with Engineer at a cost not to exceed ONE HUNDRED EIGHTY-TWO THOUSAND AND NO/100 DOLLARS (\$182,000.00) for the Utility Relocation Project and the Deepwood Flood Control Project (collectively the "Project") based upon Engineer's demonstrated competence and qualifications to perform the services; and

WHEREAS, on March 24, 2021, the City and the Engineer entered into Change Order No. 1 (the "First Amendment") to include certain environmental assessment services at a cost of THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$30,500.00); and

WHEREAS, on October 13, 2021, the City and the Engineer entered into Change Order No. 2 (the "Second Amendment") to include GLO easement coordination at a cost of FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00); and

WHEREAS, on May 11, 2022, the City and the Engineer entered into Change Order No. 3 (the "Third Amendment") to include a tree mitigation plan at a cost of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00); and

WHEREAS, on February 8, 2023, the City and the Engineer entered into the Fourth Amendment (the "Fourth Amendment") for the Engineer to provide archeological surveys for both sites consistent with the requirements of the Texas Historical Commission ("THC") at a cost not to exceed THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) based upon the following:

1. Utility Relocation Project \$15,000.00
2. Deepwood Flood Control Project \$15,000.00; and

WHEREAS, the City desires to perform additional construction phase services made necessary due to the original contractor's default and the surety's tender of a completion contractor to complete the Utility Relocates at Clear Creek Utility Bridge Project; and

WHEREAS, the Engineer is willing to perform such additional services through October 31, 2026 for a cost not to exceed THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00); and

WHEREAS, the City will fund this amendment from monies received from the original contractor's surety via the tender agreement dated June 18, 2026; and

WHEREAS, the terms of the Contract, First Amendment, Second Amendment, Third Amendment, and Fourth Amendment shall remain in full force and effect except as specifically altered by the terms of this Fifth Amendment;

NOW THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the Parties hereby agree to amend the Contract as follows:

**I.
Amendments**

1.01 The first paragraph of Article I "Employment of Engineer" of the Contract is hereby amended to read as follows:

I. EMPLOYMENT OF ENGINEER

The City hereby agrees to engage the Engineer, and the Engineer hereby agrees to perform the "Scope of Services" as specified in the Contract as well as the additional services specified in the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and this Fifth Amendment. This Contract shall be performed in Galveston County, Texas.

1.02 Section A "Compensation" of Article V "Compensation and Method of Compensation" of the Contract is amended to read as follows:

A. COMPENSATION

It is agreed that total fees for Basic Services for the work as described in Exhibit "A," the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and this Fifth Amendment (including subtracted engineer and other professional services) shall not exceed the sum of TWO HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$284,500.00) based upon the following:

Contract.....	\$182,000.00
Preliminary Phase (Lump Sum (LS))..	\$109,000.00
Design Phase (LS).....	\$57,000.00
Construction Phase (Hourly NTE)	\$16,000.00
First Amendment (Environmental Assessment) (LS).....	\$30,500.00
Second Amendment (GLO easement coordination) (LS).....	\$4,000.00
Third Amendment (Tree Mitigation Plan) (LS).....	\$6,000.00
Fourth Amendment (Archeological Surveys) (LS).....	\$30,000.00
Fifth Amendment (Construction Phase Hourly NTE)	\$32,000.00

Rate Schedule

Position	Hourly Rate
Analyst I	\$190 - \$220
Analyst II	\$225 - \$290
Professional	\$290 - \$335
Senior Professional I	\$345 - \$405
Senior Professional II	\$405 - \$475

Position	Hourly Rate
Senior Technical Support	\$225 - \$345
Technical Support	\$125 - \$230
Support Staff	\$110 - \$185

Reimbursable Expenses	Cost
Mileage	IRS Rate
Travel*	Cost
Internal	Cost + 5%
External	Cost + 15%

*Expenses associated with travel, including, but not limited to, meals, transportation and lodging must be approved in writing by the City prior to the Engineer incurring any expense associated therewith; otherwise, the parties agree and understand that the City will not be liable for the same.

- 1.03 Exhibit "A" "Scope of Services" of the Contract is hereby amended to include the following additional construction phase services to complete the work:

- A. *Site Visits and Construction Observation.* The Engineer will make up to two (2) site visits as directed by the City in order to observe the progress of the work. Such observations will not be exhaustive or extend to every aspect of Contractor's work. Observations will be limited to spot checking, selective measurement, and similar methods of general observation. Based on information obtained during site visits, the Engineer will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and the Engineer will keep the City informed of the general progress of the work.

The Engineer will not supervise, direct, or have control over Contractor's work, nor shall the Engineer have authority to stop the work or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. The Engineer does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.

- B. *Construction Meetings.* The Engineer will attend up to four (4) construction meetings either on site or at the City. The Engineer will prepare meeting agendas, facilitate the meeting, and provide a meeting minutes summary to attendees.
- C. *Recommendations with Respect to Defective Work.* The Engineer will recommend to the City that Contractor's work be disapproved and rejected while it is in progress if the Engineer believes that such work will not produce a completed Project that generally conforms to the Contract Documents.
- D. *Clarifications and Interpretations.* The Engineer will respond to up to four (4) reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents. Any orders authorizing variations from the Contract Documents will be made by the City.
- E. *Change Orders.* The Engineer may recommend Change Orders to the City and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

- F. *Shop Drawings and Samples.* The Engineer will review up to ten (10) Shop Drawings and Samples and other data which Contractor is required to submit, but only for general conformance with the Contract Documents. Such review and any action taken in response will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders.
- G. *Substitutes and "Or-Equal/Equivalent."* The Engineer will evaluate the acceptability of substitute or "or-equal/equivalent" materials and equipment proposed by Contractor in accordance with the Contract Documents.
- H. *Inspections and Tests.* The Engineer may require special inspections or tests of Contractor's work, and may receive and review certificates of inspections within the Engineer's area of responsibility.
- The Engineer's review will be solely to determine that the results indicate compliance with the Contract Documents and will not be an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the Contract Documents. The Engineer is entitled to rely on the results of such tests.
- I. *Disputes between The City and Contractor.* The Engineer will, if requested by the City, render written decisions on all claims of the City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents. In rendering decisions, the Engineer shall be fair and not show partiality to the City or Contractor and shall not be liable in connection with any decision.
- J. *Applications for Payment.* Based on its observations and on review of applications for payment and supporting documentation, the Engineer will determine amounts that the Engineer recommends Contractor be paid. Such recommendations will be based on the Engineer's knowledge, information and belief, and will state whether in the Engineer's opinion, Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. For unit price work, the Engineer's recommendations of payment will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. The Engineer's recommendations will not be a representation that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.
- K. *Substantial Completion.* When requested by Contractor and the City, the Engineer will conduct a site visit to determine if the work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items, with the exception of those identified on a final punch list.
- L. *Final Notice of Acceptability of the Work.* The Engineer will conduct a final site visit to evaluate whether the completed work of Contractor is generally in accordance with the Contract Documents and the final punch list so that the Engineer may recommend final payment to Contractor.

M. *Record Drawings.* As an additional, service if required, the Engineer will prepare a record drawing showing significant changes reported by the Contractor or made to the design by the Engineer. Record drawings are not guaranteed to be as-built, but will be based on information made available.

It is expressly understood and agreed that the Scope of Services specified in Article II of the Contract shall be read together with those services required in this Section 1.03.

II Miscellaneous Provisions

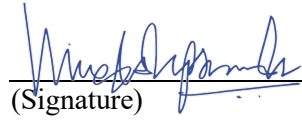
- 2.01 Recitals. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Fifth Amendment.
- 2.02 Definitions. Unless a different meaning clearly appears from the context, words and phrases as used in this Fifth Amendment shall have the same meanings as in the Contract, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment.
- 2.03. Entire Agreement. The provisions of the Contract, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment should be read together and construed as one agreement provided that, in the event of any conflict or inconsistency between the provisions of this Fifth Amendment and the provisions of the Contract, the First Amendment, the Second Amendment, the Third Amendment, and/or the Fourth Amendment, the provisions of this Fifth Amendment shall control.
- 2.04 Interpretation. This Fifth Amendment has been jointly negotiated by the parties hereunder and shall not be construed against a party hereunder because that party may have assumed primary responsibility for the drafting of this Fifth Amendment.
- 2.05 Captions. Captions contained in the Contract, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and this Fifth Amendment are for reference only and, therefore, have no effect in construing the documents. The captions are not restrictive of the subject matter of any section.
- 2.06 No Waiver. By this Fifth Amendment, 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 the Contract, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, or any other contract or agreement or addenda, any charter, or applicable state law. Nothing contained in the Contract, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, or the Fifth Amendment shall be construed in any way to limit or to waive the City's governmental immunity.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Fifth Amendment in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same amendment, this ____ day of _____, 2026, the date of execution by the City Manager.

ENGINEER

CITY OF FRIENDSWOOD


(Signature)

MORAD KABIRI, City Manager

Vivek Deshpande, PE
(Printed Name)

Vice President
(Title)

ATTEST:


(Signature)

ATTEST:

RAQUEL MARTINEZ, City Secretary

Stephen Kelly, P.E.
(Printed Name)

Associate
(Title)

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/14/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Consider authorizing the final acceptance of the Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A Subdivision's Public Paving and other Public Utility Improvements Project.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item authorizes the final acceptance of the Friendswood Trails 3A and 4A and Friendswood Trails 4B and 5A Subdivision's Public Paving and other Public Utility Improvements Project (the "Project"). The work has been completed and inspected. All work conforms to City specifications, and the contractors, R Construction Civil, LLC, and Feller & Clark, LP, have met the terms of the contract. The one-year maintenance bond has run its course without any warranty issues. Staff recommends final acceptance and release of the maintenance bond.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval

ATTACHMENTS

1.	R Construction Maintenance Bond
2.	R Construction Release of Bond
3.	Fellers Maintenance Bond
4.	Fellers & Clark - Release of Bond

RELEASE OF BOND

Date: August 03, 2026

PROJECT NAME: Friendswood Trails 4B and 5A

TO: R Construction Civil, LLC dba R Construction Company
P.O. Box 189
Buffalo, TX 75831

The Contractor and the Surety having complied with the provisions of the General Conditions, and all work is in accordance with the Contract Documents at the end of the one-year warranty. This Project was brought before the City Council on August 03, 2026, for the acceptance of the One-Year Maintenance Period. The City Council accepted the One-Year Maintenance as complete and renders this obligation null and void, releasing the One-Year Maintenance Bond from The Cincinnati Casualty Company, P.O. Box 145496, Cincinnati, OH 45250-5496, which is enclosed.

Jildardo Arias, PE, CFM, ENV SP
Director of Engineering, City Engineer

JA/sm

END OF DOCUMENT

RELEASE OF BOND

Date: August 03, 2026

PROJECT NAME: Friendswood Trails 3A and 4A

TO: Fellers & Clark, LP
4691 Sandstone Ln
Bellville, TX 77418-4063

The Contractor and the Surety having complied with the provisions of the General Conditions, and all work is in accordance with the Contract Documents at the end of the one-year warranty. This Project was brought before the City Council on August 03, 2026, for the acceptance of the One-Year Maintenance Period. The City Council accepted the One-Year Maintenance as complete and renders this obligation null and void, releasing the One-Year Maintenance Bond from Liberty Mutual Insurance Company, 175 Berkeley St, Boston, MA 02116, which is enclosed.

Jildardo Arias, PE, CFM, ENV SP
Director of Engineering, City Engineer

JA/sm

END OF DOCUMENT

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 07/16/2026

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the disposal of one (1) Parks and Recreation service vehicle through Public Surplus Auction.

Originating Department: Parks and Recreation

Degree of importance: Elective

SUMMARY / ORIGINATING CAUSE

The Parks and Recreation Department has one (1) service vehicle, a 2017 Ram 1500, that has been decommissioned and is ready for disposal. The department will dispose of the vehicle through services provided by Public Surplus Auction.

As this vehicle has been in service for almost 10 years, the costs associated with keeping the vehicle suitable for service are high, thus making the most cost-effective solution to auction it. The vehicle was recently replaced per the City's Vehicle Replacement Program with PR-35.

If approved, the vehicle to be auctioned is identified below:

- PR-15 - 2017 Ram 1500 - VIN# 92060

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Proceeds from the sale of these items will be deposited into the sale of assets in the Vehicle Replacement Fund.

RECOMMENDATIONS

Staff recommends Mayor and Council consent to disposal of these assets in the manner described above.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

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 FY2026-27 Council Liaisons list. The list of proposed assignments is attached to the item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	2026-2027 Council Liaisons (DRAFT)
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CITY COUNCIL LIAISONS FY 2026-2027

COMMITTEE	COUNCIL MEMBER	STAFF LIAISON	SCHEDULE
4 th of July Steering Committee	Trish Hanks (Alt.) Sally Branson	Megan Childers James Toney	3 rd Wednesday of every month at 6:00 p.m. in the CMO Conference Room, City Hall, 910 S Friendswood Dr
Clear Creek Watershed Steering Committee	Robert Griffon (Alt.) Randy Hale	N/A	2 nd Tuesday of every other month at 11:00 a.m. virtually.
Capital Improvements Advisory Committee	John Ellisor (Alt.) Trish Hanks	Jil Arias	As needed, Council Chambers, City Hall, 910 S Friendswood Dr
Community & Economic Development Committee (CEDC)	Sally Branson (Alt.) Michael P. Ross	Aubrey Harbin Steven Rhea	1 st Wednesday, of every month at 4:00 p.m. in the Council Chambers, City Hall, 910 S Friendswood Dr
Galveston County Consolidated Drainage District	Michael P. Ross (Alt.) Robert Griffon	Jil Arias	2 nd Tuesday of every month at 6:00 p.m. in District Office, 1605 Whitaker Drive
Galveston County Mayors & Councilmember's Association (GCMCA)	All City Council Members	Raquel Martinez	The 2 nd Wednesday of the month in January, March, May, July, September, and November, beginning at 6:00 p.m.
Gulf Coast Authority	Mike Foreman (Alt.) Michael P. Ross	N/A	2 nd 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	3 rd Tuesday of every month at 10:00 a.m., 3555 Timmons Ln., Houston, 77027
Harris County Mayors' & Council's Association (HCMCA)	All City Council Members	Raquel Martinez	3 rd Thursday of each month (August – May) at 6:30 p.m. & June is always the Port Houston Tours, July is off.
Homeowner's Associations	Staff/CMO	N/A	TBD by HOAs
Keep Friendswood Beautiful (KFB)	Trish Hanks (Alt.) John Ellisor	Megan Childers James Toney	4 th Tuesday of every month at 5:00 p.m. in CMO Conference Room, City Hall, 910 S Friendswood Dr. Does not meet in June, November and December.
Library Board	Randy Hale (Alt.) John Ellisor	Melissa Baker Lisa Wilkins	3 rd Tuesday of every month at 6:00 p.m. in the Conference Room, Library Public, 416 S Friendswood Dr
Planning & Zoning Commission (P&Z)	Robert Griffon (Alt.) Trish Hanks	Aubrey Harbin Becky Bennett	2 nd and 4 th Thursday of every month at 6:00 p.m., Council Chambers, City Hall, 910 S Friendswood Dr
Senior Citizens Advisory Committee	John Ellisor (Alt.) Robert Griffon	Shadey Caraveo-Saldaña	2 nd Monday of every month at 10:00 a.m. in the Activity Building, 416 Morningside Dr
Zoning Board of Adjustment (ZBOA)	Michael P. Ross (Alt.) Randy Hale	Aubrey Harbin Becky Bennett Brian Rouane	As needed, Council Chambers, City Hall, 910 S Friendswood Dr

None Required: Investment Committee, FDEDC, Construction Board of Appeals and Charter Review Commission

CC Approved:

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Karen Horner, City Attorney

Subject: Consider appointing (i) Joe Matranga (ii) Robin Hall, (iii) Ron Cox, (iv) Kitten Brizendine, (v) Dave Smith, (vi) Yolanda Belcher-Watson, and (vii) Madeline Short to the Charter Review Commission.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Pursuant to Section 2-36 of the Friendswood Code of Ordinances, the Charter Review Committee a/k/a Charter Review Committee shall be composed of seven citizens of the city appointed by the mayor, subject to confirmation by a vote of at least four members of the city council at its first meeting in July of every fifth year after 2011, and at other times as deemed advisable by the city council. Members shall hold office for a term of six months. Duties of the Commission include:

1. Inquire into the operation of the City government under the Charter provisions and determine whether any such provisions require revision, to include public hearings as needed;
2. Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions; and
3. Report its findings and present its proposed amendments, if any, to the Council.

Members of the Commission serve a term of 6 months. The proposed members for the 2026 Charter Review Commission are:

1. Joe Matranga,
2. Robin Hall,
3. Ron Cox,
4. Kitten Brizendine,
5. Dave Smith,
6. Yolanda Belcher-Watson, and
7. Madeline Short.

All of these individuals have complied with the City's Appointment Policy.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

- | | |
|----|--------------------------------------|
| 1. | Charter Review Commission PPT Slides |
|----|--------------------------------------|

2.	Brizendine, Kitten Volunteer Application_Redacted
3.	Cox, Ronald Volunteer Application_Redacted
4.	Hall, Robin Volunteer Application_Redacted
5.	Matranga, Joe Volunteer Application_Redacted
6.	Short, Madeline - Volunteer Application_Redacted
7.	Smith, David - Volunteer Application_Redacted
8.	Watson Yolanda Volunteer Application_Redacted

CHARTER REVIEW COMMISSION/COMMITTEE

What is the Charter Review Commission a/k/a Charter Review Committee?

An advisory board created pursuant Section 2-36 of the Friendswood Code of Ordinances:

- 1) Created pursuant to section 11.09 of the city Charter,
- 2) Shall be composed of seven citizens of the city appointed by the mayor, subject to confirmation by a vote of at least four members of the city council,
- 3) Called every fifth year after 2011, or at other times as deemed advisable by the city council, and
- 4) Members shall hold office for a term of six months.

Powers and Duties:

The Charter Review Commission has the following duties:

- 1) Inquire into the operation of the City government under the Charter provisions and determine whether any such provisions require revision. To this end public hearings may be held.
- 2) Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions.
- 3) Report its findings and present its proposed amendments, if any, to the Council.

