

MINUTES  
WEST FORT BEND MANAGEMENT DISTRICT

January 23, 2018

The Board of Directors (the "Board") of West Fort Bend Management District (the "District") met in regular session, open to the public, on the 23rd day of January, 2018, at Vogelsang Heritage Hall, 1909 Avenue G, Rosenberg, 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 Director Sulak, thus constituting a quorum.

Also present at the meeting were Jose Abraham and Lori Bounds of the City of Richmond ("Richmond"); Megan Crutcher of Odyssey Engineering Group, LLC ("Odyssey"); Debbie Depinet and Lisa Rickert of FSG Information Systems LP ("FSG"); Diane Michaux of Municipal Accounts & Consulting, L.P.; Wayside Horns committee member Dave Vrshek; Kelsey White of Vistex Graphics; Sally Campbell of Babendure Wheat Creative; Dean King of River Pointe Church; Whitney Higgins of Allen Boone Humphries Robinson LLP ("ABHR"); and Ellen Hughes, Executive Director of the District.

Director Johnson called the meeting to order at 3:15 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the December 12, 2017, regular meeting. After review and discussion, Director Ward moved to approve the minutes of the December 12, 2017, regular meeting as submitted. Director Vogelsang 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

There were no comments from the public.

## FINANCIAL REPORT

Ms. Depinet reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. The Board requested Ms. Hughes send an invoice to Meritage Homes in the amount of \$20,000 to cover annexation costs. The Board directed Ms. Depinet to hold check nos. 1771 and 1781 until additional funds are received from Meritage Homes. Following review and discussion, Director Ward moved to approve the financial report and pay the District's bills as submitted. Director Vogelsang seconded the motion and it carried unanimously.

## ANNEXATION OF 72-ACRE TRACT

The Board concurred to table this item.

## DEFINED AREA NO. 1 DEVELOPMENT

The Board was briefed that should the 72-acre tract annexation receive approval by the City of Richmond at a later date, the Defined Area No. 1 development project could be brought back to the board for discussion.

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

Mr. Abraham presented a variance request to the District's sign Standards on behalf of River Pointe Church ("River Pointe"), a copy of which is filed in the District's official records. Mr. King and Ms. Campbell discussed certain hardships that existed at the creation site at the time of construction with respect to power lines and utility easements that created the need for an extended set back. Discussion ensued. Director Johnson inquired as to whether the proposed sign meets Richmond's Standards. The Board requested Ms. Hughes determine whether the proposed sign meets Richmond's Standards. Following review and discussion, Director Johnson moved to approve variance only if the proposed sign meets Richmond's standards. Director Vogelsang seconded the motion, which passed by unanimous vote.

## EXECUTIVE DIRECTOR REPORT

Ms. Hughes reviewed the 2017 Annual Report on District Activity (the "Report"). She asked Board members and consultants to submit any comments to her for final review. No Board action was taken.



Ms. Hughes reported the District's grant from George Foundation included a requirement that the District submit a final report by January 31, 2018. The Board concurred to authorize Ms. Hughes to submit the District's Final Report to the George Foundation.

#### FM 762 IMPROVEMENT AND ASSESSMENT PLAN

Ms. Hughes reported on a meeting she attended with City of Rosenberg ("Rosenberg") staff regarding Rosenberg interest in partnering with the District on the implementation of the Quiet Zone Project. She stated Rosenberg staff indicated discussions on partnering with the District on the Quiet Zone Project cannot occur until after TranSystems Corporation's Quiet Zone feasibility study of several highway/rail grade crossings in the Fort Bend County is finalized.

Ms. Hughes gave an update on the redesign of the landscape plans for I-69 & FM 762 intersection landscaping improvements.

#### HIGHWAY 90A IMPROVEMENT AND ASSESSMENT PLAN

There was no discussion on this agenda item.

#### ADVISORY BOARD AND COMMITTEE APPOINTMENTS

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.

#### ADJOURNMENT

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

(SEAL)



*Jane Ward*

Secretary

West Fort Bend Management District

LIST OF ATTACHMENTS

Minutes  
Page

Financial report .....2