

MINUTES  
WEST FORT BEND MANAGEMENT DISTRICT

May 16, 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 16th day of May, 2017, at the Del Webb Sweetgrass Amenity Center, 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 Erin Jorgenson and Lisa Rickert of FSG Information Systems LP ("FSG"); Wayside Horns committee member Dave Vrshek; Harry Masterson and Jonathan Schumann of Concourse Companies, LLC; Lynne Humphries, Whitney Ables, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and Ellen Hughes, Executive Director of the District.

Director Johnson called the meeting to order at 4:30 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the April 18, 2017, regular meeting. After review and discussion, Director Ward moved to approve the minutes of the April 18, 2017, regular meeting as submitted. Director Dupuis seconded the motion, which passed by unanimous vote. A copy of the approved minutes is filed appropriately in the District's records.

COMMENTS FROM THE PUBLIC

Mr. Masterson and Mr. Schumann introduced themselves to the Board.

FINANCIAL REPORT

Ms. Jorgenson reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. Ms. Hughes reported she anticipates the District will receive the 2017 grant matching funds from the George Foundation before the next meeting. Following review and discussion, Director Ward

moved to approve the financial report and pay the District's bills as submitted. Director Sulak seconded the motion and it carried unanimously.

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.

ANNUAL REPORT ON DISTRICT ACTIVITY

Ms. Hughes reviewed the 2016 Annual Report on District Activity (the "Report"). The Board discussed changes to the Report. Upon a motion made by Director Ward and seconded by Director Dupuis, the Board voted unanimously to approve the Report, as revised and subject to comments from the Board, and direct that the Report be posted to the District's website, presented to the Richmond Economic Development Corporation, filed appropriately, and retained in the District's official records.

EXECUTIVE DIRECTOR REPORT REGARDING ONGOING DISTRICT PROJECTS AND BOARD ACTION AS NEEDED

Ms. Hughes reported that the City of Rosenberg ("Rosenberg") will consider the reappointment of Directors Ward and Vogelsang at its May regular meeting and that the City of Richmond ("Richmond") will meet in special session before the end of May to consider Director Ward's reappointment to the Board. Ms. Humphries stated the term of Director Sulak expired June 1, 2015, and she requested that the Board readopt a Resolution Requesting Appointment of Director to Rosenberg requesting that Rosenberg reappoint Director Sulak as director of the Board with a term ending June 1, 2019. Following review and discussion, Director Vogelsang made a motion to adopt the Resolution Requesting Appointment of Director to Rosenberg and direct that the Resolution be submitted to Rosenberg, filed appropriately, and retained in the District's official records. Director Dupuis seconded the motion and it carried by unanimous vote.

WAYSIDE HORNS COMMITTEE

The Board reviewed an Interlocal Agreement between Fort Bend County (the "County"), Richmond and Rosenberg for evaluation and establishment of Quiet Zones at railroad crossings along the Union Pacific and BNSF Railway corridors in the County. Ms. Hughes reported on a meeting she attended on April 25, 2017, with Mr. Vrshek, and she reviewed an update on the District's Wayside Horns Project (the "Project") and preliminary assessment calculations prepared by Mr. Vrshek, copies of which are attached. The Board discussed whether to include the crossing at Crabb River Road in the Project. Following discussion, the Board concurred not to include the Crabb River Road crossing in the Project because it is not really in the District. Ms. Hughes stated

the crossings at Pitts Road and Harlem Road are not included in TranSystems Corporation's assessment study of several highway/rail grade crossings in the County. The Board requested Ms. Hughes request a proposal from TranSystems Corporation to study the Pitts Road and Harlem Road crossings. In response to an inquiry by Director Johnson, Mr. Vrshek discussed projected ongoing maintenance costs for the Project.

#### FM 359 BEAUTIFICATION

Ms. Hughes reported on a meeting she attended on May 1, 2017, with FM 359 committee member Chuck Bertrand and stated Mr. Bertrand is planning to contact three Municipal Utility Districts ("MUDs") along FM to discuss the MUDs funding their pro rata share of the proposed mowing project of the FM 359 right-of-way. The Board requested Ms. Hughes contact Mr. Bertrand and request that he also contact Shadow Grove Estates subdivision to fund its pro rata share of the mowing.

#### US 69 & 762 BEAUTIFICATION

Ms. Hughes reported she has a meeting scheduled on May 22, 2017, with Grady Mapes at Texas Department of Transportation to discuss the construction schedule of the US 69/FM 762 intersection.

#### PECAN HARVEST FESTIVAL

Ms. Hughes reported on meetings of the Executive Committee of the 2017 Pecan Harvest Festival and of the general volunteers of the Festival that she attended. She stated the District will be treasurer for the Festival. Ms. Hughes stated it was her understanding that the District would receive all net profits from the Festival. She was asked to determine if the District took all risk of loss also. Ms. Hughes also reported on the Richmond Art Walk Festival she attended.

#### COMMUNITY PROJECTS

Ms. Hughes discussed a potential District project to mow the overgrown frontage road at the US 59/State Highway 99 intersection.

#### DEFINED AREA DEVELOPMENT

There was no discussion on this agenda item.

#### COMMITTEE APPOINTMENTS

There was no discussion on this agenda item.

### DISTRICT WEBSITE MATTERS

Ms. Hughes discussed updates to the District's website. The Board requested Ms. Hughes contact Off Cinco to request assistance in the removal of an inactive District Facebook page and activation of the District's Facebook page.

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

Director Vogelsang reported on the upcoming Rosenberg Railroad Museum Garden Party on June 3, 2017.

Director Ward reported on the upcoming Fort Bend Regional Infrastructure Conference on June 22, 2017.

The Board concurred the District will hold its next regular meeting on Tuesday, June 20, 2017 at 4:30 p.m. at Fort Bend Toyota, a business within the District.

### ADJOURNMENT

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

(SEAL)



*Gene Ward*

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Secretary  
West Fort Bend Management District

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