

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

August 16, 2016

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on the 16th day of August, 2016, 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:

Todd Johnson	President
Joey Dupuis	Vice President
Lane Ward	Secretary
Anthony Sulak	Assistant Secretary
Robert Vogelsang	Assistant Vice President

and all of the above were present except Directors Dupuis and Ward, thus constituting a quorum.

Also present at the meeting were Jessica Duet, City Planner, City of Richmond ("Richmond"); Erin Jorgenson of FSG Information Systems LP ("FSG"); Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and Mandi Bronsell, Executive Director of the District.

Director Johnson called the meeting to order at 4:35 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the July 19, 2016, regular meeting. After review and discussion, Director Sulak moved to approve the minutes of the July 19, 2016, regular meeting as submitted. Director Vogelsang seconded the motion, which passed by unanimous vote. A copy of the approved minutes are filed appropriately in the District's records.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

FINANCIAL REPORT, INCLUDING BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2017

Ms. Jorgenson reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached.

Ms. Jorgenson presented the proposed budget for the fiscal year ending September 30, 2017, a copy of which is attached to the financial report, and the Board requested Ms. Jorgenson change Pass Through Grants revenue to \$0.

After review and discussion, Director Sulak moved to (1) approve the financial report and pay the District's bills; and (2) adopt the fiscal year end September 30, 2017, budget to reflect the requested change. Director Vogelsang seconded the motion, which passed by unanimous vote.

ACTIVITY WITHIN THE DISTRICT, INCLUDING PERMITS UNDER REVIEW, ISSUED AND CLOSED SINCE THE LAST MEETING, INCLUDING VARIANCE REQUESTS

Ms. Duet presented seven variance requests to the District's parking, lighting, and landscaping Standards on behalf of River Pointe ("River Pointe"), a copy of which is attached. She stated the north parking lot expansion is developed with large power poles and a Centerpoint utility easement and that a solid levee wall near Ransom Road shields the foremost portions of the property from view of the street. The Board reviewed the variances and mitigation proposed. After review and discussion, Director Vogelsang moved to approve variance request nos. 1-6 as follows, subject to confirmation from Ms. Bronsell and Ms. Duet that acceptable landscape plan have been submitted by River Pointe:

Variance Request No. 1 - approve the parking setback request only where the levee wall and Centerpoint easement are an impediment to the 25-foot parking setback;

Variance Request No. 2 - approve the landscape request only in the parking setback along Ransom Road;

Variance Request No. 3 - approve the landscape request only where the Centerpoint easement and overhead utility lines impede planting of trees;

Variance Request No. 4-6 - approve the landscape requests, as it pertains to this section, only where 75-degree angle parking is used on the property for place of public assembly.

Director Sulak seconded the motion, which carried unanimously. Director Johnson then moved to approve River Pointe's lighting request (Variance Request No. 7) for a higher foot-candle only in River Pointe's north parking lot, subject to approval by the County and final plan approval by Richmond. Director Vogelsang seconded the motion, which carried unanimously.

Ms. Bronsell gave an update regarding an upcoming sign and fence variance request for a Mercedes Benz used car dealership at 21203 Southwest Freeway.

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

Director Johnson reported on the presentation of the District's annual report to the Development Corporation of Richmond.

COMMITTEE REPORTS AND APPOINTMENTS

Ms. Bronsell reported that OakBend Hospital requested the District's assistance in obtaining grant funding from the Houston-Galveston Area Council to plant trees for beautification of Highway 90A in Richmond.

Ms. Bronsell gave an update on the Wayside Horns project along FM 762 and Highway 90A. She reviewed a draft Agreement for Professional Engineering Services between Fort Bend County (the "County") and TranSystems Corporation (the "Agreement") to complete an assessment of several highway/rail grade crossings in the County and provide recommendations for implementing Quiet Zones along the Union Pacific and BNSF Railway corridors in the County. She stated consideration of the Agreement is on the County Commissioners Court agenda for August 23, 2016. Director Vogelsang reported on a presentation regarding Quiet Zones in the County by Commissioner Morrison that he attended.

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

Ms. Bronsell reported regarding the District sponsoring a community public art project similar to the Pelicans on Parade works of art on display in Slidell, Louisiana to raise money to benefit District projects.

ADJOURNMENT

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

(SEAL)



Jane Ward

Secretary
West Fort Bend Management District

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