



CITY OF FULSHEAR

29255 FM 1093 Road #12B/ PO Box 279

Fulshear, Texas 77441

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www.fulsheartexas.gov

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

SPECIAL CITY COUNCIL MEETING MINUTES

July 20, 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 MEMBER ABSENT:
DISTRICT 1 VACANCY

CITY STAFF PRESENT:
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
BYRON BROWN
JESUS ESCOBAR
SHARON VALIANTE
ZACH GOODLANDER
JACK HARPER
CLIFF BROUHARD
DAN MCGRAW
KENNY SEYMOUR
CHARLES OBERRENDER
VALERIE BRYANT
JESS WASHBURN @ 5:32pm

OTHERS PRESENT:
OWEN BEMENT
AND 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.

OWEN BEMENT, RESIDENT OF WALKER LANE, SPOKE REGARDING THE SPA BETWEEN FULSHEAR AND MUD 156.

IV. **BUSINESS**

A. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE AWARD OF A CONTRACT FOR WATER AND WASTEWATER LAB SERVICES**

DAN MCGRAW PRESENTED THIS ITEM TO COUNCIL. HE EXPLAINED THAT STAFF SOLICITED FOR PROPOSALS. THE HIGHEST RANKING AND RECOMMENDED PROPOSAL WAS RECEIVED BY ENVIRODYNE LABRATORIES.

A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ENVIRODYNE LABRATORIES INC., THE CITY ATTORNEY FOR UNIT PRICES PROPOSED AND APPROVE THE EXPENDITURE THIS YEAR FOR \$64,318 WITH THE OPTION TO RENEW FOR FUTURE YEARS NOT TO EXCEED

\$325,000 FOR LAB SERVICES. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: DISTRICT 1 VACANCY

MOTION APPROVED

B. CONSIDERATION AND APPROVAL OF PURCHASE OF WATER METERS

DAN MCGRAW PRESENTED THIS ITEM TO COUNCIL. STAFF DESIRES TO PURCHASE WATER METERS THROUGH ACCURATE UTILITY SUPPLY. THE ESTIMATED TOTAL EXPENDITURE THROUGH SEPTEMBER 30TH IS \$94,500.

A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE AND AUTHORIZE STAFF TO EXECUTE PURCHASE ORDERS ISSUED TO ACCURATE UTILITY SUPPLY IN A TOTAL AMOUNT NOT TO EXCEED \$94,500 FOR BADGER WATER METERS. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: DISTRICT 1 VACANCY

MOTION APPROVED

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AND ADOPT RESOLUTION NO. 2021-523 CONSENTING TO THE ADDITION OF CERTAIN LAND INTO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO.182 AND IMPOSING CONDITIONS ON SAME

ZACH GOODLANDER PRESENTED THIS ITEM TO COUNCIL. HE EXPLAINED THE DEVELOPER SUBMITTED A PETITION TO ADD ADDITIONAL LAND INTO MUD NO. 182. FOR THE MOST PART, THIS AREA IS FOR DETENTION AND HAS ALREADY BEEN DEVELOPED.

A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-523, A RESOLUTION OF THE CITY OF FULSHEAR CONSENTING TO THE ADDITION OF CERTAIN LAND INTO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 AND IMPOSING CONDITIONS ON THE SAME. 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

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO.2021-524, CONSENTING TO THE ADDITION OF CERTAIN LAND INTO FULSHEAR MUNICIPAL UTILITY DISTRICT NO.2 AND IMPOSING CONDITIONS ON SAME

ZACH GOODLANDER PRESENTED THIS ITEM TO COUNCIL. HE EXPLAINED THE CITY HAS RECEIVED A PETITION TO ANNEX ADDITIONAL LAND INTO FULSHEAR MUD NO. 2. THIS WOULD BE FULSHEAR RUN SECTION 4, 5, AND 6.

A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-524 CONSENTING TO THE ADDITION OF CERTAIN LAND INTO FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 2 AND IMPOSING CONDITIONS ON SAME. 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

E. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2021-525 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, DELEGATING TO THE CITY MANAGER THE AUTHORITY TO SELECT, NEGOTIATE, AND CONTRACT WITH A CONSTRUCTION MANAGER-AT-RISK, INCLUDING ANY AND ALL TRADE CONTRACTORS OR SUBCONTRACTORS, FOR THE CONSTRUCTION, REHABILITATION, ALTERATION, OR REPAIR OF A FACILITY, BEING THE NEW CITY HALL TO BE LOCATED ON THAT CERTAIN TRACT OR PARCEL OF REAL PROPERTY OWNED BY THE CITY AND WITHIN THE MARCEL TOWN CENTER, AND FURTHER AUTHORIZING THE CITY MANAGER TO PURCHASE, IN ACCORDANCE WITH APPLICABLE LAW, CERTAIN GOODS AND SERVICES FOR THE USE AND BENEFIT OF THE NEW CITY HALL.

SHARON VALIANTE GAVE AN EXPLANATION OF THIS RESOLUTION AND INTRODUCED GREG WINE WITH HUITT ZOLLERS.

GREG GAVE A BRIEF OVERVIEW DISCUSSING:

- EXPLAINED THE CMR*
- EXPLAINED PROCUREMENT*

- EXPLAINED PRE-CONSTRUCTION
- CONSTRUCTION MANAGEMENT FEE, FEE FOR GENERAL CONDITIONS, GMP
- CONTINGENCY FUNDS

GREG AND SHARON ANSWERED QUESTIONS FROM COUNCIL.

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

A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-525 DELEGATING TO THE CITY MANAGER THE AUTHORITY TO SELECT, NEGOTIATE, AND CONTRACT WITH A CONSTRUCTION MANAGER AT RISK AND DELEGATING TO THE CITY MANAGER A TOTAL AGGREGATE SUM OF \$7,222,314.50 FOR THE CITY HALL PROJECT. 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 KAHLICH. 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 6:24 P.M.

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY