

**MINUTES OF THE JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD AND
FRIENDSWOOD EMPLOYEE BENEFIT TRUST (FEBT)**

August 3, 2026

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD AND THE FRIENDSWOOD EMPLOYEE BENEFIT TRUST (FEBT) MET IN A JOINT MEETING ON MONDAY, AUGUST 3, 2026, AT 5:31 P.M. IN THE COUNCIL CHAMBERS OF THE FRIENDSWOOD CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Councilmember, FEBT Trustee
Sally Branson	Councilmember, FEBT Trustee
Trish Hanks	Councilmember, FEBT Trustee
Robert J. Griffon	Councilmember, FEBT Trustee
Randy Hale	Councilmember, FEBT Trustee
Michael P. Ross	Mayor Pro Tem, FEBT Trustee
Mike Foreman	Mayor, FEBT Trustee
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 5:31 P.M. All members were present.

2. INVOCATION

The invocation was led by Minister Mike Ross of Friendswood Church of Christ.

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 inviting Council to provide their comments. Councilmember Branson announced that their Annual Labor Day Ice Cream Social will be back at the Perry Home on Labor Day from 5:00 P.M. to 7:00 P.M. Councilmember Hanks shared that the Friends of the Library are having a gala fundraiser on September 26th. It is open to the public and tickets are on sale on their website. She also noted that they have a scholarship for adults who did not finish high school to get their GED. Lastly, she reminded everybody that school will be starting before Council meets again. As there will be traffic and kids, she advised everyone to slow down and pray for a safe school year.

Councilmember Griffon spoke on the drainage districts and reported that the Harris County Flood Control District is getting together a couple of webinars and Zoom meetings for people interested in the Friendswood Regional Storm Water Detention Basin. He urged everyone to go on their website, register, and give their input. Councilmember Hale shared over his new liaison assignment to the Library Board

that starts next month and of his tour he took of the Library. He found it interesting they have a door count of people going in and out of the Library and that they get tens of thousands of people per month. He commented that the Library is probably the greatest draw they currently have in Downtown Friendswood.

As the current liaison to the Library Board, Mayor Pro Tem Ross expressed he has been really impressed with the operations of the Library. He noted that the gala is to replace, replenish, and make sure all their equipment and facilities are in tip-top shape. He stated that it was Casino Night and encouraged everyone to dress up fancy and raise some money for a great cause. Mayor Foreman thought it was important to point out that they do fund the Library with tax dollars, but that it is less than 1% of their budget. The Library does not get a lot of money, and yet they do amazing programming. He commented that it is nice that they have a group that supports them in addition to the funding they get from the City. He lastly commented over the Parks Department and that he attended their "Dive-In" movie last week. He stated that they watched Finding Nemo and that there must have been 400 people out there at the pool watching the movie.

5. PUBLIC COMMENT

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

Mr. Ty Summers spoke to Council to apologize for unknowingly starting to build a fence without meeting the City's code, explaining that he intended to protect his young children from speeding traffic near the high school and requested permission to complete the fence.

6. COMMITTEES OR SPECIAL REPORTS

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

Mayor Foreman noted that the Community & Economic Development Committee Annual Report was attached to the agenda for Council review and that there was no in-person report. As their liaison, Councilmember Branson expressed her appreciation for all the work they are doing.

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

Community Development Department (CDD) Director Aubrey Harbin presented CDD's Quarterly Update to Council. She began on the note that they have had 10 Development Review Committee (DRC) meetings from April through July. They also have personnel changes, including Building Inspector Mark Vail being promoted to Deputy Building Official and Building Inspector Robert Cantu leaving to another City for a promotion. She also briefly noted that they are working on getting a third-party consultant for damage assessments in case of another event, as FEMA will not offer the support they historically have for damage assessments.

Ms. Habin then discussed their residential permits with the chart below, noting they have seen a significant decline of new residential building permits this year. She is projecting Friendswood will have 45 new homes for this budget year ending September 30th.



Next, Ms. Harbin discussed their new commercial projects that are available on their Friendswood Story Map, including: The Edge at W Edgewood Drive, Augusta Kelly Office Building at 403 Laurel, and the Sterling Falls Venue at 2600 S Friendswood Dr. Councilmember Griffon reminded everyone that the story map gives a detailed picture and breakdown of all the developments in Friendswood, and he thanked Ms. Habin for sending him those maps. Ms. Habin said it was no problem and added that the Bay Area Houston Economic Partnership (BAHEP) monthly newsletter also promotes their story map.

Ms. Harbin additionally presented the following updates to Council:

GIS DIVISION UPDATES	PLANNING & ZONING COMMISSION UPDATES
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	April – June 2026 - Welcomed new commissioner 2 reappointed commissioners 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 Subcommittee - Comprehensive Plan Update with Ardurra Group Ordinance Subcommittee - 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
RESILIENT COMMUNITIES PROGRAM (RCP) 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	

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 Comprehensive Plan Advisory Committee (CPAC) 12/16/2025 – CPAC Meeting 1 2/23/2026 - Bus Tour 4/30/2026 - CPAC Meeting 3 9/7/2026 – Tentative Date for Meeting 4 (Review Final Plan) Stakeholder Meetings 2/19/2026 - Teen Leadership Program 3/17/2026 - Panhandle Property Owners 3/17/2026 - Emergency Operations Center (EOC) staff 3/17/2026 – FDEDC	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/

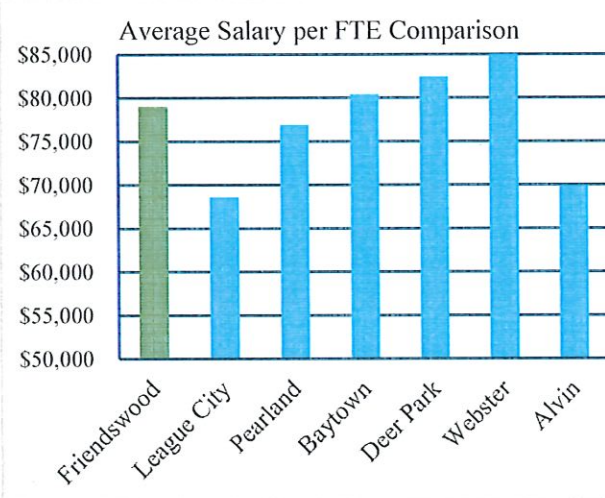
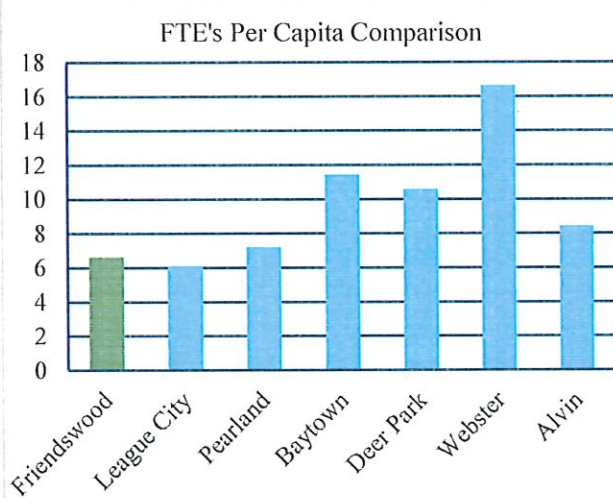
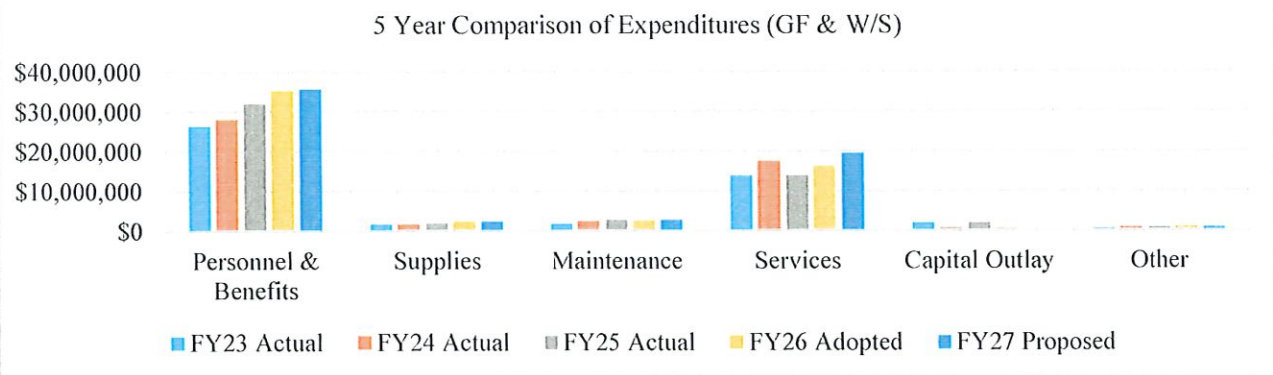
With that completing the presentation, Mayor Foreman proceeded to take the agenda out of order and considered the Municipal Budget Items 8.A. through 8.E. prior to the Work Session Items 7.A. and 7.B.

8. MUNICIPAL BUDGET FOR FISCAL YEAR 2026-2027

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

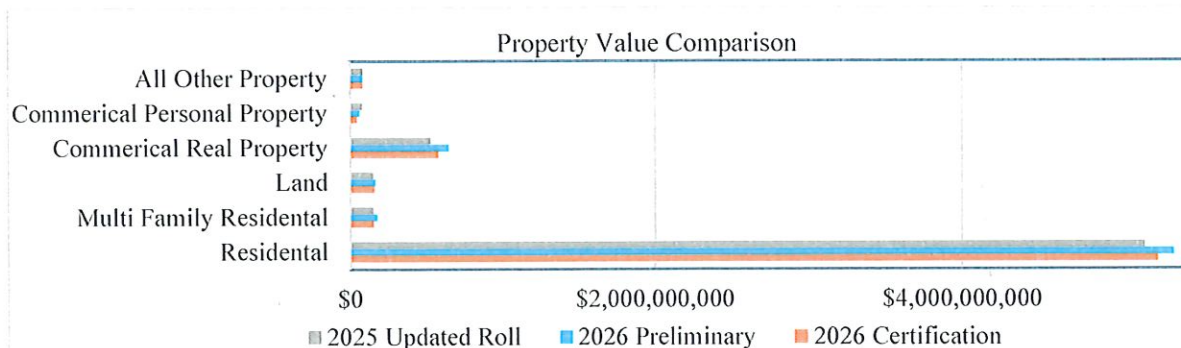
City Manager Morad Kabiri presented the City of Friendswood Proposed FY2026-27 Municipal Budget with the following highlights:

VISION STATEMENT			KEY BUDGET DRIVERS		
Adopted July 1, 2024			- Debt Service Obligations - Personnel Costs - Deferred Maintenance - Severe Weather Expenditures - Emergency Response Vehicles - Other Forces at Work - FVFD Contract		
TOTAL PROPOSED REVENUE (ALL FUNDS) ~ \$129.4M Where Does The Money Come From?			TOTAL PROPOSED EXPENDITURES (ALL FUNDS) ~ \$129.4M Where Do The Dollars Go?		
25% \$32.5M Property Tax	<1% \$0.7M Permits & Licenses	13% \$16.9M Other Tax	8% \$10.9M General Government	5% \$6.4M Parks & Recreation	15% \$17.9M Community Development & Public Works
7% \$9.2M Grants & Interlocal	19% \$24.6M Utility Services	2% \$2.0M Community Services	18% \$23.8M Public Safety	1% \$1.3M Engineering	1% \$1.6M Library
<1% \$1.0M Fines	33% \$42.4M Other		1% \$1.0M Fleet Replacement	10% \$13.3M Debt Services	41% \$53.2M Capital Improvements



PRELIMINARY VS. CERTIFIED TAX RATES		
	Preliminary	Certified
No New Revenue Rate	\$0.48510	\$0.51484
Proposed Tax Rate	\$0.52640	\$0.55972
Difference between NNRR and Proposed Tax Rates	\$0.04130	\$0.04488

Mr. Kabiri then announced that the staff is proposing a budget tax rate of \$0.559723; No New Revenue Rate (NNRR) at 51.48¢ and Voter Approval Tax Rate (VATR) + Unused Increment at 58.698¢. The City's estimated taxable values are at \$5.77 billion with projected new construction values at \$78.1 million, property values under protest at \$338 million, and tax debt service obligation at \$6.8 million.



GENERAL FUND					
Funded Forces At Work			Unfunded Decision Packages		
Dept	Description	Net Total	Dept	Description	Net Total
DES	Fire and EMS Equipment Replacement - Transfer to Vehicle Replacement Plan	\$600,000	CAO	Deputy City Attorney (+1.0 FTE)	\$134,190
FIN	Deferred Maintenance Allocation	\$500,000	DES_EMS	Three Full Time Paramedics (+3.0 FTE)	\$451,641
DES	Severe Weather Expenditures	\$500,000	DES_EMS	Ambulance Remount (A47)	\$225,750
HR	House Bill 4144 Retiree Insurance	\$5,000	DES_EMS	Cardiac Monitor and CPR Devices	\$185,000
IT	Police Department Microsoft Licenses (Year 1 of 3)	\$27,000	LIB	Reference - Adult Services Librarian (+1.0 FTE)	\$107,643
IT	Enterprise Resource Planning Software Cloud Conversion	\$55,000	CSO/PR	Office Records Clerk (+1.0 FTE)	\$68,573
PD_Admin	Police Policy Accreditation Project	\$25,000	P&R_Rec	Seasonal Summer Staff Wage Increase	\$18,095
PD_Patrol	Motorola Equipment Service Contract	\$59,987	DES_FVFD	Support Truck Remount	\$350,000
CSO	Special Election Services - Bond Election	\$150,000	PW Streets	Street Striping Machine	\$189,750
FVFD_Fire	FVFD Contract Increase	\$312,067	CDD GIS	GIS Vehicle	\$28,710
Total Forces at Work		\$2,234,054	HR	Wellness Committee - Digital Wellness Platform	\$20,000
Funded Decision Packages			P&R_Rec	Marketing Manager (Mid-Year Position Reclassification)	\$22,832
Dept	Description	Net Total	P&R_Rec	Recreation Manager (Mid-Year Position Reclassification)	\$12,435
City Wide	Merit 2.75%	\$310,126	ENG	Infrastructure Asset Inventory & Asset Mgmt Framework	\$160,000
Total Decision Packages		\$310,126	Total Unfunded Decision Packages for General Fund		\$1,974,619

WATER & SEWER FUND					
Funded Forces At Work			Funded Decision Packages		
Dept	Description	Net Total	Dept	Description	Net Total
PW_WO	City of Houston Raw Water Settlement Agreement (FY27-FY35)	\$207,291	City Wide	Merit 2.75%	\$80,491
PW_WO	Southeast Water Purification Plant - CIP Program 2023-2027 (Year 5)	\$488,371	PW_WO	Customer Service Compliance Coordinator +Vehicle (+1.0 FTE)	\$160,655
PW	Capital Sewer Line Maintenance	\$500,000	ENG	Wastewater Analysis Services	\$20,000
PW_SO	Blackhawk WWTP Operational Increase	\$284,281	Total Decision Packages		\$261,146
PW_SO	Blackhawk WWTP Back-Up Generation	\$348,920	Total FAW & Decision Packages for Water & Sewer Fund		\$3,130,009
PW_SO	Blackhawk WWTP CIP Program (Year 1)	\$1,040,000	Unfunded Decision Packages		
Total Forces at Work		\$2,868,863	Dept	Description	Net Total
			ENG	Water System Infrastructure Planning & Hydraulic Model Update	\$950,000
			Total Unfunded Decision Packages for Water & Sewer Fund		\$950,000