PROPOSED APPOINTMENTS

Completed volunteer application:

- Resident of the City of Friendswood
- Passed background check
- Strong volunteerism history

#	Applicant Name
1	Joe Matranga
2	Robin Hall
3	Ron Cox
4	Kitten Brizendine
5	Dave Smith
6	Yolanda Belcher-Watson
7	Madeline Short

CHARTER REVIEW COMMISSION/COMMITTEE

Important dates to remember:

Dates	Summary of Action(s)
08/03/2026	City Council appoints the (7) Charter Review Commissioners
08 – 12/2026	Commission meets to review Charter and consider recommendations for possible amendments
01/04/2027	Commission submits final report to the City Council Commissioners term ends
01/04/2027 or 02/01/2027	City Council may call a special election to consider amendments to the City Charter
02/19/2027	Last day to call a special election for May 1, 2027
05/01/2027	Election Day
05/12/2027	Last day to canvass May 1, 2027, election results

From: noreply@civicplus.com
To: [Leticia Brysch](#); [Raquel Martinez](#); [Linda Newsted](#)
Subject: [EXTERNAL]Online Form Submittal: Volunteer Application for Committees, Boards & Commissions
Date: Wednesday, July 16, 2025 12:22:02 PM

Volunteer Application for Committees, Boards & Commissions

City of Friendswood

910 S. Friendswood Drive, Friendswood, Texas 77546

www.friendswood.com

BE A FRIENDSWOOD VOLUNTEER

It is the desire and intent of City Council to encourage and support citizen participation in an advisory capacity governing the affairs of the City. Service through membership on a board, commission, or committee is a valued, important opportunity for participation in an advisory capacity. To these ends, a policy has been adopted that sets out an orderly process for citizens interested in serving as members of a City committee, board or commission and for the City Council to oversee appointments.

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VOLUNTEER APPLICATION FOR COMMITTEES, BOARDS & COMMISSIONS

Volunteer First Name	kitten
Volunteer Last Name	brizendine
Home Address	██████████
City	Friendswood
State	TX
Zip Code	77546
Home Phone	██████████
Work Phone	██████████
Cell Phone	██████████
Email Address	██████████
Occupation	continuing community volunteer
Special Interests and Talents	former councilmember
Are you currently serving as a member of any Friendswood governmental body?	Yes
Please Name the Government Body	Friendswood Fire Dept

AREAS OF INTEREST

PLANNING & PRESERVATION

Please indicate your primary and secondary interests. You can select more than one.

Planning & Zoning Commission	<i>Field not completed.</i>
------------------------------	-----------------------------

Zoning Board of Adjustments & Appeals	<i>Field not completed.</i>
---------------------------------------	-----------------------------

Keep Friendswood Beautiful Committee	Secondary
--------------------------------------	-----------

Community & Economic Development Committee	Secondary
--	-----------

Construction Board of Adjustments & Appeals	<i>Field not completed.</i>
---	-----------------------------

Investment Committee	Secondary
----------------------	-----------

Friendswood Downtown Economic Development Corporation	Secondary
---	-----------

(Section Break)

RECREATION

Please indicate your primary and secondary interests. You can select more than one.

4th of July Steering Committee	<i>Field not completed.</i>
--------------------------------	-----------------------------

4th of July Volunteer	<i>Field not completed.</i>
-----------------------	-----------------------------

Senior Citizens Advisory Committee	Primary
------------------------------------	---------

(Section Break)

EDUCATION

Please indicate your primary and secondary interests. You can select more than one.

Library Advisory Board	<i>Field not completed.</i>
------------------------	-----------------------------

Library Volunteer	<i>Field not completed.</i>
-------------------	-----------------------------

SPECIAL COMMITTEES AS CALLED	<i>Field not completed.</i>
------------------------------	-----------------------------

(Section Break)

OTHER

Please indicate your primary and secondary interests. You can select more than one.

West Ranch Management District	<i>Field not completed.</i>
--------------------------------	-----------------------------

Volunteer Fire Dept/EMS	Primary
-------------------------	---------

Animal Shelter Advisory Committee	<i>Field not completed.</i>
-----------------------------------	-----------------------------

Charter Review (As Needed)	Primary
----------------------------	---------

(Section Break)

I Am Available For	Long-Term Projects, Short-Term Projects, Daytime, Evening, Summer
--------------------	---

Please use the space below for additional comments. *Field not completed.*

(Section Break)

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

Date of Birth	██████
Sex	Female
How long have you been a Friendswood resident?	49 yrs
Have you been convicted of a crime, other than minor traffic violations in the past 10 years?	No
What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?	I have serviced on many committees and boards over the years.
Please list any civic or community endeavors in which you have been involved	4th, library, seniors citizens, fire dept., American Heart, Lighthouse cooking team entertainment coordinator, MDA,
Additional Information	<i>Field not completed.</i>
BACKGROUND CHECK	Consent

(Section Break)

Acknowledgement	I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.
Electronic Signature Agreement	I Understand and Agree
Electronic Signature	kitten brizendine
Date	7/16/2025

Thank you for taking the time to complete this application.

(Section Break)

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission	4th, charter, library, senior center,
Dates of Service	over the years.

(Section Break)

Personal Reference #1: First Name and Last Name	Sally Branson
Address	City Hall
City	Friendswood

State	TX
Zip Code	77546
Phone	2819963200
Email Address	<i>Field not completed.</i>
(Section Break)	
Personal Reference #2: First Name and Last Name	Mayor Forman
Address	City Hall
City	Friendswood
State	TX
Zip Code	77546
Phone	2819963200
Email Address	

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Raquel Martinez](#); [Linda Newsted](#)
Subject: Online Form Submittal: Volunteer Application for Committees, Boards & Commissions
Date: Tuesday, June 2, 2026 9:53:01 PM

Volunteer Application for Committees, Boards & Commissions

City of Friendswood
910 S. Friendswood Drive, Friendswood, Texas 77546
www.friendswood.com

BE A FRIENDSWOOD VOLUNTEER

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VOLUNTEER APPLICATION FOR COMMITTEES, BOARDS & COMMISSIONS

Volunteer First Name	Ronald
Volunteer Last Name	Cox
Home Address	
City	Friendswood
State	TX
Zip Code	77546
Home Phone	
Work Phone	
Cell Phone	
Email Address	
Occupation	Municipal consulting.
Special Interests and Talents	Public speaking.
Are you currently serving as a member of any Friendswood governmental body?	No

AREAS OF INTEREST

PLANNING & PRESERVATION

Please indicate your primary and secondary interests. You can select more than one.

Planning & Zoning Commission	<i>Field not completed.</i>
Zoning Board of Adjustment	<i>Field not completed.</i>
Keep Friendswood Beautiful Committee	<i>Field not completed.</i>
Community & Economic Development Committee	<i>Field not completed.</i>
Construction Board of Appeals	<i>Field not completed.</i>
Investment Committee	<i>Field not completed.</i>
Friendswood Downtown Economic Development Corporation	<i>Field not completed.</i>
Capital Improvements Advisory Committee	<i>Field not completed.</i>

(Section Break)

RECREATION

Please indicate your primary and secondary interests. You can select more than one.

4th of July Steering Committee	<i>Field not completed.</i>
4th of July Volunteer	<i>Field not completed.</i>
Senior Citizens Advisory Committee	<i>Field not completed.</i>

(Section Break)

EDUCATION

Please indicate your primary and secondary interests. You can select more than one.

Library Advisory Board	<i>Field not completed.</i>
Library Volunteer	<i>Field not completed.</i>
SPECIAL COMMITTEES AS CALLED	Charter Review Committee

(Section Break)

OTHER

Please indicate your primary and secondary interests. You can select more than one.

West Ranch Management District	<i>Field not completed.</i>
Volunteer Fire Dept/EMS	<i>Field not completed.</i>
Animal Shelter Advisory Committee	<i>Field not completed.</i>
Charter Review (As Needed)	Primary

(Section Break)

I Am Available For	Short-Term Projects, Daytime, Evening
Please use the space below for additional comments.	<i>Field not completed.</i>

(Section Break)

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

Date of Birth	██████████
Sex	Male
How long have you been a Friendswood resident?	35 years
Have you been convicted of a crime, other than minor traffic violations in the past 10 years?	No
What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?	Former city manager. Consulted with 95 different cities
Please list any civic or community endeavors in which you have been involved	Former member of FDEDC. Three time member of Bond Committee
Additional Information	<i>Field not completed.</i>
BACKGROUND CHECK	Consent

(Section Break)

Acknowledgement	I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.
Electronic Signature Agreement	I Understand and Agree
Electronic Signature	Ronald Cox
Date	6/2/2026

Thank you for taking the time to complete this application.

(Section Break)

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

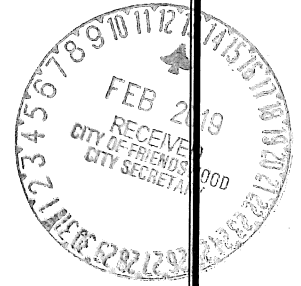
Name of Board, Committee or Commission	FDEDC for ten years. Three bond committees. Charter Review Committee
Dates of Service	2013-2026

(Section Break)

Personal Reference #1: First Name and Last Name	M ke Foreman
Address	████████████████████
City	Friendswood
State	TX

Zip Code	77546
Phone	[REDACTED]
Email Address	[REDACTED]
(Section Break)	
Personal Reference #2: First Name and Last Name	Kim Brizendine
Address	[REDACTED]
City	Friendswood
State	TX
Zip Code	77546
Phone	[REDACTED]
Email Address	[REDACTED]

Email not displaying correctly? [View it in your browser.](#)



BE A FRIENDSWOOD VOLUNTEER

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THIS INFORMATION WILL BECOME PUBLIC RECORD

VOLUNTEER APPLICATION

NAME: ROBIN HALL

HOME ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OCCUPATION: [REDACTED]

HOME PHONE: [REDACTED]

WORK PHONE: [REDACTED]

CELL PHONE: [REDACTED]

SPECIAL INTERESTS AND TALENTS: _____

Are you currently serving as a member of any Friendswood governmental body? No

If so, please name the body: _____

AREAS OF INTEREST

Please indicate your primary and secondary interests.

GENERAL ADMINISTRATION
_____ ELECTION WORKER

PLANNING & PRESERVATION
_____ PLANNING & ZONING COMMISSION
_____ ZONING BOARD OF ADJUSTMENT & APPEALS
_____ KEEP FRIENDSWOOD BEAUTIFUL COMMITTEE
_____ COMMUNITY & ECONOMIC DEVELOPMENT
_____ CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS
_____ INVESTMENT COMMITTEE
_____ FRIENDSWOOD DOWNTOWN ECONOMIC
DEVELOPMENT CORPORATION

I AM AVAILABLE FOR
_____ LONG-TERM PROJECTS
_____ SHORT-TERM PROJECTS
_____ DAYTIME
_____ EVENING
_____ SUMMER

RECREATION
_____ 4TH OF JULY STEERING COMMITTEE
_____ 4TH OF JULY VOLUNTEER
_____ SENIOR CITIZENS ADVISORY COMMITTEE

EDUCATION
_____ LIBRARY BOARD
_____ LIBRARY VOLUNTEER

SPECIAL COMMITTEES AS CALLED
_____ Bond Committee - Citizen Group

OTHER
_____ WEST RANCH MANAGEMENT DISTRICT
_____ ANIMAL SHELTER ADVISORY COMMITTEE
_____ VOLUNTEER FIRE DEPT/EMS
_____ CHARTER REVIEW (AS NEEDED)

Please use the space below for additional comments.

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

DATE OF BIRTH: [REDACTED]

SEX: F

FRIENDSWOOD RESIDENT FOR 20 YEARS

Have you been convicted of a crime, other than minor traffic violations in the past 10 years? No

What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?

Previous service on bond committee

Please list any civic or community endeavors in which you have been involved: _____

Rotary
EDFA
TEXAS FEST

I hereby affirm the information provided herein is true and correct, to the best of my knowledge. I am aware a background check may be required.

I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.

[Signature]
Signature of Applicant

02-13-19
Date

Thank you for taking the time to complete this application.

Please return the original application to the address below:

MELINDA WELSH
CITY SECRETARY
CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546-4856
(281) 996-3270
FAX (281) 482-1634

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission:

Dates of Service:

4th of July
Charter Review

2001 - 2017
2016, 2011, 2006

PERSONAL REFERENCES:

Please list at least two references.

NAME: David Smith
ADDRESS: _____
PHONE: _____

NAME: Mike Foreman
ADDRESS: _____
PHONE: _____

From: noreply@civicplus.com
To: [Raquel Martinez](#); [Linda Newsted](#)
Subject: Online Form Submittal: Volunteer Application for Committees, Boards & Commissions
Date: Tuesday, May 5, 2026 10:41:07 AM

Volunteer Application for Committees, Boards & Commissions

City of Friendswood

910 S. Friendswood Drive, Friendswood, Texas 77546

www.friendswood.com

BE A FRIENDSWOOD VOLUNTEER

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VOLUNTEER APPLICATION FOR COMMITTEES, BOARDS & COMMISSIONS

Volunteer First Name	Joe
Volunteer Last Name	Matranga
Home Address	
City	Friendswood
State	TX
Zip Code	77546
Home Phone	
Work Phone	
Cell Phone	
Email Address	
Occupation	Retired Oil & Gas Executive
Special Interests and Talents	I'm a team player with a strong desire to serve and help make our city better.
Are you currently serving as a member of any Friendswood governmental body?	No

AREAS OF INTEREST

PLANNING & PRESERVATION

Please indicate your primary and secondary interests. You can select more than one.

Planning & Zoning Commission	Primary
Zoning Board of Adjustments & Appeals	<i>Field not completed.</i>
Keep Friendswood Beautiful Committee	<i>Field not completed.</i>
Community & Economic Development Committee	<i>Field not completed.</i>
Construction Board of Adjustments & Appeals	<i>Field not completed.</i>
Investment Committee	<i>Field not completed.</i>
Friendswood Downtown Economic Development Corporation	Primary
Capital Improvements Advisory Committee	Secondary

(Section Break)

RECREATION

Please indicate your primary and secondary interests. You can select more than one.

4th of July Steering Committee	<i>Field not completed.</i>
4th of July Volunteer	<i>Field not completed.</i>
Senior Citizens Advisory Committee	<i>Field not completed.</i>

(Section Break)

EDUCATION

Please indicate your primary and secondary interests. You can select more than one.

Library Advisory Board	<i>Field not completed.</i>
Library Volunteer	<i>Field not completed.</i>
SPECIAL COMMITTEES AS CALLED	<i>Field not completed.</i>

(Section Break)

OTHER

Please indicate your primary and secondary interests. You can select more than one.

West Ranch Management District	Primary
Volunteer Fire Dept/EMS	<i>Field not completed.</i>

Animal Shelter Advisory Committee	Secondary
Charter Review (As Needed)	Primary
(Section Break)	
I Am Available For	Long-Term Projects, Short-Term Projects, Daytime, Evening, Summer
Please use the space below for additional comments.	<i>Field not completed.</i>
(Section Break)	
These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.	
Date of Birth	██████████
Sex	Male
How long have you been a Friendswood resident?	50
Have you been convicted of a crime, other than minor traffic violations in the past 10 years?	No
What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?	Engineering degree from Texas A&M. 39 years in the oil & gas and chemicals industries. 3 years on Friendswood City Council.
Please list any civic or community endeavors in which you have been involved	Past member of Friendswood Planning & Zoning Commission for 5 years. Member of Friendswood Rotary. Past Director on the West Ranch Management District for 2 years. Volunteer with KFB and Heritage Gardeners. Current Board member for Three Little Pitties Rescue for 3 years. Member with the Friends of the Library.
Additional Information	<i>Field not completed.</i>
BACKGROUND CHECK	Consent
(Section Break)	
Acknowledgement	I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.
Electronic Signature Agreement	I Understand and Agree
Electronic Signature	Joe Matranga
Date	5/5/2026
Thank you for taking the time to complete this application.	
(Section Break)	

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission	City Council, Planning & Zoning Commission, West Ranch Management District
--	--

Dates of Service	Field not completed.
------------------	----------------------

(Section Break)

Personal Reference #1: First Name and Last Name	Kim Brizendine
---	----------------

Address	
---------	--

City	Friendswood
------	-------------

State	TX
-------	----

Zip Code	77546
----------	-------

Phone	
-------	--

Email Address	
---------------	--

(Section Break)

Personal Reference #2: First Name and Last Name	Dave Smith
---	------------

Address	
---------	--

City	Friendswood
------	-------------

State	TX
-------	----

Zip Code	77546
----------	-------

Phone	
-------	--

Email Address	
---------------	--

Email not displaying correctly? [View it in your browser.](#)



BE A FRIENDSWOOD VOLUNTEER

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THIS INFORMATION WILL BECOME PUBLIC RECORD

VOLUNTEER APPLICATION

NAME: Madeline Short HOME PHONE: _____
HOME ADDRESS: [REDACTED] WORK PHONE: [REDACTED]
EMAIL ADDRESS: [REDACTED] CELL PHONE: [REDACTED]
OCCUPATION: COO, Wilems Resource Group

SPECIAL INTERESTS AND TALENTS: Marketing, health care, reading, playing with my preschooler, public speaking, teaching

Are you currently serving as a member of any Friendswood governmental body? Yes

If so, please name the body: Friendswood Library Board

AREAS OF INTEREST

Please indicate your primary and secondary interests.

