



# 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](http://www.fulsheartexas.gov)

[www.FulshearTexas.gov](http://www.FulshearTexas.gov)

## CITY COUNCIL:

**MAYOR:** Aaron Groff

**MAYOR PRO-TEM:** Debra Cates

**COUNCIL MEMBER:** Kent Pool

**COUNCIL MEMBER:** John Kelly

**COUNCIL MEMBER:** Kaye Kahlich

**COUNCIL MEMBER:** Lisa Martin

**COUNCIL MEMBER:** Joel  
Patterson

## STAFF:

**CITY MANAGER:** Jack Harper

**CITY SECRETARY:** Kimberly  
Kopecky

**CITY ATTORNEY:** J. Grady Randle

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## **SPECIAL CITY COUNCIL MEETING MINUTES**

July 6, 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*

*DEBRA CATES*

*KAYE KAHLICH*

*JOEL PATTERSON*

*JOHN KELLY*

*LISA MARTIN*

*KENT POOL*

**COUNCIL MEMBERS ABSENT:**  
*DISTRICT 1 VACANCY*

**CITY STAFF PRESENT:**  
*KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
BYRON BROWN  
JESUS ESCOBAR  
JESS WASHBURN  
SHARON VALIANTE  
ZACH GOODLANDER  
JACK HARPER  
ERIN TUREAU  
CLIFF BROUHARD  
KRISTI BRASHEAR  
DAN MCGRAW  
CHANDLER MARKS  
LINDSEY DELONG  
KENNY SEYMOUR*

**OTHERS PRESENT:**  
*JOHN DOWDALL  
AND APPROXIMATELY 6 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.*

*JOHN DOWDALL, RESIDENT OF BOIS D'ARC, SPOKE REGARDING THE COMMENTS MADE AT A DISTRICT 1 RESIDENTS MEETING ABOUT THE INTERVIEW PROCESS FOR THE DISTRICT 1 COUNCIL VACANCY.*

**IV. BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2021-522, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, DETERMINING THE PROCEDURE THROUGH WHICH THE APPOINTMENT TO FILL THE VACANCY OF THE DISTRICT NO. 1 SINGLE MEMBER DISTRICT CITY COUNCIL SEAT SHALL OCCUR**

*A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE RESOLUTION NO. 2021-522, A RESOLUTION OF THE CITY OF FULSHEAR,*

*TEXAS, DETERMINING THE PROCEDURE THROUGH WHICH THE APPOINTMENT TO FILL THE VACANCY OF THE DISTRICT NO. 1 SINGLE MEMBER DISTRICT CITY COUNCIL SEAT SHALL OCCUR. IT WAS SECONDED BY MAYOR PRO-TEM CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT: DISTRICT 1 VACANCY*

*MOTION APPROVED*

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

**B. DISCUSSION OF THE FY2022 OPERATING AND CAPITAL BUDGET**

*ERIN TERAU PRESENTED A SLIDE SHOW OF THE BUDGET PROCESS TIMELINE.*

*SHARON VALIANTE ALSO PRESENTED A SLIDE SHOW OF THE FY22 CIP OVERVIEW THAT INCLUDED*

- DRAINAGE*
- STREETS & TRAFFIC*
- WATER*
- WASTE WATER*
- FACILITIES, PARKS, AND TECHNOLOGY*

*STAFF ANSWERED QUESTIONS FROM COUNCIL.*

**C. CONSIDERATION AND POSSIBLE ACTION TO REVIEW ORDINANCE NO. 2021-1346 FOR BUDGET AMENDMENT #2 FOR FY21 OPERATING AND CAPITAL BUDGET**

*ERIN INTRODUCED THIS ITEM AND WENT OVER THE ACCOUNTS BEING ADJUSTED.*

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE ORDINANCE NO. 2021-1346 FOR BUDGET AMENDMENT #2 FOR FY21 OPERATING AND CAPITAL BUDGET. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

NAYS:  
ABSTAIN:  
ABSENT: DISTRICT 1 VACANCY

MOTION APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO TAKE A FIVE MINUTE RECESS. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL  
NAYS:  
ABSTAIN:  
ABSENT: DISTRICT 1 VACANCY

MOTION APPROVED

MAYOR GROFF ADJOURNED INTO A 5 MINUTE RECESS AT 7:00 P.M.

