

CONSENT

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	May 5, 2017	AGENDA ITEM:	
DATE SUBMITTED:	May 2, 2017	DEPARTMENT:	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Review: Preliminary Plat Bonterra at Cross Creek Ranch Section 2		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Preliminary Plat for Bonterra at Cross Creek Ranch Section 2. The plat, as submitted, generally meets the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. There were two minor items as referenced in the City Engineer's report that the applicant has since corrected and resubmitted for packet inclusion.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

May 2, 2017

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 2
City of Fulshear, Texas

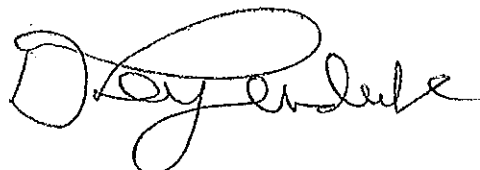
For Information only:

1. This plat will create 57 lots in three (3) Blocks with three (3) Reserves that covers a total area of 13.02 acres.
2. The typical lot for this section are 45-foot by 130-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by an extension of Winding Terrace Lane
4. The streets in this section are shown to be private along with the storm sewer system.
5. This section was previously submitted with 50-foot wide lots in 2016.

Recommendations:

I recommend approval of this Preliminary Plat of Bonterra at Cross Creek Ranch Section 2 with the following additions/changes:

- A) Contour lines are required on the face of the plat.
- B) The Metes and Bounds description on the plat describes the tract as being in the M. Autrey Survey, Abstract 100, while the Title Block says it is located in the A. G. Sharpless Survey, Abstract 322.



CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek Ranch Section 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 5-2-2017

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 4-12-2017

Planning Commission Review

Approved
 Returned for additional data

ALL CORRECTIONS MADE PER ENGINEER'S RECOMMENDATIONS

BY: [Signature] DATE: 5.5.17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 04-13-2017 Date Received by the City of Fulshear: _____
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch
Ranch Sec 2

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 13.02 Acres out of the A.G. SHARPLESS SURVEY, A-322

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 13.02
 Number of Streets: 4
 Number of Lots: 57
 Number and Types of Reserves: 3 - Landscape/o.s.
 Total Acres in Reserve: 0.25

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$862.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

April 13, 2017
 DATE



April 11, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Bonterra At Cross Creek Ranch Sec 2

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 14, 2017.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact LaWanda J. Grant at 713.207.6539

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR15.453B

From: [Kathryn Edwards](mailto:Kathryn.Edwards@krga.com)
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 2
Date: Friday, April 07, 2017 1:33:00 PM
Attachments: [1350 Bonterra at Cross Creek Sec.2 04-06-17.pdf](#)
[image001.png](#)

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 2 preliminary plat for your review.

If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](mailto:Kathryn.Edwards@krga.com)
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 2
Date: Friday, April 07, 2017 1:35:00 PM
Attachments: [image001.png](#)
[1350_Bonterra at Cross Creek Sec.2_04-06-17.pdf](#)

Good Afternoon,

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If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com

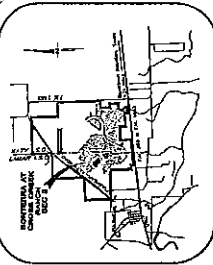


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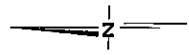
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VIABILITY MAP



LINE DATA	BEARING	DISTANCE
L1	N 75°00'00" W	100.00
L2	S 75°00'00" E	100.00
L3	N 75°00'00" W	100.00
L4	S 75°00'00" E	100.00
L5	N 75°00'00" W	100.00
L6	S 75°00'00" E	100.00
L7	N 75°00'00" W	100.00
L8	S 75°00'00" E	100.00
L9	N 75°00'00" W	100.00
L10	S 75°00'00" E	100.00
L11	N 75°00'00" W	100.00
L12	S 75°00'00" E	100.00
L13	N 75°00'00" W	100.00
L14	S 75°00'00" E	100.00
L15	N 75°00'00" W	100.00
L16	S 75°00'00" E	100.00
L17	N 75°00'00" W	100.00
L18	S 75°00'00" E	100.00
L19	N 75°00'00" W	100.00
L20	S 75°00'00" E	100.00
L21	N 75°00'00" W	100.00
L22	S 75°00'00" E	100.00
L23	N 75°00'00" W	100.00
L24	S 75°00'00" E	100.00
L25	N 75°00'00" W	100.00
L26	S 75°00'00" E	100.00
L27	N 75°00'00" W	100.00
L28	S 75°00'00" E	100.00
L29	N 75°00'00" W	100.00
L30	S 75°00'00" E	100.00

NOTE: THIS PLAN IS A PRELIMINARY PLAT OF A PRELIMINARY PLAT OF BONTERRA AT CROSS CREEK RANCH, SEC 2, BEING 13.02 ACRES OF LAND CONTAINING 57 LOTS AND THREE RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS. OWNER: CCR TEXAS HOLDINGS, LP 8460 CROSS CREEK BEND LANE FULSHEAR, TEXAS 77441

PLANNER: KERRY R. GILBERT & ASSOCIATES 23091 CROSS CREEK BLVD., SUITE A-200 FULSHEAR, TEXAS 77441

DATE: APRIL 14, 2017

SCALE: 1" = 30'

10441298A

A PRELIMINARY PLAT OF BONTERRA AT CROSS CREEK RANCH SEC 2

BEING 13.02 ACRES OF LAND CONTAINING 57 LOTS AND THREE RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER: CCR TEXAS HOLDINGS, LP 8460 CROSS CREEK BEND LANE FULSHEAR, TEXAS 77441

PLANNER: KERRY R. GILBERT & ASSOCIATES 23091 CROSS CREEK BLVD., SUITE A-200 FULSHEAR, TEXAS 77441

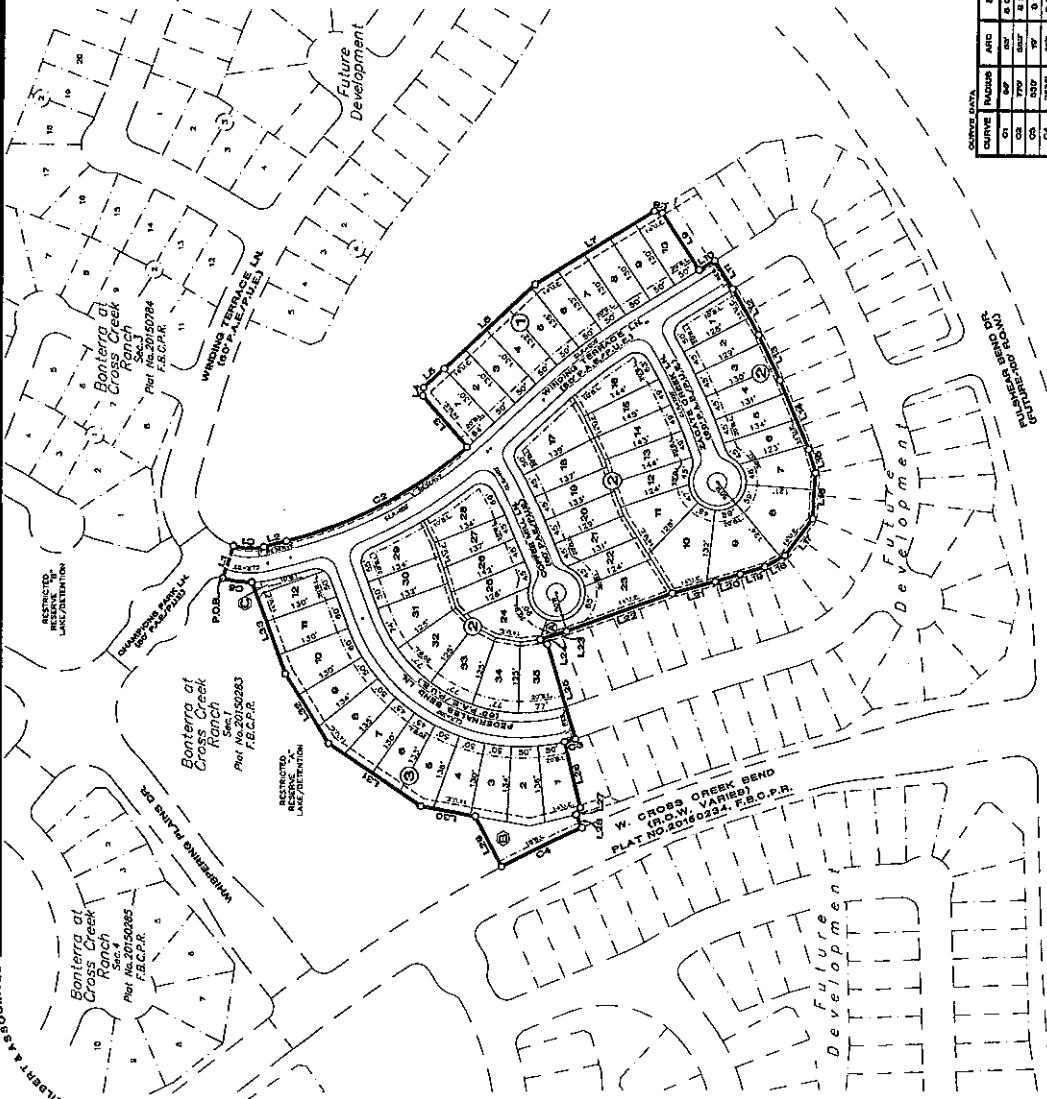


KERRY R. GILBERT & ASSOCIATES
23091 CROSS CREEK BLVD., SUITE A-200
FULSHEAR, TEXAS 77441
TEL: 281-777-0000

CURVE	BEARING	ARC	CHORD
C1	N 75°00'00" W	100.00	100.00
C2	S 75°00'00" E	100.00	100.00
C3	N 75°00'00" W	100.00	100.00
C4	S 75°00'00" E	100.00	100.00
C5	N 75°00'00" W	100.00	100.00
C6	S 75°00'00" E	100.00	100.00

NOTE:

- 1 RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 50.02 ACRE
- 2 RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE 25.19 ACRE
- 3 RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 25.19 ACRE



NOTE: THIS PLAN IS A PRELIMINARY PLAT OF A PRELIMINARY PLAT OF BONTERRA AT CROSS CREEK RANCH, SEC 2, BEING 13.02 ACRES OF LAND CONTAINING 57 LOTS AND THREE RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS. OWNER: CCR TEXAS HOLDINGS, LP 8460 CROSS CREEK BEND LANE FULSHEAR, TEXAS 77441

PLANNER: KERRY R. GILBERT & ASSOCIATES 23091 CROSS CREEK BLVD., SUITE A-200 FULSHEAR, TEXAS 77441

DATE: APRIL 14, 2017

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PLANNER: KERRY R. GILBERT & ASSOCIATES 23091 CROSS CREEK BLVD., SUITE A-200 FULSHEAR, TEXAS 77441

DATE: APRIL 14, 2017

SCALE: 1" = 30'

10441298A

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, May 02, 2017 2:21 PM
To: Kimberly Kopecky; davidleyen@aol.com
Cc: landplan@krga.com
Subject: RE: Planning and Zoning Agenda for May 2017
Attachments: 1350_Bonterra at Cross Creek Sec.2_05-02-17.pdf; 1350_Creek Cove S 11_05-02-17.pdf; SKonica C2817050214150.pdf; SKonica C2817050214151.pdf

Good Afternoon,

Attached are PDF's of the revised plats for Bonterra Sec 2 and Creek Cove Sec 11. All comments have been addressed.

Please let me know if you need anything else,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, May 02, 2017 12:17 PM
To: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Planning and Zoning Agenda for May 2017

Please see the attached Engineering Reviews regarding 2 plats submitted for the meeting on 5/5/17.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [mailto:pelps314@hotmail.com]
Sent: Tuesday, May 02, 2017 11:15 AM

To: Kimberly Kopecky <kkopecky@fulsheartexas.gov>; Diana Offord <dofford@fulsheartexas.gov>; Sharon Valiante <svaliante@fulsheartexas.gov>; CJ Snipes <cjsnipes@fulsheartexas.gov>; Brant Gary <bgary@fulsheartexas.gov>
Subject: Re: Planning and Zoning Agenda for May 2017

Attached you will find the Engineering Reviews for May 5, 2017 Planning and Zoning Meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173



KERRY R. GILBERT
& ASSOCIATES

May 2, 2017

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: BONTERRA AT CROSS CREEK RANCH SEC 2 – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

- 1) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
Response: Contours have been added.

- 2) The Metes and Bounds description on the plat describes the tract as being in the M. Autrey Survey, Abstract 100, while the Title Block says it is located in the A.G. Sharpless Survey, Abstract 322.
Response: The title block has been updated to reflect the description in the Metes and Bounds

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'. The signature is written in a cursive, flowing style.

Kathryn Edwards

Enclosure

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	May 5, 2017	AGENDA ITEM:	
DATE SUBMITTED:	May 2, 2017	DEPARTMENT:	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Review: Preliminary Plat Creek Cove at Cross Creek Ranch Section 11		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Preliminary Plat for Creek Cove at Cross Creek Ranch Section 11. The plat, as submitted, generally meets the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. There were two minor items as referenced in the City Engineer's report that the applicant has since corrected and resubmitted for packet inclusion.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

May 2, 2017

Engineering Review

Preliminary Plat
Creek Cove at Cross Creek Ranch Section 11
City of Fulshear, Texas

For Information only:

1. This will create 65 Lots in two (2) Blocks with five (5) Reserves that covers a total acreage of 23.94 acres.
2. Access to the section will be from an extension of Harmony Breeze Lane from Cross Creek Bend Lane and from Victory Hill Lane extended from Creek Cove at Cross Creek Ranch Section Seven (7).
3. The typical lot in this section appears to be 65-foot by 130-foot with a 25' foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section Eleven be approved with the following additions/corrections:

- A) Contour lines are required on the face of the plan per the City's Subdivision Ordinance.
- B) There is a narrow strip of land between Lots 39 & 40, Block 2 that may be in Restricted Reserve "E". If this is the case, this needs to be shown clearly.



CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 11 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 5-2-2017

City Secretary

Processed
 Returned for additional data

BY: K. Kempf DATE: 4-12-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS MADE PER ENGINEER'S RECOMMENDATIONS

BY: Alam DATE: 5-5-17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 04-13-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Cove at Cross Creek Development: Cross Creek Ranch
Ranch Sec 11

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary
 Replat
 Amending Plat
 Final
 Vacation Plat
 Short Form Final
 Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Planned Development
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 23.94 Acres out of the A.G. SHARPLESS SURVEY, A-322

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 23.94
 Number of Streets: 5
 Number of Lots: 65
 Number and Types of Reserves: 5 - Landscape/Unres.
 Total Acres in Reserve: 3.38

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1026.75</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

April 13, 2017
 DATE



April 11, 2017

Kathryn Edwards
BGE/Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250

Re: Preliminary Plat Creek Cove At Cross Creek Ranch Sec. 11

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC (hereinafter referred to as "CenterPoint Energy"): Surveying and Right-of-Way Department has reviewed the above mentioned subdivision plat that was submitted to the City of Fulshear. During this process, it has come to our attention that the subject property is located in close proximity to a CenterPoint Energy Transmission Corridor.

CenterPoint Energy cannot move forward on this project until it has determined that there will be no adverse impact to CenterPoint Energy's Transmission Corridor. Please submit a drainage plan revealing water flow and shed, along with wet utility plans for further review. If it is ascertained that the proposed designs may negatively affect the CenterPoint Energy Corridor, you will be contacted by CenterPoint Energy's Asset Planning & Optimization (APO) Department with further instructions.

In lieu of the drainage plan, CenterPoint Energy will accept an impact analysis, which is signed, sealed, and dated by a licensed professional engineer. This declaration must clearly state your findings as to the effects of your development in regards to drainage on CenterPoint Energy's Transmission Corridor. Wet utility design plans will also need to be provided for this review.

Please direct inquiries to our Asset Planning & Optimization (APO) Department, via email to TransmissionReview@centerpointenergy.com

Sincerely,

A handwritten signature in purple ink that reads "LaWanda J. Grant".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

REF # PLR17.180

From: [Kathryn Edwards](#)
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: No Objection Request_Creek Cove at CCR Sec 11
Date: Friday, April 07, 2017 1:35:00 PM
Attachments: [image001.png](#)
[1350_Creek_Cove_S_11_04-06-17.pdf](#)

Good Afternoon,

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If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
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Main: 281-579-0340

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From: [Kathryn Edwards](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krqa.com
Subject: No Objection Request_Creek Cove at CCR Sec 11
Date: Friday, April 07, 2017 1:33:00 PM
Attachments: [image001.png](#)
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If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krqa.com



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Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, May 02, 2017 2:21 PM
To: Kimberly Kopecky; davidleyen@aol.com
Cc: landplan@krga.com
Subject: RE: Planning and Zoning Agenda for May 2017
Attachments: 1350_Bonterra at Cross Creek Sec.2_05-02-17.pdf; 1350_Creek Cove S 11_05-02-17.pdf; SKonica C2817050214150.pdf; SKonica C2817050214151.pdf

Good Afternoon,

Attached are PDF's of the revised plats for Bonterra Sec 2 and Creek Cove Sec 11. All comments have been addressed.

Please let me know if you need anything else,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, May 02, 2017 12:17 PM
To: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Planning and Zoning Agenda for May 2017

Please see the attached Engineering Reviews regarding 2 plats submitted for the meeting on 5/5/17.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [mailto:pelps314@hotmail.com]
Sent: Tuesday, May 02, 2017 11:15 AM

To: Kimberly Kopecky <kkopecky@fulsheartexas.gov>; Diana Offord <dofford@fulsheartexas.gov>; Sharon Valiante <svaliante@fulsheartexas.gov>; CJ Snipes <cjsnipes@fulsheartexas.gov>; Brant Gary <bgary@fulsheartexas.gov>
Subject: Re: Planning and Zoning Agenda for May 2017

Attached you will find the Engineering Reviews for May 5, 2017 Planning and Zoning Meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173



KERRY R. GILBERT
& ASSOCIATES

May 2, 2017

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: CREEK COVE AT CROSS CREEK RANCH SEC 11 – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

- 1) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
Response: Contours have been added.

- 2) The narrow strip of land between Lots 39 and 40, block 2 that may be in Restricted Reserve "E". IF this is the case, this needs to be shown.
Response: The area mentioned above is part of Reserve "E" and is included in the acreage listed under the Reserve description.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'.

Kathryn Edwards

Enclosure

...the first of these is the fact that the ...

...the second of these is the fact that the ...

...the third of these is the fact that the ...

...the fourth of these is the fact that the ...

...the fifth of these is the fact that the ...

...the sixth of these is the fact that the ...

...the seventh of these is the fact that the ...

...the eighth of these is the fact that the ...

...the ninth of these is the fact that the ...

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	May 5, 2017	AGENDA ITEM:	
DATE SUBMITTED:	May 2, 2017	DEPARTMENT:	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Review: Final Plat (Replat) Commercial Reserves at FM 1463		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Final (Replat) of the Commercial Reserves at FM 1463. This plat was approved as a Preliminary Plat at the Commission's regularly scheduled meeting on March 3, 2017, providing for a subdivision of land into two unrestricted reserves, A and B. Since the March 3, approval, the owner requested a revision to the subdivision of Reserve A into two reserves. This revision was provided by a lot line drawn on the plat to indicate so. There were no other revisions to the plat. These changes to the plat created a replat.

The plat, was submitted as a Final Replat at the April 7, 2017 Planning and Zoning Commission meeting for consideration with a negative recommendation by the City Engineer – the submittal did not meet the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. The Planning and Zoning Commission followed the City Engineer's recommendation and voted to uphold the negative recommendation for approval. The owner's representative agreed to resubmit in time for the May 5, 2017 agenda to correct the outstanding issues.

For this, May 5, 2017, session of the Planning and Zoning Commission, the owner's representative resubmitted the corrected plat to address the outstanding issues noted during the April 7, 2017 session:

1. Ownership of property is not listed on plat; City Planning letter is not included to allow for verification of ownership and lienholders
2. Utility Easements dedicated to the City are not depicted as an appropriate width to accommodate ownership and maintenance.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

May 3, 2017

Engineering Review

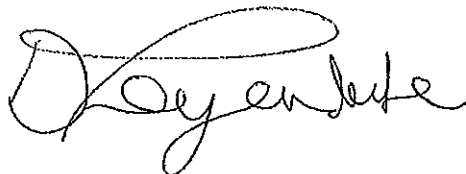
Revised - Final Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.
2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.
3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.

Recommendations:

I recommend that this Revised Final Plat of Commercial Reserves at FM 1463 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker".

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Commercial Reserves at FM 1463 (Replat) / Final Plat (2nd Review)

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 5-2-2017

City Secretary

Processed
 Returned for additional data

BY: X-X DATE: 4-21-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS MADE PER ENGINEER'S RECOMMENDATION

BY: Alan DATE: 5.5.17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

**RECEIVED
 CITY OF FULSHEAR**

APR 21 2017

**RECEIVED
 CITY OF FULSHEAR**

APR 21 2017

CITY SECRETARY OFFICE

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: ~~03/30/17~~ 4/21/17 Date Received by the City of Fulshear: _____
 Subdivision: Commercial Reserves at FM 1463 Development: Commercial Reserves

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Preliminary
- Replat
- Amending Plat
- Final
- Vacation Plat
- Short Form Final
- Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- Single-Family Residential
- Planned Development
- Zero Lot Line/ Patio Home
- Commercial
- Multi-Family Residential
- Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Subdivision of 6.2138 acres (270,674 Sq. Ft.) of land situated in the Alexander Phillips Survey abstract No.

Legal Description: 300 City of Fulshear, Fort Bend County, Texas.

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 6.2138
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 3 Unrestricted
 Total Acres in Reserve: 6.2138

Owner: DLM Management L.,L.C.
Address: 10575 West Office Drive.
City/State: Houston, Tx. 77042
Telephone: _____
Email Address: _____

Engineer/Planner: Benchmark Engineering Corporation
Contact Person: Luis D. Valencia
Telephone: 713-554-2277
Fax Number: 713-266-3804
Email Address: lvalencia@benchmarkengr.net

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$655.35	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Luis D. Valencia

04/21/2017

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

April 11, 2017

City Planning Commission
City of Fulshear, Texas.

File No.: 17157035806CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 5th day of April, 2017, the last Deed that we find, of record, reflects the record owner to be:

DLM MANAGEMENT, LLC, a Texas limited liability (By virtue of Deed dated September 28, 2011, recorded under Clerk's File No. 2011096944 and dated January 26, 2016, recorded under Clerk's File No. 2016012965 of the Official Records of Fort Bend County, Texas)

Legal Description:

METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS

All that 6.2138 acre (270,674 square foot) tract of land being all of a called 5.410 acre tract of land as conveyed by Special Warranty Deed dated September 29, 2011 to DLM Management, LLC as recorded under Clerk's File No. 2011096944 of the Official Public Records of Real Property, Fort Bend County, Texas and all of a called 0.8037 acre tract of land as conveyed by Deed dated January 26, 2016 to DLM Management, LLC as recorded under Clerk's File No. 2016012965 of the Official Public Records of Real Property, Fort Bend County, Texas and being situated in the Alexander Phillips Survey, Abstract Number 300 in Fort Bend County, Texas and being further described by metes and bounds as follows: (All bearings and coordinates refer to the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with cap stamped Benchmark Engr found at the southeast corner of said 5.410 acre tract, the north east corner of Churchill Farms, Section Four as recorded under Plat No. 20120053 of the Plat Records of Fort Bend County, Texas and being situated in the west right-of-way line of FM 1463 (100-foot wide) as recorded in Volume 275, Page 538 and Volume 275, Page 534 of the O.P.R.R.P.F.B.C.T.

THENCE South 88°03'15" West, along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 276.47 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE South 75°59'04" West, continuing along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 1.29 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner at the southeast corner of Churchill Farms Section Five as recorded under Plat No. 20130073 of the Plat Records of Fort Bend County, Texas and the southwest corner of said

5.410 acre tract;

THENCE North 16°02'56" West, along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 106.86 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 11°44'36" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.42 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 04°45'50" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.43 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 01°58'46" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 300.45 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 05°25'19" East, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 146.04 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 23°16'44" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 100.45 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 04°11'40" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 38.53 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner in the south line of said 0.8037 acre tract;

THENCE in a northwesterly direction, along the arc of a curve to the left having a radius of 505.41 feet, a central angle of 03°20'08", an arc length of 29.42 feet and a chord bearing North 75°07'01" West, 29.42 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the south right-of-way line of FM 1463 (based on a width of 100-feet) as recorded under Volume 275, Page 534 and Volume 275, Page 538 of the Deed Records of Fort Bend County, Texas and being the westernmost corner of said 0.8037 acre tract;

THENCE North 86°05'11" East, along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 98.21 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 84°11'22" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 108.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 85°04'09" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 104.62 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE South 47°56'02" East, along a cut-back line, 27.79 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the west right-of-way line of said FM 1463;

THENCE South 01°56'13" East, along the west right-of-way line of said FM 1463 and the east line of said 0.8037 acre tract, for a distance of 280.95 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the north line of said 5.410 acre tract;

THENCE in a southeasterly direction, along the east line of said 5.410 acre tract, along the west right-of-way line of said FM 1463 and along the arc of a curve to the right having a radius of 505.21 feet, a central angle of 23°33'11", an arc length of 207.68 feet and a chord bearing of South 13°43'13" East, 206.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency of herein described curve to the right;

THENCE South 01°56'45" East, along the east line of said 5.410 acre tract and the west right-of-way line of said FM 1463, for a distance of 398.70 feet to the **POINT OF BEGINNING** of herein described tract and containing 6.2138 acres (270,674 square feet) of land, more or less.

Subject to the following:

1. Restrictions:

Those set out in Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 2011096943 of the Official Public Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

An easement seven (7) feet wide, electric distribution and communication, natural gas, telephone communication, and for cable communication facilities, the location of which is shown by the double hatched area on Exhibit "A", attached thereto and made a part thereof, together with an unobstructed aerial easement eight (8) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located northerly of and adjoining said seven (7) foot wide easement, granted to CenterPoint Energy Houston Electric, LLC et al, by instrument recorded under Clerk's File No. 2012073906 of the Official Records of Fort Bend County, Texas.

Storm Sewer Easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and described by instrument recorded under Clerk's File No. 2015027990 of the Official Records of Fort Bend County, Texas.

Water Line Easement granted to Fort Bend County Municipal Utility District NO. 156 as set forth and described by instrument recorded under Clerk's File No. 2016089826 of the Official Records of Fort Bend County, Texas.

Drainage And Detention Easement granted to the State Of Texas as set forth and described by instrument recorded under Clerk's File No. 2016063436 of the Official Records of Fort Bend County, Texas.

Building set back lines 25 feet wide along the north and east property lines, and 30 feet wide along the west property lines as established on that restrictive instrument recorded under Clerk's File No. 2011096943 of the Official Records of Fort Bend County, Texas, and as shown on the survey dated September 9, 2016, prepared by Brian Nesvadba, R.P.L.S. No. 5776, for Texas Engineering And Mapping Co .

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 156 and recorded under Clerk's File No. 2015067952 of the Official Records of Fort Bend County, Texas.

Subject to the rights of any and all existing public utilites or common carriers in accordance with V.T.C.A., Transportation Code Chapter 202, Subchapter B, Section 202.029 as set forth in Deed recorded under Clerk's File No. 2016012965 of the Official Records of Fort bend County, Texas.