GENERAL ADMINISTRATION

ELECTION WORKER

PLANNING & PRESERVATION

_____ PLANNING & ZONING COMMISSION /
 _____ ZONING BOARD OF ADJUSTMENT & APPEALS
 _____ KEEP FRIENDSWOOD BEAUTIFUL COMMITTEE
 _____ COMMUNITY & ECONOMIC DEVELOPMENT
 _____ CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS
 _____ INVESTMENT COMMITTEE
 _____ FRIENDSWOOD DOWNTOWN ECONOMIC
 _____ DEVELOPMENT CORPORATION

I AM AVAILABLE FOR

_____ LONG-TERM PROJECTS
 _____ SHORT-TERM PROJECTS
 _____ DAYTIME
 _____ EVENING
 _____ SUMMER

RECREATION

_____ 4TH OF JULY STEERING COMMITTEE
_____ 4TH OF JULY VOLUNTEER
_____ SENIOR CITIZENS ADVISORY COMMITTEE

EDUCATION

LIBRARY BOARD
LIBRARY VOLUNTEER

SPECIAL COMMITTEES AS CALLED

Citizen Advisory Team

OTHER

_____ WEST RANCH MANAGEMENT DISTRICT
 _____ ANIMAL SHELTER ADVISORY COMMITTEE
 _____ VOLUNTEER FIRE DEPT/EMS
 _____ CHARTER REVIEW (AS NEEDED)

Please use the space below for additional comments.

[illegible]

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

DATE OF BIRTH: [REDACTED]

SEX: F

FRIENDSWOOD RESIDENT FOR 6 YEARS

Have you been convicted of a crime, other than minor traffic violations in the past 10 years? N

What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?

I currently serve on the Friendswood Library Board and hold the position as President of the

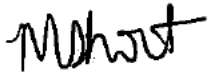
Friends of the Friendswood Public Library. In my career, I provide oversight and monitoring of Accountable Care Organization (ACO)

Governing Bodies (i.e. Board of Managers, Board of Trustees, Management Committees). I have a background in operations and event planning.

Please list any civic or community endeavors in which you have been involved: Volunteering for the Library,
Mothers of Preschoolers (MOPs) and serving as a guest lecturer for Texas A&M University.

I hereby affirm the information provided herein is true and correct, to the best of my knowledge. I am aware a background check may be required.

I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.



Signature of Applicant

2/21/19

Date

Thank you for taking the time to complete this application.

Please return the original application to the address below:

MELINDA WELSH
CITY SECRETARY
CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546-4856
(281) 996-3270
FAX (281) 482-1634

CITY OF FRIENDSWOOD

BOARDS AND COMMISSIONS

INFORMATION STATEMENT AND APPLICATION

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission:

Dates of Service:

Friendswood Public Library Board

September 2017 to present

PERSONAL REFERENCES:

Please list at least two references.

NAME: Matt Riley, Library Director

ADDRESS:

PHONE:

NAME: Kimberly Busenbark, Wilems Resource Group CEO

ADDRESS:

PHONE:

From: noreply@civicplus.com
To: [Raquel Martinez](#); [Linda Newsted](#)
Subject: Online Form Submittal: Volunteer Application for Committees, Boards & Commissions
Date: Wednesday, June 3, 2026 8:33:53 AM

Volunteer Application for Committees, Boards & Commissions

City of Friendswood
910 S. Friendswood Drive, Friendswood, Texas 77546
www.friendswood.com

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All information provided in this application is public information pursuant to the provisions of the Texas Public Information Act. If you have questions or need more information about this application, please email the Office of the City Secretary at citysecretary@friendswood.com or call (281) 996-3270.

VOLUNTEER APPLICATION FOR COMMITTEES, BOARDS & COMMISSIONS

Volunteer First Name	David
Volunteer Last Name	Smith
Home Address	
City	Friendswood
State	TX
Zip Code	77546
Home Phone	
Work Phone	
Cell Phone	
Email Address	
Occupation	Real estate brokerage
Special Interests and Talents	Friendswood
Are you currently serving as a member of any Friendswood governmental body?	No

AREAS OF INTEREST

PLANNING & PRESERVATION

Please indicate your primary and secondary interests. You can select more than one.

Planning & Zoning Commission	<i>Field not completed.</i>
Zoning Board of Adjustment	<i>Field not completed.</i>
Keep Friendswood Beautiful Committee	<i>Field not completed.</i>
Community & Economic Development Committee	<i>Field not completed.</i>
Construction Board of Appeals	<i>Field not completed.</i>
Investment Committee	<i>Field not completed.</i>
Friendswood Downtown Economic Development Corporation	<i>Field not completed.</i>
Capital Improvements Advisory Committee	<i>Field not completed.</i>

(Section Break)

RECREATION

Please indicate your primary and secondary interests. You can select more than one.

4th of July Steering Committee	<i>Field not completed.</i>
4th of July Volunteer	<i>Field not completed.</i>
Senior Citizens Advisory Committee	<i>Field not completed.</i>

(Section Break)

EDUCATION

Please indicate your primary and secondary interests. You can select more than one.

Library Advisory Board	<i>Field not completed.</i>
Library Volunteer	<i>Field not completed.</i>
SPECIAL COMMITTEES AS CALLED	<i>Field not completed.</i>

(Section Break)

OTHER

Please indicate your primary and secondary interests. You can select more than one.

West Ranch Management District	<i>Field not completed.</i>
Volunteer Fire Dept/EMS	<i>Field not completed.</i>
Animal Shelter Advisory Committee	<i>Field not completed.</i>
Charter Review (As Needed)	Primary

(Section Break)

I Am Available For	Long-Term Projects, Short-Term Projects, Daytime, Evening, Summer
	<i>Field not completed.</i>

Please use the space below for additional comments.

(Section Break)

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

Date of Birth	
Sex	Male
How long have you been a Friendswood resident?	47
Have you been convicted of a crime, other than minor traffic violations in the past 10 years?	No
What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?	11 years on council
Please list any civic or community endeavors in which you have been involved	Rotary, Historical Society, The Gathering, Fine Arts/concerts in the park, Youth Sports
Additional Information	Field not completed.
BACKGROUND CHECK	Consent

(Section Break)

Acknowledgement	I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.
Electronic Signature Agreement	I Understand and Agree
Electronic Signature	David smith
Date	6/3/2026

Thank you for taking the time to complete this application.

(Section Break)

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission	Naming Committee, Charter Review
Dates of Service	1990's, 2021

(Section Break)

Personal Reference #1: First Name and Last Name	Robin Hall
Address	
City	Friendswood

State	TX
Zip Code	77546
Phone	[REDACTED]
Email Address	[REDACTED]

(Section Break)

Personal Reference #2: First Name and Last Name	Kimball Brizendine
Address	[REDACTED]
City	Friendswood
State	TX
Zip Code	77546
Phone	[REDACTED]
Email Address	[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Leticia Brysch](#); [Raquel Martinez](#); [Linda Newsted](#)
Subject: [EXTERNAL]Online Form Submittal: Volunteer Application for Committees, Boards & Commissions
Date: Friday, January 10, 2025 8:20:43 PM

Volunteer Application for Committees, Boards & Commissions

City of Friendswood

910 S. Friendswood Drive, Friendswood, Texas 77546

www.friendswood.com

BE A FRIENDSWOOD VOLUNTEER

It is the desire and intent of City Council to encourage and support citizen participation in an advisory capacity governing the affairs of the City. Service through membership on a board, commission, or committee is a valued, important opportunity for participation in an advisory capacity. To these ends, a policy has been adopted that sets out an orderly process for citizens interested in serving as members of a City committee, board or commission and for the City Council to oversee appointments.

All information provided in this application is public information pursuant to the provisions of the Texas Public Information Act. If you have questions or need more information about this application, please email the Office of the City Secretary at citysecretary@friendswood.com or call (281) 996-3270.

VOLUNTEER APPLICATION FOR COMMITTEES, BOARDS & COMMISSIONS

Volunteer First Name	Yolanda (Yanne)
Volunteer Last Name	Belcher-Watson
Home Address	██████████
City	Friendswood
State	Texas
Zip Code	77546
Home Phone	██████████
Work Phone	██████████
Cell Phone	██████████
Email Address	████████████████████
Occupation	Retired
Special Interests and Talents	I hold a BS in Psychology and am currently enrolled in a Masters' Program focusing on Psychology. I have worked as a program coordinator, volunteer coordinator and counselor for a domestic violence/sexual assault program. I also served as program counselor for incarcerated women. I have excellent communication, problem-solving and leadership skills. I work well either independently or with a team. My work with non-profits has afforded me the opportunity to understand grant writing and write grants, working with regulatory agencies for compliance and the development of a staff development and training manual. I

am well versed, professional, dependable, trust-worthy and have a positive attitude.

Are you currently
serving as a
member of any
Friendswood
governmental
body?

No

AREAS OF INTEREST

PLANNING & PRESERVATION

Please indicate your primary and secondary interests. You can select more than one.

Planning & Zoning
Commission

Primary

Zoning Board of
Adjustments &
Appeals

Secondary

Keep Friendswood
Beautiful
Committee

Primary

Community &
Economic
Development
Committee

Primary

Construction
Board of
Adjustments &
Appeals

Secondary

Investment
Committee

Primary

Friendswood
Downtown
Economic
Development
Corporation

Primary

(Section Break)

RECREATION

Please indicate your primary and secondary interests. You can select more than one.

4th of July
Steering
Committee

Primary

4th of July
Volunteer

Secondary

Senior Citizens
Advisory
Committee

Primary

(Section Break)

EDUCATION

Please indicate your primary and secondary interests. You can select more than one.

Library Advisory Board	Primary
------------------------	---------

Library Volunteer	Secondary
-------------------	-----------

SPECIAL COMMITTEES AS CALLED	Primary
------------------------------	---------

(Section Break)

OTHER

Please indicate your primary and secondary interests. You can select more than one.

West Ranch Management District	Secondary
--------------------------------	-----------

Volunteer Fire Dept/EMS	Secondary
-------------------------	-----------

Animal Shelter Advisory Committee	Primary
-----------------------------------	---------

Charter Review (As Needed)	Primary
----------------------------	---------

(Section Break)

I Am Available For	Long-Term Projects, Short-Term Projects, Daytime, Evening, Summer
--------------------	---

Please use the space below for additional comments.	Depending on the need and committee, I am available as needed. If there is a conflict in my schedule, I will promptly let someone know or try to coordinate and schedule my time accordingly to fit with the needs of the committee.
---	--

(Section Break)

These questions are asked because the City Council wants to maintain balance to insure proper representation on boards and commissions.

Date of Birth	
---------------	--

Sex	Female
-----	--------

How long have you been a Friendswood resident?	7
--	---

Have you been convicted of a crime, other than minor traffic violations in the	No
--	----

past 10 years?

What experience do you have that may qualify you for service on a particular board or commission (i.e. license, degrees, and certificates)?

B.S./Psychology, M.S./Industrial Occupational Psychology (Fall, 2025)

Please list any civic or community endeavors in which you have been involved

Houston Sports Authority, Volunteer Houston, Meals on Wheels, Houston Food Bank, Wedgewood HOA Board Member, Astros Foundation

Additional Information

Field not completed.

BACKGROUND CHECK

Consent

(Section Break)

Acknowledgement

I understand that the information provided on this application may be available to the public upon request and will be kept on file for at least three years.

Electronic Signature Agreement

I Understand and Agree

Electronic Signature

Y Belcher-Watson

Date

1/10/2025

Thank you for taking the time to complete this application.

(Section Break)

**CITY OF FRIENDSWOOD
BOARDS AND COMMISSIONS
INFORMATION STATEMENT AND APPLICATION**

If you have ever been a member of a Friendswood Board, Committee or Commission before, please indicate the Board, Committee or Commission and appropriate dates of service.

Name of Board, Committee or Commission

Wedgewood Village Homeowners' Association

Dates of Service

January 2023- present

(Section Break)

Personal Reference #1:
First Name and Last Name

Natalie Harper

Address	██████████
City	Friendswood
State	Texas
Zip Code	77546
Phone	██████████
Email Address	████████████████████

(Section Break)

Personal Reference #2: First Name and Last Name	Christie Erickson
Address	██████████████████
City	League City
State	Texas
Zip Code	77573
Phone	██████████
Email Address	████████████████████

Email not displaying correctly? [View it in your browser.](#)

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026
Date submitted: 06/04/2026
Prepared by: Leticia Brysch, Assistant City Manager
Subject: Consider approving the ad valorem tax report for June 2026.
Originating Department: Finance
Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to receive the ad valorem tax report for June 2026.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1.	GalCo Tax June 2026
----	---------------------



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 8, 2026



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, 2026 is true and correct.

Under my hand and seal this 8th day of July, 2026.



Cheryl E. Johnson

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 Consolidated Drainage District
GC Fresh Water Supply Dist. No. 6
Bacliff MUD
Bayview MUD
Galveston County MUD No. 12
Galveston County MUD No. 13
Galveston County MUD No. 44
San Leon MUD
Tara Glen MUD
GC Navigation District No. 1
WCID No. 1
WCID No. 12
WCID No. 19

Westwood Management District
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

Galveston County MUD No. 35
Galveston County MUD No. 81
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
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

07/01/2026 16:37:36 5188077
TC298-D SELECTION: DEPOSIT
RECEIPT DATE: ALL

LOCATION: ALL

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 0337 FRIENDWD CITY

PAGE: 36
INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M & O	.399749	197,602.70	.00	16,024.21	.00	213,626.91	676.76	.00	.00	214,303.67
	I & S	.114423	56,560.73	.00	4,587.02	.00	61,147.75	.00	.00	.00	61,147.75
	TOTAL	.514172	254,163.43	.00	20,611.23	.00	274,774.66	676.76	.00	.00	275,451.42
2024	M & O	.404140	645.56	.00	704.69	.00	1,350.25	315.04	.00	.00	1,665.29
	I & S	.110032	175.87	.00	191.80	.00	367.67	.00	.00	.00	367.67
	TOTAL	.514172	821.43	.00	896.49	.00	1,717.92	315.04	.00	.00	2,032.96
2023	M & O	.379450	8,778.37	.00	1,463.41	.00	10,241.78	444.88	.00	.00	10,686.66
	I & S	.121278	2,805.71	.00	467.73	.00	3,273.44	.00	.00	.00	3,273.44
	TOTAL	.500728	11,584.08	.00	1,931.14	.00	13,515.22	444.88	.00	.00	13,960.10
2022	M & O	.388560	8,616.62	.00	1,476.99	.00	10,093.61	348.61	.00	.00	10,442.22
	I & S	.098754	2,189.95	.00	375.37	.00	2,565.32	.00	.00	.00	2,565.32
	TOTAL	.487314	10,806.57	.00	1,852.36	.00	12,658.93	348.61	.00	.00	13,007.54
2021	M & O	.385147	52.97	.00	34.19	.00	87.16	22.05	.00	.00	109.21
	I & S	.102167	14.05	.00	9.07	.00	23.12	.00	.00	.00	23.12
	TOTAL	.487314	67.02	.00	43.26	.00	110.28	22.05	.00	.00	132.33
2020	M & O	.392153	78.98	.00	60.32	.00	139.30	29.22	.00	.00	168.52
	I & S	.095161	19.16	.00	14.63	.00	33.79	.00	.00	.00	33.79
	TOTAL	.487314	98.14	.00	74.95	.00	173.09	29.22	.00	.00	202.31
2019	M & O	.432160	52.06	.00	45.82	.00	97.88	23.62	.00	.00	121.50
	I & S	.089279	10.76	.00	9.46	.00	20.22	.00	.00	.00	20.22
	TOTAL	.521439	62.82	.00	55.28	.00	118.10	23.62	.00	.00	141.72
2006	M & O	.512000	507.44	.00	1,177.27	.00	1,684.71	383.07	.00	.00	2,067.78
	I & S	.070100	69.48	.00	161.18	.00	230.66	.00	.00	.00	230.66
	TOTAL	.582100	576.92	.00	1,338.45	.00	1,915.37	383.07	.00	.00	2,298.44
ALL	M & O		216,334.70	.00	20,986.90	.00	237,321.60	2,243.25	.00	.00	239,564.85
	I & S		61,845.71	.00	5,816.26	.00	67,661.97	.00	.00	.00	67,661.97
	TOTAL		278,180.41	.00	26,803.16	.00	304,983.57	2,243.25	.00	.00	307,226.82
DLQ	M & O		18,732.00	.00	4,962.69	.00	23,694.69	1,566.49	.00	.00	25,261.18
	I & S		5,284.98	.00	1,229.24	.00	6,514.22	.00	.00	.00	6,514.22
	TOTAL		24,016.98	.00	6,191.93	.00	30,208.91	1,566.49	.00	.00	31,775.40
CURR	M & O		197,602.70	.00	16,024.21	.00	213,626.91	676.76	.00	.00	214,303.67
	I & S		56,560.73	.00	4,587.02	.00	61,147.75	.00	.00	.00	61,147.75
	TOTAL		254,163.43	.00	20,611.23	.00	274,774.66	676.76	.00	.00	275,451.42

07/01/2026 16:36:30
TC298-W SELECTION: DEPOSIT

5188077

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
REVERSALS DETAIL SCHEDULE
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 337 FRIENDWD CITY

PAGE: 73
INCLUDES AG ROLLBACK

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2019	869180060126	1063180000021	202606	62.82-	0.00	55.28-	23.62-CERT	0.00	141.72-TR
2019 TOTAL				62.82-	0.00	55.28-	23.62-	0.00	141.72-
2024	RF260624	1057850000012	202412	0.00	0.00	0.00	0.00 HS22	128.55-	128.55-RF
2024	RF260624	1057850000012	202412	128.55-	0.00	0.00	0.00 HS22	128.55	0.00 RF
2024	RF260624	1057850000016	202412	0.00	0.00	0.00	0.00 HS22	318.01-	318.01-RF
2024	RF260624	1057850000016	202412	318.01-	0.00	0.00	0.00 HS22	318.01	0.00 RF
2024	RF260624	1063230000010	202501	306.92-	0.00	0.00	0.00 HS22	306.92	0.00 RF
2024	RF260624	1063230000010	202501	0.00	0.00	0.00	0.00 HS22	306.92-	306.92-RF
2024	104132060926	168073	202605	500.02-	0.00	140.01-	128.01-CERT	0.00	768.04-TR
2024	RF260622	168124	202412	0.00	0.00	0.00	0.00 24S1	316.85-	316.85-RF
2024	RF260622	168371	202412	316.85-	0.00	0.00	0.00 24S1	316.85	0.00 RF
2024	RF260622	168371	202412	0.00	0.00	0.00	0.00 24S112TX007	293.14-	293.14-RF
2024	RF260622	168499	202412	293.14-	0.00	0.00	0.00 24S112TX007	293.14	0.00 RF
2024	RF260622	168499	202412	0.00	0.00	0.00	0.00 24S1	211.08-	211.08-RF
2024	RF260622	168499	202412	211.08-	0.00	0.00	0.00 24S1	211.08	0.00 RF
2024	RF260622	200547	202503	0.00	0.00	0.00	0.00 24S1	392.31-	392.31-RF
2024	RF260622	200547	202503	359.92-	0.00	32.39-	0.00 24S1	392.31	0.00 RF
2024	RF260622	218979	202508	0.00	0.00	0.00	0.00 24S1	183.57-	183.57-RF
2024	RF260622	218979	202508	128.55-	0.00	24.42-	0.00 24S1	183.57	0.00 RF
2024	RF260622	293543	202504	0.00	0.00	0.00	0.00 24S1	565.16-	565.16-RF
2024	RF260622	293543	202504	509.16-	0.00	56.00-	0.00 24S1	565.16	0.00 RF
2024	RF260622	380037	202501	0.00	0.00	0.00	0.00 24S1	128.54-	128.54-RF
2024	RF260622	380037	202501	128.54-	0.00	0.00	0.00 24S1	128.54	0.00 RF
2024	RF260622	405323	202412	0.00	0.00	0.00	0.00 24S1	524.46-	524.46-RF
2024	RF260622	405323	202412	524.46-	0.00	0.00	0.00 24S1	524.46	0.00 RF
2024	RF260622	601648	202412	0.00	0.00	0.00	0.00 24S1	837.01-	837.01-RF
2024	RF260622	601648	202412	837.01-	0.00	0.00	0.00 24S1	837.01	0.00 RF
2024	RF260622	739994	202412	846.37-	0.00	0.00	0.00 24S1	846.37	0.00 RF
2024	RF260622	739994	202412	0.00	0.00	0.00	0.00 24S1	846.37-	846.37-RF
2024 TOTAL				5,408.58-	0.00	252.82-	158.61-	0.00	5,820.01-
2025	RF260624	1004110000021	202512	512.54-	0.00	0.00	0.00 HK11	512.54	0.00 RF
2025	RF260624	1004110000021	202512	0.00	0.00	0.00	0.00 HK11	512.54-	512.54-RF
2025	908063026T	1012770000006	202512	822.68-	0.00	0.00	0.00 25HC	0.00	822.68-TR
2025	RF260624	1035000000024	202512	0.00	0.00	0.00	0.00 HK11	236.35-	236.35-RF
2025	RF260624	1035000000024	202512	236.35-	0.00	0.00	0.00 HK11	236.35	0.00 RF
2025	RF260624	1043970000004	202601	0.00	0.00	0.00	0.00 HK11	345.08-	345.08-RF
2025	RF260624	1043970000004	202601	345.08-	0.00	0.00	0.00 HK11	345.08	0.00 RF
2025	RF260624	1055740000039	202512	104.34-	0.00	0.00	0.00 HK11	104.34	0.00 RF
2025	RF260624	1055740000039	202512	0.00	0.00	0.00	0.00 HK11	104.34-	104.34-RF

07/01/2026 16:36:30
TC298-M SELECTION: DEPOSIT

5188077

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
REVERSALS DETAIL SCHEDULE
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 337 FRIENDWD CITY

PAGE: 74
INCLUDES AG ROLLBACK

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2025	RF260624	1057850000012	202512	128.55-	0.00	0.00	0.00 HK11	128.55	0.00 RF
2025	RF260624	1057850000012	202512	0.00	0.00	0.00	0.00 HK11	128.55-	128.55-RF
2025	RF260624	1057850000016	202512	299.76-	0.00	0.00	0.00 HK11	299.76	0.00 RF
2025	RF260624	1057850000016	202512	0.00	0.00	0.00	0.00 HK11	299.76-	299.76-RF
2025	RF260624	1063230000010	202601	289.89-	0.00	0.00	0.00 HK11	289.89	0.00 RF
2025	RF260624	1098330000010	202512	0.00	0.00	0.00	0.00 HK11	289.89-	289.89-RF
2025	RF260624	1098330000010	202512	128.54-	0.00	0.00	0.00 HK11	128.54	0.00 RF
2025	RF260624	1098330000010	202605	0.00	0.00	0.00	0.00 HK11	128.54-	128.54-RF
2025	104132060926	168073	202605	917.36-	0.00	119.26-	0.00 CERT	0.00	1,036.62-TR
2025	RF260622	168115	202601	200.15-	0.00	0.00	0.00 25S1	200.15	0.00 RF
2025	RF260622	168115	202601	0.00	0.00	0.00	0.00 25S1	200.15-	200.15-RF
2025	RF260622	168124	202512	0.00	0.00	0.00	0.00 25S1	273.46-	273.46-RF
2025	RF260622	168124	202512	273.46-	0.00	0.00	0.00 25S1	273.46	0.00 RF
2025	RF260622	168371	202512	0.00	0.00	0.00	0.00 25S1	302.51-	302.51-RF
2025	RF260622	168371	202512	302.51-	0.00	0.00	0.00 25S112TX007	302.51	0.00 RF
2025	RF260622	168499	202601	0.00	0.00	0.00	0.00 25S1	215.25-	215.25-RF
2025	RF260622	168499	202601	215.25-	0.00	0.00	0.00 25S1	215.25	0.00 RF
2025	RF260622	169173	202511	282.79-	0.00	0.00	0.00 25S1	282.79	0.00 RF
2025	RF260622	169173	202511	0.00	0.00	0.00	0.00 25S1	282.79-	282.79-RF
2025	RF260622	184274	202512	0.00	0.00	0.00	0.00 25S1	322.20-	322.20-RF
2025	RF260622	184274	202512	322.20-	0.00	0.00	0.00 25S1	322.20	0.00 RF
2025	RF260622	200547	202601	0.00	0.00	0.00	0.00 25S1	575.87-	575.87-RF
2025	RF260622	200547	202601	575.87-	0.00	0.00	0.00 25S1	575.87	0.00 RF
2025	RF260622	201070	202512	939.77-	0.00	0.00	0.00 25S1	939.77	0.00 RF
2025	RF260622	201070	202512	0.00	0.00	0.00	0.00 CERT	0.00	939.77-TR
2025	902060326T	202050	202601	1,325.91-	0.00	0.00	0.00 CERT	0.00	1,325.91-TR
2025	RF260622	202947	202512	434.69-	0.00	0.00	0.00 25S1	434.69	0.00 RF
2025	RF260622	202947	202512	0.00	0.00	0.00	0.00 25S1	434.69-	434.69-RF
2025	924061126PHC	218918	202605	119.59-	0.00	0.00	0.00 CERT	0.00	119.59-RI
2025	RF260622	219212	202512	0.00	0.00	0.00	0.00 25S1	284.30-	284.30-RF
2025	RF260622	219212	202512	284.30-	0.00	0.00	0.00 25S1	284.30	0.00 RF
2025	RF260622	231918	202512	839.21-	0.00	0.00	0.00 25S1	839.21	0.00 RF
2025	RF260622	231918	202512	0.00	0.00	0.00	0.00 D08	0.00	839.21-TR
2025	902060326T	233439	202602	273.97-	0.00	0.00	0.00 25S1	245.10	0.00 RF
2025	RF260622	287509	202601	245.10-	0.00	0.00	0.00 25S1	555.09-	555.09-RF
2025	RF260622	293543	202604	0.00	0.00	0.00	0.00 25S1	555.09	0.00 RF
2025	RF260622	293543	202604	0.00	0.00	0.00	0.00 25S1	555.09	0.00 RF
2025	RF260622	310851	202601	500.08-	0.00	55.01-	0.00 25S1	143.04-	143.04-RF
2025	RF260622	310851	202601	0.00	0.00	0.00	0.00 25S1	143.04	0.00 RF
2025	104132060926	354951	202605	6,341.58-	0.00	824.41-	0.00 CERT	0.00	7,165.99-TR
2025	RF260622	380037	202601	0.00	0.00	0.00	0.00 25S1	155.70-	155.70-RF
2025	RF260622	380037	202601	155.70-	0.00	0.00	0.00 25S1	155.70	0.00 RF
2025	902060326T	4000002194542	202601	92.65-	0.00	0.00	0.00 HS02	0.00	92.65-TR
2025	902060326T	4000002239814	202601	14.50-	0.00	0.00	0.00 HS02	0.00	14.50-TR

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
2025	RF260622	401639	202512	2,650.04-	0.00	0.00	0.00 25S1	2,650.04	0.00 RF
2025	RF260622	401639	202512	0.00	0.00	0.00	0.00 25S1	2,650.04-RF	2,650.04-RF
2025	RF260622	405323	202512	0.00	0.00	0.00	0.00 25S1	839.13-	839.13-RF
2025	RF260622	405323	202512	839.13-	0.00	0.00	0.00 25S1	839.13	0.00 RF
2025	902060426T	521198	202605	292.77-	0.00	38.05-	0.00 CERT	0.00	330.82-TR
2025	908061626T	521198	202605	298.03-	0.00	32.79-	0.00 CERT	0.00	330.82-TR
2025	RF260622	521203	202512	128.54-	0.00	0.00	0.00 25S1	128.54	0.00 RF
2025	RF260622	521203	202512	0.00	0.00	0.00	0.00 25S1	128.54-RF	128.54-RF
2025	RF260622	601648	202512	0.00	0.00	0.00	0.00 25S1	858.42-	858.42-RF
2025	RF260622	601648	202512	858.42-	0.00	0.00	0.00 RF	858.42	0.00 RF
2025	92406116PHC	610604	202606	1,595.17-	0.00	0.00	0.00 CERT	0.00	1,595.17-R1
2025	RF260622	739994	202512	0.00	0.00	0.00	0.00 25S1	825.09-	825.09-RF
2025	RF260622	739994	202512	825.09-	0.00	0.00	0.00 25S1	825.09	0.00 RF
2025	902060326T	742383	202512	41.13-	0.00	0.00	0.00 CERT	0.00	3,388.39-TR
2025	902060326T	751836	202512	322.43-	0.00	0.00	0.00 CERT	0.00	41.13-TR
2025	902060326T	757201	202601	555.37-	0.00	83.31-	0.00 25S1	638.68	0.00 RF
2025	RF260622	757239	202606	0.00	0.00	0.00	0.00 25S1	638.68-	638.68-RF
2025	902060326T	757303	202601	336.85-	0.00	0.00	0.00 CERT	0.00	336.85-TR
2025	TOTAL			29,798.77-	0.00	1,152.83-	0.00	0.00	30,951.60-

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TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
SUMMARY OF PAYMENTS AND REVERSALS
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 337 FRIENDWD CITY

PAGE: 20
INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
2006 TOTAL			576.92	0.00	1,338.45	383.07	0.00	2,298.44
2019 TOTAL			125.64	0.00	110.56	47.24	0.00	283.44
2020 TOTAL			98.14	0.00	74.95	29.22	0.00	202.31
2021 TOTAL			67.02	0.00	43.26	22.05	0.00	132.33
2022 TOTAL			10,806.57	0.00	1,852.36	348.61	0.00	13,007.54
2023 TOTAL			11,584.08	0.00	1,931.14	444.88	0.00	13,960.10
2024 TOTAL			6,230.01	0.00	1,149.31	473.65	0.00	7,852.97
2025 TOTAL			283,962.20	0.00	21,764.06	676.76	0.00	306,403.02
TOTAL PAYMENTS			313,450.58	0.00	28,264.09	2,425.48	0.00	344,140.15
2019 TOTAL			62.82-	0.00	55.28-	23.62-	0.00	141.72-
2024 TOTAL			5,408.58-	0.00	252.82-	158.61-	0.00	5,820.01-
2025 TOTAL			29,798.77-	0.00	1,152.83-	0.00	0.00	30,951.60-
TOTAL REVERSALS			35,270.17-	0.00	1,460.93-	182.23-	0.00	36,913.33-
TOTAL FOR UNIT			278,180.41	0.00	26,803.16	2,243.25	0.00	307,226.82

FISCAL START: 08/01/2025 END: 07/31/2026 JURISDICTION: 0337 FRIENDWD CITY

CERT TAXABLE VALUE		ADJUSTMENTS		ADJ TAX VALUE		TAX RATE		TAX LEVY		PAID ACCTS	
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CURRENT YEAR	5,921,204.982		277,670.065		6,198,875.047	0	00.514172		29,424,933.41	18,030	

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL

2025	28,085,783.72	1,339,149.69	1,339,149.69	28,740,011.57	28,740,011.57	684,921.84	97.67	0.00
2024	292,504.02	83,733.83-	83,733.83-	27,253.45	27,253.45	181,516.74	13.05	0.00
2023	90,269.76	25,576.84-	25,576.84-	10,889.30	10,889.30	53,803.62	16.83	0.00
2022	46,639.80	71.78-	71.78-	15,895.09	15,895.09	30,672.93	34.13	0.00
2021	27,567.15	3,097.20-	3,097.20-	259.83	259.83	24,210.12	1.06	0.00
2020	19,946.57	.00	0.00	936.43	936.43	19,010.14	4.69	0.00
2019	15,213.80	.00	0.00	565.30	565.30	14,648.50	3.72	0.00
2018	12,293.33	118.68-	118.68-	393.15	393.15	11,781.50	3.23	0.00
2017	11,156.64	116.37-	116.37-	146.92	146.92	10,893.35	1.33	0.00
2016	9,727.29	.00	0.00	378.01	378.01	9,349.28	3.89	0.00
2015	9,600.44	.00	0.00	265.02	265.02	9,335.42	2.76	0.00
2014	6,417.74	.00	0.00	196.80	196.80	6,220.94	3.07	0.00
2013	6,272.78	.00	0.00	62.20	62.20	6,210.58	.99	0.00
2012	5,458.39	.00	0.00	2.33	2.33	5,456.06	.04	0.00
2011	5,550.88	.00	0.00	1.42	1.42	5,549.46	.03	0.00
2010	3,596.44	.00	0.00	0.59	0.59	3,595.85	.02	0.00
2009	5,154.38	.00	0.00	0.58	0.58	5,153.80	.01	0.00
2008	4,278.43	.00	0.00	0.58	0.58	4,277.85	.01	0.00
2007	1,318.21	.00	0.00	0.58	0.58	1,317.63	.04	0.00
2006	2,437.90	.00	0.00	577.50	577.50	1,860.40	23.69	0.00
2005	1,170.61	.00	0.00	0.00	0.00	1,170.61		0.00
2004	1,537.12	.00	0.00	0.00	0.00	1,537.12		0.00
****	28,663,895.40	1,226,434.99	1,226,434.99	28,797,836.65	28,797,836.65	1,092,493.74		0.00
CURR	28,085,783.72	1,339,149.69	1,339,149.69	28,740,011.57	28,740,011.57	684,921.84		0.00
DELTQ	578,111.68	112,714.70-	112,714.70-	57,825.08	57,825.08	407,571.90		0.00

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2025
JURISDICTION: 0337 FRIENDWD CITY

PAGE: 252
INCLUDES AG ROLLEBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	8,027,944,608	8,027,944,608	79,712,354	4,148,017-	75,564,337	8,103,508,945
AG EXCLUSION	39,387,887	39,387,887	8,197,470	550,750	8,748,220	48,136,107
IMPROVEMENTS	1,061,342,920	1,061,342,920	351,534,606	40,707,816-	310,826,790	1,372,169,710
APPRAISED VALUE	8,027,944,608	8,027,944,608	431,246,960	44,855,833-	386,391,127	8,414,335,735
EXEMPTIONS	2,067,351,739	2,067,351,739	94,520,161	13,650,151	108,721,062	2,176,072,801
TAXABLE VALUE	5,921,204,982	5,921,204,982	336,726,799	59,056,734-	277,670,065	6,198,875,047
LEVY	28,085,783.72	28,085,783.72	1,926,164.61	587,014.92-	1,339,149.69	29,424,933.41
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,479	10,479	670	186	865	11,344
OVER 65	3,794	3,794	210	60	273	4,067
DISABLED	190	190	10	4	15	205
VETERAN	271	271	19	1	20	291
TOTAL EXEMPT	92	92	0	0	0	92

ALL PROPERTY

JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	7,686,327,908	7,686,327,908	159,316	0	159,316	7,686,487,224
AG EXCLUSION	36,196,207	36,196,207	0	3,720-	3,720-	36,192,487
IMPROVEMENTS	1,020,792,976	1,020,792,976	14,713,271	19,156,456-	4,443,185-	1,016,349,791
APPRAISED VALUE	7,686,327,908	7,686,327,908	14,872,587	19,156,456-	4,283,869-	7,682,044,039
EXEMPTIONS	2,032,678,237	2,032,678,237	3,898,785	9,691,846	13,586,911	2,046,265,148
TAXABLE VALUE	5,617,453,464	5,617,453,464	10,973,802	28,844,582-	17,870,780-	5,599,582,684
LEVY	292,504.02	292,504.02	56,424.23	140,158.06-	83,733.83-	208,770.19
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,666	10,666	1	64	65	10,731
OVER 65	3,772	3,772	0	17	17	3,789
DISABLED	190	190	0	2	2	192
VETERAN	268	268	0	1-	1-	267
TOTAL EXEMPT	86	86	0	0	0	86

ALL PROPERTY

JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	7,378,007,830	7,378,007,830	83,780	0	83,780	7,378,091,610
AG EXCLUSION	32,425,077	32,425,077	0	0	0	32,425,077
IMPROVEMENTS	942,980,218	942,980,218	186,423	4,138,796-	3,952,373-	939,027,845
APPRAISED VALUE	7,378,007,830	7,378,007,830	270,203	4,138,796-	3,868,593-	7,374,139,237
EXEMPTIONS	2,071,397,163	2,071,397,163	137,293	2,214,809	2,352,102	2,073,749,265
TAXABLE VALUE	5,274,185,590	5,274,185,590	132,910	6,353,605-	6,220,695-	5,267,964,895
LEVY	90,269.76	90,269.76	427.95	26,004.79-	25,576.84-	64,692.92
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,427	10,427	1	22	23	10,450
OVER 65	3,603	3,603	0	8	8	3,611
DISABLED	178	178	1	1	2	180
VETERAN	259	259	1	1	2	261
TOTAL EXEMPT	88	88	0	0	0	88

