

2017 Fulshear State of the City

*CHARGING FORWARD*

MONDAY APRIL 3<sup>RD</sup> 2017

# **AGENDA**



- **A Year of Growth, Change and Challenge**
- **Harmonizing Vision with Values**
- **Charging Forward!: Putting Words into Action**
- **Upcoming Events**
- **Closing**

# A YEAR OF GROWTH, CHANGE AND CHALLENGE



## FULSHEAR CHARTER COMMISSION

December 16, 2015

Mr. Mayor and Council Members,

We have the honor to submit to the Council of the citizens of the City of Fulshear, Texas the Charter for submission to the voters of the City.

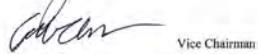
This Charter provides for the power of operating the business of the City, that of levying money and regulating commerce, and the correspondent executive and judicial authorities that are fully and effectually vested in the general government of the State of Texas.

In all our deliberations on this subject we kept steadily in our view, that which appears to us the greatest interest of every citizen, regardless of race, ethnic background or place of residence.

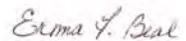
With great respect, we have the honor to humbly present the Charter for the City of Fulshear found herewith.

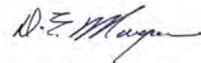
  
Chairman

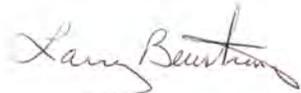


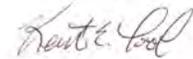
  
Vice Chairman

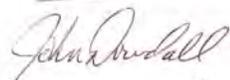




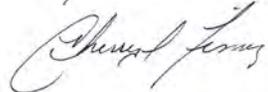


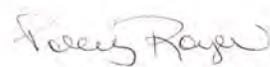












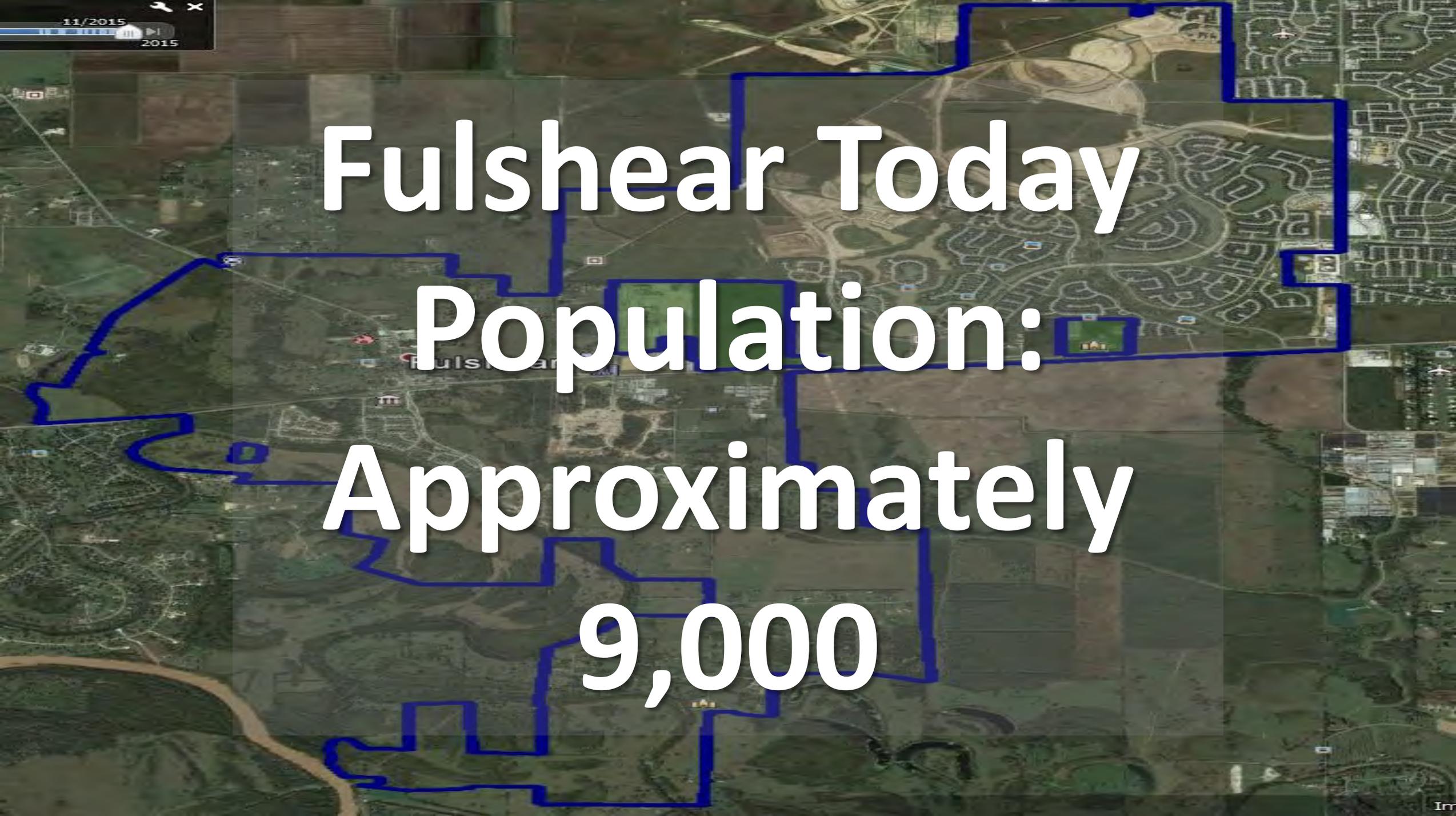




# Fulshear 2010

Population:

1,134

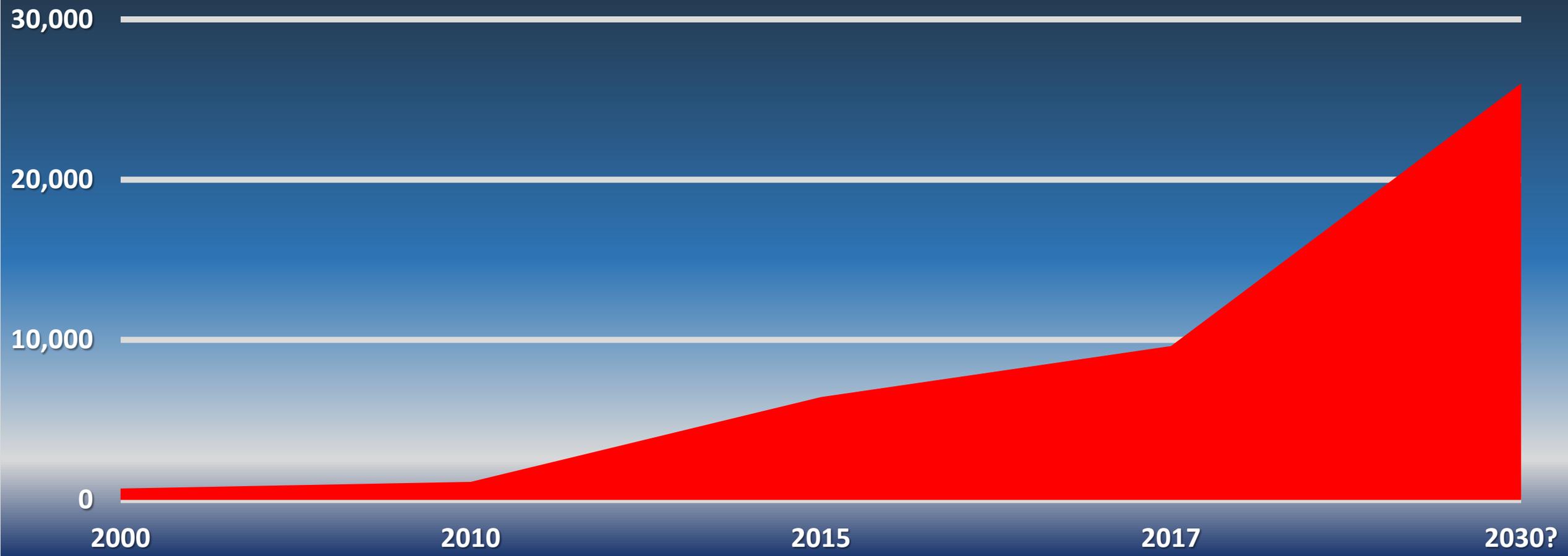


**Fulshear Today**  
**Population:**  
**Approximately**  
**9,000**

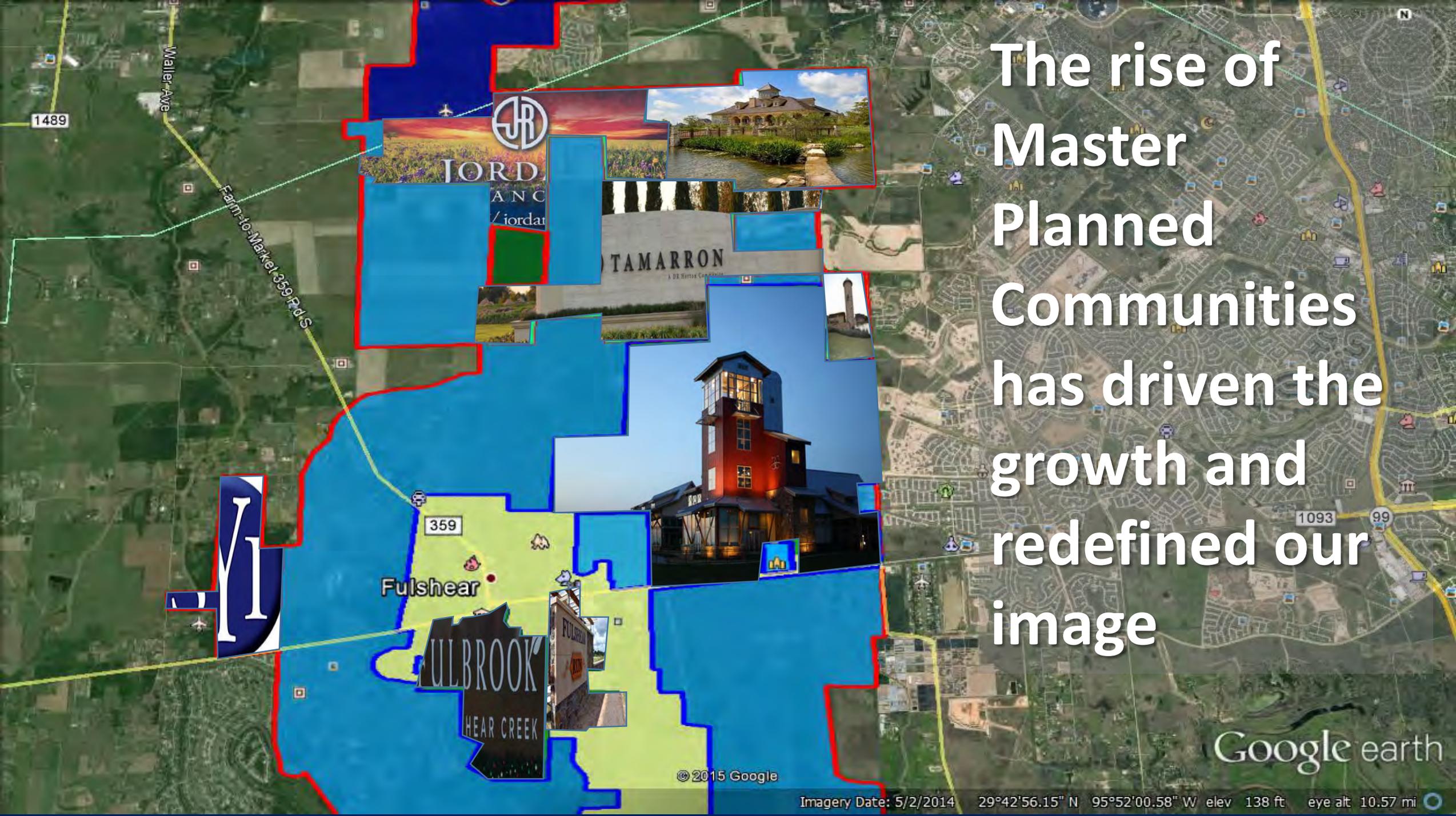
# *A YEAR OF GROWTH, CHANGE AND CHALLENGE*



## Fulshear Population



The rise of  
Master  
Planned  
Communities  
has driven the  
growth and  
redefined our  
image



Google earth

Imagery Date: 5/2/2014 29°42'56.15" N 95°52'00.58" W elev 138 ft eye alt 10.57 mi



CHURCHILL FULSHEAR JR.  
HIGH SCHOOL

9302

Lindsey  
Elementary  
(Fall 2017)

Wolman  
Elementary

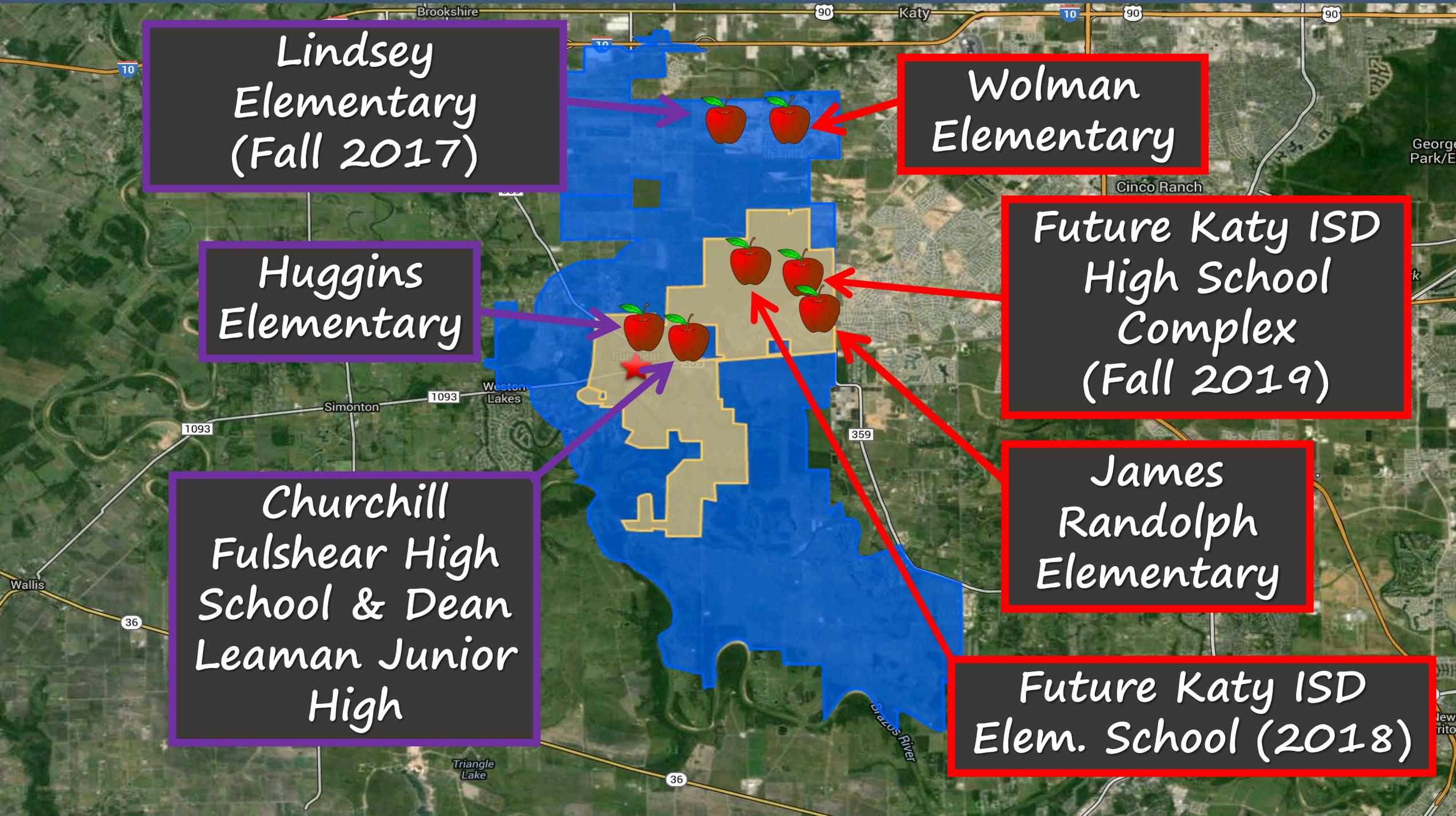
Huggins  
Elementary

Future Katy ISD  
High School  
Complex  
(Fall 2019)

Churchill  
Fulshear High  
School & Dean  
Leaman Junior  
High

James  
Randolph  
Elementary

Future Katy ISD  
Elem. School (2018)



**ST. FAUSTINA  
CATHOLIC CHURCH**

ARCHDIOCESE OF GALVESTON-HOUSTON

SAT - 5PM SUN - 9 & 11AM 1PM

28102

NO PARKING FIRE LANE TOW AWAY ZONE





**ACE**

Est. 2016

8411A

spar

The logo features a stylized 'Q' composed of a red swoosh on the left and a blue swoosh on the right, both curving upwards and meeting at the top.

