



# 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](http://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

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## CITY COUNCIL MEETING

### August 20, 2019

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NOTICE IS HEREBY GIVEN OF A CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, August 20, 2019 AT 7:00 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."

**I. CALL TO ORDER**

**II. QUORUM AND ROLL CALL**

**III. INVOCATION- DR. DALE OLSON, FAMILY HOPE**

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

*I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.*

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

*HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE*

**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.*

**VII. CITY MANAGER'S REPORT**

*BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.*

**A. Upcoming Meetings and Workshops**

**VIII PUBLIC HEARING**

**A Public Hearing on Tax Increase- On August 6, the City Council voted to hold public hearings on a tax rate of 0.218510/\$100 valuation for tax year 2019. This is also the Rollback Tax Rate which is 8% above the Effective Tax Rate. The City Council invites citizens for their comments on a possible tax rate. The two required public hearings are to be held at Irene Stern Community Center, 6920 Katy Fulshear Road. Fulshear, Tx: August 20, 2019 at 7:00 p.m. and September 10, 2019 at 7:00 p.m.**

**IX. 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 City Council Meetings held on July 16, 2019 (Special), July 16, 2019 (Regular), July 30, 2019 (Special), and July 30, 2019 (Joint)
- B. Consent and Approval of Quarterly Investment Report For Period Ending 6-30-19
- C. Consent and Approval of Monthly General & Utility Fund Financials
- D. Consent and Approval of Bonterra at Cross Creek Ranch Section 7 Preliminary Plat
- E. Consent and Approval of Jordan Ranch Section 19 Preliminary Plat
- F. Consent and Approval of Plaza on South Firethorne Replat
- G. Consent and Approval of Phase 2 and 3 of a Coordinated Development Ordinance Review
- H. Consent and Approval of Resolution No. 2019-433, A Resolution of the City Council Appointing and Reappointing Certain Members to the City's Historic Preservation and Museum Commission

#### **X. BUSINESS**

- A. Consideration of and action on Resolution No. 2019-428, a Resolution of the City of Fulshear approving an Administrative Services Agreement between the City and the City of Fulshear Development Corporation (Type A)
- B. Consideration of and action on Resolution No. 2019-429, a Resolution of the City of Fulshear approving an Administrative Services Agreement between the City and the Fulshear Development Corporation (Type B)
- C. Consideration of Resolution No. 2019-430, 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)
- D. Consideration of and action on Resolution No. 2019-430, 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)
- E. Consideration of Resolution No. 2019-431, 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)
- F. Consideration of and action on Resolution No. 2019-431, 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)

#### **XI. EXECUTIVE SESSION**

- A. Executive Session to consult with City Attorney to seek or receive legal advice and discuss pending litigation and other legal matters pursuant to Government Code 551.071 regarding: 1. Tax Suits brought by Fort Bend County on behalf of the City of Fulshear and other taxing entities for cause numbers: 04-DCV-134011 regarding property on Fulshear Katy Road; 17-DCV-244741 regarding property on Wallis Street; 18-DCV-257200 regarding property on Harris Street; 2. Cause No. 19-DCV-264185; ATTIP v. City of Fulshear, et al; 3. Cause No. 18-DCV-250347; City of Fulshear v. ATTIP.

#### **XII. ACTION FROM EXECUTIVE SESSION**

#### **XIII. 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.

**XIV. 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 FRIDAY, AUGUST 16, 2019 BY 5:00 PM IN PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC, IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

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KIMBERLY KOPECKY, CITY SECRETARY

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

<b>AGENDA OF:</b>	8/20/2019	<b>ITEMS:</b>	VII.A.
<b>DATE SUBMITTED:</b>	8/16/2019	<b>DEPARTMENT:</b>	Administration
<b>PREPARED BY:</b>	Kimberly Kopecky	<b>PRESENTER:</b>	Kimberly Kopecky
<b>SUBJECT:</b>	Upcoming Meetings and Workshops		

**Expenditure Required:**

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

**RECOMMENDATION**

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

**AGENDA OF:** 8/20/2019 **ITEMS:** VIIIA  
**DATE** 8/8/2019 **DEPARTMENT:** Finance  
**SUBMITTED:**

**PREPARED BY:** Wes Vela **PRESENTER:** Wes Vela

**SUBJECT:** Public Hearing on Tax Increase- On August 6, the City Council voted to hold public hearings on a tax rate of 0.218510/\$100 valuation for tax year 2019. This is also the Rollback Tax Rate which is 8% above the Effective Tax Rate. The City Council invites citizens for their comments on a possible tax rate. The two required public hearings are to be held at Irene Stern Community Center, 6920 Katy Fulshear Road. Fulshear, Tx: August 20, 2019 at 7:00 p.m. and September 10, 2019 at 7:00 p.m.

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

On August 6, the City Council voted to hold public hearings on a tax rate of 0.218510/\$100 valuation for tax year 2019. This is also the Rollback Tax Rate which is 8% above the Effective Tax Rate. The City Council invites citizens for their comments on a possible tax rate.

The two required public hearings are to be held at Irene Stern Community Center, 6920 Katy Fulshear Road. Fulshear, Tx:

August 20, 2019 at 7:00 p.m. and  
September 10, 2019 at 7:00 p.m.

**RECOMMENDATION**

To open the public hearing on the tax rate, hear any citizen that chooses to speak on this item.

Close the public hearing and state that the next public hearing will be held:

September 10, 2019 at 7:00, Irene Stern Community Center,  
6920 Katy Fulshear Road. Fulshear, Tx

Also, the Mayor should state that the City Council will vote to adopt the tax rate at the September 17, 2019, Regular City Council meeting.

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

**AGENDA OF:** 8/20/2019

**ITEMS:** IX.A.

**DATE  
SUBMITTED:** 8/12/2019

**DEPARTMENT:** Administration

**PREPARED BY:** Kimberly Kopecky

**PRESENTER:** Kimberly Kopecky

**SUBJECT:** Consent and Approval of Minutes from City Council Meetings held on July 16, 2019 (Special), July 16, 2019 (Regular), July 30, 2019 (Special), and July 30, 2019 (Joint)

**Expenditure Required:**

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

The City Secretary has prepared the attached minutes from the meetings held on July 16, 2019 (Special), July 16, 2019 (Regular), July 30, 2019 (Special), and July 30, 2019 (Joint).

**RECOMMENDATION**

Staff recommends the City Council approve the minutes as presented.

**ATTACHMENTS:**

Description	Upload Date	Type
Draft Minutes 7-16-19 (Special)	8/13/2019	Cover Memo
Draft Minutes 7-16-19 (Regular)	8/13/2019	Cover Memo
Draft Minutes 7-30-19 (Special)	8/13/2019	Cover Memo
Draft Minutes 7-30-19 (Joint)	8/13/2019	Cover Memo



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## CITY COUNCIL:

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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

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## SPECIAL CITY COUNCIL MEETING MINUTES JULY 16, 2019

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### **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. A QUORUM WAS PRESENT.*

### **II. QUORUM & ROLL CALL**

#### **COUNCIL MEMBERS PRESENT:**

*AARON GROFF, MAYOR*

*KAYE KAHLICH, MAYOR PRO-TEM*

*JOEL PATTERSON*

*DEBRA CATES*

*KENT POOL*

*JOHN KELLY*

*KEVIN WHITE*

*LISA MARTIN*

#### **CITY STAFF PRESENT:**

*JACK HARPER*

*BRANT GARY*

*KIMBERLY KOPECKY*

*KAYLA VILLAGOMEZ*

*SHARON VALIANTE*

*ANGELA FRITZ*

*JOHN MICHAEL PENA*



WES VELA  
GRADY RANDLE  
ZACH GOODLANDER  
KENNY SEYMOUR  
MIKE MCCOY

**OTHERS PRESENT:**

ANDY MEYERS  
MICHAEL SHELTON  
DON MCCOY  
ABOUT 5 PEOPLE THAT DID NOT SIGN IN

PLEASE MOVE TO ITEM VI. FOR CITIZEN COMMENTS

**III. EXECUTIVE SESSION - CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SEC. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.**

**THIS CHAPTER DOES NOT REQUIRE A GOVERNMENTAL BODY TO CONDUCT AN OPEN MEETING:**

- 1) TO DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR
- 2) TO DELIBERATE THE OFFER OF FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT DESCRIBED BY SUBDIVISION (1).

**EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

**A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:**

**1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:**

**(A) PENDING OR CONTEMPLATED LITIGATION; OR**

**(B) A SETTLEMENT OFFER; OR**

- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.

**UPDATE ON THREATENED LITIGATION:**

**(1) LITIGATION- DIANA OFFORD**

**(2) LITIGATION- ATTIPG, LLC**

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ENTER INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE

MAYOR GROFF ADJOURNED TO EXECUTIVE SESSION AT 5:35 P.M.

MAYOR GROFF RECONVENED BACK FROM EXECUTIVE SESSION AT 6:02 P.M. AND STATED COUNCIL WILL GO BACK INTO EXECUTIVE SESSION AFTER THE PUBLIC HEARING & BUSINESS ITEMS ARE HEARD.

**IV. ACTION FROM EXECUTIVE SESSION**

*NOT AT THIS TIME*

**V. PUBLIC HEARING**

**A public hearing on Land Use Assumptions and Capital Improvements Plan relating to possible adoption of Impact Fees**

**This public hearing will be held on July 16, 2019 at 6:00 p.m. at the Irene Stern Community Center at 6920 Katy Fulshear Road, Fulshear, TX 77441.**

**Any member of the public has the right to appear at the public hearing and present evidence for or against the plan and assumptions.**

Posted: 6-14-2019

*MAYOR GROFF OPENED THE PUBLIC HEARING AT 6:03 P.M.*

*THERE WERE NO CITIZEN'S THAT WISHED TO SPEAK.*

*MAYOR GROFF CLOSED THE PUBLIC HEARING AT 6:04 P.M.*

**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.**

*ANDY MEYERS- SPOKE REGARDING SECURED ACREAGE FOR A NEW LIBRARY*

**VII. BUSINESS**

**A. DISCUSSION AND POSSIBLE ACTION TO PROVIDE AND ACCEPT COMMENTS ON THE DRAFT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN FOR WATER AND WASTEWATER IMPACT FEES**

*BRANT GARY EXPLAINED TO COUNCIL THAT THE PURPOSE OF THIS ITEM IS TO RECEIVE COMMENTS. MIKE SHELTON FROM KIMLEY HORN SPOKE TO COUNCIL AND EXPLAINED THAT HE HAS RECEIVED SOME WRITTEN COMMENTS FROM THE PLANNING & ZONING COMMISSION, STAFF, AND 1 COUNCIL MEMBER. (FOR FULL DISCUSSION, PLEASE REQUEST AUDIO)*

*THERE WAS NO ADDITIONAL ACTION FOR THIS ITEM.*

**B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2019-1301, PROVIDING FOR AUTHORIZATION OF CITY STAFF TO INSTALL CERTAIN TRAFFIC CONTROL DEVICES**

*A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE ORDINANCE NO. 2019-1301, PROVIDING FOR AUTHORIZATION OF CITY STAFF TO INSTALL CERTAIN TRAFFIC CONTROL DEVICES. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

**C. CONSIDERATION AND POSSIBLE ACTION ON AWARDING OF PROFESSIONAL AUDIT SERVICES**

*A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE ENGAGEMENT LETTER WITH BELT HARRIS PECHACEK, LLP. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO CONVENE BACK INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

MAYOR GROFF CALLED COUNCIL BACK INTO EXECUTIVE SESSION AT 6:19 P.M.

MAYOR GROFF AND COUNCIL RECONVENED BACK TO THE SPECIAL CITY COUNCIL MEETING AT 6:57 P.M.

THERE WAS NO ACTION TO BE TAKEN FROM EXECUTIVE SESSION.

**VIII. ADJOURNMENT**

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

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 6:58 P.M.

\_\_\_\_\_  
AARON GROFF, MAYOR

ATTEST:

\_\_\_\_\_  
KIMBERLY KOPECKY, CITY SECRETARY



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COUNCIL MEMBER: John Kelly

## STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## CITY COUNCIL MEETING MINUTES JULY 16, 2019

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### **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 7:05 P.M. A QUORUM WAS PRESENT.*

### **II. QUORUM & ROLL CALL**

#### **COUNCIL MEMBERS PRESENT:**

*AARON GROFF, MAYOR  
KAYE KAHLICH, MAYOR PRO-TEM  
JOEL PATTERSON  
DEBRA CATES  
KENT POOL  
JOHN KELLY  
KEVIN WHITE  
LISA MARTIN*

#### **CITY STAFF PRESENT:**

*JACK HARPER  
BRANT GARY  
KIMBERLY KOPECKY  
KAYLA VILLAGOMEZ  
GRADY RANDLE  
SHARON VALIANTE*

ANGELA FRITZ  
WES VELA  
JOHN MICHAEL PENA  
ZACH GOODLANDER  
KENNY SEYMOUR  
MIKE MCCOY  
DAVID LEYENDECKER

**OTHERS PRESENT:**

MIKE SHELTON  
DON MCCOY  
BRYAN THOMAS  
RANDY ETHERIDGE  
RAY KERLICK  
JASON MAKLARY  
SHERRY GANNON  
WES WAUSON  
JENNIFER Q  
AND ABOUT 15 OTHERS THAT DID NOT SIGN IN

**III. INVOCATION- FATHER DAT HOANG, ST. FAUSTINA CATHOLIC CHURCH**

*INVOCATION WAS GIVEN BY FATHER DAT HOANG.*

**IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG-I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.**

**V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG –HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE**

*THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND THE TEXAS FLAG WERE 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. CITY’S MANAGER’S REPORT – BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.**

**A. DISTINGUISHED BUDGET AWARD- THIS WAS THE 2<sup>ND</sup> YEAR IN A ROW FOR THIS AWARD GIVEN BY THE GOVERNMENT FINANCE OFFICERS ASSOCIATION.**

- B. COURT CLERK III, VALERIE BRYANT-** VALERIE BRYANT IS NUMBER 64 OUT OF 100 FOR EARNING HER LEVEL III COURT CLERK CERTIFICATION.
- C. TRMC CERTIFICATION, KIMBERLY KOPECKY-** KIMBERLY KOPECKY WAS JUST CERTIFIED AS TEXAS REGISTERED MUNICIPAL CLERK.
- D. TML CONFERENCE (OCTOBER 9-11) IN SAN ANTONIO-** SEND AN EMAIL IF YOU WOULD LIKE TO GO.
- E. BUDGET WORKSHOP (AUGUST 6, 2019)-** JUST A REMINDER.

**VIII. 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 CITY COUNCIL MEETINGS HELD ON JUNE 18, 2019 (SPECIAL) AND JUNE 18, 2019 (REGULAR)**
- B. CONSENT AND APPROVAL OF AN UPDATE TO THE CROSS CREEK RANCH GENERAL LAND PLAN**
- C. CONSENT AND APPROVAL OF CREEK TRACE AT CROSS CREEK RANCH SECTION 5 PRELIMINARY PLAT**
- D. CONSENT AND APPROVAL OF IVY KIDS – CROSS CREEK PRELIMINARY PLAT**
- E. CONSENT AND APPROVAL OF THE MONTHLY GENERAL AND UTILITY FUND FINANCIALS**
- F. CONSENT AND APPROVAL OF 10/20 YEAR WRITE OFF OF PROPERTY TAXES**
- G. CONSENT AND APPROVAL OF RESOLUTION NO. 2019-423, DENYING THE RATE CHANGE APPLICATION PROPOSED BY CENTERPOINT**
- H. CONSENT AND APPROVAL OF AN AMENDMENT TO FNI DESIGN SERVICES CONTRACT FOR W18K & WW18E**
- I. CONSENT AND APPROVAL TO ACCEPT INFRASTRUCTURE FROM MUD 174 FOR THE UTILITY CONVEYANCES AND SECURITY AGREEMENTS AND THE STREET DEDICATIONS FOR POLO RANCH SECTIONS 2 AND 3**

*COUNCIL MEMBER MARTIN WOULD LIKE TO REMOVE CONSENT ITEMS B, F, AND G FOR DISCUSSION.*

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEMS A, C, D, E, H, AND I. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE*

**CONSENT B**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEM B. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE*

**CONSENT F**

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

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE*

**CONSENT G**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE CONSENT ITEM G. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE*

**IX. BUSINESS**

**A. DISCUSSION AND POSSIBLE ACTION RELATED TO AMENDMENTS TO EXISTING AGREEMENTS FOR 270.482 ACRES OF LAND AS FOLLOWS:**

- 1. THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., AND FULSHEAR EQUINE, LLC**
- 2. SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., AND FULSHEAR EQUINE, LLC AND THE SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*



AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE

**B. DISCUSSION AND POSSIBLE ACTION RELATED TO AMENDMENTS TO THE FOLLOWING EXISTING AGREEMENTS FOR 280.315 ACRES OF LAND AS FOLLOWS:**

- 1. FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT, INC., AND LOUIS A. WATERS**
- 2. FIRST AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT, INC., AND LOUIS A. WATERS**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT, INC., AND LOUIS A. WATERS AND THE FIRST AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC., MASON EQUEST INVESTMENT, INC., AND LOUIS A. WATERS. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE

**X. EXECUTIVE SESSION - CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

**A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:**

- 1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:  
A) PENDING OR CONTEMPLATED LITIGATION; OR  
B) A SETTLEMENT OFFER; OR**
- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.**

**CERTAIN MUD SETTLEMENT NEGOTIATIONS INCLUDING:**

- (1) FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR TEXAS HOLDINGS LP (CROSS CREEK RANCH)**
- (2) SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR LAND PARTNERS, LTD and FULSHEAR LAND INVESTMENTS PARTNERS, LTD (FULBROOK ON FULSHEAR CREEK)**
- (3) LETTER TO CROSS CREEK RANCH COMMUNITY ASSOCIATION**

- (4) (a) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, (b) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170, (c) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 171, (d) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 172, (e) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 173, AND (f) FIRST AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, TEXAS.

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ENTER INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE*

*MAYOR GROFF ADJOURNED INTO EXECUTIVE SESSION AT 7:36 P.M.*

*MAYOR GROFF RECONVENED FROM EXECUTIVE SESSION AT 8:19 P.M.*

**XI. ACTION FROM EXECUTIVE SESSION**

**A. DISCUSSION AND POSSIBLE ACTION RELATED TO THE FOLLOWING AMENDMENTS TO THE FOLLOWING EXISTING AGREEMENTS:**

- (1) APPROVAL OF FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR TEXAS HOLDINGS LP (CROSS CREEK RANCH)
- (2) APPROVAL OF SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR LAND PARTNERS, LTD and FULSHEAR LAND INVESTMENTS PARTNERS, LTD (FULBROOK ON FULSHEAR CREEK)
- (3) APPROVAL OF LETTER TO CROSS CREEK RANCH COMMUNITY ASSOCIATION
- (4) APPROVAL OF: (a) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, (b) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170, (c) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 171, (d) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 172, (e) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 173, AND (f) FIRST AMENDMENT

**TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND  
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND  
COUNTY, TEXAS.**

*PER GRADY RANDLE, THERE IS NOT A CONFLICT OF INTEREST FOR LISA MARTIN.*

*#1 A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR TEXAS HOLDINGS LP (CROSS CREEK RANCH). IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: MAYOR PRO-TEM KAHLICH*

*(MOTION PASSES WITH A 6-1 VOTE)*

*#2 A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR LAND PARTNERS, LTD AND FULSHEAR LAND INVESTMENTS PARTNERS, LTD (FULBROOK ON FULSHEAR CREEK). IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: MAYOR PRO-TEM KAHLICH*

*(MOTION PASSES WITH A 6-1 VOTE)*

*#3 A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE A LETTER TO CROSS CREEK RANCH COMMUNITY ASSOCIATION. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

*#4 (a) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: MAYOR PRO-TEM KAHLICH*

*(MOTION PASSES WITH A 6-1 VOTE)*

*#4 (b) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE THIRD AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: MAYOR PRO-TEM KAHLICH  
(MOTION PASSES WITH A 6-1 VOTE)

#4 (c) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 171. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: MAYOR PRO-TEM KAHLICH  
(MOTION PASSES WITH A 6-1 VOTE)

#4 (d) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE THIRD AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 172. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: MAYOR PRO-TEM KAHLICH  
(MOTION PASSES WITH A 6-1 VOTE)

#4 (e) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE THIRD AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: MAYOR PRO-TEM KAHLICH  
(MOTION PASSES WITH A 6-1 VOTE)

#4 (f) A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE FIRST AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, TEXAS. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: MAYOR PRO-TEM KAHLICH  
(MOTION PASSES WITH A 6-1 VOTE)

**XII. 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 FOR THIS ITEM.*

**XIII. ADJOURNMENT**

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

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

*MAYOR GROFF ADJOURNED THE MEETING AT 9:20 P.M.*

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*AARON GROFF, MAYOR*

*ATTEST:*

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KIMBERLY KOPECKY, CITY SECRETARY



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

## CITY COUNCIL:

MAYOR: Aaron Groff

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Joel Patterson

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: John Kelly

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Lisa Martin

## STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## SPECIAL CITY COUNCIL MEETING MINUTES JULY 30, 2019

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### 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 5:31 P.M. A QUORUM WAS PRESENT.

### II. QUORUM & ROLL CALL

#### **COUNCIL MEMBERS PRESENT:**

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

JOEL PATTERSON

DEBRA CATES

KENT POOL

JOHN KELLY

KEVIN WHITE

LISA MARTIN

#### **CITY STAFF PRESENT:**

BRANT GARY

KIMBERLY KOPECKY

ZACH GOODLANDER

ANGELA FRITZ

CHANDLER MARKS

MIKE MCCOY

JAMES WOODS

**OTHERS PRESENT:**

TOMMY KUYKENDALL  
BRYAN THOMAS  
RUSS COSBEY  
SHEREE PRATHER  
GEORGE D  
AND ABOUT 10 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.

*THERE WERE NO CITIZEN COMMENTS.*

IV. **BUSINESS**

A. **DISCUSSION AND POSSIBLE ACTION ON TEXANA DEVELOPMENT AGREEMENT**

*BRANT GARY EXPLAINED THIS ITEM.*

*A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE TEXANA DEVELOPMENT AGREEMENT. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

B. **DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2019-425, ADOPTION OF POLICY GUIDELINES APPLICABLE TO ALL PROCUREMENTS MADE WITH FEDERAL FUNDS**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2019-425, ADOPTING POLICY GUIDELINES APPLICABLE TO ALL PROCUREMENTS MADE WITH FEDERAL FUNDS AND ADOPTING GUIDELINES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY SERVICES. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

C. **DISCUSSION AND POSSIBLE ACTION ON PROCLAMATION – FAIR HOUSING MONTH**

*MAYOR GROFF READ THE PROCLAMATION TO COUNCIL.*

*A MOTION WAS MADE BY COUNCIL MEMBER POOL TO SUPPORT THE PROCLAMATION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

**D. DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2019-426, ACCEPTING FEDERAL GRANT (CDBG) FUNDS - SITE 1 LEA DRAINAGE IMPROVEMENTS AND SITE 2 PENN DRAINAGE IMPROVEMENTS**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2019-426, ACCEPTING FEDERAL GRANT (CDBG) FUNDS- SITE 1 LEA DRAINAGE IMPROVEMENTS AND SITE 2 PENN DRAINAGE IMPROVEMENTS. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

**E. DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2019-427, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2019-427, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

**F. DISCUSSION OF AND ACTION ON RATIFYING THE CORRECTION OF A MISPRINT ON THE UTILITY AGREEMENTS AMENDMENTS ADOPTED ON JULY 16, 2019 SPECIFICALLY:**

- (a) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, (b) THIRD AMENDMENT TO UTILITY**



**AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170, (c) FOURTH AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 171, (d) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 172, (e) THIRD AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 173, AND (f) FIRST AMENDMENT TO UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, TEXAS.**

*A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE/RATIFY THE CORRECTION OF THE MISPRINT OF THE ORIGINAL AMENDMENTS TO THE UTILITY AGREEMENTS ADOPTED ON JULY 16, 2019 SPECIFICALLY THE CHART 0.219999 OR LESS. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: MAYOR PRO-TEM KAHLICH*

*(ITEM PASSED WITH A 6-1 VOTE)*

**V. ADJOURNMENT**

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

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

*NAYS: NONE*

*MAYOR GROFF ADJOURNED THE MEETING AT 5:57 P.M.*

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*AARON GROFF, MAYOR*

*ATTEST:*

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*KIMBERLY KOPECKY, CITY SECRETARY*



# CITY OF FULSHEAR

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## 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

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## JOINT SPECIAL CITY COUNCIL MEETING MINUTES JULY 30, 2019

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### **I. CALL TO ORDER**

*A JOINT SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 6:05 P.M. A QUORUM WAS PRESENT.*

*EDC TYPE A WAS CALLED TO ORDER BY ANDREW VAN CHAU AT 6:06 P.M. A QUORUM WAS PRESENT. REVEREND GILMORE WAS ABSENT.*

*EDC TYPE B WAS CALLED TO ORDER BY WES WAUSON AT 6:06 P.M. A QUORUM WAS PRESENT. RECIE MEDLOCK AND DON MCCOY WERE ABSENT.*

### **II. QUORUM & ROLL CALL**

#### **COUNCIL MEMBERS PRESENT:**

*AARON GROFF, MAYOR*

*KAYE KAHLICH, MAYOR PRO-TEM*

*JOEL PATTERSON*

*DEBRA CATES*

*KENT POOL*

*JOHN KELLY*

*KEVIN WHITE*

*LISA MARTIN*

#### **CITY STAFF PRESENT:**

*BRANT GARY*

KIMBERLY KOPECKY  
ZACH GOODLANDER  
ANGELA FRITZ  
CHANDLER MARKS  
MIKE MCCOY  
JAMES WOODS

**OTHERS PRESENT:**

BRYAN THOMAS  
RUSS COSBY  
AND ABOUT 4 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.

*THERE WERE NO CITIZEN COMMENTS.*

- IV. **JOINT DISCUSSION AND PRESENTATION WITH CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) AND FULSHEAR DEVELOPMENT CORPORATION (FDC)**

- A. **PRESENTATION AND DISCUSSION REGARDING UPDATE ON ECONOMIC DEVELOPMENT STRATEGIC PLAN**

*TOM STILLMAN FROM TIP STRATEGIES INTRODUCED CAROLINE. CAROLINE GAVE THE PROJECT UPDATE AND AN OVERVIEW OF THE PLAN WITH AN ADJUSTED TIMELINE. (FOR FULL COMMENTARY, PLEASE REQUEST AUDIO)*

*DON MCCOY ARRIVED AT 6:42 P.M.*

- V. **BUSINESS**

- A. **DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2019-424, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, ACCEPTING THE VISION, GUIDING PRINCIPLES, AND GOALS IN THE DRAFT ECONOMIC DEVELOPMENT STRATEGIC PLAN, AND AUTHORIZING FINALIZATION OF THE PLAN BASED THEREON**

*A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2019-424, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, ACCEPTING THE VISION, GUIDING PRINCIPLES, AND GOAL IN THE DRAFT ECONOMIC DEVELOPMENT STRATEGIC PLAN, AND AUTHORIZING FINALIZATION OF THE PLAN WITH THE COMMENTS AND RECOMMENDATIONS ALREADY MADE. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE*

NAYS: NONE

EDC TYPE B ADJOURNED AT 7:41 P.M.

EDC TYPE A ADJOURNED AT 7:42 P.M.

**VI. ADJOURNMENT**

A MOTION TO ADJOURN WAS MADE BY COUNCIL MEMBER MARTIN. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, AND WHITE  
NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 7:42 P.M.

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

**AGENDA OF:** 8/20/2019

**ITEMS:** IX.B.

**DATE  
SUBMITTED:** 7/22/2019

**DEPARTMENT:** Finance

**PREPARED BY:** Wes Vela, Chief Financial Officer     **PRESENTER:** Wes Vela

**SUBJECT:** Consent and Approval of Quarterly Investment Report For Period Ending 6-30-19

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

In accordance with the City of Fulshear's Invest Policy and the Texas Public Funds Investment Act the City's investments shall be reported on a quarterly basis. The attached report lists the investments located at the bank, local governmental investment pools and Municipal and State Bonds. The Weighted Average Maturity (WAM) is calculated to be 41.72 days which is within the policy of 360 days.

**RECOMMENDATION**

Staff recommends the City Council consent and approve the Quarterly Investment Report as presented.

**ATTACHMENTS:**

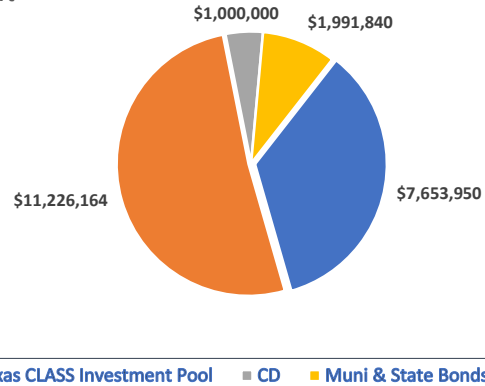
Description	Upload Date	Type
FY19 Quarter 2 Investment Report	8/13/2019	Cover Memo

June 30, 2019

Account Type	Beginning 06/01/19	Purchases/ Additions	Sales/ Reductions	Ending 06/30/19	Increases (Decreases)	Quarterly Interest	Market Value	Yield
<b>CASH ACCOUNTS</b>								
Wells Fargo General Operating	\$8,244.00	\$2,499,021.28	-\$2,441,328.28	\$65,937.00	\$57,693.00	\$0.00	\$65,937.00	0.05%
Wells Fargo StageCoach Sweep	\$7,738,114.41	\$667,157.12	-\$817,258.15	\$7,588,013.38	-\$150,101.03	\$40,201.38	\$7,588,013.38	1.82%
<b>CASH TOTALS</b>	<b>\$7,746,358.41</b>	<b>\$3,166,178.40</b>	<b>-\$3,258,586.43</b>	<b>\$7,653,950.38</b>	<b>-\$92,408.03</b>	<b>\$40,201.38</b>	<b>\$7,653,950.38</b>	
<b>INVESTMENTS - CD'S</b>								
Dime Community Bank CD 25432JAE3	\$250,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	0.00%
CAP ONE CD - 14042RFQ9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,045.55	\$0.00	2.40%
Morgan Stanley 61690Ubk5060	\$250,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$3,843.15	\$250,000.00	3.10%
Wells Fargo Bank - 949763XP6	\$250,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$1,669.86	\$250,000.00	2.65%
JP Morgan Chase Bank - 48128HGS1	\$250,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	2.50%
<b>CD'S TOTALS</b>	<b>\$1,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000,000.00</b>	<b>\$0.00</b>	<b>\$5,888.70</b>	<b>\$1,000,000.00</b>	
<b>INVESTMENTS - BONDS</b>								
CITY OF AUSTIN - CUSIP 052396UY2	\$503,704.25	\$0.00	\$0.00	\$503,704.25	\$0.00	\$0.00	\$505,507.51	4.446%
STATE OF TEXAS - CUSIP 8827223B5	\$500,045.00	\$0.00	\$0.00	\$500,045.00	\$0.00	\$0.00	\$499,909.99	1.906%
FANNIE MAE - CUSIP 3136G1J83	\$989,915.00	\$0.00	\$0.00	\$989,915.00	\$0.00	\$0.00	\$988,232.14	1.500%
<b>BOND'S TOTALS</b>	<b>\$1,993,664.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,993,664.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,993,649.64</b>	
<b>TX CLASS INVESTMENT POOL</b>								
TXClass General Fund	\$11,190,942.30	\$11,590.06	\$0.00	\$11,202,532.36	\$11,590.06	\$70,993.94	\$11,202,532.36	2.50%
TXClass - Peg Restricted	\$553.39	\$0.00	\$0.00	\$553.39	\$0.00	\$3.59	\$553.39	2.50%
<b>TX CLASS TOTALS</b>	<b>\$11,191,495.69</b>	<b>\$11,590.06</b>	<b>\$0.00</b>	<b>\$11,203,085.75</b>	<b>\$11,590.06</b>	<b>\$70,997.53</b>	<b>\$11,203,085.75</b>	
<b>PORTFOLIO TOTALS</b>	<b>\$21,931,518.35</b>	<b>\$3,177,768.46</b>	<b>-\$3,258,586.43</b>	<b>\$21,850,700.38</b>	<b>-\$80,817.97</b>	<b>\$117,922.54</b>	<b>\$21,850,685.77</b>	<b>2.16%</b>

<b>Portfolio as of April 1, 2019</b>	
Beginning Book Value	\$20,299,745
Beginning Market Value	\$20,299,745
Unrealized Gain/(Loss)	\$0
Weighted Average Maturity (days)	2122.00
<b>Portfolio as April 30, 2019</b>	
Ending Book Value	\$21,850,700
Ending Market Value	\$21,850,686
Unrealized Gain/(Loss)	-\$15
Weighted Average Maturity (days)	41.72
Investment Income for the period	\$117,923
Change in Unrealized Gain/(Loss)	-\$15
Average Yield to Maturity for period	2.16%

Distribution of Investment Funds By Type  
19-2 Quarterly Report



The investment portfolio detailed in this report includes all investment transactions made during the above referenced period. The investment portfolio and all related transactions comply with the investment policy of the City of Fulshear, Texas and the Investment Act of the State of Texas.