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2022
JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	6,593,325,295	6,593,325,295	18,801	0	18,801	6,593,344,096
AG EXCLUSION	32,486,183	32,486,183	0	0	0	32,486,183
IMPROVEMENTS	873,775,097	873,775,097	0	234,298-	234,298-	873,540,799
APPRAISED VALUE	6,593,325,295	6,593,325,295	18,801	234,298-	215,497-	6,593,109,798
EXEMPTIONS	1,782,152,718	1,782,152,718	0	172,198-	172,198-	1,781,980,520
TAXABLE VALUE	4,778,686,394	4,778,686,394	18,801	62,100-	43,299-	4,778,643,095
LEVY	46,639.80	46,639.80	91.62	163.40-	71.78-	46,568.02
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,595	10,595	0	2-	2-	10,593
OVER 65	3,475	3,475	0	1-	1-	3,474
DISABLED	180	180	0	0	0	180
VETERAN	253	253	0	1	1	254
TOTAL EXEMPT	84	84	0	0	0	84

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2021
JURISDICTION: 0337 FRIENDWD CITY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	5,827,810,207	5,827,810,207	0	0	0	5,827,810,207
AG EXCLUSION	33,691,313	33,691,313	0	0	0	33,691,313
IMPROVEMENTS	775,157,465	775,157,465	0	644,881-	644,881-	774,512,584
APPRAISED VALUE	5,827,810,207	5,827,810,207	0	644,881-	644,881-	5,827,165,326
EXEMPTIONS	1,579,451,702	1,579,451,702	0	20,064-	20,064-	1,579,431,638
TAXABLE VALUE	4,214,667,192	4,214,667,192	0	624,817-	624,817-	4,214,042,375
LEVY	27,567.15	27,567.15	.00	3,097.20-	3,097.20-	24,469.95
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,298	10,298	0	0	0	10,298
OVER 65	3,255	3,255	0	0	0	3,255
DISABLED	181	181	0	0	0	181
VETERAN	240	240	0	0	0	240
TOTAL EXEMPT	84	84	0	0	0	84

ALL PROPERTY

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2018
JURISDICTION: 0337 FRIENDWD CITY

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INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	4,207,374.518	4,207,374.518	0	0	0	4,207,374.518
AG EXCLUSION	23,842,910	23,842,910	0	0	0	23,842,910
IMPROVEMENTS	617,900,409	617,900,409	0	20,265-	20,265-	617,880,144
APPRAISED VALUE	4,207,374.518	4,207,374.518	0	20,265-	20,265-	4,207,354,253
EXEMPTIONS	891,117,422	891,117,422	0	0	0	891,117,422
TAXABLE VALUE	3,292,414,186	3,292,414,186	0	20,265-	20,265-	3,292,393,921
LEVY	12,293.33	12,293.33	.00	118.68-	118.68-	12,174.65
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,001	10,001	0	0	0	10,001
OVER 65	2,897	2,897	0	0	0	2,897
DISABLED	0	0	0	0	0	0
VETERAN	204	204	0	0	0	204
TOTAL EXEMPT	0	0	0	0	0	0

ALL PROPERTY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	4,271,816,787	4,271,816,787	0	0	0	4,271,816,787
AG EXCLUSION	18,989,755	18,989,755	0	0	0	18,989,755
IMPROVEMENTS	615,911,811	615,911,811	0	20,061-	20,061-	615,891,750
APPRAISED VALUE	4,271,816,787	4,271,816,787	0	20,061-	20,061-	4,271,796,726
EXEMPTIONS	988,826,434	988,826,434	0	0	0	988,826,434
TAXABLE VALUE	3,264,000,598	3,264,000,598	0	20,061-	20,061-	3,263,980,537
LEVY	11,156.64	11,156.64	.00	116.37-	116.37-	11,040.27
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,005	10,005	0	0	0	10,005
OVER 65	2,854	2,854	0	0	0	2,854
DISABLED	0	0	0	0	0	0
VETERAN	207	207	0	0	0	207
TOTAL EXEMPT	647	647	0	0	0	647

Summary of Jurisdiction Remittances Processed Property Tax File

For Remitted Deposit Dates 06/01/2026 thru 06/30/2026 as of 07/07/2026

Batch Seq
5191595

Report run on: July 7, 2026 2:30 PM

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 98553	Print Date:07/06/2026						
	Current	36,397.22	10,417.99	0.00	0.00	0.00	46,815.21
	Delq	21,840.89	6,238.24	0.00	0.00	0.00	28,079.13
Last Deposit Date	06/04/2026	\$58,238.11	\$16,656.23	\$0.00	\$0.00	\$0.00	\$74,894.34
ACH 98603	Print Date:07/06/2026						
	Current	24,689.64	7,067.15	0.00	0.00	0.00	31,756.79
	Delq	547.40	149.05	0.00	0.00	0.00	696.45
Last Deposit Date	06/09/2026	\$25,237.04	\$7,216.20	\$0.00	\$0.00	\$0.00	\$32,453.24
ACH 98650	Print Date:07/06/2026						
	Current	13,384.40	3,831.13	0.00	0.00	0.00	17,215.53
	Delq	1,685.75	230.94	0.00	0.00	0.00	1,916.69
Last Deposit Date	06/12/2026	\$15,070.15	\$4,062.07	\$0.00	\$0.00	\$0.00	\$19,132.22
ACH 98699	Print Date:07/06/2026						
	Current	22,143.86	6,338.39	0.00	0.00	0.00	28,482.25
	Delq	605.36	164.82	0.00	0.00	0.00	770.18
Last Deposit Date	06/17/2026	\$22,749.22	\$6,503.21	\$0.00	\$0.00	\$0.00	\$29,252.43
ACH 98744	Print Date:07/06/2026						
	Current	24,537.39	7,023.48	0.00	0.00	0.00	31,560.87
	Delq	(3,343.74)	(910.37)	0.00	0.00	0.00	(4,254.11)
Last Deposit Date	06/23/2026	\$21,193.65	\$6,113.11	\$0.00	\$0.00	\$0.00	\$27,306.76
ACH 98788	Print Date:07/06/2026						
	Current	28,597.88	8,185.77	0.00	0.00	0.00	36,783.65
	Delq	2,358.51	641.40	0.00	0.00	0.00	2,999.91
Last Deposit Date	06/27/2026	\$30,956.39	\$8,827.17	\$0.00	\$0.00	\$0.00	\$39,783.56
ACH 98837	Print Date:07/06/2026						
	Current	63,876.52	18,283.84	0.00	0.00	0.00	82,160.36
	Delq	0.52	0.14	0.00	0.00	0.00	0.66
Last Deposit Date	06/30/2026	\$63,877.04	\$18,283.98	\$0.00	\$0.00	\$0.00	\$82,161.02
Total:		\$237,321.60	\$67,661.97	\$0.00	\$0.00	\$0.00	\$304,983.57

07/01/2026 16:37:36 5188077
TC298-D SELECTION: DEPOSIT
RECEIPT DATE: ALL
LOCATION: ALL

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 0175 FRIENDWD CITY CENTER PID

PAGE: 13
INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M & O	.000000	1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.000000	1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96
ALL	M & O		1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96
ALL	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
ALL	TOTAL		1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96
DLQ	M & O		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLQ	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLQ	TOTAL		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	M & O		1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96
CURR	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	TOTAL		1,013,784.31	.00	152,067.65	.00	1,165,851.96	.00	.00	.00	1,165,851.96

07/01/2026 16:36:30
TC298-L SELECTION: DEPOSIT

5188077

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
PAYMENTS DETAIL SCHEDULE
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 175 FRIENDMD CITY CENTER PID

PAGE: 392
INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
2025 171063026LC	H432150000130	202606	8.70	0.00	1.30	0.00 25HC	0.00	10.00
2025 171063026LC	H432150000130	202606	1,013,775.61	0.00	152,066.35	0.00 25HC	0.00	1,165,841.96
2025 TOTAL			1,013,784.31	0.00	152,067.65	0.00	0.00	1,165,851.96
TOTAL PAYMENTS			1,013,784.31	0.00	152,067.65	0.00	0.00	1,165,851.96
TOTAL ACCOUNTS			1					

07/01/2026 16:36:30
TC298-N SELECTION: DEPOSIT

5188077

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
SUMMARY OF PAYMENTS AND REVERSAIS
FROM: 06/01/2026 THRU 06/30/2026
JURISDICTION: 175 FRIENDWD CITY CENTER PID

PAGE: 9
INCLUDES AG ROLLBACK

YEAR DEPOSIT	ACCOUNT NUMBER	EEF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
2025 TOTAL			1,013,784.31	0.00	152,067.65	0.00	0.00	1,165,851.96
TOTAL PAYMENTS			1,013,784.31	0.00	152,067.65	0.00	0.00	1,165,851.96
TOTAL FOR UNIT			1,013,784.31	0.00	152,067.65	0.00	0.00	1,165,851.96

07/01/2026 17:55:0 5188153
TC168

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 08/01/2025 TO 06/30/2026

PAGE: 11
INCLUDES AG ROLLBACK

FISCAL START: 08/01/2025 END: 07/31/2026 JURISDICTION: 0175 FRIENDWD CITY CENTER PID

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	0	4,095,664	4,095,664	0 00.000000	1,083,718.80	4

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2025	0.00	1,083,718.80	1,083,718.80	1,083,718.80	1,083,718.80	0.00		0.00
****	0.00	1,083,718.80	1,083,718.80	1,083,718.80	1,083,718.80	0.00		0.00
CURR	0.00	1,083,718.80	1,083,718.80	1,083,718.80	1,083,718.80	0.00		0.00
DELTQ	0.00		0.00	0.00	0.00	0.00		0.00

FISCAL START: 08/01/2025 END: 07/31/2026 JURISDICTION: 0175 FRIENDWD CITY CENTER PID

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	0	4,095,664	4,095,664	0.000000	1,083,718.80	4

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2025	0.00	.00	1,083,718.80	1,013,784.31	1,083,718.80	0.00		0.00
****	0.00	.00	1,083,718.80	1,013,784.31	1,083,718.80	0.00		0.00
CURR	0.00	.00	1,083,718.80	1,013,784.31	1,083,718.80	0.00		0.00
DELO	0.00	.00	0.00	0.00	0.00	0.00		0.00

ALL PROPERTY

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 06/30/2026
LAND VALUE	0	0	3,919,124	0	3,919,124	3,919,124
AG EXCLUSION	0	0	0	0	0	0
IMPROVEMENTS	0	0	176,540	0	176,540	176,540
APPRAISED VALUE	0	0	4,095,664	0	4,095,664	4,095,664
EXEMPTIONS	0	0	0	0	0	0
TAXABLE VALUE	0	0	4,095,664	0	4,095,664	4,095,664
LEVY	.00	.00	1,083,718.80	.00	1,083,718.80	1,083,718.80
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	0	0	0	0	0	0
OVER 65	0	0	0	0	0	0
DISABLED	0	0	0	0	0	0
VETERAN	0	0	0	0	0	0
TOTAL EXEMPT	0	0	0	0	0	0

Summary of Jurisdiction Remittances Processed Property Tax File
For Remitted Deposit Dates 06/01/2026 thru 06/30/2026 as of 07/07/2026

Batch Seq
5191595

Report run on: July 7, 2026 2:30 PM

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
175 Friendswood City Center PID							
ACH 98822	Print Date:07/06/2026						
	Current	1,165,851.96	0.00	0.00	0.00	0.00	1,165,851.96
Last Deposit Date		06/30/2026	\$1,165,851.96	\$0.00	\$0.00	\$0.00	\$1,165,851.96
Total:		\$1,165,851.96	\$0.00	\$0.00	\$0.00	\$0.00	\$1,165,851.96

**FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM**

Date requested for City Council consideration: August 3, 2026

Date submitted: 06/04/2026

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider approving the minutes of the City Council Regular Meeting held on July 6, 2026.

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 6, 2026.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1.	Draft - 2026 07 06 CC Minutes, Regular
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**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
JULY 6, 2026**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JULY 6, 2026, AT 3:32 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	Mayor Pro Tem
Sally Branson	Councilmember
Trish Hanks	Councilmember
Robert J. Griffon	Councilmember
Randy Hale	Councilmember
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 3:32 P.M.; all members were present.

2. INVOCATION

The invocation was led by Chaplain Ralph Hobratschk of the Friendswood Police Department.

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

Mayor Foreman led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL COMMENTS AND REPORTS

Mayor Foreman kicked off the comments by celebrating the City of Friendswood's 4th of July event. He gave kudos to Parks and Recreation and the 4th of July Steering Committee. The council agreed and additionally acknowledged all the volunteers. Councilmember Hale commented over the Friendswood Volunteer Fire Department (FVFD) Pinning Ceremony he attended and thanked them for their service. Councilmember Ross closed the comments echoing what the Mayor said about the incredible job of the steering committee, staff, and volunteers.

5. PUBLIC COMMENT

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

Mr. Dan Key, a Polly Ranch resident, brought to Council's attention to the dangerous conditions at an unoccupied residence located at 2205 Pine Drive. The vacant structure has sustained damage from trees

and flooding, leaving it in despair with no utilities. He noted this should be in violation of the safety and health codes, and requested the City act as soon as possible.

Ms. Charlotte Permetti, another Polly Ranch resident, shared pictures of the unoccupied, deteriorated house next door to her and Mr. Key. She noted the pool has no electricity, no protection barrier, and poses a hazard to children and animals. She requested the City hel allocate funds to cover the pool and make the situation safer.

Mr. Don Johnson spoke to Council regarding flooding and drainage issues in Friendswood. He shared updates from a recent Clear Creek Watershed Committee meeting concerning detention basins and conveyance improvements. He lastly advocated that detention basins are an essential professional tool and offered to help get information for the city.

6. WORK SESSION TOPICS

A. Discuss the City of Friendswood Master Drainage Plan with Halff.

Mr. Jason Beck and Kyle Outten with Halff Associates presented to Council the City of Friendswood Master Drainage Plan project options, as follows:

UPPER CLEAR CREEK		
ALTERNATIVE 1 <i>Annalea Kingspark & Whitehall Storm Sewer Improvements</i> Project Description: - Upsize storm sewer within the Annalea Kingspark and Whitehall neighborhood with larger updates to the exiting drainage easement. Estimated Project Cost (\$18.1M): - Construction: \$11,181,715 - ROW: \$643,970 - Mitigation (surface): \$878,460 - Engineering: \$1,809,026 - Contingency: \$3,618,052	ALTERNATIVE 2 <i>Friendswood Methodist Detention Pond Expansion</i> Project Description: - Upsize storm sewer within the Annalea neighborhood and expand existing pond of Friendswood Methodist Church to provide project mitigation. Estimated Project Cost (\$7.0M): - Construction: \$3,461,776 - ROW: N/A - Mitigation (surface): N/A - Engineering: \$519,266 - Contingency: \$1,038,532 - Pipeline Relocation: \$2,000,000	ALTERNATIVE 3 <i>Dunbar Estates Storm Sewer Improvements</i> Project Description: - Upsize existing storm sewer of Maplewood Drive, Westwood Drive and Tanglewood Drive with additional improvements to outfall. Estimated Project Cost (\$3.4M): - Construction: \$1,116,582 - ROW: \$643,970 - Mitigation (surface): \$803,955 - Engineering: \$288,080 - Contingency: \$576,161
ALTERNATIVE 4A <i>Majestic Lane Detention Basin</i> Project Description: - Alternative location to Brio Site Regional Pond that can provide approximately 315 ac-ft of storage to the region. 2 existing pipeline easements within site. Estimated Project Cost (\$15-20M): - There are two pipeline easements that run through the project area and would require relocation to allow for pond excavation.	ALTERNATIVE 5 <i>Longwood Floodplain Storage Project</i> Project Description: - Provide a detention facility upstream of the watershed to help reduce downstream water surface elevations of Clear Creek. Estimated Project Cost (\$7.5M): - Construction: \$4,755,214 - ROW: \$558,619* (Includes Pearland Property) - Mitigation: N/A - Engineering: \$713,282 - Contingency: \$1,426,564	ALTERNATIVE 6 <i>Forest of Friendswood Storm Sewer Improvements</i> Project Description: - Upsize storm sewer within Forest of Friendswood neighborhood including outfall improvements near Woodland Trail Drive. Estimated Project Cost (\$28.7M): - Construction: \$18,386,016 - ROW: N/A - Mitigation (surface): \$1,394,003 - Engineering: \$2,967,003 - Contingency: \$5,934,006

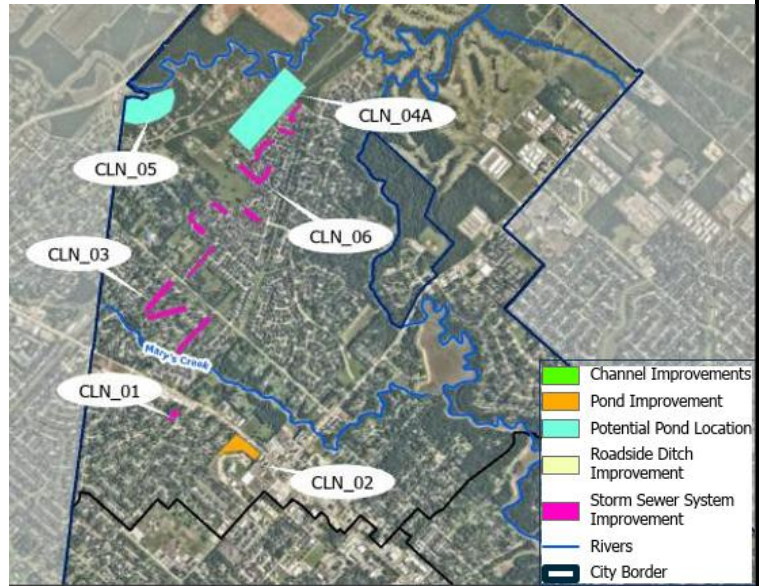
CONCEPT OVERVIEW

Upper Clear Creek

Distribution by project type:

- Channel Improvement - 0
- Pond Improvement -1
- New Pond Construction - 2
- Roadside Ditch Improvement - 0
- Storm Sewer Improvement - 3

Total of 6 projects



LOWER CLEAR CREEK

ALTERNATIVE 1

Bay Area Boulevard HOA Pond Improvements

Project Description:

- Combine the three independent (Friendswood Oaks, Friendswood Cove and Autumn Creek HOW) detention basins, provide a consistent bottom elevation and increases the available storage for the neighborhood.

