



CITY OF FULSHEAR

“FIND YOUR FUTURE IN FULSHEAR”

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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

www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING

September 17, 2019

NOTICE IS HEREBY GIVEN OF A SPECIAL CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, September 17, 2019 AT 6:00 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. CITIZEN'S COMMENTS

THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

IV. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION CONCERNING A PRESENTATION REGARDING THE FINDINGS OF THE UTILITY RATE STUDY AND RESULTING RATE CHANGES**
- B. CONSIDERATION AND POSSIBLE ACTION REGARDING THE RESULTS OF THE SECTION HOUSE RFP PROCESS AND DETERMINATION OF NEXT STEPS FOR THE PROJECT**

V. EXECUTIVE SESSION

- A. DELIBERATE PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY OR PURSUANT TO SECTION 551.087 OF THE TEXAS OPEN MEETINGS ACT 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 TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT OR BOTH.**

VI. ACTION FROM EXECUTIVE SESSION

VII. ADJOURNMENT

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

I, KIMBERLY KOPECKY, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS WAS POSTED ON THURSDAY, SEPTEMBER 12, 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.

KIMBERLY KOPECKY, CITY SECRETARY

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

AGENDA OF: 9/17/2019

ITEMS: IV.A.

**DATE
SUBMITTED:** 9/9/2019

DEPARTMENT: Administration

PREPARED BY: Brant Gary/ Wes Vela

PRESENTER: Brant Gary/ Wes Vela

SUBJECT: CONSIDERATION AND POSSIBLE ACTION CONCERNING A PRESENTATION REGARDING THE FINDINGS OF THE UTILITY RATE STUDY AND RESULTING RATE CHANGES

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

In 2016, McManus and Johnson Consulting Engineers, Inc. was selected to perform a utility rate study to analyze specific variables associated with the City's utility system. The goal of the study was to establish a rate structure consistent with the City's desired rate philosophy and which also provides adequate revenue for operational needs. The study was postponed for some time as discussions with the in-city MUDs continued so that the variables for a combined system could be considered in this process. Once the initial terms of the amendments to the in-city MUD agreements were established, McManus and Johnson were asked to proceed with the rate study and consider the following basic guidelines:

- 1.) Create a uniform rate structure for all meter user classes and an industry-standard for scaling base rates in line with meter sizes.
- 2.) Establish a rate philosophy that focuses on consumption and utilizes a tiered consumption rate schedule that encourages conservation.
- 3.) Realize economies of scale from the combination of utility systems made possible via the amendments to the in-city MUD agreements
- 4.) Lower monthly base rates by \$7.50 each (\$15 total) for both water and wastewater customers.
- 5.) Explore the possibility of winter averaging for residential wastewater service.
- 6.) Review other relevant factors concerning operations and growth that may affect revenue.

With those factors in mind, the rate study has been completed representatives of McManus Johnson will present those findings. Both City Staff and McManus Johnson will be able to answer any questions City Council may have. City Staff is requesting direction to finalize the proposed rate structure and prepare the ordinance changing the rates.

RECOMMENDATION

City Staff recommends City Council provide direction for the proposed rate structure and the ordinance implementing the new utility rates.

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

AGENDA OF: 9/17/2019

ITEMS: IV.B.

**DATE
SUBMITTED:** 9/9/2019

DEPARTMENT: Administration

PREPARED BY: Brant Gary

PRESENTER: Brant Gary

SUBJECT: CONSIDERATION AND POSSIBLE ACTION REGARDING THE RESULTS OF THE SECTION HOUSE RFP PROCESS AND DETERMINATION OF NEXT STEPS FOR THE PROJECT

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

Based on direction provided by the City Council in June 2019, City Staff initiated a Request for Proposals to provide interested parties an opportunity to propose potential project options for the restoration, re-creation, or re-use of salvaged materials from the Section House located in Frances Smart Park. At the conclusion of that process, the City received no formal responses to the RFP. Previously, recommendations from the Historic Commission and the Parks & Recreation commission involved the restoration of the building for a civic use. Information received from previous inspections of the home provided varying opinions regarding the costs of restoration, re-creation, and the potential salvaging of materials for future use. At this time, City Staff is requesting direction regarding the future of the Section House. Any related costs resulting from Council's direction would be covered by budgeted funds in the FY20 Facilities and/or Parks budget.

RECOMMENDATION

City Staff has no recommendation at this time, but would request City Council provide formal direction for the next steps of the Section House project.