

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

March 17, 2015

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on March 17, 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:

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| 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 Dupuis, thus constituting a quorum.

Also present at the meeting were Rob Tobias, City of Richmond Economic Development Corporation ("REDC"); Travis Tanner, Director of Planning, City of Rosenberg; Albert Cantu and Lori Bownds of the City of Richmond; Shirley McLennan of McLennan & Associates, L.P.; Robert Haas of Fire Horse Consulting, LLC; Wayside Horns committee members Bill Tobin and Dave Vrshek; Advisory Director Michele Leach; Lynne Humphries and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and Mandi Bronsell, Executive Director of the District.

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 February 17, 2015, Board meeting. After review and discussion, Director Ward moved to approve the minutes of the February 17, 2015, regular meeting. Director Sulak seconded the motion, which passed by unanimous vote. A copy of the approved minutes are filed appropriately in the District's records.

FINANCIAL REPORT

Ms. McLennan presented a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. She requested the Board approve additional check, no. 1478 payable to ABHR in the amount of \$1991.23. Director Ward thanked ABHR for its continued Pro Bono work for the District. In

response to an inquiry by Director Ward, Ms. McLennan stated she will correct the past due balance with Verizon wireless. The Board requested Ms. Bronsell contact Verizon wireless and request the District's invoice be mailed to McLennan and Associates. After review and discussion, Director Ward moved to approve the financial report and to pay the District's bills as submitted. Director Johnson seconded the motion, which passed by unanimous vote.

Ms. McLennan stated there were no amendments to the budget for the fiscal year ending September 30, 2015.

ADOPT RESOLUTION ESTABLISHING AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Following review and discussion, Director Johnson moved to adopt the Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the resolution be filed appropriately and retained in the District's official records. Director Sulak seconded the motion and it carried by majority vote with Director Ward abstaining.

ACCEPT DISCLOSURE STATEMENT FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. McLennan stated as the District's Investment Officer and bookkeeper, she is required to execute a disclosure statement that discloses her relationships with banks and brokers with whom the District invests. Ms. Humphries added that the disclosure statement will be filed with the Texas Ethics Commission and updated whenever necessary. Following review and discussion, Director Johnson made a motion to accept the disclosure statement for the bookkeeper and Investment Officer and direct that the disclosure statement be filed appropriately and retained in the District's official records. Director Sulak seconded the motion and it carried unanimously.

COMMITTEE REPORTS

- a. Standards committee

There was no discussion on the Standards committee.

b. Corridor committees

Ms. Leach reported she is communicating with the Texas Department of Transportation (“TxDOT”) regarding improvements to the Highway 90A and FM 359 corridors.

c. Wayside Horns committee

Mr. Vrshek reported on the Wayside Horns committee meeting and reviewed preliminary costs and maintenance of the Wayside Horns Project at FM 762 railroad crossings (the “Project”). Discussion ensued regarding funding for the Project and the extraterritorial jurisdiction boundaries for the Cities of Richmond and Rosenberg. Mr. Tobias stated he is pleased with the Wayside Horns committee’s progress on the Project. He reported the City of Richmond is interested in extending the Project to the Union Pacific Rail Line (“UP line”). The Board concurred to consider including the UP line.

d. Advisory Board

There was no discussion on the Advisory Board.

e. Rosenberg Development Corporation (“RDC”) committee

Ms. Bronsell reported on the RDC committee meeting. She stated no future RDC committee meetings are scheduled at this time.

COMMENTS FROM THE PUBLIC

Mr. Tobias stated he is pleased with the Wayside Horns committee’s progress on the Project. He reported the City of Richmond is interested in extending the Project to the Union Pacific Rail Line.

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. He updated the Board on development in Rosenberg, including Elephant Auto and stated it is in compliance with the Standards. The Board requested Ms. Bronsell contact Elephant Auto regarding placement of the District’s construction approval sign.

Mr. Cantu updated the Board on development in Richmond. Mr. Cantu reported on a meeting with the owner of Red Rum Haunted House (“Red Rum”) and stated the owner is scheduled to meet with the City of Richmond for plan review. Ms. Bronsell noted she will attend the plan review meeting with the City.

Mr. Cantu reported on a meeting with the property owner at 133 FM 359 and stated he is operating a business on the property and the owner is willing to comply with the Standards. The Board requested Mr. Cantu ask the owner to submit a permit application for review.

In response to an inquiry by Director Sulak, the Board requested Mr. Tanner determine if the crepe myrtle trees are in compliance with the Standards.

Mr. Cantu reported the Los Puentes Business Park submitted a plan for a 34-foot multi-tenant sign. The Board requested Mr. Haas work with the City and building owner on the sign’s compliance with the Standards.

REPORT FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING EVENTS AND ACTIVITIES ATTENDED DURING THE MONTH AND REQUESTS FOR ACTION

Director Ward reported on a meeting with Judge Hebert and stated the Judge was in support of the District and the Wayside Horns Project under certain conditions.

Discussion ensued regarding the District website and the Board requested Ms. Bronsell post more District pictures on the website.

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

- a. Livable Centers Grant.

Ms. Bronsell stated she had nothing to report on the Livable Centers Grant. Director Ward requested Ms. Bronsell contact Livable Centers and request implementation of Wayside Horns be included in their study.

- b. Adopt-a-Highway program.

Ms. Bronsell reported she submitted the District’s application for TxDOT’s Adopt-a-Highway Program.

The Board discussed District name signs and Ms. Bronsell stated she contacted TxDOT to determine where the District can post the signs and will report to the Board next month.

ADJOURNMENT

There being no further business, Director Ward moved to adjourn the meeting. Director Sulak seconded the motion and it carried by unanimous vote.

Lane Ward
Secretary
West Fort Bend Management District

(SEAL)

LIST OF ATTACHMENTS

Minutes
Page

financial report1