



TOWN COUNCIL REGULAR MEETING

Wednesday, October 02, 2024 at 6:00 PM
Fulton Council Chambers, 201 N. 7th Street

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE – U.S. Flag and Texas Flag

OBSERVE A MOMENT OF SILENCE/PRAAYER

CITIZENS TO BE HEARD (PUBLIC FORUM)

Public participation is valued and at this time, comments limited to three (3) minutes will be taken from persons who have signed the Speaker's Card located on the table inside the Council Chambers and delivered to the City Secretary before the meeting begins. Written comments received by submission to the City Secretary in person or emailed to citysec@fultontexas.org by 3:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Speaker's Card will have up to three (3) minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1. Discuss/Approve/Disapprove** minutes of the Joint Public Hearing and Regular Meeting held on September 4, 2024 and the minutes of the Public Hearing and Special Meeting held on September 9, 2024.
- 2. Discuss/Approve/Disapprove** the August 2024 financials.
- 3. Discuss/Approve/Disapprove** the Mayor's credit card statement.

ITEMS FOR CONSIDERATION

- 4. Discuss/Approve/Disapprove** recommendation from the Planning and Zoning Committee regarding the request by OCB Development LLC for a Rezoning Permit from commercial and R-2/R-3 to planned development for the property located at 4131-4159 Hwy 35 N, Fulton, TX 78358.
- 5. Hear from the Texas Maritime Museum** regarding their new expansion project.

6. **Discuss/Approve/Disapprove** Shawna Brader’s request to support the Fulton’s Downtown Fall Festival to held on October 26, 2024, and closing affected streets.
7. **Discuss/Approve/Disapprove** the Proclamation recognizing November 1, 2024 as Aransas County Arbor Day.
8. **Discuss/Approve/Disapprove** Resolution R-04-2024, a Resolution of the Town Council of the Town of Fulton Approving and Adopting an Investment Policy.
9. **Discuss/Approve/Disapprove** the Interlocal Agreement Between City of Rockport and Town of Fulton for Assistance in Law Enforcement.

CLOSED SESSION

The Town Council may elect to go into closed session pursuant to Chapter 551, Government Code on any Agenda item where appropriate and particularly Sections 551.071 (consultation with attorney) and 551.074 (personnel matters), Government Code.

OPEN SESSION

Discuss/Approve/Disapprove any and all action necessary with regard to the preceding matter(s).

ANNOUNCEMENTS

10. Mayor's Update.
11. The next Regular Fulton Town Council Meeting will be held Wednesday, October 16, 2024, beginning at 6:00 pm.

EXECUTIVE SESSION - PUBLIC NOTICE is given that the Town Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda when authorized by the Open Meetings Act, Chapter 551, Texas Government Code. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the Mayor. The Council may deliberate and take action in open session on any issue that may be discussed in executive session.

ADJOURNMENT

NOTICE

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at 361/729-5533 or by email at citysec@fultontexas.org for further information. Braille Is Not Available. The Town of Fulton reserves the right to convene into Closed Session under Government Code 551.071-551.074 and 551-086.

CERTIFICATION

I certify that the above notice of meeting was posted at Town Hall, 201 N. Seventh Street, Fulton, Texas, on Friday, September 27, 2024, at 4:00 p.m., and at the U.S. Post Office located at 301 Cactus Street, Fulton, Texas. I further certify that the following News Media were properly notified of this meeting as stated above: The Rockport Pilot.

/S/ Stephanie Garcia, City Secretary



TOWN COUNCIL JOINT PUBLIC HEARING AND REGULAR MEETING
Wednesday, September 04, 2024 at 6:00 PM
Fulton Council Chambers, 201 N. 7th Street

MINUTES

CALL TO ORDER

PRESENT

- Mayor Kelli Cole
- Mayor Pro Tem Robert Loflin
- Place 2 Chris Garis Place
- Place 3 MaryAnn Pahmiyer
- Place 4 Margo Nielsen
- Place 5 Laura McCorkle

STAFF PRSENT

- Stephanie Garcia, City Secretary
- Hal George, Town Attorney
- Ty Gerstenberger, Chief
- Johnny Davis, Building Official

Mayor Cole called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE – U.S. Flag and Texas Flag

Mayor Cole led everyone in the pledges.

OBSERVE A MOMENT OF SILENCE/PRAAYER

Mayor Cole led everyone in a moment of silence.

CLOSE REGULAR MEETING

Mayor Cole closed the Regular Meeting at 6:01 p.m.

OPEN PUBLIC HEARING

Mayor Cole opened the Public Hearing at 6:01 p.m.

1. The purpose of this hearing is to discuss a request by OCB Development LLC for a Rezoning Permit from commercial and R-1 to planned development for the property located at 4131-4159 Hwy 35 N, Fulton, TX 78358.
Mayor Cole read the purpose of the public hearing and asked Darrin Shandley with OCB Development LLC to give the Council an overview of the plan. He explained that the property is in two zones as of now, residential and commercial. They would like it rezoned into a planned development. The developer is working to facilitate a higher end product that would

include a homeowner’s association, office, pool, and common areas. Mr. Shandley indicated that the lots will be sold individually, and the owners cannot live in a building they build on site. The intent is to have RVs; however, the owner can build a garage on the property as well. It was noted that the RVs cannot be over ten (10) years old. Alderwoman Neilsen had questions regarding a variance. Mayor Cole explained they do not need a variance to rezone the property a planned development. Alderwoman Neilson also noted it be helpful to see a more detailed plan for each area. The Mayor noted they have worked on the tree plan to keep as many trees as possible.

Mary Clare Kane addressed the Council and noted she feels that if the Town grants the rezoning to a planned development, the developer should give the Town something. She suggested nice landscaping in the area that will face the highway.

Russell Cole addressed the Council and indicated he felt this addition to the Town of Fulton would be welcomed. The property has been vacant for many years, and this would bring additional revenue to the Town.

Alderman Loflin had a question regarding the sewer lines. Brandi Karl with J. Schwarz and Associations indicated that the sewer will be gravity fed and the areas are deep enough to support this. She noted that the sewer and water lines have been shifted so not to affect the other subdivisions. Alderman Loflin also indicated that the roads will be wide enough to accommodate emergency vehicles.

Rebecca Johnson asked for clarification in the difference between a planned unit development and a planned development. Mayor Cole explained there is not a planned unit development in the Town. This definition is noted in the ordinance; however, the Town only has planned developments. It was noted that TXDot will only allow one road in the planned development. Mrs. Johnson asked for a start and finish estimate. Mr. Shandley indicated they would start as soon as they could after approval and the project will take four to six months to complete.

CLOSE PUBLIC HEARING

Mayor Cole closed the Public Hearing at 6:16 p.m.

OPEN REGULAR MEETING

Mayor Cole opened the Regular Meeting at 6:16 p.m.

CITIZENS TO BE HEARD (PUBLIC FORUM)

Public participation is valued and at this time, comments limited to three (3) minutes will be taken from persons who have signed the Speaker’s Card located on the table inside the Council Chambers and delivered to the City Secretary before the meeting begins. Written comments received by submission to the City Secretary in person or emailed to citysec@fultontexas.org by 3:00 p.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Speaker’s Card will have up to three (3) minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is

not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

Mary Clare Kane thanked the maintenance team for mowing in front of Seven Palms. She also indicated she feels there needs to be some work performed on Fulton Beach Road.

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 2. Discuss/Approve/Disapprove** minutes of the Regular Meeting held on August 21, 2024 and the minutes of the Special Budget Workshop Meeting held on August 26, 2024.

Motion made by Place 5 McCorkle, Seconded by Place 3 Pahmiyer to approve the Consent Agenda items as presented.

Voting Yea: Mayor Pro Tem Loflin, Place 2 Garis, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

ITEMS FOR CONSIDERATION

- 3. Discuss/Approve/Disapprove** the revision to Chapter 5, Compensation of the Town of Fulton Personnel Policy revising the longevity pay cap from \$1,200.00 to \$1,500.00.

