



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

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Joel Patterson

CITY MANAGER: Jack Harper

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: John Kelly

STAFF:

CITY SECRETARY: Kimberly Kopecky

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Lisa Martin

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES APRIL 21, 2020

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF VIA VIDEOCONFERENCE AT 5:32 P.M. A QUORUM WAS PRESENT.

EDC TYPE A WAS CALLED TO ORDER BY ANDREW VAN CHAU AT 5:34 P.M. A QUORUM WAS PRESENT.

EDC TYPE B WAS CALLED TO ORDER BY STACY MANGUM AT 5:35 P.M. A QUORUM WAS PRESENT.

EDC TYPE B ELECTED STACY MANGUM TO REPRESENT THIS MEETING AS THE PRESIDENT PRO-TEM.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

JOEL PATTERSON

DEBRA CATES

KEVIN WHITE

LISA MARTIN

KENT POOL
KAYE KAHLICH
JOHN KELLY

CITY STAFF PRESENT:

JACK HARPER
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
BYRON BROWN
KAYLA VILLAGOMEZ
WES VELA
SHARON VALIANTE
ANGELA FRITZ
CHANDLER MARKS
ZACH GOODLANDER

OTHERS PRESENT:

JUSTIN SILHAVY
REV. GILMORE
JASON MAKLARY
RAY KERLICK
ANDREW VAN CHAU
STACY MANGUM
BRYAN THOMAS
JEFF MARTIN
DONALD MCCOY
TOMMY KUYKENDALL

- 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.

EDC B CALLED FOR CITIZEN COMMENTS AT 5:37 P.M.- THERE WERE NO CITIZEN COMMENTS.

EDC A CALLED FOR CITIZEN COMMENTS AT 5:38 P.M.- THERE WERE NO CITIZEN COMMENTS.

IV. **BUSINESS**

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

2020 FULSHEAR DEMOGRAPHIC MINI UPDATE FROM POPULATION AND SURVEY ANALYSTS (PASA)

ANGELA FRITZ INTRODUCED JUSTIN SILHAVY THE DIRECTOR OF DEMOGRAPHIC PROJECTIONS FOR PASA. MR. SILHAVY PROVIDED COUNCIL WITH A MINI UPDATE OF THE CITY OF FULSHEAR'S DEMOGRAPHIC CHARACTERISTICS.

IN OCTOBER 2019 THE HOUSING UNIT ESTIMATE FOR THE CITY OF FULSHEAR CITY LIMITS WAS AT 4,677. THE CITIES ETJ WAS AT 5,830 GIVING A COMBINED TOTAL OF 10,507 HOUSING UNITS.

IN OCTOBER 2019 THE POPULATION ESTIMATE FOR THE CITY OF FULSHEAR CITY LIMITS WAS AT 13,969 PERSONS. THE CITIES ETJ HAD AN ESTIMATE OF 17,892 PERSONS GIVING A COMBINED TOTAL POPULATION OF 31,861.

MR. SILHAVY PROVIDED COUNCIL WITH INFORMATION ABOUT THE MONTHLY EMPLOYEE CHANGE AND REGIONAL ECONOMY. HE TALKED ABOUT THE 10-30% REDUCTION WE COULD POSSIBLY SEE IN JOB LOSSES AND HOUSING.

MR. SILHAVY DISCUSSED THE ECONOMIC TRENDS AND EXPLAINED COMPANIES RELOCATING TO OUR AREA SINCE WE ARE THE CENTRAL POPULATION POINT OF HOUSTON, AUSTIN, AND SAN ANTONIO. HE STATED SINCE ONLINE SALES HAVE RISEN, AND THE WESTPARK TOLLWAY, TEXAS HERITAGE PARKWAY AND THE I10 WIDENING, DISTRIBUTION AND WEARHOUSE SPACE IS GOING TO CONTINUE TO BOOM IN THE WESTERN SUBURBS.

