



CITY OF FULSHEAR

“FIND YOUR FUTURE IN FULSHEAR”

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

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

www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Lisa Martin

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Jason Knape

COUNCIL MEMBER: Kaye Kahlich

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: Sarah B.
Johnson

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES

June 21, 2022

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.

II. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

COUNCIL MEMBERS PRESENT:

AARON GROFF

KAYE KAHLICH

DEBRA CATES

KENT POOL

JOEL PATTERSON

JASON KNAPE

SARA B. JOHNSON

COUNCIL MEMBERS ABSENT:

LISA MARTIN

CITY STAFF PRESENT:

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
JACK HARPER
BYRON BROWN
SHARON VALIANTE
JESUS ESCOBAR
ERIN TUREAU
JESS WASHBURN
ZACH GOODLANDER
CLIFF BROUHARD
KENNY SEYMOUR
CASSIE LEAL

OTHERS PRESENT:

ANGIE PETERS
RICK BARKER
AND 2 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 APPROVAL OF AN AMENDED AND RESTATED DEVELOPMENT AND WHOLESALE WATER AND WASTEWATER AGREEMENT WITH FORT BEND MUNICIPAL UTILITY DISTRICT NO. 216 AND FULSHEAR LAKES, LTD AND THE CITY OF FULSHEAR

SHARON VALIANTE INTRODUCED THIS ITEM AND EXPLAINED THAT THE ORIGINAL AGREEMENT WAS ENTERED TO IN 2014.

SHARON INFORMED COUNCIL THAT THE BULK OF THE AMENDMENTS FOR THIS AGREEMENT ARE AS FOLLOWS:

- *TWO EMERGENCY INTERCONNECTS LOCATED ON ROGERS ROAD ALONG THE BOUNDARY WITH PECAN RIDGE*

- *INSPECTION FOR COMPLIANCE DONE WITH A THIRD PARTY INSPECTION AND A BUILDER PERMIT FEE OF \$600 PER UNIT*
- *ACTIVE CONNECTIONS TO THE DISTRICT WILL BE AT A WHOLE SALE RATE 1.1 TIMES THE CURRENT STANDARD WATER AND WASTE WATER RATES. THE FEES ASSESS BY THE NFBWA WILL BE CALCULATED IN WHAT THE CITY WILL RECEIVE FROM THE DISTRICT.*
- *USE OF MASTER METER FOR CALCULATING AND IMPOSING A FEE TO THE DISTRICT FOR EXCESS WATER LOSS*

*CITY STAFF ANSWERED QUESTIONS FROM COUNCIL MEMBERS.
RICK BARKER WITH MUD 216 ANSWERED QUESTIONS.*

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE AMENDED AND RESTATED DEVELOPMENT AND WHOLESALE WATER AND WASTEWATER AGREEMENT BETWEEN FORT BEND MUD 216, FULSHEAR LAKES, LTD, AND THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

B. CONSIDERATION AND POSSIBLE ACTION APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") TO INSTALL AUTOMATED LICENSE PLATE READERS ("ALPR") ON TEXAS STATE HIGHWAY POLES IN FULSHEAR

CHIEF KENNY SEYMOUR INTRODUCED THIS ITEM AND ANSWERED QUESTIONS FROM CITY COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION 2022-557. IT WAS SECONDED BY COUNCIL MEMBER KNAPE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT (#2022-055) FOR DESIGN SERVICES FOR THE RECONSTRUCTION OF HARRIS STREET, A LIVABLE CENTERS IMPLEMENTATION PROJECT (ST22B)

ZACH GOODLANDER INTRODUCED THIS ITEM. HE EXPLAINED THAT THIS DESIGN CONTRACT WILL INCLUDE THE DESIGN OF, CURB AND GUTTER, DRAINAGE SYSTEMS , LARGE SIDEWALKS, LANDSCAPING, AND MORE. ZACH INFORMED COUNCIL THE COST OF THIS PROJECT IS UNDER BUDGET.

