



6611 W. Cross Creek Bend Lane, PO Box 279  
Fulshear, Texas 77441  
Phone: 281-346-1796 ~ Fax: 281-346-2556  
[www.FulshearTexas.gov](http://www.FulshearTexas.gov)

**CITY COUNCIL:**

<b>MAYOR:</b> Donald McCoy	<b>MAYOR PRO-TEM:</b> Joel Patterson	<b>COUNCIL MEMBER:</b> Kent Pool
<b>COUNCIL MEMBER:</b> Jason Knape	<b>COUNCIL MEMBER:</b> Abhijeet Utturkar	<b>COUNCIL MEMBER:</b> Patrick Powers
<b>COUNCIL MEMBER:</b> Sarah B. Johnson	<b>COUNCIL MEMBER:</b> Christina Baron	

**STAFF:**

<b>CITY MANAGER:</b> Zachary Goodlander	<b>CITY SECRETARY:</b> Mariela Rodriguez	<b>CITY ATTORNEY:</b> Byron Brown
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## CITY COUNCIL MEETING

### September 17, 2024

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NOTICE IS HEREBY GIVEN OF A CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, September 17, 2024 AT 5:30 PM** IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441 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, Charter Review Commission, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.

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

**I. CALL TO ORDER**

**II. QUORUM AND ROLL CALL**

**III. INVOCATION-HINDU SWAYAMSEWAK SANGH**

**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. CITIZENS 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 MANAGERS 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. UPDATE ON CONSTRUCTION ACTIVITY RELATED TO WATER PLANT #2/EST**

**B. CHANGES TO VARIOUS CITY STAFF MEMBERS**

**VIII PUBLIC HEARING**

**A NOTICE OF PUBLIC HEARING ON TAX INCREASE**

**A tax rate of \$0.161856 per \$100 valuation has been proposed by the governing body of City of Fulshear.**

**PROPOSED TAX RATE \$0.161856 per \$100**

**NO-NEW-REVENUE TAX RATE \$0.154576 per \$100**

**VOTER-APPROVAL TAX RATE \$0.161856 per \$100**

**The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the**

same amount of property tax revenue for City of Fulshear from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that City of Fulshear may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Fulshear is proposing to increase property taxes for the 2024 tax year.

**A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 17, 2024 AT 5:30 pm AT Fulshear City Hall, 6611 W Cross Creek Bend Ln, Fulshear TX 77441.**

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Fulshear is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Fulshear at their offices or by attending the public hearing mentioned above.

**YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:**

**Property tax amount= (tax rate) x (taxable value of your property)/100**

**FOR the proposal:**

**Joel Patterson, Councilmember District 4  
Kent Pool, Councilmember At-Large  
Jason Knape, Councilmember At-Large  
Sarah B. Johnson, Councilmember District 1  
Patrick Powers, Councilmember District 2  
Christina Baron, Councilmember District 3  
Abhijeet Utturkar, Councilmember District 5**

**AGAINST the proposal: None**

**PRESENT and not voting: Don McCoy, Mayor**

**ABSENT: None**

**Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.**

**The 86th Texas Legislature modified the manner in which the voter-**

approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Fulshear last year to the taxes proposed to be imposed on the average residence homestead by City of Fulshear this year.

	2023	2024	Change
Total tax rate (per \$100 of value)	\$0.168767	\$0.161856	decrease of -0.006911 per \$100, or -4.09%
Average homestead taxable value	\$444,066	\$487,757	increase of 9.84%
Tax on average homestead	\$749.44	\$789.46	increase of 40.02, or 5.34%
Total tax levy on all properties	\$6,801,557	\$7,588,129	increase of 786,572, or 11.56%

For assistance with tax calculations, please contact the tax assessor for City of Fulshear at 281-341-3710 or [FBCTaxInfo@fortbendcountytexas.gov](mailto:FBCTaxInfo@fortbendcountytexas.gov), or visit [www.fbctx.gov](http://www.fbctx.gov) for more information.