NewQuest  
PROPERTIES®





**Read King**  
Commercial Real Estate



New Mayor  
and Council

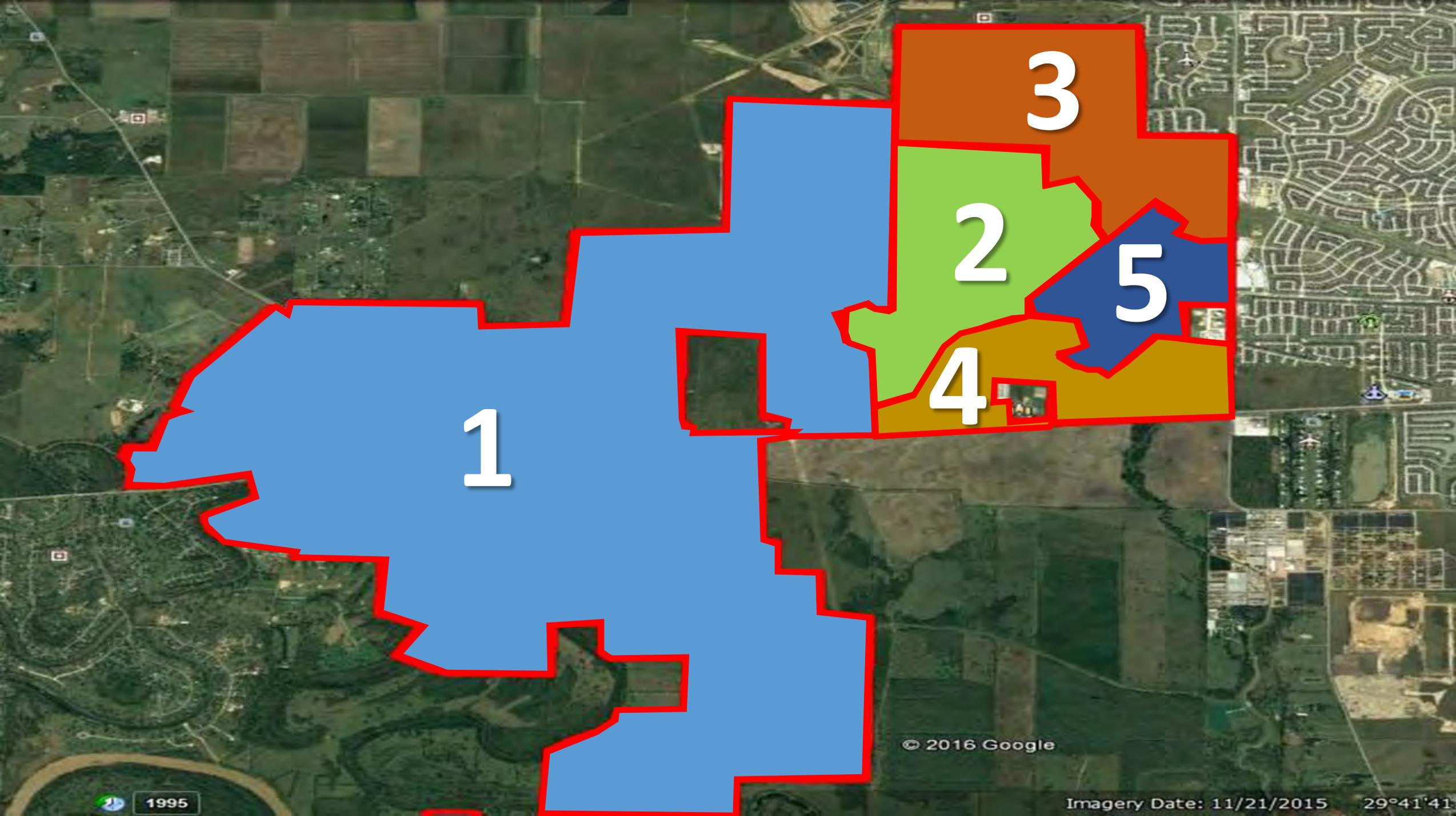
Home Rule  
Charter

New Policy  
Initiatives

New Board  
and  
Commission  
Members

Change

New Staff



1

2

3

4

5

© 2016 Google

1995

Imagery Date: 11/21/2015

29°41'41"

A photograph showing a flooded landscape. In the foreground, a small motorboat with three people is moving through the water, leaving a wake. The water is a muddy brown color. In the background, there are trees and a utility pole with power lines. The sky is overcast with grey clouds. A semi-transparent white box is overlaid on the left side of the image, containing the title text.

***2016 FLOOD  
RESPONSE &  
RECOVERY***

# 2016 FLOOD RESPONSE & RECOVERY



- Record Floods for the second year in a Row
- Driver for Drainage Infrastructure Improvements



# 2016 FLOOD RESPONSE & RECOVERY



- Entire Community Impacted
- Proved our resolve as neighbors





***YEAR IN  
REVIEW:  
PROJECTS AND  
ACHIEVEMENTS***

# **YIR: HISTORIC PRESERVATION**



- Section House Preserved and Moved to Smart Park



**Completion of the Siemens  
Automated Meter Reading System  
conversion Project**

# YIR: WATER CONSERVATION



## Get \$15 for checking your sprinkler system.

Signing up for a **FREE** sprinkler system evaluation is as easy as 1-2-3.

1. Visit [www.nfbwa.com/wiseguys](http://www.nfbwa.com/wiseguys).
2. Select the "Click here to get started" link.
3. Fill out the registration form.
4. You'll receive information on the licensed irrigation contractor who will evaluate your system.
5. Select a date and time that works for you.
6. When the evaluation is complete, you'll receive an online report with recommended repairs and adjustments. You are NOT obligated to make any of the recommended changes.
7. Receive \$15 check in the mail.

If you need any help, call 713-488-8182.

**W.I.G.E.  
GUYS**

Water Irrigation System Evaluation



# ***YIR: PARKS EXPANSION***

- **Largest land transaction in City**
- **History**
- **Doubled Park Space**
- **25 contiguous acres of parkland**
- **Funded through Development Fees**
- **More to come**

# **YIR: INFRASTRUCTURE**



- City of Fulshear Water Plant No. 1 came fully online and quintupled storage and production.
- Chloramine ready
- Aeration fix for odor control

# **YIR: INFRASTRUCTURE**



- **Asphalt Rehab and striping projects completed.**



# **YIR: INFRASTRUCTURE**



- Completed Legacy Section 3 Repairs
- Also Asset survey for GIS groundwork

# YIR: ACHIEVEMENTS



Named one of the Top 10 Places in Texas to raise a Family  
and THE BEST PLACE to raise a Family in the Greater Houston  
Area by Niche.com



A vibrant, natural scene featuring a field of colorful wildflowers in shades of purple, blue, and yellow. A large, leafy green tree stands on the right side, casting shadows over the field. In the background, a wooden fence is visible against a backdrop of more trees and a clear sky. The overall atmosphere is peaceful and scenic.

***YEAR IN REVIEW:  
HARMONIZING  
VISION WITH  
VALUES***

A photograph of a field of purple flowers in the foreground, with a dense line of green trees in the background. A semi-transparent green rectangular box is overlaid in the center of the image, containing white text.