With that said, Mr. Kabiri presented the Council's next steps, as follows:

8/11/2026	Budget Workshop (Special Meeting)
8/24/2026	Proposed Budget Public Hearing (Special Meeting) <i>Budget could be adopted at this meeting</i>
9/14/2026	Public Hearing on Tax Rate
9/14/2026	Budget & Tax Rate Adoption

Mayor Foreman commented this was not the best news, but he wanted to continue full speed ahead with the proposed budget and tax rate. He noted that the City needs Fire and Emergency Medical Services (EMS) equipment, an emergency fund, deferred maintenance, etc., and the Council cannot continue to kick these expenditures and needs down the road because it will eventually come back to bite them. The Mayor stated he was in favor of the proposed 4 cents increase when the base number was lower and while he wished the tax rate was lower, it is just not that kind of environment, where the Council can overlook real needs. Thus, he suggested that they move forward with the proposed tax rate. Councilmember Branson observed the City is run very lean and expressed confidence in how the staff put this budget together. She further noted that she supported the 4 cents tax rate increase primarily because she did not want to see city services diminished.

Councilmember Hale stated he was in favor of maintaining or raising the level of service for citizens but doing it conservatively. In discussing the forces at work, he suggested in the event of a storm, as opposed to saving up \$500,000 a year, reduce that by half and utilize an emergency tax rate as allowed under State law. In response, Mr. Kabiri noted the City Charter prohibits the issuance of debt unless there is an emergency situation, and even then, while the Council may be able to issue Certificates of Obligations to pay for a response to an emergency, that would obligate future Councils to the same “can’t-touch-this” category once that debt is issued, leaving the Operations & Maintenance fund completely diminished with a higher tax rate needed to pay for the unplanned debt. Councilmember Hale requested the use of the emergency tax rate be further discussed at their August 11th meeting.

Councilmember Ross expressed concern about the tax increase and that it looked like contracts were a significant portion of the problem. When they are looking at contracts, he felt they are not looking at them holistically, as in “this is going to raise our tax rate.” He suggested that the City may need to lower their level of service in order to not increase the tax rate. Mr. Kabiri took a moment to explain that Friendswood is a slow-growth community, whereas communities such as League City are able to live off new construction, Friendswood, unfortunately, cannot do the same even though it is faced with those large-growth communities surrounding it. Therefore, Friendswood gets the same impacts to its infrastructure without the same contribution to the coffers needed to help pay for the wear and tear on its infrastructure. He also noted that the only way to offset the increase in the tax rate to handle the infrastructure needs is to lower its levels of service. Mr. Kabiri noted that Friendswood is predominantly a residential community where the residents bear the brunt of the tax burden, and while the staff continues in its attempts to diversify that tax base with commercial developments, those are for a variety of reasons coming slowly.

Councilmember Hanks stated that forecasting as they approve contracts is a good point, but at the same time, as they have seen with deferred maintenance, it makes her nervous to not plan for things. She noted that she felt comfortable passing this four cents tax rate increase because they, as a Council, did not do it years for many years and they continued kicking that can down the road, and now, the Council must respond to support the City’s needs and services. Councilmember Hanks also noted that as it related to the idea of reducing City services, she stated that it is a lot easier not to add anything than it is to take away and strongly disagreed with reducing City services because the residents are not going to understand or appreciate the reduction in the services and amenities to which they have become accustomed.

Councilmember Griffon stated that he has a problem with their appraisals not going down, even though appraisals were not something that the City could control. He stated that the City's tax rate in 2015 was at 56¢ and today, with the 95% raised appraised value, they are right back up at 56¢. So, he felt that Friendswood had enough revenue, but that they were spending too much, and while he sees and approves what the City is spending the money on and knows how important each of the items is, it is still a hard pill for him to swallow. He stated he did not feel comfortable adopting the 56¢ at this moment but felt that the staff could get him there with a little more time and information. Mayor Foreman noted that they are required to publish their tax rate tomorrow, so they have to pick a number tonight. Council cannot come back and say they want to go above that, but they can come back later and go below that. Councilmember Griffon agreed to publishing it as presented.

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.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to set 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, related to Item 8.B. The vote was the following:

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

Nays: None

The item passed unanimously.

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.

A motion was made by Mayor Pro Tem Ross and seconded by Councilmember Hale to 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, related to Item 8.C. The vote was the following:

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

Nays: None

The item passed unanimously.

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

A motion was made by Councilmember Griffon and seconded by Mayor Foreman to propose a tax rate of 55.9723¢ per \$100 valuation. This rate is effectively an 8.71% (4.5¢) increase in the tax rate above the no new revenue rate of 51.4843¢. The proposed rate is 4.56¢ more than the City's current tax rate of 51.4172¢ and 2.73¢ less than the voter approval tax rate with the unused increment. The vote was the following for Item 8.D.:

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

Nays: None

The item passed unanimously.

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.

A motion was made by Councilmember Griffon and seconded by Mayor Foreman to set the public hearing regarding the ad valorem tax rate for 2026 on September 14, 2026, at 5:30 P.M. in the Council Chamber, related to Item 8.E. The vote was the following:

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

Nays: None

The item passed unanimously.

At 6:57 P.M., Mayor Foreman recessed the meeting and later reconvened returning to the regular order of the agenda at 7:09 P.M.

7. WORK SESSION TOPICS

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

City Manager Morad Kabiri opened the item recalling that the City spent the last six-plus months with the Bond Ad Hoc Committee evaluating the City's needs. They came back with a recommendation to Council earlier this year of \$50.9 million worth of projects. At Council's Retreat on July 8th, Mr. Kabiri summarized that Council felt the drainage investments did not provide sufficient benefit to put those bond dollars before the voters just yet. He then presented Council's direction on other projects and propositions, as follows:

STREETS AND TRANSPORTATION		
Project	Description	Estimated Costs

Sidewalks	Construction of new sidewalks and to fill in gap areas of existing sidewalks	\$10,000,000
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.	\$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
Murphy Lane	Full reconstruction the road to restore a safe and durable roadway surface and address underlying base/subgrade deficiencies.	\$1,500,000
TOTAL – SIDEWALKS		\$10,000,000
TOTAL – STREETS		\$11,000,000

PROPOSITION A – SIDEWALKS	PROPOSITION B – STREETS
<i>"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?"</i>	<i>"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, including 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?"</i>

PARKS & OPEN SPACES		
Project	Description	Estimated Costs
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
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
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 reduces erosion.	\$2,400,000
Option 3: Stevenson Aquatics Facility Upgrades and Infrastructure and Related	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	\$7,000,000

Systems Improvements - 50-Meter, 10-Lane Pool and Aqua Play Unit	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.	
TOTAL		\$16,825,000

PARKS AND OPEN SPACES – NEW COMMUNITY CENTER AT MORNINGSIDE DR		
Project	Description	Estimated Costs
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	\$16,000,000

PROPOSITION C – PARKS	PROPOSITION D – COMMUNITY CENTER
<i>"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, including 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?"</i>	<i>"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?"</i>

CITY FACILITIES		
Project	Description	Estimated Costs
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
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
City Hall Renovations (910 S Friendswood Dr)	Revise scope to just plumbing, mechanical, and electrical maintenance/upgrade items.	\$500,000
TOTAL		\$5,250,000

PROPOSITION E – PUBLIC SAFETY	PROPOSITION F – CITY HALL
<i>"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 \$4,750,000 for designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping police, fire, and EMS facilities, including 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,</i>	<i>"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 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</i>

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?"

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?"

Mr. Kabiri then summarized that the culmination of all those projects is slightly higher than what the Bond Committee recommended. It brings them at about \$59 million and Mr. Kabiri displayed their 30-year debt structure with the image below. He noted if they were to issue these in one fell swoop, it would raise the tax rate on the debt service side well over the penny the Bond Committee had wanted to stay below. He then requested Council's direction on whether they move forward with the bond election.

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	\$20,000,000
		February 2029		\$29,075,000	\$20,000,000
		February 2031			\$19,075,000
		Bond Election	\$59,075,000	\$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	\$0.1144
2027 (Preliminary)	7.47%	0.1144	0.1144	0.1144	0.1144
2028	5.00%	0.1344	0.1144	0.1144	0.1144
2029	4.00%	0.1344	0.1144	0.1144	0.1144
2030	3.00%	0.1310	0.1274	0.1144	0.1144
2031	2.00%	0.1250	0.1274	0.1144	0.1144
2032	1.00%	0.1150	0.1135	0.1125	0.1125
2033		0.1115	0.1130	0.1125	0.1125
2034		0.1100	0.1130	0.1125	0.1125
Maximum Rate:		\$0.1344	\$0.1274	\$0.1144	\$0.1144
Projected Increase:		\$0.0200	\$0.0130	\$0.0000	\$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	\$0.00
Monthly:		\$7.92	\$5.15	\$0.00	\$0.00

Mayor Foreman stated he liked bond elections because the voters get to decide but noted it would cost the City \$150,000 and was taken aback by the fact that elections have gotten expensive. Councilmember Hale wondered if they could combine their facility propositions and have the Fire Station be standalone. Mr. Kabiri replied state law reads that public safety and city hall are two distinct functions and cannot be coupled together. Councilmember Griffon then stated that he did not know how they went from \$50 million to \$59 million when in his mind the only thing they need is a community center. He also did not know how sidewalks went from \$1 million to \$10 million and thinks they could finance it without raising taxes. He reiterated that the community center is the only absolute need other than Murphy and Stadium Road.

Councilmember Branson stated she was the reason sidewalks went up because of the study the Houston-Galveston Area Council (H-GAC) did. The \$10 million came out of that study and she thanked staff for listening to Council and revamping this from their workshop on July 8th. She agreed they needed a community center but was on the fence of having that \$150,000 bond election while "we're sitting here pinching our pennies as hard as we are." She was also having a hard time throwing a bond election on the

same cycle as a council and mayor election. Thus, she is undecided. If a bond election must be held, Councilmember Hale stated he did not think the items needed to be bundled any more than they have to be. He wanted every item to be standalone and to let the voters decide. Also, in this atmosphere, he did not believe spending \$150,000 right now would be a wise investment for a bond election.

Further discussion ensued regarding action items and costs should Council move or not move forward with the bond election. Regarding inflation, Councilmember Ross agreed that until there is a recession, they are going to continue to increase costs. Thus, he does not think it is prudent for a city to contribute to that problem by selling bonds in an inflationary cycle. He suggested they reevaluate this and look at it on a different date—maybe six months from now at the City Council General Election. He also did not think it was prudent that they spend \$150,000 on an election that he believed is going to leave a sour taste in citizen's mind. He noted that they, at the same time, are raising their tax rate four and a half cents.

Mayor Foreman noted no one on Council was adamant of having a bond election and suggested they put a pin on this and put it off until the future, maybe next May.

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

Assistant Planner Becky Bennett opened the item noting that the Planning and Zoning Commission's Ordinance Subcommittee has taken a look at some possible changes to their ordinance related to front yard fences. She explained this came about because a City Code Enforcement Officer observed a contractor installing a fence in a front yard and standard sized lots generally are not allowed to have fences past the front building line. Their current ordinance does allow fences in front yards but on lots that are on the farm-to-market roads and greater than 2 acres.

Ms. Bennett noted they amended the ordinance in 2017 to allow certain types of fences on lots that are only 150 feet wide because another homeowner had put a fence in their front yard and found out they were not supposed to. The City also added an exception that if your two neighbors are 150 feet wide and you are in the middle at only 100 feet—then you could have a fence to not be the odd one out. However, she noted they do prohibit chain-link and barbed wire fences in front yards.

The Ordinance Subcommittee met and benched marked other cities, as follows:

City	Front Yard	Min Lot Size	Height	Transparency	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	Chain-link req'd on Galveston Bay
League City	x		46118	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

With that, Ms. Bennett then presented the following options to Council:

Option	Action
Option 1	Add Greenbriar Dr to the list of streets that would allow fences in the front yard.
Option 2	Change the 2-acre minimum to .5 acre (or other minimum size).
Option 3	Remove the regulation altogether and allow fences in all front yards. Some HOAs may have regulations prohibiting them.
Option 4	Leave the ordinance as-is.

Ms. Bennett noted that after a lot of discussion, the Ordinance Subcommittee's recommendation is to leave the ordinance as is because they believe it is sufficient and has served its purpose to date. However, Ms. Bennett noted they did say if they were to make a second recommendation, it would be to allow fences but at one-acre lots which would not help the subject track.

Mayor Foreman stated he liked their current ordinance. While he felt for the citizen speaker Mr. Ty Summers, he suggested that they leave it as is. Councilmember Hanks suggested they look at Option 1 to add Greenbriar to the list because there is no other high school in the area that is in the middle of a residential neighborhood. When the high school was built in the early 70s, there was no one around. She believed Greenbriar is a different situation because of that large high school and suggested they add them to the list of streets that would allow the fences in the front yard.

Councilmember Hale wondered if it could be considered amending or adding to an ordinance that with sign-off approval of certain neighbors, there be an exception. City Manager Morad Kabiri answered that federal law is pretty explicit regarding zoning laws that they cannot establish anything that is considered arbitrary or capricious. For example, if they have a situation where one neighbor will sign-off on one family but not another, then it makes the role arbitrary. Councilmember Hale understood and relayed he was also in favor of adding Greenbriar to the list.

Councilmember Griffon noted that this was a property rights issue and believed Mr. Ty Summers should be able to build a fence because it is his property. Mayor Foreman countered this ordinance was on the books when he bought that property. Councilmember Ross agreed that when buyers go and buy a piece of property, they should understand what the rules and regulations are for that property. He does believe that they need to enforce speeding ordinances on Greenbriar, but that would be spot zoning. He believed they should either have zoning or not. If they have the zoning ordinances in place, enforce them.

Mayor Foreman summarized that the Council's consensus was to include Greenbriar and to send this back to Planning and Zoning to write an ordinance and for Council to pass or not pass. Councilmember Branson additionally inquired about hedges which Mr. Kabiri confirmed they are allowed but cannot block the visibility of oncoming traffic. Regardless, she was in favor of kicking this back to Planning and Zoning and seeing what they come back with that might make everybody happy. Additional discussion ensued about the material or transparency level of fences that the Planning and Zoning could bring options too.

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.

City Manager Morad Kabiri announced that the gala coming up for the Library on September 26 and encouraged those that have not bought their tickets to please do so.

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

City Manager Morad Kabiri noted that the City's National Night Out is a joint venture with all of the City's public safety groups, including: Emergency Medical Services (EMS), Fire Department, Police Department, as well as their Communications Team. They will be going out to various homeowner associations (HOAs) and visit with the community. Mr. Kabiri communicated that if they would like a fire truck, police vehicle, or a councilmember to show up at their neighborhood during that evening, to let staff know and they will coordinate accordingly. He encouraged folks to participate on October 6th.

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

City Manager Morad Kabiri recognized Friendswood Police Detectives Kevin Crouch and Savannah Kloewer for being selected to attend the 2026 Law Enforcement Sexual Assault Training in South Padre. Mr. Kabiri noted this is a competitive program led by nationally recognized experts.