3. Liens/Misc:

Deed of Trust dated June 21, 2013, recorded in/under Clerk's File No. 2014128474 of the Official Records of Fort Bend County, Texas, executed by DLM MANAGEMENT, LLC, a Texas limited liability company, securing the payment of one note in the principal amount of \$900,000.00, bearing interest and payable as therein provided to the order of GUY J. ROBERTSON, SR.

The Company requires for its review, satisfactory copy of the Certificate of Formation and Operating Agreement and any amendments thereto, a certificate of good standing and satisfactory evidence of authority of the officers, managers or members to execute the documents.

Subject property is located in the Fort Bend Municipal Utility District NO. 156. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior


Authorized Countersignature



Luis Valencia
Benchmark Engineering Corporation
2401 Fountainview, Suite 500, Houston, Texas 77057

2/16/17

RE: Commercial property SW corner of Roesner @ FM 1463

Dear Luis;

This letter is in response to your inquiry regarding the availability of electric service to the above referenced project.

Senate Bill 7 (SB7) was created by the Texas Legislature and was put into effect on January 1, 2002, to deregulate the electrical industry in the State of Texas. The current function of CenterPoint Energy is to provide a travelway, or path, for electricity to flow to the customer. The customer is required to choose a particular Retail Energy Provider (REP), also known as a Competitive Retailer (CR) for their electrical needs.

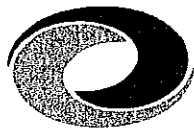
Under the Tariff Agreement between CenterPoint Energy and the Texas Public Utilities Commission (TPUC), adequate required electrical service capabilities may be extended to locations with some restrictions. Primary overhead electrical distribution facilities currently exist in the general vicinity of the above referenced location. Facilities may be extended to a location along public rights of way or inside dedicated easements.

Extension of overhead facilities and the possible cost associated with the extension is dependent upon receipt of a final plat of the facility to be served, and a customer approved CenterPoint Energy outlet location.

If you need any additional information, please feel free to contact me.

Sincerely,

Jordan Hobbs- Service Consultant
jordan.hobbs@centerpointenergy.com
281-391-5138



Consolidated[®]
c o m m u n i c a t i o n s

24403 Roesner Road • Katy, Texas 77494 • Office(281)396-5078 • Fax (281)396-5004

April 18,2017

Bench Mark Engineering
Luis D. Valencia

Subject: Letter of service availability(Commercial Reserves at FM 1463)

Mr. Valencia,

Please accept this correspondence as Consolidated Communications' commitment to serve your proposed development reverenced as Commercial Reserves at FM 1463 in Fulshear Texas. This development lies within the ILEC (Incumbent Local Exchange Carrier) service area boundaries of Consolidated Communications. Consolidated Communications has its Fiber Optic Infrastructure in place in the area of your proposed development. We look forward to working with you in the planning, designing, and implementation of your communications, data, and video needs for your development.

Thank you,

Rob Rychlik
Consolidated Communications
24403 Roesner Road
Katy, Texas 77494
281-396-5074 - Office
281-960-0824 - Cell



BENCHMARK ENGINEERING CORPORATION
ENGINEERING • PLANNING • LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NUMBER F-6788
2401 FOUNTAINVIEW DRIVE, SUITE 500
HOUSTON, TEXAS 77057
(713) 266-9930

CONSULTING ENGINEERS

FAX (713) 266-3804

February 10, 2017

City of Fulshear
29378-C McKinnon Rd/P.O. Box 279
Fulshear, TX 77441

Re: Fort Bend County Municipal Utility District No. 156
6.2 Acre DLM Management, LLC Tract
Water and Wastewater Capacity

To Whom it May Concern:

Benchmark Engineering Corporation serves as the District engineer for Fort Bend County Municipal Utility District No. 156 ("The District"), which serves the above referenced tract. Regarding this proposed commercial tract, located at the northeast corner of the District, on the south and west side of FM 1463, 25 Equivalent Single Family Connections (ESFC's) have been reserved for development of this tract. This In total, the District has 645 ESFC reserved from the water and wastewater plants of the adjacent Fort Bend Municipal Utility District 57 (FBCMUD57), per agreement between FBCMUD57 and the District. Of these 645 ESFCs, the majority are reserved for residential development within the Churchill Farms community within the District, and the remainder are reserved and allocated to specific commercial tracts within the District, including 25 ESFCs for the above referenced tract.

Please call if you have any questions or need additional information.

Sincerely,

Brian E. Chovanec, P.E.
District Engineer

BENCHMARK ENGINEERING CORPORATION

April 4, 2017

Engineering Review

Final Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.
2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.
3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Commercial Reserves at FM 1463 be approved with the following corrections/additions:

- A) A note needs to be added to the face of the plat showing that the area is located in the E.T.J. of the City of Fulshear.
- B) The water line and sanitary sewer line easements need to incorporate into one (1) water and sewer easement that is 20-foot in width. The City is not able to maintain an underground utility line in a 10-foot easement.
- C) The owners name needs to be filled in and a City Planning Letter provided so the ownership can be checked as well as lien holders, etc.

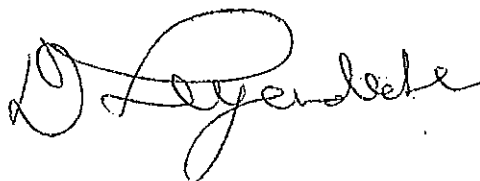


EXHIBIT
METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS
February 24, 2016

All that 6.2138 acre (270,674 square foot) tract of land being all of a called 5.410 acre tract of land as conveyed by Special Warranty Deed dated September 29, 2011 to DLM Management, LLC as recorded under Clerk's File No. 2011096944 of the Official Public Records of Real Property, Fort Bend County, Texas and all of a called 0.8037 acre tract of land as conveyed by Deed dated January 26, 2016 to DLM Management, LLC as recorded under Clerk's File No. 2016012965 of the Official Public Records of Real Property, Fort Bend County, Texas and being situated in the Alexander Phillips Survey, Abstract Number 300 in Fort Bend County, Texas and being further described by metes and bounds as follows: (All bearings and coordinates refer to the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with cap stamped Benchmark Engr found at the southeast corner of said 5.410 acre tract, the north east corner of Churchill Farms, Section Four as recorded under Plat No. 20120053 of the Plat Records of Fort Bend County, Texas and being situated in the west right-of-way line of FM 1463 (100-foot wide) as recorded in Volume 275, Page 538 and Volume 275, Page 534 of the O.P.R.R.P.F.B.C.T.

THENCE South 88°03'15" West, along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 276.47 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE South 75°59'04" West, continuing along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 1.29 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner at the southeast corner of Churchill Farms Section Five as recorded under Plat No. 20130073 of the Plat Records of Fort Bend County, Texas and the southwest corner of said 5.410 acre tract;

THENCE North 16°02'56" West, along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 106.86 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 11°44'36" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.42 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°45'50" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.43 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 01°58'46" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 300.45 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 05°25'19" East, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 146.04 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 23°16'44" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 100.45 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°11'40" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 38.53 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner in the south line of said 0.8037 acre tract;

THENCE in a northwesterly direction, along the arc of a curve to the left having a radius of 505.41 feet, a central angle of 03°20'08", an arc length of 29.42 feet and a chord bearing North 75°07'01" West, 29.42 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the south right-of-way line of FM 1463 (based on a width of 100-feet) as recorded under Volume 275, Page 534 and Volume 275, Page 538 of the Deed Records of Fort Bend County, Texas and being the westernmost corner of said 0.8037 acre tract;

THENCE North 86°05'11" East, along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 98.21 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 84°11'22" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 108.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 85°04'09" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 104.62 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE South 47°56'02" East, along a cut-back line, 27.79 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the west right-of-way line of said FM 1463;

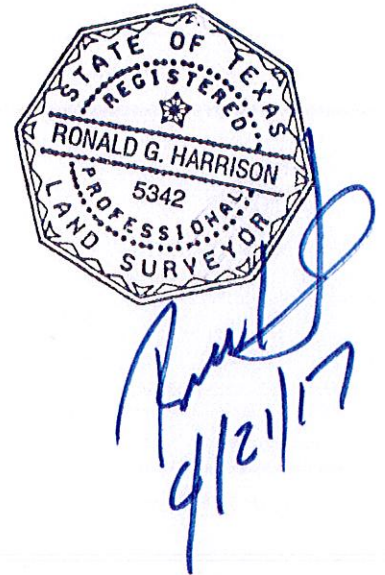
THENCE South 01°56'13" East, along the west right-of-way line of said FM 1463 and the east line of said 0.8037 acre tract, for a distance of 280.95 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the north line of said 5.410 acre tract;

THENCE in a southeasterly direction, along the east line of said 5.410 acre tract, along the west right-of-way line of said FM 1463 and along the arc of a curve to the right having a radius of 505.21 feet, a central angle of 23°33'11", an arc length of 207.68 feet and a chord bearing of South 13°43'13" East, 206.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency of herein described curve to the right;

6.2138 Acres

THENCE South 01°56'45" East, along the east line of said 5.410 acre tract and the west right-of-way line of said FM 1463, for a distance of 398.70 feet to the **POINT OF BEGINNING** of herein described tract and containing 6.2138 acres (270,674 square feet) of land.

This description was prepared in connection with a Land Title Survey prepared by way of Benchmark Engineering Corporation on February 17, 2016. Reference No. 11011.



**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF:	May 16, 2017	AGENDA ITEMS:	
DATE SUBMITTED:	May 5, 2017	DEPARTMENT	Planning and Development
PREPARED BY:	Sharon Valiante Director of Public Works	PRESENTER:	Sharon Valiante, Director of Public Works
SUBJECT:	Infrastructure Acceptance and Conveyance – MUD 169 (the “District”) – Water and Sanitary Sewer		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Utility Conveyances and Security Agreements for Cross Creek Ranch Water Plant No. 2 Expansion (Ground Storage Tank and Hydropneumatic Tank), 2. Cross Creek Ranch Water Plant No. 2 Well, and 3. Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion 4. Special Warranty Deed – Water Plant No. 2 5. City Engineer’s Statement of approval - MUD 169 Facilities 		
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
FUNDING ACCOUNT:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
FUNDING ACCOUNT:			

EXECUTIVE SUMMARY

As each Phase of development are acquired and constructed, the MUD Districts prepare documents that are submitted to the City with a request for consideration for transfer of ownership, which is considered and approved by City Council. The Districts, in accordance with the Development Agreement and Utility Agreements in place, have complied with Section 2.10 – As construction of each Phase is completed, the City shall inspect and if the City finds that the Phase has been completed in accordance with the final plans and specifications approved by the City, or any modifications approved by the City, the City will accept the Phase for ownership, operation and maintenance. The District, MUD No. 169, is submitting for consideration Utilities for Cross Creek Ranch Water Plant No. 2 Expansion (Ground Storage Tank and Hydropneumatic Tank), Cross Creek Ranch Water Plant No. 2 Well, and Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion.

The infrastructure is valued at:

Utilities for Cross Creek Ranch Water Plant No. 2 Expansion (Ground Storage Tank and Hydropneumatic Tank);

1. Water System – Total Costs:	\$ 800,728 (conveyance and deed)
a. Ground Storage Tank	\$ 539,800
b. Hydropneumatic Tank	\$ 260,928

Utilities for Cross Creek Ranch Water Plant No. 2 well, and;

1. Water System – Total Costs:	\$3,800,080 (conveyance and deed)
a. 1,650 GPM Well	\$1,370,980
b. 420,000 Gallon Ground Storage Tank	\$ 550,000
c. Booster Pump Station	\$ 120,000
d. 15,000 Gal Hydropneumatic Tank	\$ 140,000
e. Control/Chemical Bldg.	\$ 170,000
f. Generator (Diesel)	\$ 230,000
g. Electrical: Switch Gear, Transformer, Lighting	\$ 519,000
h. Paving, Sidewalk, Fencing	\$ 230,500
i. Appurtenances/Misc.	\$ 48,600

Utilities for Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion.

1. Sanitary Sewer System – Total Costs:	\$7,583,677.64(conveyance only)
a. 1.0 MGD Wastewater Plant	\$6,080,127.64
b. Blower Station	\$ 477,500
c. RAS Pumping Station	\$ 182,500
d. Scum Pumping Station	\$ 105,800
e. Chemical Containment	\$ 204,500
f. Grinder Lift Station	\$ 92,500
g. MCC Bldg.	\$ 155,000
h. Emergency Generator	\$ 285,250

RECOMMENDATION

Staff recommends that council accept the infrastructure constructed and completed for the District and authorize the Mayor to execute the following:

1. Utility Conveyance and Security Agreement from MUD 169 for the Utilities for Cross Creek Ranch Water Plant No. 2 Expansion (Ground Storage Tank and Hydropneumatic Tank);
2. Utility Conveyance and Security Agreement from MUD 169 for the Utilities for Cross Creek Ranch Water Plant No. 2 well, and;
3. Utility Conveyance and Security Agreement from MUD 169 for the Utilities for Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion.
4. Special Warranty Deed from MUD 169 for Water Plant No. 2

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the ____ day of ____, 2017, by _____, as President, of the Board of Directors of Fort Bend County Municipal Utility District No. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of ____, 2017, by _____, as President, of the Board of Directors of Fort Bend County Municipal Utility District No. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

UTILITY CONVEYANCE AND SECURITY AGREEMENT

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND §

Fort Bend County Municipal Utility District No. 169 (the "District") has constructed certain improvements, structures, and facilities designed to provide water, wastewater, and/or drainage to serve areas within or near the District's boundaries and the boundaries of the City of Fulshear, Texas (the "City"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, those certain facilities described as follows:

Those certain Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion (except any detention ponds, any drainage channels, and any non-potable water facilities) constructed to date on behalf of the District pursuant to the construction contract ("Construction Contract") between the District and Liftwater Construction, Inc. ("Contractor"), dated April 3, 2014, which facilities are located within or near the boundaries of the District, and together with any improvements, structures, storm sewer mains, plants, service pumps, storage reservoirs, electrical equipment, plant equipment, distribution lines, collection lines, water mains, lift stations, meters, valves, pipes, fittings, connections, meter boxes, laterals, easements, rights-of-way, licenses, operating rights and all other property therein whether real, personal or mixed, owned by the District in connection with the facilities being conveyed hereby (the "Facilities"). Some or all of the Facilities are located within or near the land shown on the plat for Cross Creek Ranch Wastewater Treatment Plant that is recorded under Plat No. 20070244 in the Plat Records of Fort Bend County, Texas.

The District constructed the Facilities and is conveying the Facilities to the City pursuant to the Utility Agreement, as amended, by and between the City and the District (the "Utility Agreement"). Sections 2.09 and 2.10 of the Utility Agreement require that the System (as defined therein) be conveyed to the City for ownership, operation and maintenance, subject to a security interest retained by the District.

The District hereby reserves a security interest in the Facilities, more particularly described in Section 2.09 of the Utility Agreement, to secure the performance of the City's obligations under the Utility Agreement. The District reserves said security interest under Texas law and the Utility Agreement.

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of ____, 2017, by _____, as President, of the Board of Directors of Fort Bend County Municipal Utility District No. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

SPECIAL WARRANTY DEED
(Water Plant No. 2)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto THE CITY OF FULSHEAR, TEXAS, a Texas home rule city ("Grantee"), its successors and assigns, all that certain tract of land located in Fort Bend County, Texas, described as follows (the "Property"):

All of RESERVE A OF CROSS CREEK RANCH WATER PLANT NO. 2 & LIFT STATION NO. 4, a subdivision located in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20130058 of the Plat Records of Fort Bend County, Texas.

This conveyance is made by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof and further subject to all applicable easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and other governmental authorities, if any, or other matters filed of record in the Official Public Records of Fort Bend County, Texas, to the extent, but only to the extent, they are validly existing and affect the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantor and Grantee entered into a Utility Agreement dated December 18, 2007, (as amended, the "Utility Agreement"). Pursuant to the Utility Agreement, Grantor is required to construct certain facilities (the "Facilities") and the plans and specifications of such Facilities are subject to Grantee's approval prior to commencement of construction. Grantor hereby reserves the right to enter upon and have access to the Property to fulfill its obligations under the Utility Agreement as may be necessary, requisite, convenient, or appropriate in order for Grantor to install, construct, or modify the Facilities.

Grantee's address is P. O. Box 279, Fulshear, Texas 77441.

[Signature pages follow this page]

EXECUTED this ____ day of _____, 2017.

GRANTOR:

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 169**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this ____ day of _____, 2017, by _____ and _____, of the Board of Directors of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

This Special Warranty Deed is agreed to and accepted by the City of Fulshear, Texas.

CITY OF FULSHEAR, TEXAS

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ of the CITY OF FULSHEAR, TEXAS, a Texas home rule city, on behalf of said city.

(NOTARY SEAL)

Notary Public, State of Texas

After recording, please return to:
Jeanette Harris
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

May 11, 2017

Mr. C. J. Snipes, City Manager
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

Re: Acceptance of Public Improvements
City of Fulshear, Texas

Dear CJ:

Brown & Gay Engineers have submitted the required paperwork for the City to accept the following projects listed below:

- A) Utility Conveyances and Security Agreements for Cross Creek Ranch Water Plant No. 2 Expansion (Ground Storage Tank and Hydropneumatic Tank).
- B) Cross Creek Ranch Water Plant No. 2 Well.
- C) Cross Creek Ranch Wastewater Treatment Plant 1.0 MGD Expansion

Both of these projects have been problems that have come up during construction. The water well at Water Plant No. 2 has had to be reworked twice because of excess vibration in the well pump.

The blowers at the wastewater plant have had continuing problems and one (1) of the three (3) blowers had a catastrophic failure and has had to be replaced. Each of these blowers cost approximately \$80,000.00 if they have to be replaced.

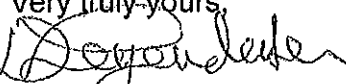
Mr. C. J. Snipes, City Manager
May 11, 2017
Page 2 of 2

I understand that the City has an obligation to accept these Improvements per the City's Development Agreement with Cross Creek Ranch.

I recommend that the City of Fulshear accept the Public Improvements at Cross Creek Ranch consisting of Water Plant No. 2 and the Improvements at the wastewater plant with the following stipulation:

The City's Development Agreement sets out that the Public Improvements acceptance come with a two (2) year maintenance bond to the City of Fulshear. The start date for both of the two (2) year Maintenance Bond needs to commence when the City Council of the City of Fulshear accept these Improvements for Maintenance.

If you need additional information or if you have any questions please feel free to contact me.

Very truly yours,


David Leyendecker, P.E., R.P.L.S.

DL/pe



CITY OF FULSHEAR

Finance Department

PO Box 279 / 29378 McKinnon, Suite A
Fulshear, Texas 77441
www.fulsheartexas.gov

MEMORANDUM

To: Mayor and City Councilmembers
From: Wes Vela, Chief Financial Officer
Date: May 18, 2017
Subject: Monthly Financial Report

Attached you will find the General Fund monthly financial report for the period ended April 30, 2017. This report represents the activity for 58% of the fiscal year for which the total revenues are reported at 59.5% of budget and total expenditures are reported at 43.88%. Expenditures overall are tracking as planned.

	Apr-16	Apr-17
Revenues:		
Tax	80.95%	80.40%
License-Permit Revenue	53.39%	58.05%
Grant Revenue	5.41%	2.05%
Service Revenue	34.64%	75.09%
Fines-Forefeitures Revenue	48.98%	43.34%
Interest Earned	151.37%	304.58%
Other Revenue	-7.00%	5.27%
Total	38.09%	59.50%

Expenditures:		
Non-Departmental	90.63%	37.11%
Administration	51.32%	57.23%
Municipal Court	8.26%	7.80%
Emergency Management	39.15%	42.60%
Utility Services	34.79%	42.48%
Economic Development	30.91%	26.89%
General Facilities	60.43%	45.81%
Police	52.49%	54.44%
Street Department	33.45%	43.01%
Public Works & Maint	47.54%	59.60%
Planning & Development	23.64%	24.83%
Builder Services	34.10%	36.59%
Total	64.22%	43.88%

If you have any questions, please don't hesitate to call me at 281.346.8805.

CITY OF FULSHEAR
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2017

00-General Fund
FINANCIAL SUMMARY

58.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
REVENUE SUMMARY					
TAX	2,908,188.83	99,732.71	2,429,567.78	83.54	478,621.05
LICENSE-PERMIT REVENUE	1,704,800.00	183,667.25	989,599.66	58.05	715,200.34
GRANT REVENUE	183,000.00	2,919.49	3,811.93	2.08	179,188.07
SERVICE REVENUE	1,228,475.00	192,918.73	922,465.89	75.09	306,009.11
FINES-FORFEITURES REVENUE	191,000.00	11,804.44	82,776.38	43.34	108,223.62
INTEREST EARNED	6,151.50	2,066.25	20,802.44	338.17	(14,650.94)
OTHER REVENUE	1,366,643.26	1,436.48	71,759.25	5.25	1,294,884.01
TOTAL REVENUES	7,588,258.59	494,545.35	4,520,783.33	59.58	3,067,475.26
EXPENDITURE SUMMARY					
Non-Departmental	2,744,763.12	22,673.79	1,018,629.40	37.11	1,726,133.72
Administration	1,349,783.05	101,042.80	772,418.50	57.23	577,364.55
Emergency Management	39,820.00	437.99	3,104.27	7.80	36,715.73
Municipal Court	199,817.56	10,040.47	85,127.97	42.60	114,689.59
Utility Services	199,008.11	13,847.40	84,532.26	42.48	114,475.85
Economic Development	487,817.67	20,806.37	131,162.25	26.89	356,655.42
General Facilities	280,333.00	10,823.20	128,414.78	45.81	151,918.22
Police Dept	2,008,827.83	137,025.66	1,093,685.11	54.44	915,142.72
Street Department	302,500.00	4,744.23	130,094.12	43.01	172,405.88
Public Works & Maint	266,627.25	25,981.40	158,902.32	59.60	107,724.93
Planning & Developmnt	501,493.78	9,374.99	124,501.93	24.83	376,991.85
Builder Services	730,570.39	38,614.15	267,341.94	36.59	463,228.45
TOTAL EXPENDITURES	9,111,361.76	395,412.45	3,997,914.85	43.88	5,113,446.91
REVENUES OVER/(UNDER) EXPENDITURES	(1,523,103.17)	99,132.90	522,868.48		(2,045,971.65)

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2017

00-General Fund

58.33% OF YEAR COMP.

EVENTS	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
AX					
00-41101 Property Tax - Current Year	1,848,193.00	14,470.20	1,804,519.58	97.64	43,673.42
00-41102 Property Tax - Delinquent	10,000.00	97.79	26,182.42	261.82 (	16,182.42)
00-41103 Property Tax - Penlty & Intrst	5,000.00	1,252.91	10,751.16	215.02 (	5,751.16)
00-41301 Sales & Use Tax Revenue	676,995.83	50,622.88	313,796.74	46.35	363,199.09
00-41302 Mixed Beverage Tax	20,000.00	3,841.29	8,275.86	41.38	11,724.14
00-41501 Franchise Revenue - Electrical	185,000.00	23,356.63	186,853.04	101.00 (	1,853.04)
00-41503 Franchise Revenue - Telecomm	9,000.00	118.46	9,080.29	100.89 (	80.29)
00-41504 Franchise Revenue - Cable TV	91,500.00	0.00	27,542.46	30.10	63,957.54
00-41506 Franchise Revenue - Gas	7,000.00	0.00	2,414.29	34.49	4,585.71
00-41507 Credit Card Fees	26,500.00	3,524.21	25,993.53	98.09	506.47
00-41508 Franchise Revenue -Solid Waste	29,000.00	2,448.34	14,158.41	48.82	14,841.59
TOTAL TAX	2,908,188.83	99,732.71	2,429,567.78	83.54	478,621.05
LICENSE-PERMIT REVENUE					
00-42001 Registration - Electrician	14,500.00	1,800.00	13,200.00	91.03	1,300.00
00-42002 Registration - HVAC	5,000.00	800.00	6,000.00	120.00 (	1,000.00)
00-42003 Registration - Bldg Contractor	30,000.00	3,600.00	23,800.00	79.33	6,200.00
00-42004 Registration - Irrigation	1,200.00	0.00	0.00	0.00	1,200.00
00-42201 Permit - Electrical	66,000.00	8,960.00	45,911.00	69.56	20,089.00
00-42202 Permit - HVAC	43,000.00	5,110.00	28,910.00	67.23	14,090.00
00-42203 Permit - Bldg Contractor	880,000.00	91,697.25	472,918.66	53.74	407,081.34
00-42204 Permit - Plumbing	55,000.00	8,535.00	36,140.00	65.71	18,860.00
00-42205 Permit - Solicitation	100.00	255.00	255.00	255.00 (	155.00)
00-42207 Permit - Moving & Demolition	100.00	0.00	100.00	100.00	0.00
00-42208 Permit - Sign	3,000.00	800.00	5,450.00	181.67 (	2,450.00)
00-42209 Permit - Banner	1,500.00	360.00	1,580.00	105.33 (	80.00)
00-42210 Permit - Alarm	35,000.00	3,650.00	22,150.00	63.29	12,850.00
00-42300 Liquor License	400.00	0.00	850.00	212.50 (	450.00)
00-42700 Inspection Fees	570,000.00	58,100.00	332,335.00	58.30	237,665.00
TOTAL LICENSE-PERMIT REVENUE	1,704,800.00	183,667.25	989,599.66	58.05	715,200.34
GRANT REVENUE					
00-43100 Grant Rev - Capital Projects	149,000.00	0.00	0.00	0.00	149,000.00
00-43101 GRANTS - POLICE	19,000.00	0.00	892.44	4.70	18,107.56
00-43102 DEA Overtime Reimbursement	15,000.00	2,919.49	2,919.49	19.46	12,080.51
TOTAL GRANT REVENUE	183,000.00	2,919.49	3,811.93	2.08	179,188.07
SERVICE REVENUE					
00-44000 Refund Revenue	175.00	0.00	93.95	53.69	81.05
00-44001 NSF Fees	100.00	0.00	175.00	175.00 (	75.00)
00-44010 Plat Review Fees	500.00	0.00	400.00	80.00	100.00
00-44011 Plan Review Fees	350,000.00	101,727.16	309,393.82	88.40	40,606.18
00-44100 Subdivision - Plat Fees	45,000.00	1,889.00	42,012.90	93.36	2,987.10
00-44101 Subdiv. Infrastructure 1% Fee	220,000.00	28,160.86	144,900.53	65.86	75,099.47
00-44103 Commercial Plat Fees	6,500.00	655.35	9,040.45	139.08 (	2,540.45)
00-44498 Admin Fees Due from Eco Dev	0.00	0.00	79,510.12	0.00 (	79,510.12)
00-44500 Penalties	1,200.00	705.46	2,401.78	200.15 (	1,201.78)

