

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

May 12, 2014

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on May 12, 2014, at the Travis Building, 301 Jackson, First floor conference room, Richmond, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Bob Ray	President
Todd Johnson	Vice President
Lane Ward	Secretary
Anthony Sulak	Assistant Secretary
Joey Dupuis	Assistant Vice President

and all of the above were present except Director(s) Sulak and Dupuis, thus constituting a quorum.

Also present at the meeting were Griff Linsenmayer and David Vrshek of Fort Bend County Municipal Utility District No. 187; Shirley McLennan of McLennan & Associates, L.P.; Robert Haas of the City of Richmond; Travis Tanner of the City of Rosenberg; Rachelle Kanack of the City of Rosenberg Economic Development Corporation ("Rosenberg EDC"); Advisory Director Michelle Leach; Sam Zamir of S and Z Development; Lynne Humphries of Allen Boone Humphries Robinson LLP ("ABHR"); and Kate Singleton, Executive Director of the District.

Director Ray called the meeting to order at 3:08 p.m. once a quorum was present.

CONSENT AGENDA

Minutes, Financial Report and Pending Invoices

The Board considered approving the minutes of the April 15, 2014, regular meeting. Ms. Singleton presented a change to the financial report to void check #1393, due to Mr. Tanner's assistance to obtain the same information from the City of Rosenberg. The financial report is attached. After review and discussion, Director Ward moved to approve the minutes of the April 15, 2014, regular meeting and the financial report, including payment of the bills except for check #1393. Director Johnson seconded the motion, which passed by unanimous vote.

REGULAR AGENDA

Comments from the Public

There were no comments from the public.

Amend Fiscal Year 2014 Budget

Ms. McLennan presented a clarification to the 2014 fiscal year budget, which is included in the financial report. After discussion, it was determined no action was needed.

"Quiet Zone" process for railroad horn noise

Mr. Vrshek addressed the Board and stated he and other directors of Fort Bend County MUD 187 (Sweetgrass) are in favor of the Quiet Zone and will help in any way needed. Ms. Singleton addressed the Board and recommended the District attempt first to establish Quiet Zones in the easier locations. She said she is talking to Bill Tobin at HGAC about the matter. Discussion ensued. Ms. Singleton said she has call with Carolyn Cook from Federal Railroad Administration about the process. The Board requested staff ask the City of Richmond to include funds for a Quiet Zone study in their budget for 2014-2015.

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; and Robert Haas-Richmond)

Ms. Singleton presented the variance request for a new retail center at 1201 Hwy 90A East, a copy of which is attached. The variance requested is for rear landscaping, which is prohibited by the City of Richmond. Mitigation is satisfied. Additional information is in the staff memorandum presented to the Board. After review and discussion, Director Johnson moved to approve the variance request. Director Ward seconded the motion, which carried unanimously.

Mr. Haas updated the Board on development in Richmond, stating a day care is proposed next to O'Reilly's Auto Parts on Highway 90A.

Mr. Tanner did not have a report on development in Rosenberg.

Proposed sign ordinances to be adopted by Richmond and Rosenberg

Mr. Tanner stated the City Council adopted the sign ordinance amendments on May 6, 2014, which include all corridors in the District. He requested a Resolution be adopted by the District related to review and approval of signs in the City limits. Discussion ensued regarding sign ordinances in both cities and the desire to have

identical standards. Mr. Tanner will present additional information regarding a Resolution or Agreement between Rosenberg and the District.

Review appointments and receive Committee Reports and approve Resolution in support of 36A Coalition requesting TxDOT funding

Ms. Leach stated there was nothing to report on the Highway 90A Corridor.

Director Ward stated that Ron Ewer agreed to chair the US 59/I69 corridor committee and Ms. Singleton stated that Richard Fields agreed to chair the State Highway 36 corridor committee. Director Ray stated he will introduce Ms. Singleton to Susanne Lohr to chair the FM 359 corridor committee. Director Johnson will talk to Ms. Amy Norsworthy to chair the FM 762 corridor committee.

Ms. Singleton reviewed a Resolution in Support of the Initiatives of the Highway 36A Coalition. After review and discussion, Director Ward moved to approve the Resolution in Support of the Initiatives of the Highway 36A Coalition and direct that the Resolution be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed by unanimous vote.

Report and comments from Advisory Board members

There was no discussion on this agenda item.

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

Director Ray reported a conversation with a Rosenberg City Councilman regarding trees under the CenterPoint lines on the Aldi tract. Mr. Tanner stated the City of Rosenberg will specifically consider power line locations for all future plan reviews. Ms. Singleton stated the District should consider types of trees also from a water needs perspective. Ms. Singleton noted she discussed this issue with Richard Fields.

Ms. Singleton and Ms. Kanack presented and discussed a flyer on the City of Rosenberg's Business Assistant Grant Program for exterior improvements.

Report from Executive Director on outstanding and pending District business and plan for involving District businesses

Ms. Singleton suggested potential dates and times for a special planning session. The Board agreed on June 18 at 2:00 p.m. Ms. Singleton will invite all Advisory Committee members and chairs of the corridor committees. It was noted the meeting is open to the public.

Ms. Singleton then suggested a schedule for variance submittals and approvals. Mr. Tanner and Mr. Haas supported the suggestion. After review and discussion, Director Ward moved to adopt the recommended schedule. Director Johnson seconded the motion, which was unanimously approved. A copy of the adopted schedule is attached.

Adjournment

Director Ward moved to adjourn the meeting. Director Johnson seconded the motion, which carried unanimously.

Lane Ward
Secretary
West Fort Bend Management District

(SEAL)

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Financial report 1
Variance request for a new retail center at 1201 Hwy 90A East 2
Flyer on City of Rosenberg’s Business Assistant Grant Program..... 3
Adopted schedule 4