Estimated Project Cost (\$0.96M):

- Construction: \$663,436
- ROW: N/A
- Mitigation: N/A
- Engineering: \$99,515
- Contingency: \$199,030

ALTERNATIVE 1B

Autumn Creek Storm Sewer Improvements

Project Description:

- Upon combining the storage improvements of Alternative 1, Alternative 1B suggests upsizing existing storm sewer within the Autumn Creek neighborhood.

Estimated Project Cost (\$5.8M):

- Construction: \$3,854,404
- ROW: N/A
- Mitigation (surface): \$114,681
- Engineering: \$595,362
- Contingency: \$1,190,725

ALTERNATIVE 2

Forest Bend Storm Sewer Improvements

Project Description:

- Extensive improvements to the Forest Bend storm sewer system replacing undersized storm sewer with new infrastructure to provide additional conveyance capacity.

Estimated Project Cost (\$128.0M):

- Construction: \$22,053,881
- ROW: N/A
- Mitigation: \$66,248,291
- Engineering: \$13,245,326
- Contingency: \$26,490,652

ALTERNATIVE 3

Friendswood Forest Ditch Improvements

Project Description:

- Increasing the capacity of the existing roadside ditch targeted at managing overflow from the ditch and reducing flood risk to nearby structures.

Estimated Project Cost (\$0.49M):

- Construction: \$324,053
- ROW: N/A
- Mitigation (surface): \$11,918
- Engineering: \$50,395
- Contingency: \$100,791

CONCEPT OVERVIEW

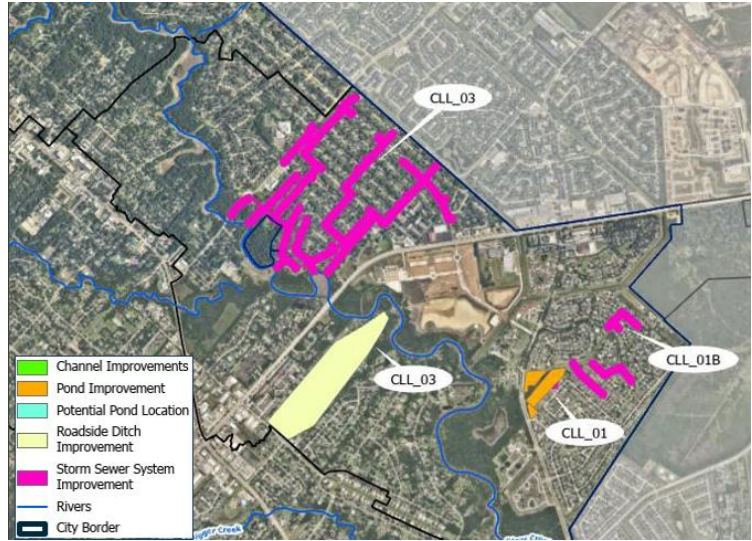
Clear Creek Lower

Distribution by project type:

- Channel Improvement - 0
- Pond Improvement - 1
- New Pond Construction - 0
- Roadside Ditch Improvement - 1
- Storm Sewer Improvement - 2

Total of 4 projects

CLL_01B builds upon the pond expansion of CLL_01.



COWARD CREEK

ALTERNATIVE 3

Brigadoon Lane Storm Sewer System Improvements

Project Description:

- Extend new storm sewer system up Brigadoon Street to provide additional storm water management for runoff. Upsize storm sewer of Sunset Drive improving capacity for surrounding area.

Estimated Project Cost (\$27.6M):

- Construction: \$7,489,653
- ROW: \$2,066,100
- Mitigation: \$8,768,291
- Engineering: \$2,438,691
- Contingency: \$4,877,383
- Pipeline Relocation: \$2,000,000

ALTERNATIVE 4

Woodlawn Drive Storm Sewer System Improvements

Project Description:

- Upsize existing storm sewer and include additional connectivity to West Shadowbend Avenue.

Estimated Project Cost (\$11.3M):

- Construction: \$6,132,370
- ROW: \$1,976,137
- Mitigation: \$239,639
- Engineering: \$955,801
- Contingency: \$1,911,603
- Enhanced Tree Protection and Preservation: \$100,000

ALTERNATIVE

Coward Creek Channel Improvement

Project Description:

- Further evaluation of channel improvements to reduce Coward Creek water surface elevations and lower tailwater for local drainage system
- High-level project costs and benefits will be presented in MDP Report

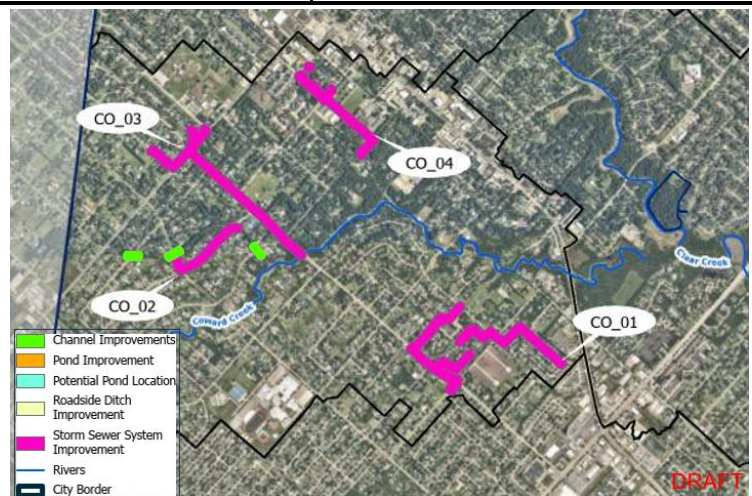
CONCEPT OVERVIEW

Coward Creek

Distribution by project type:

- Channel Improvement - 1
- Pond Improvement - 0
- New Pond Construction - 0
- Roadside Ditch Improvement - 0
- Storm Sewer Improvement - 3

Total of 4 projects



CHIGGER CREEK		
ALTERNATIVE 1 <i>Falcon Ridge Storm Sewer System Improvements</i> Project Description: - Decommissioning of existing storm sewer conduits through private property, and additional capacity added in replacement lines. Estimated Project Cost (\$20.4M): - Construction: \$5,275,803 - ROW: N/A - Mitigation: \$8,764,904 - Engineering: \$2,106,106 - Contingency: \$4,212,212	ALTERNATIVE 2 <i>San Joaquin Estates Channel Culvert Replacement</i> Project Description: - Removal of the currently plugged culverts allows for additional flow through the crossings and improves the tailwater elevations for neighborhood drainage system. Estimated Project Cost (\$0.29M): - Construction: \$166,200 - ROW: N/A - Mitigation: N/A - Engineering: \$75,000 - Contingency: \$49,860	ALTERNATIVE 3 <i>Glenshannon Subdivision Storm Sewer Improvements</i> Project Description: - Upsize of existing storm sewer within the Glenshannon subdivision and outfall system to provide additional capacity in a location that saw undersized infrastructure causing ponding. Estimated Project Cost (\$22.7M): - Construction: \$9,179,064 - ROW: N/A - Mitigation: \$6,490,089 - Engineering: \$2,350,373 - Contingency: \$4,700,746
ALTERNATIVE 4 <i>Sun Meadow Detention Pond</i> Project Description: - Utilize existing open space within the Sun Meadow neighborhood to provide detention volume and maintain recreational space. Estimated Project Cost (\$7.5M): - Construction: \$1,885,579 - ROW: \$4,805,176 - Mitigation: N/A - Engineering: \$282,836 - Contingency: \$565,673	ALTERNATIVE 5 <i>Polly Ranch Estates Channel Improvements</i> Project Description: - Expand the existing banks adjacent to the Polly Ranch subdivision with channel shelving in locations of large channel bends which contribute to increases in water surface elevations. Estimated Project Cost (\$1.1M): - Construction: \$353,878 - ROW: \$596,880 - Mitigation: N/A - Engineering: \$53,081 - Contingency: \$106,163	
CONCEPT OVERVIEW <i>Chigger Creek & Dickinson Bayou</i> Distribution by project type: - Channel Improvement - 2 - Pond Improvement - 0 - New Pond Construction - 1 - Roadside Ditch Improvement - 1 - Storm Sewer Improvement - 3 Total of 7 projects		

Mr. Beck noted that the next steps for the Master Drainage Plan involve the wrapping up project prioritization, completing benefit-cost analysis ratios, and finalizing one-page project summary sheets. The implementation plan will focus on funding, phasing, and partnering to move concepts to construction, with a complete draft report expected within the next month or two. City Manager Morad Kabiri added that because the projects have substantial costs relative to low benefits, the benefit-cost analyses likely will not qualify for federal grants. Thus, Council must decide whether to pursue bond dollars and let voters decide. Additionally, a drainage story map of all projects and corresponding studies is 95% complete and will be shared with Council.

B. Discuss the 2026 Bond Election Propositions and the results of the survey sent out to the community.

City Manager Morad Kabiri explained the Bond Advisory Committee evaluated the City's needs and had proposed to Council an overall bond package of roughly \$50.9 million, as shown below, with an estimated tax rate impact of one penny assuming flat values. The staff and committee also provided alternatives for additional projects that needed separate consideration.

Proposition	Amount	Estimated Tax Increase	% of Bond
Facilities	\$ 5,950,000	0.001169	12%
Drainage	\$ 20,341,000	0.003995	40%
Parks (w/ options)	\$ 13,625,000	0.002676	27%
Transportation	\$ 11,000,000	0.002160	22%
Total	\$ 50,916,000	0.010000	100%

Mr. Kabiri then relayed that staff started a survey regarding the bond committee's work and general quality of life questions. The surveys were distributed via social media, email blasts, and bulletin boards to gather public opinions on projects. The survey was connected to the City's GIS program and Voter Registration rolls. Those results were presented as follows:

DEMOGRAPHICS	RESULT / PERCENTAGE
Total Responses	1,063
Home Owners	94%
Registered Voters	95%
Did Not Vote in Last Election	+66%
Age 61 and Over	+46%
Felt the Quality of Life in Friendswood is Good/Excellent	+93%
Willing to pay more in taxes to support categories important to them (1-3¢)	54.66%

WHICH PROJECT GOT THE MOST NUMBER ONE PRIORITY?		
Category	Percent Score (%)	First Place Count
Drainage	52.59	559
Streets, Transportation & Sidewalks	20.6	219
Parks & Open Spaces	22.2	236
City Facilities	4.61	49

DRAINAGE			
Mitigation Type	Details	Total Cost	
Storm Sewer	Falcon Ridge and Brill Storm Sewer Improvements	\$	6,012,000
Storm Sewer	Maplewood and Westwood Storm Sewer Improvements	\$	1,482,000
Storm Sewer	Autumn Creek Neighborhood Storm Sewer Improvements	\$	7,106,000
Ponds	Sun Meadow New Pond Construction	\$	3,262,000
Ponds	Autumn Creek Neighborhood Combine Ponds	\$	1,625,000
Channel	Chigger Creek Dig Out at Oak Drive Bridge Crossing	\$	854,000
Total		\$	20,341,000

QUESTION: Would you approve a bond proposition for neighborhood-specific drainage projects in the amount of \$20,341,000, which is within the proposed one-cent tax rate increase? RESPONSE: Yes 68.3%; No 31.7%	Category	Percent Score (%)	First Place Count
	Chigger Creek Dig Out at Oak Bridge Crossing	29.95	221
	Falcon Ridge and Brill Storm Sewer Improvements	22.9	169
	Autumn Creek Neighborhood Storm Sewer Improvements	15.45	114
	Sun Meadow New Pond Construction	14.63	108
	Maplewood and Westwood Storm Sewer Improvements	10.98	81
	Autumn Neighborhood at Oak Drive Bridge Crossing	6.1	45

STREETS & TRANSPORTATION			
Category	Project	Total Cost	
Sidewalk	Sidewalks - City Wide	\$	1,000,000
Traffic Enhancements	Bay Area Reconstruction (FM 528 to WasteWater Treatment Plant)	\$	6,000,000
Traffic Enhancements	Stadium Lane	\$	2,500,000
Traffic Enhancements	Murphy Lane	\$	1,500,000
Total		\$	11,000,000

QUESTION: Would you approve a proposition for street and transportation improvement projects in the amount of \$11,000,000, which is within the proposed one-cent tax rate increase? RESPONSE: Yes 68.11% ; No 31.89%	Category	Percent Score (%)	First Place Count
	Sidewalks	55.27	404
	Bay Area Blvd. from FM 528 to City's Wastewater Treatment Plant	28.26	206
	Stadium Lane	11.39	83
	Murphy Lane	5.08	38

CITY FACILITIES			
Category	Project	Total Cost	
City Facilities	Fuel Island at Blackhawk Building	\$	250,000
City Facilities	Fuel Station at Public Safety Building	\$	250,000
City Facilities	Public Safety Building Parking Lot Expansion	\$	750,000
City Facilities	Fire Station 4 Expansion	\$	4,000,000
City Facilities	City Hall Renovations	\$	700,000
Total		\$	5,950,000

QUESTION: Would you approve a bond proposition for improvement projects to multiple City facilities in the	Category	Percent Score (%)	First Place Count
	Fire Station 4 Expansion	55.1	275
	Fuel Station – PSB	15.43	77

amount of \$5,950,000, which is within the proposed one-cent tax rate increase?	Fuel Station Blackhawk	11.82	59
	PSB Parking Lot Expansion	7.82	39
	City Hall Renovations	9.82	49
	RESPONSE: Yes 46%; No 54%		

PARKS & OPEN SPACES			
Category	Project	Total Cost	
Parks	Friendswood Lake Park Bulkhead and Trail Repair	\$ 2,400,000	
Parks	Sports Complex Upgrades (Renwick and Centennial Parks)	\$ 4,225,000	
Parks	Stevenson Aquatics Facility Infrastructure, Expansion and Related Systems - 25 Meter Pool	\$ 3,800,000	
Parks	Stevenson Park Parking Expansion	\$ 3,200,000	
Total		\$ 13,625,000	

QUESTION: Would you approve a bond proposition for park improvement projects in the amount of \$16,825,000, which is within the proposed one-cent tax rate increase? RESPONSE: Yes 61.9%; No 38.1%	Category	Percent Score (%)	First Place Count
	Stevenson Park Parking Lot Expansion and Related Improvements	30.48	204
	Stevenson Aquatics Facility Upgrades and Infrastructure Improvements	31.98	213
	Sports Complex Upgrades (Renwick and Centennial Parks)	19.97	133
	Friendswood Lake Park Bulkhead and Trail Repair	17.57	118

Next, Mr. Kabiri discussed the additional options up for Council's considerations, as follows:

ALTERNATIVE 1 Parks and Open Spaces <i>Aquatics Center Upgrades</i>	ALTERNATIVE 2 Parks and Open Spaces <i>Recreation Center</i>	ALTERNATIVE 1 Drainage <i>Forest Bend and Forest Creek Neighborhoods</i>																														
QUESTION: Do you want additional upgrades to the Stevenson Parks Aquatics Facility included in the Bond Proposal? (These options would be within the one cent tax rate increase.) RESPONSE: Yes 42.05%; No 57.95%	QUESTION: Would you approve a bond proposition for the construction of a new all-purpose recreation/community center in an amount not to exceed \$47,000,000 which is five additional cents to the tax rate? RESPONSE: Yes 41.02%; No 58.98%	QUESTION: Would you approve a bond proposition for additional drainage projects in the amount of \$32,264,000, which would be an additional 2.5 cents to the proposed one-cent tax rate increase? RESPONSE: Yes 34.43%; No 36.22%; No Response 29.35%																														
<table> <tr> <th>Category</th><th>%</th><th>Count</th></tr> <tr> <td>Option 1 – Construction of 50-Meter, 10-Lane Pool</td><td>31.00</td><td>142</td></tr> <tr> <td>Option 2 – Addition of Acqua Play Unit</td><td>20.52</td><td>94</td></tr> <tr> <td>Option 3 – 50-Meter, 10-Lane Pool and Acqua Play Unit</td><td>48.47</td><td>222</td></tr> </table>	Category	%	Count	Option 1 – Construction of 50-Meter, 10-Lane Pool	31.00	142	Option 2 – Addition of Acqua Play Unit	20.52	94	Option 3 – 50-Meter, 10-Lane Pool and Acqua Play Unit	48.47	222	<table> <tr> <th>Category</th><th>%</th><th>Count</th></tr> <tr> <td>Option 1 – Build Recreation Center to Replace Activity Building at 416 Morningside Drive in Downtown Friendswood</td><td>51.24</td><td>228</td></tr> <tr> <td>Option 2 – Build Recreation Center at Lundy Lane</td><td>48.76</td><td>217</td></tr> </table>	Category	%	Count	Option 1 – Build Recreation Center to Replace Activity Building at 416 Morningside Drive in Downtown Friendswood	51.24	228	Option 2 – Build Recreation Center at Lundy Lane	48.76	217	<table> <tr> <th>Category</th><th>%</th><th>Count</th></tr> <tr> <td>Option 1 – Build Recreation Center to Replace Activity Building at 416 Morningside Drive in Downtown Friendswood</td><td>51.24</td><td>228</td></tr> <tr> <td>Option 2 – Build Recreation Center at Lundy Lane</td><td>48.76</td><td>217</td></tr> </table>	Category	%	Count	Option 1 – Build Recreation Center to Replace Activity Building at 416 Morningside Drive in Downtown Friendswood	51.24	228	Option 2 – Build Recreation Center at Lundy Lane	48.76	217
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TOP 10 HIGHEST RANKED PROJECTS			
Category	Percent Score (%)	First Place Count	Average Rank
Chigger Creek Dig Out at Oak Drive Bridge Crossing	57.9	221	1.96
Sidewalks	55.2	404	1.23

Falcon Ridge and Brill Storm Sewer Improvements	54.2	169	2.15
Autumn Creek Neighborhood Storm Sewer Improvements	45.7	114	2.57
Sun Meadow New Pond Construction	45.6	108	2.58
Maplewood and Westwood Storm Sewer Improvements	44.6	81	2.63
Stevenson Park Parking Lot Expansion	43.9	204	1.39
Autumn Creek Neighborhood at Oak Drive Bridge Crossing	43.7	45	2.68
Bay Area Blvd. from FM528 to City's Wastewater Treatment Plant	43.3	206	1.70
Stevenson Aquatics Facility Upgrades	42.9	213	1.43

MOST REQUESTED BOND ITEMS			
Rank	Theme	Mentions	Example Quote
1	Streets, transportation, and sidewalks	58	The streets throughout the city need to be addressed somehow. - Bond Comments, row 13
2	Parks and open space	24	Improve city of friendswood parks and rec. - Bond Comments, row 4
3	Drainage	21	Flooding and roads should be priority for all of Friendswood. - Bond Comments, row 55
4	Westwood/Bales or school facility comments	18	Westwood/bales. The poor kids on this side of town are NOT getting the same advancements and opportunities as the other schools in this district. - Bond Comments, row 10
5	City facilities	14	Senior Center improvement and expansion. - Bond Comments, row 66

At 5:06 P.M., Councilmember Griffon stepped out of the meeting and later returned at 5:08 P.M.

Mr. Kabiri ended the presentation recalling that Council put together the Bond Advisory Committee in the hopes of potentially having a bond election in November. He noted that it was incumbent on Council to decide if the City is (1) having an election, (2) what those items are going to be, and (3) how they wanted to package them. Mr. Kabiri stated that while ideally, they would like to put everything on the ballot, he cautioned that making ballots too long could result in voter fatigue and ballot items could fail just for lack of interest.

Mayor Foreman stated that he believed that there was certainly a need for a bond election to fund necessary projects through voter approval, which is essentially the democratic process. He acknowledged the difficulty in coming up with project packaging and prioritization in order to fully explain to voters what they are considering for approval. However, he believed Council is leaning towards having a bond election to fund projects and move the City forward. Mr. Kabiri asked if they want to limit the package to Bond Committee's recommended \$50.9 million or expand it to allow for additional projects, such as the Recreation/Community Center. Mayor Foreman responded to expand it to give voters choices.

Councilmember Hanks stated that it made sense to place big-ticket items and large infrastructure needs on a bond ballot. She emphasized the difference between needs and wants, and while she leaned towards wants because of how they enhanced the quality in life in Friendswood, she noted it is not a bond-friendly time right now. Thus, she suggested Council to home in on things the city must have.

Councilmember Hale acknowledged that when there is a long list of things that people need to vote on, it will be a little difficult to get through but felt it was important to have standalone item as a separate ballot item to allow the voters the opportunity to make their decisions. He noted that his preference would be to have every single individual project be a standalone proposition.

Councilmember Griffon reiterated that the appetite for bonds is not good right now and pointed out that the City will have debt service capacity coming their way because their 2015-2017 bonds will roll off their debt service. He recommended letting those bonds roll off and instead build the downtown activity center for \$9 million at 30,000 square feet that would not raise a penny in taxes. He noted the City did not have a voting facility and the facility will house their senior activities. He did not want to move forward with the \$50.9 million recommendation. With regard to the retirement of 2015-2017 bonds, Councilmember Hale asked what the interest and sinking tax rate would be if no bonds passed and their debts retired. Assistant City Manager Katina Hampton stated it would be about 9¢ or 9.5¢, meaning it would only go down 3¢. Mr. Kabiri added that rates depend on property values, but the tangible payment obligation drops are from \$6.5 to \$4.3 million.

Adding onto Griffon's idea on the downtown facility, Councilmember Branson suggested they purchase the front end of the block, sell the library, have a community center there, and that a recreation center belongs on Lundy Lane. She further noted that she had a problem with taking bond dollars when they are already collecting dollars from the street maintenance sales and use tax and believed that there was enough in that fund to take care of Bay Area Boulevard. She also agreed that the timing is not good for bonds after the school district bond elections. Councilmember Griffon agreed that it should be a community center and not a recreation center. Mr. Kabiri clarified if it was the desire of the Council for the staff to build a \$9 million community center, then they would do so; however, the architecture firm that presented conceptual planning to Council in October of 2024 of a full-scale recreation center gave an estimated costs of \$37 million to \$46 million, depending on the scale of the facility. Therefore, a \$9 million facility would not be a full-scale recreation center. Councilmember Griffon reiterated that it should be a community center downtown to replace the aging Activity Center and then in the future have a bond proposition specifically for a sports complex on the 27 acres off of Lundy Lane.

Mayor Foreman reiterated that Council needed to say yay or nay on the bond election, so the staff could have direction on how to proceed. He heard a few councilmembers say yes, including himself, and some noted that their support would be based on the packaging of the bond propositions. Regarding streets, the Mayor noted that Bay Area Boulevard was a big-ticket item that would utilize more than a year's worth of street maintenance funds by itself. Councilmember Ross reiterated the point of wants versus needs and believed that those needs should be priority.

Mr. Kabiri noted that the Council will be having a meeting in two days, in which this topic can be discussed further if desired. Mr. Kabiri noted that he believed there was a general consensus from the Council to move forward with a bond election but were not yet certain on what that would entail as the Council seemed undecided on the propositions and projects.

Councilmember Ellisor added that he agreed they need to home in on the most important issues and needs and focus on those. Councilmember Hanks requested that the staff tell them at their Retreat Meeting on Wednesday the City's absolute needs that could not be paid for through the City's annual budget, and could not afford, but for a bond.

7. RECESS / RECONVENE

At 6:15 P.M., Mayor Foreman recessed the meeting and later reconvened at 6:30 P.M.

8. TAX INCREMENT REINVESTMENT ZONES / PUBLIC IMPROVEMENT DISTRICTS

A. Receive an overview of tax increment reinvestment zones and public improvement districts, including information concerning the Reinvestment Zone Numbers One and Two, City of Friendswood and Friendswood City Center Public Improvement District.

City Manager Morad Kabiri introduced the item explaining that since the Tax Increment Reinvestment Zone (TIRZ) was created in 2024, there has been some change to City Council, so they wanted to provide a general overview of what TIRZs and Public Improvement Districts (PIDs) can and cannot do. Mr. Jonathan Frels and Ms. Mary Buzak with Bracewell then presented the information to Council with the following highlights:

WHAT IS A PID?	PID CREATION
- Public Improvement Districts (“PIDs”) are created pursuant to Chapter 372, Local Government Code. - A PID is formed over a defined, contiguous area in the corporate limits of the City or the City’s ETJ. - Assessments are levied on property within the PID based on the benefit received from PID improvements (public improvements including roads, water, sewer, parks, etc.	- City receives a petition from a majority of the property owners within the proposed boundaries of the PID. - City conducts a public hearing on the creation of the PID and the PID is created by a resolution adopted by the city council. - City files the creation resolution in the real property records of the county within seven (7) days of city council approval.
HOW DOES A PID WORK?	
- The PID assessment are used to pay: - Debt services on tax-exempt bonds issued to fund PID improvements, or - Amounts owed under reimbursement agreement with developer, including interest to reimburse the developer for the costs of the PID improvements. - Administrative expenses are included in the annual assessment installment. - The distribution of assessments among properties within the PID is determined by a benefits analysis conducted by the City’s PID Administrator. Each property pays for the benefit it receives from the public infrastructure.	- Assessments can be paid in full or paid in annual installments - Assessments do not increase as home values increase. - Assessments terminate after payment in full (either via prepayment or annual installments). - Assessments are a lien that run with the land. - Assessments are liens on property (like taxes) and are superior to all other liens, except for ad valorem taxes. - Assessments are collected and enforced like property taxes. - They are billed at the same time as property taxes (ideally on the county tax bill). - They are delinquent February 1 of each year. - They incur penalties and interest. - The City can foreclose on property for non-payment of an assessment.
WHY UTILIZE A PID?	
- PIDs are used as an economic development incentive tool to promote annexation and development. - PIDs are often used for urban infill rather than creating an in-city municipal utility district. - PIDs are used to incentivize the inclusion of amenities that would not be provided by the developer but for the creation of the PID - Enhanced plan, design, architecture and building materials that exceed subdivision building standards - Lot and residential unit size that align with the City’s goals for economic growth - Private amenities tailored to the community - Playgrounds - Fitness Centers - Enhanced Trails	- PIDs may help accelerate construction of improvements described in City’s Comprehensive Plan, Thoroughfare Plan and Parks Plan. - The City can require cash contribution from developer (non-PID funds) to fund City projects. - A PID charges property owners for the costs of public infrastructure that specifically benefits their property, rather than taxing all residents for such infrastructure. - By issuing bonds backed by the assessments, the City can generate funds to construct the public improvements.

TYPES OF PIDS
• <u>Pay-As-You-Go-PID</u>: allows future long-term reimbursements from assessments to developer. • <u>Reimbursement Bonds PID</u>: allows reimbursement soon after infrastructure is installed • <u>Construction Bonds PID</u>: allows for the issuance of up-front bonds to construct infrastructure

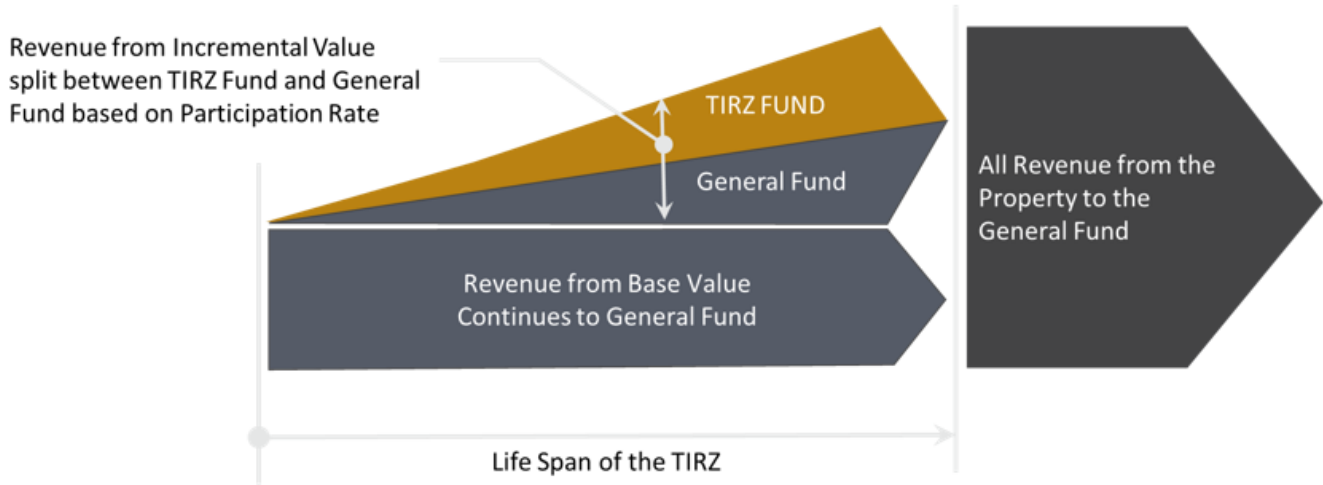
FINANCIAL IMPLICATIONS FOR CITY Creation and Administration
• All City costs incurred as a result of creating the PID should be paid by the developer via a cash escrow deposit with the City. • Administration is typically contracted to a third party, overseen by the City and paid for by PID assessments. • The City will have to annually approve updates to the PID plan (the “Service and Assessment Plan” or “SAP”).

FINANCIAL IMPLICATIONS FOR CITY PID Debt	
• Non-recourse to the City • Bondholders cannot demand payment from the City’s general fund or from City property tax revenues. ○ Bonds or reimbursement agreements are backed only by the assessments on the property within the PID. • Issuance of PID debt by City does not reduce City’s bonding capacity. • City keeps all of its ad valorem and sales tax revenues. • Counts against bank qualified debt limit. • The bonds are typically non-rated and are sold to a limited number of bond buyers. • The annual payments of the assessments will be sufficient to fully pay for the debt service on the bonds. • Bonds are issued by the City, but the City’s only obligation with respect to the bonds is enforcement of collection of the assessments and continuing disclosure obligation.	• A default on the bonds means that enough property owners did not pay their annual installment of the assessments to pay debt service on the bonds. The risk is higher when there is only one property owner or only a few property owners. • A default on the bonds is not likely to be reflected in the City’s credit rating and bondholders are aware of the risk of nonpayment. It would, however, be a default of bonds that contain the City’s name. • When property owners don’t pay their assessments, the City’s obligation is to enforce collection, which means foreclosure on the property. • The bond indenture will create reserve funds to bridge the gap when property owners pay late or the City has to go through the foreclosure process.

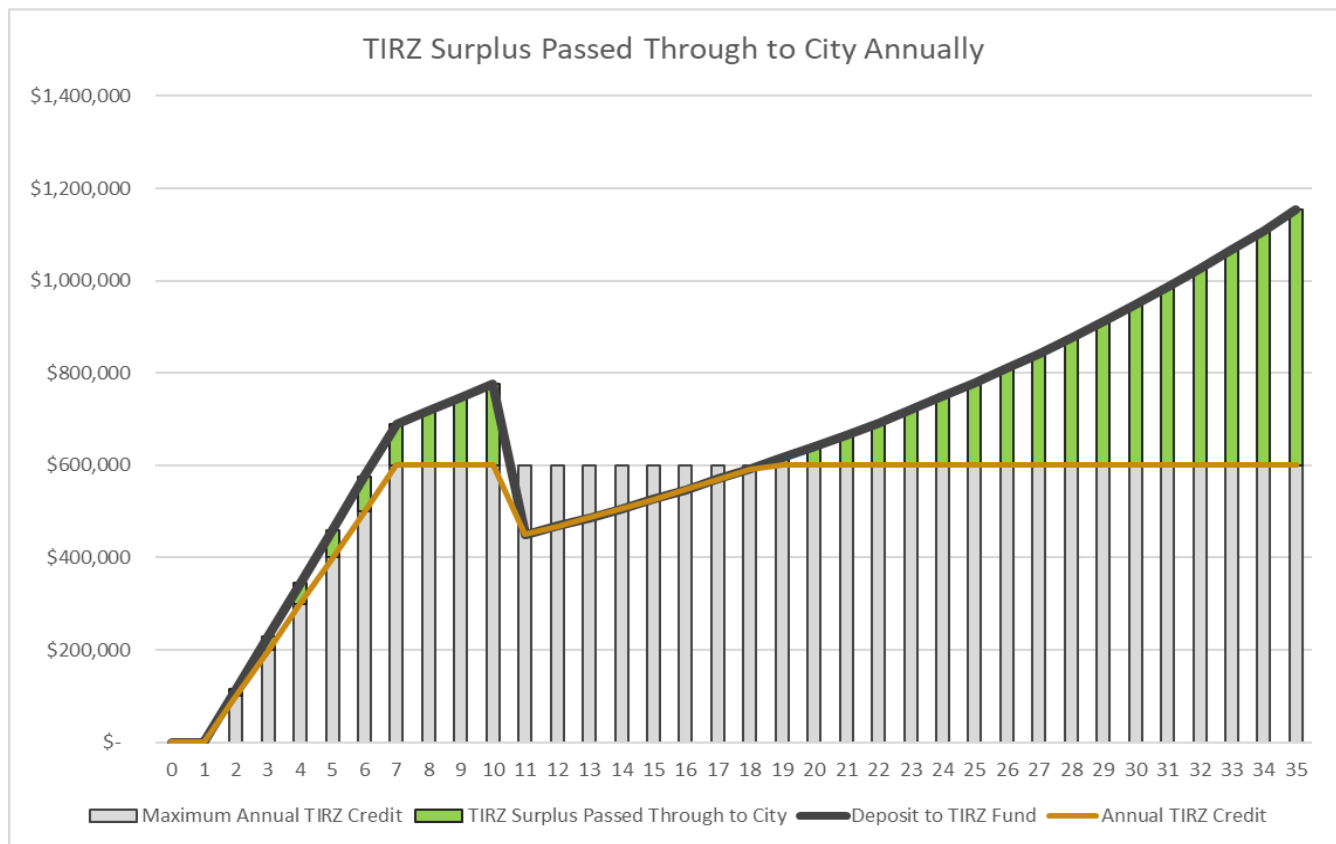
TAX INCREMENT REINVESTMENT ZONE OVERVIEW
Chapter 311 of the Texas Tax Code (the Tax Increment Financing Act) establishes the steps for creating a tax increment reinvestment zone (TIRZ) • Create boundaries for the proposed TIRZ • Prepare a preliminary reinvestment zone financing plan • Conduct a public hearing on creation of the TIRZ • Publish notice of the hearing at least seven days prior to the hearing • Consider and act upon ordinance creating the zone, describing the boundaries, finding that the TIRZ meets the criteria for creation, and establishing the board, the increment contribution, the duration of the TIRZ, and the tax increment fund • Future Date (e.g. bond sale date) – adopt a project plan and reinvestment zone funding plan for the TIRZ

TIRZ BIG PICTURE CONSIDERATIONS
• A TIRZ is a tool that cities and counties can use to finance public infrastructure in a defined area. • The TIRZ board of directors makes recommendations to the governing body of the city or county on the implementation of the tax increment financing. • Each taxing unit can choose what percentage, if any, it will contribute. • A TIRZ obligates future tax revenues from each participating taxing unit to pay for project costs described in the project plan and reinvestment zone financing plan. • TIRZ revenues can be used to offset annual installments of PID assessments.