HE TALKED ABOUT THE DIFFERENT DEVELOPMENTS IN FULSHEAR AND THE SURROUNDING AREAS. HE STATED THAT THE DATES FOR DEVELOPMENT MAY SLOW DOWN BECAUSE OF THE PANDEMIC BUT THE HOUSING DEMAND IS GOING TO INCREASE IN THE NEXT 3-5 YEARS. MR. SILHAVY PROVIDED COUNCIL WITH THE 2-YEAR AND 5-YEAR PROJECTED HOUSING OCCUPANCY NUMBERS. HE DISCUSSED THE PROJECTED NEW HOUSING OCCUPANCIES FOR 2020-2028 BEING A TOTAL OF 19,293 FOR THE CITY OF FULSHEAR CITY LIMITS AND ETJ. HE PROVIDED COUNCIL WITH 3 DIFFERENT GROWTH SCENARIOS SHOWING WELL OVER SIXTY-FIVE THOUSAND PEOPLE BY THE END OF THE PROJECTED PERIOD OF 2028.

JUSTIN SILHAVY ANSWERED QUESTIONS FOR COUNCIL.

EDC TYPE "A" ADJOURNED AT 6:25 P.M.

EDC TYPE "B" ADJOURNED AT 6:26 P.M.

B. CONSIDERATION OF RESOLUTION NO. 2020-453, 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)

MAYOR GROFF READ THIS ITEM. NO ACTION WAS TAKEN.

C. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2020-453, 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)

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2020-453, A RESOLUTION AUTHORIZING PROJECTS OF THE CITY DEVELOPMENT CORPORATION (CDC), A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER CATES
COUNCIL MEMBER MARTIN
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER POOL*

NAYS- NONE

D. CONSIDERATION OF RESOLUTION NO. 2020-454, 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)

MAYOR GROFF READ THIS ITEM. NO ACTION WAS TAKEN.

E. CONSIDERATION OF AND ACTION ON RESOLUTION NO. 2020-454, 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)

COUNCIL MEMBER MARTIN MADE A MOTION TO ADOPT RESOLUTION NO. 2020-453 (WRONG ITEM). COUNCIL MEMBER MARTIN WITHDREW HER MOTION TO APPROVE RESOLUTION NO. 2020-453.

A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE RESOLUTION NO. 2020-454, A RESOLUTION AUTHORIZING PROJECTS OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC), A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER CATES
COUNCIL MEMBER MARTIN*

COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER POOL

NAYS- NONE

F. CONSIDERATION AND ACTION ON RESOLUTION NO. 2020-461, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR REQUESTING GOVERNOR ABBOTT TEMPORARILY WAIVE AND/OR SUSPEND CERTAIN RULES THAT LIMIT ECONOMIC DEVELOPMENT CORPORATIONS (EDCS) FROM UTILIZING EDC SALES TAX REVENUES AS A FORM OF FINANCIAL DISASTER RELIEF TO SUPPORT LOCAL BUSINESSES IMPACTED BY COVID-19

ANGELA ANSWERED QUESTIONS FOR COUNCIL

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2020-461, A RESOLUTION REQUESTING GOVERNOR ABBOTT TEMPORARILY WAIVE AND/OR SUSPEND CERTAIN RULES THAT LIMIT ECONOMIC DEVELOPMENT CORPORATIONS (EDCS) FROM UTILIZING EDC SALES TAX REVENUES AS A FORM OF FINANCIAL DISASTER RELIEF TO SUPPORT LOCAL BUSINESSES IMPACTED BY COVID-19. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER CATES
COUNCIL MEMBER MARTIN
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER POOL

NAYS- NONE

V. ADJOURNMENT

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

AYES- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER CATES
COUNCIL MEMBER MARTIN

COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER POOL

NAYS- NONE

MAYOR GROFF ADJOURNED THE MEETING AT 6:54 P.M.

Attest:



Kimberly Kopecky, City Secretary





Aaron Groff, Mayor