MAYOR GROFF RECONVENED THE MEETING AT 7:07 P.M.

**D. PRESENTATION AND DISCUSSION FOR CITY HALL BUILD-OUT**

SHARON VALIANTE GAVE A BRIEF INTRODUCTION ON THIS ITEM AND WENT OVER 3 COMPLETED GOALS.

1. RELOCATION PLAN
2. SPACE ANALYSIS
3. DETERMINE A PROBABLE COST FOR THE BUILD OUT OF THE BUILDING

SHARON INTRODUCED CHRIS CASEY WITH HIUT ZOLLARS. CHRIS GAVE A PRESENTATION AND ANSWERED QUESTIONS FROM COUNCIL.

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

THERE WAS NOT ACTION ON THIS ITEM.

**E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR DESIGN SERVICES**

*CLIFF BROUHARD INTRODUCED THIS ITEM. HE STATED THE CITY RECEIVED RSQ'S FROM 11 DIFFERENT FIRMS. THE REVIEW COMMITTEE CONSISTED OF 4 STAFF MEMBERS, ZACH GOOLANDER, CHIEF KENNY SEYMOUR, ERIN TERAUE, AND CLIFF BROUHARD. BASED ON THE SCORING HUITT ZOLLARS WAS THE LEADING CONTENDER.*

*SHARON VALIANTE INFORMED COUNCIL THAT THE CONTRACT HAS BEEN REVIEWED AND APPROVED BY LEGAL.*

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HUITT-ZOLLARS, INC. IN THE AMOUNT NOT TO EXCEED \$627,800.00 FOR ARCHITECTURAL DESIGN OF A BUILDOUT OF THE CITY HALL FACILITY. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT: DISTRICT 1 VACANCY*

*MOTION APPROVED*

**F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ADVANCE FUNDING AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF FULSHER FOR UTILITY RELOCATIONS ON FM 1463**

*SHARON VALIANTE EXPLAINED TO COUNCIL THAT THIS PROJECT IS TO BEGIN AT THE END OF JULY AND REQUIRES UTILITY LINES TO BE RELOCATED.*

*THE UTILITY RELOCATION PROJECTS TOTAL COST IS \$258,259.00. THE CITY IS RESPONSIBLE FOR 0.08% WHICH IS A TOTAL OF \$2066.07.*

*SHARON REQUESTED TO AMEND THE RECOMMENDATION FOR THIS ITEM TO AUTHORIZE THE MAYOR TO EXECUTE THE DOCUMENT BY DOCUSIGN.*

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE AN ADVANCED FUNDING AGREEMENT AND AUTHORIZE THE MAYOR TO*

*EXECUTE BY DOCUSIGN AND MAKE A PAYMENT OF THE \$2066.07 FOR THE CITY' S COST IN THE FM1093 WIDENING PROJECT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT: DISTRICT 1 VACANCY*

*MOTION APPROVED*

**G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR WEST, INC. AND FULSHEAR FF TEXAS HOLDINGS, L.P.**

*COUNCIL MEMBER KAHLICH ASKED FOR A CAP ON MULTI-FAMILY UNITS.*

*ROB BANFORD STATED THERE IS NO CAP ON THE DEVELOPMENT AGREEMENT BUT WILL CONSIDER A CAP OF 1800.*

*ANGINE LUTZ ATTORNEY FOR CROSS CREEK WEST AND ROB BANFORD ANSWERED QUESTIONS FROM COUNCIL.*

*\*\* FOR THE FULL DISCUSSION PLEASE REFER TO THE VIDEO ON OUR CITY'S WEBSITE \*\**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR WEST, INC. AND FULSHEAR FF TEXAS HOLDINGS, L.P. WITH A CHANGE TO PUT A CAP ON MULTI-HOUSING AT 1800 UNITS. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT: DISTRICT 1 VACANCY*

*MOTION APPROVED*

**V. ADJOURNMENT**

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

*AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT: DISTRICT 1 VACANCY*

*MOTION APPROVED*

*MAYOR GROFF ADJOURNED THE MEETING AT 8:05 P.M.*

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AARON GROFF, MAYOR

ATTEST:

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KIMBERLY KOPECKY, CITY SECRETARY