Investment Officer: Wes Vela Date: 7-22-19  
Wes Vela, Chief Financial Officer

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

**AGENDA OF:** 8/20/2019 **ITEMS:** IX.C.  
**DATE SUBMITTED:** 8/2/2019 **DEPARTMENT:** Finance  
**PREPARED BY:** wes vela **PRESENTER:** wes vela  
**SUBJECT:** Consent and Approval of Monthly General & Utility Fund Financials

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

The Monthly Financial Report for the General Fund is presented for the month ended July 31, 2019.

**RECOMMENDATION**

Staff recommends the City Council accept the Monthly Financial Report as presented.

**ATTACHMENTS:**

Description	Upload Date	Type
Cover Memo - July 2019 Financials	8/2/2019	Cover Memo
Monthly Financials-July 2019	8/2/2019	Cover Memo



# CITY OF FULSHEAR

## Finance Department

PO Box 279 / 29378 McKinnon, Suite A  
 Fulshear, Texas 77441  
[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

### MEMORANDUM

To: Mayor and City Councilmembers  
 From: Wes Vela, Chief Financial Officer  
 Date: August 2, 2019  
 Subject: Monthly Financial Report

Attached you will find the General Fund and the two Utility Fund monthly financial reports for the period ended **July 31, 2019**. This report represents the activity for **ten (10)** unaudited **months** or **83%** of the fiscal year. For the General Fund the total revenues are reported at **81%** of budget and total expenditures are reported at **72%** which both are in line with expectations. The City Charter signifies budgetary control at the Fund level and staff projects that actual revenues will exceed expenditures and therefore no budget amendments are expected.

In the Utility Funds, revenues are **62%** and **81%** for the City of Fulshear Utility (COF) and Cross Creek Ranch Utility (CCR) Funds, respectively. Service revenue in each utility funds are not recorded until billed therefore for example; October's utility revenues are not billed until early November. Expenditures are at **82%** of budget for the COF Utility and **76%** for the CCR Utility. **Revenues and expenses in the Utility Funds will be monitored for possible budgetary amendments if needed.**

<b>General Fund</b>		
	Jul-18	Jul-19
<b>Revenues:</b>		
Tax	94.46%	88.98%
License-Permit Revenue	128.55%	86.82%
Grant Revenue	15.45%	0.00%
Service Revenue	109.79%	98.04%
Fines-Forfeitures Revenue	147.83%	114.88%
Interest Earned	138.80%	253.15%
Other Revenue	63.11%	117.03%
Transfers	60.72%	30.14%
Total	96.33%	80.90%
<b>Expenditures:</b>		
Administration	75.57%	50.71%
Municipal Court	76.28%	71.19%
Finance	66.45%	88.43%
Utility Services	84.85%	91.03%
Economic Development	54.26%	61.75%
Communications	25.53%	46.89%
Police	84.06%	76.28%
Emergency Management	18.72%	22.02%
Code Enforcement	69.03%	63.98%
Planning & Development	51.26%	39.22%
Builder Services	64.93%	77.55%
General Facilities	60.67%	82.48%
Public Works & Maint	94.09%	80.79%
Street Department	78.96%	82.01%
Total	73.01%	72.19%



<b>Utility Fund- COF</b>		
	Jul-18	Jul-19
<b>Revenues:</b>		
Service Revenue	90.32%	59.84%
Interest Revenue	167.65%	126.02%
Total	90.86%	61.67%
<b>Expenses:</b>		
Non-Departmental	90.38%	82.28%
Total	90.38%	82.28%
<b>Utility Fund- CCR</b>		
	Jul-18	Jul-19
<b>Revenues:</b>		
Service Revenue	89.45%	77.15%
Interest Revenue	494.32%	292.74%
Total	91.78%	80.54%
<b>Expenses:</b>		
Non-Departmental	97.95%	76.20%
Total	97.95%	76.20%

If you have any questions, please don't hesitate to call me at 281.346.8805.

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund  
 FINANCIAL SUMMARY

83.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
TAX & FRANCHISE FEES	4,450,800.00	159,046.39	3,960,121.04	88.98	490,678.96
LICENSE-PERMIT REVENUE	2,092,400.00	157,772.33	1,816,708.62	86.82	275,691.38
GRANT REVENUE	0.00	0.00	2,879.11	0.00 (	2,879.11)
SERVICE REVENUE	1,821,775.00	207,310.81	1,786,048.77	98.04	35,726.23
FINES-FORFIETURES REVENUE	215,000.00	30,120.47	246,991.89	114.88 (	31,991.89)
INTEREST EARNED	55,002.00	13,057.79	139,237.54	253.15 (	84,235.54)
OTHER REVENUE	27,700.00	5,312.21	32,417.98	117.03 (	4,717.98)
TRANSFERS	<u>1,923,032.00</u>	<u>92,500.00</u>	<u>579,516.72</u>	<u>30.14</u>	<u>1,343,515.28</u>
TOTAL REVENUES	10,585,709.00	665,120.00	8,563,921.67	80.90	2,021,787.33
	=====	=====	=====	=====	=====

<u>EXPENDITURE SUMMARY</u>					
Administration	2,161,429.00	90,445.34	1,096,028.93	50.71	1,065,400.07
Municipal Court	226,802.00	18,183.88	161,462.69	71.19	65,339.31
Finance	1,298,919.00	28,326.72	1,148,624.80	88.43	150,294.20
Utility Services	1,058,488.00	104,091.87	963,565.50	91.03	94,922.50
Economic Development	335,200.00	19,612.68	206,999.43	61.75	128,200.57
Communications	26,200.00	1,200.00	12,284.00	46.89	13,916.00
Police Dept	2,604,331.00	165,326.86	1,986,495.41	76.28	617,835.59
Emergency Management	44,680.00	968.38	9,837.49	22.02	34,842.51
Code Enforcement	89,296.00	4,006.69	57,128.10	63.98	32,167.90
Planning & Development	477,357.00	10,582.69	187,208.62	39.22	290,148.38
Builder Services	896,718.00	51,325.91	695,383.68	77.55	201,334.32
General Facilities	459,130.00	41,464.20	378,693.85	82.48	80,436.15
Public Works & Maint	482,159.00	28,226.25	389,557.68	80.79	92,601.32
Streets	<u>425,000.00</u>	<u>44,051.89</u>	<u>348,524.51</u>	<u>82.01</u>	<u>76,475.49</u>
TOTAL EXPENDITURES	10,585,709.00	607,813.36	7,641,794.69	72.19	2,943,914.31
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0.00	57,306.64	922,126.98	(	922,126.98)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>TAX &amp; FRANCHISE FEES</u>					
100-41101 Property Tax - Current Year	2,406,840.00	( 136.56)	2,422,599.60	100.65	( 15,759.60)
100-41102 Property Tax - Delinquent	30,000.00	4,272.53	49,767.07	165.89	( 19,767.07)
100-41103 Property Tax - Penlty & Intrst	10,000.00	428.81	16,716.13	167.16	( 6,716.13)
100-41301 Sales & Use Tax Revenue	1,235,559.00	83,182.72	902,880.66	73.07	332,678.34
100-41302 Mixed Beverage Tax	18,000.00	4,996.68	13,429.19	74.61	4,570.81
100-41501 Franchise Revenue - Electrical	441,982.00	9,379.93	354,762.40	80.27	87,219.60
100-41503 Franchise Revenue - Telecomm	20,000.00	16,179.14	57,731.50	288.66	( 37,731.50)
100-41504 Franchise Revenue - Cable TV	134,666.00	0.00	23,660.91	17.57	111,005.09
100-41505 PEG Fees	0.00	0.00	2.36	0.00	( 2.36)
100-41506 Franchise Revenue - Gas	56,000.00	29,196.00	29,196.00	52.14	26,804.00
100-41507 Credit Card Fees	60,000.00	7,181.87	56,151.17	93.59	3,848.83
100-41508 Franchise Revenue -Solid Waste	<u>37,753.00</u>	<u>4,365.27</u>	<u>33,224.05</u>	<u>88.00</u>	<u>4,528.95</u>
TOTAL TAX & FRANCHISE FEES	4,450,800.00	159,046.39	3,960,121.04	88.98	490,678.96
<u>LICENSE-PERMIT REVENUE</u>					
100-42001 Registration - Electrician	0.00	0.00	600.00	0.00	( 600.00)
100-42002 Registration - HVAC	8,500.00	200.00	5,800.00	68.24	2,700.00
100-42003 Registration - Bldg Contractor	52,000.00	4,600.00	37,000.00	71.15	15,000.00
100-42004 Registration - Irrigation	1,200.00	0.00	0.00	0.00	1,200.00
100-42201 Permit - Electrical	0.00	360.00	410.00	0.00	( 410.00)
100-42202 Permit - HVAC	43,000.00	4,385.00	48,180.00	112.05	( 5,180.00)
100-42203 Permit - Bldg Contractor	1,200,000.00	82,886.33	1,029,072.98	85.76	170,927.02
100-42204 Permit - Plumbing	72,000.00	7,670.00	62,990.00	87.49	9,010.00
100-42205 Permit - Solicitation	100.00	0.00	680.00	680.00	( 580.00)
100-42207 Permit - Moving & Demolition	100.00	0.00	100.00	100.00	0.00
100-42208 Permit - Sign	3,000.00	895.00	4,895.00	163.17	( 1,895.00)
100-42209 Permit - Banner	1,500.00	160.00	2,010.00	134.00	( 510.00)
100-42210 Permit - Alarm	40,000.00	4,385.00	39,330.00	98.33	670.00
100-42300 Liquor License	1,000.00	117.50	527.50	52.75	472.50
100-42700 Inspection Fees	<u>670,000.00</u>	<u>52,113.50</u>	<u>585,113.14</u>	<u>87.33</u>	<u>84,886.86</u>
TOTAL LICENSE-PERMIT REVENUE	2,092,400.00	157,772.33	1,816,708.62	86.82	275,691.38
<u>GRANT REVENUE</u>					
100-43101 GRANTS - POLICE	<u>0.00</u>	<u>0.00</u>	<u>2,879.11</u>	<u>0.00</u>	<u>( 2,879.11)</u>
TOTAL GRANT REVENUE	0.00	0.00	2,879.11	0.00	( 2,879.11)
<u>SERVICE REVENUE</u>					
100-44000 Refund Revenue	175.00	0.00	0.00	0.00	175.00
100-44001 NSF Fees	100.00	105.00	945.00	945.00	( 845.00)
100-44010 Plat Review Fees	0.00	2,651.23	26,537.70	0.00	( 26,537.70)
100-44011 Plan Review Fees	685,000.00	82,913.91	481,653.13	70.31	203,346.87
100-44100 Subdivision - Plat Fees	55,000.00	0.00	22,795.64	41.45	32,204.36
100-44101 Subdiv. Infrustructure 1% Fee	263,000.00	26,282.00	427,769.75	162.65	( 164,769.75)
100-44103 Commercial Plat Fees	6,500.00	0.00	3,544.76	54.53	2,955.24
100-44250 Open Records Fees	500.00	122.43	831.58	166.32	( 331.58)
100-44251 Fingerprinting Fees	0.00	30.00	589.10	0.00	( 589.10)
100-44500 Penalties	6,500.00	515.53	6,539.16	100.60	( 39.16)

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-44503 Sanitation Revenue	805,000.00	77,415.05	660,684.05	82.07	144,315.95
100-44504 Recycle Revenue	<u>0.00</u>	<u>17,275.66</u>	<u>154,158.90</u>	<u>0.00</u>	<u>( 154,158.90)</u>
TOTAL SERVICE REVENUE	1,821,775.00	207,310.81	1,786,048.77	98.04	35,726.23
<u>FINES-FORFIETURES REVENUE</u>					
100-45001 Court Fines & Forfeitures	75,000.00	9,991.17	80,736.68	107.65	( 5,736.68)
100-45002 Court Fees	80,000.00	12,351.03	95,142.45	118.93	( 15,142.45)
100-45003 Court Deferred Dispositions	60,000.00	7,521.53	68,928.59	114.88	( 8,928.59)
100-45004 Court Building Security Fund	0.00	0.00	21.00	0.00	( 21.00)
100-45005 Court Technology Fund	0.00	0.00	28.00	0.00	( 28.00)
100-45007 Court Time Payment Fees Local	0.00	108.17	931.82	0.00	( 931.82)
100-45011 Court-City Justice Fee	<u>0.00</u>	<u>148.57</u>	<u>1,203.35</u>	<u>0.00</u>	<u>( 1,203.35)</u>
TOTAL FINES-FORFIETURES REVENUE	215,000.00	30,120.47	246,991.89	114.88	( 31,991.89)
<u>INTEREST EARNED</u>					
100-46000 Interest Revenue	55,000.00	13,057.79	139,232.90	253.15	( 84,232.90)
100-46001 PEG ACCT. INTEREST	<u>2.00</u>	<u>0.00</u>	<u>4.64</u>	<u>232.00</u>	<u>( 2.64)</u>
TOTAL INTEREST EARNED	55,002.00	13,057.79	139,237.54	253.15	( 84,235.54)
<u>OTHER REVENUE</u>					
100-47100 Candidate Filing Fee	200.00	0.00	100.00	50.00	100.00
100-47103 Suspense - Bank Corrections	0.00	0.00	( 4,021.34)	0.00	4,021.34
100-47150 Sale of Assets	500.00	0.00	0.00	0.00	500.00
100-47200 Miscellaneous Revenue	0.00	150.00	4,972.16	0.00	( 4,972.16)
100-47215 Cash Long-Short	0.00	0.00	( 0.99)	0.00	0.99
100-47700 Comm Center -FTB Seniors	1,000.00	184.71	976.10	97.61	23.90
100-47701 Community Center - Rental	26,000.00	4,697.50	28,982.05	111.47	( 2,982.05)
100-47702 Community Center - Security	<u>0.00</u>	<u>280.00</u>	<u>1,410.00</u>	<u>0.00</u>	<u>( 1,410.00)</u>
TOTAL OTHER REVENUE	27,700.00	5,312.21	32,417.98	117.03	( 4,717.98)
<u>TRANSFERS</u>					
100-49500 XFER IN - Fund Balance	565,461.00	0.00	0.00	0.00	565,461.00
100-49550 XFER IN - COF UTLTY FUND 500	131,606.00	0.00	43,868.00	33.33	87,738.00
100-49555 XFER IN - CCR UTLTY FUND 550	745,765.00	0.00	216,114.00	28.98	529,651.00
100-49560 XFER IN - 4/A EDC FUND 600	195,100.00	8,750.00	122,267.36	62.67	72,832.64
100-49561 XFER IN - 4/A PROJECT FUND 601	7,500.00	0.00	0.00	0.00	7,500.00
100-49562 Xfer In - 4/A Comm Events	37,500.00	37,500.00	37,500.00	100.00	0.00
100-49570 XFER IN - 4/B EDC FUND 700	195,100.00	8,750.00	122,267.36	62.67	72,832.64
100-49571 XFER IN - 4/B PROJECT FUND 701	7,500.00	0.00	0.00	0.00	7,500.00
100-49572 Xfer In - 4/B Comm Events	<u>37,500.00</u>	<u>37,500.00</u>	<u>37,500.00</u>	<u>100.00</u>	<u>0.00</u>
TOTAL TRANSFERS	1,923,032.00	92,500.00	579,516.72	30.14	1,343,515.28
<hr/>					
TOTAL REVENUE	10,585,709.00	665,120.00	8,563,921.67	80.90	2,021,787.33
	=====	=====	=====	=====	=====

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Administration

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-120-5210-00 Salaries & Wages	626,652.00	47,057.98	426,229.68	68.02	200,422.32
100-5-120-5210-02 Overtime	2,000.00	14.25	382.88	19.14	1,617.12
100-5-120-5210-03 Auto Allowance	15,600.00	830.78	9,138.58	58.58	6,461.42
100-5-120-5216-01 Mayor Compensation	9,600.00	800.00	8,000.00	83.33	1,600.00
100-5-120-5216-02 Elected Officials Pay	25,200.00	2,100.00	21,000.00	83.33	4,200.00
100-5-120-5230-00 Payroll Tax Expense	49,285.00	3,989.57	33,764.17	68.51	15,520.83
100-5-120-5235-00 Employee Health Benefits	57,625.00	0.00	38,655.53	67.08	18,969.47
100-5-120-5238-00 Retirement Contribution	44,000.00	4,385.27	36,461.99	82.87	7,538.01
100-5-120-5239-00 Worker's Compensation	1,017.00	0.00	2,987.00	293.71 (	1,970.00)
100-5-120-5240-00 Unemployment	<u>950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>950.00</u>
TOTAL PERSONNEL COSTS	831,929.00	59,177.85	576,619.83	69.31	255,309.17
<u>SUPPLIES</u>					
100-5-120-5311-00 Supplies	15,000.00	1,339.40	6,302.92	42.02	8,697.08
100-5-120-5314-00 Publications/Ref Material	2,500.00	0.00	24.50	0.98	2,475.50
100-5-120-5315-00 Postage	8,000.00	689.76	4,791.13	59.89	3,208.87
100-5-120-5316-00 Minor Tools & Equipment	7,500.00	84.99	84.99	1.13	7,415.01
100-5-120-5317-00 Commemoratives	2,500.00	0.00	178.17	7.13	2,321.83
100-5-120-5326-00 Uniforms/Shirts	0.00	0.00	824.95	0.00 (	824.95)
100-5-120-5381-00 Meeting Expenses	5,000.00	0.00	2,007.40	40.15	2,992.60
100-5-120-5381-05 Staff Relations	<u>5,500.00</u>	<u>0.00</u>	<u>5,786.30</u>	<u>105.21 (</u>	<u>286.30)</u>
TOTAL SUPPLIES	46,000.00	2,114.15	20,000.36	43.48	25,999.64
<u>CONTRACTUAL SERVICES</u>					
100-5-120-5411-00 Prof. Services - Legal	400,000.00	15,344.36	362,282.89	90.57	37,717.11
100-5-120-5411-10 Prof. Services - Consulting	100,000.00	0.00	422.22	0.42	99,577.78
100-5-120-5414-02 Keep Fulshear Beautiful	12,000.00	0.00	9,094.45	75.79	2,905.55
100-5-120-5414-03 Community Events	75,000.00	7,079.80	77,789.95	103.72 (	2,789.95)
100-5-120-5424-00 Elections	5,000.00	0.00	72.60	1.45	4,927.40
100-5-120-5434-00 Telecommunications	7,000.00	691.76	5,795.11	82.79	1,204.89
100-5-120-5461-04 Codification	6,500.00	2,878.96	3,943.96	60.68	2,556.04
100-5-120-5467-00 Drug Screenings/Evaluations	1,200.00	0.00	992.96	82.75	207.04
100-5-120-5468-01 Railroad Pipeline Rental	600.00	0.00	536.02	89.34	63.98
100-5-120-5469-01 Equipment Rental	<u>7,300.00</u>	<u>962.61</u>	<u>6,467.81</u>	<u>88.60</u>	<u>832.19</u>
TOTAL CONTRACTUAL SERVICES	614,600.00	26,957.49	467,397.97	76.05	147,202.03
<u>OTHER CHARGES</u>					
100-5-120-5520-00 Printing	650.00	59.43	59.43	9.14	590.57
100-5-120-5526-00 Public Notices	5,000.00	81.43	2,518.03	50.36	2,481.97
100-5-120-5526-01 County Recording Fees	3,500.00	84.26	245.62	7.02	3,254.38
100-5-120-5526-05 Open Records Expenses	4,250.00	0.00	0.00	0.00	4,250.00
100-5-120-5527-00 Dues & Memberships	8,500.00	0.00	8,070.22	94.94	429.78
100-5-120-5528-00 Travel & Training	22,000.00	1,970.73	19,777.47	89.90	2,222.53
100-5-120-5531-01 Tuition Assistance Program	<u>0.00</u>	<u>0.00</u>	<u>1,340.00</u>	<u>0.00 (</u>	<u>1,340.00)</u>
TOTAL OTHER CHARGES	43,900.00	2,195.85	32,010.77	72.92	11,889.23

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Administration

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>					
<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
100-5-120-5900-12 XFER OUT - 300 (GRANT MATCH)	300,000.00	0.00	0.00	0.00	300,000.00
100-5-120-5900-30 XFER OUT - Cap Proj Fd 300	<u>325,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>325,000.00</u>
TOTAL TRANSFERS	625,000.00	0.00	0.00	0.00	625,000.00
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TOTAL Administration	2,161,429.00	90,445.34	1,096,028.93	50.71	1,065,400.07

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Municipal Court

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-140-5210-00 Salaries	104,120.00	7,624.00	87,384.70	83.93	16,735.30
100-5-140-5210-02 Overtime	1,000.00	0.00	91.36	9.14	908.64
100-5-140-5230-00 Payroll Tax Expense	8,042.00	542.42	5,953.52	74.03	2,088.48
100-5-140-5235-00 Employee Health Benefits	19,209.00	0.00	10,123.48	52.70	9,085.52
100-5-140-5238-00 Retirement Contribution	7,310.00	614.50	6,880.06	94.12	429.94
100-5-140-5239-00 Workers Compensation	750.00	0.00	750.00	100.00	0.00
100-5-140-5240-00 Unemployment	<u>571.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>571.00</u>
TOTAL PERSONNEL COSTS	141,002.00	8,780.92	111,183.12	78.85	29,818.88
<u>SUPPLIES</u>					
100-5-140-5311-00 Supplies	3,000.00	345.40	2,115.39	70.51	884.61
100-5-140-5314-00 Publications/Ref Material	400.00	0.00	0.00	0.00	400.00
100-5-140-5316-00 Minor Tools & Equipment	<u>1,500.00</u>	<u>0.00</u>	<u>936.12</u>	<u>62.41</u>	<u>563.88</u>
TOTAL SUPPLIES	4,900.00	345.40	3,051.51	62.28	1,848.49
<u>CONTRACTUAL SERVICES</u>					
100-5-140-5411-00 Prof. Services - Legal	25,000.00	2,375.00	16,181.25	64.73	8,818.75
100-5-140-5411-03 Prof. Services - Judge	25,000.00	4,112.50	18,662.50	74.65	6,337.50
100-5-140-5411-06 Building Security - Bailiff	10,000.00	0.00	0.00	0.00	10,000.00
100-5-140-5411-07 Prof. Services - Juror Fees	500.00	0.00	0.00	0.00	500.00
100-5-140-5411-08 Prof. Services - Interpretor	1,000.00	0.00	0.00	0.00	1,000.00
100-5-140-5434-00 Telecommunications	<u>900.00</u>	<u>49.46</u>	<u>445.56</u>	<u>49.51</u>	<u>454.44</u>
TOTAL CONTRACTUAL SERVICES	62,400.00	6,536.96	35,289.31	56.55	27,110.69
<u>OTHER CHARGES</u>					
100-5-140-5520-00 Printing	400.00	0.00	128.20	32.05	271.80
100-5-140-5527-00 Dues & Memberships	600.00	0.00	276.90	46.15	323.10
100-5-140-5528-00 Travel & Training	4,000.00	125.18	3,360.96	84.02	639.04
100-5-140-5540-02 Software Maintenance	<u>13,500.00</u>	<u>2,395.42</u>	<u>8,172.69</u>	<u>60.54</u>	<u>5,327.31</u>
TOTAL OTHER CHARGES	18,500.00	2,520.60	11,938.75	64.53	6,561.25
<u>CAPITAL OUTLAY</u>					
TOTAL Municipal Court	226,802.00	18,183.88	161,462.69	71.19	65,339.31

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Finance

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-160-5210-00 Salaries	228,958.00	17,475.09	171,755.34	75.02	57,202.66
100-5-160-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
100-5-160-5210-03 Auto Allowance	4,800.00	369.24	4,061.64	84.62	738.36
100-5-160-5230-00 Payroll Tax Expense	17,959.00	1,130.69	11,672.93	65.00	6,286.07
100-5-160-5235-00 Employee Health Benefits	28,813.00	0.00	18,479.89	64.14	10,333.11
100-5-160-5238-00 Retirement Contribution	16,076.00	1,438.26	14,172.12	88.16	1,903.88
100-5-160-5239-00 Worker's Compensation	455.00	0.00	454.00	99.78	1.00
100-5-160-5240-00 Unemployment	8,000.00	0.00	4,169.00	52.11	3,831.00
100-5-160-5250-00 Vacation Pay Out	<u>10,000.00</u>	<u>0.00</u>	<u>2,050.47</u>	<u>20.50</u>	<u>7,949.53</u>
TOTAL PERSONNEL COSTS	316,061.00	20,413.28	226,815.39	71.76	89,245.61
<u>SUPPLIES</u>					
100-5-160-5311-00 Supplies	2,875.00	397.49	2,774.65	96.51	100.35
100-5-160-5314-00 Publications/Ref Materials	625.00	0.00	435.00	69.60	190.00
100-5-160-5316-00 Minor Tools & Equipment	<u>2,800.00</u>	<u>0.00</u>	<u>270.58</u>	<u>9.66</u>	<u>2,529.42</u>
TOTAL SUPPLIES	6,300.00	397.49	3,480.23	55.24	2,819.77
<u>CONTRACTUAL SERVICES</u>					
100-5-160-5411-09 Prof. Services - Audit	49,000.00	0.00	24,928.00	50.87	24,072.00
100-5-160-5421-01 Insurance - General Liability	3,500.00	1,000.00	6,254.70	178.71 (	2,754.70)
100-5-160-5421-02 Insurance - Auto Liability	9,000.00	0.00	9,000.00	100.00	0.00
100-5-160-5421-03 Insurance W/C Contribution	2,500.00	0.00	2,500.00	100.00	0.00
100-5-160-5421-04 Errors & Omissions	7,000.00	0.00	1,000.00	14.29	6,000.00
100-5-160-5421-05 Insurance - Bonding	2,000.00	0.00	1,066.00	53.30	934.00
100-5-160-5425-00 Merchant Service Fees	50,000.00	5,350.32	36,368.50	72.74	13,631.50
100-5-160-5426-00 Tax Assessor/Collector Fees	14,500.00 (	2.86)	11,770.25	81.17	2,729.75
100-5-160-5475-00 Bank Charges	500.00	1,112.01	14,937.18	2,987.44 (	14,437.18)
100-5-160-5475-01 Credit Card Fees	600.00 (	68.52)	38.51	6.42	561.49
100-5-160-5475-03 Tax Penalties	1,200.00	0.00	0.00	0.00	1,200.00
100-5-160-5481-97 MUD 1 Property Tax Rebate	77,778.00	0.00	76,878.10	98.84	899.90
100-5-160-5481-98 CCR MUDs Prop Tax Rebate	<u>731,280.00</u>	<u>0.00</u>	<u>716,310.93</u>	<u>97.95</u>	<u>14,969.07</u>
TOTAL CONTRACTUAL SERVICES	948,858.00	7,390.95	901,052.17	94.96	47,805.83
<u>OTHER CHARGES</u>					
100-5-160-5527-00 Dues & Memberships	2,500.00	0.00	1,013.90	40.56	1,486.10
100-5-160-5528-00 Travel & Training	7,500.00	0.00	4,818.77	64.25	2,681.23
100-5-160-5531-01 Tuition Assistance Program	1,500.00	0.00	626.75	41.78	873.25
100-5-160-5540-02 Software Maintenance	<u>16,200.00</u>	<u>125.00</u>	<u>10,817.59</u>	<u>66.78</u>	<u>5,382.41</u>
TOTAL OTHER CHARGES	27,700.00	125.00	17,277.01	62.37	10,422.99
TOTAL Finance	1,298,919.00	28,326.72	1,148,624.80	88.43	150,294.20



REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Utility Services

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL COSTS

100-5-170-5210-00 Salaries	112,705.00	8,733.13	97,451.82	86.47	15,253.18
100-5-170-5210-02 Overtime	1,000.00	0.00	198.41	19.84	801.59
100-5-170-5230-00 Payroll Tax Expense	11,366.00	614.11	6,868.48	60.43	4,497.52
100-5-170-5235-00 Employee Health Benefits	28,809.00	0.00	13,666.24	47.44	15,142.76
100-5-170-5238-00 Retirement Contribution	10,449.00	703.89	7,765.80	74.32	2,683.20
100-5-170-5239-00 Workers Compensation	339.00	0.00	339.00	100.00	0.00
100-5-170-5240-00 Unemployment	<u>570.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>570.00</u>
TOTAL PERSONNEL COSTS	165,238.00	10,051.13	126,289.75	76.43	38,948.25

SUPPLIES

100-5-170-5311-00 Supplies	2,500.00	124.30	1,132.09	45.28	1,367.91
100-5-170-5314-00 Publications/Ref Material	2,500.00	0.00	53.34	2.13	2,446.66
100-5-170-5315-00 Postage	25,000.00	1,647.68	16,305.16	65.22	8,694.84
100-5-170-5316-00 Minor Tools & Equipment	4,500.00	0.00	7,197.73	159.95 (	2,697.73)
100-5-170-5380-00 Public Relations	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
TOTAL SUPPLIES	37,000.00	1,771.98	24,688.32	66.73	12,311.68

CONTRACTUAL SERVICES

100-5-170-5411-10 Prof. Services - Consulting	2,500.00	0.00	0.00	0.00	2,500.00
100-5-170-5434-00 Telecommunications	1,000.00	49.46	445.56	44.56	554.44
100-5-170-5461-02 Contract - Sanitation Services	805,000.00	86,483.48	755,345.06	93.83	49,654.94
100-5-170-5469-01 Equipment Rental	<u>3,300.00</u>	<u>657.56</u>	<u>3,703.34</u>	<u>112.22 (</u>	<u>403.34)</u>
TOTAL CONTRACTUAL SERVICES	811,800.00	87,190.50	759,493.96	93.56	52,306.04

OTHER CHARGES

100-5-170-5515-00 Advertising	500.00	0.00	562.81	112.56 (	62.81)
100-5-170-5520-00 Printing	3,000.00	2,095.63	5,095.71	169.86 (	2,095.71)
100-5-170-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-170-5528-00 Travel & Training	2,000.00	0.00	128.76	6.44	1,871.24
100-5-170-5529-00 Contingency	1,000.00	0.00	0.00	0.00	1,000.00
100-5-170-5535-00 Equipment Maintenance	21,000.00	2,477.57	39,533.45	188.25 (	18,533.45)
100-5-170-5540-02 Software Maintenance	<u>16,500.00</u>	<u>505.06</u>	<u>7,772.74</u>	<u>47.11</u>	<u>8,727.26</u>
TOTAL OTHER CHARGES	44,450.00	5,078.26	53,093.47	119.45 (	8,643.47)

TOTAL Utility Services	1,058,488.00	104,091.87	963,565.50	91.03	94,922.50
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CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Economic Development

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL COSTS

100-5-180-5210-00 Salaries	160,768.00	12,366.78	123,551.68	76.85	37,216.32
100-5-180-5210-03 Auto Allowance	4,800.00	369.24	4,061.64	84.62	738.36
100-5-180-5230-00 Payroll Tax Expense	12,299.00	906.08	9,078.81	73.82	3,220.19
100-5-180-5235-00 Employee Health Benefits	19,209.00	0.00	12,231.71	63.68	6,977.29
100-5-180-5238-00 Retirement Contribution	11,288.00	1,026.52	10,179.70	90.18	1,108.30
100-5-180-5239-00 Workers Compensation	400.00	0.00	381.00	95.25	19.00
100-5-180-5240-00 Unemployment	<u>381.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>381.00</u>
TOTAL PERSONNEL COSTS	209,145.00	14,668.62	159,484.54	76.26	49,660.46

SUPPLIES

100-5-180-5311-00 Supplies	2,500.00	83.25	1,004.41	40.18	1,495.59
100-5-180-5314-00 Publications/Ref Material	730.00	20.00	340.28	46.61	389.72
100-5-180-5316-00 Minor Tools & Equipment	2,000.00	0.00	0.00	0.00	2,000.00
100-5-180-5381-00 Meeting Expenses	<u>2,000.00</u>	<u>222.62</u>	<u>1,052.96</u>	<u>52.65</u>	<u>947.04</u>
TOTAL SUPPLIES	7,230.00	325.87	2,397.65	33.16	4,832.35

CONTRACTUAL SERVICES

100-5-180-5411-10 Prof. Services - Consulting	20,500.00	2,150.00	11,406.00	55.64	9,094.00
100-5-180-5411-14 Prof. Service Legal & Engineer	10,000.00	0.00	3,157.56	31.58	6,842.44
100-5-180-5434-00 Telecommunications	2,200.00	186.37	1,419.46	64.52	780.54
100-5-180-5440-00 Marketing	15,000.00	0.00	3,820.42	25.47	11,179.58
100-5-180-5472-00 Business Devlpmnt & Retention	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL CONTRACTUAL SERVICES	52,700.00	2,336.37	19,803.44	37.58	32,896.56

OTHER CHARGES

100-5-180-5520-00 Printing	2,500.00	0.00	128.86	5.15	2,371.14
100-5-180-5527-00 Dues & Memberships	1,625.00	200.00	1,375.00	84.62	250.00
100-5-180-5527-01 Dues & Memberships - Org.	16,000.00	0.00	13,473.20	84.21	2,526.80
100-5-180-5528-00 Travel & Training	11,500.00	1,938.98	8,847.17	76.93	2,652.83
100-5-180-5530-00 Technology Maintenance	33,500.00	119.40	1,202.51	3.59	32,297.49
100-5-180-5531-00 Mileage	<u>1,000.00</u>	<u>23.44</u>	<u>287.06</u>	<u>28.71</u>	<u>712.94</u>
TOTAL OTHER CHARGES	66,125.00	2,281.82	25,313.80	38.28	40,811.20

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TOTAL Economic Development	335,200.00	19,612.68	206,999.43	61.75	128,200.57
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CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Communications

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-185-5311-00 Supplies	500.00	0.00	199.00	39.80	301.00
TOTAL SUPPLIES	500.00	0.00	199.00	39.80	301.00
<u>CONTRACTUAL SERVICES</u>					
<u>OTHER CHARGES</u>					
100-5-185-5527-00 Dues & Memberships	500.00	0.00	85.00	17.00	415.00
100-5-185-5527-02 Annual Subscription Services	6,000.00	0.00	0.00	0.00	6,000.00
100-5-185-5530-00 Technology Maintenance	18,000.00	1,200.00	12,000.00	66.67	6,000.00
100-5-185-5540-02 Software Maintenance	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL OTHER CHARGES	25,700.00	1,200.00	12,085.00	47.02	13,615.00
TOTAL Communications	26,200.00	1,200.00	12,284.00	46.89	13,916.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Police Dept

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-210-5210-00 Salaries	1,515,795.00	119,048.43	1,212,914.94	80.02	302,880.06
100-5-210-5210-01 Wages	0.00	0.00	( 1,055.76)	0.00	1,055.76
100-5-210-5210-02 Overtime	11,650.00	6,435.15	18,399.63	157.94	( 6,749.63)
100-5-210-5210-03 AUTO ALLOWANCE	0.00	184.60	1,569.10	0.00	( 1,569.10)
100-5-210-5210-05 Holiday Worked - Wage	41,000.00	0.00	3,026.88	7.38	37,973.12
100-5-210-5210-06 Overtime - Grant Funded	5,000.00	0.00	461.50	9.23	4,538.50
100-5-210-5230-00 Payroll Tax Expense	121,764.00	8,600.06	84,286.82	69.22	37,477.18
100-5-210-5235-00 Employee Health Benefits	225,705.00	0.00	135,765.34	60.15	89,939.66
100-5-210-5238-00 Retirement Contribution	106,430.00	10,138.10	98,438.70	92.49	7,991.30
100-5-210-5239-00 Workers Compensation	30,154.00	0.00	30,154.00	100.00	0.00
100-5-210-5240-00 Unemployment	<u>4,567.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,567.00</u>
TOTAL PERSONNEL COSTS	2,062,065.00	144,406.34	1,583,961.15	76.81	478,103.85

SUPPLIES

100-5-210-5311-00 Supplies	4,000.00	230.83	1,694.95	42.37	2,305.05
100-5-210-5311-05 Supplies - Police Duty	27,732.00	140.00	11,327.60	40.85	16,404.40
100-5-210-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-210-5316-00 Minor Tools & Equipment	65,204.00	1,875.53	60,075.42	92.13	5,128.58
100-5-210-5317-00 Commemoratives	500.00	0.00	0.00	0.00	500.00
100-5-210-5326-00 Uniforms/Shirts	24,600.00	2,589.77	18,593.47	75.58	6,006.53
100-5-210-5363-00 Fuel/Oil Expense	58,885.00	8,784.00	43,814.76	74.41	15,070.24
100-5-210-5363-01 Auto Repair/Maintenance	45,352.00	12,649.72	31,535.05	69.53	13,816.95
100-5-210-5364-00 Investigations	6,000.00	0.00	0.00	0.00	6,000.00
100-5-210-5380-00 Public Relations	<u>1,200.00</u>	<u>0.00</u>	<u>607.63</u>	<u>50.64</u>	<u>592.37</u>
TOTAL SUPPLIES	233,973.00	26,269.85	167,648.88	71.65	66,324.12

CONTRACTUAL SERVICES

100-5-210-5421-01 Insurance General Liability	14,000.00	0.00	14,000.00	100.00	0.00
100-5-210-5421-02 Insurance - Auto Liability	15,032.00	0.00	15,132.00	100.67	( 100.00)
100-5-210-5421-04 Errors & Omissions	1,000.00	0.00	0.00	0.00	1,000.00
100-5-210-5430-00 Telecommunications-Web	3,688.00	0.00	0.00	0.00	3,688.00
100-5-210-5434-00 Telecommunications	17,660.00	732.05	12,854.21	72.79	4,805.79
100-5-210-5467-00 Testing & Support Services	5,035.00	0.00	2,907.30	57.74	2,127.70
100-5-210-5469-01 Equipment Rental	<u>13,000.00</u>	<u>1,240.51</u>	<u>9,780.31</u>	<u>75.23</u>	<u>3,219.69</u>
TOTAL CONTRACTUAL SERVICES	69,415.00	1,972.56	54,673.82	78.76	14,741.18

OTHER CHARGES

100-5-210-5520-00 Printing	1,500.00	0.00	1,336.40	89.09	163.60
100-5-210-5527-00 Dues & Memberships	2,350.00	0.00	1,310.16	55.75	1,039.84
100-5-210-5528-00 Travel & Training	18,000.00	817.69	9,959.04	55.33	8,040.96
100-5-210-5530-00 Technology Maintenance	25,993.00	0.00	19,765.40	76.04	6,227.60
100-5-210-5531-01 Tuition Assistance Program	6,000.00	0.00	1,317.50	21.96	4,682.50
100-5-210-5599-00 Vehicle Replacement Fee	<u>97,675.00</u>	<u>( 8,139.58)</u>	<u>56,977.06</u>	<u>58.33</u>	<u>40,697.94</u>
TOTAL OTHER CHARGES	151,518.00	( 7,321.89)	90,665.56	59.84	60,852.44

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Police Dept

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>CAPITAL OUTLAY</u>					
100-5-210-5600-00 Capital Outlay-Equipment	<u>87,360.00</u>	<u>0.00</u>	<u>89,546.00</u>	<u>102.50</u>	( <u>2,186.00</u> )
TOTAL CAPITAL OUTLAY	87,360.00	0.00	89,546.00	102.50	( 2,186.00)
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TOTAL Police Dept	2,604,331.00	165,326.86	1,986,495.41	76.28	617,835.59

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Emergency Management

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-230-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
100-5-230-5230-00 Payroll Tax Expense	421.00	0.00	0.00	0.00	421.00
100-5-230-5238-00 Retirement Contribution	<u>409.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>409.00</u>
TOTAL PERSONNEL COSTS	6,330.00	0.00	0.00	0.00	6,330.00
<u>SUPPLIES</u>					
100-5-230-5311-00 Supplies	4,500.00	70.93	133.62	2.97	4,366.38
100-5-230-5311-01 Occupation Supplies	3,500.00	0.00	0.00	0.00	3,500.00
100-5-230-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-230-5316-00 Minor Tools & Equipment	9,700.00	41.99	5,095.73	52.53	4,604.27
100-5-230-5317-00 Commemoratives	1,200.00	0.00	0.00	0.00	1,200.00
100-5-230-5363-00 Fuel/Oil Expense	5,000.00	806.00	3,260.33	65.21	1,739.67
100-5-230-5363-01 Auto Repair/Maintenance	5,000.00	0.00	0.00	0.00	5,000.00
100-5-230-5381-00 Meeting Expenses	<u>2,700.00</u>	<u>0.00</u>	<u>438.43</u>	<u>16.24</u>	<u>2,261.57</u>
TOTAL SUPPLIES	32,100.00	918.92	8,928.11	27.81	23,171.89
<u>CONTRACTUAL SERVICES</u>					
100-5-230-5411-13 Prof. Services I.T.	500.00	0.00	0.00	0.00	500.00
100-5-230-5434-00 Telecommunications	2,000.00	49.46	444.95	22.25	1,555.05
100-5-230-5469-01 Equipment Rental	<u>1,000.00</u>	<u>0.00</u>	<u>400.00</u>	<u>40.00</u>	<u>600.00</u>
TOTAL CONTRACTUAL SERVICES	3,500.00	49.46	844.95	24.14	2,655.05
<u>OTHER CHARGES</u>					
100-5-230-5520-00 Printing	300.00	0.00	64.43	21.48	235.57
100-5-230-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-230-5528-00 Travel & Training	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
TOTAL OTHER CHARGES	2,750.00	0.00	64.43	2.34	2,685.57
<u>CAPITAL OUTLAY</u>					
TOTAL Emergency Management	44,680.00	968.38	9,837.49	22.02	34,842.51

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Code Enforcement

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL COSTS

100-5-250-5210-00 Salaries & Wages	45,211.00	3,483.19	38,259.11	84.62	6,951.89
100-5-250-5210-02 Overtime	1,000.00	0.00	187.47	18.75	812.53
100-5-250-5230-00 Payroll Tax Expense	3,459.00	247.81	2,735.25	79.08	723.75
100-5-250-5235-00 Employee Health Benefits	9,604.00	0.00	6,744.36	70.22	2,859.64
100-5-250-5238-00 Retirement Contribution	3,174.00	280.74	3,058.69	96.37	115.31
100-5-250-5239-00 Workers' Compensation	3.00	0.00	0.00	0.00	3.00
100-5-250-5240-00 Unemployment	<u>190.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>190.00</u>
TOTAL PERSONNEL COSTS	62,641.00	4,011.74	50,984.88	81.39	11,656.12

SUPPLIES

100-5-250-5311-00 Supplies	200.00	9.59	44.01	22.01	155.99
100-5-250-5314-00 Publications/Ref Material	300.00	0.00	0.00	0.00	300.00
100-5-250-5316-00 Minor Tools & Equipment	7,100.00	0.00	0.00	0.00	7,100.00
100-5-250-5326-00 Uniforms/Shirts	350.00	0.00	144.94	41.41	205.06
100-5-250-5363-00 Fuel/Oil Expense	3,400.00	207.79	1,327.14	39.03	2,072.86
100-5-250-5363-01 Auto Repair/Maintenance	<u>3,840.00</u>	<u>0.00</u>	<u>1,128.04</u>	<u>29.38</u>	<u>2,711.96</u>
TOTAL SUPPLIES	15,190.00	217.38	2,644.13	17.41	12,545.87

CONTRACTUAL SERVICES

100-5-250-5434-00 Telecommunications	1,200.00	37.99	411.15	34.26	788.85
100-5-250-5461-00 Pro Serv.- Demo-/Prop Upkeep	<u>5,500.00</u>	<u>0.00</u>	<u>470.00</u>	<u>8.55</u>	<u>5,030.00</u>
TOTAL CONTRACTUAL SERVICES	6,700.00	37.99	881.15	13.15	5,818.85

OTHER CHARGES

100-5-250-5527-00 Dues & Memberships	200.00	0.00	75.00	37.50	125.00
100-5-250-5528-00 Travel & Training	1,000.00	0.00	280.00	28.00	720.00
100-5-250-5530-00 Technology Maintenance	440.00	0.00	440.00	100.00	0.00
100-5-250-5599-00 Vehicle Replacement Fee	<u>3,125.00</u>	<u>(260.42)</u>	<u>1,822.94</u>	<u>58.33</u>	<u>1,302.06</u>
TOTAL OTHER CHARGES	4,765.00	(260.42)	2,617.94	54.94	2,147.06

TOTAL Code Enforcement	89,296.00	4,006.69	57,128.10	63.98	32,167.90
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REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Planning & Development

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-400-5210-00 Salaries	91,862.00	7,076.87	42,461.57	46.22	49,400.43
100-5-400-5210-03 Auto Allowance	4,800.00	369.24	1,819.83	37.91	2,980.17
100-5-400-5230-00 Payroll Tax Expense	7,027.00	529.76	3,150.42	44.83	3,876.58
100-5-400-5235-00 Employee Health Benefits	9,604.00	0.00	3,404.50	35.45	6,199.50
100-5-400-5238-00 Retirement Contribution	6,450.00	600.16	3,569.08	55.33	2,880.92
100-5-400-5239-00 Workers Compensation	224.00	0.00	223.00	99.55	1.00
100-5-400-5240-00 Unemployment	<u>190.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>190.00</u>
TOTAL PERSONNEL COSTS	120,157.00	8,576.03	54,628.40	45.46	65,528.60
<u>SUPPLIES</u>					
100-5-400-5311-00 Supplies	3,500.00	237.34	301.77	8.62	3,198.23
100-5-400-5314-00 Publications/Ref Material	1,200.00	95.86	95.86	7.99	1,104.14
100-5-400-5316-00 Minor Tools & Equipment	8,500.00	0.00	0.00	0.00	8,500.00
100-5-400-5363-00 Fuel/Oil Expense	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
TOTAL SUPPLIES	15,700.00	333.20	397.63	2.53	15,302.37
<u>CONTRACTUAL SERVICES</u>					
100-5-400-5411-10 Prof. Services - Consulting	140,000.00	500.00	46,093.40	32.92	93,906.60
100-5-400-5411-11 Prof. Services - Engineering	100,000.00	0.00	46,279.20	46.28	53,720.80
100-5-400-5434-00 Telecommunications	1,000.00	49.46	673.50	67.35	326.50
100-5-400-5469-01 Equipment Rental	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
TOTAL CONTRACTUAL SERVICES	242,000.00	549.46	93,046.10	38.45	148,953.90
<u>OTHER CHARGES</u>					
100-5-400-5527-00 Dues & Memberships	1,500.00	0.00	1,960.00	130.67 (	460.00)
100-5-400-5528-00 Travel & Training	10,000.00	0.00	525.00	5.25	9,475.00
100-5-400-5540-02 Software Maintenance	<u>88,000.00</u>	<u>1,124.00</u>	<u>36,651.49</u>	<u>41.65</u>	<u>51,348.51</u>
TOTAL OTHER CHARGES	99,500.00	1,124.00	39,136.49	39.33	60,363.51
TOTAL Planning & Development	477,357.00	10,582.69	187,208.62	39.22	290,148.38



REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Builder Services

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-450-5210-00 Salaries	497,599.00	37,179.31	347,279.85	69.79	150,319.15
100-5-450-5210-02 Overtime	5,500.00	26.54	1,928.87	35.07	3,571.13
100-5-450-5230-00 Payroll Tax Expense	38,487.00	2,581.42	24,123.29	62.68	14,363.71
100-5-450-5235-00 Employee Health Benefits	86,440.00	0.00	50,619.17	58.56	35,820.83
100-5-450-5238-00 Retirement Contribution	34,938.00	2,998.80	27,843.25	79.69	7,094.75
100-5-450-5239-00 Workers Compensation	2,049.00	0.00	2,048.00	99.95	1.00
100-5-450-5240-00 Unemployment	<u>1,330.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,330.00</u>
TOTAL PERSONNEL COSTS	666,343.00	42,786.07	453,842.43	68.11	212,500.57
<u>SUPPLIES</u>					
100-5-450-5311-00 Supplies	6,000.00	786.47	4,499.07	74.98	1,500.93
100-5-450-5314-00 Publications/Ref Material	1,500.00	0.00	332.00	22.13	1,168.00
100-5-450-5316-00 Minor Tools & Equipment	5,500.00	191.00	1,469.18	26.71	4,030.82
100-5-450-5326-00 Uniforms/Shirts	3,000.00	0.00	350.37	11.68	2,649.63
100-5-450-5363-00 Fuel/Oil Expense	8,000.00	1,075.67	4,854.94	60.69	3,145.06
100-5-450-5363-01 Auto Repair/Maintenance	5,000.00	64.95	1,206.12	24.12	3,793.88
100-5-450-5380-00 Public Relations	<u>1,500.00</u>	<u>0.00</u>	<u>148.34</u>	<u>9.89</u>	<u>1,351.66</u>
TOTAL SUPPLIES	30,500.00	2,118.09	12,860.02	42.16	17,639.98
<u>CONTRACTUAL SERVICES</u>					
100-5-450-5411-10 Prof. Services - Consulting	60,500.00	0.00	149,346.90	246.85 (	88,846.90)
100-5-450-5411-11 Prof. Services - Engineering	1,500.00	0.00	0.00	0.00	1,500.00
100-5-450-5434-00 Telecommunications	7,500.00	244.79	1,759.14	23.46	5,740.86
100-5-450-5469-01 Equipment Rental	<u>6,000.00</u>	<u>1,018.52</u>	<u>5,599.24</u>	<u>93.32</u>	<u>400.76</u>
TOTAL CONTRACTUAL SERVICES	75,500.00	1,263.31	156,705.28	207.56 (	81,205.28)
<u>OTHER CHARGES</u>					
100-5-450-5520-00 Printing	6,000.00	10.60	1,421.78	23.70	4,578.22
100-5-450-5527-00 Dues & Memberships	1,500.00	252.00	504.50	33.63	995.50
100-5-450-5528-00 Travel & Training	11,500.00	908.67	5,434.21	47.25	6,065.79
100-5-450-5540-02 Software Maintenance	10,000.00	2,285.05	4,886.79	48.87	5,113.21
100-5-450-5599-00 Vehicle Replacement Fee	<u>12,875.00</u>	<u>(1,072.92)</u>	<u>7,510.44</u>	<u>58.33</u>	<u>5,364.56</u>
TOTAL OTHER CHARGES	41,875.00	2,383.40	19,757.72	47.18	22,117.28
<u>CAPITAL OUTLAY</u>					
100-5-450-5600-01 Capital Outlay - Technology	<u>82,500.00</u>	<u>2,775.04</u>	<u>52,218.23</u>	<u>63.29</u>	<u>30,281.77</u>
TOTAL CAPITAL OUTLAY	82,500.00	2,775.04	52,218.23	63.29	30,281.77
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TOTAL Builder Services	896,718.00	51,325.91	695,383.68	77.55	201,334.32

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

General Facilities

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-490-5311-00 Supplies	10,000.00	1,948.49	11,093.58	110.94 (	1,093.58)
100-5-490-5316-00 Minor Tools & Equipment	20,000.00	0.00	2,153.92	10.77	17,846.08
100-5-490-5316-02 Minor Equipment - Technology	<u>15,000.00</u>	<u>0.00</u>	<u>6,933.80</u>	<u>46.23</u>	<u>8,066.20</u>
TOTAL SUPPLIES	45,000.00	1,948.49	20,181.30	44.85	24,818.70
<u>CONTRACTUAL SERVICES</u>					
100-5-490-5411-13 Prof. Services I.T.	50,000.00	5,025.00	47,554.94	95.11	2,445.06
100-5-490-5420-00 Comm Center Supervisor	5,000.00	0.00	160.00	3.20	4,840.00
100-5-490-5421-00 Insurance Real/Pers. Property	4,500.00	0.00	4,500.00	100.00	0.00
100-5-490-5422-00 Facilities Cleaning	45,000.00	523.42	22,517.78	50.04	22,482.22
100-5-490-5430-00 Telecommunications Web	7,500.00	0.00	5,464.54	72.86	2,035.46
100-5-490-5431-00 Electricity	25,000.00	2,233.40	17,650.88	70.60	7,349.12
100-5-490-5434-00 Telecommunications	45,000.00	10,420.59	59,143.26	131.43 (	14,143.26)
100-5-490-5435-00 Pest Control Services	2,250.00	441.00	1,401.65	62.30	848.35
100-5-490-5451-00 Security Systems	9,500.00	420.55	4,552.28	47.92	4,947.72
100-5-490-5469-02 Facility Rental	100,380.00	8,365.00	94,457.00	94.10	5,923.00
100-5-490-5472-00 Contract Services	<u>25,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>16.00</u>	<u>21,000.00</u>
TOTAL CONTRACTUAL SERVICES	319,130.00	27,428.96	261,402.33	81.91	57,727.67
<u>OTHER CHARGES</u>					
100-5-490-5540-02 Software Maintenance	50,000.00	2,384.42	34,335.29	68.67	15,664.71
100-5-490-5570-01 Facilities Maintenance	25,000.00	8,802.24	40,117.12	160.47 (	15,117.12)
100-5-490-5570-02 Facility Improvements	10,000.00	0.00	13,611.91	136.12 (	3,611.91)
100-5-490-5571-00 Landscape Maintenance	<u>10,000.00</u>	<u>900.09</u>	<u>9,045.90</u>	<u>90.46</u>	<u>954.10</u>
TOTAL OTHER CHARGES	95,000.00	12,086.75	97,110.22	102.22 (	2,110.22)
<u>CAPITAL OUTLAY</u>					
TOTAL General Facilities	459,130.00	41,464.20	378,693.85	82.48	80,436.15

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Public Works & Maint

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-510-5210-00 Salaries	264,838.00	20,555.95	237,061.12	89.51	27,776.88
100-5-510-5210-02 Overtime	5,500.00	3,715.19	8,644.09	157.17 (	3,144.09)
100-5-510-5210-03 Auto Allowance	4,800.00	415.40	4,569.40	95.20	230.60
100-5-510-5230-00 Payroll Tax Expense	20,681.00	1,678.70	16,954.24	81.98	3,726.76
100-5-510-5235-00 Employee Health Benefits	48,022.00	0.00	34,538.50	71.92	13,483.50
100-5-510-5238-00 Retirement Contribution	18,595.00	1,989.74	19,911.67	107.08 (	1,316.67)
100-5-510-5239-00 Workers Compensation	8,231.00	0.00	8,231.00	100.00	0.00
100-5-510-5240-00 Unemployment	<u>950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>950.00</u>
TOTAL PERSONNEL COSTS	371,617.00	28,354.98	329,910.02	88.78	41,706.98
<u>SUPPLIES</u>					
100-5-510-5311-00 Supplies	2,000.00	941.52	2,269.02	113.45 (	269.02)
100-5-510-5314-00 Publications/Ref Material	250.00	0.00	438.99	175.60 (	188.99)
100-5-510-5316-00 Minor Tools & Equipment	5,000.00	9.99	2,630.12	52.60	2,369.88
100-5-510-5326-00 Uniforms/Shirts	1,800.00	0.00	0.00	0.00	1,800.00
100-5-510-5363-00 Fuel/Oil Expense	10,000.00	1,923.93	8,131.46	81.31	1,868.54
100-5-510-5363-01 Auto Repair/Maintenance	<u>12,000.00</u>	<u>434.33</u>	<u>3,567.57</u>	<u>29.73</u>	<u>8,432.43</u>
TOTAL SUPPLIES	31,050.00	3,309.77	17,037.16	54.87	14,012.84
<u>CONTRACTUAL SERVICES</u>					
100-5-510-5411-10 Prof. Services - Consulting	20,000.00	0.00	7,302.50	36.51	12,697.50
100-5-510-5434-00 Telecommunications	4,200.00	290.13	2,187.94	52.09	2,012.06
100-5-510-5469-01 Equipment Rental	<u>5,000.00</u>	<u>0.00</u>	<u>448.14</u>	<u>8.96</u>	<u>4,551.86</u>
TOTAL CONTRACTUAL SERVICES	29,200.00	290.13	9,938.58	34.04	19,261.42
<u>OTHER CHARGES</u>					
100-5-510-5527-00 Dues & Memberships	500.00	0.00	1,100.00	220.00 (	600.00)
100-5-510-5528-00 Travel & Training	4,500.00	45.70	5,151.61	114.48 (	651.61)
100-5-510-5599-00 Vehicle Replacement Fee	<u>45,292.00</u>	<u>(3,774.33)</u>	<u>26,420.31</u>	<u>58.33</u>	<u>18,871.69</u>
TOTAL OTHER CHARGES	50,292.00 (	3,728.63)	32,671.92	64.96	17,620.08
<u>CAPITAL OUTLAY</u>					
TOTAL Public Works & Maint	482,159.00	28,226.25	389,557.68	80.79	92,601.32

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Streets

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-520-5311-00 Supplies	10,000.00	54.98	3,826.51	38.27	6,173.49
100-5-520-5311-02 Supplies - Signage	10,000.00	4,210.00	6,411.65	64.12	3,588.35
100-5-520-5350-00 Street Maintenance	<u>25,000.00</u>	<u>0.00</u>	<u>20,548.75</u>	<u>82.20</u>	<u>4,451.25</u>
TOTAL SUPPLIES	45,000.00	4,264.98	30,786.91	68.42	14,213.09
<u>CONTRACTUAL SERVICES</u>					
100-5-520-5411-10 Prof. Services - Consulting	5,000.00	0.00	0.00	0.00	5,000.00
100-5-520-5432-00 Electricity - Street Lights	270,000.00	34,186.53	267,767.42	99.17	2,232.58
100-5-520-5472-01 Contract Services - Streets	25,000.00	0.00	6,850.00	27.40	18,150.00
100-5-520-5472-02 Contract Services - Markings	<u>10,000.00</u>	<u>1,867.38</u>	<u>6,867.38</u>	<u>68.67</u>	<u>3,132.62</u>
TOTAL CONTRACTUAL SERVICES	310,000.00	36,053.91	281,484.80	90.80	28,515.20
<u>CAPITAL OUTLAY</u>					
100-5-520-5600-00 Capital Outlay - Equipment	<u>70,000.00</u>	<u>3,733.00</u>	<u>36,252.80</u>	<u>51.79</u>	<u>33,747.20</u>
TOTAL CAPITAL OUTLAY	70,000.00	3,733.00	36,252.80	51.79	33,747.20
TOTAL Streets	425,000.00	44,051.89	348,524.51	82.01	76,475.49

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2019

100-General Fund

83.33% OF YEAR COMP.

Debt Service

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
TOTAL EXPENDITURES	10,585,709.00	607,813.36	7,641,794.69	72.19	2,943,914.31
REVENUES OVER/(UNDER) EXPENDITURES	0.00	57,306.64	922,126.98	(	922,126.98)

\*\*\* END OF REPORT \*\*\*

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

500-Fulshear Utility Fund

FINANCIAL SUMMARY

83.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
SERVICE REVENUE	1,138,980.00	137,017.15	681,540.54	59.84	457,439.46
INTEREST EARNED	7,500.00	789.61	9,451.87	126.02 (	1,951.87)
OTHER REVENUE	<u>0.00</u>	<u>2,279.19</u>	<u>15,992.83</u>	<u>0.00 (</u>	<u>15,992.83)</u>
TOTAL REVENUES	1,146,480.00	140,085.95	706,985.24	61.67	439,494.76
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
Non-Departmental	<u>1,145,195.00</u>	<u>80,786.60</u>	<u>942,229.59</u>	<u>82.28</u>	<u>202,965.41</u>
TOTAL EXPENDITURES	1,145,195.00	80,786.60	942,229.59	82.28	202,965.41
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,285.00	59,299.35 (	235,244.35)		236,529.35

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

500-Fulshear Utility Fund

83.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GRANT REVENUE</u>					
<u>SERVICE REVENUE</u>					
500-44102 Residential Water	259,000.00	17,486.22	117,111.50	45.22	141,888.50
500-44103 Commercial Water	84,700.00	18,823.75	62,218.60	73.46	22,481.40
500-44104 Builder Water	29,700.00	4,450.00	26,078.25	87.81	3,621.75
500-44105 Irrigation Water	7,500.00	1,620.00	5,264.25	70.19	2,235.75
500-44106 Residential Sewer	149,000.00	14,925.00	89,262.17	59.91	59,737.83
500-44107 Commercial Sewer	48,400.00	4,077.50	33,904.50	70.05	14,495.50
500-44300 Water & Sewer Taps	140,000.00	19,979.54	90,043.94	64.32	49,956.06
500-44310 Builder Backcharges	0.00	3,295.33	6,215.74	0.00 (	6,215.74)
500-44500 Penalties	20,000.00	1,493.31	16,047.55	80.24	3,952.45
500-44600 NFBWA Pumpage Fees	<u>400,680.00</u>	<u>50,866.50</u>	<u>235,394.04</u>	<u>58.75</u>	<u>165,285.96</u>
TOTAL SERVICE REVENUE	1,138,980.00	137,017.15	681,540.54	59.84	457,439.46
<u>INTEREST EARNED</u>					
500-46000 Interest Revenue	<u>7,500.00</u>	<u>789.61</u>	<u>9,451.87</u>	<u>126.02 (</u>	<u>1,951.87)</u>
TOTAL INTEREST EARNED	7,500.00	789.61	9,451.87	126.02 (	1,951.87)
<u>OTHER REVENUE</u>					
500-47200 Miscellaneous Revenue	<u>0.00</u>	<u>2,279.19</u>	<u>15,992.83</u>	<u>0.00 (</u>	<u>15,992.83)</u>
TOTAL OTHER REVENUE	0.00	2,279.19	15,992.83	0.00 (	15,992.83)
<u>TRANSFERS</u>					
TOTAL REVENUE	1,146,480.00	140,085.95	706,985.24	61.67	439,494.76

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

500-Fulshear Utility Fund

83.33% OF YEAR COMP.

Non-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
500-5-000-5311-00 Supplies	0.00	0.00	71.44	0.00 (	71.44)
500-5-000-5324-00 Chemicals	<u>8,500.00</u>	<u>0.00</u>	<u>4,111.43</u>	<u>48.37</u>	<u>4,388.57</u>
TOTAL SUPPLIES	8,500.00	0.00	4,182.87	49.21	4,317.13
<u>CONTRACTUAL SERVICES</u>					
500-5-000-5411-00 Prof. Services - Legal	5,000.00	0.00	0.00	0.00	5,000.00
500-5-000-5411-10 Prof. Service-Comp Planning	15,000.00	0.00	24,860.00	165.73 (	9,860.00)
500-5-000-5411-11 Prof. Services-Engineering	5,000.00	0.00	2,378.00	47.56	2,622.00
500-5-000-5421-00 Ins Real & Personal Prop	14,658.00	0.00	5,000.00	34.11	9,658.00
500-5-000-5421-01 General Liability	500.00	0.00	0.00	0.00	500.00
500-5-000-5421-04 Errors & Omissions	1,000.00	0.00	0.00	0.00	1,000.00
500-5-000-5431-01 Electricity- Water Plant	48,000.00	4,159.55	30,412.11	63.36	17,587.89
500-5-000-5431-02 Electricity- Lift Station	8,000.00	522.71	4,935.28	61.69	3,064.72
500-5-000-5431-03 Electricity - Sewer Plant	32,000.00	1,664.75	21,510.62	67.22	10,489.38
500-5-000-5434-01 Telecom - Alarm Phones	3,600.00	267.72	2,466.93	68.53	1,133.07
500-5-000-5450-00 Sludge Hauling	33,000.00	0.00	7,931.76	24.04	25,068.24
500-5-000-5463-01 Facilities Lease	172,140.00	14,345.00	143,450.00	83.33	28,690.00
500-5-000-5465-00 Water Pumpage Fees	400,680.00	50,311.60	265,432.40	66.25	135,247.60
500-5-000-5466-00 Lab Testing	<u>1,700.00</u>	<u>0.00</u>	<u>1,922.53</u>	<u>113.09</u> (	<u>222.53</u> )
TOTAL CONTRACTUAL SERVICES	740,278.00	71,271.33	510,299.63	68.93	229,978.37
<u>OTHER CHARGES</u>					
500-5-000-5510-01 Base - Contract W/S Operation	86,059.00	9,482.77	100,523.34	116.81 (	14,464.34)
500-5-000-5510-02 Admin Fees W/S Contract	500.00	0.00	472.46	94.49	27.54
500-5-000-5510-04 Water System Maintenance	45,000.00	0.00	81,984.76	182.19 (	36,984.76)
500-5-000-5510-05 Lift Station Maintenance	20,000.00	0.00	30,108.14	150.54 (	10,108.14)
500-5-000-5510-06 Tapping Fees - W/S Contract	35,000.00	0.00	130,145.74	371.84 (	95,145.74)
500-5-000-5510-07 Sewer System Maintenance	40,000.00	0.00	35,831.30	89.58	4,168.70
500-5-000-5512-00 Water Conservation Program	1,500.00	32.50	260.00	17.33	1,240.00
500-5-000-5515-02 Permits	<u>3,000.00</u>	<u>0.00</u>	<u>4,553.35</u>	<u>151.78</u> (	<u>1,553.35</u> )
TOTAL OTHER CHARGES	231,059.00	9,515.27	383,879.09	166.14 (	152,820.09)
<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
500-5-000-5900-10 XFER OUT - Gen Fund 100	135,358.00	0.00	43,868.00	32.41	91,490.00
500-5-000-5900-51 XFER OUT-COF CapProj Fd 501	<u>30,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
TOTAL TRANSFERS	165,358.00	0.00	43,868.00	26.53	121,490.00
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TOTAL Non-Departmental	1,145,195.00	80,786.60	942,229.59	82.28	202,965.41
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TOTAL EXPENDITURES	1,145,195.00	80,786.60	942,229.59	82.28	202,965.41
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REVENUES OVER/(UNDER) EXPENDITURES	1,285.00	59,299.35 (	235,244.35)		236,529.35



CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

550-CCR Utility Fund  
 FINANCIAL SUMMARY

83.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
SERVICE REVENUE	4,605,651.00	559,255.30	3,553,230.73	77.15	1,052,420.27
INTEREST EARNED	30,000.00	9,112.24	87,822.86	292.74	( 57,822.86)
OTHER REVENUE	<u>0.00</u>	<u>7,918.51</u>	<u>92,291.30</u>	<u>0.00</u>	<u>( 92,291.30)</u>
TOTAL REVENUES	4,635,651.00	576,286.05	3,733,344.89	80.54	902,306.11
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
Non-Departmental	<u>3,677,258.00</u>	<u>241,954.77</u>	<u>2,801,994.36</u>	<u>76.20</u>	<u>875,263.64</u>
TOTAL EXPENDITURES	3,677,258.00	241,954.77	2,801,994.36	76.20	875,263.64
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	958,393.00	334,331.28	931,350.53		27,042.47

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2019

550-CCR Utility Fund

83.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GRANT REVENUE</u>					
<u>SERVICE REVENUE</u>					
550-44102 Residential Water	982,999.00	111,971.48	644,898.34	65.61	338,100.66
550-44103 Commercial Water	241,403.00	33,500.50	134,021.50	55.52	107,381.50
550-44104 Builder Water	122,593.00	13,686.25	91,050.60	74.27	31,542.40
550-44105 Irrigation Water	29,943.00	2,316.75	8,046.10	26.87	21,896.90
550-44106 Residential Sewer	838,476.00	99,865.55	605,137.76	72.17	233,338.24
550-44107 Commercial Sewer	88,542.00	9,390.00	50,396.50	56.92	38,145.50
550-44300 Water & Sewer Taps	1,100,000.00	59,057.50	830,577.47	75.51	269,422.53
550-44310 Builder Backcharges	493.00	4,601.16	27,805.41	5,640.04 (	27,312.41)
550-44500 Penalties	60,000.00	9,578.56	88,723.21	147.87 (	28,723.21)
550-44600 NFBWA Pumpage Fees	<u>1,141,202.00</u>	<u>215,287.55</u>	<u>1,072,573.84</u>	<u>93.99</u>	<u>68,628.16</u>
TOTAL SERVICE REVENUE	4,605,651.00	559,255.30	3,553,230.73	77.15	1,052,420.27
<u>INTEREST EARNED</u>					
550-46000 Interest Revenue	<u>30,000.00</u>	<u>9,112.24</u>	<u>87,822.86</u>	<u>292.74 (</u>	<u>57,822.86)</u>
TOTAL INTEREST EARNED	30,000.00	9,112.24	87,822.86	292.74 (	57,822.86)
<u>OTHER REVENUE</u>					
550-47200 Miscellaneous Revenue	<u>0.00</u>	<u>7,918.51</u>	<u>92,291.30</u>	<u>0.00 (</u>	<u>92,291.30)</u>
TOTAL OTHER REVENUE	0.00	7,918.51	92,291.30	0.00 (	92,291.30)
<u>TRANSFERS</u>					
TOTAL REVENUE	4,635,651.00	576,286.05	3,733,344.89	80.54	902,306.11

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JULY 31ST, 2019

550-CCR Utility Fund

83.33% OF YEAR COMP.

Non-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
550-5-000-5324-00 Chemicals	17,000.00	0.00	23,770.85	139.83 (	6,770.85)
550-5-000-5381-01 Miscellaneous	<u>0.00</u>	<u>0.00</u>	<u>455.00</u>	<u>0.00</u> (	<u>455.00)</u>
TOTAL SUPPLIES	17,000.00	0.00	24,225.85	142.51 (	7,225.85)
<u>CONTRACTUAL SERVICES</u>					
550-5-000-5411-00 Professional Services - Legal	2,500.00	0.00	0.00	0.00	2,500.00
550-5-000-5411-10 Prof. Services - Comp. Plannin	85,000.00	0.00	2,376.00	2.80	82,624.00
550-5-000-5411-11 Prof Services - Engineering	30,000.00	0.00	0.00	0.00	30,000.00
550-5-000-5421-00 Insurance R & P Property	22,000.00	0.00	22,000.00	100.00	0.00
550-5-000-5421-01 General Liability	500.00	0.00	0.00	0.00	500.00
550-5-000-5421-04 Errors & Omissions	800.00	0.00	0.00	0.00	800.00
550-5-000-5431-01 Electricity - Water Plant	95,000.00	23,011.98	168,427.38	177.29 (	73,427.38)
550-5-000-5431-02 Electricity - Lift Station	20,000.00	1,891.07	16,232.72	81.16	3,767.28
550-5-000-5431-03 Electricity - Sewer Plant	100,000.00	182.67	1,298.76	1.30	98,701.24
550-5-000-5434-01 Telecom - Alarm Phones	5,000.00	244.14	2,275.78	45.52	2,724.22
550-5-000-5450-00 Sludge Hauling	0.00	0.00	29,136.01	0.00 (	29,136.01)
550-5-000-5465-00 Water Pumpage Fees	1,141,202.00	177,751.35	1,073,661.40	94.08	67,540.60
550-5-000-5466-00 Lab Testing	<u>0.00</u>	<u>0.00</u>	<u>1,840.00</u>	<u>0.00</u> (	<u>1,840.00)</u>
TOTAL CONTRACTUAL SERVICES	1,502,002.00	203,081.21	1,317,248.05	87.70	184,753.95
<u>OTHER CHARGES</u>					
550-5-000-5510-01 Base Contract W/S Operations	483,633.00	37,931.06	468,442.62	96.86	15,190.38
550-5-000-5510-02 Admin Fees - W/S Contract	500.00	0.00	180.00	36.00	320.00
550-5-000-5510-04 Water System Maintenance	250,000.00	0.00	221,815.80	88.73	28,184.20
550-5-000-5510-05 Lift Station Maintenance	12,000.00	0.00	14,266.52	118.89 (	2,266.52)
550-5-000-5510-06 Tapping Fees - W/S Contract	500,000.00	0.00	495,133.22	99.03	4,866.78
550-5-000-5510-07 Sewer System Maintenance	60,000.00	0.00	27,274.65	45.46	32,725.35
550-5-000-5512-00 Water Conservation Program	3,600.00	942.50	2,665.00	74.03	935.00
550-5-000-5515-00 Permits	15,000.00	0.00	14,628.65	97.52	371.35
550-5-000-5560-07 Incode Software Maintenance	<u>15,180.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,180.00</u>
TOTAL OTHER CHARGES	1,339,913.00	38,873.56	1,244,406.46	92.87	95,506.54
<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
550-5-000-5900-10 XFER OUT - Gen Fund 100	648,343.00	0.00	216,114.00	33.33	432,229.00
550-5-000-5900-51 XFER OUT - COF C/P FUND 501	<u>170,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>170,000.00</u>
TOTAL TRANSFERS	818,343.00	0.00	216,114.00	26.41	602,229.00
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TOTAL Non-Departmental	3,677,258.00	241,954.77	2,801,994.36	76.20	875,263.64
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TOTAL EXPENDITURES	3,677,258.00	241,954.77	2,801,994.36	76.20	875,263.64
=====					
REVENUES OVER/(UNDER) EXPENDITURES	958,393.00	334,331.28	931,350.53		27,042.47

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

**AGENDA OF:** 8/20/2019 **ITEMS:** IX.D.  
**DATE** 8/13/2019 **DEPARTMENT:** Building Services  
**SUBMITTED:**  
**PREPARED BY:** Zach Goodlander **PRESENTER:** Zach Goodlander  
**SUBJECT:** Consent and Approval of Bonterra at Cross Creek Ranch Section 7 Preliminary Plat

**Expenditure Required:** 0

**Amount Budgeted:** 0

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

The plat, as submitted for consideration, generally meet the requirements set forth in the City’s Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer’s report are provided in support of the rules and regulations governing plats and subdivisions of land within the City’s territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

The Bonterra at CCR Sec. 7 Plat shows 30 of their 87 lots as having 10’ building lines. This is proposed concurrently with a 20’ garage building line. This deviation is allowed per the development agreement and Ordinance No. 04-913 which allows for 5% of the development to consist of adjusted setbacks and “specialty housing products”. Exhibits demonstrating this building setback on a site plan level are provided in the packet.

**RECOMMENDATION**

Staff recommends the City Council approve the plat under consideration.

**ATTACHMENTS:**

Description	Upload Date	Type
Bonterra at CCR Section 7 Prelim Plat Packet	8/13/2019	Exhibit



**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 7/19/2019 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: BONTERRA AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

**SECTION SEVEN**

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**  Other: Water Plant/MUD Facility

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 25.40 ACRES LOCATED IN THE M. AUTREY SURVEY, A-100

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 25.40  
 Number of Streets: 8  
 Number of Lots: 87  
 Number and Types of Reserves: 3  
 Total Acres in Reserve: 4.112

Owner: CCR LOAN SUBSIDIARY 1, LP  
 Address: 5005 RIVERWAY, STE. 500  
 City/State: HOUTSON, TX 77056  
 Telephone: 713-960-9977  
 Email Address: \_\_\_\_\_

Engineer/Planner: BGE, INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> <u>\$100.00</u>	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

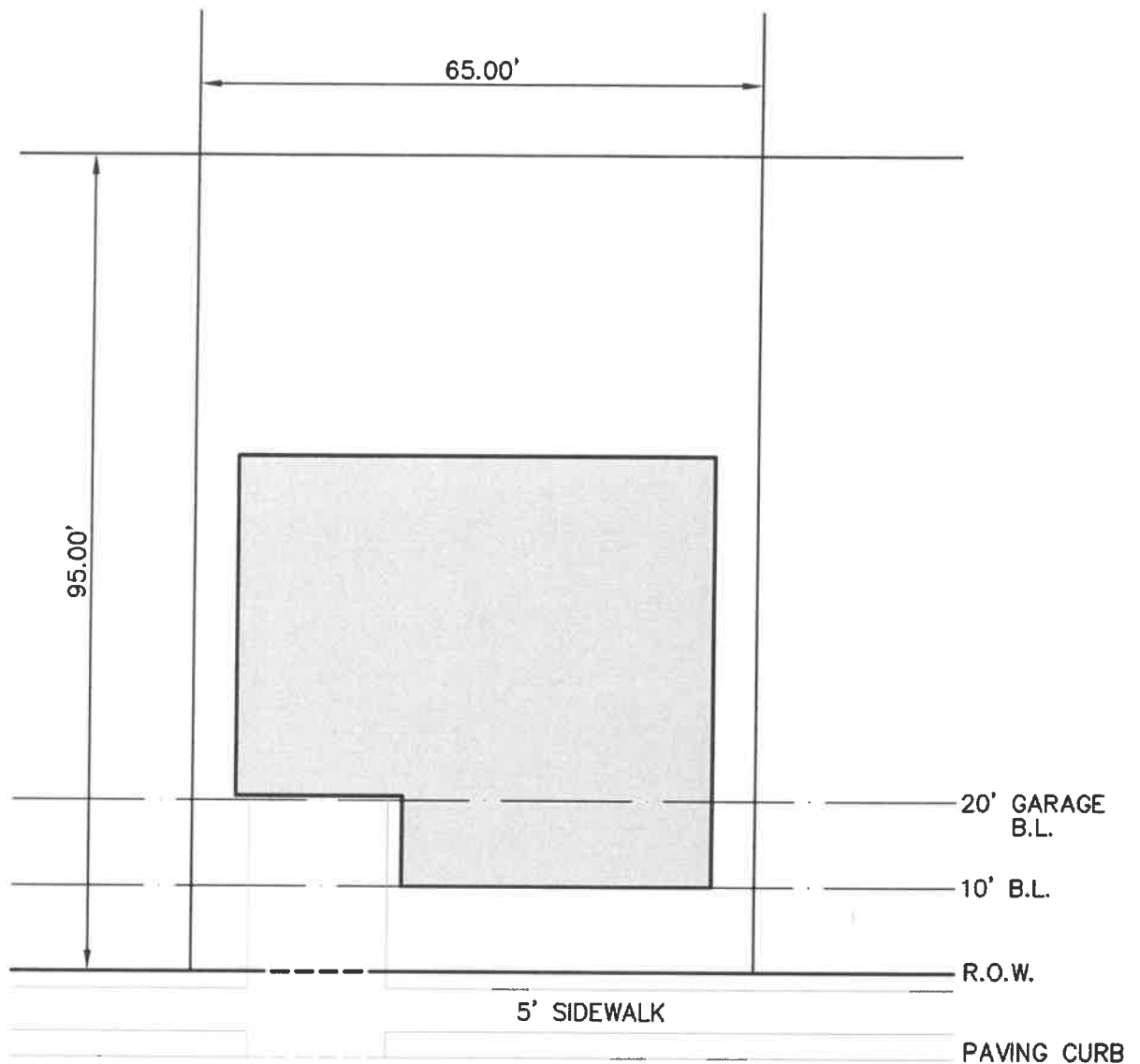
SIGNATURE

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

7/19/2019

DATE

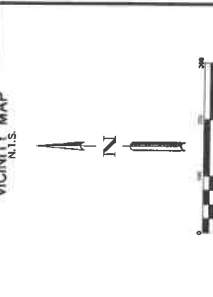
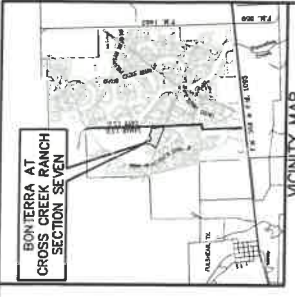


**BGE, Inc.**  
 10777 Westheimer, Suite 400, Houston, TX 77042  
 Tel: 281-558-8700 • www.bgeinc.com  
 TBPE Registration No. F-1046  
 TBPLS Licensed Surveying Firm No. 101065-00

BONTERRA AT  
 CROSS CREEK RANCH  
 SECTION SEVEN  
 DUEL B.L. EXHIBIT

PRELIMINARY, PENDING  
 FINAL REVIEW. THIS  
 DOCUMENT SHALL NOT BE  
 RECORDED FOR ANY  
 PURPOSE AND SHALL NOT  
 BE USED OR VIEWED OR  
 RELIED UPON AS A FINAL  
 SURVEY DOCUMENT.

Scale: 1" = 20'	Job No.: 6851-00	Date: 07/16/19	Exhibit: 001
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# PRELIMINARY 2nd REVIEW BONTERRA AT CROSS CREEK RANCH SECTION SEVEN

A SUBDIVISION OF 25.40 ACRES OF LAND  
LOCATED IN THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

LOTS: B7  
SCALE: 1"=100'  
REVISIONS: 3  
BLOCKS: 2  
DATE: JULY 19, 2019



BIGE, INC.  
14720 Highway 281, Suite 100, Houston, TX 77060  
Telephone: 281.460.4400  
FAX: 281.460.4401  
E-MAIL: info@bige.com  
JASON M. BATES, P.E.

- 1. "U.L." indicates "Utility Easement".
- 2. "B.L." indicates "Building Line".
- 3. "G.B.L." indicates "Garage Building Line".
- 4. "P.U.E." indicates "Public Utility Easement".
- 5. "P.W.E." indicates "Water Easement".
- 6. "P.G.E." indicates "Gas Easement".
- 7. "P.S.E." indicates "Storm Sewer Easement".
- 8. "P.C.E." indicates "Cable Easement".
- 9. "P.C.C.E." indicates "Cable Channel Easement".
- 10. "P.C.P.E." indicates "Cable Path Easement".
- 11. "P.C.S.E." indicates "Cable Service Easement".
- 12. "P.C.D.E." indicates "Cable Distribution Easement".
- 13. "P.C.A.E." indicates "Cable Access Easement".
- 14. "P.C.F.E." indicates "Cable Feeder Easement".
- 15. "P.C.T.E." indicates "Cable Termination Easement".
- 16. "P.C.R.E." indicates "Cable Return Easement".
- 17. "P.C.E.S." indicates "Cable Easement System".
- 18. "P.C.E.S." indicates "Cable Easement System".
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REFERENCE	INDICATE SOURCE PORTAGE	RESTRICTION
(A)	0.000 AC / 175,000 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.000 AC / 1,000 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.000 AC / 1,000 S.F.	LANDSCAPE / OPEN SPACE

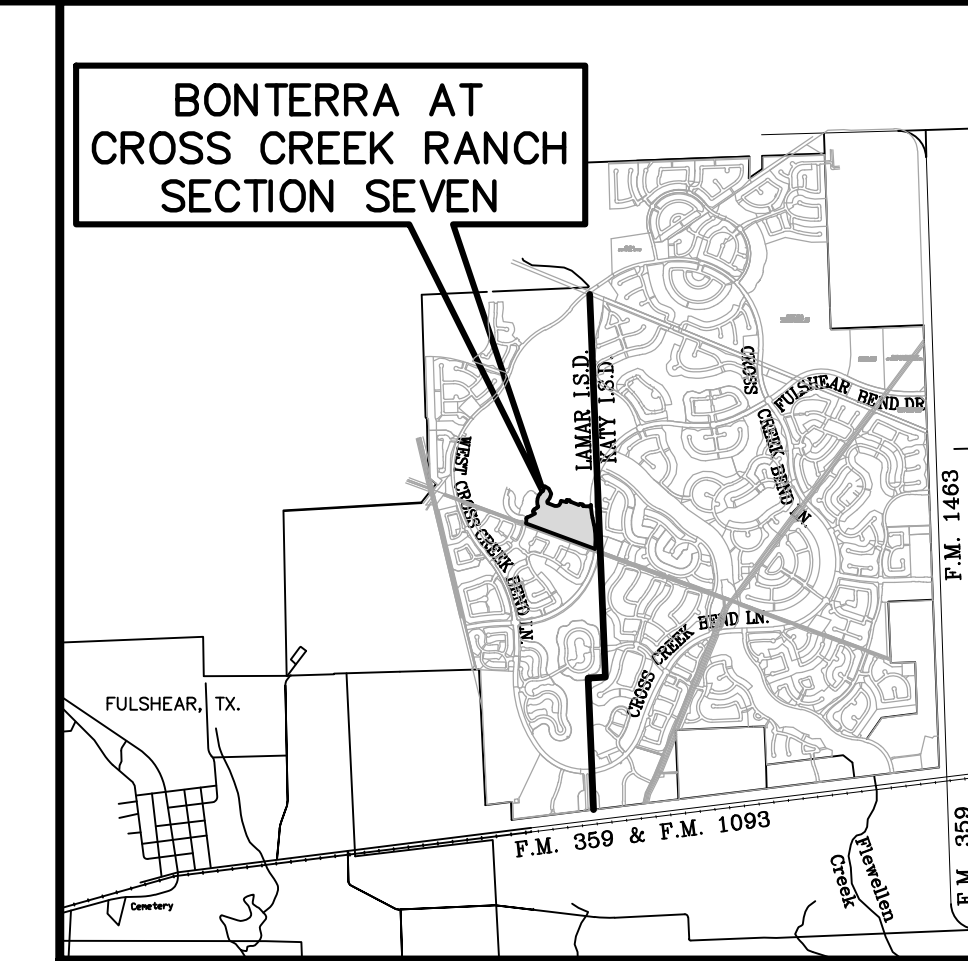
65' LOT DUEL B.L. EXHIBIT



Lot Data			Lot Data			Lot Data			Lot Data		
NUMBER	AREA	PERCENTAGE	NUMBER	AREA	PERCENTAGE	NUMBER	AREA	PERCENTAGE	NUMBER	AREA	PERCENTAGE
C1	375.00	1.47	C16	375.00	1.47	C31	375.00	1.47	C46	375.00	1.47
C2	375.00	1.47	C17	375.00	1.47	C32	375.00	1.47	C47	375.00	1.47
C3	375.00	1.47	C18	375.00	1.47	C33	375.00	1.47	C48	375.00	1.47
C4	375.00	1.47	C19	375.00	1.47	C34	375.00	1.47	C49	375.00	1.47
C5	375.00	1.47	C20	375.00	1.47	C35	375.00	1.47	C50	375.00	1.47
C6	375.00	1.47	C21	375.00	1.47	C36	375.00	1.47	C51	375.00	1.47
C7	375.00	1.47	C22	375.00	1.47	C37	375.00	1.47	C52	375.00	1.47
C8	375.00	1.47	C23	375.00	1.47	C38	375.00	1.47	C53	375.00	1.47
C9	375.00	1.47	C24	375.00	1.47	C39	375.00	1.47	C54	375.00	1.47
C10	375.00	1.47	C25	375.00	1.47	C40	375.00	1.47	C55	375.00	1.47
C11	375.00	1.47	C26	375.00	1.47	C41	375.00	1.47	C56	375.00	1.47
C12	375.00	1.47	C27	375.00	1.47	C42	375.00	1.47	C57	375.00	1.47
C13	375.00	1.47	C28	375.00	1.47	C43	375.00	1.47	C58	375.00	1.47
C14	375.00	1.47	C29	375.00	1.47	C44	375.00	1.47	C59	375.00	1.47
C15	375.00	1.47	C30	375.00	1.47	C45	375.00	1.47	C60	375.00	1.47

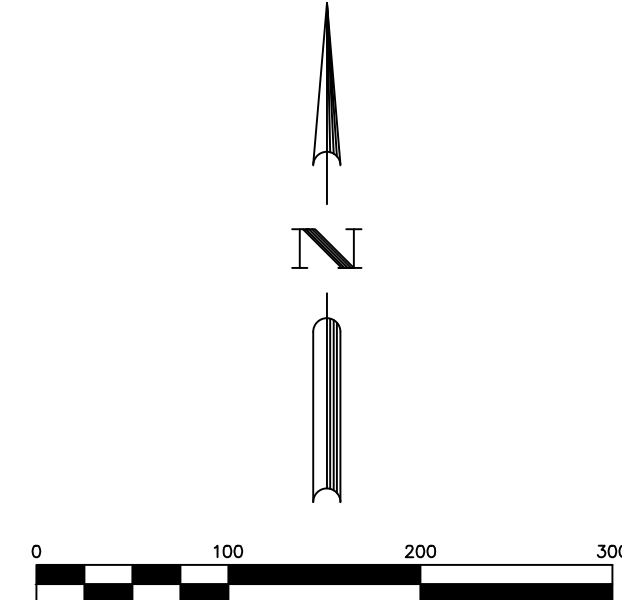
CALLED 9.886 ACRES  
DETENTION BASIN  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 169  
F.B.C.C.F. NO. 201806137

CALLED 40.16 ACRES  
(TRACT 6)  
CCR LOAN SUBSIDIARY 1, L.P.  
F.B.C.C.F. NO. 2016059209



VICINITY MAP  
N.T.S.

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "B.L." indicates "Building Line".
  - "G.B.L." indicates "Garage Building Line".
  - "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility Easement.
  - "W.L.E." indicates "Water Line Easement".
  - "W.M.E." indicates "Water Meter Easement".
  - "F.H.E." indicates "Fire Hydrant Easement".
  - "S.A.N.S.E." indicates "Sanitary Sewer Easement".
  - "S.T.M.S.E." indicates "Storm Sewer Easement".
  - "D.E." indicates "Drainage Easement".
  - "A.E." indicates "Aerial Easement".
  - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
  - "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
  - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
  - The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.0001497.
  - Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION ONE.
  - There are pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 123456CPL and dated July 15, 2019.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
  - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
  - (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
  - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
  - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
  - This subdivision contains one or more Permanent Access Easements that have not been dedicated to or accepted by the City of Fulshear or any other local Government agency as public rights-of-way. The City of Fulshear has no obligation, nor does any other local Governmental agency have any obligation, to maintain or improve any Permanent Access Easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
  - Lots 45-75, Block 1 are restricted to a twenty (20) foot garage setback when the face of any garage is parallel to the front street. The remainder of the structure shall be restricted to ten (10) foot building line.



RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	3.952 AC. / 172,140 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.0801 AC. / 3,489 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.0794 AC. / 3,460 S.F.	LANDSCAPE / OPEN SPACE

PRELIMINARY 2nd REVIEW

# BONTERRA AT CROSS CREEK RANCH SECTION SEVEN

A SUBDIVISION OF 25.40 ACRES OF LAND  
LOCATED IN THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 87 RESERVES: 3 BLOCKS: 2  
SCALE: 1"=100' DATE: JULY 19, 2019

OWNER:  
CCR LOAN SUBSIDIARY 1, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00  
JASON M. SVATEK, P.E.

NUMBER	BEARING	DISTANCE
L1	S58°41'09"E	106.60'
L2	S26°14'07"E	129.24'
L3	S201°4'11"W	105.47'
L4	S37°24'01"W	93.44'
L5	S13°17'00"E	36.20'
L6	S84°03'28"E	47.25'
L7	N65°36'54"E	46.96'
L8	N35°22'18"E	46.96'
L9	N12°39'14"E	60.23'
L10	S77°32'11"E	131.84'
L11	S79°57'25"E	60.00'

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2105.00'	75°32'24"	289.87'	S 72°05'4" E	289.64'
C2	1750.00'	18°03'56"	551.78'	S 21°53'37" E	549.50'
C3	830.00'	7°39'48"	111.01'	N 37°28'49" E	110.93'
C4	25.00'	75°41'36"	33.03'	N 37°29'43" E	30.68'
C5	415.00'	26°05'32"	188.99'	N 62°17'45" E	187.36'
C6	25.00'	44°59'55"	19.63'	N 26°45'01" E	19.13'
C7	50.00'	85°40'19"	74.76'	N 47°05'14" E	67.99'
C8	25.00'	40°44'19"	17.78'	N 69°33'14" E	17.40'
C9	330.00'	6°41'43"	38.56'	N 52°31'56" E	38.54'
C10	25.00'	72°15'47"	31.53'	N 19°44'55" E	29.48'
C11	330.00'	47°41'50"	274.72'	N 57°56" E	266.85'
C12	1170.00'	2°25'14"	49.43'	N 11°15'12" E	49.43'
C13	25.00'	82°13'29"	35.88'	S 31°04'10" E	32.88'
C14	530.00'	2°27'43"	22.77'	S 70°57'03" E	22.77'
C15	25.00'	97°05'49"	42.37'	N 61°43'53" E	37.48'
C16	930.00'	0°20'40"	5.59'	S 13°21'18" W	5.59'
C17	25.00'	94°03'15"	41.04'	S 33°29'59" E	36.58'
C18	470.00'	14°41'12"	120.48'	S 87°52'12" E	120.15'



STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner of the 25.40 acre tract described in the above and foregoing map of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes; Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership  
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Larry D. Johnson  
President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of the City of Fulshear, to the best of my knowledge.

\_\_\_\_\_  
Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Amy Pearce  
Chairman  
\_\_\_\_\_  
Dar Hakimzadeh  
Co-Chairman

This plat of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

\_\_\_\_\_  
Aron Graff  
Mayor  
\_\_\_\_\_  
Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plot Number \_\_\_\_\_ of the plot records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

\_\_\_\_\_  
Laura Richard  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

DESCRIPTION OF A 25.40 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
FORT BEND COUNTY, TEXAS

BEING a 25.40 acre (1,106,636 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 40.16 acre tract of land described as Tract 6 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209 and a portion of the remainder of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 25.40 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to BONTERRA AT CROSS CREEK RANCH SECTION SIX as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of Restricted Reserve "A" of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southeast corner of the herein described tract, lying on the West right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 3, a subdivision per plat recorded under Plat No. 20180195 of the F.B.C.P.R.;

THENCE, N69°43'12"W, along and with the North line of said Restricted Reserve "A", at a distance of 575.47 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common North corner of said Restricted Reserve "A" and Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20150284 of the F.B.C.P.R., continuing along and with the North line of said Restricted Reserve "B", at a distance of 1,356.44 feet passing the Northwest corner of said Restricted Reserve "B" and the Northeast corner of Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150283 of the F.B.C.P.R., and continuing along and with the North line of said Restricted Reserve "E" for a total distance of 1,639.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said Restricted Reserve "B" and the Southwest corner of the herein described tract, lying on the East right-of-way line of Whispering Plains Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE, same being the beginning of a non-tangent curve to the left from which its center bears N82°41'17"W, 830.00 feet;

THENCE, in a Northerly direction, along and with the East right-of-way line of said Whispering Plains Drive and said curve to the left, an arc distance of 111.01 feet, having a radius of 830.00 feet, a central angle of 07°39'48" and a chord which bears N03°28'49"E, a distance of 110.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right and being the Southwest end of a cutback corner at the Southeast intersection of said Whispering Plains Drive and Golden Manor Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE;

THENCE, in a Northeasterly direction, along and with said cutback corner and said curve to the right, an arc distance of 33.03 feet, having a radius of 25.00 feet, a central angle of 75°41'36" and a chord which bears N37°29'43"E, a distance of 30.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner and a point of reverse curvature to the left, lying on the South right-of-way line of said Golden Manor Drive;

THENCE, in a Northeasterly direction, along and with said South right-of-way line and said curve to the left, an arc distance of 188.99 feet, having a radius of 415.00 feet, a central angle of 26°05'32" and a chord which bears N62°17'45"E, a distance of 187.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract and the Southeast end of the terminus of said Golden Manor Drive;

THENCE, N40°45'01"W, a distance of 60.00 feet along and with a Northeast line of said BONTERRA AT CROSS CREEK RANCH SECTION ONE to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N40°45'01"W, 25.00 feet, lying on the East line of Restricted Reserve "C" of said BONTERRA AT CROSS CREEK RANCH SECTION ONE;

THENCE, along and with the East line of said Restricted Reserve "C", the following courses and distances:

In a Northeasterly direction, along said curve to the left, an arc distance of 19.63 feet, having a radius of 25.00 feet, a central angle of 44°59'55" and a chord which bears N26°45'01"E, a distance of 19.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 74.76 feet, having a radius of 50.00 feet, a central angle of 85°40'19" and a chord which bears N47°05'14"E, a distance of 67.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In an Easterly direction, along said curve to the left, an arc distance of 17.78 feet, having a radius of 25.00 feet, a central angle of 40°44'19" and a chord which bears N69°33'14"E, a distance of 17.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 38.56 feet, having a radius of 330.00 feet, a central angle of 06°41'43" and a chord which bears N52°31'56"E, a distance of 38.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northerly direction, along said curve to the left, an arc distance of 31.53 feet, having a radius of 25.00 feet, a central angle of 72°15'47" and a chord which bears N19°44'55"E, a distance of 29.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 274.72 feet, having a radius of 330.00 feet, a central angle of 47°41'50" and a chord which bears N07°27'56"E, a distance of 266.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N31°18'51"E, continuing along and with said East line, at a distance of 19.55 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Restricted Reserve "C" and the Southeast corner of a called 9.886 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2018008137 and continuing along and with the East line of said 9.886 acre tract for a total distance of 64.60 feet to a point for corner;

THENCE, N62°04'36"E, a distance of 39.09 feet over and across said 40.16 acre tract to an interior corner of the herein described tract;

THENCE, N19°19'49"E, a distance of 119.08 feet, continuing over and across said 40.16 acre tract to the Northwest corner of the herein described tract, lying on the East line of said 9.886 acre tract;

THENCE, over and across said 40.16 acre tract, the following courses and distances:

S58°41'09"E, a distance of 106.60 feet to a point for corner;

S26°47'07"E, a distance of 129.24 feet to a point for corner;

S20°14'11"W, a distance of 105.47 feet to a point for corner;

S37°24'01"W, a distance of 93.44 feet to an interior corner of the herein described tract;

S13°17'00"E, a distance of 36.20 feet to an interior corner of the herein described tract;

S69°36'51"E, a distance of 178.72 feet to a point for corner;

S84°03'28"E, a distance of 47.25 feet to a point for corner;

N65°36'54"E, a distance of 46.96 feet to a point for corner;

N35°22'18"E, a distance of 46.96 feet to a point for corner;

N12°39'14"E, a distance of 60.23 feet to a point for corner;

S77°32'11"E, a distance of 131.84 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N77°32'11"W, 1,170.00 feet;

In a Northerly direction, along said curve to the left, an arc distance of 49.43 feet, having a radius of 1,170.00 feet, a central angle of 02°25'14" and a chord which bears N11°15'12"E, a distance of 49.43 feet to a point for corner;

S79°57'25"E, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears S79°57'25"E, 25.00 feet;

In a Southeasterly direction, along said curve to the left, an arc distance of 35.88 feet, having a radius of 25.00 feet, a central angle of 82°13'29" and a chord which bears S31°04'10"E, a distance of 32.88 feet to a point of reverse curvature to the right;

In an Easterly direction, along said curve to the right, an arc distance of 22.77 feet, having a radius of 530.00 feet, a central angle of 02°27'43" and a chord which bears S70°57'03"E, a distance of 22.77 feet to a point of tangency;

S69°43'12"E, a distance of 179.89 feet to the beginning of a tangency curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 42.37 feet, having a radius of 25.00 feet, a central angle of 97°05'49" and a chord which bears N61°43'53"E, a distance of 37.48 feet to a point for corner;

S76°49'01"E, a distance of 60.00 feet to the beginning of a non-tangent curve to the right from which its center bears N76°49'01"W, 930.00 feet;

In a Southerly direction, along said curve to the right, an arc distance of 5.59 feet, having a radius of 930.00 feet, a central angle of 00°20'40" and a chord which bears S13°21'18"W, a distance of 5.59 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 41.04 feet, having a radius of 25.00 feet, a central angle of 94°03'15" and a chord which bears S33°29'59"E, a distance of 36.58 feet to a point of compound curvature to the left;

In an Easterly direction, along said curve to the left, an arc distance of 120.48 feet, having a radius of 470.00 feet, a central angle of 14°41'12" and a chord which bears S87°52'12"E, a distance of 120.15 feet to a point of tangency;

N84°47'12"E, a distance of 20.56 feet to the beginning of a tangent curve to the left;

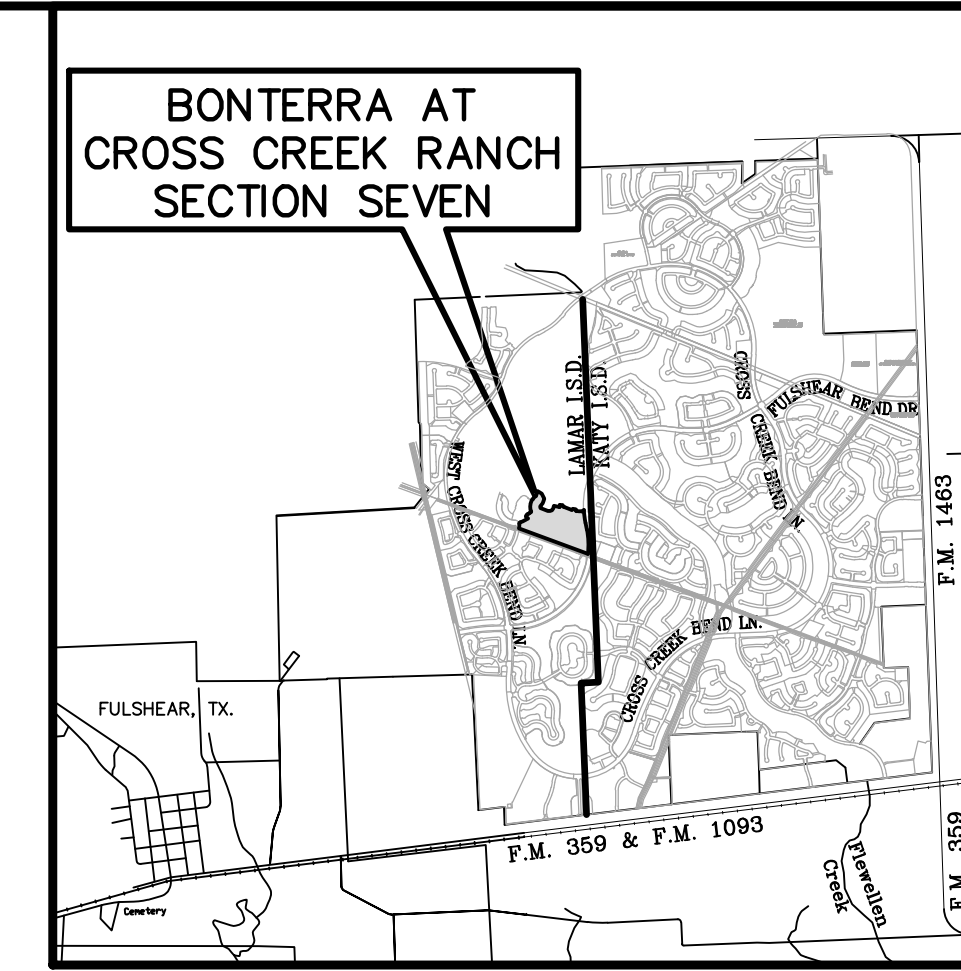
In a Northeasterly direction, along said curve to the left, an arc distance of 38.48 feet, having a radius of 25.00 feet, a central angle of 88°11'24" and a chord which bears N40°41'30"E, a distance of 34.79 feet to the Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N86°35'48"E, 2,105.00 feet, lying on the West right-of-way line of said Fulshear Bend Drive;

THENCE, along and with the West-right-of-way line of said Fulshear Bend Drive, the following courses and distances:

In a Southerly direction, along said curve to the left, an arc distance of 289.87 feet, having a radius of 2,105.00 feet, a central angle of 07°53'24" and a chord which bears S07°20'54"E, a distance of 289.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S11°17'35"E, a distance of 146.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 551.78 feet, having a radius of 1,750.00 feet, a central angle of 18°03'56" and a chord which bears S02°15'37"E, a distance of 549.50 feet to the POINT OF BEGINNING and containing 25.40 acres (1,106,636 square feet) of land.



VICINITY MAP  
N.T.S.

PRELIMINARY 2nd REVIEW

# BONTERRA AT CROSS CREEK RANCH SECTION SEVEN

A SUBDIVISION OF 25.40 ACRES OF LAND  
LOCATED IN THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 87 RESERVES: 3 BLOCKS: 2  
SCALE: 1"=100' DATE: JULY 19, 2019

OWNER:  
CCR LOAN SUBSIDIARY 1, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON



**BGE** Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00  
JASON M. SVATEK, P.E.

July 30, 2019

## Engineering Review

Revised Preliminary Plat  
Bonterra at Cross Creek Ranch Section Seven  
City of Fulshear, Texas

### For Information only:

1. This plat will create 87 lots in two (2) Blocks with three (3) Reserves that covers a total area of 25.40 acres.
2. The typical lot for this section are 45-foot by 130-foot along with 50-foot by 135 and 65-foot by 95-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by Afton Heights Lane from Fulshear Bend Drive.
4. The streets are shown to be private and this section will be gated.
5. Lots 45 thru 75, Block 1 are shown with a dual Building Line which will result in the homes being within 10-foot of the Front Lot Line.

### Recommendations:

I recommend that this Revised Preliminary Plat of Bonterra at Cross Creek Ranch Section 7 be approved once the following item has been approved by the City:

- A) There is a deviation shown on the Building Line of Lots 45-75 of Block 1 where the Front Building Line is reduced to 10-foot for the home.



August 12, 2019

Zach Goodlander, Director of Development Services  
City of Fulshear  
P.O. Box 279  
Fulshear, TX 77441

Re: City Planning Commission Meeting  
August 2, 2019  
City of Fulshear, Texas

Dear Mr. Goodlander:

The City Planning Commission met on August 2, 2019 to consider Plat approval for three (3) projects. Listed below are the Plats that were considered and the action taken by the Planning Commission:

- 1) Preliminary Plat – Bonterra at Cross Creek Ranch Section 7  
This Plat was approved with a deviation to the Front Building Line.
- 2) Preliminary Plat – Jordan Ranch Section 19  
This Plat was approved after additions.
- 3) Preliminary Plat – Plaza on South Firethorne Replat  
This Plat was approved subject to the changes requested by the City Engineer.

If you need additional information or if you have any questions please feel free to contact me. The original Engineer's Reviews are included with this letter.

Very truly yours,



David Leyendecker, P.E., R.P.L.S.

DL/pe

**CITY OF FULSHEAR**  
**Registration & Permit Department**  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: Bonterra at Cross Creek Ranch Section 7 Preliminary Plat – Resubmittal

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 7/30/2019

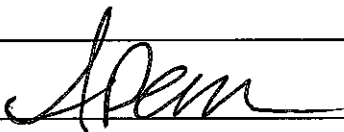
**Director of Development Services**

Processed  
 Returned for additional data

BY: Zach Goodlander DATE: 7/19/2019

**Planning Commission Review**

Approved  
 Returned for additional data

BY:  DATE: 8.2.19

**City Council Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

<b>AGENDA OF:</b>	8/20/2019	<b>ITEMS:</b>	IX.E.
<b>DATE SUBMITTED:</b>	8/13/2019	<b>DEPARTMENT:</b>	Building Services
<b>PREPARED BY:</b>	Zach Goodlander	<b>PRESENTER:</b>	Zach Goodlander
<b>SUBJECT:</b> Consent and Approval of Jordan Ranch Section 19 Preliminary Plat			

**Expenditure Required:** 0

**Amount Budgeted:** 0

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

The plat, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

**RECOMMENDATION**

Staff recommends the City Council approve the plat under consideration.

**ATTACHMENTS:**

Description	Upload Date	Type
Jordan Ranch Section 19 Prelim Plat Packet	8/13/2019	Exhibit



**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 07-17-2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Jordan Ranch Sec 19 Development: Jordan Ranch

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary \_\_\_\_\_ Final \_\_\_\_\_ Short Form Final  
 \_\_\_\_\_ Replat \_\_\_\_\_ Vacation Plat \_\_\_\_\_ Admin. (Minor) Plat  
 \_\_\_\_\_ Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential \_\_\_\_\_ Zero Lot Line/ Patio Home \_\_\_\_\_ Multi-Family Residential  
 \_\_\_\_\_ Planned Development \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

Plat Location: \_\_\_\_\_ City  ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 23.612 Acres out of the H&TCRR CO Survey Sec 106 and J.G. Bennett Survey, A-611

Variance: \_\_\_\_\_ Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 23.612

Number of Streets: 4

Number of Lots: 91 Cross Creek Bend Land Extension No. 10

Number and Types of Reserves: 3 - Landscape/OS/Utilities

Total Acres in Reserve: 4.08 Ac.

Owner: Fort Bend Jordan Ranch LP

Address: 5005 Riverway, Suite 500

City/State: Houston, TX 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: META Planning + Design LLC

Contact Person: Kathryn Parker

Telephone: 281-810-1422

Fax Number: \_\_\_\_\_

Email Address: kparker@metaplanningdesign.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,113.50</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

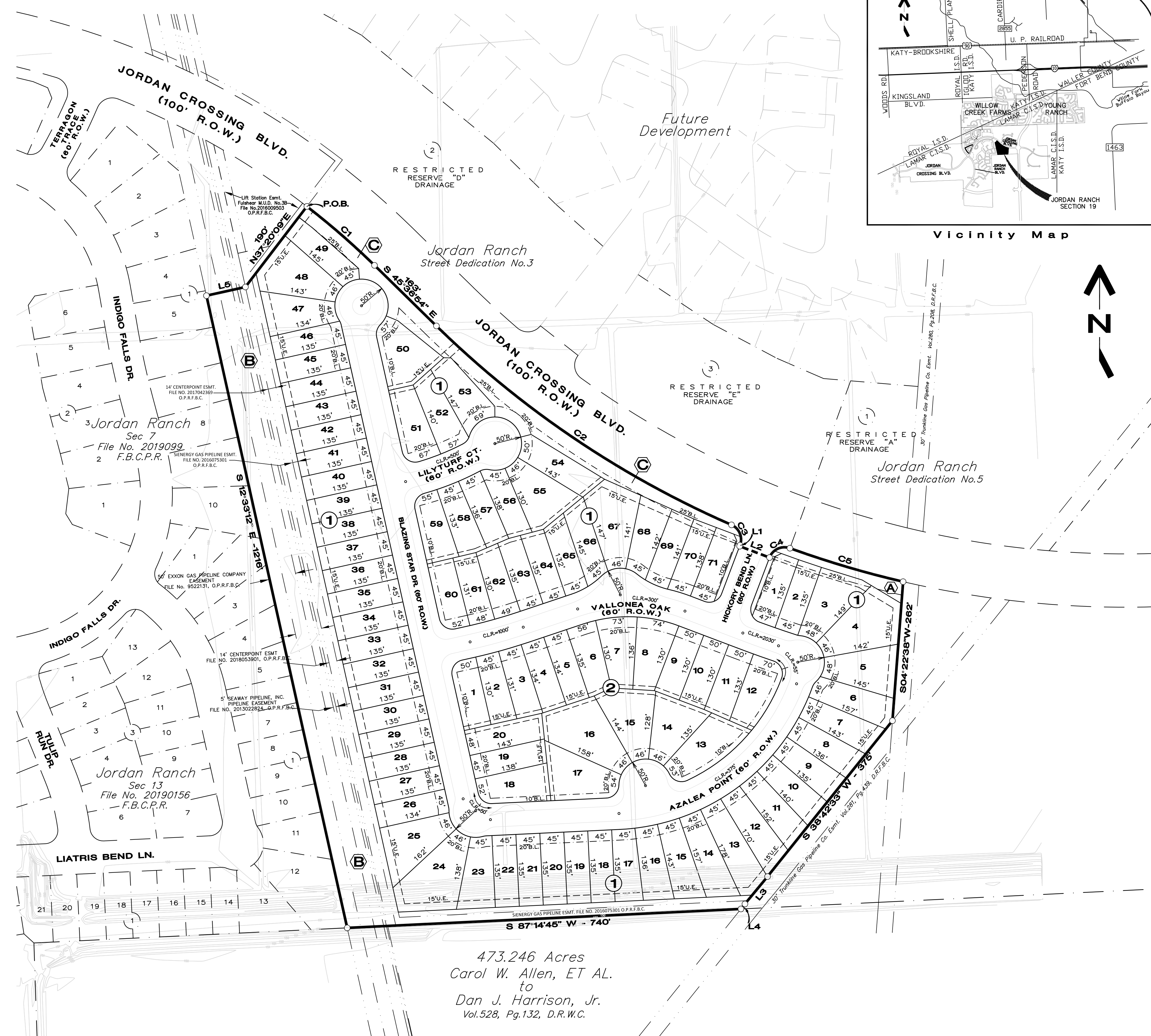
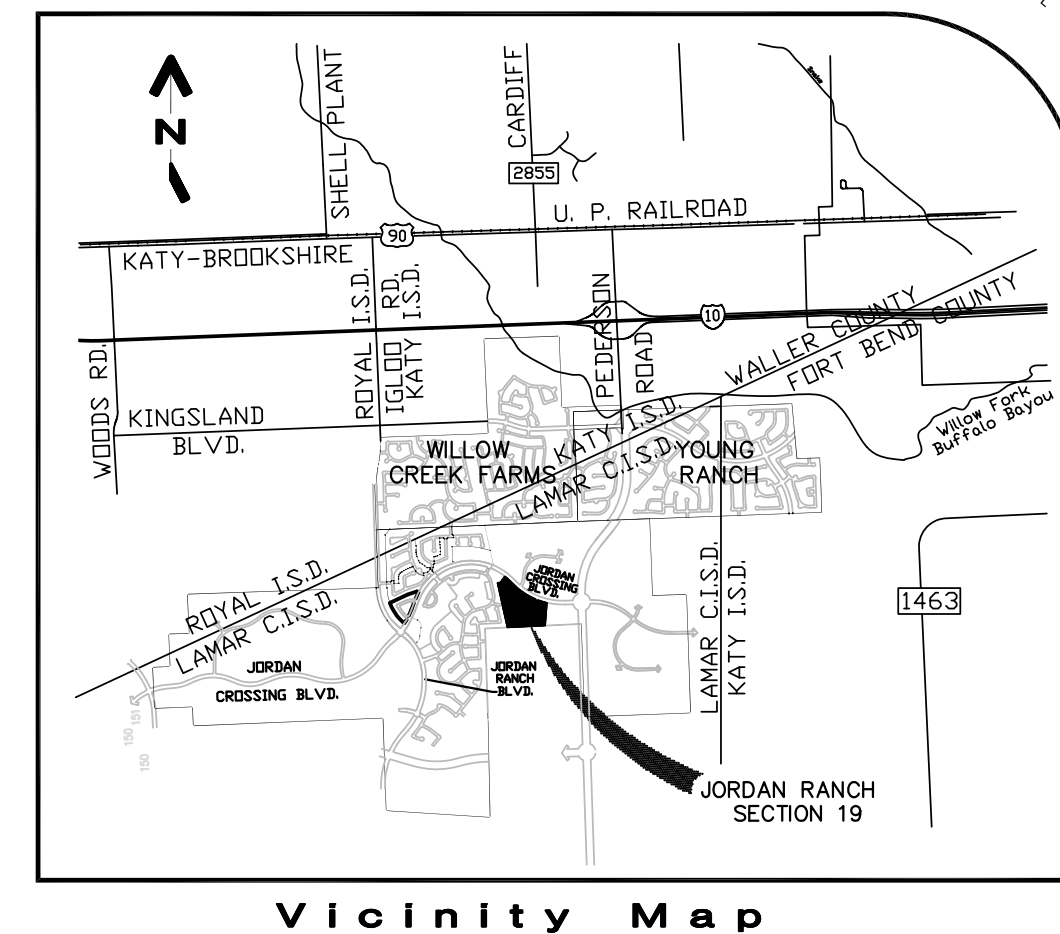
Kathryn Parker/ Planner

July 17 2019

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



473.246 Acres  
Carol W. Allen, ET AL.  
to  
Dan J. Harrison, Jr.  
Vol.528, Pg.132, D.R.W.C.

LOT AREA SUMMARY

LOT	SQ. FT.	LOT	SQ. FT.
<b>BLOCK 1</b>			
LOT 1	6,129	LOT 11	6,665
LOT 2	6,077	LOT 12	8,208
LOT 3	9,443	LOT 13	9,442
LOT 4	12,709	LOT 14	8,639
LOT 5	9,573	LOT 15	7,607
LOT 6	8,022	LOT 16	7,003
LOT 7	7,590	LOT 17	6,547
LOT 8	6,990	LOT 18	6,075
LOT 9	6,763	LOT 19	6,075
LOT 10	6,883	LOT 20	6,075
LOT 11	7,347	LOT 21	6,075
LOT 12	8,208	LOT 22	6,075
LOT 13	9,442	LOT 23	7,614
LOT 14	8,639	LOT 24	13,492
LOT 15	7,607	LOT 25	10,121
LOT 16	7,003	LOT 26	6,068
LOT 17	6,547	LOT 27	6,075
LOT 18	6,075	LOT 28	6,075
LOT 19	6,075	LOT 29	6,075
LOT 20	6,075	LOT 30	6,075
LOT 21	6,075	LOT 31	6,075
LOT 22	6,075	LOT 32	6,075
LOT 23	7,614	LOT 33	6,075
LOT 24	13,492	LOT 34	6,075
LOT 25	10,121	LOT 35	6,075
LOT 26	6,068	LOT 36	6,075
LOT 27	6,075	LOT 37	6,075
LOT 28	6,075	LOT 38	6,075
LOT 29	6,075	LOT 39	6,075
LOT 30	6,075	LOT 40	6,075
LOT 31	6,075	LOT 41	6,075
LOT 32	6,075	LOT 42	6,075
LOT 33	6,075	LOT 43	6,075
LOT 34	6,075	LOT 44	6,075
LOT 35	6,075	LOT 45	6,075
LOT 36	6,075	LOT 46	6,071
LOT 37	6,075	LOT 47	8,244
LOT 38	6,075	LOT 48	11,214
LOT 39	6,075	LOT 49	6,836
LOT 40	6,075	LOT 50	10,076
LOT 41	6,075	LOT 51	8,156
LOT 42	6,075	LOT 52	7,535
LOT 43	6,075	LOT 53	8,051
LOT 44	6,075	LOT 54	7,882
LOT 45	6,075	LOT 55	9,876
LOT 46	6,071	LOT 56	6,024
LOT 47	8,244	LOT 57	6,140
LOT 48	11,214	LOT 58	6,593
LOT 49	6,836	LOT 59	7,013
LOT 50	10,076	LOT 60	6,519
LOT 51	8,156	LOT 61	6,037
LOT 52	7,535	LOT 62	6,237
LOT 53	8,051	LOT 63	6,103
LOT 54	7,882	LOT 64	6,014
LOT 55	9,876	LOT 65	6,153
LOT 56	6,024	LOT 66	6,590
LOT 57	6,140	LOT 67	11,505
LOT 58	6,593	LOT 68	7,300
LOT 59	7,013	LOT 69	6,400
LOT 60	6,519	LOT 70	6,239
LOT 61	6,037	LOT 71	6,075
LOT 62	6,237		
LOT 63	6,103		
LOT 64	6,014		
LOT 65	6,153		
LOT 66	6,590		
LOT 67	11,505		
LOT 68	7,300		
LOT 69	6,400		
LOT 70	6,239		
LOT 71	6,075		

**BEING** 23.612 acres of land in the H.&T.C.R.R. Co. Survey Section 106, and the J. G. Bennett Survey, A-611, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas, the northeast corner of JORDAN RANCH BLVD. and JORDAN CROSSING BLVD. STREET DEDICATION NO. 1 according to the plat thereof recorded under Film Code No. 20150304, in the Official Plat Records of Fort Bend County, Texas, and in the H. & T.C.R.R. CO. SURVEY, Section 105, Abstract 261

Thence, S 89°32'09" E for a distance of 1,756.03 feet to a **POINT OF BEGINNING**

Thence, said curve turning to the right through an angle of 06° 39' 16", having a radius of 1450 feet, and whose long chord bears S 48° 56' 30" E for a distance of 168 feet.

Thence, S 45° 36' 53" E for a distance of 162 feet to the beginning of a curve, said curve turning to the left through 20° 48' 54", having a radius of 1850 feet, and whose long chord bears S 56° 01' 20" E for a distance of 668 feet to the beginning of a non-tangential line.

Thence, said curve turning to the right through an angle of 87° 10' 15", having a radius of 30 feet, and whose long chord bears S 22° 50' 39" E for a distance of 41 feet to a point of intersection with a non-tangential line.

Thence, S 67° 15' 34" E for a distance of 60 feet to the beginning of a non-tangential curve,

Thence, said curve turning to the right through 89° 10' 15", having a radius of 30 feet, and whose long chord bears N 65° 19' 36" E for a distance of 42 feet to the beginning of a non-tangential curve.

Thence, said curve turning to the left through an angle of 06° 51' 40", having a radius of 1850 feet, and whose long chord bears S 73° 31' 07" E for a distance of 221 feet to a point of intersection with a non-tangential line.

Thence, S 04° 22' 38" W for a distance of 262 feet to a point on a line.

Thence, S 38° 50' 48" W for a distance of 454 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 739 feet to a point on a line.

Thence, N 12° 33' 12" W for a distance of 1216 feet to a point on a line.

Thence, N 77° 26' 48" E for a distance of 75 feet to a point on a line.

Thence N 37° 20' 09" E a distance of 190 feet to the **POINT OF BEGINNING**

- NOTE:**
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/UTILITIES ±0.13 ACRE
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES ±3.19 ACRES
  - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/UTILITIES ±0.76 ACRE

- GENERAL NOTES:**
- 1) "B.L." INDICATES BUILDING LINE.
  - 2) "U.E." INDICATES UTILITY EASEMENT.
  - 3) "1" RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicant, his heirs, assigns or successors.
  - 4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
  - 5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
  - 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - 7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
  - 9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 481570040L, REVISED APRIL 2, 2014.
  - 10) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR CSD.

**LINE DATA**

LINE	DISTANCE	BEARING
L1	2'	S 20°44'28" W
L2	60'	N 69°15'32" W
L3	67'	S 39°29'56" W
L4	12'	S 38°42'34" W
L5	75'	N 77°26'48" E

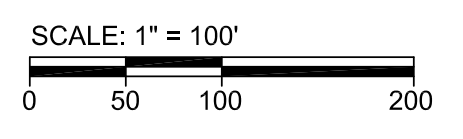
**CURVE DATA**

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1450'	168'	S48°56'31"E	168'
C2	1850'	672'	N56°00'49"W	668'
C3	30'	46'	S22°50'08"E	41'
C4	30'	47'	N65°20'07"E	42'
C5	1850'	222'	N73°30'09"W	221'

A PRELIMINARY PLAT OF  
**JORDAN RANCH SECTION NINETEEN**  
BEING 23.612± ACRES OF LAND CONTAINING 91 LOTS AND THREE RESERVES IN TWO BLOCKS.  
OUT OF THE H.&T.C.R.R. CO. SURVEY SEC 106  
J.G. BENNETT SURVEY, A-611  
FORT BEND COUNTY, TEXAS  
OWNER:  
**FORT BEND JORDAN RANCH LP.**  
PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422



JULY 19, 2019  
MTA# 8004C

**DISCLAIMER AND LIMITED WARRANTY**  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

July 30, 2019

## Engineering Review

Preliminary Plat  
Jordan Ranch Section Nineteen  
Fort Bend County, Texas

### For Information only:

1. This plat will create 91 Lots in two (2) Blocks with three (3) Reserves that covers a total acreage of 23.612 acres.
2. The typical lot in this section is 45-foot by 130-foot with a 20-foot Front Building Line.
3. Access to this section is provided by an extension of Hickory Bend Lane by way of Jordan Crossing Blvd.
4. Since this section is located in the E.T.J. of the City approval will be required from both the City of Fulshear and Fort Bend County.

### Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Nineteen be approved with the following additions/corrections:

- A) A Table needs to be added to the face of the plat showing the number of 45-foot wide lots in each section and their percentage of the total.





**CITY OF FULSHEAR**  
**Registration & Permit Department**  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: Jordan Ranch Section 19 Preliminary Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 7/30/2019

**Director of Development Services**

Processed  
 Returned for additional data

BY: Zach Goodlander DATE: 7/19/2019

**Planning Commission Review**

Approved  
 Returned for additional data

LOT TABLE HAS BEEN ADDED PER ENGINEER'S RECOMMENDATION

BY:  DATE: 8-2-19

**City Council Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**AGENDA OF:** 8/20/2019 **ITEMS:** IX.F.  
**DATE SUBMITTED:** 8/13/2019 **DEPARTMENT:** Building Services  
**PREPARED BY:** Zach Goodlander **PRESENTER:** Zach Goodlander  
**SUBJECT:** Consent and Approval of Plaza on South Firethorne Replat

**Expenditure Required:**

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

The plat, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

**RECOMMENDATION**

Staff recommends the City Council approve the plat under consideration.

**ATTACHMENTS:**

Description	Upload Date	Type
Plaza on South Firethorne Replat Packet	8/13/2019	Exhibit



CITY OF FULSHEAR  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: July 15, 2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Plaza on South Firethorne Development: Plaza on South Firethorne

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: Portion of Restricted Reserve "A" of Firethorne Commercial Reserve "A" Replat & Firethorne Sec 7 Partial Replat

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 5.109  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 2 Commercial Reserves  
 Total Acres in Reserve: 5.109

Owner: Equicap Firethorne, LP  
 Address: 3050 Post Oak Boulevard  
 City/State: Houston, Texas 77056  
 Telephone: 713-552-9499  
 Email Address: imtiaaz@equicapgroup.com

Engineer/Planner: Hovis Surveying Company Inc  
 Contact Person: Mary M. McKenzie  
 Telephone: 281-320-9591  
 Fax Number: 281-376-1726  
 Email Address: mmckenzie@hovis-surveying.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$637.73
Park Fees (due at Final Plat Application)	

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Mary M. McKenzie/Vice President  
 TYPED OR PRINTED NAME/TITLE

July 15, 2019

DATE RECEIVED  
 REGISTRATION & PERMIT DEPT

JUL 16 2019

CITY OF FULSHEAR  
 FULSHEAR, TX 77441

STATE OF TEXAS  
COUNTY OF HARRIS

This plat of PLAZA ON SOUTH FIRETHORNE was approved on \_\_\_\_\_ by the City Planning Commission of the City of Fulshear, Texas this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

We, Equipac Firethorne, LP, acting by and through Intiaz Munshi, Manager of Equipac Firethorne GP, LLC, its general partner, hereinafter referred to as Owners of the 5.109 acre tract described in the above and foregoing map of PLAZA ON SOUTH FIRETHORNE, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (20) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws and drainage ditches located in said subdivision, or easements for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, Equipac Firethorne, LP, has caused these presents to be signed by Intiaz Munshi, Manager of Equipac Firethorne GP, LLC, its General Partner, thereto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Equipac Firethorne, LP  
By: Equipac Firethorne GP, LLC, its General Partner  
Intiaz Munshi, Manager

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Intiaz Munshi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2019

Notary Public in and for the State of Texas  
My Commission expires:

I, Mary M. McKenzie, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Mary M. McKenzie  
Texas Registration No. 6123

I, Saloman Q. Mirajwala, a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Saloman Q. Mirajwala  
Texas Registration No. 69701

This plat of PLAZA ON SOUTH FIRETHORNE was approved on \_\_\_\_\_ by the City of Fulshear Council, and signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019 provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months.

By: \_\_\_\_\_ or By: \_\_\_\_\_  
Thomas C. Kuykendall Mayor Kim Kopecky City Secretary

- NOTES
1. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site ADSK.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99988687.
3. Unless otherwise indicated, the Building Lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. B.L. indicates Building Line, F.B.C.C.F. No. indicates Fort Bend County Clerk's File Number, F.C. indicates Film Code, L.S. indicates Landscape Setback, P.R.F.B.C. indicates Plat Records Fort Bend County, Texas, P.S. indicates Parking Setback, STM, S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
5. Subject to Restrictive Covenants as set out under Plat Nos. 20050044, 20070017 & 20080013 P.R.F.B.C. and F.B.C.C.F. Nos. 2005036339, 2007052997, 2012048103 & 2013127198.
6. There are no pipelines or pipeline easements within the platted area shown hereon.
7. This property lies within Zone "X" as per Flood Insurance Rate Maps, Map Number 4815700040L & 4815700105 dated April 2, 2014.
8. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
9. The top of all slabs shall be a minimum of 144.0 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
10. Control Benchmark: NGS Height Modernization Survey Station HGCS06 66. A stainless steel rod in sleeve stamped HGCS06 66 1986 as shown hereon. Elevation = 136.52' (NAVD 1988).
11. Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the ADA.
12. All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
13. All property to drain into the drainage easement only through an approved drainage structure.
14. This plat lies within Zone "LZ3" of the Fort Bend County Lighting Ordinance Zone, Dated June 2004.
15. 14' Utility Easement subject to an unobstructed aerial easement 8 feet wide from a plane 16 feet above the ground level upward, located adjacent to both sides and adjoining said public utility easement as recorded under Plat No. 20070017 of the P.R.F.B.C.
16. Subject to the terms, conditions, stipulations and easements contained in that Declaration of Easements and Restrictive Covenants recorded under F.B.C.C.F. No. 2012048103.
17. Subject to a perpetual easement upon, over, under and across the subject tract for the purpose of installing, replacing, repairing, maintaining oil utilities as recorded under F.B.C.C.F. No. 2005036339.
18. Surface Site and Multi Purpose Right-of-Way and Easement agreement recorded under Volume 1863, Page 2135 of the D.R.F.B.C. does not affect the tract.
19. Subject to the terms and conditions of that certain Development Agreement recorded under F.B.C.C.F. No. 2004026291.
20. Subject to an unobstructed aerial easement ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located westerly of and adjoining said five (5) foot wide easement recorded under F.B.C.C.F. No. 2013129034.
21. Proposed Restricted Reserve "B" has access to FM 1463 via Dedicated Cross Access Easement "O" as recorded under F.B.C.C.F. No. 2012048103.

DESCRIPTION
5.109 acres of land situated in the William Ames Survey, Abstract Number 104, Fort Bend County, Texas, being a portion of Restricted Reserve "A" of Firethorne Commercial Reserve "A" Replat & Firethorne Sec. 7 Partial Replat, a subdivision as shown on map or plat recorded under Plat Number 20080013 of the Plat Records of Fort Bend County, Texas, said 5.109 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap found for the Southeastery end of a 25 foot radius return between the Southerly right-of-way line of South Firethorne Road (variable width right-of-way) and the Westerly right-of-way line of F.M. 1463 (variable width right-of-way), the most Southerly Northeast corner of said Restricted Reserve "A" and the most Southerly Northeast corner of that certain called Reserve "A" of Final Plat CVS Commercial Reserves A and B Replat No. 2, a subdivision as shown on map or plat recorded under Plat Number 20130110 of the Plat Records of Fort Bend County, Texas.

Thence, in a Northwesterly direction, along said 25 foot radius return and a curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of N 47°02'40" W and a chord distance of 35.36 feet to a 3/4 inch iron rod with cap found for the Northwesterly end of said 25 foot radius return;
Thence, along the Southerly right-of-way line of said South Firethorne Road, the following courses and distances:

- S 87°57'20" W, a distance of 95.20 feet to a 5/8 inch iron rod found for a point of curvature to the right;
In a Northwesterly direction, with said curve to the right, having a central angle of 01° 22'38", a radius of 500.00 feet, an arc length of 12.02 feet, a chord bearing of S 88° 38'38" W and a chord distance of 12.02 feet to a 5/8 inch iron rod with cap found for a point of tangency;
S 89°19'57" W, a distance of 211.98 feet to a 1/2 inch iron rod with cap found for a point of curvature to the left;
In a Southwesterly direction, with said curve to the right, having a central angle of 08° 07'19", a radius of 600.00 feet, an arc length of 85.58 feet, a chord bearing of S 89°44'38" W and a chord distance of 85.50 feet to a 5/8 inch iron rod with cap found for a point of compound curvature to the left;
In a Southwesterly direction, with said curve to the left, having a central angle of 04°27'59", a radius of 1,965.00 feet, an arc length of 153.17 feet, a chord bearing of S 89°14'47" W and a chord distance of 153.13 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of that certain called Restricted Reserve "A" of British Private Prep School at Firethorne LTD, a subdivision as shown on map or plat recorded under Plat Number 20130075 of the Plat Records of Fort Bend County, Texas and the POINT OF BEGINNING of the herein described tract of land;
Thence, S 19°04'30" E, along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 222.63 feet to a 5/8 inch iron rod with cap found for an angle point;
Thence, S 01°25'21" E, continuing along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 90.81 feet to a 5/8 inch iron rod with cap found for the Southerly corner of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD.

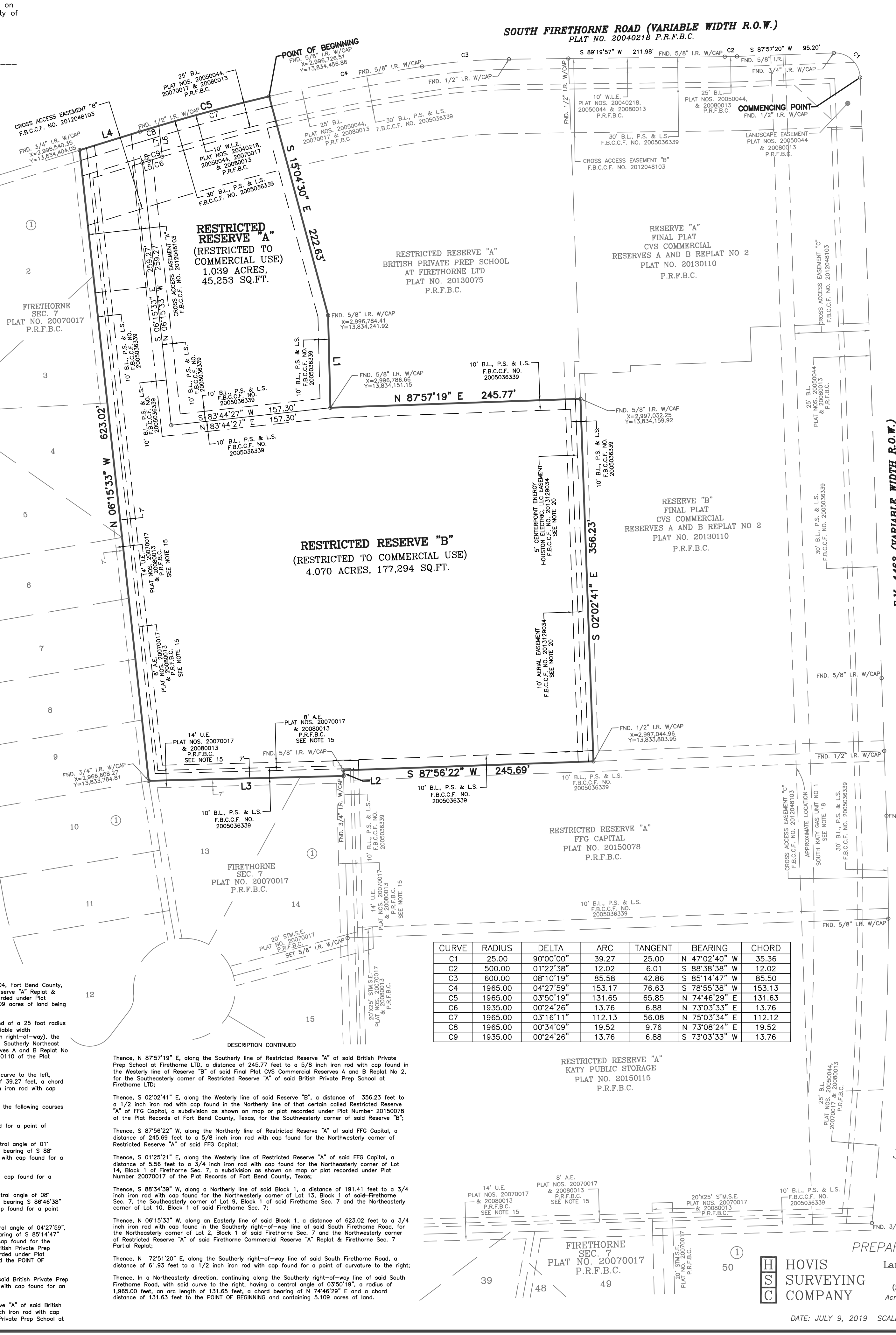
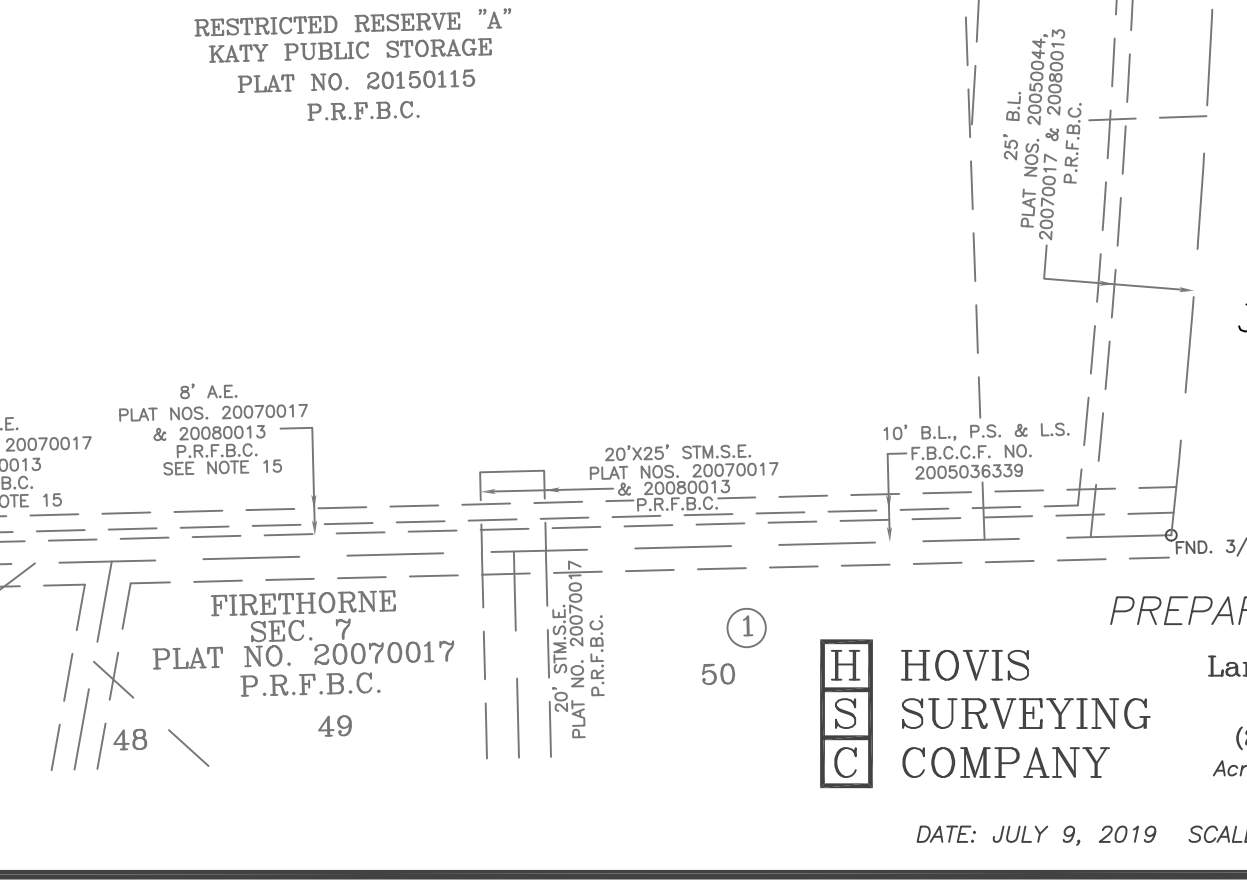


Table with 7 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains data for curves C1 through C9.

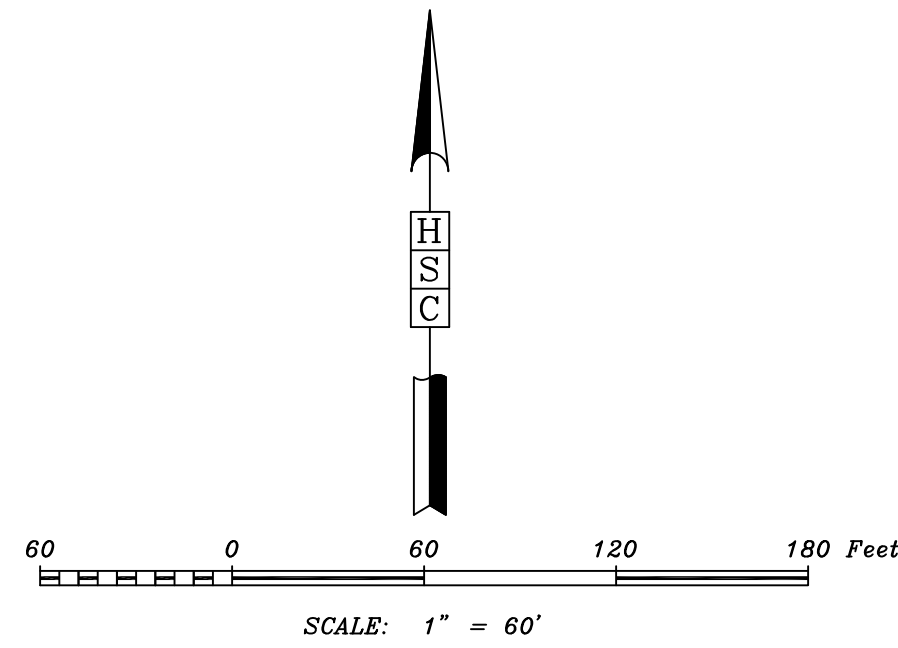
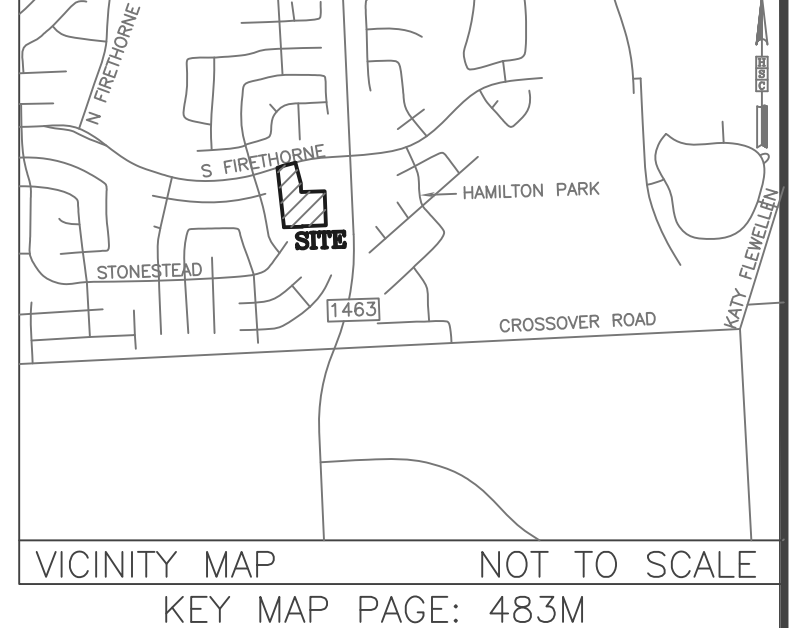


DISTRICT NAMES table with columns: DISTRICT NAME, W/CID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY ETJ, UTILITIES CO.

Table with 3 columns: LINE, DISTANCE, BEARING. Lists line segments L1 through L8.

F.M. 1463 (VARIABLE WIDTH R.O.W.) VOL. 275, PG. 506 AND VOL. 276, PG. 531 F.B.C.D.R. PLAT NO. 20080044 & 20070017 P.R.F.B.C.

HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovisurveying.com
Texas Firm Registration No. 10030400
DATE: JULY 9, 2019 SCALE: 1" = 60' JOB NO. 12-134-61



PLAZA ON SOUTH FIRETHORNE
A SUBDIVISION OF 5.109 ACRES OF LAND SITUATED IN THE WILLIAM AMES SURVEY, ABSTRACT NUMBER 104, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" FIRETHORNE COMMERCIAL RESERVE "A" REPLAT & FIRETHORNE SEC 7 PARTIAL REPLAT PLAT NO. 20080013 P.R.F.B.C.
OWNERS: EQUIPCAP FIRETHORNE, LP 3050 POST OAK BOULEVARD HOUSTON, TEXAS 77056 713-552-9499
REASON FOR REPLAT: TO CREATE TWO RESTRICTED RESERVES

July 30, 2019

## Engineering Review

Preliminary Plat  
Plaza on South Firethorne  
Fort Bend County, Texas

### For Information only:

1. This plat will create two (2) Restricted Reserves (Restricted to Commercial Use) that will cover a total acreage of 5.109 acres.
2. Both Restricted Reserves will have access to South Firethorne Road along their North Line.
3. Since this tract is located in the E.T.J. of the City approval will be required of both the City of Fulshear and Fort Bend County.

### Recommendations:

I recommend that this Preliminary Plat of Plaza on South Firethorne be approved with the following items have been addressed:

- A) The name of the Mayor and the names of both Co-Chairman of the Planning Commission need to be updated.
- B) The name of the Fort Bend County Engineer needs to be updated.
- C) Contour lines are required on the face of the plat per the City's Ordinances. These may be taken from the Fort Bend County LIDAR map.
- D) A note is required on the face of the plat stating that this tract is located in the E.T.J. of the City of Fulshear.



**CITY OF FULSHEAR**  
**Registration & Permit Department**  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: Plaza on South Firethorne Replat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 7/30/2019

**Director of Development Services**

Processed  
 Returned for additional data

BY: Zach Goodlander DATE: 7/19/2019

**Planning Commission Review**

Approved  
 Returned for additional data

PER ENGINEERS COMMENTS

BY: *[Signature]* DATE: 8-2-19

**City Council Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**AGENDA OF:** 8/20/2019 **ITEMS:** IX.G.  
**DATE** 8/13/2019 **DEPARTMENT:** Building Services  
**SUBMITTED:**  
**PREPARED BY:** Zach Goodlander **PRESENTER:** Brant Gary  
**SUBJECT:** Consent and Approval of Phase 2 and 3 of a Coordinated Development Ordinance Review

**Expenditure Required:** 0

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

As discussed previously, City Staff has worked with KKC to complete Phase 1 of a Coordinated Development Ordinance (CDO) process that resulted in a review of several ordinances to streamline our processes and make sure that the ordinances are reflective of the City's intent concerning development regulations and that all individual components are complements of each other. Phase 1 will end with an Ordinance Advisory Committee (OAC) meeting on August 27<sup>th</sup>, followed by a joint P&Z/City Council meeting the same evening.

This work order is being presented for consideration that continues the CDO Review project and continues staff and KKC efforts from one phase to the next seamlessly. This will be Phase 2 and 3 of the overall process that will require the involvement of many stakeholders throughout the City and its ETJ. These phases as outlined in the work order will begin immediately utilizing available funding. Phase 2 and 3 has a not to exceed cost of \$118,454. Per request of Council, some items from Phases 2 and 3 were incorporated into the Phase 1 timeframe. The formal authorization was not amended, so we are requesting ratification and approval to complete Phases 2 and 3. No additional appropriations are needed at this time. Council approved funding for future phases of the CDO project as a part of the FY19 budget process. A portion will also be budgeted for in FY20.

**RECOMMENDATION**

City staff would recommend City Council authorize staff to proceed with the work order as presented per the current on-call agreement with Kendig Keast Collaborative.


**ATTACHMENTS:**

Description	Upload Date	Type
Work Order Phase Approval Signature Sheet	8/13/2019	Backup Material
Work Order Scope of Services For Each Phase	8/13/2019	Backup Material

**Work Order #5 – Preparation of a Coordinated Development Ordinance (CDO)**

**Phase Approval Signatory Sheet**

**Phase #1 – Kick-Off**

<b>Kendig Keast Collaborative:</b>		<b>City of Fulshear:</b>
		
Signature		Signature
Bret C. Keast, CEO / Owner		
Name / Title		Name / Title
August 17, 2018		
Date		Date

**Phase #2 - Drafting of Design and Subdivision Standards and Procedures**

<b>Kendig Keast Collaborative:</b>		<b>City of Fulshear:</b>
Signature		Signature
Bret C. Keast, CEO / Owner		
Name / Title		Name / Title
Date		Date

**Phase #3 – Public Review, Comment, and Hearing(s)**

<b>Kendig Keast Collaborative:</b>		<b>City of Fulshear:</b>
Signature		Signature
Bret C. Keast, CEO / Owner		
Name / Title		Name / Title
Date		Date



**Phase #4 – Staff Training and Final Delivery**

<b>Kendig Keast Collaborative:</b>		<b>City of Fulshear:</b>
Signature Bret C. Keast, CEO / Owner		Signature
Name / Title		Name / Title
Date		Date

The On-Call Services Agreement between the City of Fulshear and Kendig Keast Collaborative, executed on December 17, 2014 provides for two forms of service, as authorized by the City through the On-Call Professional Services Agreement, including:

- **General On-Call Services**, which involve consultant personnel being available on an on-call, as-needed basis to provide general and/or ongoing technical planning assistance to City staff as particular needs emerge or evolve, including availability for periodic meeting attendance. The specific types of assistance may be only broadly defined and relatively open-ended at the outset of work, which is why the method of compensation is an hourly rate basis as described in the On-Call Professional Services Agreement. The City and consultant may mutually establish certain parameters for this services arrangement, such as a total cost target based on available budget or expected duration of the technical support role.
- **Work Order Services**, which involve more narrowly focused and clearly defined tasks for which a specific Scope of Services is prepared by the Consultant and approved by the Client after any mutually agreed revisions and prior to initiation of work. These services would result in one or more specified deliverables that are itemized and described in the Scope of Services, along with a definite number and type of meetings requiring consultant attendance and facilitation or other support, and a timeline and associated compensation for all work activities included in the Scope of Services. This services arrangement may involve completion of only one work order or could lead to a series of work authorizations, each of which is considered an amendment to the overall On-Call Professional Services Agreement. For work order services the method of compensation involves the City reimbursing the consultant for actual costs incurred in carrying out a particular Scope of Services, subject to an agreed upon maximum not-to-exceed amount indicated in the work order.

### **Proposed Work Order Services (per On-Call Agreement executed 12.17.14)**

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#### **Work Order No. 5**

##### *Phase 1 of 4 - Coordinated Development Ordinance (CDO)*

The City adopted a Comprehensive Plan on May 6, 2014 after a months-long process of engaging the citizenry and working with the Parks and Recreation Commission, Planning and Zoning Commission, the Mayor and City Council, and City staff. In December 2014, an on-call agreement was executed with Kendig Keast Collaborative (KKC) to provide planning consulting to the City to aid in the implementation of the plan. Through this ongoing agreement, numerous work orders were executed by the City for drafting and amending individual ordinances (e.g., architectural standards, standards for hotels, etc.) toward preparation of a Coordinated Development Ordinance (CDO), inclusive of all development-related provisions; creation of an annotated outline (proposed table of contents) for the series of ordinances; organizing and writing a Development Guidebook, including all checklists and new applications for each required approval or permit; developing a cloud-based program for application intake, payment, processing, and management; and establishing an interactive website for the development-related provisions included in Chapters 18, 28, 32, 34, and 42 and Appendices A - C.

Over the years, as needed, the City has adopted a series of individual ordinances to address certain issues or topics. As they relate to subdivision and land development, these ordinances include:

- Chapter 18, Environment;
- Chapter 28, Signs;
- Chapter 32, Access Management;
- Chapter 34, Subdivision of Land;
- Chapter 42, Vegetation;

- Appendix A, Zoning;
- Appendix B, Airport Zoning Regulations; and
- Appendix C, Thoroughfare Plan.

Since these ordinances were prepared over a number of years and produced independent of one another, increasingly, the administration of these ordinances has become problematic and troublesome for development applicants, City staff, and the Planning & Zoning Commission. Issues have arisen on multiple occasions where significant, substantive errors, oversights, conflicts, and inconsistencies both within and across these ordinances have been discovered in the course of project review. These have caused difficulty in decision making, delayed processes and approvals, and frustrated all involved. This reflects poorly on the City. Furthermore, with the adoption of the Comprehensive Plan, the above ordinances do not reflect the community-supported directions of the plan. With the CDO, they would be updated to be in lockstep with the City's policies and goals.

As a continuation of the City's efforts to implement the Comprehensive Plan and to effectively process and manage quality development, the following scope of services is to build on the work completed to date for the preparation of a well-coordinated set of development ordinances that resolves the issues regularly encountered, and takes the next step to provide the criteria, standards, and requirements necessary for the Planning & Zoning Commission, Mayor and City Council, and City staff to work with applicants in the City's economic development.

#### Scope of Services

The following scope of services will be undertaken as Phase 1 of 4 to begin August 10, 2018.

##### *1.1 Project Orientation*

KKC and the City's Project Director, along with invited staff, will hold a project orientation teleconference immediately following notice to proceed in order to supplement the understanding of the project relative to the delivered Annotated Outline, Development Guidebook, and Online Ordinances. Topics for discussion will include: project logistics, the number and means of identifying stakeholders and focus groups to be involved in Subtask 1.2, and the organization and structure of a Staff Technical Advisory Committee (STAC) and an Ordinance Advisory Committee (OAC). The STAC will consist of City staff members who administer, interpret, and enforce the current development regulations on a day-to-day basis. The OAC (typically 12 to 15 members) will consist of community members at large who share a greater personal or professional interest in the City's development ordinances. The OAC commonly includes a non-voting representative to the Planning and Zoning Commission and City Council. KKC will develop a tentative schedule of deliverables, meetings, and teleconferences; communication and interagency coordination protocol; and a contact database. We will also make arrangements for the prompt transmittal of additional documents, maps, or data from the City to KKC.

With the aid of KKC, the City will identify people to serve on the STAC and OAC, as well as other applicable agencies or organizations who KKC may need to contact or meet during the course of the project. The membership may be publicly solicited and/or appointed by the City Council. Any meetings will be coordinated by the City to occur during scheduled meeting days.

Meeting(s):

- Project orientation teleconference with the City Project Director and staff.

## Deliverable(s):

- Project schedule and supporting documentation

1.2. *Stakeholder and Focus Group Interviews*

KKC team members will interview key stakeholders in a series of six, one-hour focus group “listening sessions,” to invite face-to-face responses as to what they see as the key development and regulatory issues and solutions for addressing them. Members of these focus groups and stakeholders may also serve as members of the OAC, and will include:

1. Design professionals (engineers, architects, landscape architects, and surveyors);
2. Landowners, builders, and developers;
3. Brokers and realtors;
4. Downtown, historic preservation, economic development and redevelopment advocates;
5. Business owners and merchants; and
6. Neighborhood advocates.

Additional focus groups may be added on an Additional Services basis to include other groups as determined in coordination with the City’s Project Director. Additionally, the first two-hour open-door meeting will be held to solicit general comments from interested citizens.

## Meeting(s):

- Six, one-hour stakeholder and focus group listening sessions
- A two-hour open-door meeting

## Deliverable(s):

- Summary of stakeholder input

1.3 *Meeting(s) with the STAC, OAC, Planning & Zoning Commission, and City Council*

KKC will spend one-half day meeting with the STAC. The purpose of this meeting is to clearly understand the City’s current processes, procedures, and practices, as well as to gain a firsthand understanding of the limitations or problems with the administration and enforcement of the CDO. Additionally, team members will conduct a joint meeting with the OAC, Planning & Zoning Commission, and the City Council to overview the project approach and schedule, summarize the key findings of the stakeholder interviews, and to initiate dialog as to the key planning and regulatory issues to be addressed in the CDO.

## Meeting(s):

- Meeting with the STAC
- Introductory joint meeting with the OAC, Planning & Zoning Commission, and City Council.

## Deliverable(s):

- Introductory presentation to be given at the above meetings

1.4 *Annotated Outline*

An annotated outline was completed and submitted to the City in January of this year. This is based on the wish list of City staff and the input received through prior assignments. The Annotated Outline sets out how ordinances may be organized and structured to be more intuitive and easy to administer, navigate, and use. Changes to the order or structure of Articles and Sections within the ordinances may occur during the project

in response to information developed as the project progresses. However, such changes may require an amendment if they materially add to the content of the CDO (e.g., unforeseen inclusion of additional or incremental ordinances, appendices, technical manuals, or design guidelines) or constitute a substantive change.

Meeting(s):

- None for this task

Deliverable(s):

- Annotated Outline, revised as needed

### 1.5 Module No. 1 Drafting

The core elements of the CDO including the zoning districts and permitted and conditional land uses will be drafted as part of this task. This element is directly related to the implementation of the Comprehensive Plan, its policies, and the land use and thoroughfare plans.

Meeting(s):

- Interim teleconference (or meeting as necessary) with the City's Project Director or STAC will be held during the drafting process to discuss regulatory strategies, the relationships to existing standards and procedures, and other administrative matters, as necessary.
- The following meetings will be held:
  - A meeting with the STAC held on the afternoon prior to and, as needed, a teleconference the morning following a scheduled OAC work session.
  - A lunchtime or evening meeting/work session with the OAC to discuss the respective module, which will be open to the public.
  - A discussion workshop with representatives or the full membership of the Planning and Zoning Commission and City Council following completion of Module No. 1 to review, discuss, and receive direction.
  - A 90-minute open-door meeting with members of the public or other groups or organizations to update them on the status of the CDO and to solicit their input and feedback. The invitations and arrangements for these meetings will be arranged by City staff.

Deliverable(s):

- Draft module with tables and graphics, delivered to the City for staff review and comment of the OAC, Planning & Zoning Commission, and City Council.
- Revised draft module. KKC will provide one round of revisions for the draft module following review and receipt of comments and suggested revisions by the STAC and OAC, as well as through the overview to the Planning & Zoning Commission and City Council.

### **Work Order Compensation**

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*Coordinated Development Ordinance (CDO)*

Phase 1 of 4 = \$46,857.00

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## SUBSEQUENT PHASES

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### 2.0 DRAFTING OF DESIGN AND SUBDIVISION STANDARDS AND PROCEDURES

#### 2.1 *enCodePlus™ Text Build* (see <http://online.encodeplus.com/regs/fulshear-tx/>)

KKC will use the **enCodePlus™** cloud-based codification and online code publishing software to facilitate the ordinance drafting process as a fully-searchable electronic ordinance upon completion and adoption. Upon completion of the project, the format of the CDO will be integrated with the City's Code of Ordinances hosted by Municode. Such integration will allow access from anywhere on the City's website, as well as to/from Municode.

#### 2.2 *Draft Development Design, Subdivision Standards and Procedures*

KKC will develop language for the updated ordinances based on the accepted Annotated Outline, input received through the stakeholder and focus group interviews, open-door meetings, Planning & Zoning Commission and City Council meetings, and through close coordination with the City's Project Director, Staff Technical Advisory Team (STAC), Ordinance Advisory Committee (OAC), and others, as applicable.

KKC will refine the draft modules based on the feedback received from the STAC and the OAC, Planning & Zoning Commission, and City Council as each module is completed and reviewed. The refined modules will be assembled into a consolidated draft, which will be in a public hearing format inclusive of tables, graphics, illustrations, and a glossary of acronyms and definitions.

#### Meeting(s):

- Interim teleconferences with the City's Project Director or STAC will be held during the drafting process to discuss regulatory strategies, the relationships to existing standards and procedures, and other administrative matters, as necessary.
- For each module, the following meetings will be held:
  - A meeting with the STAC held on the afternoon prior to and, as needed, a teleconference on the morning following a scheduled OAC work session and, as necessary, an overview meeting with the Planning & Zoning Commission.
  - A lunchtime or evening meeting/work session with the OAC to discuss the respective module, which will be open to the public.
  - A discussion workshop with representatives of, or the full membership of, the Planning and Zoning Commission and City Council following completion of Module Nos. 2 and 4 to review, discuss, and receive direction.
  - A 90-minute open-door meeting with members of the public or other groups or organizations to update them on the status of the CDO and to solicit their input and feedback. The invitations and arrangements for these meetings will be arranged by City staff.

Deliverable(s):

- Draft modules of the proposed CDO.
- Revised draft modules assembled into a consolidated draft.
- Technical input to any warranted zoning map amendments.

**3.0 PUBLIC REVIEW, COMMENT, AND HEARING(S)***3.1 Public Hearing Draft*

- Upon final revisions for each module, the consolidated draft will be submitted as a public hearing draft of the CDO.
- Create a presentation that overviews the key features and summary of key changes to the existing ordinances.
- Publish the public hearing draft on-line.
- Present the public hearing draft to the OAC.

*3.2 Public Comment (30-day review period).* A public comment period will be held during which members of the public may submit to the Planning and Zoning Commission proposed changes to the draft CDO.

*3.3 Public Hearing(s).* Attend either a Planning and Zoning Commission or a City Council public hearing to present the CDO.

Meeting(s):

- An OAC meeting for their review and final recommendation.
- A Planning & Zoning Commission or City Council public hearing for their review and recommendations or adoption of the public hearing draft.

Deliverable(s):

- Public hearing draft inclusive of all tables, graphics, and definitions.
- Public hearing draft presentation.
- Final draft CDO

**4.0 STAFF TRAINING AND FINAL DELIVERY**

*4.1 Familiarity Training.* As part of the previous meetings, provide on-site training for members of the respective departments who, together, are responsible for application receipt, plan review, inspection, and enforcement, as well as zoning administration, and staffing of Planning & Zoning Commission and other applicable meetings. Include in the training:

- A detailed overview of the CDO, including its general principles, relationship to the Comprehensive Plan and other plans, and the specific provisions that are the responsibility of different staff and departments;
- A “how to” work session for the review of applications; and
- An overview of the procedures and processes.

Meeting(s): Staff training.

### **Project Interaction, Consultant Availability, and Progress Reporting**

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David Baird, JD, AICP, will be the primary point of contact and maintain frequent communication and coordination with the Assistant City Manager. He and other assigned KKC personnel will be available to provide on-call assistance (where an on-call services arrangement is requested and authorized by the City), respond to inquiries and questions, and complete other work tasks assigned by the City. The amount of time required to complete the assigned tasks will be determined mutually, through general work/meeting requests or specific work authorizations provided by the Assistant City Manager.

Scheduled meetings between City staff and consultant personnel, whether conducted on-site (as requested by the City) or remotely via phone or video conference, will be held as needed and agreed upon in support of the specified work assignments. Requests to attend and participate in any project-related meetings must be provided with sufficient advance notice, as mutually agreed upon, to ensure availability and avoid scheduling conflicts.



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

**AGENDA OF:** 8/20/2019 **ITEMS:** IX.H.  
**DATE** 8/14/2019 **DEPARTMENT:** Administration  
**SUBMITTED:**  
**PREPARED BY:** Kimberly Kopecky **PRESENTER:** Kimberly Kopecky

**SUBJECT:** Consent and Approval of Resolution No. 2019-433, A Resolution of the City Council Appointing and Reappointing Certain Members to the City's Historic Preservation and Museum Commission

**Expenditure Required:**

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

There is currently two (1) position up for appointment and is set to expire June 1, 2021. The City of Fulshear has received one application by Susie Howey for consideration. City of Fulshear Resolution No. 2019-433 has been prepared for the Council's consideration.

**RECOMMENDATION**

To appoint Susie Howey, with a term to expire June 1, 2021.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-433	8/14/2019	Cover Memo

**RESOLUTION NO. 2019-433**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS APPOINTING AND REAPPOINTING CERTAIN MEMBERS TO THE CITY'S HISTORIC PRESERVATION AND MUSEUM COMMISSION**

**WHEREAS**, the City Council of the City of Fulshear, Texas is desirous of continuing the preservation of our historic and cultural artifacts and guiding the development of a Museum intended for such purpose, and;

**WHEREAS**, the City Council of the City of Fulshear, Texas appreciates the service and dedication of those previously and currently serving, and;

**WHEREAS**, the City Council of the City of Fulshear, Texas has been presented a slate of qualified willing volunteers to serve in the capacity as Members of the Historic Preservation and Museum Commission;

**NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS** that those listed below:

**3 – Members who will serve through June 2021**

**4 – Members who will serve through June 2020**

<u>Pat Mollere</u>	Term expires: June 1, 2021
<u>Viola Randle</u>	Term expires: June 1, 2021
<u>Susie Howey</u>	Term expires: June 1, 2021
<u>Sonya Simmons</u>	Term expires: June 1, 2020
<u>Pamela Davenport</u>	Term expires: June 1, 2020
<u>Laura Fleming</u>	Term expires: June 1, 2020
<u>Rebecca Patterson</u>	Term expires: June 1, 2020

Be named to serve as Members of the Historic Preservation and Museum Commission for terms as designated above during which they are expected to duly execute those responsibilities.

**This resolution duly passed this 20<sup>th</sup> day of August, 2019.**

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Aaron Groff, Mayor  
City of Fulshear, Texas

ATTEST:

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Kimberly Kopecky, City Secretary

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

**AGENDA OF:** 8/20/2019                                  **ITEMS:** X.A.  
**DATE SUBMITTED:** 8/2/2019                                  **DEPARTMENT:** Economic Development  
**PREPARED BY:** Angela Fritz                                  **PRESENTER:** Angela Fritz  
**SUBJECT:** Consideration of and action on Resolution No. 2019-428, a Resolution of the City of Fulshear approving an Administrative Services Agreement between the City and the City of Fulshear Development Corporation (Type A)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

The proposed Administrative Services Agreement for Fiscal Year 2019 - 2020 (FY20) was adopted by the A Corporation at their July 8, 2019 meeting.

The Agreement provides for the administration of Corporation funds via the City of Fulshear and its personnel, and for the reimbursement of the City's General Fund for operational costs associated with the Economic Development Department and operations. The Agreement also includes the provision of a "Shared Services Fee" to be paid to the City to cover EDC support costs incurred outside the Economic Development Department (Administration & Finance), and provides for a direct transfer of community event funds to the City's General Fund. The Agreement runs concurrent with the budget and fiscal year, and is intended to be revisited annually in conjunction with City and Corporation budget development.

**RECOMMENDATION**

Staff recommends approval of Resolution 2019-428, approving an administrative services agreement between the City and the City of Fulshear Development Corporation for Fiscal Year 2019-2020.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-428	8/13/2019	Resolution Letter

**RESOLUTION NO. 2019-428**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS APPROVING AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A)**

**WHEREAS**, the City Council of the City of Fulshear, Texas is desirous of ensuring efficient and effective administration for its Economic Development Corporations; and

**WHEREAS**, the City of Fulshear Development Corporation has previously acted to approve the tenets and facets of the Administrative Services Agreement attached hereto;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:** The Administrative Services Agreement for Fiscal Year 2019-2020 is hereby approved in the form as attached to this document as "Exhibit A".

This Resolution duly passed this \_\_\_\_\_ day of August, 2019.

\_\_\_\_\_  
Aaron Groff, Mayor

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary

**ADMINISTRATIVE SERVICES AGREEMENT  
BETWEEN  
THE CITY OF FULSHEAR DEVELOPMENT CORPORATION  
AND  
THE CITY OF FULSHEAR**

This Agreement is entered into by and between the **City of Fulshear Development Corporation** (hereinafter referred to as the "**Corporation**") and the **City of Fulshear, Texas** (hereinafter referred to as the "**CITY**").

**WHEREAS**, the **CORPORATION** and **CITY** wish to aid, and cooperate with each other in coordinating certain functions and services including administrative services for the effective, efficient operation of the **CORPORATION** and the provision of economic development services for the **CITY**; and

**WHEREAS**, it is in the best interests of the **CITY** to cooperate with the **CORPORATION** in that the **CORPORATION** is a public instrumentality acting on behalf of the **CITY** in furtherance of the public purposes of the Development Corporation Act of 1979, now located in Texas Local Government Code, Title 12, Subtitle C1; and

**WHEREAS**, the governing body of **CITY** has duly authorized this agreement; and

**WHEREAS**, the governing body of **CORPORATION** has duly authorized this agreement;

**NOW THEREFORE**, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein **CITY** and **CORPORATION** hereby agree as follows:

**Use of City Facilities**

1. The **CITY** will agree to allow the **CORPORATION** to use City Hall facilities, the Community Center, and additional City conference rooms without fee. Adequate office space for **CORPORATION** daily operations, utilities and common space (restrooms, break rooms and storage) will be provided by the City. Utilities include telephone service and hardware, internet connections, and shared building utilities. Also, the **CITY** agrees to allow the **CORPORATION** to post notices for public hearings, special or regular meetings or workshops.

2. The **CITY** agrees to share a Post Office box and a box at City Hall for receipt of mail to the **CORPORATION** and to disseminate any and all mail to the **CORPORATION** box at City Hall without charge.

**Services to be Provided**

The **CITY** agrees to provide the following services to the **CORPORATION** pursuant to the City Manager's direction and approval, and such employees furnishing said services are to be considered at all times to be employees of the **CITY**.

a. Economic Development Director Services

1. Develop and implement strategies for the retention, expansion, and recruitment of business enterprises.
2. Provide administrative services as required by the **CORPORATION**.
3. Perform all services related to State of Texas requirements for Economic Development Corporation's reporting. Maintain all public documents and records of the Corporation.
4. Prepare (in coordination with Finance Department) and administer budgets including Economic Development Department operating budget (Fund 100) and Corporation operating budget (Fund 600) and projects fund budget (Fund 601) in accordance with City, Corporation, and State purchasing and expenditure requirements.

Once adopted, and approved by the City Council, the Economic Development Director shall be allowed to expend any funds within operating budgets (Fund 100 and Fund 600) for purposes described in the budgets without further Corporation approval.

At no time shall any funds be expended from the projects fund (Fund 601) without prior Corporation approval. Except that expenditures under \$10,000 identified during the budgeting process from the promotional and studies line items in the Projects Fund may be expended by staff in accordance with the budget without additional approval of the Corporation.

b. Economic Development Coordinator Services

1. Assist the Economic Development Director in the development and implementation of sound, fact-based economic development strategies to retain, expand and recruit business enterprises, and in the day-to-day operation of the CITY's and CORPORATION's economic development programs.

c. Finance and Accounting

1. Payment of any and all bills submitted by the **CORPORATION** within **CORPORATION** budgetary and bylaw requirements. The City accepts no responsibility for the accuracy of bills submitted.
2. Receive, manage and invest **CORPORATION** funds in accordance with the **CORPORATION's** Investment Policy, as may be adopted and amended from time to time. The CORPORATION follows the CITY's adopted and amended Investment Policy.

3. Maintenance of accounting records, including but not limited to general ledger, income and expense accounts, balance sheet, and annual financial report/audit.
  4. Process annual budgets, and provide monthly budget reports and Corporation financials.
- d. Other Services
1. The **CORPORATION** may request other needed services from the CITY via the City Manager.
  2. Funds for general economic development legal services not specific to the Corporations will be provided for in the Economic Development Department operating budget (Fund 100). General legal services for the Corporation, including advice, the review and preparation of resolutions, general contracts, and other legal documents or records for the Corporation shall be funded by the Corporation in its operating budget (Fund 600). Legal services provided in regard to specific Corporation-initiated projects will be charged to the individual project.

### **Compensation**

In consideration for the services and related costs provided by the CITY for the benefit of the **CORPORATION**, the **CORPORATION** agrees to reimburse the CITY's costs for performing such services in an amount not to exceed the total "**ASA Reimbursement**" line item in the Corporation's approved fiscal year budget, a copy of which is attached hereto as Exhibit "A".

Estimated amounts will be prepared concurrently with the establishment of the annual budget, will be billed to the **CORPORATION** in arrears at least quarterly, and will be reconciled to actual costs incurred (except for funding for Community Events).

The Corporation shall provide payment as set forth in the Corporation's annual operating budget (Fund 600) under the "ASA Reimbursement" line item, equivalent to 50% of the City's Economic Development Department operating costs as outlined in the City's Fund 100 budget, which includes funding for Economic Development Personnel, Equipment and Supplies, Dues and Memberships, Professional and Legal Services, Travel and Training, and Programming. The Corporation's budget commitment is based upon budget projections provided by the City. Said sum shall be payable on a reimbursement basis to the City and be due upon presentment of an invoice from the City to the Corporation (except for Community Events funding).

In addition, the **CORPORATION** agrees to pay the CITY a fee for related support costs in an amount not to exceed the total "**ASA Shared Services Fee**" line item in the Corporation's approved fiscal year budget. This fee shall be paid in advance in four quarterly payments to the City for associated City General Fund costs to administer the Corporation.

For Fiscal Year 2020, the ASA Shared Services Fee includes costs for the City Manager, Chief Financial Officer, Finance Manager, and Accounts Payable/Payroll Clerk, for time and related costs.



The Corporation may provide funding as outlined in their annual operating budget (Fund 600), for transfers to the Corporation's **Projects Fund** (Fund 601) to be administered by City personnel under the direction of the Corporation. For Fiscal Year 2020, these transfers include funding for targeted incentives; promotional expenses; professional services (studies, planning, and program development); Corporation Livable Center Implementation projects, Corporation Economic Development Strategic Plan Implementation projects; and Corporation Gateway, Corridor, and Placemaking Enhancements.

The Corporation will provide funding for **Community Events** as outlined in the budgets for transfers to the City's General Fund to be administered directly by the City under the City Manager's direction pursuant to the terms of agreements between the City and third parties for all community events.

### **Period of Duration**

This Agreement shall remain in force and effect for a one-year period. The parties agree to use best efforts to continue this Agreement from year to year. The Agreement shall be reviewed annually, and any modifications or extension of the terms and conditions of the Agreement shall be of no force and effect except in a subsequent document in writing signed by the parties hereto.

This agreement will have no force or effect until duly executed by all parties hereto, will run concurrent to the City and Corporation's fiscal year (October 1 through September 30), terminating at **12:01 a.m. on October 1, 2020**.

The **CORPORATION** and the CITY may cancel this agreement at any time upon sixty (60) days written notice to the other party. The obligations of the **CORPORATION**, including its obligation to pay the CITY for all costs incurred under this agreement prior to such notice, shall survive such cancellation, as well as any other obligation incurred under this agreement, until performed or discharged by the **CORPORATION**.

Nothing in this Agreement shall constitute a waiver by the Parties of governmental immunity nor shall the Parties' enforcement of any legal right or assertion of any affirmative defense arising out of this Agreement constitute a waiver of the Parties' governmental immunity. Nothing in this Agreement shall be construed as express or implied consent of the Parties to being sued.

**Execution**

Executed, in duplicate originals, by the **CORPORATION** on the 8<sup>th</sup> day of July,  
2019, and by the CITY on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at Fulshear, Fort Bend  
County, Texas, to be **effective on October 1, 2019**.

**CITY OF FULSHEAR DEVELOPMENT CORPORATION**

By: \_\_\_\_\_

Jason Maklary, Secretary

By: \_\_\_\_\_

Andrew Van Chau, President

**CITY OF FULSHEAR**

By: \_\_\_\_\_

Kim Kopecky, City Secretary

By: \_\_\_\_\_

Aaron Groff, Mayor

**EXHIBIT "A" TO FY20 CDC\_A ADMINISTRATIVE SERVICES AGREEMENT  
ADOPTED FUND 600 FY20 BUDGET**

CDC\_A FUND 600 (OPERATING)  
08/02/2019

Account Number		Account Description	FY2018 Actual	FY 2019 Budget	FY2019 Estimate	New Program	FY2020 Proposed Budget
Beginning Fund Balance			886,914	1,424,798	1,410,509		1,500,308
<b>Revenues</b>							
<b>Tax</b>							
600-41301		Sales & Use Tax Revenue	789,832	617,780	717,780		832,624
Total Tax			789,832	617,780	717,780	-	832,624
<b>Interest Earned</b>							
600-46000		Interest Revenue	16,083	1,000	32,000		32,000
Total Interest Earned			16,083	1,000	32,000	-	32,000
Total Revenues			805,915	618,780	749,780	-	864,624
<b>Expenditures</b>							
<b>Administration</b>							
<b>Supplies</b>							
600-5-100-5311-00		Supplies	68	250	250		250
Total Supplies			68	250	250	-	250
<b>Contractual</b>							
600-5-100-5411-00		Admin Prof. Serv. - Legal	2,457	10,000	5,000		10,000
600-5-100-5411-10		Professional Svcs - Consulting	2,353	2,900	2,900		2,900
600-5-100-5413-00		Meeting Security	-	2,500	2,500		3,000
600-5-100-5421-04		Admin - Indemnity Insurance	475	475	475		475
600-5-100-5469-01		Admin-Administrative Fee	-	-	-		-
600-5-100-5475-00		Admin - Bank Charges	-	-	-		-
Total Contractual			5,285	15,875	10,875	-	16,375
<b>Other Charges</b>							
600-5-100-5526-00		Admin - Public Notices	150	200	200		500
600-5-100-5527-00		Dues & Memberships	-	-	-		-
600-5-100-5528-00		Travel & Training	-	-	-		5,000
600-5-100-5528-05		Continuing Education	1,094	5,000	5,000		-
Total Other Charges			1,244	5,200	5,200	-	5,500
<b>Transfers</b>							
600-5-100-5900-10		Xfer Out - Gen Fund 100	93,999	160,100	160,100		176,963
600-5-100-5900-10		Xfer Out-Gen Fund 100-share service		35,000	35,000		35,000
600-5-100-5900-11		Xfer Out - Community Events	24,420	37,500	37,500		37,500
600-5-100-5900-61		XFER OUT 4/A Project Fund 601	143,015	411,056	411,056	578,750	745,275
Total Transfers			261,434	643,656	643,656	578,750	994,738
Total Administration Expenditures			268,031	664,981	659,981		1,016,863
Revenue Over(Under) Expenditures			537,884	(46,201)	89,799		(152,239)
<b>Ending Fund Balance</b>			<b>1,424,798</b>	<b>1,378,597</b>	<b>1,500,308</b>		<b>1,348,069</b>
			<b>Restricted Fund Balance (90 days operating)</b>				<b>254,216</b>
			<b>Estimated Unrestricted Fund Balance</b>				<b>1,093,854</b>

**EXHIBIT "A" TO FY20 CDC\_A ADMINISTRATIVE SERVICES AGREEMENT  
ADOPTED FUND 601 FY20 BUDGET**

CDC\_A FUND 601 (PROJECTS FUND)  
08/02/2019

Account Number		Account Description	FY2018 Actual	FY 2019 Budget	FY2019 Estimate	New Program	FY2020 Proposed Budget
<b>Revenues</b>			<b>Beginning Fund Balance</b>	<b>252,648</b>	<b>4,960</b>	<b>389,007</b>	<b>347,007</b>
<b>Interest Earned</b>							
601-46000		Interest Revenue	4,384	100	8,000		8,000
Total Interest Earned			4,384	100	8,000		8,000
<b>Other Revenue</b>							
601-49560		XFER IN - 4/A EDC FUND 600	143,015	411,056	411,056		745,275
Total Other Revenue			143,015	411,056	411,056		745,275
Total Revenue			147,399	411,156	419,056		753,275
<b>Expenditures</b>							
<b>Contractual</b>							
601-5-000-5470-01		Targeted Incentives	-	61,778	61,778	-	83,262
601-5-000-5470-02		Promotional Expenses	11,040	61,778	61,778	-	83,262
601-5-000-5470-03		Studies, Planning & Program Development	-	-	50,000	125,000	125,000
601-5-000-5470-04		Community Events	-	-	-	-	-
Total Contractual			11,040	123,556	173,556	125,000	291,524
<b>Capital Outlay</b>							
601-5-000-5600-08		Capital Outlay - Land	-	-	-	-	-
601-5-000-5600-09		Katy-Fulshear/Huggins Road (CoF CIP ST20B)	71,250	-	-	28,750	28,750
601-5-000-5600-10		Texas Heritage Parkway Project (CoF CIP ST20C)	91,125	-	-	-	-
NEW LINE ITEM		Livable Center Implementation (EDC)	-	-	-	125,000	125,000
NEW LINE ITEM		Eco Dev Strat Plan Implementation (EDC)	-	-	-	125,000	125,000
NEW LINE ITEM		Gateway, Corridor & Placemaking Enhancements (EDC)	-	-	-	50,000	50,000
Total Capital Outlay			162,375	-	-	328,750	328,750
<b>Transfers</b>							
601-5-000-5930-05		Xfer Out-#300 ST20D FM1093 (CoF)	-	87,500	87,500	-	-
601-5-000-5930-06		Xfer Out-#300 FPT19A Parks (CoF)	-	50,000	50,000	-	-
601-5-000-5930-07		Xfer Out-#300 FPT19B Livab (CoF)	-	50,000	50,000	-	-
601-5-000-5951-02		Xfer Out-#501 WMP-W18K (CoF)	-	25,000	25,000	25,000	25,000
601-5-000-5951-03		Xfer Out-#501 WMP-WW18E (CoF)	-	75,000	75,000	-	-
NEW LINE ITEM		Xfer Out -#.... - D20B - Downtown Drng. East (CoF)	-	-	-	100,000	100,000
Total Transfers			-	287,500	287,500	125,000	125,000
TOTAL EXPENDITURES			173,415	411,056	461,056	578,750	745,274
Revenues Over(Under) Expenditures			(26,016)	100	(42,000)	(578,750)	8,001
Ending Fund Balance			226,632	5,060	347,007		355,008

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

**AGENDA OF:** 8/20/2019 **ITEMS:** X.B.  
**DATE SUBMITTED:** 8/12/2019 **DEPARTMENT:** Economic Development

**PREPARED BY:** Angela Fritz **PRESENTER:** Angela Fritz  
**SUBJECT:** Consideration of and action on Resolution No. 2019-429, a Resolution of the City of Fulshear approving an Administrative Services Agreement between the City and the Fulshear Development Corporation (Type B)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

The proposed Administrative Services Agreement for Fiscal Year 2019 - 2020 (FY20) was adopted by the B Corporation at their July 15, 2019 meeting.

The Agreement provides for the administration of Corporation funds via the City of Fulshear and its personnel, and for the reimbursement of the City's General Fund for operational costs associated with the Economic Development Department and operations. The Agreement also includes the provision of a "Shared Services Fee" to be paid to the City to cover EDC support costs incurred outside the Economic Development Department (Administration & Finance), and provides for a direct transfer of community event funds to the City's General Fund. The Agreement runs concurrent with the budget and fiscal year, and is intended to be revisited annually in conjunction with City and Corporation budget development.

**RECOMMENDATION**

Staff recommends approval of Resolution 2019-429, approving an administrative services agreement between the City and the Fulshear Development Corporation for Fiscal Year 2019-2020.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-429	8/12/2019	Resolution Letter

**RESOLUTION NO. 2019-429**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS APPROVING AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY AND THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B)**

**WHEREAS**, the City Council of the City of Fulshear, Texas is desirous of ensuring efficient and effective administration for its Economic Development Corporations; and

**WHEREAS**, the Fulshear Development Corporation has previously acted to approve the tenets and facets of the Administrative Services Agreement attached hereto;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:** The Administrative Services Agreement for Fiscal Year 2019-2020 is hereby approved in the form as attached to this document as "Exhibit A".

This Resolution duly passed this \_\_\_\_\_ day of August, 2019.

\_\_\_\_\_  
Aaron Groff, Mayor

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary

**ADMINISTRATIVE SERVICES AGREEMENT  
BETWEEN  
THE FULSHEAR DEVELOPMENT CORPORATION  
AND  
THE CITY OF FULSHEAR**

This Agreement is entered into by and between the **Fulshear Development Corporation** (hereinafter referred to as the "**Corporation**" and) the **City of Fulshear, Texas** (hereinafter referred to as the "**CITY**").

**WHEREAS**, the **CORPORATION** and **CITY** wish to aid, and cooperate with each other in coordinating certain functions and services including administrative services for the effective, efficient operation of the **CORPORATION** and the provision of economic development services for the **CITY**; and

**WHEREAS**, it is in the best interests of the **CITY** to cooperate with the **CORPORATION** in that the **CORPORATION** is a public instrumentality acting on behalf of the **CITY** in furtherance of the public purposes of the Development Corporation Act of 1979, now located in Texas Local Government Code, Title 12, Subtitle C1; and

**WHEREAS**, the governing body of **CITY** has duly authorized this agreement; and

**WHEREAS**, the governing body of **CORPORATION** has duly authorized this agreement;

**NOW THEREFORE**, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein **CITY** and **CORPORATION** hereby agree as follows:

**Use of City Facilities**

1. The **CITY** will agree to allow the **CORPORATION** to use City Hall facilities, the Community Center, and additional City conference rooms without fee. Adequate office space for **CORPORATION** daily operations, utilities and common space (restrooms, break rooms and storage) will be provided by the City. Utilities include telephone service and hardware, internet connections, and shared building utilities. Also, the **CITY** agrees to allow the **CORPORATION** to post notices for public hearings, special or regular meetings or workshops.

2. The **CITY** agrees to share a Post Office box and a box at City Hall for receipt of mail to the **CORPORATION** and to disseminate any and all mail to the **CORPORATION** box at City Hall without charge.

**Services to be Provided**

The **CITY** agrees to provide the following services to the **CORPORATION** pursuant to the City Manager's direction and approval, and such employees furnishing said services are to be considered at all times to be employees of the **CITY**.

a. Economic Development Director Services

1. Develop and implement strategies for the retention, expansion, and recruitment of business enterprises.
2. Provide administrative services as required by the **CORPORATION**.
3. Perform all services related to State of Texas requirements for Economic Development Corporation's reporting. Maintain all public documents and records of the Corporation.
4. Prepare (in coordination with Finance Department) and administer budgets including Economic Development Department operating budget (Fund 100) and Corporation operating budget (Fund 700) and projects fund budget (Fund 701) in accordance with City, Corporation, and State purchasing and expenditure requirements.

Once adopted, and approved by the City Council, the Economic Development Director shall be allowed to expend any funds within operating budgets (Fund 100 and Fund 700) for purposes described in the budgets without further Corporation approval.

At no time shall any funds be expended from the projects fund (Fund 701) without prior Corporation approval. Except that expenditures under \$10,000 identified during the budgeting process from the promotional and studies line items may be expended by staff in accordance with the budget without additional approval of the Corporation.

b. Economic Development Coordinator Services

1. Assist the Economic Development Director in the development and implementation of sound, fact-based economic development strategies to retain, expand and recruit business enterprises, and in the day-to-day operation of the CITY's and CORPORATION's economic development programs.

c. Finance and Accounting

1. Payment of any and all bills submitted by the **CORPORATION** within **CORPORATION** budgetary and bylaw requirements. The City accepts no responsibility for the accuracy of bills submitted.
2. Receive, manage and invest **CORPORATION** funds in accordance with the **CORPORATION's** Investment Policy, as may be adopted and amended from time to time. The CORPORATION follows the CITY's adopted and amended Investment Policy.



3. Maintenance of accounting records, including but not limited to general ledger, income and expense accounts, balance sheet, and annual financial report/audit.
  4. Process annual budgets, and provide monthly budget reports and Corporation financials.
- d. Other Services
1. The **CORPORATION** may request other needed services from the CITY via the City Manager.
  2. Funds for general economic development legal services not specific to the Corporations will be provided for in the Economic Development Department operating budget (Fund 100). General legal services for the Corporation, including advice, the review and preparation of resolutions, general contracts, and other legal documents or records for the Corporation shall be funded by the Corporation in its operating budget (Fund 700). Legal services provided in regard to specific Corporation-initiated projects will be charged to the individual project.

### **Compensation**

In consideration for the services and related costs provided by the CITY for the benefit of the **CORPORATION**, the **CORPORATION** agrees to reimburse the CITY's costs for performing such services in an amount not to exceed the total "**ASA Reimbursement**" line item in the Corporation's approved fiscal year budget, a copy of which is attached hereto as Exhibit "A".

Estimated amounts will be prepared concurrently with the establishment of the annual budget, will be billed to the **CORPORATION** in arrears at least quarterly, and will be reconciled to actual costs incurred (except for funding for Community Events).

The Corporation shall provide payment as set forth in the Corporation's annual operating budget (Fund 700) under the "ASA Reimbursement" line item, equivalent to 50% of the City's Economic Development Department operating costs as outlined in the City's Fund 100 budget, which includes funding for Economic Development Personnel, Equipment and Supplies, Dues and Memberships, Professional and Legal Services, Travel and Training, and Programming. The Corporation's budget commitment is based upon budget projections provided by the City. Said sum shall be payable on a reimbursement basis to the City and be due upon presentation of an invoice from the City to the Corporation (except for Community Events funding).

In addition, the **CORPORATION** agrees to pay the CITY a fee for related support costs in an amount not to exceed the total "**ASA Shared Services Fee**" line item in the Corporation's approved fiscal year budget. This fee shall be paid in advance in four quarterly payments to the City for associated City General Fund costs to administer the Corporation.

For Fiscal Year 2020, the ASA Shared Services Fee includes costs for the City Manager, Chief Financial Officer, Finance Manager, and Accounts Payable/Payroll Clerk, for time and related costs.

The Corporation may provide funding as outlined in their annual operating budget (Fund 700), for transfers to the Corporation's **Projects Fund** (Fund 701) to be administered by City personnel under the direction of the Corporation. For Fiscal Year 2020, these transfers include funding for targeted incentives; promotional expenses; professional services (studies, planning, and program development); Corporation Livable Center Implementation projects, Corporation Economic Development Strategic Plan Implementation projects; and Corporation Gateway, Corridor, and Placemaking Enhancements.

The Corporation will provide funding for **Community Events** as outlined in the budgets for transfers to the City's General Fund to be administered directly by the City under the City Manager's direction pursuant to the terms of agreements between the City and third parties for all community events.

### **Period of Duration**

This Agreement shall remain in force and effect for a one-year period. The parties agree to use best efforts to continue this Agreement from year to year. The Agreement shall be reviewed annually, and any modifications or extension of the terms and conditions of the Agreement shall be of no force and effect except in a subsequent document in writing signed by the parties hereto.

This agreement will have no force or effect until duly executed by all parties hereto, will run concurrent to the City and Corporation's fiscal year (October 1 through September 30), terminating at **12:01 a.m. on October 1, 2020.**

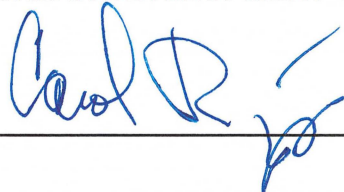
The **CORPORATION** and the CITY may cancel this agreement at any time upon sixty (60) days written notice to the other party. The obligations of the **CORPORATION**, including its obligation to pay the CITY for all costs incurred under this agreement prior to such notice, shall survive such cancellation, as well as any other obligation incurred under this agreement, until performed or discharged by the **CORPORATION**.

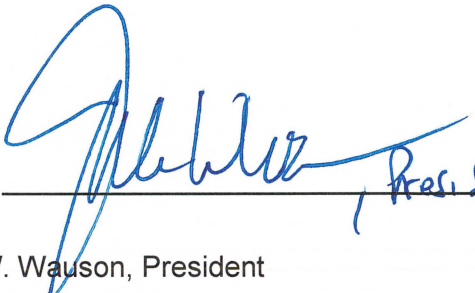
Nothing in this Agreement shall constitute a waiver by the Parties of governmental immunity nor shall the Parties' enforcement of any legal right or assertion of any affirmative defense arising out of this Agreement constitute a waiver of the Parties' governmental immunity. Nothing in this Agreement shall be construed as express or implied consent of the Parties to being sued.

**Execution**

Executed, in duplicate originals, by the **CORPORATION** on the 15<sup>th</sup> day of July,  
2019, and by the **CITY** on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at Fulshear, Fort Bend  
County, Texas, to be **effective on October 1, 2019**.

**FULSHEAR DEVELOPMENT CORPORATION**

By:   
Carol Riggs, Secretary

By:  President  
J.W. Wauson, President

**CITY OF FULSHEAR**

By: \_\_\_\_\_  
Kim Kopecky, City Secretary

By: \_\_\_\_\_  
Aaron Groff, Mayor

**EXHIBIT "A" TO FY20 FDC\_B ADMINISTRATIVE SERVICES AGREEMENT  
ADOPTED FUND 700 FY20 BUDGET**

FDC\_B FUND 700 (OPERATING)  
08/02/2019

Account Number	Account Description	FY2018 Actual	FY 2019 Budget	FY2019 Estimate	New Program	FY2020 Proposed Budget
<b>Beginning Fund Balance</b>		<b>1,043,695</b>	<b>1,215,061</b>	<b>1,583,752</b>		<b>1,676,826</b>
<b>Revenues</b>						
<b>Tax</b>						
700-41301	Sales & Use Tax Revenue	789,832	617,780	717,780		832,624
	<b>Total Tax</b>	<b>789,832</b>	<b>617,780</b>	<b>717,780</b>		<b>832,624</b>
<b>Interest Earned</b>						
700-46000	Interest Revenue	18,526	5,000	35,500		35,500
	<b>Total Interest Earned</b>	<b>18,526</b>	<b>5,000</b>	<b>35,500</b>		<b>35,500</b>
<b>Other Revenue</b>						
700-49560	XFER IN 4/A EDC FUND 600	-	-	-		-
	<b>Total Other Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
	<b>Total Revenues</b>	<b>808,358</b>	<b>622,780</b>	<b>753,280</b>		<b>868,124</b>
<b>Expenditures</b>						
<b>Administrative</b>						
<b>Supplies</b>						
700-5-100-5311-00	Supplies	250	250	250		250
	<b>Total Supplies</b>	<b>250</b>	<b>250</b>	<b>250</b>		<b>250</b>
<b>Contractual</b>						
700-5-100-5411-00	Admin Prof. Service - Legal	2,142	7,500	5,000		7,500
700-5-100-5413-00	Meeting Security	-	2,500	2,500		3,000
700-5-100-5421-04	Admin - Indemnity Insurance	561	600	600		600
700-5-100-5469-01	Admin - Administrative Fee	-	-	-		-
	<b>Total Contractual</b>	<b>2,703</b>	<b>10,600</b>	<b>8,100</b>		<b>11,100</b>
<b>Other Charges</b>						
700-5-100-5526-00	Public Notices	148	200	200		500
700-5-100-5528-00	Travel & Training	-	8,000	8,000		8,000
700-5-100-5528-05	Continuing Education	1,766	-	-		-
	<b>Total Other Charges</b>	<b>1,914</b>	<b>8,200</b>	<b>8,200</b>		<b>8,500</b>
<b>Transfers</b>						
700-5-100-5900-10	Xfer Out - Gen Fund 100	93,999	160,100	160,100		176,963
700-5-100-5900-10	Xfer Out-Gen Fund 100-shared service		35,000	35,000		35,000
700-5-100-5900-11	Xfer Out - Community Events	24,420	37,500	37,500		37,500
700-5-100-5900-61	Xfer Out-Project Fund #701		303,773	411,056	578,750	745,275
700-5-100-5900-71	XFER OUT 4/B Project Fund 701	143,015	107,283			
	<b>Total Transfers</b>	<b>261,434</b>	<b>643,656</b>	<b>643,656</b>	<b>578,750</b>	<b>994,738</b>
	<b>Total Administrative</b>	<b>266,301</b>	<b>662,706</b>	<b>660,206</b>		<b>1,014,588</b>
<b>Community Development</b>						
<b>Contractual</b>						
700-5-400-5471-00	Community Grants	2,000	10,000	-		10,000
	<b>Total Contractual</b>	<b>2,000</b>	<b>10,000</b>	<b>-</b>		<b>10,000</b>
	<b>Total Community Development</b>	<b>2,000</b>	<b>10,000</b>	<b>-</b>		<b>10,000</b>
	<b>Total Expenditures</b>	<b>268,301</b>	<b>672,706</b>	<b>660,206</b>		<b>1,024,588</b>
	Revenues Over(Under) Expenditures	540,057	(49,926)	93,074		(156,464)
	<b>Ending Fund Balance</b>	<b>1,583,752</b>	<b>1,165,135</b>	<b>1,676,826</b>		<b>1,520,362</b>
					<b>Restricted Fund Balance (90 days operating)</b>	<b>256,147</b>
					<b>Estimated Unrestricted Fund Balance</b>	<b>1,264,215</b>

**EXHIBIT "A" TO FY20 FDC\_B ADMINISTRATIVE SERVICES AGREEMENT  
ADOPTED FUND 701 FY20 BUDGET**

FDC\_B FUND 701 (PROJECTS FUND)  
08/02/2019

Account Number		Account Description	FY2018 Actual	FY 2019 Budget	FY2019 Estimate	New Program	FY2020 Proposed Budget
<b>Revenues</b>			<b>Beginning Fund Balance</b>	<b>224,452</b>	<b>3,410</b>	<b>343,346</b>	<b>299,996</b>
<b>Interest Earned</b>							
701-46000		INTEREST	3,782	100	6,650		6,650
Total Interest Earned			3,782	100	6,650		6,650
<b>Other Revenue</b>							
701-49570		XFER IN - 4/B EDC FUND 700	143,015	411,056	411,056		745,275
Total Other Revenue			143,015	411,056	411,056		745,275
Total Revenue			146,797	411,156	417,706		751,925
<b>Expenditures</b>							
<b>Contractual</b>							
701-5-000-5470-01		Targeted Incentives	-	61,778	61,778		83,262
701-5-000-5470-02		Promotional Expenses	27,903	61,778	61,778		83,262
701-5-000-5470-03		Studies, Planning & Program Development	-	-	50,000	125,000	125,000
701-5-000-5470-04		Community Events	-	-	-		
Total Contractual			27,903	123,556	173,556	125,000	291,524
<b>Capital Outlay</b>							
701-5-000-5600-09		Katy-Fulshear/Huggins Road (CoF CIP ST20B)	71,250	-	-	28,750	28,750
701-5-000-5600-10		Texas Heritage Parkway Project (CoF CIP ST20C)	91,125	-	-		
NEW LINE ITEM		Livable Center Implementation (EDC)	-	-	-	125,000	125,000
NEW LINE ITEM		Eco Dev Strat Plan Implementation (EDC)	-	-	-	125,000	125,000
NEW LINE ITEM		Gateway, Corridor & Placemaking Enhancements (EDC)	-	-	-	50,000	50,000
Total Capital Outlay			162,375	-	-	328,750	328,750
<b>Transfers</b>							
701-5-000-5930-05		Xfer Out-#300 ST20D FM1093 (CoF)	-	87,500	87,500		
701-5-000-5930-06		Xfer Out-#300 FPT19A Parks	-	50,000	50,000		
701-5-000-5930-07		Xfer Out-#300 FPT19B Livab	-	50,000	50,000		
701-5-000-5951-02		Xfer Out-#501 WMP-W18K	-	25,000	25,000	25,000	25,000
701-5-000-5951-03		xfer Out-#501 WMP-WW18E	-	75,000	75,000		
NEW LINE ITEM		Xfer Out -#.... - D20B - Downtown Drng. East (CoF)	-	-	-	100,000	100,000
Total Transfers			-	287,500	287,500	125,000	125,000
Total Expenditures			190,278	411,056	461,056	578,750	745,274
Revenue Over(Under) Expenditures			(43,481)	100	(43,350)		6,651
<b>Ending Fund Balance</b>			<b>180,971</b>	<b>3,510</b>	<b>299,996</b>		<b>306,647</b>

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

**AGENDA OF:** 8/20/2019 **ITEMS:** X.C.  
**DATE SUBMITTED:** 8/12/2019 **DEPARTMENT:** Economic Development

**PREPARED BY:** Angela Fritz **PRESENTER:** Angela Fritz

**SUBJECT:** Consideration of Resolution No. 2019-430, 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)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

On July 8, the City of Fulshear Development Corporation (CDC) declared projects for Fiscal Year 2019-2020 (FY20), finding that budgeted expenditures will promote or develop new or expanded business enterprises. The CDC adopted Resolution CDC 19-01 at the same meeting, declaring the projects, directing staff to publish notice of the same, and setting a public hearing date for August 12, 2019.

The project notice was run in the legal section of the City's paper of record, the Fort Bend Herald, on July 18, beginning a 60-day period for public petition regarding the expenditures. A public hearing on the projects was held at the Corporation's August 12, 2019 Meeting. Staff will provide an update at the Council meeting regarding whether or not there were any speakers.

In addition to the public notice and hearing requirements, the Texas Local Government Code requires the authorizing entity (City Council) to adopt a resolution authorizing the projects after giving the resolution at least two separate readings before the EDC may spend funds related to specific projects. This is due to the City's population being under 20,000, and the proposed specific project expenditure amount being greater than \$10,000.

**RECOMMENDATION**

No action - first reading.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-430	8/12/2019	Resolution Letter
CDC Public Notice of FY20 Projects	8/12/2019	Backup Material

**RESOLUTION NO. 2019-430**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING  
PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC),  
A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION**

WHEREAS, the CITY OF FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City pursuant to Chapter 504 of the Development Corporation Act, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the City adopted Ordinance No. 2011-1046 on October 1, 2011, approving the participation of the Corporation in projects previously approved only for 4B development corporations under the auspices of HB 3302; and

WHEREAS, the Corporation adopted Resolution CDC 19-01 on July 15, 2019, attached hereto as "Exhibit A," proposing projects of the Corporation; and

WHEREAS, these specific projects during Fiscal Year 2019-2020, are expenditures for capital projects found by the Board of Directors to promote new or expanded business development; and

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2 [sic, ST20B]: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1 [sic, D20B]: Downtown Drainage Improvements (East)

WHEREAS, the Corporation may not undertake such project until the City adopts this Resolution after at least two separate readings;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

Section 1. The City hereby authorizes the projects proposed by Resolution CDC 19-01 and the associated expenditure of funds listed herein found by the Board of Directors to promote new or expanded business development.

PASSED AND APPROVED this \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary  
City of Fulshear, Texas

\_\_\_\_\_  
Aaron Groff, Mayor  
City of Fulshear, Texas

## RESOLUTION NO. CDC 19-01

A RESOLUTION OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A "TYPE A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING THE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION FOR FISCAL YEAR 2019-2020, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING.

WHEREAS, the CITY OF FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City of FULSHEAR, Texas (the "City") pursuant to Chapter 504 of the Development Corporation Act, Texas local Government Code, as amended (the "Act");

WHEREAS, the City of Fulshear adopted Ordinance No. 2011-1046 on October 1, 2011, in accordance with Section 504.171 of the Texas Local Government Code approving the participation of the Corporation in projects previously authorized only for "Type B" development corporations;

WHEREAS, the Corporation wishes to participate in a general type of projects during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated total amount of expenditures for such types of general projects in fiscal year 2019-2020 is \$825,612; and

WHEREAS, the Corporation wishes to participate in specific projects during Fiscal Year 2019-2020, being expenditures for capital projects found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1: Downtown Drainage Improvements (East)

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

Section 1. The Board hereby proposes to undertake a general type of project during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.

Section 2. The Board hereby proposes to undertake specific projects during Fiscal Year 2019-2020 being expenditures for capital projects found by the Board of Directors to promote new or expanded business development.

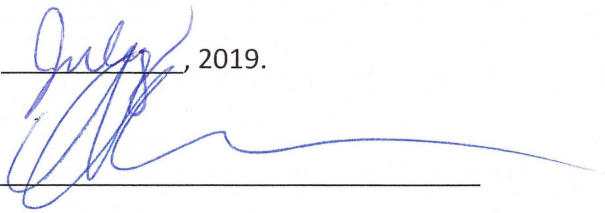
Section 3. The Board hereby finds that the funds expended will be used for eligible "costs" of "projects" as defined in the Act.

Section 4. The Board hereby directs staff to publish public notice as required by the Act.

Section 5. The Board hereby sets a public hearing for one or more of such projects on Monday, August 12, 2019, at 6:00 p.m. at Fulshear City Hall, 39603 FM 1093, Fulshear, Texas 77441.




PASSED AND APPROVED this 8<sup>th</sup> DAY OF July, 2019.



---

Andrew Van Chau, President  
City of Fulshear Development Corporation

ATTEST:



---

Jason Maklary, Secretary  
City of Fulshear Development Corporation

07118

City of Fulshear  
CDC

# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)

**PUBLIC NOTICE**  
OF PROJECTS  
PROPOSED TO BE  
UNDERTAKEN BY  
THE CITY OF FULSHEAR  
DEVELOPMENT  
CORPORATION (CDC),  
A "TYPE A" ECONOMIC  
DEVELOPMENT SALES TAX  
CORPORATION

The CDC, a "Type A" Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 504.171, that the Corporation has proposed to undertake the following projects:

Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, contributions for Community Events (\$37,500); and capital project contributions for City of Fulshear CIP Project W18K: Water Master Plan Project 2 (\$25,000), City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements (\$28,750), and City of Fulshear CIP Project D20X1: Downtown Drainage Improvements East (\$100,000).

The City of Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held at the Fulshear City Hall, 39603 FM 1093, Fulshear, Texas, on Monday, August 12, 2019, at 6:00 p.m. Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:  
Angela Fritz, Economic Development Director  
City of Fulshear  
Telephone: (281) 346-1796

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

07118

\_\_\_\_\_, A.D. 2019



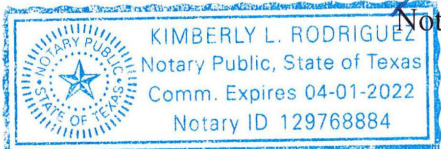
Lee Hartman  
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

\_\_\_\_\_ b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 19 day of July, A.D. 2019 to certify which witness my hand and seal of office.



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

**AGENDA OF:** 8/20/2019 **ITEMS:** X.D.  
**DATE** 8/12/2019 **DEPARTMENT:** Economic Development  
**SUBMITTED:**

**PREPARED BY:** Angela Fritz **PRESENTER:** Angela Fritz  
**SUBJECT:** Consideration of and action on Resolution No. 2019-430, 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)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

On July 8, the City of Fulshear Development Corporation (CDC) declared projects for Fiscal Year 2019-2020 (FY20), finding that budgeted expenditures will promote or develop new or expanded business enterprises. The CDC adopted Resolution CDC 19-01 at the same meeting, declaring the projects, directing staff to publish notice of the same, and setting a public hearing date for August 12, 2019.

The project notice was run in the legal section of the City's paper of record, the Fort Bend Herald, on July 18, beginning a 60-day period for public petition regarding the expenditures. A public hearing on the projects was held at the Corporation's August 12, 2019 Meeting. Staff will provide an update at the Council meeting regarding whether or not there were any speakers.

In addition to the public notice and hearing requirements, the Texas Local Government Code requires the authorizing entity (City Council) to adopt a resolution authorizing the projects after giving the resolution at least two separate readings before the EDC may spend funds related to specific projects. This is due to the City's population being under 20,000, and the proposed specific project expenditure amount being greater than \$10,000.

**RECOMMENDATION**

Staff recommends adoption of Resolution No. 2019-430 authorizing the City of Fulshear Development Corporation's projects and expenditures for Fiscal Year 2019-2020.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-430	8/12/2019	Resolution Letter
CDC Public Notice of FY20 Projects	8/12/2019	Backup Material

**RESOLUTION NO. 2019-430**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING  
PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC),  
A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION**

WHEREAS, the CITY OF FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City pursuant to Chapter 504 of the Development Corporation Act, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the City adopted Ordinance No. 2011-1046 on October 1, 2011, approving the participation of the Corporation in projects previously approved only for 4B development corporations under the auspices of HB 3302; and

WHEREAS, the Corporation adopted Resolution CDC 19-01 on July 15, 2019, attached hereto as "Exhibit A," proposing projects of the Corporation; and

WHEREAS, these specific projects during Fiscal Year 2019-2020, are expenditures for capital projects found by the Board of Directors to promote new or expanded business development; and

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2 [sic, ST20B]: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1 [sic, D20B]: Downtown Drainage Improvements (East)

WHEREAS, the Corporation may not undertake such project until the City adopts this Resolution after at least two separate readings;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

Section 1. The City hereby authorizes the projects proposed by Resolution CDC 19-01 and the associated expenditure of funds listed herein found by the Board of Directors to promote new or expanded business development.

PASSED AND APPROVED this \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary  
City of Fulshear, Texas

\_\_\_\_\_  
Aaron Groff, Mayor  
City of Fulshear, Texas

## RESOLUTION NO. CDC 19-01

A RESOLUTION OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A "TYPE A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING THE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION FOR FISCAL YEAR 2019-2020, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING.

WHEREAS, the CITY OF FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City of FULSHEAR, Texas (the "City") pursuant to Chapter 504 of the Development Corporation Act, Texas local Government Code, as amended (the "Act");

WHEREAS, the City of Fulshear adopted Ordinance No. 2011-1046 on October 1, 2011, in accordance with Section 504.171 of the Texas Local Government Code approving the participation of the Corporation in projects previously authorized only for "Type B" development corporations;

WHEREAS, the Corporation wishes to participate in a general type of projects during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated total amount of expenditures for such types of general projects in fiscal year 2019-2020 is \$825,612; and

WHEREAS, the Corporation wishes to participate in specific projects during Fiscal Year 2019-2020, being expenditures for capital projects found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1: Downtown Drainage Improvements (East)

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

Section 1. The Board hereby proposes to undertake a general type of project during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.

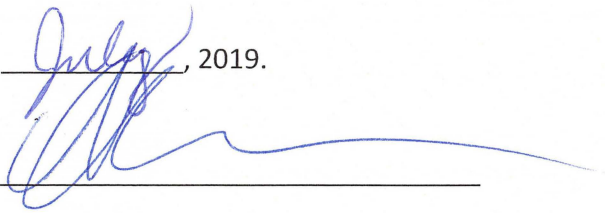
Section 2. The Board hereby proposes to undertake specific projects during Fiscal Year 2019-2020 being expenditures for capital projects found by the Board of Directors to promote new or expanded business development.

Section 3. The Board hereby finds that the funds expended will be used for eligible "costs" of "projects" as defined in the Act.

Section 4. The Board hereby directs staff to publish public notice as required by the Act.

Section 5. The Board hereby sets a public hearing for one or more of such projects on Monday, August 12, 2019, at 6:00 p.m. at Fulshear City Hall, 39603 FM 1093, Fulshear, Texas 77441.


PASSED AND APPROVED this 8<sup>th</sup> DAY OF July, 2019.



---

Andrew Van Chau, President  
City of Fulshear Development Corporation

ATTEST:



---

Jason Maklary, Secretary  
City of Fulshear Development Corporation

07118

City of Fulshear  
CDC

# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)

**PUBLIC NOTICE**  
OF PROJECTS  
PROPOSED TO BE  
UNDERTAKEN BY  
THE CITY OF FULSHEAR  
DEVELOPMENT  
CORPORATION (CDC),  
A "TYPE A" ECONOMIC  
DEVELOPMENT SALES TAX  
CORPORATION

The CDC, a "Type A" Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 504.171, that the Corporation has proposed to undertake the following projects:

Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, contributions for Community Events (\$37,500); and capital project contributions for City of Fulshear CIP Project W18K: Water Master Plan Project 2 (\$25,000), City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements (\$28,750), and City of Fulshear CIP Project D20X1: Downtown Drainage Improvements East (\$100,000).

The City of Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held at the Fulshear City Hall, 39603 FM 1093, Fulshear, Texas, on Monday, August 12, 2019, at 6:00 p.m. Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:  
Angela Fritz, Economic Development Director  
City of Fulshear  
Telephone: (281) 346-1796

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

07/18

\_\_\_\_\_, A.D. 2019



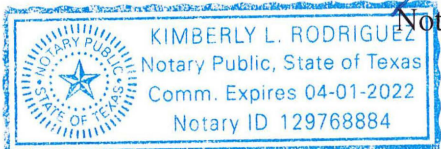
Lee Hartman  
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

\_\_\_\_\_ b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 19 day of July, A.D. 2019  
to certify which witness my hand and seal of office.



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

**AGENDA OF:** 8/20/2019 **ITEMS:** X.E.  
**DATE SUBMITTED:** 8/12/2019 **DEPARTMENT:** Economic Development  
**PREPARED BY:** Angela Fritz **PRESENTER:** Angela Fritz  
**SUBJECT:** Consideration of Resolution No. 2019-431, 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)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

On July 15, the Fulshear Development Corporation (FDC) declared projects for Fiscal Year 2019-2020 (FY20), finding that budgeted expenditures will promote or develop new or expanded business enterprises. The FDC adopted Resolution FDC 19-01 at the same meeting, declaring the projects, directing staff to publish notice of the same, and setting a public hearing date for August 19, 2019.

The project notice was run in the legal section of the City's paper of record, the Fort Bend Herald, on July 18, beginning a 60-day period for public petition regarding the expenditures. A public hearing on the projects was held at the Corporation's August 19, 2019 Meeting. Staff will provide an update at the Council meeting regarding whether or not there were any speakers.

In addition to the public notice and hearing requirements, the Texas Local Government Code requires the authorizing entity (City Council) to adopt a resolution authorizing the projects after giving the resolution at least two separate readings before the EDC may spend funds related to specific projects. This is due to the City's population being under 20,000, and the proposed specific project expenditure amount being greater than \$10,000.

**RECOMMENDATION**

No action - first reading.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-431	8/13/2019	Resolution Letter
FDC Public Notice of FY20 Projects	8/13/2019	Backup Material



**RESOLUTION NO. 2019-431**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING  
PROJECTS OF THE  
FULSHEAR DEVELOPMENT CORPORATION (FDC),  
A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

WHEREAS, the FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City pursuant to Chapter 505 of the Development Corporation Act, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the Corporation adopted Resolution FDC 19-01 on July 15, 2019, attached hereto as "Exhibit A," proposing projects of the Corporation; and

WHEREAS, these specific projects during Fiscal Year 2019-2020, are expenditures for capital projects found by the Board of Directors to promote new or expanded business development; and

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$14,693 for Holiday Decorating Services
- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2 [sic, ST20B]: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1 [sic, D20B]: Downtown Drainage Improvements (East)

WHEREAS, the Corporation may not undertake such project until the City adopts this Resolution after at least two separate readings;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

Section 1. The City hereby authorizes the projects proposed by Resolution FDC 19-01 and the associated expenditure of funds listed herein found by the Board of Directors to promote new or expanded business development.

PASSED AND APPROVED this \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary  
City of Fulshear, Texas

\_\_\_\_\_  
Aaron Groff, Mayor  
City of Fulshear, Texas

## RESOLUTION NO. FDC 19-01

A RESOLUTION OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING THE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION FOR FISCAL YEAR 2019-2020, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING.

WHEREAS, the FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City of FULSHEAR, Texas (the "City") pursuant to Chapter 505 of the Development Corporation Act, Texas local Government Code, as amended (the "Act");

WHEREAS, the Corporation wishes to participate in a general type of projects during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated total amount of expenditures for such types of general projects in fiscal year 2019-2020 is \$808,644; and

WHEREAS, the Corporation wishes to participate in specific projects during Fiscal Year 2019-2020, being expenditures for capital projects found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$14,693 for Holiday Decorating Services
- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1: Downtown Drainage Improvements (East)

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

Section 1. The Board hereby proposes to undertake a general type of project during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.

Section 2. The Board hereby proposes to undertake specific projects during Fiscal Year 2019-2020 being expenditures for holiday decorating services, community events, and capital projects found by the Board of Directors to promote new or expanded business development.

Section 3. The Board hereby finds that the funds expended will be used for eligible "costs" of "projects" as defined in the Act.

Section 4. The Board hereby directs staff to publish public notice as required by the Act.

Section 5. The Board hereby sets a public hearing for one or more of such projects on Monday, August 19, 2019, at 6:30 p.m. at Fulshear City Hall, 39603 FM 1093, Fulshear, Texas 77441.

PASSED AND APPROVED this 15<sup>th</sup> DAY OF July, 2019.

J. W. Wauson, President

J. W. Wauson, President  
Fulshear Development Corporation

ATTEST:

Carol Riggs

Carol Riggs, Secretary  
Fulshear Development Corporation

# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)

**PUBLIC NOTICE OF PROJECTS PROPOSED TO BE UNDERTAKEN BY THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION**

The FDC, a "Type B" Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 505.160, that the Corporation has proposed to undertake the following projects:

Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, contributions for Holiday Decorating Services (\$14,693); Community Events (\$37,500); and capital project contributions for City of Fulshear CIP Project W18K: Water Master Plan Project 2 (\$25,000), City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements (\$28,750), and City of Fulshear CIP Project D20X1: Downtown Drainage Improvements East (\$100,000).

The Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held at the Fulshear City Hall, 39603 FM 1093, Fulshear, Texas, on Monday, August 19, 2019, at 6:30 p.m. Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:  
Angela Fritz, Economic Development Director  
City of Fulshear  
Telephone: (281) 346-1796

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

07/18

\_\_\_\_\_, A.D. 2019



Lee Hartman  
Publisher

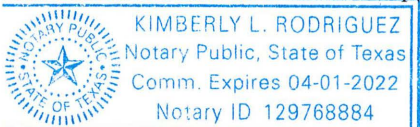
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

\_\_\_\_\_ b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 19 day of July, A.D. 2019 to certify which witness my hand and seal of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



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

**AGENDA OF:** 8/20/2019 **ITEMS:** X.F.  
**DATE SUBMITTED:** 8/12/2019 **DEPARTMENT:** Economic Development

**PREPARED BY:** Angela Fritz **PRESENTER:** Angela Fritz

**SUBJECT:** Consideration of and action on Resolution No. 2019-431, 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)

**Expenditure Required:** N/A

**Amount Budgeted:** N/A

**Funding Account:** N/A

**Additional Appropriation Required:** N/A

**Funding Account:** N/A

**EXECUTIVE SUMMARY**

On July 15, the Fulshear Development Corporation (FDC) declared projects for Fiscal Year 2019-2020 (FY20), finding that budgeted expenditures will promote or develop new or expanded business enterprises. The FDC adopted Resolution FDC 19-01 at the same meeting, declaring the projects, directing staff to publish notice of the same, and setting a public hearing date for August 19, 2019.

The project notice was run in the legal section of the City's paper of record, the Fort Bend Herald, on July 18, beginning a 60-day period for public petition regarding the expenditures. A public hearing on the projects was held at the Corporation's August 19, 2019 Meeting. Staff will provide an update at the Council meeting regarding whether or not there were any speakers.

In addition to the public notice and hearing requirements, the Texas Local Government Code requires the authorizing entity (City Council) to adopt a resolution authorizing the projects after giving the resolution at least two separate readings before the EDC may spend funds related to specific projects. This is due to the City's population being under 20,000, and the proposed specific project expenditure amount being greater than \$10,000.

**RECOMMENDATION**

Staff recommends adoption of Resolution No. 2019-431 authorizing the Fulshear Development Corporation's projects and expenditures for Fiscal Year 2019-2020.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution No. 2019-431	8/13/2019	Resolution Letter
FDC Public Notice of FY20 Projects	8/13/2019	Backup Material

**RESOLUTION NO. 2019-431**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING  
PROJECTS OF THE  
FULSHEAR DEVELOPMENT CORPORATION (FDC),  
A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

WHEREAS, the FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City pursuant to Chapter 505 of the Development Corporation Act, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the Corporation adopted Resolution FDC 19-01 on July 15, 2019, attached hereto as "Exhibit A," proposing projects of the Corporation; and

WHEREAS, these specific projects during Fiscal Year 2019-2020, are expenditures for capital projects found by the Board of Directors to promote new or expanded business development; and

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$14,693 for Holiday Decorating Services
- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2 [sic, ST20B]: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1 [sic, D20B]: Downtown Drainage Improvements (East)

WHEREAS, the Corporation may not undertake such project until the City adopts this Resolution after at least two separate readings;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

Section 1. The City hereby authorizes the projects proposed by Resolution FDC 19-01 and the associated expenditure of funds listed herein found by the Board of Directors to promote new or expanded business development.

PASSED AND APPROVED this \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Kim Kopecky, City Secretary  
City of Fulshear, Texas

\_\_\_\_\_  
Aaron Groff, Mayor  
City of Fulshear, Texas

## RESOLUTION NO. FDC 19-01

A RESOLUTION OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING THE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION FOR FISCAL YEAR 2019-2020, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING.

WHEREAS, the FULSHEAR DEVELOPMENT CORPORATION (the "Corporation") was created by the City of FULSHEAR, Texas (the "City") pursuant to Chapter 505 of the Development Corporation Act, Texas local Government Code, as amended (the "Act");

WHEREAS, the Corporation wishes to participate in a general type of projects during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated total amount of expenditures for such types of general projects in fiscal year 2019-2020 is \$808,644; and

WHEREAS, the Corporation wishes to participate in specific projects during Fiscal Year 2019-2020, being expenditures for capital projects found by the Board of Directors to promote new or expanded business development;

WHEREAS, the estimated expenditures for such projects in fiscal year 2019-2020 are:

- \$14,693 for Holiday Decorating Services
- \$37,500 for Community Events
- \$25,000 for City of Fulshear CIP Project W18K: Water Master Plan Project 2
- \$28,750 for City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements
- \$100,000 for City of Fulshear CIP Project D20X1: Downtown Drainage Improvements (East)

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION THAT:

Section 1. The Board hereby proposes to undertake a general type of project during Fiscal Year 2019-2020, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development.

Section 2. The Board hereby proposes to undertake specific projects during Fiscal Year 2019-2020 being expenditures for holiday decorating services, community events, and capital projects found by the Board of Directors to promote new or expanded business development.

Section 3. The Board hereby finds that the funds expended will be used for eligible "costs" of "projects" as defined in the Act.

Section 4. The Board hereby directs staff to publish public notice as required by the Act.

Section 5. The Board hereby sets a public hearing for one or more of such projects on Monday, August 19, 2019, at 6:30 p.m. at Fulshear City Hall, 39603 FM 1093, Fulshear, Texas 77441.

PASSED AND APPROVED this 15<sup>th</sup> DAY OF July, 2019.

J. W. Wauson, President

J. W. Wauson, President  
Fulshear Development Corporation

ATTEST:

Carol Riggs

Carol Riggs, Secretary  
Fulshear Development Corporation



# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)

**PUBLIC NOTICE OF PROJECTS PROPOSED TO BE UNDERTAKEN BY THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION**

The FDC, a "Type B" Economic Development Sales Tax Corporation, hereby gives notice, pursuant to the Texas Local Government Code, Sec. 505.160, that the Corporation has proposed to undertake the following projects:

Land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, contributions for Holiday Decorating Services (\$14,693); Community Events (\$37,500); and capital project contributions for City of Fulshear CIP Project W18K: Water Master Plan Project 2 (\$25,000), City of Fulshear CIP Project ST20X2: Katy-Fulshear & Huggins Road Improvements (\$28,750), and City of Fulshear CIP Project D20X1: Downtown Drainage Improvements East (\$100,000).

The Fulshear Development Corporation will conduct a public hearing to solicit citizen input regarding the proposed projects identified and described above. The public hearing will be held at the Fulshear City Hall, 39603 FM 1093, Fulshear, Texas, on Monday, August 19, 2019, at 6:30 p.m. Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:  
Angela Fritz, Economic Development Director  
City of Fulshear  
Telephone: (281) 346-1796

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

07/18

\_\_\_\_\_, A.D. 2019



Lee Hartman  
Publisher

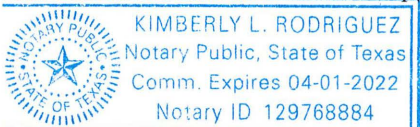
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on this the 19 day of July, A.D. 2019  
to certify which witness my hand and seal of office.

  
Notary Public, State of Texas



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

**AGENDA OF:** 8/20/2019

**ITEMS:** XI.A.

**DATE  
SUBMITTED:** 8/13/2019

**DEPARTMENT:** Administration

**PREPARED BY:** Kimberly Kopecky

**PRESENTER:** Kimberly Kopecky

**SUBJECT:** Executive Session to consult with City Attorney to seek or receive legal advice and discuss pending litigation and other legal matters pursuant to Government Code 551.071 regarding:1. Tax Suits brought by Fort Bend County on behalf of the City of Fulshear and other taxing entities for cause numbers: 04-DCV-134011 regarding property on Fulshear Katy Road; 17-DCV-244741 regarding property on Wallis Street; 18-DCV-257200 regarding property on Harris Street; 2. Cause No. 19-DCV-264185; ATTIP v. City of Fulshear, et al; 3. Cause No. 18-DCV-250347; City of Fulshear v. ATTIP.

**Expenditure Required:**

**Amount Budgeted:**

**Funding Account:**

**Additional Appropriation Required:**

**Funding Account:**

**EXECUTIVE SUMMARY**

Hold Executive Session to consult with City Attorney to seek or receive legal advice and discuss pending litigation and other legal matters pursuant to Government Code 551.071 regarding:

1. Tax Suits brought by Fort Bend County on behalf of the City of Fulshear and other taxing entities for cause numbers: 04-DCV-134011 regarding property on Fulshear Katy Road; 17-DCV-244741 regarding property on Wallis Street; 18-DCV-257200 regarding property on Harris Street;
  1. Cause No. 19-DCV-264185; ATTIP v. City of Fulshear, et al;
  2. Cause No. 18-DCV-250347; City of Fulshear v. ATTIP.

**RECOMMENDATION**