**In July the City Council began working on refining its Strategic Plan and built on the Vision Statement from previous plans.**

The background of the slide is a photograph of a brick building with a tree in the foreground. The tree's leaves are in various shades of autumn, including brown, orange, and yellow. The sky is visible through the branches. The overall scene is bright and clear.

# Vision Statement

The City of Fulshear is a place where community, businesses and civic leaders are partners in building a city that strives to preserve and enhance our history, small town character and natural environment while providing opportunities for growth in population and employment.

*Visioning Report (2009)*

## Key Guiding Principles (established 2016)

- Emphasize FAMILY.
- Honor the sense of COUNTRY/ country-like atmosphere.
- Maintain the sense of COMMUNITY and INCLUSION.
- Be WELCOMING and RESPECTFUL.

Using those Guiding Principles Council developed a four point Strategy to encourage and enhance the Quality of Life for our Community.



**Fiscal  
Stability**

**Quality  
Development**

**Quality  
of Life**

**QUALITY  
INFRASTRUCTURE**

**Parks &  
Recreation**

# ***CHARGING FORWARD!***

Implementing the Four Points to ensure Quality of life by:

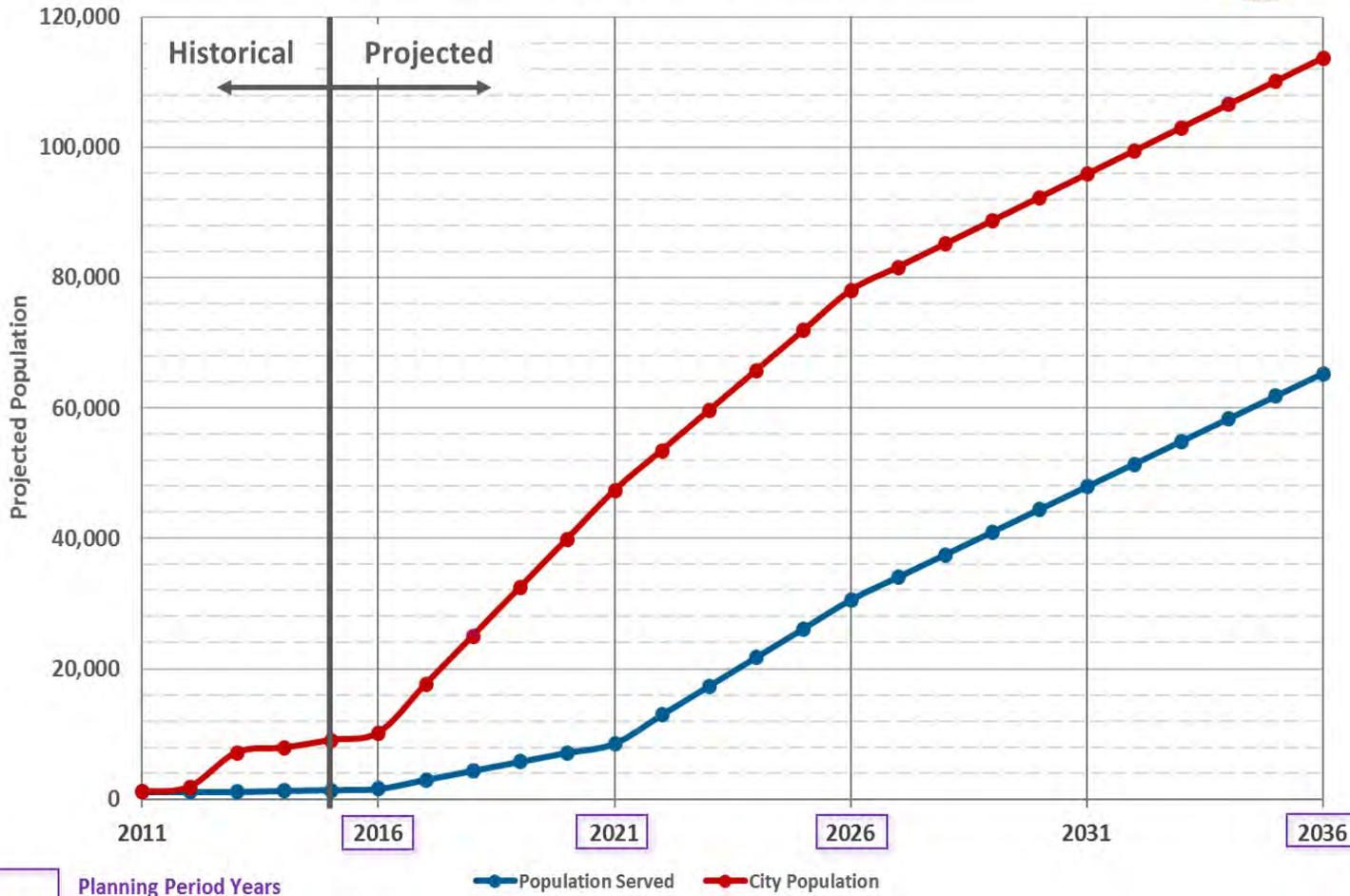
- Ensuring Quality Development by Planning for the Tomorrow after Tomorrow
- Building Quality Infrastructure
- Expanding Parks and Recreation; and
- Funding the Future by Ensuring Fiscal Stability

# PLANNING FOR THE TOMORROW AFTER TOMORROW



## City of Fulshear

### Water and Wastewater Master Plan Historical and Projected Population



More than just planner-speak, the City is focused on building a community that thrives for the Century.

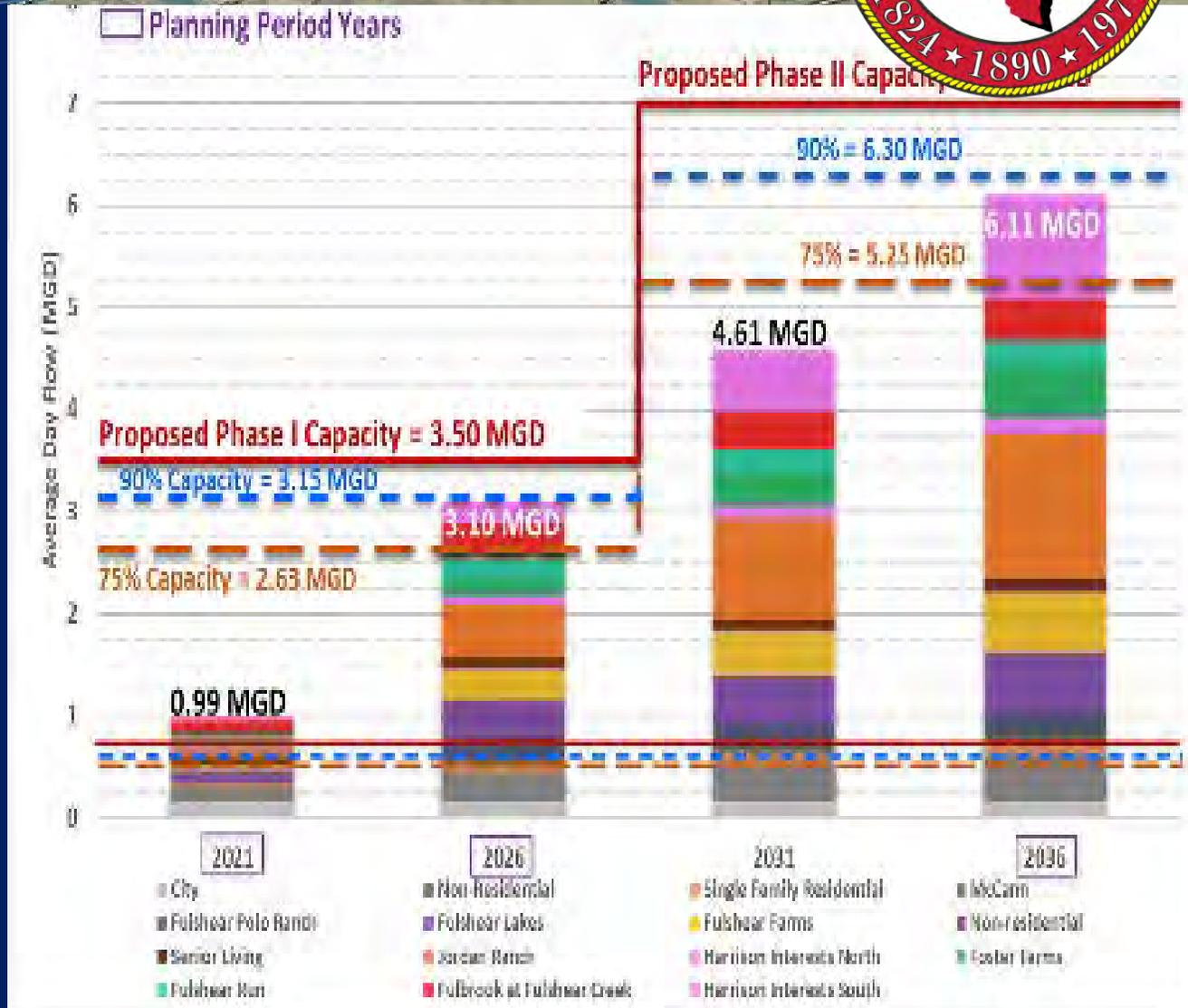


# PLANNING FOR THE TOMORROW AFTER TOMORROW



As such staff are currently working to complete and implement plans for:

- Water and Waste Water
- Drainage
- City Facilities
- Parks



# **PLANNING FOR THE TOMORROW AFTER TOMORROW**



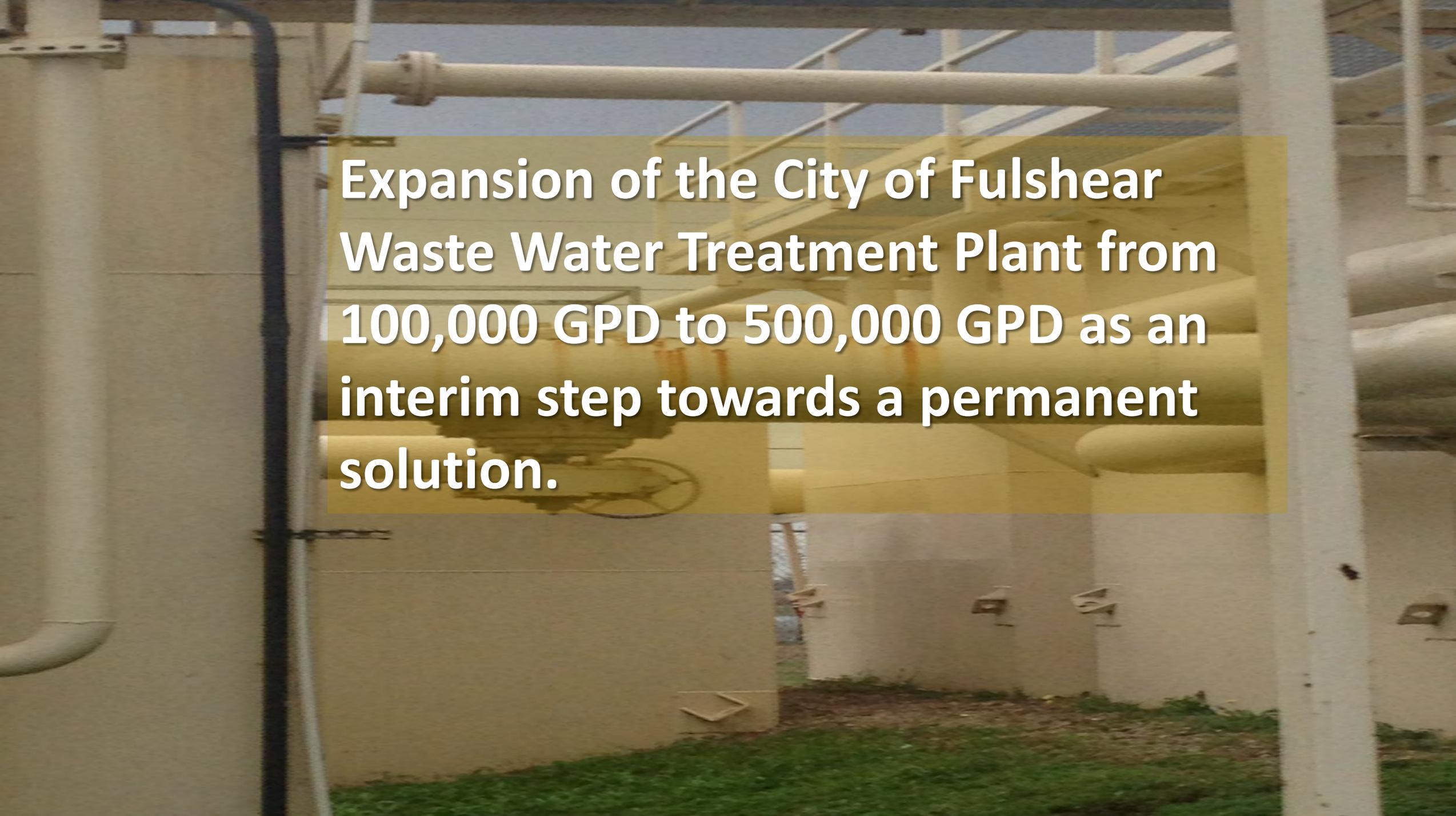
Likewise we are working on flexible regulations that will ensure Quality of Life through Quality Development like:

- Outdoor Lighting
- Signage
- Development Design

# **BUILDING QUALITY INFRASTRUCTURE**



**Additionally, we are in the process of implementing several Infrastructure projects this year including:**

A photograph of a wastewater treatment plant. The image shows several large, cylindrical concrete tanks and a network of white pipes. A semi-transparent yellow rectangular box is overlaid on the center of the image, containing white text. The background shows a clear blue sky and some green grass at the bottom.

**Expansion of the City of Fulshear  
Waste Water Treatment Plant from  
100,000 GPD to 500,000 GPD as an  
interim step towards a permanent  
solution.**

The extension of Water and Sewer lines west of town to accommodate the growth at Fulshear Lakes



© 2015 Google

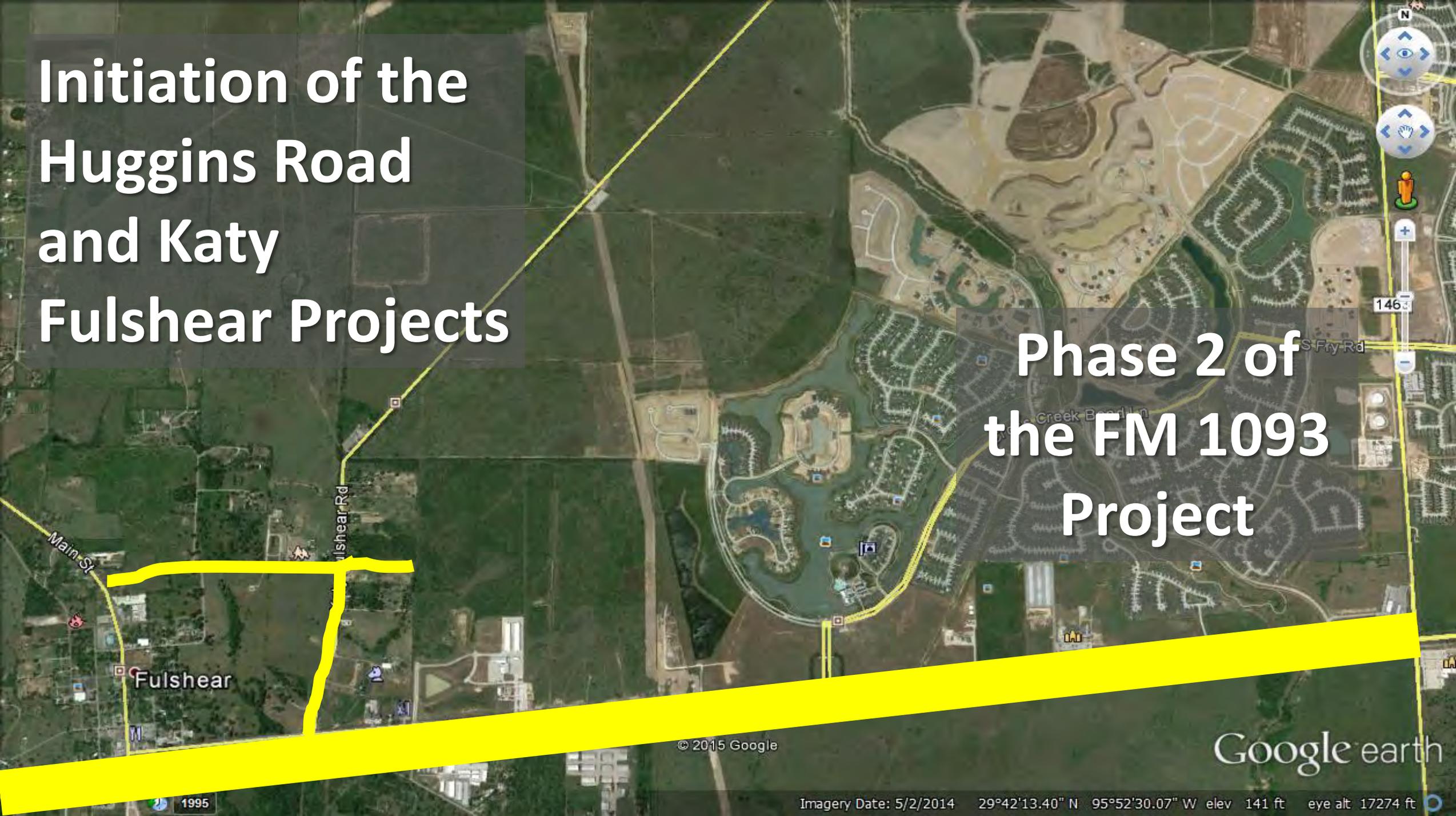
Google earth

Imagery Date: 5/2/2014 29°41'29.31" N 95°55'10.98" W elev 136 ft eye alt 13021 ft

1995

# Initiation of the Huggins Road and Katy Fulshear Projects

## Phase 2 of the FM 1093 Project



© 2015 Google

Google earth

Imagery Date: 5/2/2014 29°42'13.40" N 95°52'30.07" W elev 141 ft eye alt 17274 ft

1995



**This signature Public Private Partnership will connect FM 1093 with I-10 and should allow drivers to transit that route in less than 10 minutes.**

**Its unique landscaping and mirroring trail network make it a one-of-a-kind project.**



# ***EXPANDING PARKS AND RECREATION***



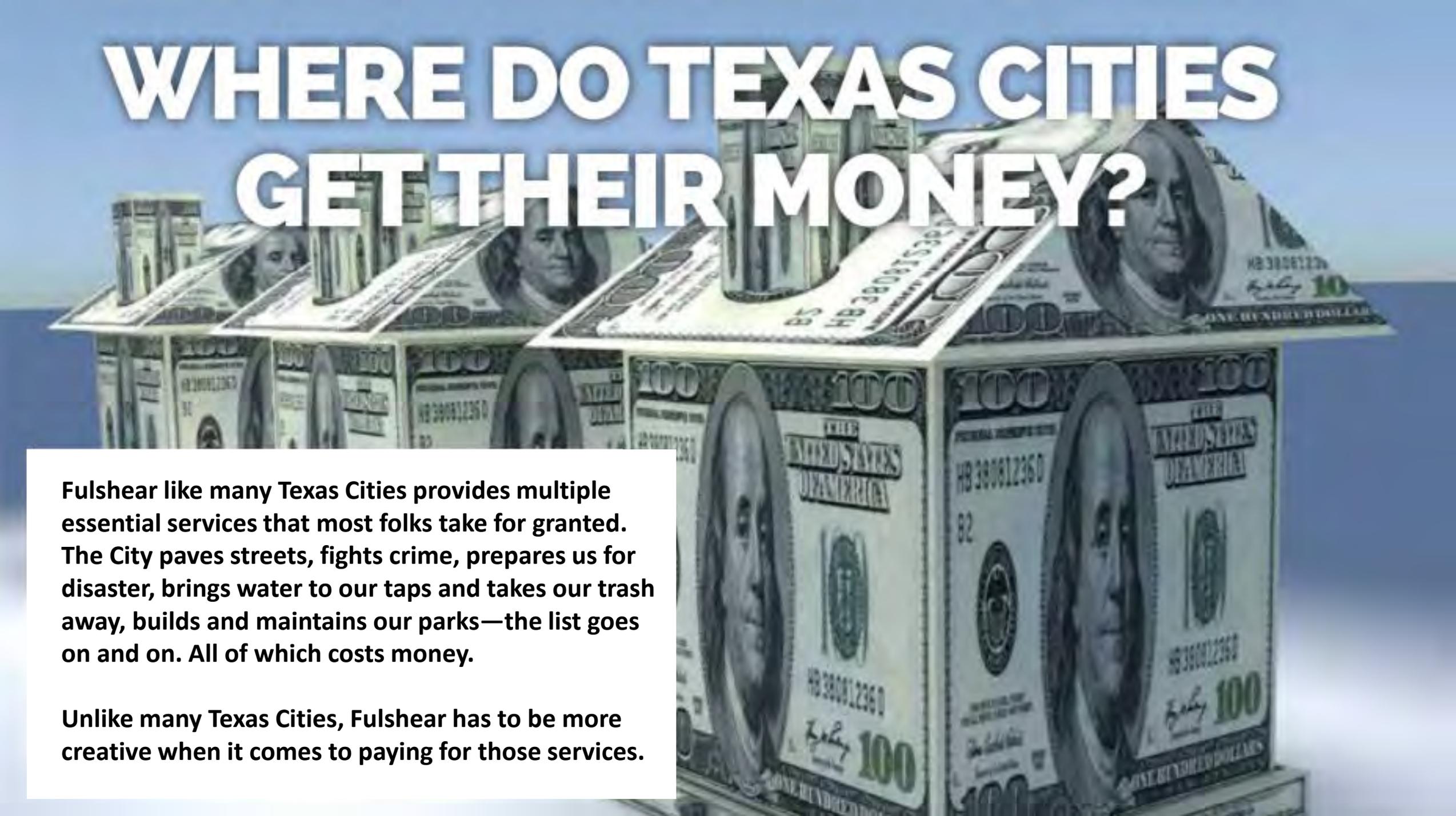
**Following on the City's Addition of new Park land, we are striving to improve not just the quantity of park and recreational opportunities available but also the quality of those facilities.**

**Through a deliberate and sound planning approach we hope to make Fulshear synonymous with Fun!**

# ***FUNDING THE FUTURE: ENSURING FISCAL SUSTAINABILITY***



# WHERE DO TEXAS CITIES GET THEIR MONEY?



**Fulshear like many Texas Cities provides multiple essential services that most folks take for granted. The City paves streets, fights crime, prepares us for disaster, brings water to our taps and takes our trash away, builds and maintains our parks—the list goes on and on. All of which costs money.**

