

MINUTES  
WEST FORT BEND MANAGEMENT DISTRICT

June 19, 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 19th day of June, 2018, at Texas State Technical College, 26706 Southwest Freeway, 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 Directors Dupuis and Sulak, thus constituting a quorum.

Also present at the meeting were Jessica Duet of the City of Richmond ("Richmond"); Lisa Rickert and Diane Michaux of Municipal Accounts & Consulting, L.P. ("MAC"); Wayside Horns committee member Dave Vrshek; Trey Villagran of Caldwell Companies; 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 at 3:37 p.m. and noted a quorum was present.

MINUTES

The Board considered approving the minutes from the May 15, 2018, regular meeting. After review and discussion, Director Ward moved to approve the minutes of the May 15, 2018, 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

Mr. Vrshek discussed maintenance of the Richmond HEB detention pond, and Ms. Duet said HEB owns the property surrounding the detention pond. Mr. Vrshek stated he will notify concerned Del Webb Sweetgrass property owners with homes located adjacent to the detention pond to contact HEB regarding maintenance of the property.

## FINANCIAL REPORT

Ms. Rickert reviewed a financial report, including the budget comparison and the bills presented for payment, a copy of which is attached. 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 that the funds be moved to a fund separate from the District's operating funds. The Board requested the bookkeeper present a draft budget for fiscal year end September 30, 2019, next month and remove Pecan Festival line items from the draft budget. Following review and discussion, Director Ward moved to approve the financial report and payment of the District's bills as submitted. Director Vogelsang 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

Ms. Hughes gave an update on spillover light affecting Del Webb Sweetgrass residents located adjacent to the Richmond HEB parking lot and stated HEB has resolved the spillover light issue.

## REPORT ON DEVELOPMENT IN OR NEAR THE DISTRICT

Ms. Duet gave an update on development in Richmond.

## EXECUTIVE DIRECTOR REPORT

The Board concurred to hold its next regular meeting at the William B. Travis Building in the District on July 17, 2018 at 3:00 p.m. The Board concurred not to hold a meeting during the month of August 2018.

Ms. Hughes reported the District received a request for a reference on former District Executive Director, Rachel Steele, from the City of Lancaster. Following discussion, Director Johnson made a motion to authorize the Executive Director to submit the letter of reference. Director Ward seconded the motion, which passed unanimously.

## AMENDMENT TO FM 359 ROW BEAUTIFICATION AGREEMENT

Ms. Hughes presented a proposed budget from Yellowstone Landscape, a copy of which is attached, to perform 22 mowings of the FM 359 corridor per year in the annual amount of \$7,426.47, beginning September 1, 2018. Ms. Hughes then reviewed a proposed Exhibit C to amend the FM 359 Right-of-Way Beautification Agreement between the District, Pecan Grove Municipal Utility District ("PG MUD"), Fort Bend County Municipal Utility District No. 140 ("MUD No. 140"), and Fort Bend County Municipal Utility District No. 145 ("MUD No. 145") to pro rata share the cost of 22

Municipal Utility District No. 145 ("MUD No. 145") to pro rata share the cost of 22 mowings per year (the "Cost Sharing Agreement"). She noted Exhibit B to the Cost Sharing Agreement will be replaced with Exhibit C. Following review and discussion, Director Ward moved to approve Exhibit C to the Cost Sharing Agreement with PG MUD and MUD Nos. 140 and 145 to pro rata share the cost of 22 mowings per year, beginning September 1, 2018, and direct that Exhibit C be filed appropriately and retained in the District's official records. Director Vogelsang seconded the motion, which passed by unanimous vote.

#### COMMUNITY PROJECTS, INCLUDING PECAN HARVEST FESTIVAL

Ms. Hughes gave an update on private property at St. John's United Methodist Church (the "Church") that was damaged during the 2017 Pecan Festival and stated that compensation for damages from 2017 Pecan Festival profits is not being requested at this time.

#### FM 762 PROPOSED IMPROVEMENT AND ASSESSMENT PLAN AND PROJECTS

Ms. Hughes discussed the Texas Department of Transportation ("TxDOT") I-69 & FM 762 Intersection Landscape Plan. She stated it is anticipated that TxDOT's two-year landscape maintenance period will begin during the first quarter of 2019 and that the District will not be responsible for maintenance of the intersection landscaping until 2021.

Ms. Hughes and Director Ward reported on a meeting they attended on May 18, 2018, with Rosenberg Mayor Benton, Councilmember Jacob Balderas, and Councilmember Elect Isaac Davila. Discussion ensued regarding the TranSystems Corporation's Quiet Zone feasibility study (the "Study") of several highway/rail grade crossings in Fort Bend County. Ms. Hughes stated the Study is scheduled for presentation to Rosenberg City Council in late July 2018, and that the Study indicates the agency controlling the crossings on FM 762 is the City of Rosenberg ("Rosenberg"). She noted it is anticipated that Richmond will implement train quieting solutions along the Highway 90A corridor as early as December 2018.

#### HIGHWAY 90A & FM 359 PROPOSED IMPROVEMENT AND ASSESSMENT PLAN AND PROJECTS

Ms. Hughes presented a list of the 20 highest value commercial property owners located within the conceptual boundaries of the proposed Highway 90A & FM 359 Service, Improvement, and Assessment Plan (the "Plan"). She then reviewed a draft presentation to be used to promote the Plan to property owners. Discussion ensued regarding revisions to the presentation. Following review and discussion, the Board concurred to authorize Ms. Hughes to present the Plan to the 20 highest value commercial property owners located within the conceptual boundaries of 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

There were no reports from directors or District consultants.

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

*Lane Ward*

Secretary

West Fort Bend Management District

(SEAL)



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