

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

January 20, 2015

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on January 20, 2015, 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 Sulak, thus constituting a quorum.

Also present at the meeting were Randall Malik with Rosenberg Development Corporation ("RDC"); Travis Tanner, Director of Planning, City of Rosenberg; Albert Cantu of the City of Richmond; Shirley McLennan of McLennan & Associates, L.P.; Lynne Humphries and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); Mandi Bronsell, Executive Director of the District; and those persons included on the attached list.

Director Ray called the meeting to order at 3:03 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the December 18, 2014, Board meeting. After review and discussion, Director Dupuis moved to approve the minutes of the December 18, 2014, regular meeting. Director Ward seconded the motion, which passed by unanimous vote. A copy of the approved minutes are filed appropriately in the District's records.

FINANCIAL REPORT

The Board reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. The Board requested Ms. McLennan send copies of all invoices to Ms. Bronsell in advance of the meeting so she may forward all invoices to the Board for review. Ms. McLennan requested the Board

approve additional check, no. 1461 in the amount of \$600.00 payable to Fort Bend County for monthly office rental.

In response to an inquiry by Director Ward, Ms. Bronsell stated she will contact the Cities of Richmond and Rosenberg and request their annual financial contributions be submitted to the District.

After review and discussion, Director Ward moved to approve the financial report and to pay the District's bills as submitted. Director Dupuis seconded the motion, which passed by unanimous vote.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

WAYSIDE HORNS COST AND INSTALLATION FOR RAILROAD HORN NOISE AND APPOINT COMMITTEE TO IMPLEMENT PROJECT

The Board considered appointing a committee to implement the Wayside Horns project at the FM 762 railroad crossings. The Board concurred that Director Johnson will represent the Board as liaison for the committee. After discussion, Director Ward moved to appoint Mandi Bronsell, Dave Vrshek, Travis Tanner, Bill Tobin, Lenard Kurtz and Larry Pittman to the Wayside Horns committee. Director Dupuis seconded the motion, which passed by unanimous vote. The Board requested Ms. Bronsell coordinate meetings for the Wayside Horn committee. Discussion ensued regarding additional committee members and the Board asked Ms. Bronsell to contact possible new members.

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 ALBERT CANTU-RICHMOND)

Mr. Tanner stated he had no variances. Mr. Tanner updated the Board on development in Rosenberg, including the proposed Paragon Outlet Mall. He stated McDonalds filed the certificate of occupancy permit.

Mr. Cantu stated he had no variances. He updated the Board on development in Richmond, including an office building at Lamar and FM 1640 and a Mexican restaurant at the Hotze tract. In response to an inquiry from the Board, Mr. Cantu reported RedRum Haunted House is in violation of the Standards and stated the City has sent violation notices to the business owner.

Discussion ensued regarding the property at 133 FM 359 in Richmond. Mr. Haas stated the owners of the property said it was a single-family residence. The Board requested Ms. Bronsell send a letter to the owners stating they must comply with the Standards if they are conducting business at the property.

TEMPORARY SIGNS FOR RELIANT SAND AND CONSTRUCTION, INC. MOWING AND TRASH PICK-UP

Ms. Bronsell reported she contacted the Texas Department of Transportation ("TxDOT") regarding temporary signs in right-of-ways and stated TxDOT will not allow the District to place temporary signs in TxDOT right-of-ways. The Board discussed adopting a section of the highway and requested Ms. Bronsell provide information on TxDOT's Adopt-a-Highway program next month.

DISCUSS AND ADOPT ADVISORY BOARD MEMBERS FOR FISCAL YEAR 2015 AND DISCUSS STRUCTURE, GOALS, OBJECTIVES AND SCHEDULE FOR MEETINGS

The Board reviewed a list of potential Advisory Board Members and discussed how the Advisory Board can help the District. Following review and discussion, Director Ward moved to authorize Ms. Bronsell to contact Advisory Board Members for fiscal year 2015. Director Johnson seconded the motion, which passed by unanimous vote.

REVIEW APPOINTMENTS AND RECEIVE COMMITTEE REPORTS

There was no discussion on this agenda item.

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 AND REQUESTS FOR ACTION, INCLUDING RDC COMMITTEE

Director Ward reported on the Public Meeting for the Rosenberg Livable Centers Study held on January 14, 2015, and stated a comprehensive plan has been posted to the City of Rosenberg's website. Ms. Bronsell reported she attended a Livable Centers conference on January 13, 2015, and stated the Study is to be complete by the end of August 2015.

The Board discussed how a Tax Increment Reinvestment Zone and the District could combine efforts to fund planning and development in either City.

The Board discussed the RDC committee and requested Ms. Bronsell contact Ron Ewer to serve on the committee on behalf of the District and to contact the RDC to schedule a meeting.

EXECUTIVE DIRECTOR REPORTS AND LEAD DISCUSSION ON OUTSTANDING AND PENDING DISTRICT BUSINESS

The Board previously discussed the Livable Centers Grant and Wayside Horns.

ADJOURNMENT

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



Lane Ward
Secretary
West Fort Bend Management District

(SEAL)