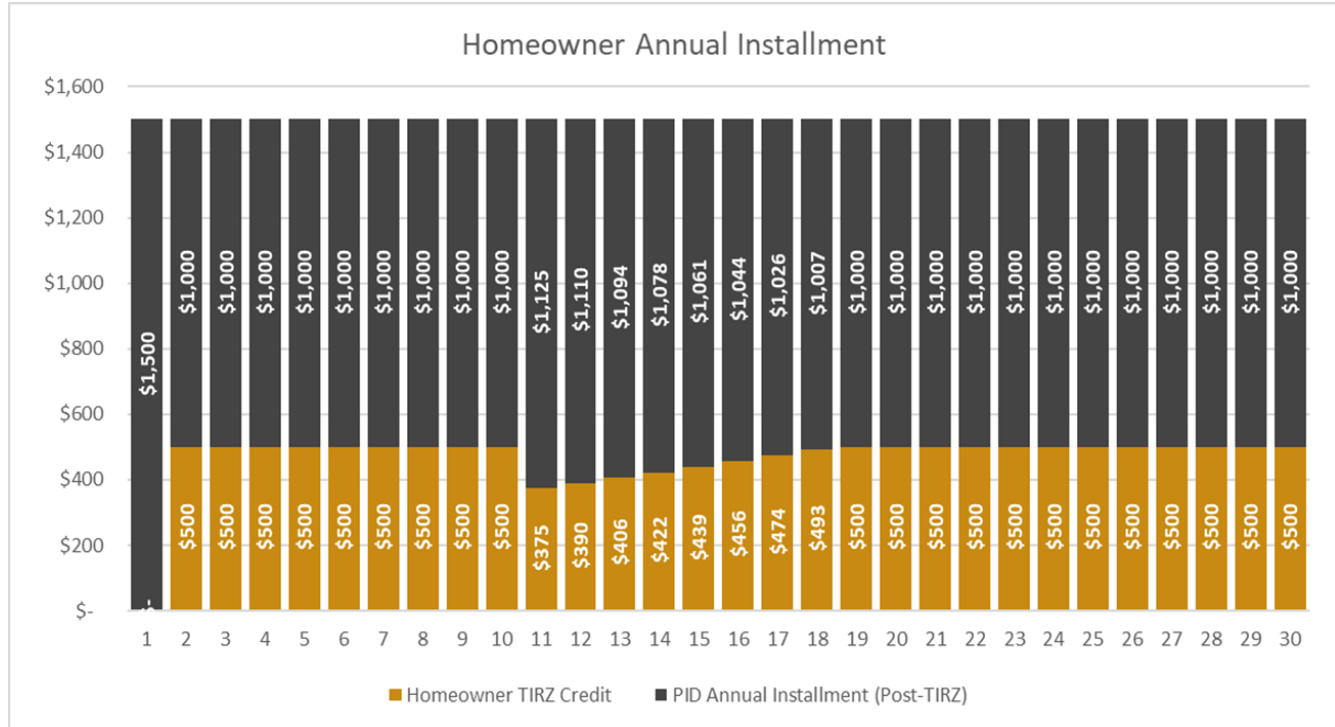
Tax Increment Reinvestment Zones



PID/TIRZ OFFSET



HOMEOWNER ANNUAL INSTALLMENT (POST-TIRZ)



Councilmember Hale asked at what point is it determined how much TIRZ funds will pay of the total PID bond debt. Mr. Frels responded that those amounts are defined in the development agreement, which is reviewed and approved by the City Council. Councilmember Hale asked his question again, to which Mr. Frels answered there is a specified “up to” amount that annually goes toward that purpose, which is again defined in the related development agreement. In response to questions related to PID assessments from Councilmember Hale, Mr. Frels noted that a PID assessment is a set amount that is charged to each of the property owners within the PID boundaries, the property owners pay said assessment and they may at any time decide to pay off the total amount of their assessment, which will then go away. However, Mr. Frels noted that property owners have no incentive to pay their PID assessment early as it is a fixed amount that does not pick up interest over the 20-year life of the TIRZ/PID. Mr. Frels further noted that once all of the infrastructure debt is paid, those TIRZ dollars will flow back to the City and can be used for additional infrastructure and projects in the Zone.

Councilmember Ross asked who came up with the valuations of the future development projects for the property. Mr. Kyle Shafman with P3Works explained when the City issues PID bonds, there is an appraisal process and a feasibility study projecting the long-term value of the development based on the values provided by the developer. Mr. Kabiri noted that the staff does not just blindly accept the values provided by the developers and conducts its own evaluation with surrounding properties to ensure that the amounts provided are appropriate. Mr. Kabiri further explained that the development agreement has a fail-safe that benefits the City in that if the values outlined in the agreement are not achieved, then the property owners are responsible for a greater portion of that debt burden and not the City.

Further discussion ensued regarding matters concerning current PID and TIRZ developments.

In that discussion, Councilmember Ross noted that in the City Center TIRZ, the developer is also the general contractor, as such, he is incentivized to have their costs match the Engineer's Opinions of

Probable Costs (OPC) to pocket the margin. With that being said, he asked what their thoughts were on protecting the city from that kind of cost overrun. Mr. Kabiri answered if there are leftover funds, they can only be applied to other eligible projects within the PID and cannot be paid back. Additionally, Mr. Frels clarified that there is only a certain amount of debt that can be issued for which the City is responsible for, and anything over that amount, is the developer's responsibility. Therefore, at some point, inflating costs will eventually bite into their own monetary returns because the City is only going to pay for public infrastructure. Mr. Kabiri added that these incentive programs are only put in place for projects that would not have otherwise happened without this incentive mechanism, and once the development agreements are adopted by the Council, they are legally binding and the parties must comply with the agreement terms.

Councilmember Griffon asked if the City Council serves as the Board of Directors of the TIRZs and PID, should the City Center Developer fail to comply with the terms of the development agreement, what authority does the Council have to remove the current developer and replace him with another one that could take over the project and get it done. Mr. Frels stated that he would have to check the terms of the development agreement, but generally he noted that development agreements have a term called "in the event of default" that gives the developer a cure period, which does not allow the Board to replace the developer, but it does allow them to find a default as it relates to the bonds. In other words, if they have a developer that is in default then City would take the bond proceeds and pay down the debt.

Councilmember Ross questioned what the path would be forward in order to get the City Center project completed. Mr. Frels responded that as the City has issued the debt for this project, it would have the necessary funds available to pay for the infrastructure that the City bargained for with this project. If the developer were to go away, then the City would be able to foreclose on the property.

Councilmember Griffon stated there needed to be some mechanism by which if the developer cannot do the job, the Board of Directors can have the authority to remove the project and reassign it to another developer that could finish it. Upon further discussion, Mr. Kabiri clarified that the City's obligation is just the public infrastructure component of the project, which would be paid for through the PID bond proceeds. So were the developer unable to fulfill their obligations pursuant to the development agreement, the City would step in and complete the public infrastructure using the PID bond monies, which are paid for via the PID assessments that are assigned to each property within the PID. Mr. Kabiri stated that it is incumbent on the developer to take action to get the contract fulfilled.

Councilmember Hanks stated that whether the contractor and the developer are one in the same, it does not really matter to the City how much they are charging and paying each other because ultimately, they are going to pay what they have to pay in the TIRZ and PID assessments. Mr. Frels and Mr. Kabiri confirmed that her assessment was correct; i.e., the developer is responsible for paying the debt service and if their expenses are on the high end, they are only hurting themselves.

Councilmember Hanks then asked if there was anything they, as a Board or Council, should do to move this project along, specifically, what the Council's responsibilities are in this matter. Mr. Frels replied that the Council does not have any responsibility as the debt has already been issued and the City has the funding on hand in order to complete the construction of the desired public infrastructure. Mr. Frels noted that the developer is going to be responsible for completing the project and will ultimately be harmed by not getting the project done because they are the ones paying those assessments during the time that it takes to get this project completed. If the developer goes bankrupt, there will be a foreclosure

process, but again, the City will have the bond funds available to complete the construction of the public infrastructure.

B. Consider on first reading an ordinance approving the 2026 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.

At 7:21 P.M., Councilmember Hanks stepped out of the meeting and later returned at 7:24 P.M.

Mr. Kyle Shafman with P3Works explained that this item is the annual service plan update. The original service plan for the public improvement district (PID) was approved back in 2004. There is a statutory requirement that the City Council will review the updated five-year service plan and approve the updated assessment roles for 2026. Those assessment roles will be billed by Galveston County for those parcels. This year, the annual installment came out to about \$4.7 million. Currently, Mr. Tannos (the developer) does own all the parcels, so he will be responsible to making that annual installment payment.

City Attorney Karen Horner added that there is a red line of the ordinance in front of Council. If they move to approve, the red lines just deal with instructions to staff on what to do, how to file the ordinance, where to file it, and who all needs copies of it.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve the first reading of a Proposed Ordinance, as submitted and related to Item 8.B. The vote was the following:

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

Nays: None

The item passed unanimously.

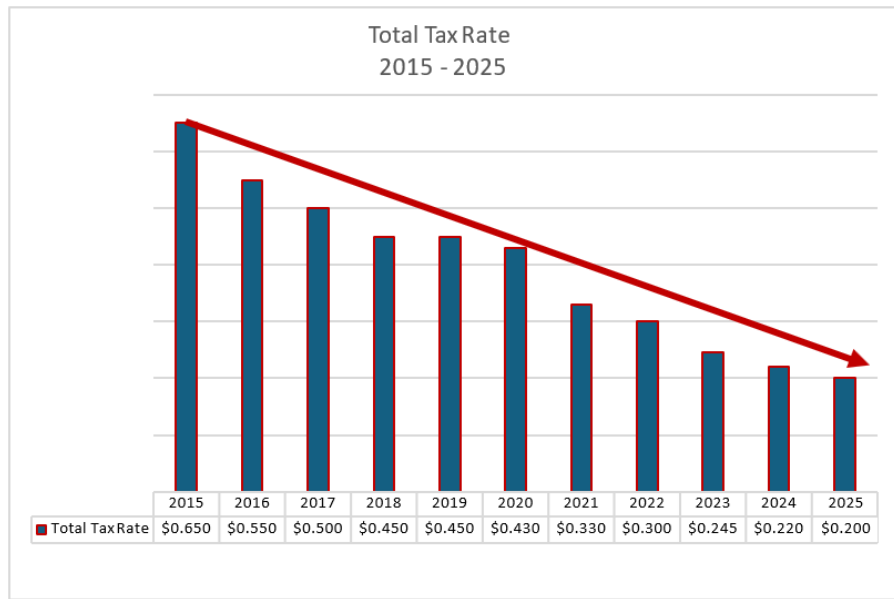
PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, APPROVING THE 2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE FRIENDSWOOD CITY CENTER PUBLIC IMPROVEMENT DISTRICT, INCLUDING THE COLLECTION OF THE 2026 ANNUAL INSTALLMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE THEREOF.

9. COMMITTEES OR SPECIAL REPORTS

A. Receive the West Ranch Management District's Annual Report.

Mayor Foreman noted the report was included in Council's backup material. West Ranch Management District Director Dennis Barber then took moment to further comment on their tax rates.



Mr. Barber reported that their tax rates have been lowered at a higher rate than the values of the properties have gone up. So, the average homeowner has seen a decrease in their tax bill from the management district. What Mr. Barber had hoped to do when he got on this board was to get rid of their bonds as quick as possible. However, the downside to doing that is they are actually earning more in interest from the State than they are paying on the bonds. Thus, it does not make sense to retire these bonds early at this point. He stated there is about \$16 million left and all will mature by 2041.

10. CITY MANAGER'S REPORT

A. Present an update on Movies in the Park.

City Manager Morad Kabiri announced July will kick off their Dive-In Movies series. July 10th will be Migration, Jaws will be on the 17th, Finding Nemo on the 24th, and then Pirates of the Caribbean on August 7th. He noted the movies are all aquatic related and will be shown at the Stevenson Park Pool.

B. Present an update concerning National Park and Recreation Month - July 2026.

City Manager Morad Kabiri announced July is National Parks and Recreation Month and thanked the City's Parks and Recreation Team for all their hard work.

C. Receive an update regarding the Friendswood Library Summer Reading Challenge.

City Manager Morad Kabiri presented the Friendswood Library Summer Reading Challenge statistics as follows:

- 300 people attended the Summer Reading Kickoff Party on May 22;
- 1,250 participants have read 405,361 minutes for the reading challenge so far;
- More than 5,000 people attended special summer events in the first month; and
- 670 new Friendswood Library cards have been issued since the start of summer.

Mr. Kabiri additionally announced there is a fundraiser gala on September 26th to benefit the library and encouraged everyone to buy tickets.

D. Recognize Friendswood Patrol Captain James Price and EMS Captain David Waindel for completing the Texas Certified Public Manager Program (CPM).

City Manager Morad Kabiri recognized and congratulated Friendswood Police Department Captain James Price and Emergency Medical Services (EMS) Captain David Wyndell for graduating from the Texas Certified Public Manager Program (CPM) program at the University of Houston.

E. Recognize Deputy Finance Director Jennifer Walker for completing the North Central Council of Governments' New and Emerging Finance Directors Program (NEFD).

City Manager Morad Kabiri recognized and congratulated Finance Deputy Director Jennifer Walker for completing the North Central Council of Governments' New and Emerging Finance Directors Program (NEFD).

11. PROPOSED ORDINANCES & RESOLUTIONS

A. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment IX" and providing for supplemental appropriation and/or transfer of certain funds.

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Ordinance No. 2026-20, as submitted and related to Item 11.A. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2026-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2025-23, PASSED AND APPROVED AUGUST 25, 2025, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2025-26, BY APPROVING "BUDGET AMENDMENT IX" 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.

12. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Mayor Pro Tem Ellisor to approve Consent Agenda Items 12.A. through 12.X., with the exception of Item 12.G. which was pulled for discussion. The vote was the following:

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

Nays: None

The Consent Agenda passed.

- A. Consider a resolution authorizing the submission of a grant application to the Texas Water Development Board for a Water Supply and Infrastructure Grant for its 24" Waterline Phase II Improvements Project and appointing the City Manager to act as the City's authorized representative for all purposes under the grant.**

RESOLUTION NO. R2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

- B. Consider authorizing an agreement with Paradigm Consultants, Inc., d/b/a CMT Technical Support Services (Texas) for construction material testing for the Blackhawk Boulevard Reconstruction Phase 2-C Project.**
- C. Consider authorizing the Second Amendment to the Professional Services Agreement with Guy Engineering Services, Inc., for the Greenbriar Bridge Rehabilitation Project.**
- D. Consider approving Change Order No. 6 to the New Ground Storage Tank at Surface Water Plant #1 Project, and authorizing Change Order No. 11 to the Clear Creek Crossing Waterline Installation Project to move unspent ARPA funds from the Clear Creek Crossing Waterline Installation Project to the New Ground Storage Tank at Surface Water Plant #1 Project.**
- E. Consider accepting the Clear Creek Crossing Waterline Installation Project and authorize the commencement of the contractor's one-year maintenance period.**
- F. Consider authorizing the final acceptance of Riverstone Montessori Infrastructure Improvements Project.**
- G. Consider authorizing a contract with Construction Masters of Houston, Inc., for the Blackhawk Precast Perimeter Wall Replacement Project through the Harris County Department of Education Choice Partners Cooperative Contract No. 24/018MR-03.**

Councilmember Hale noted this item has \$225,000 for 780 feet of masonry wall and asked if the iron gates are going to remain there when the wall gets replaced. Public Works Director Steve Vavrecka replied that the item is to replace existing masonry wall that is in disrepair. The iron fence, however, will stay.

A motion was made by Mayor Pro Tem Ellisor and seconded by Councilmember Hanks to authorize a contract with Construction Masters of Houston, Inc., for the Blackhawk Precast Perimeter Wall Replacement Project, related to Item 12.G. The vote was the following:

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

Nays: None

The item passed unanimously.

- H. Consider authorizing the purchase of a backhoe from Mustang Machinery Company LLC, D/B/A Mustang CAT through Sourcewell Contract No. 011723-CAT.**
- I. Consider authorizing the sale of a 2011 Case backhoe through Purple Wave Auctions for the Public Works Department.**
- J. Consider approving the street closure of W. Castlewood Ave. from Cedarwood Ave. to Merriewood Dr. for the Figgy Youth Triathlon on Sunday, August 9, 2026, from 6:30 a.m. to 10:30 a.m.**
- K. Consider authorizing the Renewal of the Mowing Contract with Neoglobal Enterprises, LLC, d/b/a Horticare, for parks and facility mowing services.**
- L. Consider renewing the Landscape and Maintenance Services Agreement with Manor Maintenance, Inc., for the second one-year renewal term.**
- M. Consider authorizing an Interlocal Agreement with Galveston County for the FY2027 Congregate Meal Program.**
- N. Consider authorizing a School Resource Officer Agreement with the Friendswood Independent School District.**
- O. Consider approving the disposal of two (2) Police Department vehicles through E-Block.**
- P. Consider authorizing the City Manager to negotiate and execute pre-event contracts for debris removal services with CrowderGulf, LLC, and DRC Emergency Services, LLC.**
- Q. Consider authorizing the City Manager to negotiate and execute pre-event contracts for debris monitoring services with Tetra Tech, Inc., and Thompson Consulting, LLC.**

- R. Consider authorizing the City Manager to negotiate and execute pre-event contracts for disaster logistics with Environmental Earth-Wise, LLC., and Garner Environmental Services, Inc.**
- S. Consider appointing (i) Beth Robinson (ii) Sharon Rowsey, and (iii) Brian Shelley to the Community and Economic Development Committee for a three-year term, beginning July 1, 2026, and expiring on June 30, 2029.**
- T. Consider appointing (i) Cindy Deaton, (ii) Billy Mendoza, (iii) Randy Weisinger, (iv) Les French, and (v) Carlisle Gullledge as regular members, and (vi) Dave Yelovich as an alternate member to the Construction Board of Appeals for a two-year term beginning July 1, 2026, and expiring on June 30, 2028.**
- U. Consider appointing (i) Jake Potter, (ii) Kristina King, and (iii) Hether Dieste to the Fourth of July Steering Committee to complete unexpired terms ending on October 31, 2027.**
- V. Consider appointing (i) Brad Ballard, (ii) Joseph Whittington, (iii) Joe Matranga, (iv) Sean Mickler, (v) Adam Hill, (vi) Eugenio Gonzales, and (vii) Marcy Linebarger to the Capital Improvement Advisory Committee for staggered terms.**
- W. Consider approving the ad valorem tax report for May 2026.**
- X. Consider approving the minutes of the City Council Regular Meeting minutes held on June 1, 2026.**

13. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the July 6, City Council Regular Meeting at 7:36 P.M.

Mike Foreman, Mayor

Attest:

Raquel Martinez, TRMC, City Secretary