



# 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

**COUNCIL MEMBER:** Sarah B.  
Johnson

## STAFF:

**CITY MANAGER:** Jack Harper

**CITY SECRETARY:** Kimberly  
Kopecky

**CITY ATTORNEY:** J. Grady Randle

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# **CITY COUNCIL MEETING MINUTES**

## **August 17, 2021**

### **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 7:08 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*

SARAH B. JOHNSON

**CITY STAFF PRESENT:**

KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
BYRON BROWN  
JESUS ESCOBAR  
JESS WASHBURN  
SHARON VALIANTE  
ZACH GOODLANDER  
CLIFF BROUHARD  
DAN MCGRAW  
KENNY SEYMOUR  
CHANDLER MARKS  
CHARLIE DROMGOOLE

**OTHERS PRESENT:**

MIKE HALDE  
MARK EVANS  
TREY DEVILLIER  
AND APPROXIMATELY 8 OTHERS THAT DID NOT SIGN IN.

**III. INVOCATION - Dr. Dale Olson, Family Hope**

INVOCATION WAS GIVEN BY DR. DALE OLSON.

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

**V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG**

THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TEXAS FLAG WAS LED BY MAYOR GROFF.

**VI. 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.

**VII. 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 THE CITY COUNCIL MEETINGS HELD ON JULY 06, 2021 (SPECIAL), JULY 20, 2021 (SPECIAL), AND JULY 20, 2021 (REGULAR).**
- B. CONSENT AND APPROVAL OF RESOLUTION NO. 2021-527, A RESOLUTION APPOINTING AND REAPPOINTING CERTAIN MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION**
- C. CONSENT AND APPROVAL OF RESOLUTION NO. 2021-528, A RESOLUTION SUPPORTING THE REAPPOINTMENT OF RUSSELL JONES TO FORT BEND COUNTY MUNICIPAL POSITION ONE ON THE GULF COAST WATER AUTHORITY (GCWA) FOR A TWO YEAR TERM**
- D. CONSENT AND APPROVAL OF THE AMENDMENT TO THE COOPERATION AGREEMENT WITH FORT BEND COUNTY AND THE CITY OF FULSHEAR**
- E. CONSENT AND POSSIBLE ACTION TO APPROVE THE JUNE 2021 MONTHLY FINANCIAL REPORT FOR THE GENERAL AND UTILITY FUNDS**
- F. CONSENT AND APPROVAL OF THE FY21 3RD QUARTER INVESTMENT REPORT**
- G. CONSENT AND POSSIBLE ACTION TO APPROVE THE CREEK RUSH AT CROSS CREEK RANCH SECTION TWO FINAL PLAT**
- H. CONSENT AND POSSIBLE ACTION TO APPROVE THE LAKESIDE VILLAGE AT CROSS CREEK RANCH PRELIMINARY PLAT**
- I. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR POLO RANCH, SECTION 10 FROM MUD 174**
- J. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR FULBROOK ON FULSHEAR CREEK, SECTION TEN FROM MUD 1**
- K. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR FULBROOK ON FULSHEAR CREEK, SECTION FIFTEEN FROM MUD 1**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE CONSENT ITEMS A-K. IT WAS SECONDED BY COUNCIL MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

ABSENT:

MOTION APPROVED

**VIII. BUSINESS**

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

*ERIN TUREAU INTRODUCED THIS ITEM AND GAVE A BRIEF OVERVIEW ABOUT THE CHANGES MADE IN THE BUDGET SINCE IT WAS LAST INTRODUCED. ERIN ANSWERED QUESTIONS FROM COUNCIL.*

*THERE WAS NO ACTION ON THIS ITEM.*

**B. CONSIDERATION AND POSSIBLE ACTION TO RECORD RECEIPT OF THE 2021 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE AS REQUESTED BY THE COUNTY TAX ASSESSOR/COLLECTOR**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE AND RECORD THE RECEIPT OF THE 2021 CERTIFIED APPRAISAL ROLL AND NEW PROPERTY VALUE. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**C. CONSIDERATION & POSSIBLE ACTION TO PROPOSE A 2021 TAX RATE AND SET A PUBLIC HEARING**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO PROPOSE THE TOTAL TAX RATE OF 0.203051 PER \$100 VALUATION, 0.152641 FOR THE MAINTENANCE AND OPERATION TAX RATE, 0.050410 FOR THE INTEREST AND SINKING RATE, AND DIRECT STAFF TO PUBLISH A NOTICE OF THE PROPOSED 2021 TAX RATE, IN ADDITION TO A PUBLIC HEARING TO BE HELD SEPTEMBER 21, 2021. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING ROLL CALL VOTE:*

*AYES: JOEL PATTERSON*

*KAYE KAHLICH*

*JOHN KELLY*

*DEBRA CATES*

LISA MARTIN  
KENT POOL  
SARAH B. JOHNSON

NAYS:  
ABSTAIN:  
ABSENT:

*MOTION APPROVED*

**D. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2021-529, A RESOLUTION OF THE CITY OF FULSHEAR APPROVING AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A)**

*CHANDLER MARKS INTRODUCED THIS ITEM.  
CHANDLER AND CHARLIE DROMGOOLE ANSWERED QUESTIONS FROM COUNCIL.*

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-529 AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE FULSHEAR DEVELOPMENT CORPORATION FOR FISCAL YEAR 2021-2022. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*MOTION APPROVED*

**E. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2021-530, A RESOLUTION OF THE CITY OF FULSHEAR APPROVING AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B)**

*MAYOR GROFF STATED THIS IS THE SAME AGREEMENT THAT WAS APPROVED BUT FOR EDC TYPE "B" CORPORATION.*

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-529 AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE FULSHEAR DEVELOPMENT CORPORATION TYPE "B" FOR FISCAL YEAR 2021-2022. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*MOTION APPROVED*

- F. CONSIDERATION OF RESOLUTION NO. 2021-531, A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (1ST READING)**

*CHANDLER INTRODUCED THIS ITEM.*

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

*NO ACTION TAKEN ON THIS ITEM.*

- G. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2021-531, A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (2ND READING)**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-531. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*MOTION APPROVED*

- H. CONSIDERATION OF RESOLUTION NO. 2021-532, A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING PROJECTS OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (1ST READING)**

*NO ACTION TAKEN ON THIS ITEM.*

- I. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2021-532, A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING PROJECTS OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (2ND READING)**

*A MOTION WAS MADE BY MAYOR PRO-TEM CATES TO APPROVE RESOLUTION NO. 2021-532. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**J. PRESENTATION AND DISCUSSION OF THE MASTER DRAINAGE PLAN PHASE II**

*THIS ITEM WAS PULLED FROM THE AGENDA.*

**IX. 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 TAKE ON THIS ITEM.*

**X. 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, JOHNSON, KAHLICH, KELLY, MARTIN, PATTERSON, POOL*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

*MAYOR GROFF ADJOURNED THE MEETING AT 8:00 P.M.*

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AARON GROFF, MAYOR

ATTEST:

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KIMBERLY KOPECKY, CITY SECRETARY