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

City Manager Morad Kabiri introduced City of Dayton's City Secretary and Municipal Court Director Jennifer Perkins who presented Friendswood Municipal Court Juvenile Case Manager Brian Leija with 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.

City Manager Morad Kabiri recognized 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. In addition to that, she also received her Society of Human Resource Management Senior Certified Professional Credentials, which Mr. Kabiri noted is also very difficult to obtain.

10. CITY OF FRIENDSWOOD EMPLOYEE BENEFIT TRUST - BUSINESS ITEMS

City Manager Morad Kabiri opened Items 10.A. and 10.B. explaining that in years past, the City worked with Higginbotham to go out and secure contracts for employee benefits. He reported they were successful in bringing down their cost. For the benefit of the audience, he further explained the City has an Employee Benefits Trust as a tax-saving measure. The state allows the City to forego sales tax expenditures associated with the procurement of these services by having a trust. However, it is still the City of Friendswood that is purchasing and procuring the benefit.

A motion was made by Trustee Ellisor and seconded by Trustee Branson to approve Items 10.A. and 10.B., as submitted. The vote was the following:

Ayes: Trustee Mike Foreman, Trustee John Ellisor, Trustee Sally Branson, Trustee Trish Hanks, Trustee Robert J. Griffon, Trustee Randy Hale, and Trustee Michael P. Ross

Nays: None

The items passed unanimously.

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.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to authorize the monthly transfer of funds for FY2026-27 to the City of Friendswood Employee Benefit Trust, related to Item 11.A. The vote was the following:

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

Nays: None

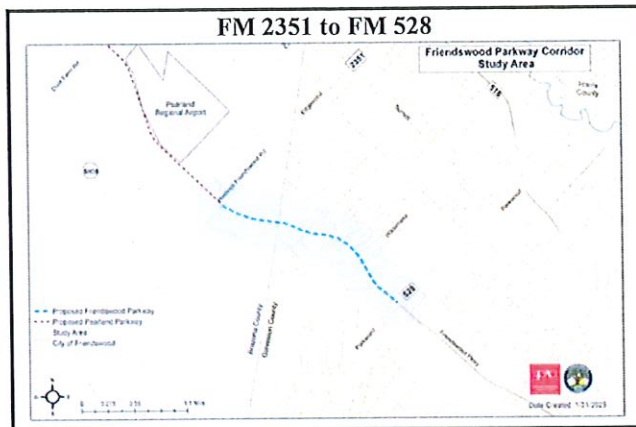
The item passed unanimously.

12. H-GAC'S FRIENDSWOOD PARKWAY CORRIDOR STUDY

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

Engineering Director Jil Arias introduced TJKM Representative Aldo Fritz who presented the Houston-Galveston Area Council (H-GAC) Friendswood Parkway Corridor Study with the following highlights:

VISION	GOALS
<i>"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."</i>	• Regional & Local Connectivity • Viable East-West Alternative Route • Congestion Relief on FM 518 / FM 528 • Multimodal + Evacuation Capacity • Enhance Multimodal Accommodations
STUDY AREA	WHY THIS CORRIDOR IS NEEDED



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.

2023 – EXISTING CONDITIONS

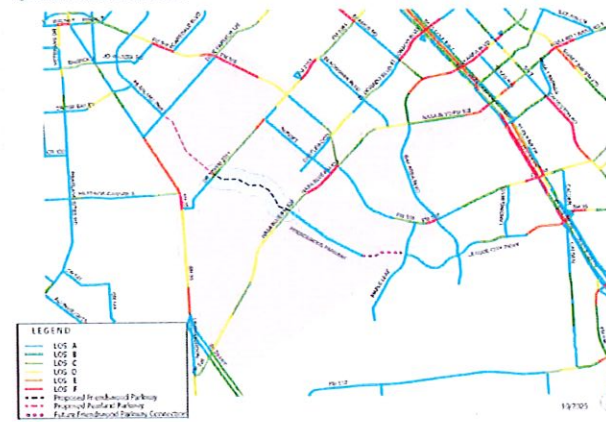
9 of 15 study intersections already operate at unacceptable LOS. Delays run from 57 sec/veh (LOS E) to over 230 sec/veh (LOS F) along FM 518, FM 528 & FM 2351.

SEGMENTS

Figure 5: Level of Service in AM, Year 2023

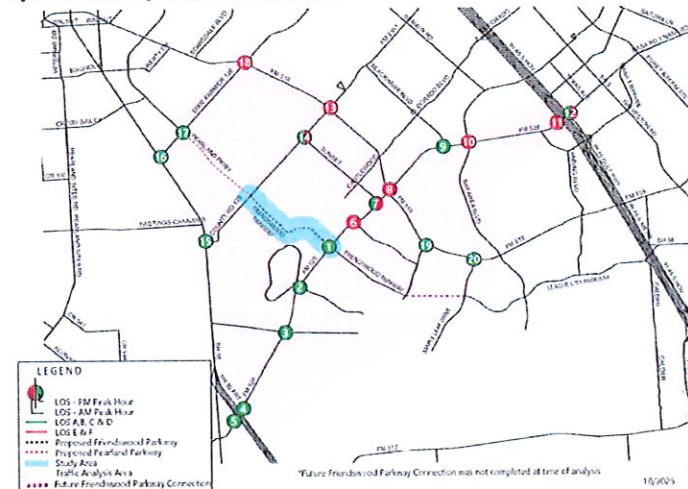


Figure 6: Level of Service in PM, Year 2023



INTERSECTIONS

Figure 11: Year 2023 Existing Conditions Intersection Level of Service



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.

SEGMENTS

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

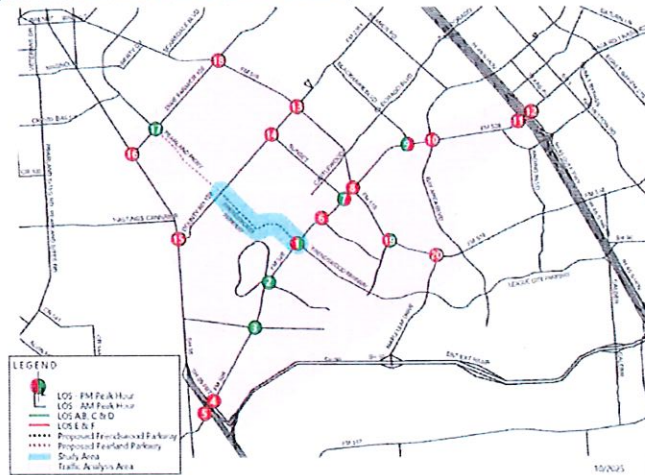


Figure 8: Level of Service in PM, Year 2045 (without Friendswood Parkway)



INTERSECTIONS

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



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.

