



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

CITY COUNCIL:

MAYOR: Don McCoy

COUNCIL MEMBER AT-LARGE:
Camron K Miller

COUNCIL MEMBER AT-LARGE:
Jason Knape

MAYOR PRO-TEM/DISTRICT 1:
Sarah B Johnson

COUNCIL MEMBER DISTRICT 2:
Patrick Powers

COUNCIL MEMBER DISTRICT 3:
Christina Baron

COUNCIL MEMBER DISTRICT 4:
Richard Russell

COUNCIL MEMBER DISTRICT 5:
Abhijeet Utturkar

REGULAR CITY COUNCIL MEETING MINUTES November 18, 2025

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR MCCOY AT THE FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TEXAS AT 6:00PM.

II. QUORUM AND ROLL CALL

THE CITY SECRETARY DID ROLL CALL.

A QUORUM WAS PRESENT.

COUNCIL PRESENT:

CAMRON MILLER
SARAH B. JOHNSON
DON MCCOY
CHRISTINA BARON
RICHARD RUSSELL
ABHIJEET UTTURKAR
JASON KNAPE

COUNCIL ABSENT:

PATRICK POWERS

STAFF PRESENT:

ESTHER PENA
ZACH GOODLANDER
MARIELA RODRIGUEZ

KELSEE LEE
KATIE LEWIS
MATHEW RILEY
BEN GLYNN
CLIFF BROUHARD
CASSIE LEAL
HEIDY TAYLOR
ERIN TUREAU
MATTHEW RILEY
KIMBERLY KOPECKY
JESUS ESCOBAR
NIMRA ZUBAIR
MICKEY MAHONEY
DAVID LICON
DON MILLER
LINDSEY MILLER
OFFICER STOVER
KENNY SEYMOUR
NAOMI GENOVA

OTHERS PRESENT:

SIMON BODDISON
PAUL CARLWRIGHT
GERALD GRISSOM
BRETT K.
PAUL H.
MIKE HALDE
DENNIS WANG
AND 2 OTHERS THAT DID NOT SIGN IN.

III. INVOCATION

INVOCATION WAS LED BY PAUL CARTWRIGHT.

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 TEXAS FLAG WAS LED BY MAYOR MCCOY.

VI. CITIZEN 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.

SIMON BODDISON WITH HTX SOCCER, SPOKE IN REGARD TO THE SUCCESS OF THE EAGLE LANDING PARK KICK OFF.

VII. CITY MANAGER

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

A. CHANGES TO VARIOUS CITY STAFF MEMBERS

ZACH GOODLANDER GAVE THE FOLLOWING UPDATE ON CITY STAFF:

PROMOTIONS

- *JOSH SOTO – WATER & WASTEWATER OPERATOR*
- *MATTHEW ASSELTA – WATER & WASTEWATER OPERATOR IN TRAINING*
- *PAUL MONTALVO – PUBLIC WORKS SUPERVISOR*

NEW HIRES

- *JORGE ARANA BUSTOS – PARKS MAINTENANCE WORKER I*
- *RAYMOND PADILLA – MAINTENANCE WORKER II*
- *JOE REYNA – WATER AND WASTEWATER OPERATOR*

DEPARTURES

- *SGT. PETE LUNA*

B. UPDATE ON CONSTRUCTION ACTIVITY RELATED TO WATER PLANT #2/EST

ZACH GAVE THE FOLLOWING UPDATE WHILE PRESENTING A VIDEO OF THE PLANT AND TANK:

WATER PLANT NO. 2 – PUMP STATION AND GROUND STORAGE TANK (GST):

- CONSTRUCTION PROJECT IS CURRENTLY 95% COMPLETE BASED ON DAYS (648/679). THIS INCLUDES ANY REQUESTED DAYS.
- CONSTRUCTION PROJECT IS CURRENTLY 94% COMPLETE BASED ON DOLLARS SPENT.
- TO DATE WE HAVE BEEN INVOICED FOR \$13,552,347.07 FOR THE PROJECT (\$14,434,000.00 BUDGET).

ELEVATED STORAGE TANK (EST): (NO CHANGE FROM LAST MONTH)

- CONSTRUCTION PROJECT IS CURRENTLY 98% COMPLETE BASED ON DOLLARS SPENT.
- TO DATE WE HAVE PAID \$4,229,000.00 FOR THE PROJECT. (\$4,285,000.00 BUDGET).
- COORDINATION MEETING WITH PECAN RIDGE DEVELOPER, ELEVATED STORAGE TANK (EST) ENGINEER (BLEYL), EST CONTRACTOR (CALDWELL TANKS), WATER PLANT DESIGN ENGINEER, AND WATER PLANT CONTRACTOR ARE SCHEDULED FOR THE LAST WEDNESDAY OF EVERY MONTH.

ZACH ANSWERED QUESTIONS FROM COUNCIL.

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 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 SEPTEMBER 02, 2025 (SPECIAL), AND SEPTEMBER 16, 2025 (REGULAR)**
- B. CONSENT AND APPROVAL OF THE FY2025 QUARTERLY INVESTMENT REPORT - 4TH QUARTER**
- C. CONSENT AND APPROVAL FOR THE ACCEPTANCE OF A 1.000 ACRE TRACT OF LAND DONATION IN THE JOHN RANDON LEAGUE, ABSTRACT NO. 76 IN FORT BEND COUNTY, TEXAS**
- D. CONSENT AND APPROVAL OF THE PURCHASE OF SIGN MATERIALS, HARDWARE, AND OTHER TRAFFIC CONTROL DEVICES THROUGH BUYBOARD COOPERATIVE 703-23**
- E. CONSENT AND APPROVAL OF AUTHORIZATION FOR THE CITY MANAGER TO APPROVE A CONTRACT BETWEEN THE CITY AND LONE STAR**

**PAVEMENT SERVICES LLC FOR PAVEMENT MARKING SERVICES
THROUGH AN INTERLOCAL AGREEMENT (ILA) WITH
FORT BEND COUNTY UNDER BID NUMBER 25-036**

- F. CONSENT AND APPROVAL OF THE ARVO CROSS CREEK WEST NORTH
FINAL PLAT**
- G. CONSENT AND APPROVAL OF AN AMENDMENT TO THE LEASE
AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE TOWERS, LLC.**
- H. CONSENT AND APPROVAL OF AN UPDATE TO THE MASTER FEE
SCHEDULE**
- I. CONSENT AND APPROVAL TO AUTHORIZE THE CITY MANAGER TO
APPROVE AN EASEMENT AND RIGHT OF WAY DEDICATION TO FORT
BEND COUNTY ALONG WOODS ROAD**
- J. CONSENT AND APPROVAL OF THE MONTHLY FINANCIAL REPORTS FOR
THE GENERAL & UTILITY FUNDS - SEPTEMBER 2025**
- K. CONSENT AND APPROVAL OF CONTRACT NO. 2026-005, TO USE
GRAYBAR UNDER THE OMNIA CONTRACT EV2370 FOR A SUPERVISORY
CONTROL AND DATA ACQUISITION SYSTEM AT THE DOWNTOWN WATER
PLANT**
- L. CONSENT AND APPROVAL OF THE ATHLETIC FACILITY RENTAL POLICY
AND AMENDMENT FOR EAGLE LANDING PARK**
- M. CONSENT AND APPROVAL OF AN ORDER OF REAPPOINTMENT FOR
KIRSTEN BURNS TO SERVE AS THE CITY OF FULSHEAR
REPRESENTATIVE ON THE FORT BEND SUBSIDENCE DISTRICT BOARD**
- N. CONSENT AND APPROVAL OF RESOLUTION NO. 2025-687; A RESOLUTION
APPOINTING A CITY REPRESENTATIVE AND AN ALTERNATE TO THE
HGAC 2026 GENERAL ASSEMBLY**

*A MOTION WAS MADE BY COUNCIL MEMBER UTTURKAR TO APPROVE
CONSENT ITEMS A-N. IT WAS SECONDED BY COUNCIL MEMBER KNAPE.
THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

IX. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT**

#2025-067 FOR THE CONSTRUCTION OF THE FULSHEAR DOWNTOWN EASTSIDE DRAINAGE IMPROVEMENTS (4TH STREET) PROJECT

MATHEW RILEY PRESENTED THIS ITEM.

