



CITY OF FULSHEAR

29255 FM 1093 Road #12B/ PO Box 279

Fulshear, Texas 77441

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

www.fulsheartexas.gov

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

CITY COUNCIL MEETING MINUTES

August 16, 2022

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 7:12 P.M.

II. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

COUNCIL MEMBERS PRESENT:

AARON GROFF

KAYE KAHLICH

DEBRA CATES

KENT POOL

JASON KNAPE

LISA MARTIN

SARAH JOHNSON

JOEL PATTERSON

CITY STAFF PRESENT:

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
JACK HARPER
BYRON BROWN
SHARON VALIANTE
JESUS ESCOBAR
ERIN TUREAU
ZACH GOODLANDER
RUSS SMITH
KENNY SEYMOUR
KRISTI BRASHEAR
GRACE MALVEAUX

OTHERS PRESENT:

TREY DEVILLIER
APPROXIMATELY 12 OTHERS THAT DID NOT SIGN IN.

III. INVOCATION- PASTOR JOHN CROWE, RIVER BEND BAPTIST CHURCH

INVOCATION WAS GIVEN BY PASTOR JOHN CROWE.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

MAYOR GROFF LED THE PLEDGE OF ALLEGIANCE TO THE US AND TEXAS FLAG.

VI. CITIZENS 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.

VII. CITY MANAGERS REPORT

BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. SCENIC CITY CERTIFICATION FOR 2022

THE CITY HAS BEEN CERTIFIED AS AN OFFICIAL SCENIC CITY BY SCENIC TEXAS WITH THE GOLD STATUS.

B. CHANGES TO VARIOUS CITY STAFF MEMBERS

JACK UPDATED COUNCIL ON THE 4 NEW EMPLOYEES:

*RUSS SMITH
JENNIFER MATURA
GRACE MALVEAUX
ROY PEREZ*

C. UPDATE ON BUILD OUT OF CITY HALL AND SELECTION OF AESTHETIC AND INCIDENTAL ITEMS

BOTH BUILDINGS ARE AT 95% AND 90% COMPLETION. THERE ARE 2 MAJOR SUPPLY CHAIN ISSUES. THE FIRE MARSHALL WILL NOT BE ABLE TO GIVE US A TEMPORARY CERTIFICATE OF OCCUPANCY. THE ISSUES ARE: 1) DIFFUSERS (HVAC) AND 2) HVAC UNIT FOR BUILDING B.

VIII. CONSENT ITEMS

ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION, THE EXCEPTION TO THIS RULE IS THAT A COUNCIL MEMBER(S) MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.

- A. CONSENT AND APPROVAL OF MINUTES FROM CITY COUNCIL MEETINGS HELD ON JULY 19, 2022(SPECIAL), AND JULY 19, 2022 (REGULAR)**
- B. CONSENT AND POSSIBLE ACTION TO APPROVE THE JUNE 2022 FINANCIAL REPORT FOR THE GENERAL AND UTILITY FUNDS**
- C. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR PECAN RIDGE -SECTION 3 FOR FBMUD 175**
- D. CONSENT AND APPROVAL OF UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR LIFT STATION NO. 6, FBCMUD 170**
- E. CONSENT AND POSSIBLE ACTION TO APPROVE THE FY22 3RD QUARTER INVESTMENT REPORT**
- F. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH STREET DEDICATION NO. 13 PRELIMINARY PLAT**
- G. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH STREET DEDICATION NO. 14 PRELIMINARY PLAT**
- H. CONSENT AND POSSIBLE ACTION TO APPROVE THE DEL WEBB FULSHEAR SECTION 3 FINAL PLAT**

- I. **CONSENT AND POSSIBLE ACTION TO APPROVE THE CANVAS ON FOUNDERS HILL FINAL PLAT**
- J. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 49 PRELIMINARY PLAT**
- K. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 44 PRELIMINARY PLAT**
- L. **CONSENT AND POSSIBLE ACTION TO APPROVE THE CREEK RUSH AT CROSS CREEK RANCH SECTION 8 FINAL PLAT**
- M. **CONSENT AND POSSIBLE ACTION TO APPROVE THE CREEK RUSH AT CROSS CREEK RANCH SECTION 9 FINAL PLAT**
- N. **CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 11 PARTIAL REPLAT NO. 1 FINAL PLAT**
- O. **CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON MULTIFAMILY II FINAL PLAT**
- P. **CONSENT AND POSSIBLE ACTION TO APPROVE THE BONTEERRA AT CROSS CREEK RANCH SECTION 10 FINAL PLAT**
- Q. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 47 PRELIMINARY PLAT**
- R. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 45 PRELIMINARY PLAT**
- S. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 46 PRELIMINARY PLAT**
- T. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 48 PRELIMINARY PLAT**
- U. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2022-564 DIRECTING THE CITY'S PLANNING DEPARTMENT TO PREPARE A SERVICE PLAN THAT PROVIDES FOR THE EXTENSION OF FULL MUNICIPAL SERVICES TO ONE OR MORE AREAS TO BE ANNEXED**
- V. **CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR PECAN RIDGE, SECTION 2 FROM MUD 175**

COUNCIL MEMBER KAHLICH ASKED TO REMOVE CONSENT ITEM I.