SEGMENTS

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

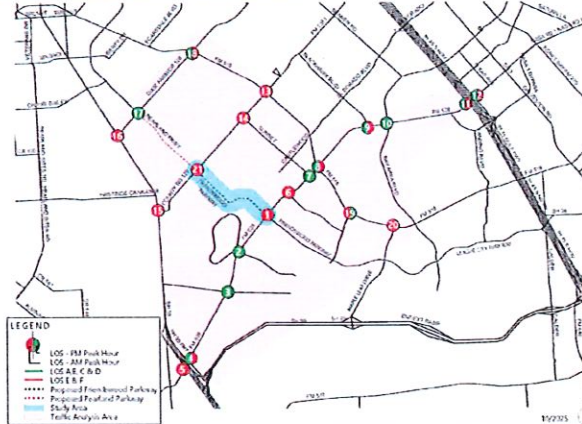


Figure 10: Level of Service in PM, Year 2045 (with Friendswood Parkway)



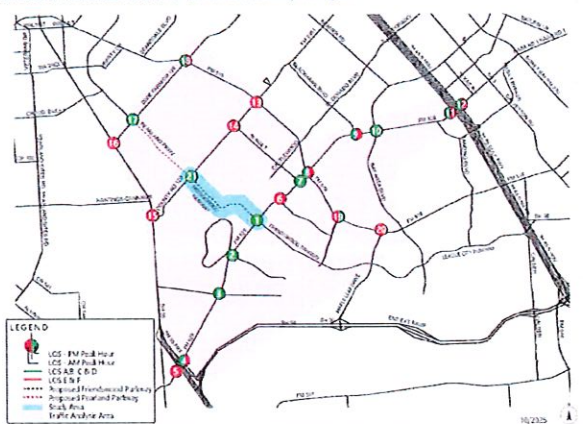
INTERSECTIONS

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

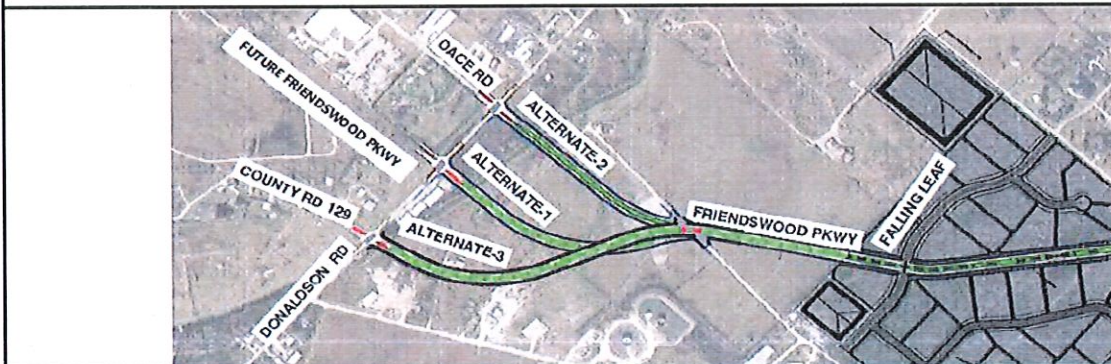


INTERSECTIONS w/ MITIGATIONS

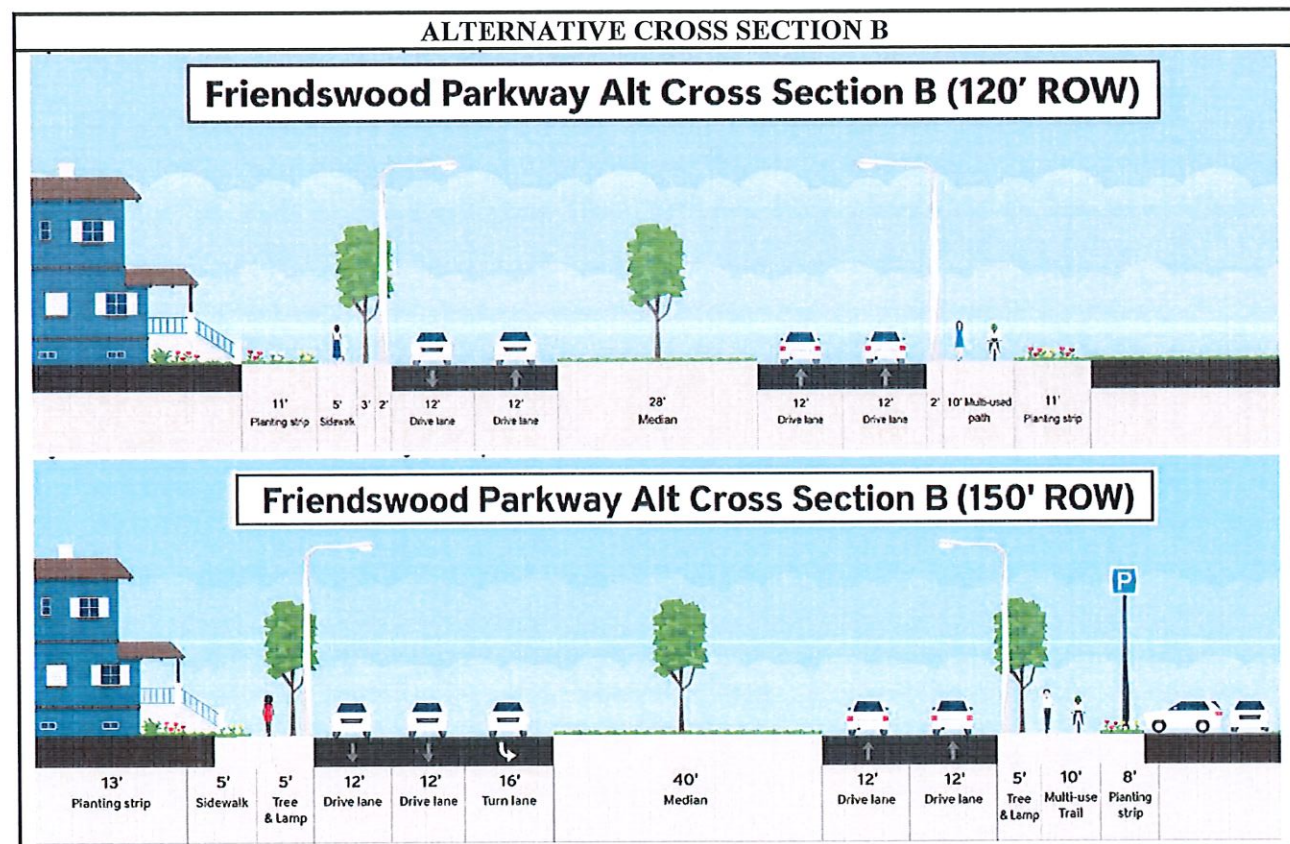
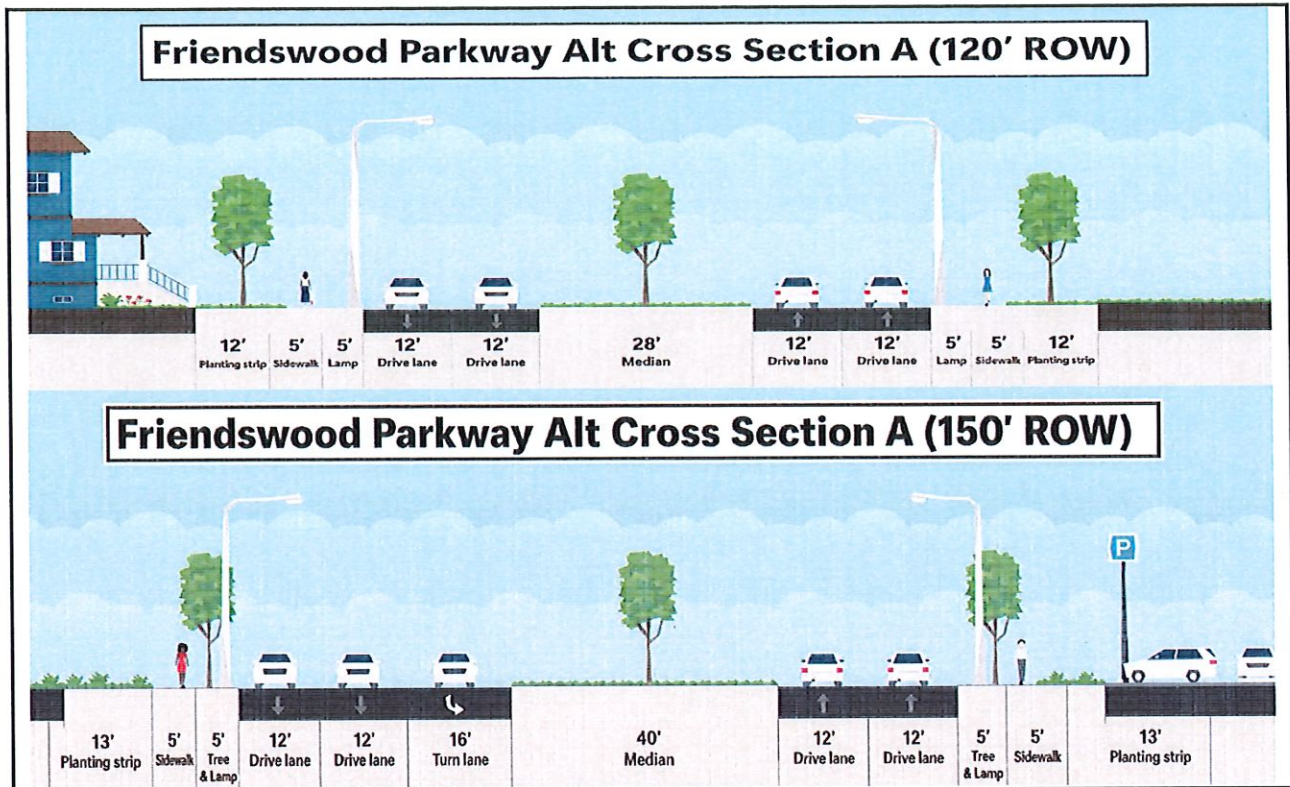
Figure 14: Year 2045 Intersection Level of Service - With Friendswood Parkway Plus Mitigation



