



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

October 20, 2020

NOTICE IS HEREBY GIVEN OF A SPECIAL CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, October 20, 2020 AT 5:30 PM** IN IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning and Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks and Recreation Commission, Historic Preservation and Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

I. CALL TO ORDER

II. QUORUM AND ROLL CALL

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.

IV. BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF REGARDING THE VALUE, PURCHASE, SALE, EXCHANGE, LEASE, OTHER TRANSFER OR CONVEYANCE, SECURING, REPAIR, REMOVAL, RELOCATION, DEMOLITION, REHABILITATION, ALTERNATIVE USE FOR, CONDITION OF, OR ANY OTHER ACTION OR MATTER AFFECTING THE SECTION HOUSE, A/K/A THE SWITCH HOUSE, AND TO AUTHORIZE THE EXPENDITURE OF FUNDS TO EFFECT SAME**
- B. PRESENTATION AND DISCUSSION REGARDING CENTERPOINT ENERGY ELECTRICAL OUTAGES AND CENTERPOINTS ACTION PLANS FOR THE FULSHEAR AREA**

V. ADJOURNMENT

NOTE: IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICE MUST BE MADE AT LEAST 48 BUSINESS HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-346-1796 FOR FURTHER INFORMATION.

I, KIMBERLY KOPECKY, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS WAS POSTED ON THURSDAY, OCTOBER 15, 2020 by 5:00 P.M. IN PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC, IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

KIMBERLY KOPECKY, CITY SECRETARY

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 10/20/2020

ITEMS: IV.A.

**DATE
SUBMITTED:** 9/29/2020

DEPARTMENT: Building Services

PREPARED BY: ZACH GOODLANDER &
CHARLES OBERRENDER

PRESENTER: ZACH GOODLANDER &
CHARLES OBERRENDER

SUBJECT: DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF REGARDING THE VALUE, PURCHASE, SALE, EXCHANGE, LEASE, OTHER TRANSFER OR CONVEYANCE, SECURING, REPAIR, REMOVAL, RELOCATION, DEMOLITION, REHABILITATION, ALTERNATIVE USE FOR, CONDITION OF, OR ANY OTHER ACTION OR MATTER AFFECTING THE SECTION HOUSE, A/K/A THE SWITCH HOUSE, AND TO AUTHORIZE THE EXPENDITURE OF FUNDS TO EFFECT SAME

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

Staff is bringing this item forward to Council to seek further and specific direction regarding the Section House.

In July, the Historic Preservation and Museum Commission requested staff support to begin writing a solicitation for the purpose of getting more accurate price estimates for the Section House. This was subsequently done, however, given that this new document still speaks to a general project, staff believes we will not receive any more accurate price estimates than we received when informal estimates were obtained previously in 2019. In addition to that, construction costs, particularly for materials, have skyrocketed in 2020 so any firm bid is anticipated to be higher than previously estimated.

In order to get firm construction bids on a City owned facility, the City is obligated by state law to employ an architect to draw up specifications and plans before a bidding processing can go forward. Previous conversations with one architect suggest that, with a fee of 10%, drawing up the plans and specs may cost up to and over \$50,000. Additionally, this portion of the process would require a formal scope of work with fee to be submitted by a design firm, and subsequently a future Council action item authorizing the expenditure if it exceeds the City Manager's spending authority. The design cost would be incurred before Council would have the opportunity to examine and decide on any bids received.

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The City currently has three options to move forward:

- Option 1: Restore/Re-create

Contract with an architect to draw up specifications and plans, solicit bids, then submit to Council to determine whether to award a contract.

- Option 2: Relocate

Move the building to private property and gift it to the Fulshear historical society. A move to another location would cost several thousand dollars, dependent upon where the building would be moved to.

- Option 3: Remove

Demolish the building. A total demolition of the building was estimated in 2018 to cost approximately \$15,000.

- A brief timeline of the Section House project may be helpful to provide context:

In 2017 the Section House was moved from it's historic location on Front Street (now westbound lanes of FM 1093) to it's current location in Frances Smart Park.

In May of 2018 PGAL Architects was hired to provide professional cost evaluation services . There were three estimates prepared:

- Re-creation of the building with an exterior shell only - \$194,045
- Recreation with interior work - \$386,483
- Restoration of the entire building - \$783,023.07

- Through the latter half of 2018 and early part of 2019, the Section House was discussed at various City Council meetings. On February 19, 2019 City Council voted to authorize the demolition of the Section House at a cost not to exceed \$50k.

On June 18, 2019 Council directed Staff to seek proposals for the use, cost and potential funding of the Section House restoration/renovation.

Informal estimates from three building contractors were gathered:

- Coastal Homes – recommended restoration at an estimated cost of \$250-300K;
- William Robinson, General Contractor – restoration for an estimated \$150-200K and re-creation at an estimated \$300-500K;
- Portfolio Builders - re-creation at an estimate of \$375-450K.

- Concurrently, on July 31, 2019 the City posted an RFP (Request for Proposal) seeking an interested party to work with the City on the restoration/rehabilitation and programming of the Section House building. The RFP was closed on August 23, 2019 with no submittals received.

- In June of 2020, City Council granted the Historic Preservation and Museum Commission five months to gather written and signed pledges equal to at least 50% of the prior bid package (average amount of the three bids done in 2019).

RECOMMENDATION

Staff requests that City Council give direction regarding next steps on the Section House project.

**AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: 10/20/2020

ITEMS: IV.B.

**DATE
SUBMITTED:** 9/23/2020

DEPARTMENT: Public Works

PREPARED BY: Sharon Valiante, Public Works
Director

PRESENTER: Sharon Valiante, Public Works
Director

SUBJECT: PRESENTATION AND DISCUSSION REGARDING CENTERPOINT ENERGY ELECTRICAL
OUTAGES AND CENTERPOINTS ACTION PLANS FOR THE FULSHEAR AREA

Expenditure Required: NA

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

RECOMMENDATION