

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

April 21, 2015

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

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 Directors Johnson and Ward, thus constituting a quorum.

Also present at the meeting were Travis Tanner, Director of Planning, City of Rosenberg; Albert Cantu 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; 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 and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the March 17, 2015, Board meeting. After review and discussion, Director Sulak moved to approve the minutes of the March 17, 2015, regular meeting. Director Dupuis 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. After review and discussion, Director Dupuis moved to approve the financial report and to pay the District's bills as submitted. Director Sulak 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.

COMMITTEE REPORTS

a. Standards committee

In response to an inquiry by Director Sulak, the Board requested Ms. Bronsell determine the current members of the Standards committee. Discussion ensued regarding the Highway 36 and Highway 90A corridors in Rosenberg and Director Sulak stated he wants the District to be involved in the improvement plans for the corridors.

b. Corridor committees

Ms. Bronsell reported on a meeting with Regina Morales of the Central Fort Bend Chamber Alliance and stated she Highway 90A corridor committee Chair and Advisory Director Michelle Leach will attend the Chamber Infrastructure committee meeting and work with that Committee on potential improvements to the Highway 90A corridor.

c. Wayside Horns committee

Mr. Vrshek reported on meetings for the Wayside Horns project, including the Wayside Horns committee meeting and a joint meeting with representatives from Fort Bend County, the Cities of Richmond and Rosenberg and the Railroads. Discussion ensued regarding funding for the project.

d. Advisory Board

There was no discussion on the Advisory Board.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

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 and he updated the Board on development in Rosenberg, including a new Texas State Technical College ("TSTC") campus. He reported TSTC will present to the Board next month.

Discussion ensued regarding requesting businesses in portions of the District not currently subject to Standards to voluntarily comply with the Standards, and Mr. Tanner stated the City does currently make such requests.

The Board discussed placement of District construction approval signs and requested Ms. Bronsell take photographs of the signs when placed at new businesses in the District and post the photographs to the District's website.

Mr. Cantu updated the Board on development in Richmond. He reported on the Los Puentes Business Park multi-tenant sign and stated the sign variance was approved by the City.

Mr. Cantu reported on a meeting with the owner of Red Rum Haunted House ("Red Rum") and stated the owner is finalizing plans for review by the City.

In response to an inquiry by Director Sulak regarding the Walsh Road Industrial Park, Ms. Bronsell stated she would research the District's files for previously approved variances or discussion for the Walsh Road Industrial park.

Mr. Cantu reported on the property owner at 133 FM 359 and stated the owner is preparing a permit application for review.

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

Ms. Bronsell reported on meetings attended during the month.

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

a. Livable Centers Grant.

The Board discussed receiving a presentation on the Livable Centers study and requested Ms. Bronsell contact a representative of the study to attend a Board meeting.

b. Adopt-a-Highway program.

Ms. Bronsell gave an update on the Texas Department of Transportation's ("TxDOT") Adopt-a-Highway Program.

c. District name signs.

Ms. Bronsell stated the District's name sign is being drafted by the City of Richmond for approval by the City of Rosenberg and TxDOT. Discussion ensued regarding publicity for the District.

ADJOURNMENT

There being no further business, the Board concurred to adjourn the meeting.

Lane Ward
Secretary
West Fort Bend Management District

(SEAL)

LIST OF ATTACHMENTS

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