ALTERNATIVE ALIGNMENTS

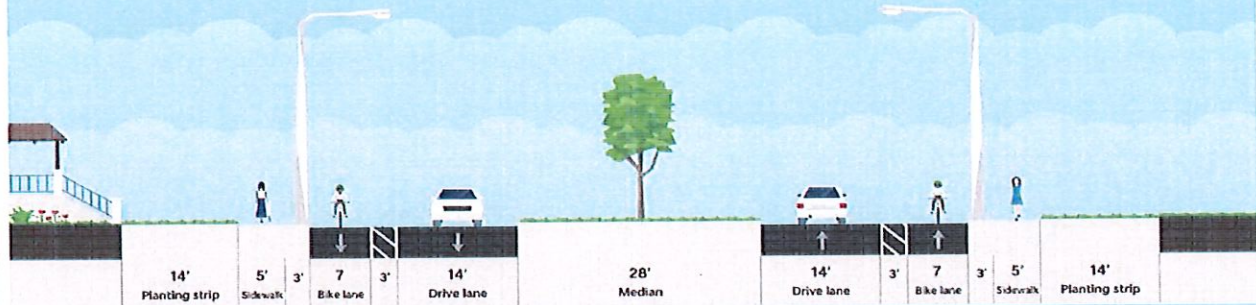


ALTERNATIVE CROSS SECTION A

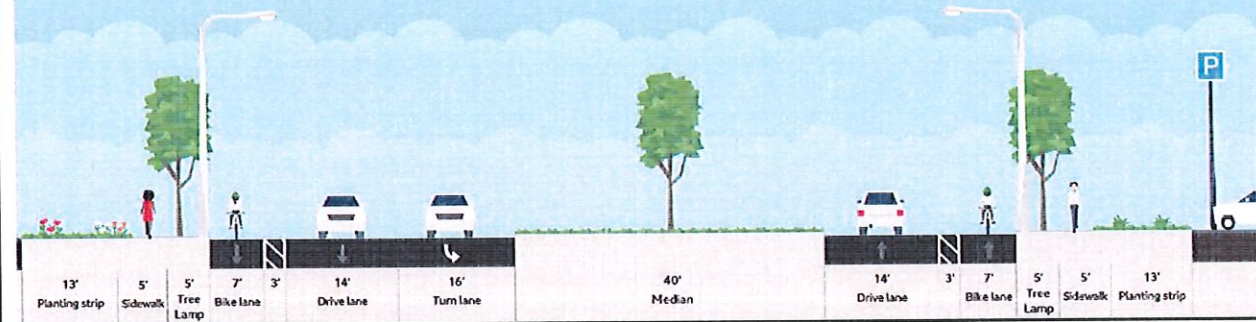


ALTERNATIVE CROSS SECTION C

Friendswood Parkway Alt Cross Section C (120' ROW)



Friendswood Parkway Alt Cross Section C (150' ROW)



EVALUATION MATRICES

Cross Sections				Alignments				
	Multimodal	Congestion Relief	Total		Connectivity	Alternative Route	Congestion Relief	Evacuation Route
Alt A	0	+	1+	Alt 1	+	+	+	+
Alt B	+	+	2+	Alt 2	0	+	+	0
Alt C	+	0	1+	Alt 3	0	+	+	0
								Total
								4+
								2+
								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.

PARTNERS

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

CONCLUSION

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

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

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

A clear, phased path — Alignment I + Cross Section B, with targeted intersection improvements, provide a strategic, fundable way forward.

Further discussion ensued regarding the presentation. City Manager Morad Kabiri established that this is a concept in nature and can be adjusted. However, based upon the laws and settlement agreements that are in place right now, the City is fairly limited to what was presented to Council as far as it relates to the road alignment. Mayor Foreman noted that they would always try to get as much right-of-way as they possibly can to get as much buffer as they could put in and noted that 150 feet would be great. Councilmember Ross commented they could put that in their development ordinance. Mr. Kabiri confirmed they could and to keep in mind property rights versus overreaching, so this is a balancing act.

Moving forward, Mr. Kabiri noted that there is a joint parallel pathway that is currently taking place, both with the H-GAC and the City of Friendswood. He noted that with the H-GAC, in addition to this study, they approved an advanced funding agreement in January 2026 with the Texas Department of Transportation (TxDOT) to do the engineering and environmental for the segment presented to Council. He also noted that this was a \$3.2 million investment that, due to transportation development credits and through the State's Transportation Improvement Program, zero dollars were coming from the City of Friendswood.

Mr. Kabiri further noted this project is a long-term effort. They have opportunities with Castle Bioscience to build a segment of this roadway from FM 528 to their secondary entrance, and also with Galveston County to pick up where Castle finished off to Wilderness Trails. He cautioned that if they did not follow certain prescribed methodology that H-GAC manages, the City will not qualify for federal highway administration dollars in the future and cannot get this project funded. Therefore, until the segment of the roadway is built, the City needs this parallel pathway to continue because it is a vital corridor within Friendswood. Mayor Foreman added that Brazoria County and the City of Pearland are also actively working on their section.

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

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve Resolution No. R2026-19, as submitted and related to Item 12.B. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2026-19

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.

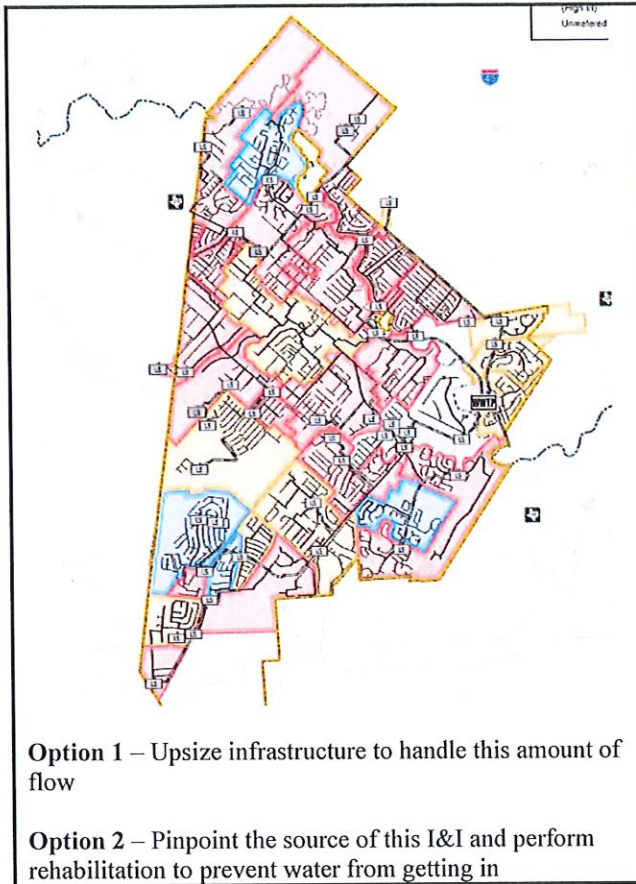
13. CITY OF FRIENDSWOOD WASTEWATER MASTER PLAN

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

Engineering Director Jil Arias introduced Freese and Nichols Representative Bailey Keller who presented the City of Friendswood Wastewater Master Plan with the following highlights:

OVERVIEW Developed Growth and Wastewater Flow Projections <i>Infrastructure planning for the future</i> Performed Lift Station Risk-Based Assessments <i>Prioritize lift station rehabilitation efforts</i> Conducted System-Wide Flow Monitoring <i>System diagnostics and hydraulic modeling</i> Assessed Wastewater System for Regulatory Compliance <i>Texas Administrative Code: Chapter 217</i> Developed CIPs based on Regulatory, Condition, and Capacity needs <i>Project descriptions, drivers, and planning-level costs</i>	EXISTING WASTEWATER 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																									
WASTEWATER AVERAGE DAILY FLOW PROJECTIONS <table><caption>Wastewater Average Daily Flow Projections Data</caption><thead><tr><th>Year</th><th>Infill Growth (MGD)</th><th>Known Developments (MGD)</th><th>Septic Conversion (MGD)</th><th>Total (MGD)</th></tr></thead><tbody><tr><td>2026</td><td>3.2</td><td>0.0</td><td>0.0</td><td>3.2</td></tr><tr><td>2031</td><td>3.2</td><td>0.3</td><td>0.01</td><td>3.5</td></tr><tr><td>2036</td><td>3.2</td><td>0.4</td><td>0.01</td><td>3.6</td></tr><tr><td>Buildout</td><td>3.2</td><td>0.4</td><td>0.3</td><td>3.9</td></tr></tbody></table> Purchased Monthly Average Daily Flow Capacity = 5.5 MGD	Year	Infill Growth (MGD)	Known Developments (MGD)	Septic Conversion (MGD)	Total (MGD)	2026	3.2	0.0	0.0	3.2	2031	3.2	0.3	0.01	3.5	2036	3.2	0.4	0.01	3.6	Buildout	3.2	0.4	0.3	3.9	FIELD DATA COLLECTION - 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
Year	Infill Growth (MGD)	Known Developments (MGD)	Septic Conversion (MGD)	Total (MGD)																						
2026	3.2	0.0	0.0	3.2																						
2031	3.2	0.3	0.01	3.5																						
2036	3.2	0.4	0.01	3.6																						
Buildout	3.2	0.4	0.3	3.9																						
INFLOW & INFILTRATION (I/I) I/I = Water that enters the collection system through defective manholes, pipes, connections, cleanouts, drains, etc. ~60% of the collection system identified as high I/I - Wet weather flows increase on average up to ~8x normal dry-weather flows	LIFT STATION OBSERVATIONS Risk Rating – f (Condition, Criticality)																									

Less than 2.0 gal/LF/in (Low I/I)
Less than 4.0 gal/LF/in (Moderate I/I)
Greater than 4.0 gal/LF/in (High I/I)



Criticality Rating	Very Good	Good	Fair	Poor	Very Poor
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	

With that, Ms. Keller then presented their Capital Improvements Plan (CIP) with the following highlights:

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

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

PROJECTS – 22 Total		
	Cost	Projects
5-Year	\$70.5M	7
10-Year	\$125.6M	10
Buildout	\$19.2M	5

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

5-YEAR CAPITAL IMPROVEMENTS PLAN			
Project Number	Project Name	Project Driver	Cost (2026)
1	Lift Station 15 Consolidation and Replacement 10-Inch Gravity Line Along Killarney Avenue	Condition Lift Station Identified as High Risk	\$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
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RECOMMENDED SSES AND REHAB BUDGET										
	Project	Total	Component	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
1	SSES Pilot	\$2.62M	Program Management & Rehab Design	\$316K						
			Field Inspections	\$236K						
			Rehab Bid & Construction	\$2.75M						
2	City Wide SSES & Rehabilitation Program	\$55.41M	Program Management & Rehab Design		\$275K	\$1.270M	\$1.270M	\$1.270M	\$1.270M	\$1.270M
			Field Inspections		\$190K	\$877K	\$877K	\$877K	\$877K	\$877K
			Rehab Bid & Construction		\$1.83M	\$8.47M	\$8.47M	\$8.47M	\$8.47M	\$8.47M
3	City-Wide Flow Monitoring and Wastewater Master Plan Update	\$978K	City-Wide Flow Monitoring and Wastewater Master Plan Update	System Reassessment >						\$978K
Total				\$2.62M	\$2.3M	\$10.62M	\$10.62M	\$10.62M	\$10.62M	\$11.62M

Ms. Keller summarized that this plan is meant to provide Friendswood with a clear understanding of where the system is at today and what needs to happen moving forward. Based on the data collected, it was clear there is a need to invest in rehabilitation. She expressed that, ultimately, their goal here is to address the root cause of the issue and not treat the symptom by oversizing infrastructure to handle these excess flows to provide the City with the greatest benefit. Council then proceeded to ask questions to staff and Ms. Keller to understand the data presented to them. No action items were given to staff.

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

A motion was made by Councilmember Hanks and seconded by Mayor Pro Tem Ellisor to approve Resolution No. R2026-20, as submitted and related to Item 12.B. The vote was the following:

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

Nays: None

The item passed unanimously.

RESOLUTION NO. R2026-20

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

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.

A motion was made by Councilmember Hanks and seconded by Councilmember Hale to approve Ordinance No. 2026-21, as submitted and related to Item 14.A. However, there was discussion prior to the vote:

Councilmember Hale requested for a financial reconciliation of the Friendswood City Center Public Improvement District (PID) to be produced by Madison Development and/or Tannos Development as he believed that there is a need to get the background on why the project has stalled. City Manager Morad Kabiri noted that P3Works does that in terms of the reevaluation of the invoices relative to what was adopted in the original Service and Assessment Plans, and that they reconcile it based on those dollar amounts. He offered that the staff could look and see if there is an opportunity to amend the agreement to ask for additional oversight, but they can only legally require what was already approved by the Council.

Councilmember Hale suggested they could change the rules and then compel the developer to conduct the requested audit. However, Mr. Kabiri stated there was nothing the City could do, legally, to compel them to complete something that is outside of the terms of their agreements, unless they do not pay their assessment or they agree to change the agreements.

The vote for the motion on the table was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2026-21

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.

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.

A motion was made by Councilmember Hanks and seconded by Councilmember Griffon to approve Ordinance No. 2026-22, as submitted and related to Item 14.B. The vote was the following:

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

Nays: None

The item passed unanimously.

ORDINANCE NO. 2026-22

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.

15. CONSENT AGENDA

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve Consent Agenda Items 15.A. through 15.B., with the exception of Items 15.E. and 15.F. The vote was the following:

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

Nays: None

The Consent Agenda passed.

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

RESOLUTION NO. R2026-21

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.

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

RESOLUTION NO. R2026-22

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.

- 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.**

As the consensus of Council was to not hold a bond election, this item was not considered.

- 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.**

As the consensus of Council was to not hold a bond election, this item was not considered.

- 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

With there being no further business, Mayor Foreman adjourned the August 3, City Council and Friendswood Employee Benefit Trust (FEBT) Joint Meeting at 8:55 P.M.


Mike Foreman, Mayor

Attest:


Raquel Martinez, TRMC, City Secretary