**Unlike many Texas Cities, Fulshear has to be more creative when it comes to paying for those services.**



## General Operations Funding

**Sales Taxes**



**Other Sources**



**Permit & Inspection Fees**



**Property Taxes**



**Fines**



**Franchise Fees**



# **FUNDING THE FUTURE**



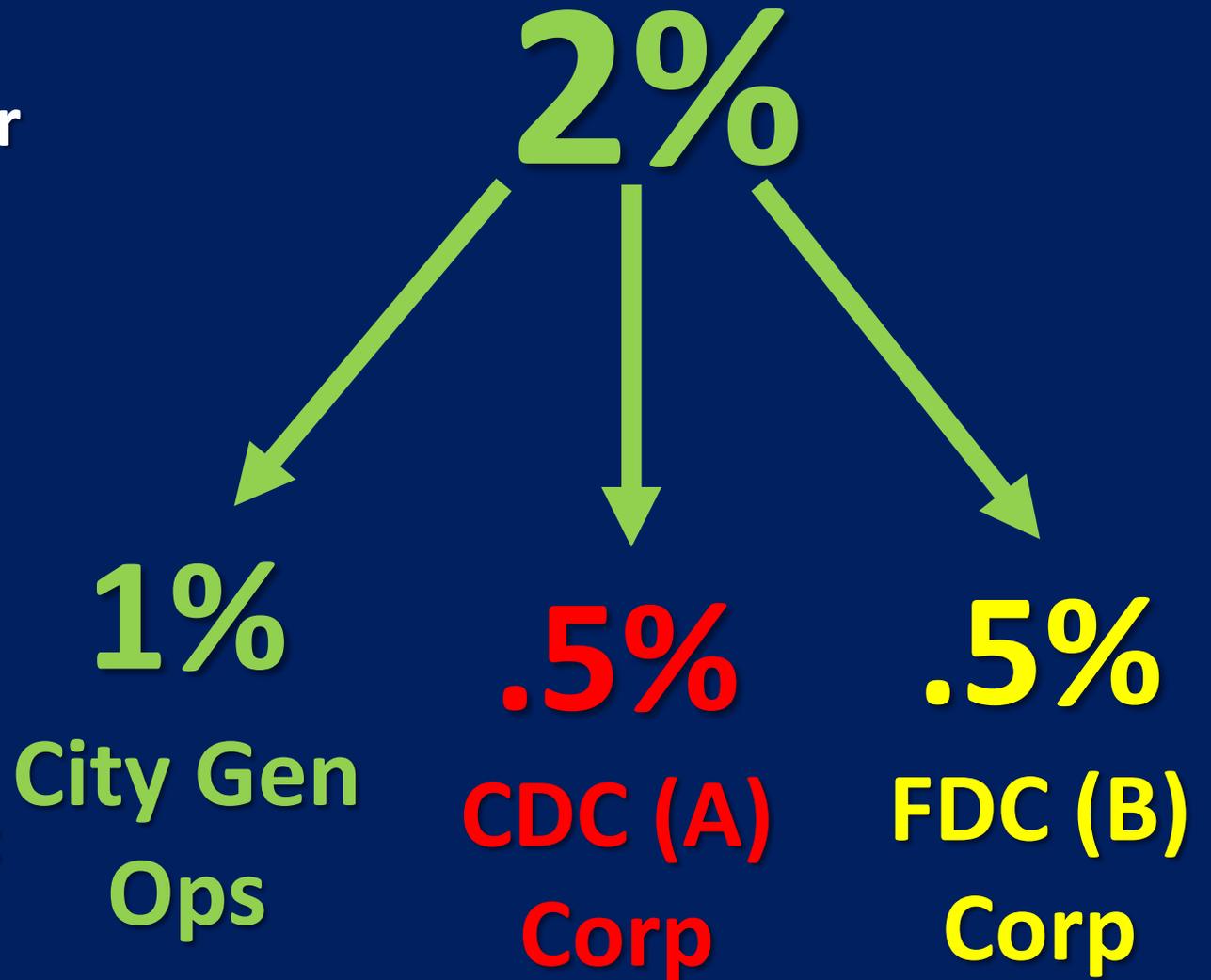
	<b>Mature City</b>	<b>Fulshear</b>
<b>Property Tax</b>	<b>34%</b>	<b>29%</b>
<b>Sales Tax</b>	<b>28%</b>	<b>11%</b>
<b>Permit &amp; Inspection Fees</b>	<b>7%</b>	<b>46%</b>
<b>Fines</b>	<b>3%</b>	<b>3%</b>
<b>Franchise Fees</b>	<b>8%</b>	<b>9%</b>
<b>Misc. Other Sources</b>	<b>20%</b>	<b>2%</b>

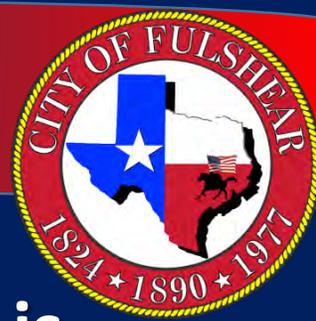
# FUNDING THE FUTURE



Sales Tax is capped at 2% for Cities. The “first penny” is used for General Operating Costs and then the “second penny” can be used for specifics like, Property Tax Reduction, Street Repair and Economic Development.

Fulshear splits its 2% between General Operations and Economic Development.





## LOCAL PROPERTY TAXES



1.  
**M&O**  
MAINTENANCE &  
OPERATIONS TAX RATE

Funds the day-to-day maintenance and operations

2.  
**I&S**  
INTEREST &  
SINKING TAX RATE

Funds debt repayment for the purchase of "big ticket" items

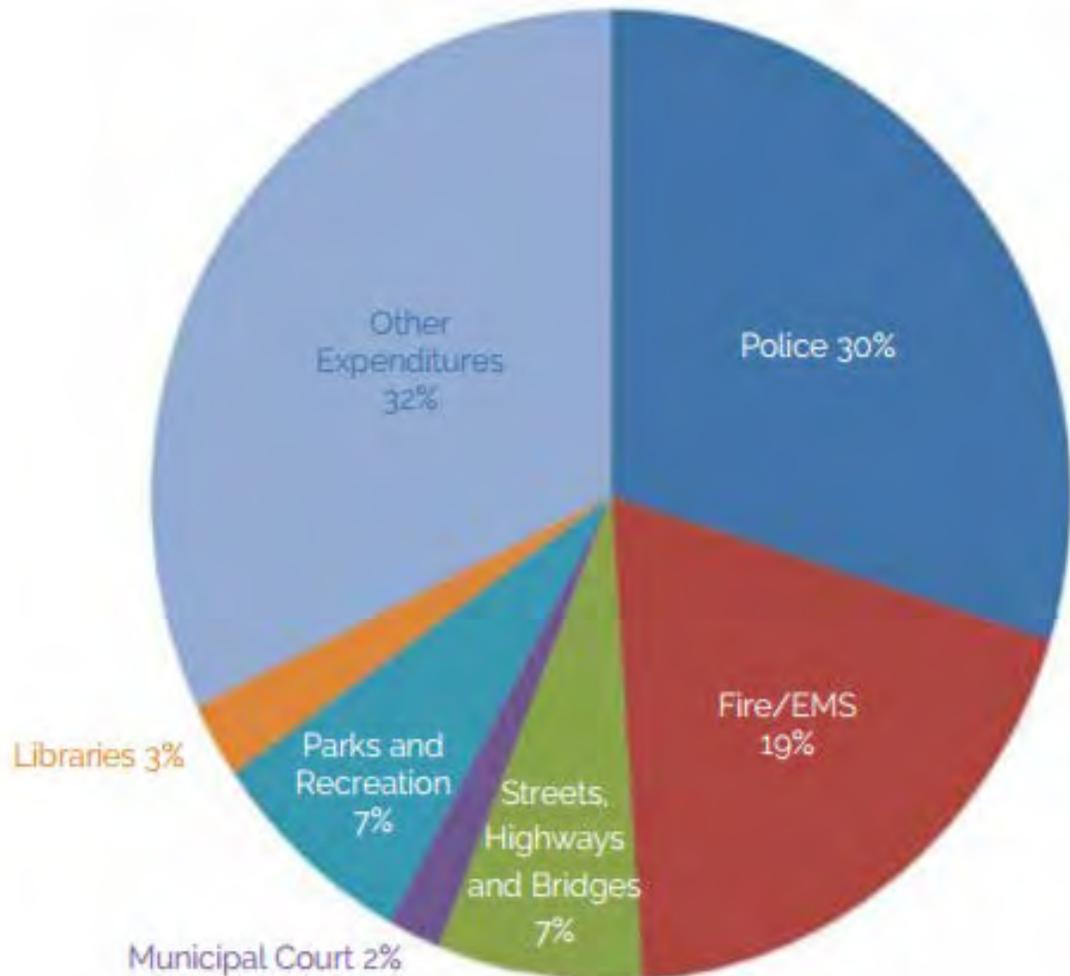
**Ad Valorem or Property Tax is made up of two components:**

