

MINUTES  
WEST FORT BEND MANAGEMENT DISTRICT

May 15, 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 15th day of May, 2018, at Fort Bend Toyota, 20465 Southwest Freeway, 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 Director Sulak, thus constituting a quorum.

Also present at the meeting were Jose Abraham of the City of Richmond ("Richmond"); Lisa Rickert and Diane Michaux of Municipal Accounts & Consulting, L.P. ("MAC"); Wayside Horns committee member Dave Vrshek; Whitney Higgins 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 and noted a quorum was present.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

FINANCIAL REPORT

Ms. Rickert reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. Ms. Hughes reviewed a summary of expenses related to the proposed annexation of land into the District and discussed outstanding invoices for which Meritage Homes is still responsible to pay. Following review and discussion, Director Ward moved to (1) approve the financial report; and (2) authorize the Executive Director to present an invoice to Meritage Homes for the outstanding costs due to the District for the proposed annexation. Director Vogelsang seconded the motion and it carried unanimously.

REPORT ON DEVELOPMENT IN OR NEAR THE DISTRICT

There was no discussion on this item.



## EXECUTIVE DIRECTOR REPORT

The Board concurred to hold its next regular meeting at the Texas State Technical College in the District on June 19, 2017 at 3:00 p.m.

Ms. Hughes gave an update on mowing and proposed fertilization of the FM 359 corridor.

Ms. Hughes gave an update on spillover light affecting Del Webb Sweetgrass residents located adjacent to the Richmond HEB parking lot and stated that the Richmond Fire Chief and Planning Department are working with HEB to resolve the issue. Mr. Vrshek reported Del Webb Sweetgrass property owners with homes located adjacent to the HEB detention pond are concerned because the property surrounding the detention pond is not being maintained. Following discussion, Director Johnson said HEB owns the property surrounding the detention pond and maintenance of the property is HEB's responsibility.

Ms. Hughes reported a St. Johns United Methodist Church (the "Church") employee's vehicle and a fence/gate in the Church parking lot were damaged during the 2017 Pecan Festival and that the Church is seeking reimbursement for the damages. She noted a claim was made to the insurance company that provided insurance for the Festival and the claim was denied. Ms. Hughes reported on the 2018 Pecan Festival and stated she anticipates 2018 will be the last year that the District will be acting as treasurer for the Festival. Discussion ensued regarding funds from 2017 Pecan Festival profit in the approximate amount of \$3,900 that the District is holding, and the Board requested Ms. Hughes contact Richmond and determine whether the profit belongs to the District.

## FM 762 AND HIGHWAY 90A & FM 359 IMPROVEMENT AND ASSESSMENT PLAN

Ms. Hughes reviewed a financial analysis of a proposed assessment, based on an assumed annual assessment rate of \$0.10 per \$100 of property value, for the I-69 & FM 762 intersection and Highway 90A & FM 359 corridor improvements. Discussion ensued regarding the TranSystems Corporation's Quiet Zone feasibility study (the "Study") of several highway/rail grade crossings in Fort Bend County and Ms. Hughes stated a draft of the Study has been presented to Richmond and the City of Rosenberg ("Rosenberg") for comments. Discussion ensued regarding possible sources of revenue for the District. Following discussion, the Board requested Ms. Hughes and Director Ward meet with Rosenberg representatives regarding Rosenberg's support of the District. Director Ward stated he believes the District was originally created to develop Architectural and Landscaping Standards and Guideliness (the "Standards") and is satisfied with the District's accomplishment in developing the Standards, and Director Dupuis concurred. The Board concurred to authorize Ms. Hughes to contact commercial property owners located within the conceptual boundaries for a proposed



Highway 90A & FM 359 Service, Improvement, and Assessment Plan (the "Plan") to introduce the concept of the District adopting the Plan.

#### 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

Director Johnson reported on a meeting he attended with Ms. Hughes and the Mayor and City Manager of Richmond that took place in April, 2018, and stated the Richmond Commission is not in favor of the District creating a defined area.

Ms. Hughes reported on the presentation of the 2017 Annual Report on District Activity to the Richmond Economic Development Corporation.

#### MINUTES

The Board considered approving the minutes from the April 17, 2018, regular meeting. After review and discussion, Director Ward moved to approve the minutes of the April 17, 2018, 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.

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

(SEAL)



*Lorne Ward*

Secretary

West Fort Bend Management District

LIST OF ATTACHMENTS

Minutes  
Page

Financial report .....1