## 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 THE MINUTES FROM THE CITY COUNCIL MEETINGS HELD ON AUGUST 06, 2024 (SPECIAL) AND AUGUST 20, 2024 (REGULAR)**
- B. **CONSENT AND APPROVAL OF AN ENGAGEMENT AGREEMENT WITH BICKERSTAFF HEATH DELGADO ACOSTA LLP FOR THE PURPOSE OF REDISTRICTING**
- C. **CONSENT AND APPROVAL OF THE JULY 2024 MONTHLY FINANCIAL REPORT FOR THE GENERAL AND UTILITY FUNDS**
- D. **CONSENT AND APPROVAL OF RESOLUTION NO. 2024-636, A RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 2016-311, APPROVING PROCEDURES FOR THE PROCUREMENT OF PROFESSIONAL ENGINEERING SERVICES**
- E. **CONSENT AND APPROVAL OF THE GM EQUITY FINAL PLAT**
- F. **CONSENT AND APPROVAL OF ORDINANCE NO. 2024-1467 PROVIDING FOR THE APPOINTMENT OF ALTERNATE ZONING BOARD OF ADJUSTMENT**

**MEMBERS TO SERVE IN THE ABSENCE OF ONE OR MORE REGULAR MEMBERS**

- G. CONSENT AND APPROVAL OF ORDINANCE NO. 2024-1466, APPOINTING THE JUDGE OF THE MUNICIPAL COURT AND ALTERNATE JUDGES**

**X. BUSINESS**

- A. PRESENTATION BY CENTERPOINT ENERGY**
- B. FY2025 BUDGET DISCUSSION**
- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-1464 ADOPTING THE FY2025 OPERATIONS AND CAPITAL BUDGET**
- D. RATIFY THE PROPERTY TAX INCREASE REFLECTED IN THE BUDGET**
- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-1463 REGARDING ADOPTION OF THE TAX RATE FOR TAX YEAR 2024**
- F. CONSIDERATION OF RESOLUTION NO. 2024-637, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (1ST READING)**
- G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2024-637, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING PROJECTS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC), A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (2ND READING)**
- H. CONSIDERATION OF RESOLUTION NO. 2024-638, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING PROJECTS OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (1ST READING)**
- I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2024-638, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS AUTHORIZING PROJECTS OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION (2ND READING)**
- J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN L.A. WATERS AND MASON INVESTMENTS, LLC AND THE CITY OF FULSHEAR AND APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, APPROVING AN AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO COMPLETE AND EXECUTE ANY AND ALL NECESSARY DOCUMENTS AND INSTRUMENTS PERTAINING THERETO**
- K. CONSIDERATION AND POSSIBLE ACTION APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT AGREEMENT WITH CENTRALSQUARE SOLUTIONS FOR THE ACQUISITION, INSTALLATION, MAINTENANCE, MIGRATION AND SUPPORT OF A PUBLIC SAFETY RECORDS MANAGEMENT SYSTEM (RMS) WITH AN EFFECTIVE DATE OF OCTOBER 1, 2024**
- L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT #**

**2024-059 FOR PROFESSIONAL SERVICES ON THE LEAD AND COPPER PROJECT**

- M. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT #2020-054 FOR THE DESIGN SERVICES OF PROJECT D20B**
- N. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A MATRIX OF CONSULTANTS TO PROVIDE PROFESSIONAL SERVICES**
- O. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT #2024-062 FOR THE DESIGN OF THE DOWNTOWN WATER RECLAMATION FACILITY EXPANSION PROJECT**
- P. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PROFESSIONAL SERVICE AGREEMENT #2024-068 FOR THE TEXANA REGIONAL LIFT STATION PROJECT**
- Q. CONSIDERATION AND POSSIBLE ACTION TO AWARD CONTRACT #2024-060 AND CONTRACT #2024-061 FOR BUILDING REPAIRS TO MUNICIPAL COMPLEX BUILDINGS A & B AFTER HURRICANE BERYL**
- R. UPDATE AND DISCUSSION ON PRIMROSE PARK PHASES 2 AND 3**
- S. DISCUSSION AND POSSIBLE ACTION REGARDING SUPPORT FOR OR OPPOSITION TO PROPOSED FEDERAL LEGISLATION REGULATING THE SIZE AND WEIGHT OF COMMERCIAL MOTOR VEHICLES**
- T. DISCUSSION REGARDING SURPLUS STREET SIGNS**

**XI. 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.

**XII. 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, MARIELA RODRIGUEZ, 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, SEPTEMBER 13, 2024 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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MARIELA RODRIGUEZ, CITY SECRETARY