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2017

100-General Fund

58.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-44503 Sanitation Revenue	520,000.00	50,532.08	282,744.94	54.37	237,255.06
100-44504 Recycle Revenue	85,000.00	9,248.82	51,792.40	60.93	33,207.60
TOTAL SERVICE REVENUE	1,228,475.00	192,918.73	922,465.89	75.09	306,009.11
FINES-FORFEITURES REVENUE					
00-45001 Court Fines & Forfeitures	35,000.00	4,653.99	30,889.24	88.25	4,110.76
00-45002 Court Fees	90,000.00	4,122.82	29,719.54	33.02	60,280.46
00-45003 Court Deferred Dispositions	65,000.00	3,683.60	20,257.70	31.17	44,742.30
00-45004 Court Building Security Fund	0.00 (	321.77)	482.48	0.00 (	482.48)
00-45005 Court Technology Fund	0.00 (	429.00)	643.32	0.00 (	643.32)
00-45007 Court Time Payment Fees Local	0.00	46.01	411.01	0.00 (	411.01)
00-45011 Court-City Justice Fee	1,000.00	48.79	373.09	37.31	626.91
TOTAL FINES-FORFEITURES REVENUE	191,000.00	11,804.44	82,776.38	43.34	108,223.62
INTEREST EARNED					
00-46000 Interest Revenue	6,150.00	2,065.71	20,799.80	338.21 (	14,649.80)
00-46001 PEG ACCT. INTEREST	1.50	0.54	2.64	176.00 (	1.14)
TOTAL INTEREST EARNED	6,151.50	2,066.25	20,802.44	338.17 (	14,650.94)
OTHER REVENUE					
00-49100 Candidate Filing Fee	200.00	0.00	125.00	62.50	75.00
00-49101 Legal Devlpmt Reimbursement	4,500.00	0.00	43,743.68	972.08 (	39,243.68)
00-49103 Suspense - Bank Corrections	0.00 (	270.44)	5,200.00	0.00 (	5,200.00)
00-49150 Sale of Assets	500.00	0.00	9,975.00	1,995.00 (	9,475.00)
00-49200 Miscellaneous Revenue	0.00	1,530.40	7,937.52	0.00 (	7,937.52)
00-49215 Cash Long-Short	0.00	7.78 (	2.22)	0.00	2.22
00-49250 Open Records Revenue	500.00	29.34	584.24	116.85 (	84.24)
00-49530 XFER IN - C/P FUND - 300	143,014.00	0.00	0.00	0.00	143,014.00
00-49550 XFER IN - COF UTLTY FUND 500	176,411.35	0.00	0.00	0.00	176,411.35
00-49555 XFER IN - CCR UTLTY FUND 550	785,699.89	0.00	0.00	0.00	785,699.89
00-49560 XFER IN - 4/A EDC FUND 600	122,059.01	0.00	0.00	0.00	122,059.01
00-49570 XFER IN - 4/B EDC FUND 700	122,059.01	0.00	0.00	0.00	122,059.01
00-49601 Event Booth Rentals	0.00	70.00	70.00	0.00 (	70.00)
00-49700 Comm Center -FTB Seniors	1,200.00	0.00	202.23	16.85	997.77
00-49701 Community Center - Rental	8,500.00	200.00	3,027.00	35.61	5,473.00
00-49702 Community Center - Security	350.00	0.00	0.00	0.00	350.00
00-49703 Comm Center - Supervisor	650.00 (	30.60)	346.80	53.35	303.20
00-49704 Community Center - Cleaning	1,000.00 (100.00)	550.00	55.00	450.00
TOTAL OTHER REVENUE	1,366,643.26	1,436.48	71,759.25	5.25	1,294,884.01
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TOTAL REVENUE	7,588,258.59	494,545.35	4,520,783.33	59.58	3,067,475.26
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00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
on-Departmental					
=====					
PERSONNEL COSTS					
SUPPLIES					
00-5-000-5311-00 Supplies	10,000.00	299.45	4,130.71	41.31	5,869.29
00-5-000-5315-00 Postage	6,000.00	406.71	2,714.90	45.25	3,285.10
00-5-000-5381-01 Staff Relations	3,500.00	868.75	1,999.08	57.12	1,500.92
00-5-000-5381-97 FCC Prop Tax Rebate	61,087.85	0.00	39,765.63	65.10	21,322.22
00-5-000-5381-98 CCR Prop Tax Rebate	547,712.81	0.00	514,253.62	93.89	33,459.19
00-5-000-5382-00 Grants-Economic Development	50,000.00	0.00	14,057.46	28.11	35,942.54
00-5-000-5382-01 Grants-HGAC Livable Centers	38,500.00	0.00	0.00	0.00	38,500.00
TOTAL SUPPLIES	716,800.66	1,574.91	576,921.40	80.49	139,879.26
CONTRACTUAL					
00-5-000-5411-10 Prof. Services - Consulting	317,185.88	54.61	39,100.41	12.33	278,085.47
00-5-000-5411-13 Professional Svcs- I.T.	139,280.00	15,728.57	68,215.73	48.98	71,064.27
00-5-000-5414-02 Keep Fulshear Beautiful	10,000.00	1,780.55	4,169.64	41.70	5,830.36
00-5-000-5421-01 Insurance General Liability	3,500.00	0.00	3,052.50	87.21	447.50
00-5-000-5421-02 Auto Liability	9,000.00	0.00	8,138.20	90.42	861.80
00-5-000-5421-03 Insurance - W/C Contribution	2,500.00	0.00	37.38	1.50	2,537.38
00-5-000-5421-04 Errors & Omissions	7,000.00	0.00	5,039.00	71.99	1,961.00
00-5-000-5421-05 Insurance - Bond	2,000.00	100.00	794.00	39.70	1,206.00
00-5-000-5425-00 Merchant Services Fees	21,500.00	3,434.86	17,315.83	80.54	4,184.17
00-5-000-5426-00 Tax Assessor/Collector Fees	12,500.00	0.29	10,178.01	81.42	2,321.99
00-5-000-5430-00 Telecommunications Web	5,800.00	0.00	1,200.00	20.69	4,600.00
00-5-000-5434-00 Telecommunications	5,000.00	0.00	646.00	12.92	4,354.00
00-5-000-5461-00 Contract Services/Labor	0.00	0.00	350.00	0.00	350.00
00-5-000-5461-01 Contract - Sanitation Services	450,000.00	0.00	283,546.06	63.01	166,453.94
00-5-000-5468-00 Railroad Pipeline Rental	600.00	0.00	0.00	0.00	600.00
TOTAL CONTRACTUAL	985,865.88	21,098.88	441,708.00	44.80	544,157.88
OTHER CHARGES					
CAPITAL OUTLAY					
TRANSFERS					
00-5-000-5900-51 XFER OUT-COF CapProj Fd 501	1,042,096.58	0.00	0.00	0.00	1,042,096.58
TOTAL TRANSFERS	1,042,096.58	0.00	0.00	0.00	1,042,096.58
TOTAL Non-Departmental	2,744,763.12	22,673.79	1,018,629.40	37.11	1,726,133.72

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
Administration					

PERSONNEL COSTS					
00-5-120-5210-00 Salaries	535,110.54	33,456.12	249,175.35	46.57	285,935.19
00-5-120-5210-01 Wages	113,895.67	8,541.91	59,525.92	52.26	54,369.75
00-5-120-5210-02 Overtime	2,000.00	91.88	818.44	40.92	1,181.56
00-5-120-5210-03 Auto Allowance	7,200.00	738.48	5,549.33	77.07	1,650.67
00-5-120-5216-01 Mayor Compensation	9,600.00	800.00	5,600.00	58.33	4,000.00
00-5-120-5216-02 Elected Officials Pay	18,000.00	1,500.00	10,500.00	58.33	7,500.00
00-5-120-5230-00 Payroll Tax Expense	51,595.99	3,205.94	25,478.76	49.38	26,117.23
00-5-120-5235-00 Employee Health Benefits	63,270.00	4,481.94	32,119.45	50.77	31,150.55
00-5-120-5238-00 Retirement Contribution	34,580.85	2,381.25	18,147.38	52.48	16,433.47
00-5-120-5239-00 Worker's Compensation	1,000.00	519.40	2,303.49	230.35	(1,303.49)
00-5-120-5240-00 Unemployment	2,280.00	7,762.58	10,534.93	462.06	(8,254.93)
TOTAL PERSONNEL COSTS	838,533.05	63,479.50	419,753.05	50.06	418,780.00
SUPPLIES					
00-5-120-5311-00 Supplies	11,500.00	1,120.53	7,085.80	61.62	4,414.20
00-5-120-5314-00 Publications/Ref Material	2,500.00	0.00	340.00	13.60	2,160.00
00-5-120-5316-00 Minor Tools & Equipment	10,000.00	0.00	5,963.42	59.63	4,036.58
00-5-120-5317-00 Commemoratives	2,500.00	0.00	429.19	17.17	2,070.81
00-5-120-5326-00 Uniforms/Shirts	2,500.00	0.00	1,060.99	42.44	1,439.01
00-5-120-5363-00 Fuel/Oil Expense	2,500.00	77.75	339.64	13.59	2,160.36
00-5-120-5363-01 Auto Repair/Maintenance	2,500.00	0.00	393.44	15.74	2,106.56
00-5-120-5380-00 Public Relations	1,500.00	291.00	930.01	62.00	569.99
00-5-120-5381-00 Meeting Expense	8,500.00	0.00	2,800.83	32.95	5,699.17
TOTAL SUPPLIES	44,000.00	1,489.28	19,343.32	43.96	24,656.68
CONTRACTUAL					
00-5-120-5411-00 Prof. Services - Legal	260,000.00	30,219.32	258,773.90	99.53	1,226.10
00-5-120-5411-02 Prof. Services-Legal-LCISD	1,500.00	0.00	97.50	6.50	1,402.50
00-5-120-5411-09 Prof. Services-Acctig/Audit	35,000.00	4,200.00	32,000.00	91.43	3,000.00
00-5-120-5411-10 Prof. Services - Consulting	75,000.00	0.00	0.00	0.00	75,000.00
00-5-120-5411-13 Prof. Services - I.T.	0.00	0.00	2,176.01	0.00	(2,176.01)
00-5-120-5424-00 Elections	5,000.00	0.00	0.00	0.00	5,000.00
00-5-120-5434-00 Telecommunications	7,000.00	519.72	3,558.96	50.84	3,441.04
00-5-120-5461-04 Codification	10,000.00	0.00	2,250.00	22.50	7,750.00
00-5-120-5467-00 Drug Screenings/Evaluations	1,200.00	0.00	568.65	47.39	631.35
00-5-120-5469-01 Equipment Rental	6,500.00	320.38	3,462.64	53.27	3,037.36
00-5-120-5475-00 Bank Charges	2,000.00	0.00	0.00	0.00	2,000.00
00-5-120-5475-01 Credit Card Fees	750.00	0.00	179.93	23.99	570.07
00-5-120-5475-03 Tax Penalties	1,200.00	0.00	3,717.32	309.78	(2,517.32)
TOTAL CONTRACTUAL	405,150.00	35,259.42	306,784.91	75.72	98,365.09
OTHER CHARGES					
00-5-120-5515-00 Advertising	1,500.00	0.00	150.00	10.00	1,350.00
00-5-120-5520-00 Printing	650.00	0.00	170.00	26.15	480.00
00-5-120-5526-00 Public Notices	6,500.00	90.60	1,800.68	27.70	4,699.32

.00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-120-5526-01 County Recording Fees	3,500.00	0.00	71.93	2.06	3,428.07
00-5-120-5526-05 Open Records Expenses	750.00	0.00	0.00	0.00	750.00
00-5-120-5527-00 Dues & Memberships	10,500.00	471.00	6,009.04	57.23	4,490.96
00-5-120-5528-00 Travel & Training	20,000.00	253.00	10,810.59	54.05	9,189.41
00-5-120-5529-00 Miscellaneous Expenses	2,500.00	0.00	1,643.77	65.75	856.23
00-5-120-5540-01 Software Maintenance	16,200.00	0.00	5,881.21	36.30	10,318.79
TOTAL OTHER CHARGES	62,100.00	814.60	26,537.22	42.73	35,562.78
CAPITAL OUTLAY					
TOTAL Administration	1,349,783.05	101,042.80	772,418.50	57.23	577,364.55
Emergency Management =====					
PERSONNEL COSTS					
00-5-130-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
00-5-130-5230-00 Payroll Tax Expense	750.00	0.00	0.00	0.00	750.00
TOTAL PERSONNEL COSTS	6,250.00	0.00	0.00	0.00	6,250.00
SUPPLIES					
00-5-130-5311-00 Supplies	4,500.00	0.00	14.00	0.31	4,486.00
00-5-130-5311-01 Occupation Supplies	3,500.00	0.00	62.33	1.78	3,437.67
00-5-130-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
00-5-130-5316-00 Minor Tools & Equipment	2,500.00	0.00	0.00	0.00	2,500.00
00-5-130-5317-00 Commemoratives	1,200.00	0.00	0.00	0.00	1,200.00
00-5-130-5363-01 Fuel/Oil Expense	11,700.00	400.00	2,800.00	23.93	8,900.00
00-5-130-5381-00 Meeting Expenses	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL SUPPLIES	25,100.00	400.00	2,876.33	11.46	22,223.67
CONTRACTUAL					
00-5-130-5411-10 Professional Svcs-Consulting	1,200.00	0.00	0.00	0.00	1,200.00
00-5-130-5411-13 Professional Svcs - I.T.	500.00	0.00	0.00	0.00	500.00
00-5-130-5434-00 Telecommunications	720.00	37.99	227.94	31.66	492.06
00-5-130-5469-01 Equipment Rental	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL CONTRACTUAL	4,420.00	37.99	227.94	5.16	4,192.06
OTHER CHARGES					
00-5-130-5515-00 Advertising	150.00	0.00	0.00	0.00	150.00
00-5-130-5520-00 Printing	300.00	0.00	0.00	0.00	300.00
00-5-130-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
00-5-130-5528-00 Travel & Training	2,500.00	0.00	0.00	0.00	2,500.00
00-5-130-5529-00 Miscellaneous	650.00	0.00	0.00	0.00	650.00
TOTAL OTHER CHARGES	4,050.00	0.00	0.00	0.00	4,050.00
CAPITAL OUTLAY					
TOTAL Emergency Management	39,820.00	437.99	3,104.27	7.80	36,715.73

