

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

July 17, 2013

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on July 17, 2013, at the Richmond City Hall Annex, 600 Morton Street, Richmond, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Joey Dupuis	President
Todd Johnson	
Lane Ward	Assistant Secretary
Robert G. "Bob" Ray	Assistant Vice President
Vacant	

and all of the above were present, thus constituting a quorum.

Also present at the meeting were business owner Michelle Leach; District resident Anthony Sulak; Brandon Scott with Aldi Food Mart; Carolyn Bush and Alan Moody with the Fort Bend County Central Appraisal District, Mike Flory with the Fort Bend Economic Development Council, Advisory Board Member Tim Kaminski; Beth Wolf with Fort Bend County; Robert Haas with the City of Richmond; Matt Fielder and Travis Tanner with the City of Rosenberg; Lynne Humphries of Allen Boone Humphries Robinson LLP ("ABHR"); and Rachel Steele, Executive Director of the District.

Director Dupuis called the meeting to order at 9:00 a.m.

CONSENT AGENDA ITEMS

1-2. June 13, 2013, Meeting Minutes Financial Report and Pending Invoices

The minutes and invoices were provided to the directors in advance of the meeting. The Board reviewed the June meeting minutes, financial report and pending invoices. Director Ward noted changes to the minutes. The Board continued review of the remaining consent agenda items. After review and discussion, Director Ward moved for approval of all items on the consent agenda with the minutes amended. Director Johnson seconded the motion, which passed unanimously.

REGULAR AGENDA ITEMS

3. Comments from the Public

No comments were received from the public.

4. Amend 2013 Fiscal Year Budget

The Board took no action on the item.

5. Receive and consider action on a report from the Fort Bend County Central Appraisal District.

Ms. Steele discussed that she had asked the Fort Bend County Appraisal District ("CAD") to attend the meeting to explain the coding process. Ms. Carolyn Bush and Mr. Alan Moody introduced themselves and discussed issues pertaining to establishing the appraisal roll. Discussion ensued. Director Ward moved to approve payment of \$500 to the CAD to prepare the appraisal roll. Director Johnson seconded the motion, which was unanimously approved.

6. Activity within the District, including permits under review issued and closed since the last meeting including signs, variance requests, and enforcement of standards (Travis Tanner-Rosenberg, Robert Haas-Richmond)

Mr. Tanner reviewed development activity that had occurred in Rosenberg since the June meeting. Aldi Food Mart requested a different variance to match the City of Rosenberg's sign ordinance for their sign. After discussion, Director Ray moved that the Board approve the new sign variance for Aldi Food Mart and to refund the second paid \$500 variance application. Director Ward seconded the motion, which passed unanimously. The Board clarified the District's aesthetic standards still apply.

Mr. Tanner reviewed the variance request for Longhorn Construction. They are redeveloping an existing building and a new storage area. Mr. Tanner reviewed the variance requested for fencing of a storage area. Director Dupuis stated he is the owner of the property and will abstain from discussion and voting. Discussion ensued regarding landscaping and other mitigation requirements. Director Johnson moved to approve the parking lot improvements and solar screening, with the landscape mitigation plan to be submitted to Ms. Steele for approval, subject to removal of the existing front chain link fence. Director Ward seconded the motion, which passed unanimously, with Director Dupuis abstaining.

Mr. Tanner then discussed upcoming development and expected variances.

Mr. Haas discussed activity in the City of Richmond there are no variances for the Board to review at this time.

7. Review appointment and receive Committee Reports

No reports were given.

8. Report from Advisory Board Members

No reports were given.

9. Report from Directors and District Consultants Regarding Events and Activities Attended During the Month

No reports were given.

10. ED Report

Ms. Steele reviewed her report with the board giving progress reports on the access management planning study and outreach endeavors to maintain the rights of way along FM 359. Ms. Steele noted that the Rosenberg Business Appreciation event would be held on August 1, 2013. The District will have an informational booth at the event. Ms. Steele will circulate a schedule of volunteers for the table in advance of the event. The Board took no action on the report.

11. Convene in Executive Session pursuant to Section 551.074, Texas Local Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

The Board adjourned into Executive Session at 10:13 a.m.

12. Reconvene in Open Session and authorize appropriate action regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

The Board reconvened in Open Session at 11:25 a.m. Director Dupuis thanked the applicants for their interest in serving on the Board and said that this was the first time the Directors have had so much interest in the Board and so many talented persons interested in serving on the Board. Director Dupuis moved to appoint Anthony Sulak to fill the vacancy on the Board of Directors and to serve on the District's Variance Committee; to appoint Michelle Leech to the Advisory Board and to serve on the Marketing Committee as well as organize a Highway 90A outreach committee; to appoint Tim Kaminski to the Advisory Board and to serve on the Variance Committee and to appoint Director Johnson to the Standards Committee. Before voting, Director Ward echoed the statement made by Director Dupuis. Director Ray seconded the motion, which passed unanimously.

13. Adjournment

Director Ray moved to adjourn the meeting at 11:30 a.m. Director Johnson seconded the motion, which carried unanimously.

Lane Ward

Lane Ward
Assistant Secretary,
West Fort Bend Management District