Mayor Cole read the item and gave a brief explanation regarding the change. Alderwoman Neilson asked for further explanation of the longevity pay. Mayor Cole addressed her question.

Motion made by Mayor Pro Tem Loflin, Seconded by Place 5 McCorkle to approve the revision to Chapter 5, Compensation of the Town of Fulton Personnel Policy revising the longevity pay cap from \$1,200.00 to \$1,500.00.

Voting Yea: Mayor Pro Tem Loflin, Place 2 Garis, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

- 4. Discuss/Approve/Disapprove** candidates for the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election of Places 11 – 14.

Mayor Cole read the item and informed the Council that this is a yearly process. She noted the suggested choices. The Council did not have any changes to the suggestions.

Motion made by Place 3 Pahmiyer, Seconded by Mayor Pro Tem Loflin to approve the candidates for the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election of Places 11 – 14.

Voting Yea: Mayor Pro Tem Loflin, Place 2 Garis, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

CLOSED SESSION

The Town Council may elect to go into closed session pursuant to Chapter 551, Government Code on any Agenda item where appropriate and particularly Sections 551.071 (consultation with attorney) and 551.074 (personnel matters), Government Code.

Council did not convene into Closed Session.

OPEN SESSION

Discuss/Approve/Disapprove any and all action necessary with regard to the preceding matter(s).

ANNOUNCEMENTS

5. Mayor's Update.

Mayor Cole noted the Town will be continuing to work with Aransas County on the GLO road and drainage project that will address our east side roads.

Alderwomen Pahmiyer and McCorkle discussed the upcoming Neighborhood Watch which will be held September 10, 2024, 6:00 p.m. at the Fulton Convention Center.

6. The next Regular Fulton Town Council Meeting will be held Wednesday, September 18, 2024, beginning at 6:00 pm.

Mayor announced the date and time of the next meeting.

ADJOURNMENT

There being no further business, Mayor Cole entertained a motion to adjourn.

Motion made by Place 2 Garis, Seconded by Mayor Pro Tem Loflin to adjourn the meeting.

Voting Yea: Mayor Pro Tem Loflin, Place 2 Garis, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

The meeting was adjourned at 6:22 p.m.

Kelli Cole, Mayor

Stephanie Garcia, City Secretary



**TOWN COUNCIL PUBLIC HEARING
AND SPECIAL MEETING**
Monday, September 09, 2024 at 9:00 AM
Fulton Council Chambers, 201 N. 7th Street

MINUTES

CALL TO ORDER

PRESENT

Mayor Kelli Cole
Mayor Pro Tem Robert Loflin
Place 3 MaryAnn Pahmiyer
Place 4 Margo Nielsen
Place 5 Laura McCorkle

ABSENT

Place 2 Chris Garis Place

STAFF PRESENT

Stephanie Garcia, City Secretary
Ty Gerstenberger, Police Chief
Matt Olenick, Director of Operations
Alyssa Hendricks, Administrative Assistant
Melissa Pina, Coordinator
Sherry Hudson, Pier Manager
Ashley Sloan, Bookkeeper

Mayor Cole called the meeting to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE – U.S. Flag and Texas Flag

Mayor Cole led everyone in the pledges.

OBSERVE A MOMENT OF SILENCE/PRAYER

Mayor Cole led everyone in a moment of silence.

CLOSE REGULAR MEETING

Mayor Cole closed the Regular Meeting at 9:00 a.m.

OPEN PUBLIC HEARING

Mayor Cole opened the Public Hearing at 9:00 a.m.

1. PUBLIC HEARING ITEM: BUDGET

The purpose of this public hearing is to discuss the Fiscal Year 2024-2025 budget proposed for adoption by the governing body of the Town of Fulton.

This budget will raise less revenue from property taxes than last year's budget by an amount of \$-9,003, which is a -1.22 percent decrease from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$24,633.

Mayor Cole read the purpose of the public hearing and asked Mr. Robertson for any information that needed to be shared with the Council. Mr. Robertson went over a few items in the general fund and police department. He asked for any questions. The Council had no questions at this time.

CLOSE PUBLIC HEARING

Mayor Cole closed the Public Hearing at 9:04 a.m.

OPEN REGULAR MEETING

Mayor Cole opened the Regular Meeting at 9:04 a.m.

CITIZENS TO BE HEARD (PUBLIC FORUM)

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No one came forward.

ITEMS FOR CONSIDERATION

- 2. Discuss/Approve/Disapprove** the adoption of the Fiscal Year 2024-2025 Town of Fulton Budget.

Mayor Cole read the item and asked for any questions.

Motion made by Place 5 McCorkle, Seconded by Place 4 Nielsen to approve the adoption of the Fiscal Year 2024-2025 Town of Fulton Budget.

Voting Yea: Mayor Pro Tem Loflin, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

- 3. Discuss/Approve/Disapprove** Ordinance No. 322 an Ordinance making appropriations for the support of the Town of Fulton for the fiscal year beginning October 1, 2024, and ending

September 30, 2025; Adopting the Annual Budget of the Town of Fulton, Aransas County, Texas for the 2024-2025 Fiscal Year.

Mayor Cole read the item and asked for any questions.

Motion made by Mayor Pro Tem Loflin, Seconded by Place 5 McCorkle to approve Ordinance No. 322 an Ordinance making appropriations for the support of the Town of Fulton for the fiscal year beginning October 1, 2024, and ending September 30, 2025; Adopting the Annual Budget of the Town of Fulton, Aransas County, Texas for the 2024-2025 Fiscal Year.

Voting Yea: Mayor Pro Tem Loflin, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

- 4. **Discuss/Approve/Disapprove** the adoption of the Fiscal Year 2024-2025 Tax Rate of \$0.250843/\$100.

Mayor Cole read the item and asked for any questions.

Motion made by Mayor Pro Tem Loflin, Seconded by Place 4 Nielsen to approve the adoption of the Fiscal Year 2024-2025 Tax Rate of \$0.250843/\$100.

Voting Yea: Mayor Pro Tem Loflin, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

- 5. **Discuss/Approve/Disapprove** Ordinance No. 323 an Ordinance adopting the tax rate and levy ad valorem taxes for use and support of the Municipal Government of the Town of Fulton, Fulton, Texas for the 2024-2025 Fiscal Year; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid and providing for publication.

Mayor Cole read the item and asked for any questions.

Motion made by Place 5 McCorkle, Seconded by Place 4 Nielsen to approve Ordinance No. 323 an Ordinance adopting the tax rate and levy ad valorem taxes for use and support of the Municipal Government of the Town of Fulton, Fulton, Texas for the 2024-2025 Fiscal Year; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid and providing for publication.

Voting Yea: Mayor Pro Tem Loflin, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

CLOSED SESSION

The Town Council may elect to go into closed session pursuant to Chapter 551, Government Code on any Agenda item where appropriate and particularly Sections 551.071 (consultation with attorney) and 551.074 (personnel matters), Government Code.

Council did not convene into Closed Session.

OPEN SESSION

Discuss/Approve/Disapprove any and all action necessary with regard to the preceding matter(s).

ADJOURNMENT

There being no further business, Mayor Cole entertained a motion to adjourn.

Motion made by Mayor Pro Tem Loflin, Seconded by Place 5 McCorkle to adjourn the meeting.

Voting Yea: Mayor Pro Tem Loflin, Place 3 Pahmiyer, Place 4 Nielsen, Place 5 McCorkle

The meeting was adjourned at 9:07 a.m.

Kelli Cole, Mayor

Stephanie Garcia, City Secretary

Order number
2000024136515

Charge date
08/25/2024

Charge details

Intuit QuickBooks Compliance Fed and State
Poster Kit with Annual Subscription

\$84.99
Recurring

Qty - 1

Total charge

\$84.99

Price after discount/ subtotal

\$84.99

Subtotal

\$84.99

Total tax

\$0.00

Total

\$84.99

Kelli's cc

*Steven's
account*

Your order is complete. Thank you, Stephanie Garcia.

Your order confirmation has been emailed to citysec@fultontexas.org

Your Dell Purchase ID: 2008344410072

Order Date: Monday, August 26, 2024

Dell Contract Name: Texas Department of Information Resources (TX DIR)

Dell Contract Code: C000000006841

Customer Agreement Number: TX DIR-TSO-3763



Dell 24 Monitor - P2425H

[Specs](#)

Get it by Friday, August 30, 2024

\$161.87

Quantity 1



Dell 24 Video Conferencing Monitor - C2423H, 60.47cm (23.8")

[Specs](#)

Get it by Friday, August 30, 2024

\$188.12

Quantity 1



OptiPlex Small Form Factor (Plus 7020)

[Specs](#)

Get it by Thursday, August 29, 2024

\$1,754.05

Quantity 1

Subtotal (3)

\$2,104.04

Delivery

Free

Total

\$2,104.04

D This order has Software that is delivered digitally. Instructions will be emailed from digital_fulfillment_alert@dell.com if a customer interaction is required.

What Happens Now?

Within the next 48 hours, we'll send an email confirmation including important details and updates to citysec@fultontexas.org. Visit your [Order Status](#) to track your order, or view your [Recent Online Order](#) view details and reorder.

Order Contact

Stephanie Garcia
TOWN OF FULTON

Phone Number: (361) 729-5533 -
Email: citysec@fultontexas.org

Billing Address

ACCOUNTS PAYABLE
TOWN OF FULTON
PO BOX 1130
FULTON, Texas, 78358

Phone Number: (361) 729-5533 -
Email: CITYSEC@FULTONTEXAS.ORG

Customer Number: 90022624

Shipping Address

STEPHANIE GARCIA

determined by the online or phone technician, and may involve customer access to the inside of the system and multiple extended sessions. If the issue is covered by the Limited Hardware Warranty and cannot be resolved remotely, the technician and/or replacement part will be dispatched, usually in 1 or 2 business days, following the completion of the remote diagnosis. The customer must return the original hardware to Dell according to the rules specified. On-site service is provided by Dell Marketing L.P; Availability varies. Other conditions apply. (b) Advanced Exchange Service replaces hardware after remote diagnosis. The customer must return the original hardware to Dell according to the rules specified. Advanced Exchange Service is subject to country availability. (c) For complete details about On-site Service or Advanced Exchange Service, see dell.com/servicecontracts

⁴DELL BUSINESS CREDIT (DBC): Offered to business customers by WebBank, who determines qualifications for and terms of credit. Taxes, shipping and other charges are extra and vary. The Total Minimum Payment Due is the greater of either \$20 or 3% of the New Balance shown on the statement rounded up to the next dollar, plus all past due amounts. Dell and the Dell logo are trademarks of Dell Inc.

^{**}Payment solutions provided and serviced by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") for qualified customers. Offers may not be available or may vary in certain countries. Where available offers may be changed without notice and are subject to product availability, applicable law, credit approval, documentation provided by and acceptable to DFS and may be subject to minimum transaction size. Offers not available for personal, family or household use. Dell Technologies and the Dell Technologies logo are trademarks of Dell Inc. Restrictions and additional requirements may apply to transactions with governmental or public entities.

^{*}Memory Capacity Performance Study 2024

¹Subject to applicable law and regulations. ALL ORDERS ARE SUBJECT TO APPROVAL AND ACCEPTANCE BY DELL. Pricing, availability and other terms of offer may be withdrawn or changed without notice. Dell cannot be held responsible for errors in typography or photography. ALL ORDERS ARE SUBJECT TO APPROVAL AND ACCEPTANCE BY DELL. Pricing, availability and other terms of offer may be withdrawn or changed without notice. Dell cannot be held responsible for errors in typography or photography.

Stephanie Garcia

From: Rebecca Johnson <Rebecca.Johnson2018@outlook.com>
Sent: Monday, September 16, 2024 10:58 PM
To: Stephanie Garcia
Subject: P & Z OCB Development
Attachments: ocb.pdf

Stephanie,

The planning and zoning committee met on September 12, 2024 and heard the application for rezoning for OCB Development for a planned development at 4131-4159 Hwy 35 North and 4139-4159R Hwy 35 North.

After questions were answered by the developer and comments from the public were addressed, the committee made a motion to recommend the approval of the request by OCB Development LLC for a rezoning permit from commercial and R-2/R-3 to planned development for the property at 4131-4159 Hwy 35 N, Fulton, Texas 78358 with a corrected application.

Attached is a copy of the application with needed corrections circled. Any changes to the application should be initiated by the applicant or a new application submitted. Please let me know if there are any questions.

Please share this email with the town council as the report for this meeting.

Sincerely,

Rebecca Johnson

Rebecca Johnson

Diana

TOWN OF FULTON
201 N. 7th Street
Fulton, TX 78358
(361) 463-1387

ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTIONS: Please fill out completely. If more space is needed, attach additional page.

A. REQUESTING: Re zoning
Special Permit
 Planned Unit Development (P.U.D.) by Special Permit

PD
D.C.S.

B. ADDRESS OF PROPERTY: _____
TRACT 1: 4131-4151 HWY 35 N
TRACT 2: 4139-4159R HWY 35 N
Fulton, Texas 78358

C. CURRENT ZONING OF PROPERTY: COMMERCIAL & (R1) R2/R3 D.C.S.

D. PRESENT USE OF PROPERTY: UNIMPROVED

E. ZONING DISTRICT REQUESTED: P.U.D. PDD.C.S.

F. SPECIAL USE REQUESTED: P.U.D. PDD.C.S.

G. LEGAL DESCRIPTION: (Fill in the one that applies)
TRACT 1: FULTON OUTLOTS, LOT N/2 OF 8 ALL OF 9 THRU 11 & S/2 OF 12 WEST OF HWY 35 (13.5634 ACRES)
TRACT 2: RAILROAD RESERVE, ACRES 0.765, W OF & ADD TO N/2 OF OL 8, ALL OF OL 9-11 & S/2 OF 12
(Addition as platted and recorded in the records of Aransas County, Texas)

(Survey as per metes ad bounds)