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
Municipal Court					

PERSONNEL COSTS					
00-5-140-5210-00 Salaries	53,045.02	4,080.38	28,198.37	53.16	24,846.65
00-5-140-5210-01 Wages	37,000.00	2,707.25	18,225.03	49.26	18,774.97
00-5-140-5210-02 Overtime	2,000.00	19.13	256.81	12.84	1,743.19
00-5-140-5230-00 Payroll Tax Expense	7,158.58	452.19	3,396.83	47.45	3,761.75
00-5-140-5235-00 Employee Health Benefits	15,184.80	1,278.66	8,950.62	58.94	6,234.18
00-5-140-5238-00 Retirement Contribution	4,824.16	378.45	2,681.88	55.59	2,142.28
00-5-140-5239-00 Workers Compensation	500.00	0.00	0.00	0.00	500.00
00-5-140-5240-00 Unemployment	380.00	0.00	0.00	0.00	380.00
TOTAL PERSONNEL COSTS	120,092.56	8,916.06	61,709.54	51.38	58,383.02
SUPPLIES					
00-5-140-5311-00 Supplies	2,000.00	14.68	271.66	13.58	1,728.34
00-5-140-5314-00 Publications/Ref Material	400.00	0.00	0.00	0.00	400.00
00-5-140-5316-00 Minor Tools & Equipment	4,000.00	335.00	335.00	8.38	3,665.00
00-5-140-5326-00 Uniforms/Shirts	325.00	0.00	162.00	49.85	163.00
TOTAL SUPPLIES	6,725.00	349.68	768.66	11.43	5,956.34
CONTRACTUAL					
00-5-140-5411-00 Prof. Services - Legal	21,500.00	0.00	4,637.60	21.57	16,862.40
00-5-140-5411-03 Prof. Services - Judge	21,500.00	0.00	7,625.00	35.47	13,875.00
00-5-140-5411-06 Building Security - Bailiff	6,500.00	0.00	1,575.00	24.23	4,925.00
00-5-140-5411-07 Prof. Services - Juror Fees	500.00	0.00	600.00	120.00 (	100.00)
00-5-140-5411-08 Prof. Services - Interpreter	3,000.00	0.00	810.00	27.00	2,190.00
00-5-140-5434-00 Telecommunications	900.00	49.21	296.05	32.89	603.95
00-5-140-5475-02 Merchant Processing Fees	0.00	0.00	196.29	0.00 (	196.29)
TOTAL CONTRACTUAL	53,900.00	49.21	15,739.94	29.20	38,160.06
OTHER CHARGES					
00-5-140-5520-00 Printing	400.00	70.00	70.00	17.50	330.00
00-5-140-5527-00 Dues & Memberships	700.00	0.00	120.00	17.14	580.00
00-5-140-5528-00 Travel & Training	4,500.00	455.52	1,366.19	30.36	3,133.81
00-5-140-5529-00 Miscellaneous Expense	500.00	0.00	0.00	0.00	500.00
00-5-140-5540-02 Incode Software Maintenance	13,000.00	200.00	5,353.64	41.18	7,646.36
TOTAL OTHER CHARGES	19,100.00	725.52	6,909.83	36.18	12,190.17
CAPITAL OUTLAY					
TOTAL Municipal Court	199,817.56	10,040.47	85,127.97	42.60	114,689.59

.00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
Utility Services					
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PERSONNEL COSTS					
00-5-170-5210-00 Salaries	48,925.19	3,981.56	27,221.33	55.64	21,703.86
00-5-170-5210-01 Wages	64,272.00	5,841.31	27,670.49	43.05	36,601.51
00-5-170-5210-02 Overtime	1,800.00	0.00	87.94	4.89	1,712.06
00-5-170-5230-00 Payroll Tax Expense	8,999.18	709.80	4,301.84	47.80	4,697.34
00-5-170-5235-00 Employee Health Benefits	22,777.20	639.33	4,475.31	19.65	18,301.89
00-5-170-5238-00 Retirement Contribution	6,064.54	511.80	3,077.68	50.75	2,986.86
00-5-170-5239-00 Workers Compensation	500.00	0.00	0.00	0.00	500.00
00-5-170-5240-00 Unemployment	570.00	0.00	0.00	0.00	570.00
TOTAL PERSONNEL COSTS	153,908.11	11,683.80	66,834.59	43.42	87,073.52
SUPPLIES					
00-5-170-5311-00 Supplies	2,500.00	164.69	1,121.41	44.86	1,378.59
00-5-170-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
00-5-170-5315-00 Postage	15,000.00	1,298.00	9,022.00	60.15	5,978.00
00-5-170-5316-00 Minor Tools & Equipment	4,500.00	0.00	55.99	1.24	4,444.01
00-5-170-5326-00 Uniforms/Shirts	450.00	0.00	315.00	70.00	135.00
00-5-170-5380-00 Public Relations	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL SUPPLIES	25,450.00	1,462.69	10,514.40	41.31	14,935.60
CONTRACTUAL					
00-5-170-5411-10 Prof. Services - Consulting	5,000.00	0.00	0.00	0.00	5,000.00
00-5-170-5434-00 Telecommunications	700.00	49.21	613.49	87.64	86.51
00-5-170-5469-01 Equipment Rental	3,300.00	511.70	1,301.75	39.45	1,998.25
TOTAL CONTRACTUAL	9,000.00	560.91	1,915.24	21.28	7,084.76
OTHER CHARGES					
00-5-170-5515-00 Advertising	500.00	0.00	0.00	0.00	500.00
00-5-170-5520-00 Printing	700.00	30.00	30.00	4.29	670.00
00-5-170-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
00-5-170-5528-00 Travel & Training	2,000.00	0.00	38.00	1.90	1,962.00
00-5-170-5530-00 Contingency	1,000.00	0.00	0.00	0.00	1,000.00
00-5-170-5540-02 Software Maintenance	6,000.00	110.00	5,200.03	86.67	799.97
TOTAL OTHER CHARGES	10,650.00	140.00	5,268.03	49.47	5,381.97
TOTAL Utility Services	199,008.11	13,847.40	84,532.26	42.48	114,475.85

conomic Development
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PERSONNEL COSTS					
00-5-180-5210-00 Salaries	85,490.06	11,037.70	49,872.16	58.34	35,617.90
00-5-180-5210-01 Wages	65,000.00	0.00	0.00	0.00	65,000.00
00-5-180-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
00-5-180-5210-03 Auto Allowance	0.00	369.24	1,846.20	0.00	1,846.20

CITY OF FULSHEAR
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2017

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
PERSONNEL COSTS					
00-5-180-5230-00 Payroll Tax Expense	11,963.96	829.00	4,153.89	34.72	7,810.07
00-5-180-5235-00 Employee Health Benefits	15,343.92	1,278.66	5,114.64	33.33	10,229.28
00-5-180-5238-00 Retirement Contribution	10,410.15	634.22	3,073.35	29.52	7,336.80
00-5-180-5239-00 Workers Compensation	250.00	0.00	0.00	0.00	250.00
00-5-180-5240-00 Unemployment	380.00	0.00	0.00	0.00	380.00
TOTAL PERSONNEL COSTS	189,838.09	14,148.82	64,060.24	33.74	125,777.85
UPPLIES					
00-5-180-5311-00 Supplies	2,500.00	0.00	1,867.89	74.72	632.11
00-5-180-5314-00 Publications/Ref Material	730.00	0.00	77.00	10.55	653.00
00-5-180-5316-00 Minor Tools & Equipment	4,000.00	2,714.04	3,538.60	88.47	461.40
00-5-180-5326-00 Uniforms/Shirts	300.00	0.00	156.00	52.00	144.00
00-5-180-5363-00 Fuel/Oil Expense	2,400.00	0.00	30.62	1.28	2,430.62
00-5-180-5381-00 Meeting Expenses	500.00	0.00	457.82	91.56	42.18
TOTAL SUPPLIES	10,430.00	2,714.04	6,066.69	58.17	4,363.31
CONTRACTUAL					
00-5-180-5413-00 Prof. Services - Consulting	100,000.00	0.00	1,197.00	1.20	98,803.00
00-5-180-5434-00 Telecommunications	2,800.00	87.20	423.54	15.13	2,376.46
00-5-180-5440-00 Marketing	67,699.58	0.00	11,275.00	16.65	56,424.58
00-5-180-5461-02 Prof. Services - Events	75,000.00	3,750.00	31,504.37	42.01	43,495.63
TOTAL CONTRACTUAL	245,499.58	3,837.20	44,399.91	18.09	201,099.67
OTHER CHARGES					
00-5-180-5515-00 Advertising	0.00	0.00	1,000.00	0.00	1,000.00
00-5-180-5520-00 Printing	500.00	0.00	0.00	0.00	500.00
00-5-180-5527-00 Dues & Memberships	30,050.00	0.00	11,720.98	39.00	18,329.02
00-5-180-5528-00 Travel & Training	11,500.00	106.31	5,914.43	51.43	5,585.57
TOTAL OTHER CHARGES	42,050.00	106.31	16,635.41	39.56	25,414.59
TOTAL Economic Development	487,817.67	20,806.37	131,162.25	26.89	356,655.42
General Facilities					
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PERSONNEL COSTS					
00-5-190-5211-00 Comm Ctr Events Supervisor	5,000.00	0.00	1,126.18	22.52	3,873.82
00-5-190-5211-01 Facilities Cleaning	29,700.00	249.92	13,600.37	45.79	16,099.63
TOTAL PERSONNEL COSTS	34,700.00	249.92	14,726.55	42.44	19,973.45
UPPLIES					
00-5-190-5311-00 Supplies	6,000.00	121.76	2,259.92	37.67	3,740.08
00-5-190-5316-00 Minor Tools & Equipment	18,500.00	0.00	609.39	3.29	17,890.61
TOTAL SUPPLIES	24,500.00	121.76	2,869.31	11.71	21,630.69
CONTRACTUAL					
00-5-190-5421-00 Ins. Real & Personal Prop.	4,500.00	0.00	3,386.30	75.25	1,113.70
00-5-190-5431-00 Electricity	25,000.00	0.00	12,180.94	48.72	12,819.06
00-5-190-5434-00 Telecommunications	16,500.00	700.78	6,777.38	41.08	9,722.62

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-190-5435-00 Pest Control Services	2,000.00	0.00	740.00	37.00	1,260.00
00-5-190-5451-00 Security System	7,500.00	408.56	1,254.56	16.73	6,245.44
00-5-190-5469-02 Facility Rental	115,633.00	8,365.00	69,055.00	59.72	46,578.00
TOTAL CONTRACTUAL	171,133.00	9,474.34	93,394.18	54.57	77,738.82
OTHER CHARGES					
00-5-190-5570-01 Facilities Maintenance	15,000.00	77.09	15,272.94	101.82 (	272.94)
00-5-190-5570-02 Facility Improvements	35,000.00	0.00	351.62	1.00	34,648.38
00-5-190-5571-00 Landscape Maintenance	0.00	900.09	1,800.18	0.00 (	1,800.18)
TOTAL OTHER CHARGES	50,000.00	977.18	17,424.74	34.85	32,575.26
CAPITAL OUTLAY					
TOTAL General Facilities	280,333.00	10,823.20	128,414.78	45.81	151,918.22
Police Dept					
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PERSONNEL COSTS					
00-5-210-5210-00 Salaries	168,405.23	13,396.10	90,999.98	54.04	77,405.25
00-5-210-5210-01 Wages	957,106.70	76,793.13	492,784.28	51.49	464,322.42
00-5-210-5210-02 Overtime	10,650.00	1,163.35	3,197.02	30.02	7,452.98
00-5-210-5210-03 Overtime - Grant Funded	5,000.00	0.00	0.00	0.00	5,000.00
00-5-210-5210-04 Overtime - DEA Funded	21,000.00	702.72	3,495.73	16.65	17,504.27
00-5-210-5210-05 Holiday Worked - Wage	36,000.00	3,326.40	18,223.44	50.62	17,776.56
00-5-210-5230-00 Payroll Tax Expense	89,478.20	6,712.39	45,903.91	51.30	43,574.29
00-5-210-5235-00 Employee Health Benefits	140,459.40	12,147.27	76,834.84	54.70	63,624.56
00-5-210-5238-00 Retirement Contribution	60,299.30	5,303.23	34,522.01	57.25	25,777.29
00-5-210-5239-00 Workers Compensation	22,000.00	8,149.68	26,860.31	122.09 (	4,860.31)
00-5-210-5240-00 Unemployment	3,610.00	0.00	0.00	0.00	3,610.00
TOTAL PERSONNEL COSTS	1,514,008.83	127,694.27	792,821.52	52.37	721,187.31
SUPPLIES					
00-5-210-5311-00 Supplies	3,000.00	181.68	781.14	26.04	2,218.86
00-5-210-5311-05 Supplies - Police Duty	22,032.00	153.58	12,435.69	56.44	9,596.31
00-5-210-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
00-5-210-5316-00 Minor Tools & Equipment	127,784.00	0.00	79,862.07	62.50	47,921.93
00-5-210-5317-00 Commemoratives	500.00	0.00	0.00	0.00	500.00
00-5-210-5326-00 Uniforms/Shirts	16,300.00	265.65	12,847.05	78.82	3,452.95
00-5-210-5363-00 Fuel/Oil Expenses	58,885.00	4,320.55	13,298.70	22.58	45,586.30
00-5-210-5363-01 Auto Repair/Maintenance	32,640.00	827.83	27,275.79	83.57	5,364.21
00-5-210-5364-00 Investigations	6,000.00	0.00	0.00	0.00	6,000.00
00-5-210-5380-00 Public Relations	1,200.00	0.00	473.38	39.45	726.62
00-5-210-5381-00 Miscellaneous Expenses	8,500.00	176.65	176.65	2.08	8,323.35
TOTAL SUPPLIES	277,341.00	5,925.94	147,150.47	53.06	130,190.53
NONCONTRACTUAL					
00-5-210-5411-10 Prof. Services - Consulting	12,500.00	0.00	12,500.00	100.00	0.00
00-5-210-5411-13 Prof. Services - I.T.	2,200.00	0.00	0.00	0.00	2,200.00

.00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-210-5421-01 Insurance General Liability	8,000.00	0.00	12,869.70	160.87 (	4,869.70)
00-5-210-5421-02 Auto Liability	12,500.00	0.00	15,032.60	120.26 (	2,532.60)
00-5-210-5421-04 Errors & Omissions	1,000.00	0.00	64.00	6.40	936.00
00-5-210-5430-00 Telecommunications-Web	3,688.00	0.00	0.00	0.00	3,688.00
00-5-210-5434-00 Telecommunications-PD	16,006.00	2,530.07	7,376.74	46.09	8,629.26
00-5-210-5467-00 Drug/Psych Testing	8,100.00	0.00	2,268.49	28.01	5,831.51
00-5-210-5469-00 Equipment Rental	4,500.00	48.50	1,706.32	37.92	2,793.68
TOTAL CONTRACTUAL	68,494.00	2,578.57	51,817.85	75.65	16,676.15
OTHER CHARGES					
00-5-210-5520-00 Printing	1,500.00	208.00	468.00	31.20	1,032.00
00-5-210-5527-00 Dues & Memberships	2,000.00	50.00	892.16	44.61	1,107.84
00-5-210-5528-00 Travel & Training	12,000.00	568.88	4,574.68	38.12	7,425.32
00-5-210-5540-00 Technology Maintenance	9,289.00	0.00	8,221.73	88.51	1,067.27
TOTAL OTHER CHARGES	24,789.00	826.88	14,156.57	57.11	10,632.43
CAPITAL OUTLAY					
00-5-210-5600-00 Capital Outlay-Equipment	88,650.00	0.00	87,738.70	98.97	911.30
00-5-210-5600-01 Capital Outlay - Technology	35,545.00	0.00	0.00	0.00	35,545.00
TOTAL CAPITAL OUTLAY	124,195.00	0.00	87,738.70	70.65	36,456.30
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TOTAL Police Dept	2,008,827.83	137,025.66	1,093,685.11	54.44	915,142.72
Street Department					
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SUPPLIES					
00-5-410-5311-00 Supplies	12,500.00	0.00	96.04	0.77	12,403.96
00-5-410-5311-01 Supplies - Signage	15,000.00	248.00	3,340.62	22.27	11,659.38
00-5-410-5350-00 Street Maintenance	25,000.00	0.00	900.00	3.60	24,100.00
TOTAL SUPPLIES	52,500.00	248.00	4,336.66	8.26	48,163.34
CONTRACTUAL					
00-5-410-5411-10 Prof. Services - Consulting	25,000.00	4,496.23	4,496.23	17.98	20,503.77
00-5-410-5432-00 Electricity - Street Lights	225,000.00	0.00	121,261.23	53.89	103,738.77
TOTAL CONTRACTUAL	250,000.00	4,496.23	125,757.46	50.30	124,242.54
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TOTAL Street Department	302,500.00	4,744.23	130,094.12	43.01	172,405.88
Public Works & Maint					
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PERSONNEL COSTS					
00-5-510-5210-00 Salaries	48,667.56	6,400.00	29,669.24	60.96	18,998.32
00-5-510-5210-01 Wages	98,057.65	11,356.58	72,382.79	73.82	25,674.86
00-5-510-5210-02 Overtime	5,500.00	278.10	1,757.38	31.95	3,742.62
00-5-510-5210-03 Auto Allowance	0.00	415.40	1,453.90	0.00 (	1,453.90)
00-5-510-5230-00 Payroll Tax Expense	11,664.65	1,281.61	7,586.69	65.04	4,077.96

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2017

.00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-510-5235-00 Employee Health Benefits	30,369.60	3,196.65	21,097.89	69.47	9,271.71
00-5-510-5238-00 Retirement Contribution	7,707.79	1,025.83	5,973.65	77.50	1,734.14
00-5-510-5239-00 Workers Compensation	5,500.00	1,070.16	4,999.90	90.91	500.10
00-5-510-5240-00 Unemployment	760.00	0.00	0.00	0.00	760.00
TOTAL PERSONNEL COSTS	208,227.25	25,024.33	144,921.44	69.60	63,305.81
SUPPLIES					
00-5-510-5311-00 Supplies	2,500.00	0.00	550.51	22.02	1,949.49
00-5-510-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
00-5-510-5316-00 Minor Tools & Equipment	5,500.00	0.00	1,483.65	26.98	4,016.35
00-5-510-5326-00 Uniforms/Shirts	1,200.00	0.00	519.00	43.25	681.00
00-5-510-5363-00 Fuel/Oil Expense	12,500.00	724.43	2,703.10	21.62	9,796.90
00-5-510-5363-01 Equip Repair/Maintenance	12,000.00	0.00	3,695.32	30.79	8,304.68
TOTAL SUPPLIES	34,200.00	724.43	8,951.58	26.17	25,248.42
CONTRACTUAL					
00-5-510-5411-10 Prof. Services - Consulting	5,000.00	0.00	1,000.00	20.00	4,000.00
00-5-510-5434-00 Telecommunications	4,200.00	232.64	1,169.02	27.83	3,030.98
00-5-510-5469-01 Equipment Rental	10,000.00	0.00	0.00	0.00	10,000.00
TOTAL CONTRACTUAL	19,200.00	232.64	2,169.02	11.30	17,030.98
OTHER CHARGES					
00-5-510-5527-00 Dues & Memberships	500.00	0.00	210.00	42.00	290.00
00-5-510-5528-00 Travel & Training	4,500.00	0.00	2,650.28	58.90	1,849.72
TOTAL OTHER CHARGES	5,000.00	0.00	2,860.28	57.21	2,139.72

APITAL OUTLAY

TOTAL Public Works & Maint	266,627.25	25,981.40	158,902.32	59.60	107,724.93
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Planning & Developmnt
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PERSONNEL COSTS	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-520-5210-00 Salaries	85,000.00	7,269.24	31,455.72	37.01	53,544.28
00-5-520-5210-03 Auto Allowance	7,200.00	369.24	1,730.82	24.04	5,469.18
00-5-520-5230-00 Payroll Tax Expense	6,757.50	555.12	2,411.80	35.69	4,345.70
00-5-520-5235-00 Employee Health Benefits	7,592.40	639.33	1,917.99	25.26	5,674.41
00-5-520-5238-00 Retirement Contribution	4,553.88	424.70	1,792.79	39.37	2,761.09
00-5-520-5239-00 Worker's Compensation	200.00	0.00	0.00	0.00	200.00
00-5-520-5240-00 Unemployment	190.00	0.00	0.00	0.00	190.00
TOTAL PERSONNEL COSTS	111,493.78	9,257.63	39,309.12	35.26	72,184.66

SUPPLIES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-520-5311-00 Supplies	3,500.00	0.00	89.19	2.55	3,410.81
00-5-520-5314-00 Publication/Ref Material	1,200.00	0.00	0.00	0.00	1,200.00
00-5-520-5316-00 Minor Tools & Equipment	8,500.00	0.00	0.00	0.00	8,500.00
00-5-520-5326-00 Uniforms/Shirts	300.00	0.00	0.00	0.00	300.00
00-5-520-5363-00 Fuel/Oil Expense	2,500.00	0.00	0.00	0.00	2,500.00

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-520-5363-01 Auto Repair/Maintenance	1,500.00	0.00	0.00	0.00	1,500.00
TOTAL SUPPLIES	17,500.00	0.00	89.19	0.51	17,410.81
CONTRACTUAL					
00-5-520-5411-10 Prof. Services - Consulting	150,000.00	0.00	38,345.00	25.56	111,655.00
00-5-520-5411-11 Prof. Services -Engineering	125,000.00	0.00	45,947.40	36.76	79,052.60
00-5-520-5434-00 Telecommunications	1,000.00	0.00	147.68	14.77	852.32
00-5-520-5469-00 Equipment Rental	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL CONTRACTUAL	277,000.00	0.00	84,440.08	30.48	192,559.92
OTHER CHARGES					
00-5-520-5527-00 Dues & Memberships	1,500.00	0.00	0.00	0.00	1,500.00
00-5-520-5528-00 Travel & Training	5,000.00	0.00	546.18	10.92	4,453.82
00-5-520-5529-00 Miscellaneous	1,000.00	117.36	117.36	11.74	882.64
00-5-520-5560-07 Software Maintenance	88,000.00	0.00	0.00	0.00	88,000.00
TOTAL OTHER CHARGES	95,500.00	117.36	663.54	0.69	94,836.46
TOTAL Planning & Developmnt	501,493.78	9,374.99	124,501.93	24.83	376,991.85
Supplier Services					

PERSONNEL COSTS					
00-5-530-5210-00 Salaries	133,612.92	10,489.76	71,713.97	53.67	61,898.95
00-5-530-5210-01 Wages	345,566.64	16,759.58	113,025.27	32.71	232,541.37
00-5-530-5210-02 Overtime	5,500.00	77.25	77.25	1.40	5,422.75
00-5-530-5230-00 Payroll Tax Expense	38,094.78	1,901.78	13,857.79	36.38	24,236.99
00-5-530-5235-00 Employee Health Benefits	75,924.00	4,466.31	31,300.17	41.23	44,623.83
00-5-530-5238-00 Retirement Contribution	25,672.05	1,519.37	10,589.67	41.25	15,082.38
00-5-530-5239-00 Workers Compensation	2,500.00	801.64	2,089.64	83.59	410.36
00-5-530-5240-00 Unemployment	1,900.00	0.00	0.00	0.00	1,900.00
TOTAL PERSONNEL COSTS	628,770.39	36,015.69	242,653.76	38.59	386,116.63
SUPPLIES					
00-5-530-5311-00 Supplies	6,000.00	472.86	2,994.66	49.91	3,005.34
00-5-530-5314-00 Publications/Ref Material	1,500.00	0.00	498.83	33.26	1,001.17
00-5-530-5316-00 Minor Tools & Equipment	5,500.00	0.00	134.33	2.44	5,365.67
00-5-530-5326-00 Uniforms/Shirts	2,000.00	0.00	675.33	33.77	1,324.67
00-5-530-5363-00 Fuel/Oil Expense	6,500.00	352.95	1,352.93	20.81	5,147.07
00-5-530-5363-01 Auto Repair/ Maintenance	5,000.00	0.00	4,790.51	95.81	209.49
00-5-530-5380-00 Public Relations	500.00	0.00	0.00	0.00	500.00
TOTAL SUPPLIES	27,000.00	825.81	10,446.59	38.69	16,553.41
CONTRACTUAL					
00-5-530-5411-10 Prof. Services - Consulting	16,500.00	0.00	0.00	0.00	16,500.00
00-5-530-5411-11 Prof. Services- Engineering	5,000.00	0.00	0.00	0.00	5,000.00
00-5-530-5411-12 Prof. Services-Code Enforce	5,500.00	0.00	0.00	0.00	5,500.00
00-5-530-5434-00 Telecommunications	7,500.00	181.19	1,186.19	15.82	6,313.81
00-5-530-5461-05 Prof Services - I.T.	100.00	0.00	0.00	0.00	100.00

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2017

00-General Fund

58.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
00-5-530-5469-01 Equipment Rental	6,000.00	1,346.46	3,022.28	50.37	2,977.72
TOTAL CONTRACTUAL	40,600.00	1,527.65	4,208.47	10.37	36,391.53
OTHER CHARGES					
00-5-530-5520-00 Printing	5,000.00	245.00	2,188.82	43.78	2,811.18
00-5-530-5527-00 Dues & Memberships	1,500.00	0.00	530.00	35.33	970.00
00-5-530-5528-00 Travel & Training	11,500.00	0.00	5,492.59	47.76	6,007.41
00-5-530-5529-00 Miscellaneous Expense	1,500.00	0.00	41.09	2.74	1,541.09
00-5-530-5540-05 Software Maintenance	7,200.00	0.00	1,862.80	25.87	5,337.20
TOTAL OTHER CHARGES	26,700.00	245.00	10,033.12	37.58	16,666.88
CAPITAL OUTLAY					
00-5-530-5600-01 Capital Outlay - Technology	7,500.00	0.00	0.00	0.00	7,500.00
TOTAL CAPITAL OUTLAY	7,500.00	0.00	0.00	0.00	7,500.00
TOTAL Builder Services	730,570.39	38,614.15	267,341.94	36.59	463,228.45
ebt Service =====					

TOTAL EXPENDITURES	9,111,361.76	395,412.45	3,997,914.85	43.88	5,113,446.91
=====					
EVENUES OVER/ (UNDER) EXPENDITURES	(1,523,103.17)	99,132.90	522,868.48		(2,045,971.65)

** END OF REPORT ***



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

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Regular City Council Minutes
April 18, 2017

I. Opening

A. Call to Order

A Regular City Council Meeting was called to order by Mayor Jeff W. Roberts, Tuesday, April 18, 2017 at 7:10 p.m. in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441 and all citizens were welcomed. Mayor Roberts thanked everyone for their attendance including city staff.

B. Quorum & Roll Call

Mayor Roberts announced that a quorum was present and that Mr. Gill would be coming shortly.

Council Members Present:

Jeff W. Roberts, Mayor

Erin Tristan, Mayor Pro Tem

Lauren Ashley, Council Member

Stephen Gill, Council Member, came at 7:19 p.m.