COUNCIL MEMBER PATTERSON ASKED TO REMOVED CONSENT ITEM A.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE

CONSENT ITEMS B-H AND J-V. IT WAS SECONDED BY COUNCIL MEMBER KNAPE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

MOTION PASSES

CONSENT A

COUNCIL MEMBER PATTERSON ASKED TO ABSTAIN FROM THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO APPROVE CONSENT ITEM A. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN: PATTERSON

ABSENT:

MOTION PASSES

CONSENT I

A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO APPROVE CONSENT ITEM I. IT WAS SECONDED BY COUNCIL MEMBER KNAPE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

MOTION PASSES

IX. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO RECORD RECEIPT OF THE 2022 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE AS REQUESTED BY THE COUNTY TAX ASSESSOR/COLLECTOR

ERIN TUREAU EXPLAINED THE COUNTY TAX ASSESSOR/COLLECTOR HAS ASKED FOR THE CITY TO RECORD RECEIPT OF THE 2022 CERTIFIED TAX ROLL AND COLLECTION RATE.

MAYOR GROFF ANNOUNCED THE COLLECTION RATE FOR 2021 IS 99.88% AND 2022 IS ANTICIPATED AT 100%.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RECORD

RECIPT OF THE 2022 TAX YEAR APPRAISAL ROLL NEW PROPERTY VALUES AS REQUESTED BY THE FORT BEND COUNTY TAX ASSESSOR/COLLECTOR. IT WAS SECONDED BY COUNCIL MEMBER KNAPE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

MOTION

B. CONSIDERATION AND POSSIBLE ACTION TO PROPOSE A TAX RATE AND SET A PUBLIC HEARING

ERIN TUREAU GAVE A BRIEF INTRODUCTION. THE PROPOSED FY23 BUDGET PRESENTED IS BASED ON THE TAX RATE OF \$0.180572/\$100 WHICH IS COMPRISED OF THE MAINTENANCE AND OPERATIONS TAX RATE OF \$0.138451/\$100 AND THE INTEREST AND SINKING (DEBT RATE) OF \$0.042121/\$100.

COUNCIL ALSO NEEDS TO SET A PUBLIC HEARING DATE OF SEPTEMBER 20TH.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO PROPOSE A TOTAL TAX RATE OF \$0.180572 PER \$100 VALUATION, \$0.138451 FOR THE MAINTENANCE AND OPERATION TAX RATE AND \$0.042121 FOR THE INTEREST AND SINKING RATE AND DIRECT STAFF TO PUBLISH A NOTICE OF THE PROPOSED 2022 TAX RATE WITH A PUBLIC HEARING TO BE HELD ON SEPTEMBER 20, 2022. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

MOTION PASSES.

C. DISCUSS AND CONSIDER RESOLUTION 2022-563 AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION TO FINANCE IMPROVEMENTS TO THE CITY'S WATER AND WASTEWATER SYSTEMS

SHARON VALIANTE SHOWED COUNCIL THE SCHEDULE OF WHERE WE ARE IN THE PROCESS. SHE INTRODUCED NIKKI HILL (BOND COUNSEL) AND BOB HENDERSON (RBC).

NIKKI EXPLAINED THAT THIS IS THE NEXT STEP IN ISSUING

CERTIFICATES OF OBLIGATION. THIS RESOLUTION WILL AUTHORIZE PUBLICATION OF A NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION TO FINANCE IMPROVEMENTS TO THE WATER AND WASTEWATER.

***FOR FULL DISCUSSION, SEE VIDEO ON CITY WEBSITE.*

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO APPROVE RESOLUTION NO. 2022-563 AUTHORIZING PUBLICATION OF THE NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION TO FINANCE VARIOUS IMPROVEMENTS TO THE CITY'S WATER AND WASTEWATER SYSTEMS. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN UPDATE TO THE CROSS CREEK RANCH MASTER SIGN PLAN

THERE IS NO ACTION TO TAKE DURING THIS MEETING. (SEE SPECIAL MEETING)

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A NEW BRAND FOR THE CITY OF FULSHEAR

THERE IS NO ACTION TO BE TAKEN DURING THIS MEETING. (SEE SPECIAL MEETING)

X. CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES

IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

THERE WAS NO ACTION FOR THIS ITEM.

XI. ADJOURNMENT

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

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

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 7:52 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY