



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: 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

SPECIAL CITY COUNCIL MEETING MINUTES

December 7, 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

SARAH B. JOHNSON

EDC "A" PRESENT:

REVEREND JACKIE GILMORE

MARK DEROUEN
ANDREW VAN CHAU
TOMMY KUYKENDALL

EDC "A" ABSENT:
STACY RYAN MANGUM

EDC "B" PRESENT:
LISA MARTIN
JAMES BUCCIERI
JONATHAN COYNE
JOHN KELLY
TOMMY KUYKENDALL
KIM STACY

EDC "B" ABSENT:
STACY RYAN MANGUM

CHARTER REVIEW COMMISSION MEMBERS PRESENT:

CJ MCDANIEL
RANDY STACY
ANDREW VAN CHAU
JOHN BASS
TIM SHREVE
TROY MADRIGAL
JOSH CULLEN
BRYAN THOMAS
TRICIA KRENEK
RAMONA RIDGE
JUSTIN ASHLEY
TOMMY KUYKENDALL

CHARTER REVIEW COMMISSION MEMBERS ABSENT:

RAY KERLICK
ELLA BANKS
LAUREN FLATHOUSE
HEATH PRESSLEY

CITY STAFF PRESENT:

MARIELA RODRIGUEZ
KIMBERLY KOPECKY
BYRON BROWN
JACK HARPER
SHARON VALIANTE
CHANDLER MARKS
ZACH GOODLANDER
JESUS ESCOBAR
CHANDLER MARKS
HERMAN RODRIGUEZ
CHARLIE DROMGOOLE
BILL HENRY

KENNY SEYMOUR (APPROX. 7 P.M.)

OTHERS PRESENT:

APPROXIMATELY 5 PEOPLE THAT DID NOT SIGN IN

EDC "A" BOARD WAS CALLED TO ORDER BY ANDREW VAN CHAU AT 5:30 P.M.
EDC "B" BOARD WAS CALLED TO ORDER BY TOMMY KUYKENDALL AT 5:30 P.M.

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.

THERE WERE NO CITIZEN COMMENTS.

IV JOINT MEETING WITH THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (A) AND FULSHEAR DEVELOPMENT CORPORATION (B)

A DISCUSSION, CONSIDERATION AND POSSIBLE ACTION REGARDING THE CITY OF FULSHEAR DEVELOPMENT CORPORATION, THE FULSHEAR DEVELOPMENT CORPORATION, OR BOTH, MAKING AN OFFER OR A PROPOSAL TO THE CITY OF FULSHEAR FOR THE USE, PURCHASE, SALE, EXCHANGE, LEASE, LICENSE, OR OTHER TRANSFER OF AN INTEREST IN CERTAIN REAL PROPERTY OWNED BY THE CITY OF FULSHEAR, BEING THE FORMER SITE OF THE CITY HALL AND HAVING THE ADDRESS OF 30603 FM 1093, FULSHEAR, TEXAS 77441

TOMMY KUYKENDALL STARTED THE JOINT DISCUSSION.

ANDREW VAN CHAU SPOKE REGARDING THE STRATEGIC PLAN

ZACH GOODLANDER GAVE A BRIEF OVERVIEW OF THE PROPERTY AND ANSWERED QUESTIONS.

JAMES BUCCIERI GAVE A PRESENTATION REGARDING THE PROPOSAL BY BOTH EDC BOARDS. **ALL RATES IN THE PROPOSAL ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

ANDREW VAN CHAU PROVIDED SOME IMAGES WITH POSSIBLE BUILDINGS FOR THE PROJECT.

DISCUSSION ENSUES BETWEEN THE EDC BOARDS, COUNCIL, AND CITY STAFF.

**FOR FULL DISCUSSION, PLEASE SEE THE MEETING VIDEO ON THE CITY WEBSITE.

A MOTION TO RECESS WAS MADE BY MAYOR PRO TEM CATES. 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:

MAYOR GROFF RECESSED AT 6:49 P.M.

(DURING THIS TIME, BOTH EDC BOARDS CONTINUED WITH THEIR MEETING)

EDC "B" ADJOURNED AT 7:02 P.M.

EDC "A" ADJOURNED AT 7:02 P.M.

MAYOR GROFF RECONVENED THE CITY COUNCIL MEETING AT 7:08 P.M.

V. JOINT MEETING WITH THE CHARTER REVIEW COMMISSION

CHAIRMAN TRICIA KRENEK CALLED THE CHARTER REVIEW COMMISSION MEETING TO ORDER AT 7:08 P.M.

THERE WERE NO CITIZEN COMMENTS FOR THIS JOINT MEETING.

A. DISCUSSION BETWEEN THE CITY COUNCIL AND THE CHARTER REVIEW COMMISSION REGARDING PROPOSED CHARTER AMENDMENTS AND RECOMMENDATIONS, PENDING THE CHARTER REVIEW COMMISSION'S FINAL REPORT TO THE CITY COUNCIL

BYRON BROWN STARTED THE DISCUSSION AND EXPLAINED THE DIFFERENCE BETWEEN RECOMMENDATIONS AND AMENDMENTS IN ACCORDANCE TO THIS REPORT.