Tricia Krenek, Council Member

Ramona Ridge, Council Member

City Staff:

D. (Diana) Gordon Offord, City Secretary

Wes Vela, Chief Finance Officer

Toni Velie, Utility Services Supervisor

Richard Valicek, Building Inspector

Kerry Sigler, Chief Building Inspection Supervisor

Michelle Killebrew, Building Official

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

J. Grady Randle, City Attorney

Paula Ryan, Assistant City Manager/HR Director

C. J. Snipes, City Manager

Angela Fritz, Economic Development Director

David Leyendecker, City Engineer

Kenny Seymour, Chief of Police

Others:

Tommy Kuykendall

Owen BeMent

And 25 others who did not sign in

C. Invocation- Rev. John Crowe, Riverbend Baptist Church

Reverend Dale Olson provided the prayer. (Rev. Crowe unable to attend)

D. Pledge of Allegiance to the U.S. Flag

Mayor Roberts led the audience in the Pledge of Allegiance to the U. S, Flag.

E. Pledge of Allegiance to the Texas Flag

Mayor Roberts led the audience in the Pledge of Allegiance to the Texas Flag.

II. Citizens Comments

Owen BeMent- He passed out his written notes to each Council Member and the City Manager. He did not provide a copy to the City Secretary. He talked an SUP granted for Thrive Church. He stated dates that certain businesses was formed. He stated Council Member Ridge voted for change of this property from residential to business. He stated that she (referring to Council Member Ridge) had a vested interest in the use of this property and should have removed herself from the vote. (for all the comments, request a copy of the tape recording)

Jocelyn Ryan- She thanked the Council for an opportunity to meet with city officials in order to resolve issues that exist between the MUDs and the City.

Tommy Kuykendall- He stated he wants to speak on the ethics of council regarding the Jeffrey Duke property. He stated PnZ approved only one business.. He stated it has come to his attention more businesses are operating at the property such as Fulshear Construction Company. He stated it has been one year and the Council still has no ethics policy. (for all of the comments, request a copy of the tape recording)

Suzanne Stubblefield- She stated that flooding on Red Bird Lane continues to be a problem. She is requesting an update regarding the progress and the solution to resolve this problem. (for all the comments, request a copy of the tape recording)

III. Public Hearing

A. Special Use Permit Request/address:8525 FM 359 Road, Suite 100 /Commercial use for Restaurant- Bar

Mayor Roberts opened the Public Hearing at 7:23 p.m.

The owner, Sharif Al-amin., addressed the Council regarding his new business that will be located at 8525 FM 359 Suite 100.

There were no other comments from the audience.

Mayor Roberts closed the Public Hearing at 7:24 p.m.

IV. Consent Agenda

A. Consent and approval of the Utility Conveyance and Security Agreement for items located in MUD#169

B. Consent and approval of the Street Conveyance, Utility Conveyance and Security Agreement for items located in MUD #170

C. Consent and approval of the Street Conveyance, Utility Conveyance and Security Agreement for items located in MUD #173

D. Consent and approval of Monthly Financial Statement

E. Consent and approval of Minutes from March 21st and March 27th 2017 City Council Minutes

Council Member Krenek asked for approval of items A thru H and item I be handled separately. A motion was made by Council Member Krenek to approval items A thru H and it was seconded by Mayor Pro Tem Tristan. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

Council Member Krenek made a motion to approve Item I with a correction on page 4

It was brought to the Council's attention only five items are listed on the Consent Agenda. (some items had been

combined) C. J. Snipes, City Manager explained.

Council Member Krenek asked that item E be considered separately.. Council Member Krenek made a motion to approve Consent Agenda items A thru D. It was seconded by Council Member Ashley.

Mayor Roberts stated we will go back to the posted original agenda. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

A motion was made by Council Member Krenek to approve the minutes on March 21, 2017 subject to the sentence being corrected on page 4 and the minutes of March 27, 2017. It was seconded by Mayor Pro Tem Tristan. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

V. BUSINESS ITEMS

A. PRESENTATION OF A PROCLAMATION RECOGNIZING BUILDING SAFETY MONTH

Mayor Roberts presented a certificate to Michelle Killebrew, Building Official, and her staff recognizing Building Safety Month. He read the proclamation aloud and the audience applauded.

B. PRESENTATION OF A PROCLAMATION FOR AUTISM AWARENESS MONTH

Mayor Roberts presented a certificate to representatives from the Texana Children's' Center. The proclamation was read by the Mayor and the audience applauded.

C. PRESENTATION OF A PROCLAMATION FOR NATIONAL SAFE DIGGING MONTH

Mayor Roberts presented a certificate to Charles Whited with CenterPoint Energy. The proclamation was read by the Mayor and the audience applauded.

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE USE OF POLICE DONATION FUND FOR MEMORIAL COINS

C.J. Snipes, City Manager, reviewed the request from the Fulshear Police Department to expense Symbol Arts invoice to purchase memorial coins from the Police Department donation fund.

A motion was made by Council Member Krenek to approve use of Police Donation Fund for Memorial Coins. It was seconded by Council Member Ashley. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-342 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING THE CITY'S FINANCIAL PARTICIPATION IN THE TEXAS HERITAGE PARKWAY PROJECT.

C.J. Snipes, City Manager, stated that he spoke with the County this afternoon and require more time to evaluate agreement regarding the Texas Heritage Parkway project.

A motion was made by Council Member Gill to table this item. It was seconded by Council Member Ridge. Council Member Krenek stated she is disappointed that information is coming so late and that this is an important

project and that we need to make it a priority and get it done. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

Mayor Roberts announced that Item E is postpone.

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION IN SUPPORT OF HB 3504 A BILL CONCERNING COUNTY ASSISTANCE DISTRICTS AS REQUESTED BY FORT BEND COUNTY PRECINCT 3 COMMISSIONER ANDY MEYERS

C.J. Snipes, City Manager, stated that the Commissioner reached out to the city for support with HB 3504. These county assistance districts can help with the construction, maintenance, or improvement of roads, highways, etc. The proposed bill 3504 would greatly expand the applicability of resources which could also benefits cities with infrastructure projects.

A motion was made by Council Member Krenek to approve a resolution in support of HB 3504 a bill concerning County Assistance Districts as requested by Fort Bend County Assistance Districts as requested by Fort Bend County Precinct 3 Commissioner Andy Meyer. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-343 A RESOLUTION OF THE CITY OF FULSHEAR FINDING THAT CENTERPOINT ENERGY HOUSTON, LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISRIBUTION COST RECOVER FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

C.J. Snipes, City Manager, provided an overview to the Council.

A motion was made by Council Member Krenek to approve Resolution no. 2017-343 a resolution of the city of Fulshear finding that CenterPoint energy Houston, llc's application for approval to amend its distribution cost recover factor pursuant to 16 tex. admin. code § 25.243 to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. It was seconded by Council Member Ashley.

The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2017-1246 AN ORDINANCE OF THE CITY OF FULSHEAR REPEALING ORDINANCE NO. 1986-727 REGARDING PERSONNEL HANDBOOK AND ADOPTING NEW EMPLOYEE HANDBOOK

Paula Ryan, Assistant City Manager, provided an overview to the Council. She stated that this handbook would

replace the employee handbook that was adopted over 30 years ago (referring to the current employee handbook of 1986).

Council Member Krenek asked the assistant city manager to discuss the policy regarding employees holidays and the paid leave time. Ms. Ryan, Assistant City Manager, provided an explanation to Council Member Krenek. There were approximately three minutes of discussion among Council Member Krenek and Ms. Ryan.

A motion was made by Council Member Ridge to approve Ordinance No. 2017-1246 an ordinance of the City of Fulshear repealing Ordinance No. 1986-727 regarding Personnel Handbook and adopting new Employee Handbook. It was seconded by Council Member Krenek. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PETITION FOR ANNEXATION AS CONTAINED IN THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FOR THE PROPERTY DESCRIBED THERE – IN AS PHASE 2 BEING AN 89.25 ACRE TRACT OF LAND OUT OF THE RESTRICTED RESERVE A OF THE LAMAR C.I.S.D. HIGH SCHOOL NO. 5 COMPLEX; DIRECTING STAFF TO DRAFT AN ANNEXATION CALENDAR AND SERVICE PLAN FOR SAID PROPERTY

C.J. Snipes, City Manager, presented an explanation to the Council.

A motion was made by Council Member Krenek to approve the petition for annexation as contained in the development agreement between the city and Lamar Consolidated independent school district for the property described therein as phase 2 being and 89.25 acre tract of land out of the restricted reserve A of the Lamar C.I.S.D. High School No. 5 Complex; directing staff to draft an annexation calendar and service plan for said property. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE SPECIAL USE PERMIT FOR 8525, FM 359 SUITE 100 TO MODIFY USE WITHIN THE DOWNTOWN DISTRICT FROM COMMERCIAL: RETAIL TO COMMERCIAL: RESTAURANT/BAR

C.J. Snipes, City Manager, introduced Michelle Killebrew, Building Official who provided a synopsis regarding the special use permit. A concern was parking. There were approximately a 30 minute discussion among the Council, restaurant owner, Sharif Al-amin, C.J. Snipes, City Manager and the building official, Ms. Killebrew. The discussion quickly turned to a debate. Mr. Al-amin stated his peak business would be from 6pm to 9p.m. Council Member Gill stated secure the six parking spaces in front and four spaces in the rear.

A motion was made by Council Member Krenek to approve Special Use Permit for 8525 FM 359 Suite 100 to modify use within the downtown district from commercial retail to commercial: restaurant/bar. It was seconded by Council Member Tristan.

A motion was made by Mayor Pro Tem Tristan to amend the motion and include 25 parking spaces after 7:00 p.m. It was seconded by Council Member Ashley. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None

Mayor Roberts stated we will now move back to the original motion. The motion was made by Ms. Krenek to approve the SUP with the following six conditions and seconded by Mayor Pro Tem Tristan.

1. ratio of gross revenue not to exceed 30%
2. parking lot in front of building must be striped
3. lease agreement must include shared parking arrangement
4. secure 25 spaces for parking after 7pm
5. offsite employee parking
6. one building sign (street frontage)

The original motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A TWO-YEAR CONTRACT EXTENSION WITH WCA, WASTE CORPORATION OF TEXAS, LP FOR SOLID WASTE

Brant Gary, Executive Director of Planning and Development, presented to Council regarding renewing the solid waste contract. He stated that WCA (Waste Corporation of America) took over a previous contract that was held by Royal Disposal and Recycling, Inc. Council Members began a discussion. Council Member Krenek is concerned that residents are able to opt out of recycling and she desires for this not to happen. It was revealed that a number of residents of Cross Creek Ranch desires to have two (2) trash pick-up per week instead of one. The representative from WCA was present and also joined in the discussion. Council Member Gill inquired about the cost factor for twice a week pick-up but figures were not available. He also inquired as whether a month to month service can be continued until a further study can be conducted. Council Member Krenek reiterated the same.

A motion was made by Council Member Ridge to postpone. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

Mayor Roberts announced that Item K has been postponed.

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE DONATION DEED AND CONVEYANCE OF CERTAIN PROPERTY BY THE CITY FOR THE EXPANSION OF PHASE II OF FM 1093

Sharon Valiante, Public Works Director, presented to Council. She stated that this donation deed outlines a piece of land (0.2382 acres) necessary to accommodate the road project and that Fort Bend County requested it. She stated that both our city attorney and city engineer have reviewed these documents and they have no objections.

A motion was made by Council Member Krenek to approve donation deed and conveyance of certain property by the City for the expansion of Phase II of FM 1093. It was seconded by Mayor Pro Tem Tristan. The motion was carried by the following vote:

Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan

Nays: None

Motion passes.

M. CONSIDERATION AND POSSIBLE ACTION TO RECEIVE AND APPROVE THE CITY'S ANNUAL AUDIT AND FINANCIAL STATEMENT FOR THE YEAR ENDING SEPTEMBER 30, 2016 PRESENTED BY WHITLEY PENN

Mayor Roberts introduced Chris Breaux, representative from Whitley Penn.

He provided some background information. He provided two documents to the Council. One was the financial report year ending 9-30-2016 and the video presentation regarding audit for Fiscal Year 2016. The City received a rating of "clean" which is the highest level of assurance that can be given on a financial statement. He spent about 30 minutes reviewing figures regarding government activities, business activities, and cash and investment balances. He stated that this financial report is designed to provide a general overview of the City's finances. For all of his comments, request a copy of the tape recording.

A motion was made by Council Member Gill to approve the City's Annual Audit and Financial Statement for the year ending September 30, 2016 presented by Whitley Penn. It was seconded by Council Member Ashley. The motion was carried by the following vote:

*Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None*

Motion passes.

Mayor Roberts read item N. City Manager, C.J. Snipes, requested this item be discussed in Executive Session.

A motion was made by Mayor Pro Tem Tristan to enter into Executive Session. It was seconded by Council Member Gill. The motion was carried by the following vote:

*Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None*

Mayor Roberts announced that Council would enter into Executive Session at 8:57 p.m. and a quorum was present.

Mayor Roberts announced that Council would reconvene back into Regular Session at 10:10 p.m. and a quorum was present.

Mayor Roberts stated that staff has requested a postponement of Item N and Item O.

A motion was made by Mayor Pro Tem Tristan to postpone Item N and Item O. It was seconded by Council Member Krenek. The motion was carried by the following vote:

*Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None*

VI. EXECUTIVE SESSION-CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE
Mayor Roberts read Section 6 of the agenda (Executive Session.....)

A motion was made by Mayor Pro Tem Tristan to enter into a second Executive Session. It was seconded by Council Member Ridge. The motion was carried by the following vote:

*Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None*

Mayor Roberts announced that Council was entering into Executive Session at 10:11 p.m. and a quorum was present.

Mayor Roberts announced that Council was entering back into Regular Session at 10:46 p.m. and a quorum was present.

Mayor Roberts asked if there was any action to be taken. Council was silent.

VII. ADJOURNMENT

A motion was made by Council Member Ridge to adjourn. It was seconded by Council Member Ashley. The motion was carried by the following vote:

*Ayes: Council Member Ashley, Gill, Krenek, Ridge, and Tristan
Nays: None*

Jeff W. Roberts, Mayor

Attest:

D. (Diana) Gordon Offord, City Secretary