H. NAME OF PROPOSED DEVELOPMENT: PARK PLACE
(If applicable)

I. TOTAL ACREAGE OR SQ. FT OF SITE (S): 14.3284 ACRES

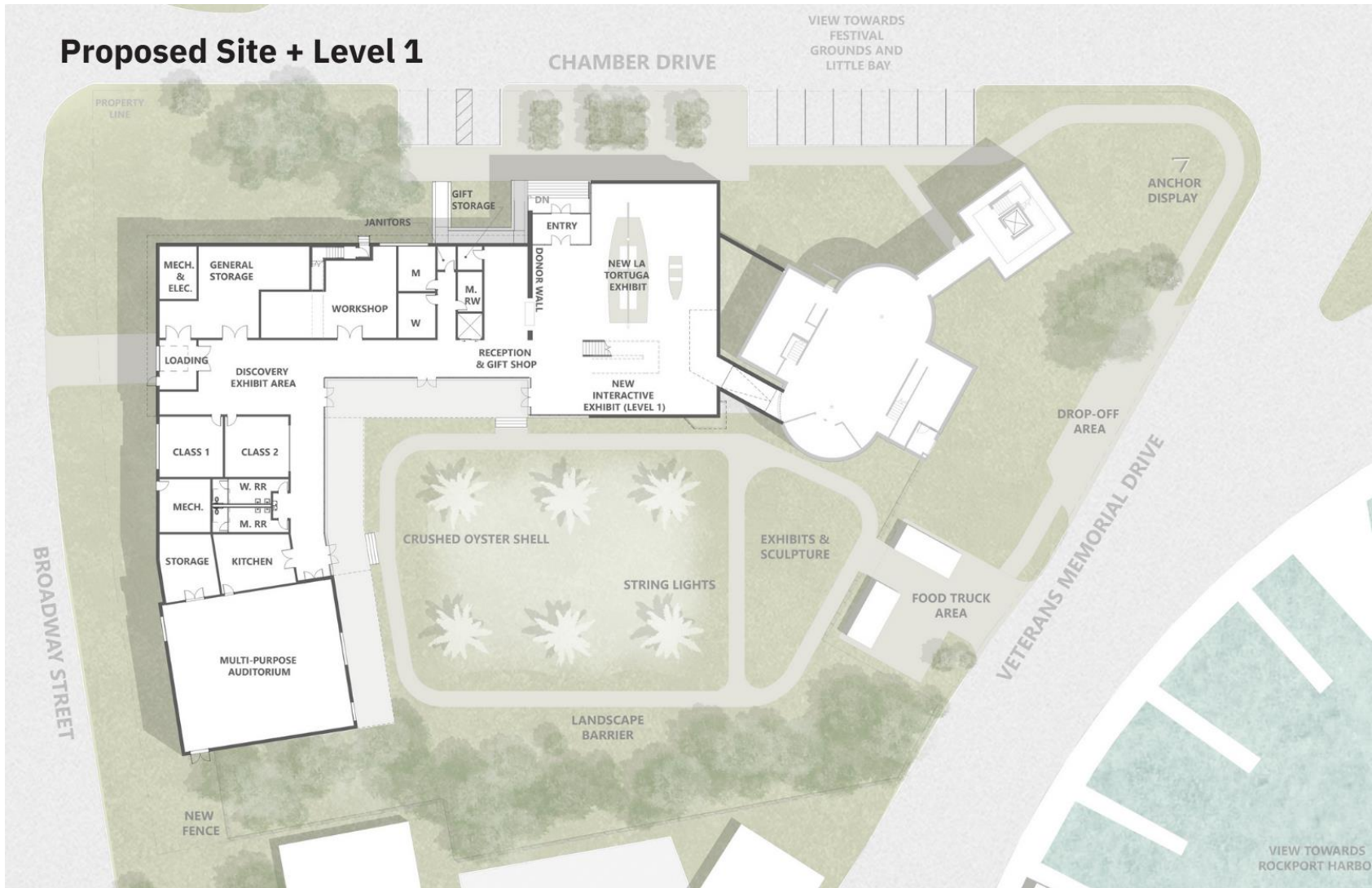


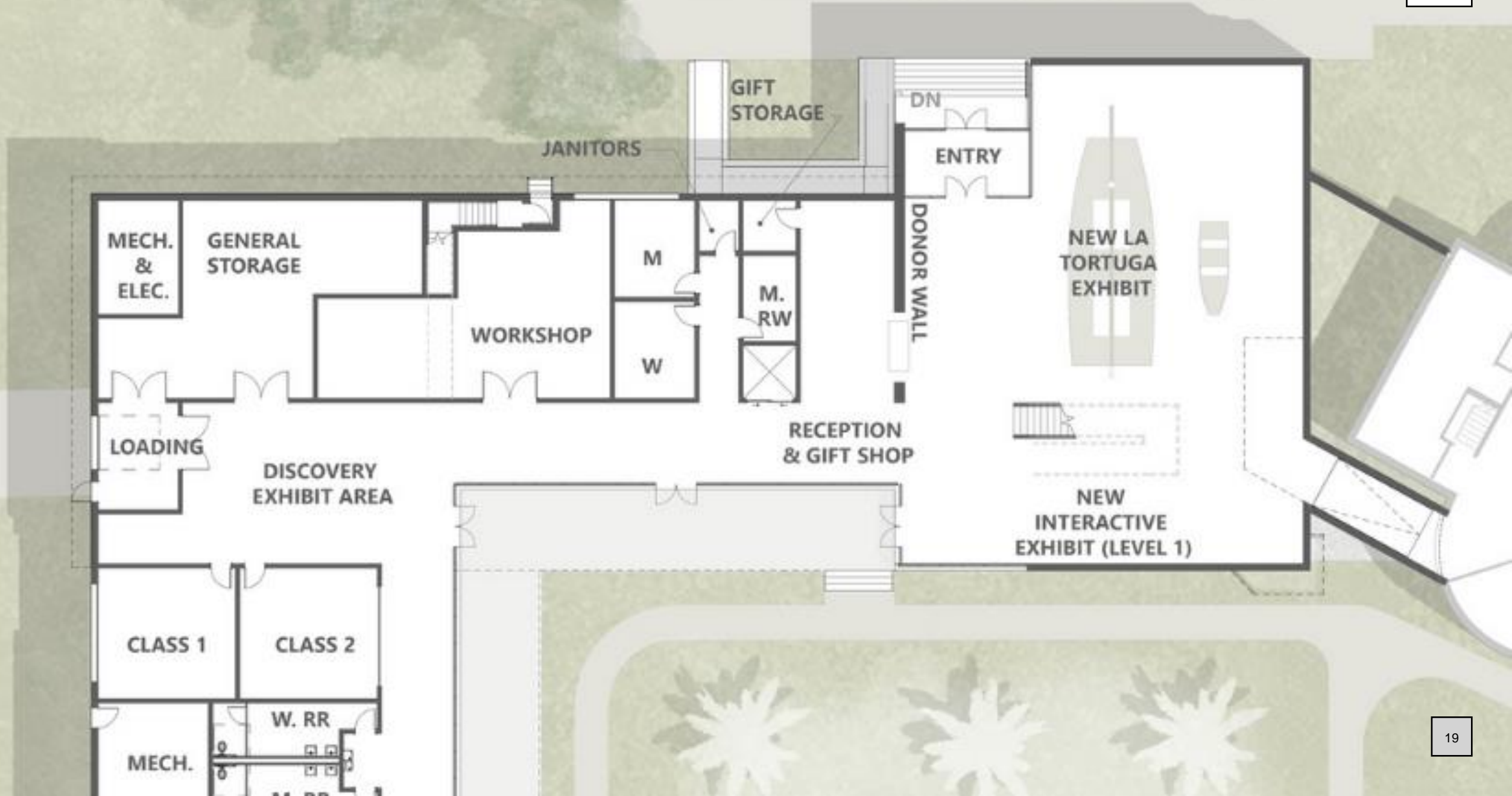
Texas Maritime Museum

FULTON TOWN COUNCIL PRESENTATION

October 2, 2024

Lower Floor Plan





Item 5.

BROADWAY STREET

CLASS 1

CLASS 2

MECH.

