



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: 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

January 19, 2021

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, MAYOR

KATE KAHLICH

JOEL PATTERSON

KENT POOL

JOHN KELLY

DEBRA CATES

KEVIN WHITE

COUNCIL MEMBERS ABSENT:

LISA MARTIN- (excused during the 7pm meeting)

CITY STAFF PRESENT:

JESUS ESCOBAR
SHARON VALIANTE
ZACH GOODLANDER
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
BYRON BROWN
ANGELA FRITZ
ERIN TUREAU
KENNY SEYMOUR @ 6:14 p.m.

OTHERS PRESENT:

BRYAN THOMAS
TAJANA SURLAN
ROBERT PECHUKAS
COLLIN PIER
AND 7 OTHERS THAT DID NOT SIGN IN.

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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.

TAJANA SURLAN SPOKE REGARDING THE GAME FULSHEAR-OPOLY.

IV. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175

BYRON INTRODUCED THIS ITEM AS A CREATION OF MUD 175. HE ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175. IT WAS SECONDED BY COUNCIL MEMBER POOL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO TO AMEND THE ORIGINAL MOTION TO INCLUDE TPHTL ROGERS LLC. (WITHOUT THE D). IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

BACK TO THE ORIGINAL MOTION.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE HUGGINS ROAD WIDENING AND EXTENSION PROJECT

SHARON VALIANTE EXPLAINED THAT THIS PROJECT COVERS THE DISTANCE BETWEEN KATY FULSHEAR AND FM 359. SHARON INTRODUCED ROBERT PACHUKAS WITH COMMISSIONER ANDY MEYERS OFFICE TO PROVIDE COUNCIL WITH MORE INFORMATION AND ANSWER QUESTIONS.

ROBERT EXPLAINED THAT THE COUNTY IS CONTRIBUTING 4.5 MILLION DOLLARS FOR THIS PROJECT AND THAT THE CITY WILL BE RESPONSIBLE FOR ANYTHING OVER THAT AMOUNT.

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE HUGGINS ROAD WIDENING AND EXTENSION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY

OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC., LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, L.P.

ZACH GOODLANDER INTRODUCED THIS ITEM. HE INFORMED COUNCIL THAT THIS IS THE REMAINDER OF THE LOUIS WATERS TRACK LOCATED NORTH WEST OF POLO RANCH. THIS INCLUDES A TOTAL OF 310 ACRES .ZACH EXPLAINED THAT MR.WATERS WILL RETAIN THE COMMERCIAL PART ALONG FM 359 AND PULTE WILL DEVELOPE THE REST OF THE PROPERTY WITH THEIR DELWEB PRODUCT WHICH IS FOR AGES 55 AND UP. THIS WILL INCLUDE A TOTAL OF 725 HOMES OF WHICH 36% WILL BE 40FT. LOTS, 36% WILL BE 50FT LOTS, AND THE REMAINING 27% WILL BE 65 FT LOTS. THEIR MASTER SIGNAGE PLAN WILL BE ABIDING BY THE MAJOR THAROFARE PLAN.

THIS IS THE SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT THAT ALREADY EXISTS. THIS PROPERTY WILL BE ANNEXED INTO THE CITY LIMITS WITH THIS AMENDMENT.

BYRON BROWN INFORMED COUNCIL THAT IF THE CLOSING DOESNT GO THROUGH, THIS AMENDEMENT DISOLVES AND IT REVERTS BACK TO THE ORIGINAL DEVELOPMENT AGREEMENT.

KATY SHERBORNE WITH ABHR, PAT DUGGAN WITH PULTE HOMES AND JASON KELLY WITH LJA ENGINEERING ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO TABLE THIS ITEM UNTIL THE NEXT MEETING. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: CATES, PATTERSON
NAYS: KAHLICH, POOL, WHITE
ABSENT: MARTIN
ABSTAIN: KELLY*

MOVE TO ITEM F ON THE AGENDA

ZACH WENT INTO FURTHER DETAILS ON THE AGREEMENT.

KATY SHERBORNE SPOKE ABOUT THE DEVELOPMENT LOOK AND FEEL OF THE DELWEB COMMUNITY.

PAT DUGGAN ANSWERED QUESTIONS FROM COUNCIL.

JOE CASTILLO WITH PULTE SPOKE A LITTLE ABOUT THE TRAILS, SIDEWALKS, AND LAKES OF THE COMMUNITY.

FOR THE FULL DISCUSSION PLEASE REFER TO OUR CITY WEBSITE

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC, LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, L.P.. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT, INC, LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, LP ON BEHALF OF PROPOSED FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245

SHARON VALIANTE INTRODUCED THIS ITEM AS BEING IN LINE WITH THE DEVELOPMENT AGREEMENT THAT WAS PASSED ON BUSINESS ITEM C. THIS AMENDMENT IS ADDING PULTE HOMES INTO THE AGREEMENT AND COSENT TO CREATE MUD 245.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC, LOUIS A WATERS AND PULTE HOMES OF TEXAS, LP ON BEHALF OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2021-503, CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL

UTILITY DISTRICT NO. 245

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2021-503, CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL DISTRICT NO. 245. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

F. DISCUSSION OF CITY OF FULSHEAR 2021 LEGISLATIVE PRIORITIES AND POSSIBLE ACTION ON SAME, INCLUDING BUT NOT LIMITED TO AUTHORIZING THE MAYOR TO EXECUTE ONE OR MORE RESOLUTIONS PERTAINING THERETO

MAYOR GROFF SPOKE ABOUT THIS ITEM AND ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO AUTHORIZE THE MAYOR TO EXECUTE ONE OR MORE RESOLUTIONS PERTAINING TO FULSHEAR GETTING A SEAT ON THE FORT BEND COUNTY SUBSIDENCE DISTRICT REVISING THE LANGUAGE FOR SUBCHAPTER A AND B OF SECTION 212 REGARDING PLATTING FOR OLDER PROPERTIES AND ALSO ADDRESSING ACCOUNTABILITY AND TRANSPARANCY OF THE NORTH FORT BEND WATER AUTHORITY BOARD.IT WAS SECONDED BY COUNCIL MEMBER PATTERSON.

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO AMEND THE ORIGINAL MOTION AND ADDRESSING ARCHITECTUAL STANDARDS ON HOUSE BILL 2439. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

BACK TO THE ORIGINAL MOTION

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE 2021-1337 ADOPTING FLOOD DAMAGE PREVENTION REGULATIONS

SHARON VALIANTE INTRODUCED THIS ITEM. SHE EXPLAINED THAT THE FLOOD INSURANCE RATE MAX GETS AMENDED AND THE CITY IS ASKED TO INCORPORATE OR ADOPT A NEW ORDINANCE RECOGNIZING THE NEW INFORMATION. THE NEW RATES TAKE EFFECT JANUARY 29, 2021.

SHARON INTRODUCED STEPHEN WILCOX WITH COSTELLO TO ANSWER QUESTIONS FROM COUNCIL.

RETURN TO ITEM C ON THE AGENDA

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE FLOOD DAMAGE PREVENTION REGULATIONS ORDINANCE NO. 2021-1337. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

V. ADJOURNMENT

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

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 7:00 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY