

MINUTES  
WEST FORT BEND MANAGEMENT DISTRICT

June 16, 2015

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on June 16, 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 Ray and Sulak, thus constituting a quorum.

Also present at the meeting were Rob Tobias, City of Richmond Economic Development Corporation ("REDC"); Lori Bownds of the City of Richmond; Shirley McLennan of McLennan & Associates, L.P.; Wayside Horns committee member Dave Vrshek; Lynne Humphries and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and Mandi Bronsell, Executive Director of the District.

Director Johnson called the meeting to order and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the May 19, 2015, Board meeting. After review and discussion, Director Ward moved to approve the minutes of the May 19, 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. She reviewed a letter from Amegy Bank stating the automatic waiver of monthly maintenance fees and/or associated transaction fees will be removed on July 1, 2015. Director Ward said the fees should be waived for accounts with balances over \$1,000, and the Board requested Ms. McLennan contact Amegy Bank to review the District's account. 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.

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

#### PRESENTATION ON LIVABLE CENTERS STUDY

The presentation on the Rosenberg Livable Centers Study (the "Study") was postponed due to threatening weather conditions. The Board reviewed a flyer from Morris Architects regarding two upcoming events presenting the proposed recommendation for the Study. The Board requested Ms. Bronsell post the flyer to the District's website and send the flyer via an e-blast message.

#### COMMENTS FROM THE PUBLIC

Mr. Tobias stated he is pleased with the Wayside Horns committee's progress and commended Ms. Bronsell on creating a District newsletter. Mr. Tobias reported the City of Richmond has reappointed Directors Johnson and Dupuis to the Board. Discussion ensued regarding Board members and consultants attending the REDC meeting on July 7, 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 ALBERT CANTU-RICHMOND)

Neither Mr. Tanner nor Mr. Cantu was present. Ms. Bownds gave an update on a meeting between the City of Richmond and the owners of RedRum Haunted House.

#### COMMITTEE REPORTS, INCLUDING STANDARDS, HIGHWAY 90 AND WAYSIDE HORNS COMMITTEES AND ADVISORY BOARD

Mr. Vrshek presented an update on the Wayside Horns project. Mr. Tobias stated the REDC is requesting a cost estimate for crossings within the Richmond City limits. Discussion ensued regarding value of property in the District owned by businesses near possible Wayside Horns sites. Ms. Humphries reviewed the process for levying an assessment with the Board and discussion ensued regarding funding for the Wayside Horns project. Mr. Vrshek discussed the difficulty in obtaining a firm cost of insurance for Wayside Horns. The Board requested Ms. Bronsell prepare a marketing piece about the District to present to business owners in the District affected by railroad horn noise.



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 PUBLIC OFFICERS OR EMPLOYEES

The Board did not convene in Executive Session.

ADOPT RESOLUTIONS REQUESTING APPOINTMENT OF DIRECTORS TO THE CITIES OF RICHMOND AND ROSENBERG

Ms. Humphries reported that the terms of Directors Sulak, Johnson, and Dupuis expired June 1, 2015. Ms. Bronsell stated a notice seeking applications for appointment to the Board was posted to the District's website for twenty-five days. Ms. Humphries noted the statute creating the District provides that the Cities of Richmond and Rosenberg will appoint directors from persons nominated by the Board. Ms. Humphries then reviewed a Resolution Requesting Appointment of Directors to the City of Rosenberg. Following review and discussion, Director Dupuis made a motion to adopt the Resolution Requesting Appointment of Directors to the City of Rosenberg, subject to appointees being finally determined by Director Ward. Director Ward seconded the motion and it carried by unanimous vote. Ms. Humphries noted Director Sulak's term is "held over" until the City of Rosenberg appoints a director for the new term and the new director is sworn in.

AUTHORIZE PREPARATION OF SERVICE PLAN FOR WAYSIDE HORNS PROJECT AND DISCUSS VALUE AND PROJECTION OF COSTS

Value and projection of costs were previously discussed. The Board deferred authorizing preparation of a service plan for the Wayside Horns project.

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

Director Ward and Ms. Bronsell reported on a presentation they gave to a sub-committee of the Rosenberg Economic Development Corporation on what management districts can do. Ms. Bronsell reported on her attendance at the Rosenberg City Council regular meeting. Mr. Johnson reported on attending a Greater Houston Builders Association conference on housing in Houston and surrounding areas.

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

There was no discussion under this item.

## ADJOURNMENT

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



(SEAL)

*Lane Ward*

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Lane Ward  
Secretary  
West Fort Bend Management District

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