W. RR

M. RR

STORAGE

KITCHEN

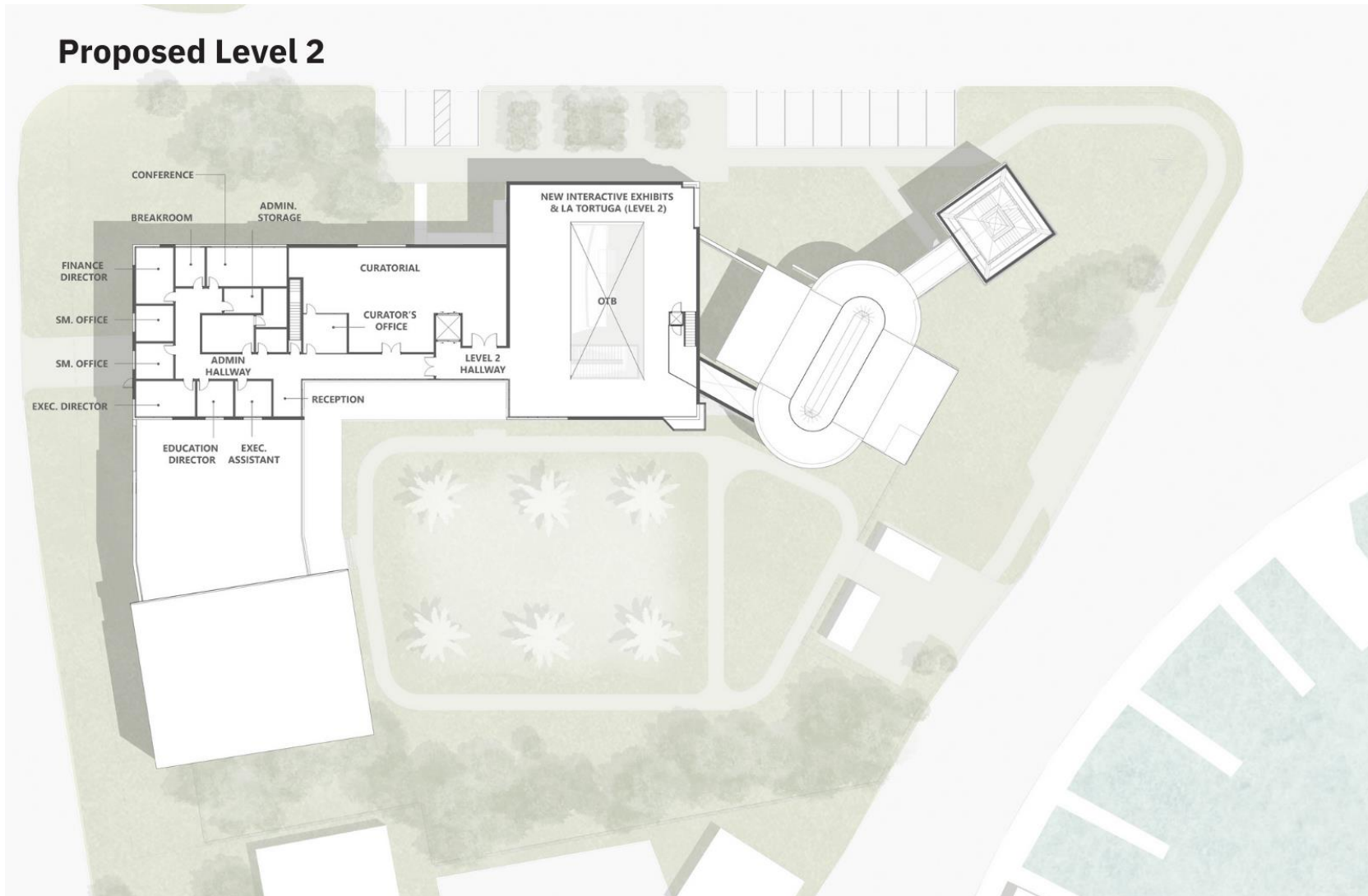
MULTI-PURPOSE AUDITORIUM

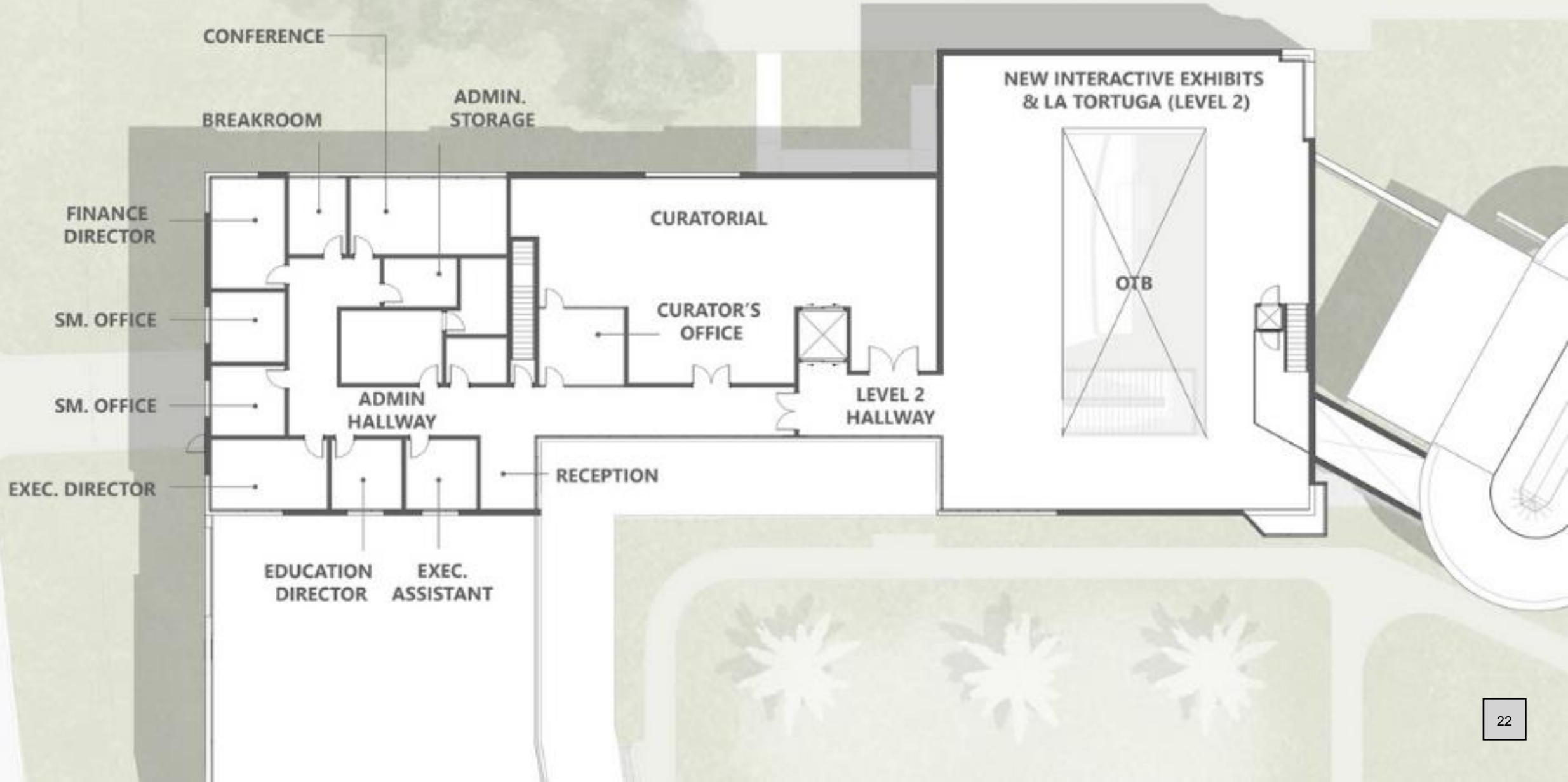
CRUSHED OYSTER SHELL

STRING

LANDSCAPE BARRIER

Upper Floor Plan





3-D Plan – Entrance View

Item 5.



