



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES OCTOBER 15, 2019

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 5:30 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

JOEL PATTERSON

DEBRA CATES

KENT POOL

JOHN KELLY

KEVIN WHITE

LISA MARTIN

CITY STAFF PRESENT:

JACK HARPER

BRANT GARY

KIMBERLY KOPECKY

KAYLA VILLAGOMEZ

SHARON VALIANTE

BYRON BROWN

ZACH GOODLANDER

CHANDLER MARKS
JAMES WOODS
KENNEY SEYMOUR (ARRIVED @ 6:10 P.M.)

OTHERS PRESENT:

PAT MOLLERE
REBECCA PATTERSON
SONYA SIMMONS
CLAUDIA WALKER
BRIAN CHAVIS
AND APPROXIMATELY 3 OTHERS THAT DID NOT SIGN IN

- III. **CITIZEN'S COMMENTS-** THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THERE WERE NO CITIZEN COMMENTS

IV. **BUSINESS**

- A. **CONSIDERATION AND POSSIBLE ACTION REGARDING A PROPOSAL FOR THE USE OF THE SECTION HOUSE AND DETERMINATION OF NEXT STEPS FOR THE PROJECT**

SUSIE HOWEY FROM THE HISTORIC PRESERVATION AND MUSEUM COMMISSION GAVE A PRESENTATION RECOMMENDING RESTORING THE EXTERIOR AND RENOVATING THE INTERIOR OF THE SECTION HOUSE. SUSIE HOWEY AND SONYA SIMMONS (ALSO FROM HPMC) REQUESTED MORE TIME TO PUT TOGETHER A BUSINESS PLAN AND ANSWERED QUESTIONS FROM CITY COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ALLOW THE HISTORIC PRESERVATION AND MUSEUM COMMISSION TO PUT TOGETHER A BUSINESS PLAN FOR THE RESTORATION WITH A DEADLINE OF JUNE 2020 (BRING BACK TO COUNCIL). IT WAS SECONDED BY COUNCIL MEMBER MARTIN. (original motion)

A MOTION TO AMEND THE ORIGINAL MOTION WAS MADE BY COUNCIL MEMBER CATES TO ADD THAT COUNCIL RECEIVE AN UPDATE FROM THE HISTORIC PRESERVATION AND MUSEUM COMMISSION CONTAINING THE START OF A 501 (C)(3) APPLICATION, AS WELL AS WRITTEN COMMITMENTS FROM WORK PRODUCT RESOURCES BY THE END OF THE YEAR. (motion to amend)

A SECOND MOTION TO AMEND WAS MADE BY COUNCIL MEMBER PATTERSON TO UPDATE THE OTHER MOTIONS ADDING THE INCLUSION OF DELIVERABLES BY MARCH 2020. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. (second amended motion) THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE
NAYS: NONE

THE MOTION TO AMEND WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE
NAYS: NONE

THE ORIGINAL MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, AND WHITE
NAYS: COUNCIL MEMBER POOL

THE ORIGINAL MOTION AND (2) AMENDMENTS PASS.

B. CONSIDERATION AND POSSIBLE ACTION TO AWARD A CONTRACT TO GARZA SITE DEVELOPMENT FOR PHASE 1 OF PRIMROSE PARK CONSTRUCTION

BRANT GARY EXPLAINED TO COUNCIL THE INITIAL PLANS FOR PHASE 1 OF PRIMROSE PARK, WHICH INCLUDES A TRAIL LOOP. HE INTRODUCED CLAUDIA WALKER FROM BURDITT, AND MR. CHAVIS FROM GARZA SITE DEVELOPMENT. THEY ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO AWARD A CONTRACT TO GARZA SITE DEVELOPMENT FOR PHASE 1 OF PRIMROSE PARK CONSTRUCTION. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE
NAYS: NONE

C. PRESENTATION AND POSSIBLE ACTION REGARDING PROPOSED PLANNING SERVICES FROM VERDUNITY, INC.

FELIX LANDRY FROM VERDUNITY GAVE A BRIEF PRESENTATION AND ANSWERED QUESTIONS FOR COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH FOR VERDUNITY TO PROCEED WITH PLANNING SERVICES. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE VOTE WAS:

AYES: COUNCIL MEMBERS CATES, KAHLICH, AND POOL
NAYS: COUNCIL MEMBERS KELLY, MARTIN, AND WHITE
ABSTAIN: COUNCIL MEMBER PATTERSON (ABSTAINING IS A NAY VOTE)

THIS ITEM DOES NOT PASS.

V. ~~EXECUTIVE SESSION~~

- A. ~~EXECUTIVE SESSION PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY; AND PURSUANT TO SECTION 551.087 OF THE TEXAS OPEN MEETINGS ACT, DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT OR BOTH.~~

THERE WAS NO EXECUTIVE SESSION.

VI. ~~ACTION FROM EXECUTIVE SESSION~~

- A. ~~CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION REGARDING A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND THOMAS BLACKBURN REGARDING PROPOSED DEVELOPMENT ACTIVITIES AND CONVEYANCE OF REAL PROPERTY~~
- B. ~~CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND THOMAS BLACKBURN~~
- C. ~~CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION REGARDING A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND WSS-15 FULSHEAR MARKETPLACE LLC REGARDING PROPOSED DEVELOPMENT ACTIVITIES AND CONVEYANCE OF REAL PROPERTY~~
- D. ~~CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND WSS-15 FULSHEAR MARKETPLACE LLC~~

THERE WAS NO EXECUTIVE SESSION OR ACTION FROM EXECUTIVE SESSION.

VII. ADJOURNMENT

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

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE
NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 7:03 P.M.



ATTEST:


AARON GROFF, MAYOR


KIMBERLY KOPECKY, CITY SECRETARY