ZACH GOODLANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO APPROVE AGREEMENT #2025-067. IT WAS SECONDED BY COUNCIL MEMBER BARON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT NO. 2025-040 FOR THE CONSTRUCTION OF THE 1.0 MGD EXPANSION OF THE CROSS CREEK RANCH WATER RECLAMATION FACILITY PROJECT

CLIFF BROUHARD PRESENTED THIS ITEM AND ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO APPROVE AGREEMENT NO. 2025-040. IT WAS SECONDED BY COUNCIL MEMBER MILLER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

C. PRESENTATION AND DISCUSSION OF WATER AND WASTEWATER RATES

BEN GLYNN PRESENTED THE FOLLOWING SLIDE:

- **WATER AND SEWER RATES**
 - *WHERE WE ARE*
 - *DRIVERS OF DEBT*
 - *DRIVERS OF DEBT (SLIDE 2)*
 - *LOOKING FOR THE FUTURE*
 - *REGIONAL WATER RATES*
 - *TEXAS MUNICIPAL LEAGUE*
 - *IMPACT FEES*

BEN INTRODUCED NELISA HEDDIN WITH NELISA HEDDIN CONSULTING LLC.

NELISA PRESENTED THE FOLLOWING SLIDES:

- **COST OF SERVICE AND RATE DESIGN STUDY WATER AND WASTEWATER UTILITY**
 - **OVERVIEW**
 - **ECONOMIC REALITY OF WATER**
 - **PROJECT APPROACH**
 - **STEP 1 REVENUE REQUIREMENTS**
 - **STEP 2: FUNCTIONALIZATION**
 - **STEP 3: COST ALLOCATION**
 - **STEP 4: RATE DESIGN (BASE FEE)**
 - **STEP 4: RATE DESIGN (VOLUMETRIC CHARGE)**
 - **STEP 4: RATE DESIGN (SAMPLE BILL ANALYSIS)**
 - **STEP 4: RATE DESIGN (RESIDENTIAL CONSUMPTION BILLED WITHIN TIERS)**
 - **STEP 4: RATE DESIGN (CUSTOMER CLASSES CONSUMPTION BILLED WITHIN TIERS)**
 - **STEP 4: RATE DESIGN (WASTEWATER UTILITY OPTION 1)**
 - **STEP 4: RATE DESIGN (OPTION 1 SAMPLE BILL ANALYSIS)**
 - **STEP 4: RATE DESIGN (WASTEWATER UTILITY OPTION 2)**
 - **STEP 4: RATE DESIGN (OPTION 2 SAMPLE BILL ANALYSIS)**
 - **STEP 4: RATE DESIGN (WASTEWATER UTILITY OPTION 3)**
 - **STEP 4: RATE DESIGN (OPTION 3 SAMPLE BILL ANALYSIS)**

NELISA ANSWERED QUESTIONS FROM COUNCIL.

FOR THE FULL PRESENTATION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO*

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1513 FOR FY2026 BUDGET AMENDMENT #1

MICKEY MAHONEY EXPLAINED THE AMENDMENT IS FOR THE FOLLOWING TWO PROJECTS

- 1. THE PURCHASE OF WATER METERS TO CLOSE OUT THE METER SWAP PROGRAM**
- 2. PRIMROSE PARK PROJECT**

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO APPROVE ORDINANCE NO. 2025- 1513. IT WAS SECONDED BY COUNCIL MEMBER RUSSELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR
NAYS:
ABSTAIN:
ABSENT: POWERS*

MOTION APPROVED

***FOR THE FULL DISCUSSION REFER TO THE CITY'S WEBSITE TO VIEW
THE VIDEO***

E. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT THE CONVEYANCE OF WATER AND SANITARY SEWER EASEMENTS FROM TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT

ZACH INTRODUCED THIS ITEM AND ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO ACCEPT THE CONVEYANCE OF WATER AND SANITARY SEWER EASEMENTS FROM TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT. IT WAS SECONDED BY COUNCIL MEMBER BARON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR
NAYS:
ABSTAIN:
ABSENT: POWERS*

MOTION APPROVED

F. CONSIDERATION AND POSSIBLE ACTION TO SUBMIT A BALLOT FOR THE FORT BEND CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

A MOTION WAS MADE BY COUNCIL MEMBER KNAPE TO TAKE NO ACTION ON THIS ITEM. IT WAS SECONDED BY COUNCIL MEMBER UTTURKAR. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR
NAYS:
ABSTAIN:
ABSENT: POWERS*

MOTION APPROVED

G. DISCUSSION REGARDING E-BIKES AND SIMILAR DEVICES

ZACH EXPLAINED THAT THIS ITEM WAS REQUESTED BY TWO COUNCIL MEMBERS.

ESTHER PEÑA EXPLAINED THAT THE EXAMPLES PROVIDED TO COUNCIL WERE FROM ONE HOME RULE CITY AND ONE GENERAL LAW CITY.

COUNCIL REQUESTED ADDITIONAL EDUCATION FROM THE POLICE DEPARTMENT TO BE PROVIDED TO THE SCHOOLS.

CHIEF KENNY SEYMOUR REVIEWED WHAT IS ENFORCEABLE BY LAW AND ANSWERED QUESTIONS FROM COUNCIL.

FOR THE FULL DISCUSSION REFER TO THE CITY'S WEBSITE TO VIEW THE VIDEO

X. EXECUTIVE SESSION

A. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH SECTION 551.087 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), ECONOMIC DEVELOPMENT NEGOTIATIONS FOR PROJECT BAKER.

B. EXECUTIVE SESSION – PURSUANT TO SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), PERSONNEL MATTERS TO DISCUSS THE CITY MANAGER ANNUAL REVIEW

C. EXECUTIVE SESSION - PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE ATTORNEY AND DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY FOR PARK LAND ACQUISITION

A MOTION WAS MADE BY MAYOR PRO-TEM JOHNSON TO MOVE INTO EXECUTIVE SESSION ACCORDING TO SECTION 551.087, 551.074, AND 551.071 OF THE TEXAS OPEN MEETINGS ACT. IT WAS SECONDED BY COUNCIL MEMBER KNAPE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

MAYOR MCCOY ADJOURNED THE MEETING INTO EXECUTIVE SESSION AT 8:10PM

MAYOR MCCOY RECONVENED THE MEETING AT 9:43PM

XI. ACTION FROM EXECUTIVE SESSION

A. CITY MANAGER ANNUAL REVIEW

THERE WAS NO ACTION ON THIS ITEM.

B. PARK LAND AQUISITION

THERE WAS NO ACTION ON THIS ITEM.

C. PROJECT BAKER

THERE WAS NO ACTION ON THIS ITEM.

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 TO DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

COUNCIL MEMBER UTTURKAR STATED HE MAY BE ABSENT FOR THE DECEMBER REGULAR MEETING.

A MOTION WAS MADE BY COUNCIL MEMBER BARON TO EXCUSE COUNCIL MEMBER UTTUKARS POSSIBLE ABSENCE FOR THE DECEMBER REGULAR MEETING. IT WAS SECONDED BY COUNCIL MEMBER RUSSELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

XIII. ADJOURNMENT

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

AYES: BARON, JOHNSON, KNAPE, MILLER, RUSSELL, UTTURKAR

NAYS:

ABSTAIN:

ABSENT: POWERS

MOTION APPROVED

MAYOR MCCOY ADJOURNED THE REGULAR MEETING AT 9:45PM.



ATTEST:

A handwritten signature in blue ink, appearing to read "Don McCoy", is written over a horizontal line.

DON MCCOY, MAYOR

A handwritten signature in blue ink, appearing to read "Mariela Rodriguez", is written over a horizontal line.

MARIELA RODRIGUEZ, CITY SECRETARY