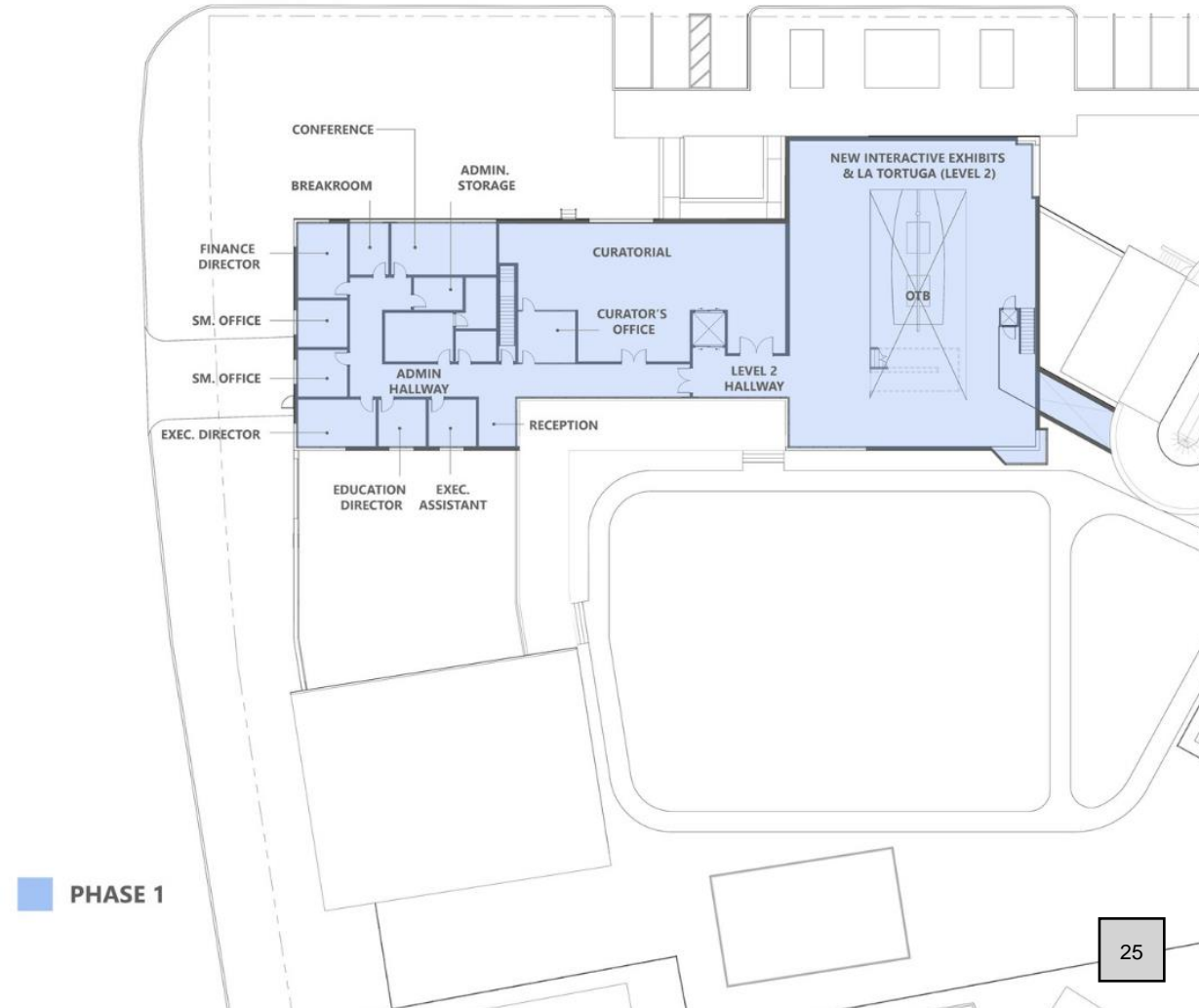
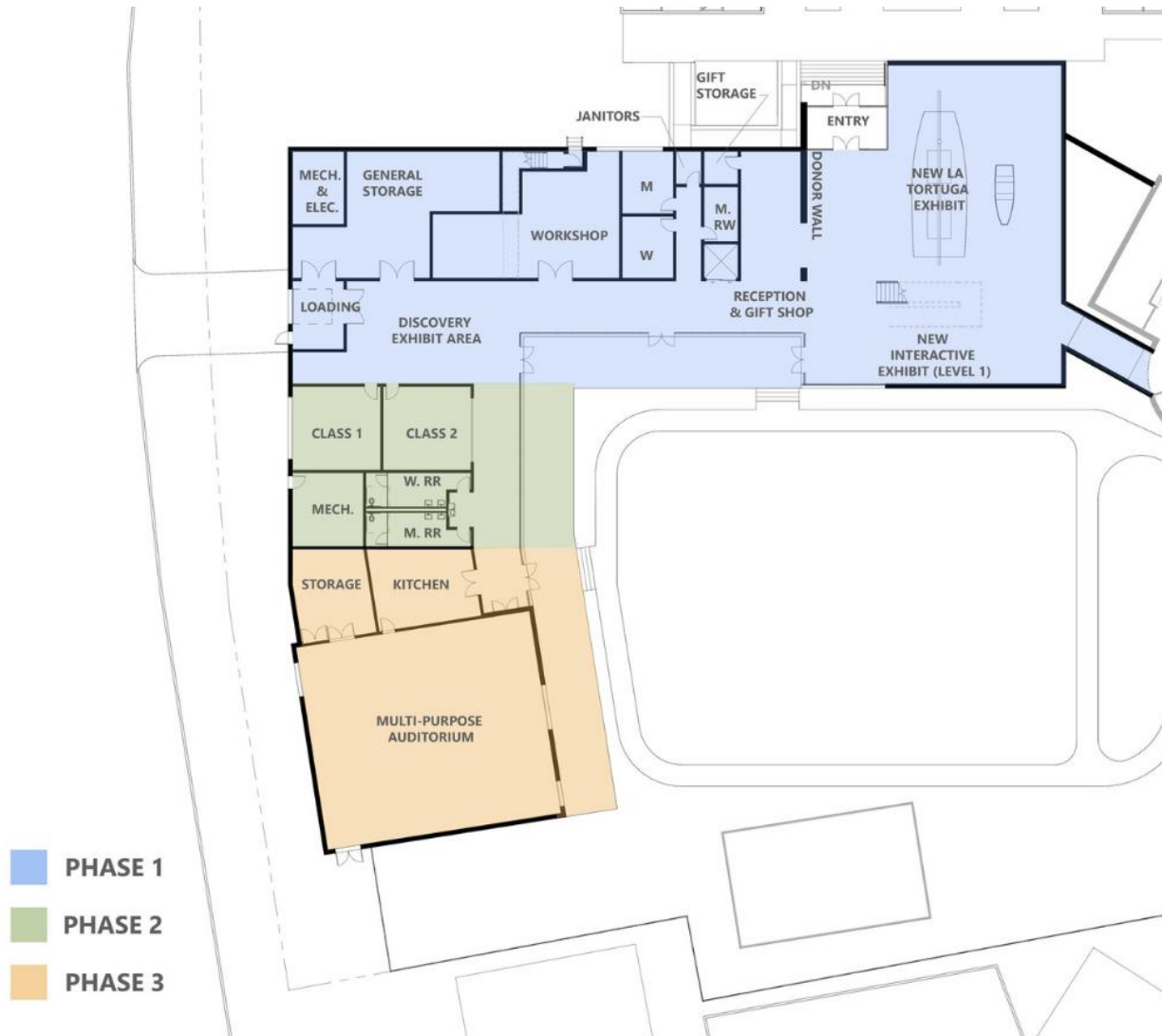
3-D Plan- Courtyard View

Item 5.



LEVY
DYKEMA

Phases



Detail Square Footage

PROGRAM OF SPACE REQUIREMENTS	Estimated Existing Size				Proposed Size				Exterior Area
	Room Type	Width	Length	Exist. Area	Room Type	Width	Length	Interior Area	
ALL PHASES TOTAL BUILDING									25,740
PHASE 1 Gross Area									19,900
FIRST FLOOR GROSS AREA									10,240
entry / reception									1,515
Reception / Entry								670	
Gift Shop								435	
Gift Shop Storage								60	
Men's Restroom								175	
Women's Restroom								175	
service									605
Exit Stair								100	
Elevator								100	
Elevator Mach. Room								160	
Janitor								45	
Mech & Elec								200	
new exhibit spaces									3,400
La Tortuga / New Exhibit								3200	
Monumental Stair								200	
discovery space									850
Discovery exhibit area								850	
loading and storage									2,020
Loading								190	
General Storage								930	
Workshop								900	