TRICIA KRENEK WENT OVER THE RECOMMENDATIONS AND AMENDMENTS AND EXPLAINED THE REASONING BEHIND EACH.

THE FOLLOWING ARE THE SECTIONS WITH POSSIBLE AMENDMENTS:

SEC. 3.03 NUMBER, SELECTION, AND TERM OF COUNCIL MEMBERS

SEC. 3.05 COMPENSATION AND EXPENSES

SEC. 3.10 VACANCIES

SEC. 4.01 CITY ADMINISTRATION

SEC. 6.03 FILING FEE

SEC. 7.01 GENERAL AUTHORITY

SEC. 7.02 PETITIONS FOR INITIATIVE, REFERENDUM, AND RECALL, GENERALLY

SEC. 7.05 PETITIONS FOR RECALL, SPECIFICALLY

SEC. 8.13 PUBLIC HEARINGS

SEC. 8.14 PROPERTY NOT EXEMPT FROM SPECIAL ASSESSMENTS

SEC. 9.04 MANNER OF SUBMISSION TO ELECTORS

SEC. 9.05 TRANSITION ELECTIONS

BYRON AND CRC MEMBERS ANSWERED QUESTIONS FROM COUNCIL.

FOR FULL DISCUSSION AND TO VIEW THE PROPOSED CHANGES, PLEASE REFER TO THE CITY'S WEBSITE

A MOTION TO ADJOURN WAS MADE BY CRC MEMBER THOMAS. IT WAS SECONDED BY CRC MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CRC MEMBERS MCDANIEL, MADRIGAL, STACY, BASS, CULLEN, THOMAS, RIDGE KUYKENDALL, VAN CHAU, SHREVE, KRENEK, AND ASHLEY

NAYS:

ABSENT: KERLICK, BANKS, FLATHOUSE, PRESSLEY

CHAIRMAN TRICIA KRENEK ADJOURNED AT 8:52 P.M.

A MOTION FOR A BRIEF RECESS WAS MADE BY COUNCIL MEMBER MARTIN. IT WAS SECONDED BY MAYOR PRO TEM CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

MAYOR GROFF RECESSED AT 8:53 P.M.

MAYOR GROFF RECONVENED THE MEETING AT 9:04 P.M.

VI. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE 2021-1353 DIRECTING THE CITY MANAGER TO SELL SITE OF FORMER CITY HALL**

THIS ITEM WAS INTRODUCED BY MAYOR GROFF. BYRON BROWN GAVE COUNCIL THE POSSIBILITIES FOR ACTION TO TAKE.

SEVERAL COUNCIL MEMBERS EXPRESSED GIVING THE EDC BOARDS TIME TO GET THEIR PROPOSAL TOGETHER FOR POSSIBLE PURCHASE.

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO TABLE ORDINANCE NO. 2021-1353 FOR 60 DAYS. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH.

DISCUSSION ENSUED REGARDING THE ACTIONS TO APPROVING THIS ORDINANCE TONIGHT. BYRON ANSWERED QUESTIONS FROM CITY COUNCIL.

COUNCIL GAVE DIRECTION TO BYRON AND JACK HARPER AS TO THE CHANGES THEY WOULD LIKE TO SEE ON THE ORDINANCE.

JACK ASKED COUNCIL TO EMAIL BYRON SUGGESTIONS ON THINGS THEY DO NOT WANT TO SEE (NON-USE RESTRICTIONS) TO ADD TO THE ORDINANCE.

***FOR FULL DISCUSSION, PLEASE VIEW VIDEO ON CITY WEBSITE.*

AYES:

NAYS: CATES, JOHNSON, KAHLICH, KELLY, MARTIN, PATTERSON, POOL

ABSTAIN:

ABSENT:

***THIS ITEM WILL TENTATIVELY COME BACK TO COUNCIL WITH CORRECTIONS/ADDITIONS ON JANUARY 4, 2022.*

VII. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - PURSUANT TO SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE**
- i. CITY MANAGER**

MAYOR ASKED COUNCIL WHETHER THEY WOULD LIKE TO DO A WRITTEN OR ORAL REVIEW.

MAYOR RECOMMENDED AN ORAL REVIEW THIS YEAR AND A WRITTEN REVIEW NEXT YEAR.

COUNCIL AGREED. COUNCIL DID NOT GO INTO EXECUTIVE SESSION. THIS ITEM WILL BE BROUGHT BACK TO ANOTHER AGENDA.

THERE WAS NO ACTION ON THIS ITEM.

VIII. ACTION FROM EXECUTIVE SESSION

IX. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO ADJOURN. IT WAS SECONDED BY SARAH JOHNSON. 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 10:17 P.M.*



A handwritten signature in blue ink, appearing to read "Aaron Groff", is written over a horizontal line.

AARON GROFF, MAYOR

ATTEST:

A handwritten signature in blue ink, appearing to read "Kimberly Kopeccky", is written over a horizontal line.

KIMBERLY KOPECKY, CITY SECRETARY