SHARON VALIANTE AND ZACH GOODLANDER ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE A PROFESSIONAL SERVICES AGREEMENT #2022-055 FOR DESIGN SERVICES FOR THE RECONSTRUCTION OF HARRIS STREET, A LIVABLE CENTERS IMPLEMENTATION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT 2021-63 FOR ON-CALL PROFESSIONAL ENGINEERING SERVICES

CLIFF BROUHARD EXPLAINED STAFF IS REQUESTING A MINOR AMENDMENT TO THE FEE TERMS OF THE AGREEMENT. CURRENTLY THE AGREEMENT IS SET NOT TO EXCEED 49K PER YEAR. THE REQUEST IS TO CHANGE THE AGREEMENT FROM "ANNUAL NOT TO EXCEED" TO A "CONTRACTUAL NOT TO EXCEED". HE ALSO EXPLAINED THE CONTRACT AMOUNT WAS INCREASED FROM \$147K TO \$150K FOR THE 3 YEARS.

CITY STAFF ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT 2021-63 FOR ON-CALL PROFESSIONAL ENGINEERING SERVICES. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT FOR THE PURCHASE AND SALE OF PERSONAL PROPERTY BETWEEN THE CITY OF FULSHEAR, TEXAS AND WSS-15 FULSHEAR MARKETPLACE, LLC FOR THE STRUCTURE COMMONLY KNOWN AS THE SWITCH OR SECTION HOUSE

ZACH GOODLANDER INFORMED COUNCIL THAT CAPITAL RETAIL (MAIN STREET COMMERCIAL PARTNERS) INQUIRED ABOUT THE SECTION HOUSE.

ZACH EXPLAINED THAT THIS AGREEMENT PROVIDES THE FOLLOWING:

- *CITY WILL CONSIDER THE SECTION HOUSE AS A SURPLUS PROPERTY*
- *THEY WILL MOVE THE SECTION HOUSE AT ZERO COST TO THE CITY TO THEIR PROPOSED DEVELOPMENT*
- *THE SECTION HOUSE WILL REST IN THEIR PARK/AMENITY AREA IN THEIR DEVELOPMENT*
- *IT WILL SIT ON A SITE ADJACENT TO FORMAL ROUTE OF THE SAN ANTONIO-ARANSAS PASS*

*** FOR THE FULL DISCUSSION PLEASE REFER TO THE CITY'S WEBSITE TO VIEW THE VIDEO***

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE AGREEMENT FOR THE PURCHASE AND SALE OF PERSONAL PROPERTY BETWEEN THE CITY OF FULSHEAR, TEXAS AND WSS-15 FULSHEAR MARKET PLACE, LLC FOR THE STRUCTURE COMMONLY KNOWN AS THE SWITCH OR SECTION HOUSE. IT WAS SECONDED BY COUNCIL MEMBER JOHNSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

F. DISCUSSION AND POSSIBLE ACTION REGARDING THE VALUE, PURCHASE, SALE, EXCHANGE, LEASE, OTHER TRANSFER OR CONVEYANCE, SECURING, REPAIR, REMOVAL, RELOCATION, DEMOLITION, REHABILITATION, ALTERNATIVE USE FOR, CONDITION OF, OR ANY OTHER

ACTION OR MATTER AFFECTING THE SECTION HOUSE, A/K/A THE SWITCH HOUSE, AND TO AUTHORIZE THE EXPENDITURE OF FUNDS TO EFFECT SAME

THERE WAS NO DISCUSSION OR ACTION ON THIS ITEM.

G. PRESENTATION ON EVERBRIDGE NOTIFICATION SYSTEM

JESS WASHBURN GAVE A SLIDE SHOW PRESENTATION WITH THE FOLLOWING:

- *INTRODUCTION*
- *HOW DOES IT WORK?*
- *HOW ARE NOTIFICATIONS SENT?*
- *WHAT NOTIFICATIONS WILL RESIDENTS RECEIVE?*
- *WHY SHOULD RESIDENTS SIGN UP?*
- *HOW CAN YOU SIGN UP?*

JESS ANSWERED QUESTIONS FROM COUNCIL.

FOR THE FULL DISCUSSION AND SLIDE SHOW, PLEASE REFER TO THE CITY'S WEBSITE TO VIEW THE VIDEO

V. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, JOHNSON, KAHLICH, KNAPE, PATTERSON, POOL

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 6:42 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY