



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

## CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

## STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

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## SPECIAL CITY COUNCIL MEETING/ WORKSHOP MINUTES AUGUST 25, 2016

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### I. OPENING

#### A. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON AUGUST 25, 2016 AT 6:15 P.M. IN THE CITY HALL OF FULSHEAR, TEXAS LOCATED AT 30603 FM1093 WEST, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

#### B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT.

CITY COUNCIL MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR

ERIN TRISTAN, MAYOR PRO TEM

STEPHEN GILL, COUNCIL MEMBER

JAMES MURDOCH, COUNCIL MEMBER

RAMONA RIDGE, COUNCIL MEMBER

CITY COUNCIL MEMBER ABSENT:

TRICIA KRENEK, COUNCIL MEMBER (NOTE: COUNCIL MEMBER KRENEK JOINED THE MEETING AT 6:40 P.M.)

CITY STAFF PRESENT:

D.(DIANA) GORDON OFFORD, CITY SECRETARY

J. GRADY RUNDLE, CITY ATTORNEY

C.J. SNIPES, CITY MANAGER

LYNN RAYMER, ADMINISTRATIVE ASSISTANT

KRISTINA BRASHEAR, FINANCE DIRECTOR

VALERIE BRYANT, COURT ADMINISTRATOR

KENNY SEYMOUR, CHIEF OF POLICE

MICHELLE KILLEBREW, BUILDING OFFICIAL

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OTHERS PRESENT:

HEEDE

BEUSTRING

TOMMY KUYKENDALL

AND TEN OTHERS WHO DID NOT SIGN IN

**II. WORKSHOP ITEMS**

**A. DISCUSSION AND CONSIDERATION OF FISCAL YEAR 2016-2017 GENERAL FUND AND CAPITAL PROJECTS BUDGETS**

MAYOR ROBERTS STATED HE WOULD LIKE TO TAKE ITEM B FIRST IF THERE WERE NO OBJECTIONS. COUNCIL WAS SILENT. HE INTRODUCED ROBERT HENDERSON FROM ROB CAPITAL MARKETS AND TOM SPURGEON FROM McCALL, PARKHURST & HORTON L.L.P. OF SAN ANTONIO.

C.J. SNIPES, CITY MANAGER, PRESENTED THE GENERAL FUND AND CAPITAL PROJECTS BUDGETS TO THE COUNCIL AFTER THE FIRST EXECUTIVE SESSION. HE SPENT APPROXIMATELY AN HOUR AND HALF PRESENTING INFORMATION TO THE COUNCIL REGARDING THE CAPITAL FUND BUDGET, CAPITAL PROJECTS FUNDS, GENERAL FUND BUDGET, AND THE ENTERPRISE FUND BUDGET. DURING THIS PRESENTATION ALLOWANCES WERE MADE FOR QUESTIONS AND ANSWERS. CHIEF SEYMOUR PRESENTED HIS POLICE DEPARTMENT BUDGET TO THE COUNCIL. HE IS REQUESTING TWO ADDITIONAL POLICE OFFICERS FOR THIS BUDGET CYCLE. FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING.

NO ACTION WAS TAKEN.

**B. DISCUSSION AND CONSIDERATION OF CAPITAL PROJECT FINANCING ALTERNATIVES**

MR. HENDERSON INTRODUCED HIMSELF TO THE COUNCIL AND AUDIENCE. HE STATED HIS PRESENTATION IS ABOUT 99 PERCENT LEGAL AND THE OTHER ONE PERCENT ON FINANCE. HE STATED HE HAS BEEN VISITING WITH MR. SNIPES, CITY MANAGER, SINCE HE HAS BEEN EMPLOYED HERE. MR. HENDERSON INTRODUCED MR. SPURGEON TO THE COUNCIL.

HE STATED THAT THIS PRESENTATION CONSIST OF CONTRACTS WITH MUDS AND HOW THAT WOULD IMPACT CITY'S FINANCE. HE STATED THAT NOW YOU ARE A HOME RULE CITY AND HE WANTS TO OUTLINE STEPS THAT NEED TO BE TAKEN REGARDING ISSUANCE OF CERTIFICATES OF OBLIGATION. MR. SPURGEON PROVIDED A 15-MINUTE PRESENTATION TO THE COUNCIL ON INTEREST AND SINKING FUND (I&S) TAX. IT CAN ONLY BE USED TO PAY DEBT. HE ALSO TALKED ABOUT CERTIFICATES OF OBLIGATION (COs). HE STATED THAT ALL TYPES OF THESE OBLIGATIONS HAD TO BE APPROVE BY THE ATTORNEY GENERAL OFFICE (AG). FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING.

NO ACTION WAS TAKEN.

**III. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE**

**551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING**

**A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.**

COUNCIL ENTERED INTO THE FIRST EXECUTIVE SESSION AT 6:28 P.M. A QUORUM WAS PRESENT.

COUNCIL MEMBER KRENEK CAME IN AT 6:40 P.M. WHILE COUNCIL WAS IN EXECUTIVE SESSION. SHE JOINED THE OTHER COUNCIL MEMBERS.

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COUNCIL RECONVENED BACK INTO REGULAR SESSION AT 7:28 P.M. AND A QUORUM WAS PRESENT. THERE WAS NO INFORMATION PRESENTED FROM THE FIRST EXECUTIVE SESSION.

MAYOR ROBERTS ANNOUNCED THAT DISCUSSION WOULD BEGIN REGARDING BUSINESS ITEM A (BUDGET). SEE BUSINESS ITEM A FOR DETAILED INFORMATION.

MAYOR ROBERTS ANNOUNCED THAT THE COUNCIL WOULD ENTER INTO A SECOND EXECUTIVE SESSION AT 9:09 P.M. A QUORUM WAS PRESENT.

**551.074. PERSONNEL MATTERS; CLOSED MEETING**

- 1) TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR**
- 2) TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE.**

**CONTRACT FOR CITY MANAGER**

**IV. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE**

COUNCIL RECONVENED BACK INTO REGULAR SESSION FROM A SECOND EXECUTIVE SESSION AT 11:15 P.M. A QUORUM WAS PRESENT.

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE THE PURCHASE AND SELL AGREEMENT BETWEEN THE J AND L PARTNERSHIP AND CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

MAYOR ASKED IF THERE ARE ANY QUESTIONS.

COUNCIL MEMBER KRENEK STATED THAT ALL RECOGNIZED THE FACT THAT WE NEED TO PURCHASE PARK LAND. SHE STATED THAT HOWEVER COUNCIL HAS NOT DONE ITS DUE DILIGENCE. AT THIS TIME WHERE WHOLE SALE IS CHANGING DRASTICALLY, IT IS FELT THAT THERE IS NO NEED TO RUSH. COUNCIL MEMBER KRENEK STATED THAT WE WANT TO ENSURE WE BUY THE BEST PARK LAND IN THE CITY.

COUNCIL MEMBER GILL STATED THAT HE WOULD SECOND THOSE COMMENTS IN THE SENSE THAT WE HAVE BEEN LOOKING AT A CONTRACT FOR SEVERAL WEEKS. IN GOING FORWARD HE DOES NOT SEE THAT THE CITY HAS A PLAN RIGHT NOW. HE STATED WE HAD BEEN CONCENTRATING ON ONE PIECE OF LAND AND THEN YESTERDAY MORNING NOW LOOKING AT A DIFFERENT PIECE. HE STATED HE HAS NOT VIEWED THE PROPERTY. HE STATED AT THIS POINT IN TIME NOT ABLE TO MAKE A QUALIFIED DECISION ON THE LAND. HE STATED HE WOULD LIKE TO DO HIS DUE DILIGENCE BEFORE COMMITTING TO SOMETHING.

COUNCIL MEMBER MURDOCH STATED HE SEES THIS AS A GREAT OPPORTUNITY AND BETTER SERVE THE PUBLIC NEEDS.

THERE WAS A CONTINUED DEBATE AMONG THE COUNCIL MEMBERS REGARDING THE PURCHASE OF THE LAND. FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO AMEND THE CONTRACT AND STRIKE 4.5. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

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COUNCIL MEMBER RIDGE STATED THAT THIS WAS THE PROPERTY THAT WE WANTED IN THE FIRST PLACE BUT THE SELLER DID NOT WANT TO SELL IT AT THAT TIME. SHE STATED WE FINALLY BEEN OFFERED WHAT WE ORIGINALLY WANTED AND IT'S A GOOD DEAL.

MAYOR PRO TEM TRISTAN ADDED THAT WE ARE GETTING THE PROPERTY UNDER FACE VALUE. MAYOR ROBERTS CALLED FOR A VOTE.

MAYOR ROBERTS STATED THAT A MOTION WAS MADE BY Ms. TRISTAN TO AMEND THE CONTRACT AND STRIKE THE 4.5 AND SECONDED BY Ms. RIDGE. THE MOTION WAS CARRIED AS FOLLOWS:

AYES: COUNCIL MEMBERS MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBERS KRENEK AND GILL

MOTION PASSES.

MAYOR ROBERTS STATED WE WILL NOW VOTE ON THE FIRST MOTION. A MOTION MADE BY MR. MURDOCH TO APPROVE PURCHASE AGREEMENT BETWEEN J & L AND THE CITY OF FULSHEAR. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBERS KRENEK AND GILL

MOTION PASSES.

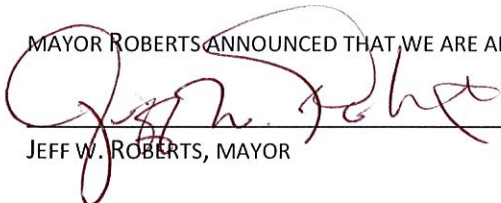
**V. ADJOURNMENT**

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED AT 11:22 P.M.

  
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JEFF W. ROBERTS, MAYOR

ATTEST:

  
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D. (DIANA) GORDON OFFORD, CITY SECRETARY