SECOND FLOOR						9,660
admin						2,105
Exec. Director				Exec. Office		210
Exec. Assistant				Office		140
Finance				Large Office		180
Education Director				Large Office		180
Additional Office				Office		130
Additional Office				Office		130
Additional Office				Office		130
Restroom						75
Break Room						120
MDF Server						110
Admin. Storage				Storage		100
Records Storage				File Storage		180
Conference Room				Conference		320
Reception						100
service					200	

	service							200		
	Exit Stair							100		
	Elevator							100		
	curatorial / archive							2,165		
	Curator's office				Large Office			165		
	Archive				Spec. Storage			2000		
	new exhibit spaces							3,400		
	2nd Floor exhibit Space							3200		
	Monumental Stair							200		
	<i>OPEN TO BELOW</i>						<i>1000</i>			
	SITE									
	Covered Porch / Circulation									
	Inner Court / Garden									
	Dedicated staff/vol. parking				10 spaces					
	Dropoff									
	Loading drive									
	Food Truck / service access									
	courtyard event space									
	sculpture / exhibit areas									
	PHASE 2 Gross Area							2,070		
	Education							1,430		
	Classroom 1							400		
	Classroom 2							400		
	Men's Restroom							175		
	Women's Restroom							175		
	Mechanical							280		
	PHASE 3 Gross Area							3,770		
	multi-purpose auditorium							3,770		
	multi-purpose auditorium							2600		
	Entry - vestibule							150		
	Storage							350		
	Kitchen							420		
	Mech. & Electrical							250		
	Generator									

Cost Analysis

Schedule of Values				
Item #	Area or Special Component of the Project - Description	Units	Unit of Measure	Cost
1	<u>Div 2 - Sitework</u>			
2	Site & Building Demolition	1 LS	\$ 69,000.00	\$ 69,000.00
3	New Construction (Conditioned)	25910 SF	\$ 457.38	\$ 11,850,715.80
4	New Construction (Unconditioned)	1599 SF	\$ 381.15	\$ 609,458.85
TOTALS				
			Construction SUBTOTAL	\$12,529,174.65
			10% Conceptual Contingency	\$1,252,917.47
			Construction TOTAL	\$13,782,092.12
			TOTAL \$/SF	\$501.00



Thank You!

~PROCLAMATION~

Recognizing November 1, 2024, as Aransas County Arbor Day

WHEREAS, Arbor Day is a day set aside to celebrate the beauty of trees and to recognize the way they enrich people’s lives. In a letter to the children of the United States, President Theodore Roosevelt wrote, “A people without children would face a hopeless future; a country without trees is almost as hopeless”, and

WHEREAS, Texas Arbor Day has been observed since 1889 under the leadership of the Texas Forestry Association, and is an opportunity to promote the tangible and intangible value trees bring to our community, and to educate our citizens about stewardship and responsibility for protecting these vital natural resources, and

WHEREAS, the Trees in Aransas County, TX provide intrinsic benefits by enhancing the economic value of tourism as they draw visitors who enjoy their beauty and who appreciate the life-saving habitat they give to the birds and other wildlife that grace Aransas County’s natural environment, and

WHEREAS, the Trees in Aransas County clean the air we breathe, produce life-giving oxygen, filter pollutants from our water, slow down floodwaters and erosion, provide cooling shade on sunny days, lower our heating and cooling costs, and increase our property values, and

WHEREAS, wherever they grow naturally and are planted, are a source of joy, are essential to the lifecycle of birds, insects, and many types of wildlife, and are proven to enhance mental health, and

NOW THEREFORE, The Town of Fulton does hereby proclaim November 1, 2024, as ARBOR DAY and urge all citizens to celebrate Arbor Day and to support all efforts to protect our trees, and to plant trees to enjoy and promote well-being for this and future generations; and

Executed and adopted on the _____ day of October 2024.

Kelli Cole, Mayor

ATTEST:

Stephanie Garcia, City Secretary

RESOLUTION NO. R-04-2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FULTON APPROVING AND ADOPTING AN INVESTMENT POLICY

WHEREAS, the following document represents the investment scope, prudence, objective, delegation of authority, ethics and conflicts of interest, authorized financial dealers and institutions, authorized and suitable investments, collateralization, safekeeping and custody, diversification, maximum maturities, internal control, performance standards, reporting, and investment policy adoption guidelines for the Town of Fulton. The purpose for the document is:

- A. To establish and promote an understanding of the constraints that govern the conduct of the investment program of the Town of Fulton.
- B. To establish objectives/goals and policies for the program.

It is the policy of the Town of Fulton to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds;

WHEREAS, this investment policy applies to all financial assets of the Town of Fulton. These funds are accounted for in the Annual Financial Report and includes the following funds:

- A. General Fund
- B. Special Revenue Funds
- C. Capital Project Fund
- D. Enterprise Funds
- E. Internal Service Funds
- F. Trust and Agency Funds
- G. "Any new fund created by the Council, unless specifically exempted."

All deposits, to the extent possible, will be concentrated with one central depository. This maximizes the Town's ability to pool cash for investment purposes and keeps banking relationships manageable;

WHEREAS, investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "Prudent Person" standards and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility of an individual security's credit risk or market price changes, provided deviation from expectation are reported in a timely fashion and appropriate action is taken to control adverse developments;

WHEREAS, the primary objectives, in priority order, of the Town of Fulton investment activities shall be:

- A. Safety: Safety of principal is the foremost objective of the investment program. Investments of the Town of Fulton shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that, potential losses on individual security do not exceed the income generated from the remainder of the portfolio.
- B. Liquidity: Town of Fulton's investment portfolio will remain sufficiently liquid to enable Town of Fulton to meet all operating requirements which might be reasonably anticipated.
- C. Return of Investments: Town of Fulton's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the Town's investment risk constraints and the cash flow characteristics of the portfolio;

WHEREAS, the Town of Fulton designates and delegates the Mayor as the "Investment Officer". Procedures should include reference to: safekeeping receipt, repurchase agreements (following the guideline under the House Bill No. 2459, Chapter 2256 of the Government Code-Public Funds Investment Act), wire transfer agreements, banking service contracts, collateral/depository agreements and investment training. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions.

No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Mayor. The Mayor shall be responsible for all transactions undertaken and shall establish a system of control to regulate the activities of subordinate officials;

WHEREAS, officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Texas Ethics Commission and Town Council any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial investment positions that could be related to the performance of the Town of Fulton, particularly with regard to the time of purchases and sales;

WHEREAS, the City Secretary will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of Texas. These may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1. No public deposit shall be made except in a qualified public depository as established by the state and local laws;

All financial institutions and broker/dealers who desire to become a qualified bidder for investment transaction must supply the Mayor with a signed "Broker/Dealer Certification Form" confirming that they have read the Town of Fulton, Investment Policy.

Each financial institution and broker/dealer handling investments transactions for Town of Fulton is required to submit an audited financial statement which will be reviewed by Town of Fulton Mayor;

WHEREAS, Town of Fulton is empowered by statute to invest in the following types of securities:

- A. Obligations of the United States or its agencies and instrumentalities (under the guidelines of H.B. 2459, Chapter 2256 of the Government Code).
- B. Repurchase Agreements (under guidelines of H.B. 2459, Chapter 2256 of the Government Code).
- C. Certificates of Deposit (under the guidelines of H.B. 2459, Chapter 2256 of the Government Code)
- D. Investment Pools (under the guidelines of H.B. 2459, Chapter 2256 of the Government Code).

The following are not authorized investments under the investment policy:

- A. Interest-Only Strips (IO's): Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Principal-Only strips (PO's): Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- C. Collateralized Mortgage Obligations (CMO's): Obligations that have a stated final maturity date of greater than 10 years.
- D. Collateralized Mortgage Obligations (CMO's): the interest rate of which is determined by an index that adjusts opposite to the change in a market index.

WHEREAS, collateralization will be required on two types of investments: (1) certificates of deposits (over and above the FDIC coverage) and (2) repurchase agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest. Town of Fulton chooses to limit collateral to the following: 1) United States Treasury bills, bonds and notes, 2) Federal National Mortgage Association (FNMA), 3) Federal Home Loan Bank (FHLB). The right of collateral substitution is granted.

Collateral will always be held by an independent third party with whom the Town of Fulton has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the Town of Fulton.

WHEREAS, all security transactions, including collateral for repurchase agreements, entered into by the Town of Fulton shall be conducted on a delivery-versus-payment basis. Securities will be held by a third-party custodian designated by the Mayor and evidenced by safekeeping receipts.

WHEREAS, the Town of Fulton will diversify its investments by security type and institution, with the exception of U.S. Treasury securities, authorized pool and repurchase agreements.

WHEREAS, to the extent possible, the Town of Fulton will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Town of Fulton will not directly invest in securities maturing more than two (2) years from the date of purchase.

WHEREAS, the Comptroller shall establish an annual review process on its internal controls assuring compliance with investment policies and procedures.

WHEREAS, the investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs.

WHEREAS, Town of Fulton investment strategy is passive. Given this strategy, the basis used by the Finance Department to determine whether marked yield are being achieved shall be the six-month U.S. Treasury Bill.

WHEREAS, the Comptroller is charged with the responsibility of including a quarterly market investment portfolio report in Town of Fulton, quarterly financial report. The investment portfolio reports will include a detail market sector breakdown.

WHEREAS, Town of Fulton investment policy shall be adopted by resolution of the Town of Fulton legislative authority. The policy shall be reviewed annually by the Finance Department and any modifications made thereto must be approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FULTON, TEXAS:

Section 1. The Town Council approves the Investment Policy as presented in this Resolution.

Section 2. The Town Council adopts the above Whereas clauses as the Investment Policy.

Section 3. The City Secretary shall disseminate the Investment Policy to all Town employees.

Section 4. The Mayor, or presiding officer, is hereby authorized to affix his/her signature to this Resolution signifying its adoption by the Town Council of the Town of Fulton and the City Secretary, is directed to attest thereto.

PASSED AND APPROVED this the 2nd day of October, 2024.

TOWN OF FULTON

Kelli Cole, Mayor

ATTEST:

Stephanie Garcia, City Secretary

THE STATE OF TEXAS §
 §
 COUNTY OF ARANSAS §

**INTERLOCAL AGREEMENT
 BETWEEN CITY OF ROCKPORT and TOWN OF FULTON FOR
 ASSISTANCE IN LAW ENFORCEMENT**

In the interest of increasing efficiency and effectiveness of local governments, this Interlocal Cooperation Contract [hereinafter referred to as "Contract"] is entered into by and between the parties.

1. **PARTIES:** The parties to this Interlocal Agreement are City of Rockport (hereinafter "City") and Town of Fulton (hereinafter "Fulton"), each acting by and through its duly elected officials.
2. **AUTHORITY:** The Interlocal Cooperation Act, Government Code Chapter 791, authorizes this Interlocal Agreement. The governing body of each party to the contract has duly authorized this contract.
3. **PURPOSE:** To provide law enforcement assistance to the Fulton Police Department in the form of coverage of calls when they are unavailable, backup when needed, and investigation services when requested, consistent with Fulton's enabling Ordinance No 98.
4. **TERMS:** The Contract term shall run with the fiscal year each year, beginning October 1, 2024, and shall renew automatically unless either party provides the other party with a notice of its intent to no longer participate, at least 30 days prior to October 1 of each year.
5. **COST:** The cost of the services provided by the City shall be \$60,000 per year, to be paid in monthly installments equal to 1/12th of total, the first installment to be due and payable on or before October 1, 2024, and each month thereafter payable on or before the 2nd day of each month. In addition, Fulton shall pay its pro rata share of the cost of public safety communications for calls for service originating in Fulton.
6. **RENEWAL:** Pursuant to Sec. 791.01 1(f), this Contract may be renewed. The cost for services for any subsequent years shall be negotiated prior to the renewal, after the City has had an opportunity to review the cost of services rendered and as mutually agreed upon by the parties.
7. **RIGHTS AND DUTIES OF THE PARTIES:** The rights and duties of the City and Fulton are detailed in "Exhibit A" attached hereto and incorporated herein as if set forth verbatim.

- 8. **SUPERVISION AND ADMINISTRATION:** In the performance of all obligations undertaken by City in this contract, City will continue to supervise and administer the law enforcement services provided for herein by the City, by and through its City Police department.

- 9. **LIABILITY:** All parties agree that all the functions and services provided for herein are governmental functions. In no event shall any provision of this contract be construed as a waiver of any party's sovereign immunity, nor add to or change the liability limits and immunities for a governmental unit provided by the Texas Torts Claims Act, or other law.

- 10. **INDEMNIFICATION AND HOLD HARMLESS:** Fulton assumes entire responsibility and liability for any claim or actions based on or arising out of injuries, including death, to persons or damages to or destruction of property, sustained or alleged to have been sustained in connection with or to have arisen out of or incidental to the performance of this Agreement by Rockport, its agents, members, employees, contractors and its subcontractors, their agents and employees, regardless of whether such claims or actions are founded in whole or in part upon alleged negligence of Town of Fulton, or the Town's representatives. or the employees, agents, invitees or licensees thereof or City of Rockport or the employees, agents, invitees or licensees thereof. Fulton further agrees to indemnify and hold harmless Rockport and its representatives, and the employees, agents, invitees and licensees thereof in respect to any such matters and agrees to defend any claim or suit or action brought against Rockport, its representatives and employees. agents. invitees and licensees thereof, regardless of whether such claims or actions are founded in whole or in part upon alleged negligence of the Town of Fulton, the Town's representatives, or the employees, agents, invitees or licensees thereof or City of Rockport or the Employees agents, invitee s or licensees thereof.

Agreed to:

CITY OF ROCKPORT

ATTEST:

Timothy Jayroe, Mayor

Shelley Goodwin, City Secretary

Date: October 1, 2024

TOWN OF FULTON

ATTEST:

Kelli Cole, Mayor

Stephanie Garcia, City Secretary

EXHIBIT A

This EXHIBIT A is incorporated into the INTERLOCAL AGREEMENT BETWEEN CITY OF ROCKPORT and TOWN OF FULTON FOR ASSISTANCE IN LAW ENFORCEMENT and has the same force and effect as originally written into the text of the agreement.

Generally, it is the intention of the Town of Fulton and the City of Rockport to assist the Fulton Police Department in seeing to the safety and well-being of residents and visitors to Fulton by acknowledging the following:

1. When no Fulton Police Department officer will be on duty, they will notify Aransas County Public Safety Communications Center dispatch and the Rockport Police Department [hereinafter referred to as "Rockport) will then become the first responder for Fulton; Rockport will then respond to all calls for service as dispatched through the Aransas County Public Safety Communications Center or made directly from anyone requiring police service in that jurisdiction at times when the Fulton Police Department is unavailable.
2. Rockport will take appropriate action on hazardous traffic violations and file these citations with the appropriate agencies.
3. Rockport will not be required to perform routine patrol in Fulton.
4. Rockport may provide patrol assistance periodically in school zones or areas of unusual traffic congestion.
5. Rockport will forward all reports of criminal activity to the Fulton Police Chief for his follow-up.
6. Fulton Police Department will provide primary responder service for an average minimum of 40 hours per week, other than vacation, etc.
7. Fulton Police Department can call Rockport for back-up in cases of special need of assistance or the need to possibly transport someone to jail.
8. Rockport will assist the Fulton Police Department with investigations upon his request.
9. Fulton Municipal Judge, when available, will magistrate all offenses arising out of Fulton.
10. Any Class C offense that occurs in Fulton will be filed in the Fulton Municipal Court.
11. Fulton Police Department will be primarily responsible for Code enforcement.
12. Rockport will not be responsible for Code enforcement unless it is deemed an emergency and requires immediate attention.
13. Fulton will be included in Rockport 911 Communication Center with an assignment of a police call unit number and be responsible for costs thereof.
14. This agreement is not intended to relieve the Aransas County Sheriff's Department from its obligation to provide customary law enforcement in the Town of Fulton.