

MINUTES
WEST FORT BEND MANAGEMENT DISTRICT

January 17, 2017

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on the 17th day of January, 2017, 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, thus constituting a quorum.

Also present at the meeting were Lisa Rickert of FSG Information Systems LP ("FSG"); Ariana Beck, Paula Gibson. and Fred Ross, FM 359 committee members; Wayside Horns committee member Dave Vrshek; and Lynne Humphries, Whitney Ables, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

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

MINUTES

The Board considered approving the minutes from the November 15, 2016, and the December 8, 2016, regular meetings. After review and discussion, Director Ward moved to approve the minutes of the November 15, 2016, and the December 8, 2016, regular meetings as submitted. Director Sulak seconded the motion, which passed by unanimous vote. Copies of the approved minutes are filed appropriately in the District's records.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

COMMITTEE REPORTS AND APPOINTMENTS

Director Sulak gave an update on the FM 359 committee meetings and the proposed mowing project of the FM 359 rights-of-way from Plantation Drive south to Plantation Place (the "Mowing Project"). Discussion ensued regarding a budget for the

Mowing Project and a 15% fee to the District for administration of the Mowing Project. Following discussion, the Board requested ABHR provide a service plan example for the Mowing Project, including a suggested budget, to the FM 359 committee members. Director Johnson expressed appreciation to the FM 359 committee for its work on the Mowing Project.

Ms. Humphries discussed the Texas Department of Transportation ("TxDOT") grant to fund landscaping improvements at Interstate 69/FM 762 and stated the funding for landscaping improvements was rolled into the Interstate 69 expansion construction contract. She noted TxDOT will pay to maintain the landscaping for the first two years after completion and then costs to maintain landscaping improvements at Interstate 69/FM 762 will be the District's responsibility.

The Board discussed the Wayside Horns project along FM 762 and Highway 90A (the "Project"). Ms. Humphries reported Fort Bend County (the "County") is funding an engineering study (the "Study") of several highway/rail grade crossings in the County and that the City of Richmond (the "City") is committed to funding installation of the Project within the City limits. Mr. Vrshek discussed operation and maintenance costs of the Project and the Board discussed preparation of a Project service plan when the Study is complete.

The Board discussed a community public works of art on display project to raise money to benefit District projects. Director Vogelsang stated he will contact Mandi Bronsell regarding community art project options she received for the District.

FINANCIAL REPORT

Ms. Rickert reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. Following review and discussion, Director Ward moved to approve the financial report and pay the District's bills as submitted. Director Dupuis seconded the motion and it carried unanimously.

LIST OF LOCAL GOVERNMENT OFFICERS PURSUANT TO CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Ms. Humphries stated that pursuant to Chapter 176 of Texas Local Government Code, the District will maintain a List of Local Government Officers. She then reviewed the List of Local Government Officers. After review and discussion, Director Sulak moved to approve and authorize execution of the list of Local Government Officers and direct that the list be filed appropriately and retained in the District's official records. Director Ward 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

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

There were no reports from Directors or District consultants.

COMMUNITY PROJECTS

There was no additional discussion on community projects.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS
LOCAL GOVERNMENT CODE TO DELIBERATE APPOINTMENT, EMPLOYMENT,
EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A
PUBLIC OFFICER OR EMPLOYEE

Director Johnson announced the Board would convene in Executive Session at 5:20 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION
REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION,
REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR
EMPLOYEE, INCLUDING EXECUTION OF CONSULTING AGREEMENT FOR
DISTRICT EXECUTIVE DIRECTOR AND AUTHORIZE EXECUTION OF DISTRICT
REGISTRATION FORM

The Board reconvened in Open Session at 6:10 p.m. and concurred to hold a special meeting on Thursday, January 26, 2017, at 12:00 p.m. at the Del Webb Sweetgrass Amenity Center to discuss a service contract with the Development Corporation of Richmond for the District to provide economic development services to the City.

REQUEST FOR MODIFICATIONS TO GRANT AGREEMENTS

Director Ward reported he spoke with the Grant Officers at the George Foundation and Henderson-Wessendorf Foundation regarding using grant funds to pay for District administrative services performed by ABHR during the vacancy of the Executive Director position at a cost not to exceed the amount the District was paying the Executive Director to perform the services.

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

Minutes
Page

Financial report	2
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