**Maintenance & Operations (M&O)** which is used primarily for daily operational costs like salaries and supplies. And;

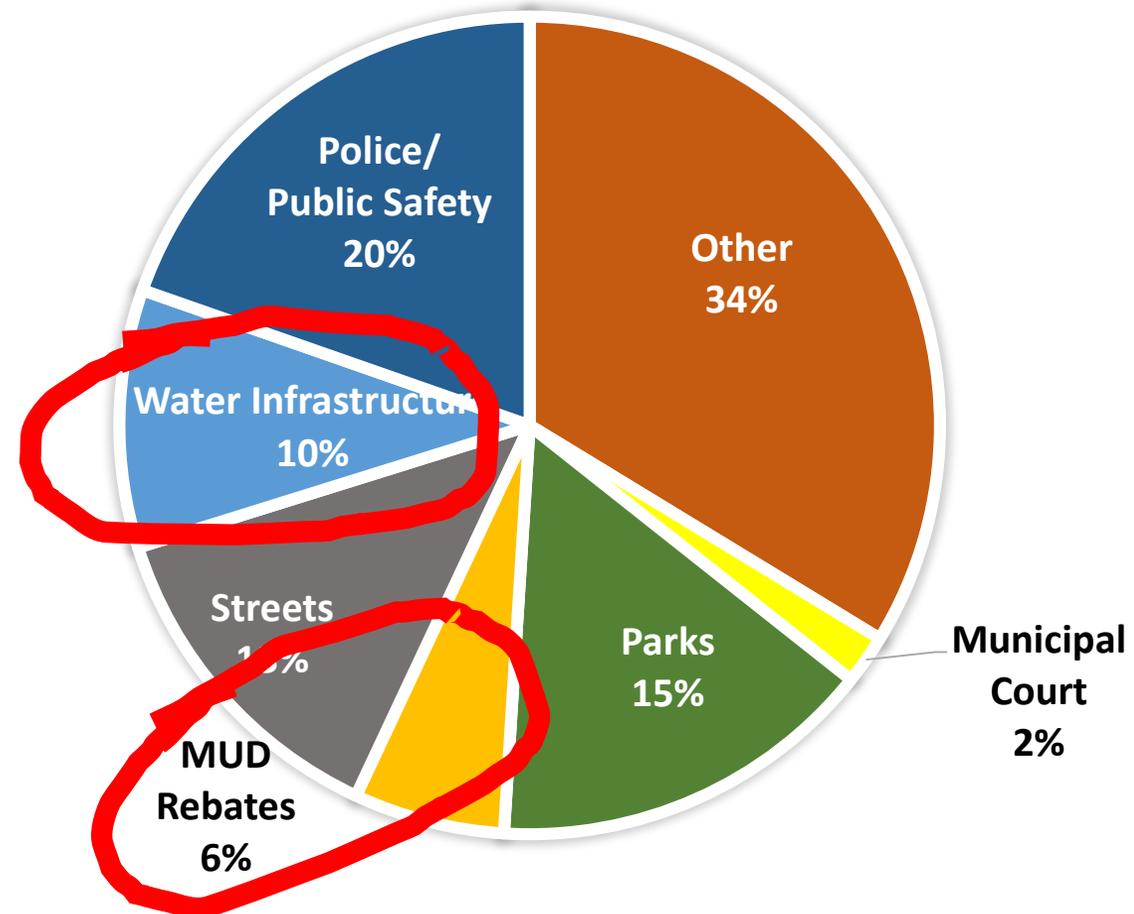
**Interest & Sinking (I&S)** which is to be used for the repayment of debt.



## The Average Mature City



## Fulshear



80%

5%

15%

Combined those MUDs represent 95% of the Total Taxable Value of the City.

© 2016

# **FUNDING THE FUTURE**



- **Diversification of Property Tax Base is the key to reduction of Residential property tax**
- **Commercial Development Requires Infrastructure**
- **Cities use Debt to grow**





## **Why Debt:**

- **Not optimal to use cash for large capital expenditures**
- **Pay for the value of the infrastructure over its useful lifespan**



**Fulshear's M&O Rate:**

**\$.1569**

**Area Average M&O Rate:**

**\$.2573**

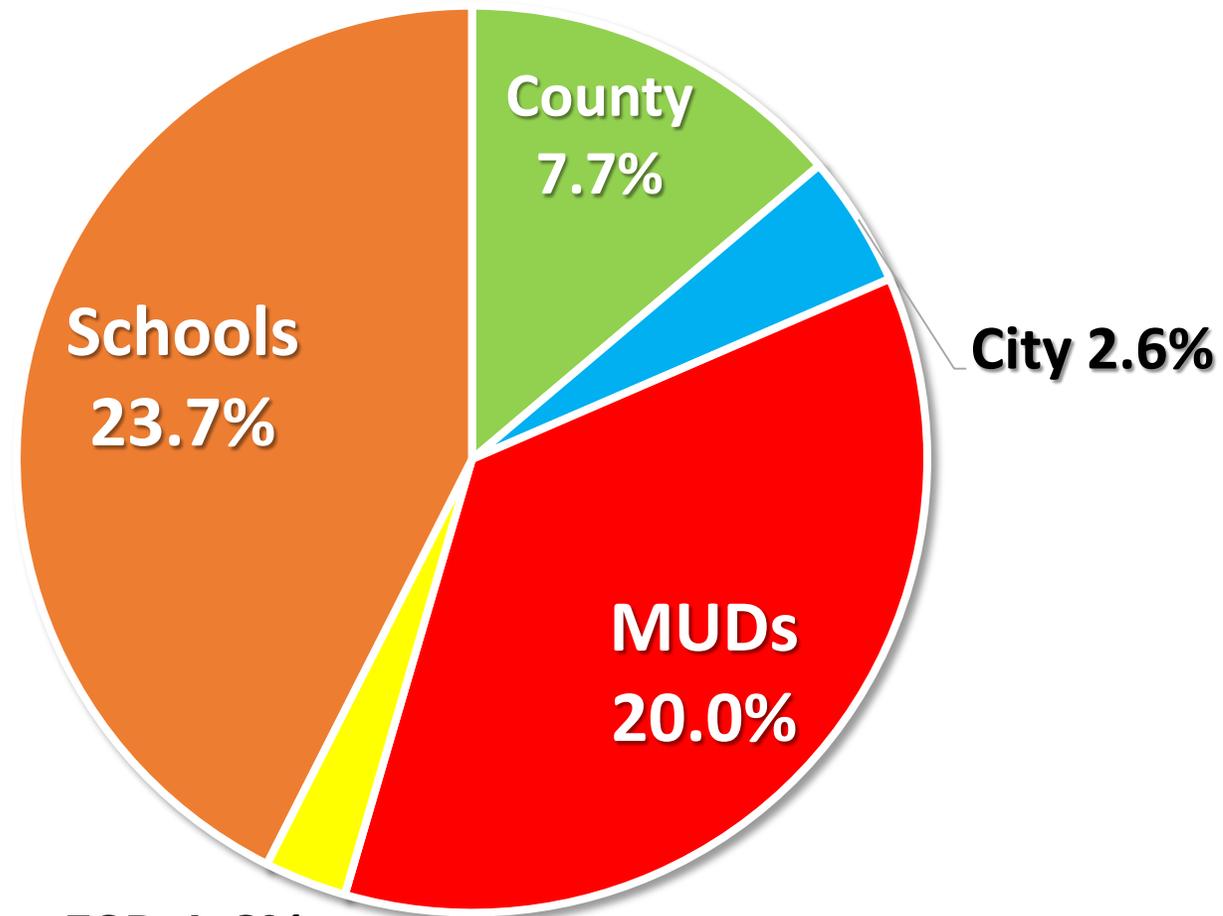
**Fulshear's I&S Rate:**

**\$.0000**

**Area Average I&S Rate:**

**\$.2042**

# ***RESIDENTIAL TAX BURDEN BY SOURCE***



**ESD 1.6%**

*MUD and ISD rates averaged*

# **FUNDING THE FUTURE**



**CITY PROPERTY  
TAX CAP: DOESN'T  
ADDRESS THE REAL  
PROPERTY TAX  
PROBLEM IN TEXAS  
AND DOESN'T  
PROVIDE  
MEANINGFUL  
TAX RELIEF**

**PROPERTY  
TAX**



## **Other pieces of the Solution:**

- **New Impact Fees on Development**
- **Infrastructure Utilities**
- **SPA's/ LPA's**
- **County Assistance District**



**Join us!**



**Keep Fulshear  
Beautiful  
Saturday, April 8<sup>th</sup>  
at 9:00 AM  
Fulshear City Hall**



**Independence Day  
Celebration  
Sunday, July 2<sup>nd</sup>  
Downtown  
Fulshear**

**Thank you!**

