

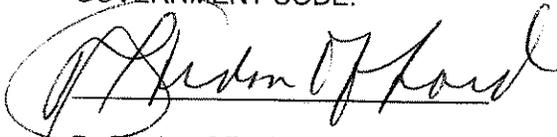
**MEETING NOTICE AND AGENDA**  
**City of Fulshear Development Corporation**  
**Organizational Meeting**

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION ORGANIZATIONAL MEETING TO BE HELD ON **TUESDAY, JANUARY 29, 2008 AT 7:00 PM.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to order (Mayor Roberts)
2. Invocation
3. Consideration and action on: Election of Officers
4. Consideration and action on: Functions of a development corporation (Knesek)
5. Consideration and action on: Corporate recordkeeping (Knesek)
6. Consideration and action on: Approval of Corporation's bylaws (Knesek)
7. Consideration and action on: Authorization to establish checking account (Knesek)
8. Consideration and action on: Selection of a regular meeting date and time
9. Adjournment

In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation was posted on January 25<sup>th</sup>, 2008, by 5:00 p.m. in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
D. Gordon Offord – City Secretary



## CITY OF FULSHEAR DEVELOPMENT CORPORATION

January 29, 2008

### Minutes of 4A Corporation

#### **1. Call Meeting to Order**

The meeting was called to order at 7:15p.m on January 29, 2008 by Mayor James W. Roberts and a quorum was present.

#### Members Present:

Bill Archer  
J. B. Collins, Jr.  
Rev. Jackie Gilmore Sr.  
Bob Morris

#### Member Absent

Bob Morris

#### Guests

Carl Utley  
Bill Knesek  
James W. Roberts

#### **2. Invocation**

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

#### **3.Consideration and action on: Election of Officers**

J. B. Collins nominated Bill Archer as President. It was seconded by Rev. Jackie Gilmore. The nomination was confirmed by a unanimous vote.

Rev. Jackie Gilmore nominated J.B. Collins as Vice President. It was seconded by Bill Archer. The nomination was confirmed by a unanimous vote.

J.B. Collins nominated Rev. Jackie Gilmore as Secretary. It was seconded by Bill Archer. The nomination was confirmed by a unanimous vote.

Bill Archer nominated Bob Morris as Treasurer. It was seconded J.B. Collins. The nomination was confirmed by a unanimous vote.

#### **4.Consideration and action on: Function of a development corporation (Knesek)**

The function of a development corporation was explained by Bill Knesek. No action was taken.

**5. Consideration and action on: Corporate recordkeeping (Knesek)**

Corporate recordkeeping was explained by Bill Knesek.

**6. Consideration and action on: Approval of Corporation's bylaws (Knesek)**

A motion was made by J. B. Collins to adopt the Corporation's bylaws as presented. It was seconded by Reverend Jackie Gilmore. It was adopted by a unanimous vote.

**7. Consideration and action on: Authorization to establish checking account (Knesek)**

A motion was made by Reverend Jackie Gilmore to set up checking account at Wallis State Bank. It was seconded by Bill Archer. The motion was carried by a unanimous vote.

**8. Consideration and action on: Selection of regular meeting date and time**

A motion was made by J. B. Collins to adopt the second (2<sup>nd</sup>) Monday of the month and meeting time of 6:30 p.m. as regular meeting date and time. It was seconded by Reverend Jackie Gilmore. The motion was carried by a unanimous vote. The next meeting will be February 11, 2008 at 6:30 p.m.

**9. Adjournment**

Meeting was adjourn.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION  
GROUP A  
P.O. BOX 279  
FULSHEAR, TEXAS 77441**

*My. not held  
no quorum  
available*

## MEETING NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, FEBRUARY 11, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order- Bill Archer, President
2. Invocation
3. Approval of Minutes  
January 29, 2008
4. Consider and take action: Contract with Bill Knesek
5. Consider and take action: Contract for services with the City of Fulshear
6. Consider and take action: Selecting New Members to the Board of Directors
7. Consider and take action to determine signatories on the bank account  
*comments by Board members.*
8. Adjournment

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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D. Gordon Offord- City Secretary



**CITY OF FULSHEAR DEVELOPMENT CORPORATION  
GROUP A  
P.O. BOX 279  
FULSHEAR, TEXAS 77441**

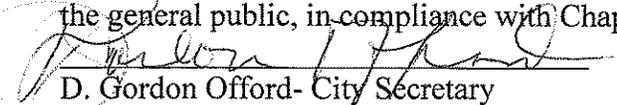
**MEETING NOTICE AND AGENDA**

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, MARCH 10, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order- Bill Archer, President
2. Invocation
3. Approval of Minutes  
January 29, 2008
4. Consider and take action: Contract with Bill Knesek
5. Consider and take action: Contract for services with the City of Fulshear
6. Consider and take action to appoint new officers to the 4A Board of Directors
7. Consider and take action to determine signatories on the bank account
8. Discussion and possible action for potential new projects
9. Comments by Board Members
10. Adjournment

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
D. Gordon Offord- City Secretary

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## CITY OF FULSHEAR DEVELOPMENT CORPORATION

March 10, 2008

### Minutes of 4A Corporation

#### 1. Call Meeting to Order

The meeting was called to order at 6:30p.m on March 10, 2008 by Bill Archer, President and a quorum was present.

#### Members Present:

Bill Archer-President  
J. B. Collins, Jr.-Vice President  
Rev. Jackie Gilmore Sr.-Secretary  
Denise Robbins-Treasurer  
Cheryl Stalinsky

#### Member Absent

None

#### Guests

Bill Knesek

#### 2. Invocation

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

#### 3. Approval of Minutes-January 29, 2008

No action was taken

#### 4. Consider and take action: Contract with Bill Knesek

A motion was made by Cheryl Stalinsky to approve contract with Bill Knesek. It was seconded by Denise Robbins. All members voted aye and motion was passed.

#### 5. Consider and take action: Contract for services with the City of Fulshear

A motion was made by J.B. Collins to contract for services with the City of Fulshear. It was seconded by Reverend Jackie Gilmore Sr. All members voted aye and motion was passed.

#### 6. Consider and take action to appoint new officers to the 4A Board of Directors

**City of Fulshear Development Corporation Minutes (Group 4A)**

**March 10, 2008**

**Page 2**

A motion was made by J.B. Collins to accept new members appointed by the Fulshear City Council (Denise Robbins and Cheryl Stalinsky). It was seconded by Reverend Jackie Gilmore Sr. All members voted aye and motion was passed.

**7. Consider and take action to determine signatories on the bank account**

A motion was made by Reverend Jackie Gilmore Sr. to approve all directors (Bill Archer, J.B. Collins, Jackie Gilmore Sr., Denise Robbins, and Cheryl Stalinsky) as signatories on the bank account (two signatures are required per check). It was seconded by Cheryl Stalinsky. All members voted aye and motion was passed.

**8. Discussion and possible action for potential new projects**

No action was taken.

**9. Comments by Board Members**

None

**10. Adjournment**

Meeting was adjourned at 8p.m.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION  
GROUP A  
P.O. BOX 279  
FULSHEAR, TEXAS 77441**

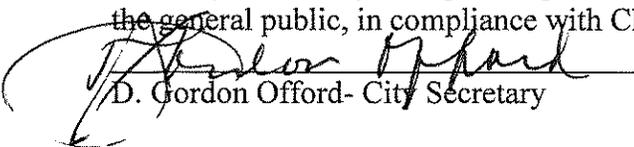
**MEETING NOTICE AND AGENDA**

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, APRIL 14, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order- Bill Archer, President
2. Invocation
3. Approval of Minutes  
January 29, 2008  
March 10, 2008
4. Consider and take action to approve City of Fulshear Development Corporation (Group4A) budget
5. Discussion and possible action for potential new projects
6. Consider and take action on setting the fiscal year for the 4A Corporation
7. Consider and take action to approve invoice for Economic Development Services
8. Treasurer's Report: Denise Robbins
9. Comments by Board Members
10. Adjournment

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
D. Gordon Offord- City Secretary



## CITY OF FULSHEAR DEVELOPMENT CORPORATION

April 14, 2008

### Minutes of 4A Corporation

#### **1. Call Meeting to Order**

The meeting was called to order at 6:43p.m on April 14, 2008 by Bill Archer, President and a quorum was present.

#### Members Present:

Bill Archer-President  
Rev. Jackie Gilmore Sr.-Secretary  
Denise Robbins-Treasurer  
Cheryl Stalinsky

#### Member Absent

J. B. Collins, Jr.-Vice President-

#### Guests

Bill Knesek

#### **2. Invocation**

A prayer was given by Reverend Jackie Gilmore, Pastor of the Zachery Baptist Church, Fulshear, Texas 77441.

#### **3. Approval of Minutes**

A motion was made by Cheryl Stalinsky to approve the minutes of January 29, 2008 and March 10, 2008. It was seconded by Denise Robbins. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

#### **4. Consider and take action to approve City of Fulshear Development Corporation (Group 4A) budget**

No action was taken on this item.

**City of Fulshear Development Corporation Minutes (Group 4A)**

**April 14, 2008**

**Page 2**

**5. DISCUSSION AND POSSIBLE ACTION FOR POTENTIAL NEW PROJECTS**

There was much discussion among the members. Several topics were considered such as Improving the infrastructure to attract new businesses, tax abatement, and land or building incentives to create jobs for the community. This subject will continue to be explored by the group. No action was taken.

**6. CONSIDER AND TAKE ACTION ON SETTING THE FISCAL YEAR FOR THE 4A CORPORATION**

A motion was made by Reverend Gilmore to set the fiscal year as January through December. It was seconded by Cheryl Stalinsky. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

**7. CONSIDER AND TAKE ACTION TO APPROVE INVOICE FOR ECONOMIC DEVELOPMENT SERVICES**

A motion was made by Cheryl Stalinsky to approve invoice for Economic Development Services. It was seconded by Denise Robbins. The motion was carried by the following vote:

Ayes: Gilmore, Robbins, and Stalinsky

Nays: None

**8. TREASURER'S REPORT: DENISE ROBBINS**

An account has been set up at Wallis State Bank for the 4A Corporation. All members have signed the signature card. The account is now ready to start receiving monies. No other actions to report.

**9. COMMENTS BY BOARD MEMBERS**

There were no comments by the Board Members.

**10. Adjournment**

Meeting was adjourned.



**CITY OF FULSHEAR DEVELOPMENT CORPORATION  
GROUP A  
P.O. BOX 279  
FULSHEAR, TEXAS 77441**

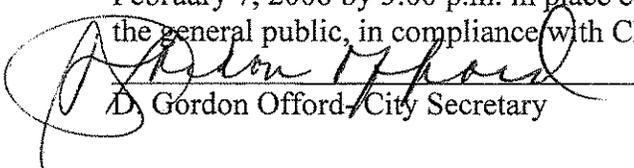
**MEETING NOTICE AND AGENDA**

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **WEDNESDAY, MAY 21, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order- Bill Archer, President
2. Invocation
3. Approval of Minutes  
April 14, 2008
4. Consider and take action to approve City of Fulshear Development Corporation (Group4A) budget
5. Discussion and possible action for potential new projects
6. Discussion and possibly take action on authorizing preliminary study (ies) for new project (s)
7. Consider and take action on setting the fiscal year for the 4A Corporation
8. Consider and possibly take action regarding bank account
9. Treasurer's Report: Denise Robbins
10. Comments by Board Members
11. Adjournment

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on February 7, 2008 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
D. Gordon Offord, City Secretary



## CITY OF FULSHEAR DEVELOPMENT CORPORATION

May 21, 2008

### Minutes of 4A Corporation

#### **1. Call Meeting to Order**

The meeting was called to order at 6:40p.m on May 21, 2008 by Bill Archer, President and a quorum was present.

#### Members Present:

Bill Archer-President

J. B. Collins, Vice-President

Rev. Jackie Gilmore Sr.-Secretary

Cheryl Stalinsky

#### Member Absent

Denise Robbins- Treasurer

#### Guests

Bill Knesek

#### **2. Invocation**

None was given.

#### **3. Approval of Minutes**

A motion was made by Cheryl Stalinsky to approve the minutes of April 14, 2008. It was seconded by J.B. Collins. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

#### **4. Consider and take action to approve City of Fulshear Development Corporation (Group 4A) budget**

A motion was made by J. B. Collins to approve the City of Fulshear Development Corporation (4A) budget for Fiscal Year 2008. It was seconded by J.B. Collins. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

**5. DISCUSSION AND POSSIBLE ACTION FOR POTENTIAL NEW PROJECTS**

A motion was made by Cheryl Stalinsky to move forward with consideration of extension of water and sewer east along FM 1093. It was seconded by Reverend Gilmore.

Bill Archer stated he owned property in this area and is abstaining from voting on this agenda item number 5.

The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

**6. DISCUSSION AND POSSIBLY TAKE ACTION ON AUTHORIZING PRELIMINARY STUDY (IES) FOR NEW PROJECT(S)**

A motion was made by J. B. Collins to authorize Southwest Economics to move forward with preliminary study for water and sewer east on FM 1093. It was seconded by Reverend Gilmore. The motion was carried by the following vote:

Ayes: Collins, Gilmore, and Stalinsky

Nays: None

**7. CONSIDER AND TAKE ACTION ON SETTING THE FISCAL YEAR FOR THE 4A CORPORATION**

No action was taken.

**8. CONSIDER AND POSSIBLY TAKE ACTION REGARDING BANK ACCOUNT**

No action was taken.

**9. TREASURER'S REPORT: DENISE ROBBINS**

No action was taken.

**10. COMMENTS BY BOARD MEMBERS**

There were no comments by the Board Members.

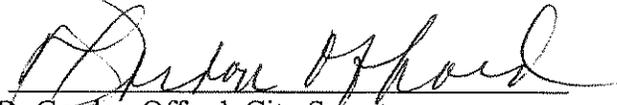
**10. Adjournment**

A motion was made by J. B. Collins to adjourn. It was seconded by Reverend Jackie Gilmore. The motion was carried by the following vote.

**City of Fulshear Development Corporation (4A) Minutes**  
**May 21, 2008**  
**Page 3**

Ayes: Collins, Gilmore, and Stalinsky  
Nays: None

Approved:   
Bill Archer, President

Attest:   
D. Gordon Offord, City Secretary



**CITY OF FULSHEAR DEVELOPMENT CORPORATION  
GROUP A- ANNUAL MEETING  
P.O. BOX 279  
FULSHEAR, TEXAS 77441**

**MEETING NOTICE AND AGENDA**

NOTICE IS HEREBY GIVEN OF A CITY OF FULSHEAR DEVELOPMENT CORPORATION MEETING TO BE HELD ON **MONDAY, JUNE 9, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, AT 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order- Bill Archer, President
2. Invocation
3. Approval of Minutes  
May 21, 2008
4. Discussion and Possible action for potential new projects
5. Discussion and possibly take action on authorizing preliminary study (ies) for new project (s)
6. Consider and possibly take action regarding bank account
7. Treasurer's Report: Denise Robbins
8. Consultant's Report: Bill Knesek
9. Consider and take action on the City of Fulshear Development Corporation (4A) budget for Fiscal Year 2007- 2008
10. Discussion and Possibly take action for the City of Fulshear Development Corporation (4A) budget for fiscal year 2008-2009
11. Consider and take action to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer for the purpose of certifying Agendas and Notices, and to make banking transfers between the Corporation's accounts as directed by and on behalf of the City of Fulshear Development Corporation Board of Directors
12. Consider and take action on election of officers
13. Consider and take action regarding TML (Texas Municipal League) Liability Coverage
14. Comments by Board Members
15. Adjournment

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on June 6, 2008 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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D. Gordon Offord- City Secretary



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## Meeting Minutes June 9, 2008 6:30PM

Present: Bill Archer, J.B. Collins, Jr., Denise Robbins, Cheryl Stalinsky

Absent: Rev. Jackie Gilmore

Visitors: Bill Knesek, Becky Daves; Don Dulin

1. Call to Order: President, Bill Archer, 6:40PM.
2. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of May 21, 2008.

Motion: J.B. Collins, Jr., 2<sup>nd</sup>: Cheryl Stalinsky ayes:3 nays: 0

3. Discussion of Potential New Projects.
  - a. David Leyendecker is working on a new estimate proposal to extend the City's water/sewer system down 1093 for business development.
  - b. Don Dulin, the City's website design consultant, discussed design strategies that stress community spirit and methods of encouraging new business; also, the possibility of a GIS interface was introduced.
4. Authorize preliminary study(ies) for new project(s). Item Tabled.
5. Consider and take action to select a banking institution. Item Tabled. The Board asked Becky Daves to perform an interest rate comparison among local banks and the MBIA Texas Investment Pool to be presented at next meeting, The Board asked for a copy of the City's Investment Policy.
6. Presentation and discussion of financial statements to date – Denise Robbins. Consider and take action to approve.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J.B. Collins, Jr. ayes: 3 nays:0

7. Consultant's Report: Bill Knesek.
8. Discussion of the City of Fulshear Development Corporation budget for Fiscal Year 2007 – 2008 with changes approved at the May 21, 2008 meeting. The budget is ready to be presented to City Council.
9. Consider and take action on the City of Fulshear Development Corporation budget for Fiscal Year 2008-2009.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0

10. Consider and take action to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer for the purpose of certifying Agendas and Notices, and to make banking transfers between the Corporation's accounts as directed by and on behalf of the City of Fulshear Development Corporation Board of Directors.

Motion: Denise Robbins, 2<sup>nd</sup>: .B. Collins, Jr. ayes: 3 nays: 0

11. Consider and take action to elect officers. Suggestion to keep officers in the same positions: President Bill Archer; Vice-President JB Collins, Jr.; Treasurer Denise Robbins; Secretary Jackie Gilmore.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J.B. Collins, Jr. ayes: 3 nays 0

12. Consider and take action to approve expense for TMP (Texas Municipal League) liability insurance coverage pending City Council approval of 2007-2008 budget.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: Denise Robbins ayes: 3 nays 0

13. Comments

A. Officers

B. Directors

Cheryl Stalinsky requested funds for Fulshear Friday Nights, July 4<sup>th</sup> Celebration.

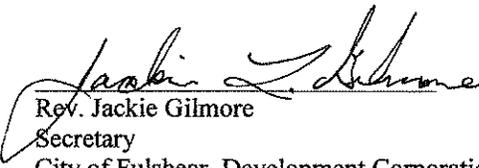
C. Consultant

14. Next regularly scheduled meeting July 14, 2008.

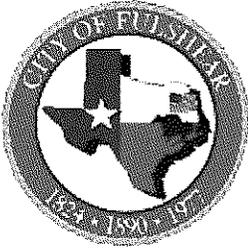
15. Adjournment: Approval to adjourn at 8:21PM

Motion: J.B. Collins, Jr., Cheryl Stalinsky ayes: 3 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation

  
Rev. Jackie Gilmore  
Secretary  
City of Fulshear Development Corporation

  
Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## REGULAR MEETING AGENDA

THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 11, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 9, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to approve Resolution CDC4A\_08-01 to adopt an Investment Policy for the Corporation.
8. Consider and take action to approve Resolution CDC4A\_08-02 to appoint an Investment Officer for the Corporation.
9. Consider and take action to invest the Corporation's funds.
10. Discussion, consider and take action on Corporate projects.
11. City Community Development Director's Report. Consider and take action on report items.
12. Consider and take action on to approve conference and travel expenses for Cheryl Stalinsky to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas.
13. Consultant's Report. Consider and take action on report items.

14. Comments

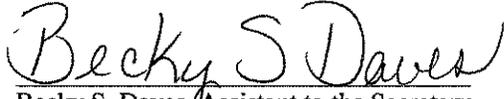
- A. Officers
- B. Directors

15. Next regularly scheduled meeting [September 8 or October 13 (Columbus Day)]

16. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the City of Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on August 8, 2008 at 9:00 AM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
Becky S. Daves, Assistant to the Secretary  
City of Fulshear Development Corporation



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes August 11, 2008 6:30PM**

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky, Rev. Jackie Gilmore

Absent: Denise Robbins

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:44PM
2. Invocation: Cheryl Stalinsky
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 9, 2008.

Motion: J.B. Collins, 2<sup>nd</sup>: Cheryl Stalinsky ayes: 2 nays: 0

5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J.B. Collins, Jr. ayes: 2 nays: 0

7. Consider and take action to approve Resolution CDC4A\_08-01 to adopt an Investment Policy for the Corporation.

Motion: J.B. Collins, 2<sup>nd</sup>: Cheryl Stalinsky ayes: 2 nays: 0

8. Consider and take action to approve Resolution CDC4A\_08-02 to appoint an Investment Policy for the Corporation.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J. B. Collins, Jr. ayes:2 nays:0

9. Consider and take action to invest the Corporation's funds in Certificates of Deposit as follows:  
3.85% \$10,000.00 21 month CSB  
2.88% \$15,000.00 6 month CSB  
3.10% \$15,000.00 1 year CSB  
And move balance of checking account from Wallis State Bank to Commercial State Bank checking and money market account combination.

Motion: Rev. Jackie Gilmore, 2<sup>nd</sup>: J.B. Collins, Jr. ayes: 3 nays:0

10. Discussion, consider and take action on Corporate projects.

Water/sewer system extension east 1093 - Bill Knesek discussed options for either an impact [fee] zone for connection to the water/sewer extension project or City Engineer has offered another option in lieu of impact fees that may be more efficient. Leyendecker has estimated \$715K.

CDC web page project.  
Maps of city – map primarily driven by business advertisements

11. Discussion, consider and take action on Community Development Director's report item(s). Cheryl – looking for funds for master plan designed towards park – 4A cannot participate in this project. Marketing – subsidize brochures
12. Consider and take action to approve conference and travel expenses for Cheryl Stalinsky to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas not to exceed \$700.00.

Motion: J. B. Collins, Jr. , 2<sup>nd</sup>: Rev. Jackie Gilmore ayes: 3 nays:0

13. Discussion, consider and take action on Consultant's Report item(s).  
Advised Board that Bill Knesek has completed Economic Development Sales Tax Training Seminar presented by the Texas Economic Development Council which satisfies training requirement for Economic Development Corporations.

14. Comments

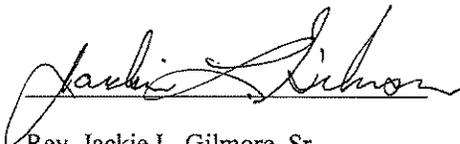
- a. Officers  
Bill Archer thanked everyone for being here, good job we're moving in the right direction; thanks to Becky for getting documents & finances in order.  
Rev. Gilmore asked about gateway signs.
- b. Directors  
Cheryl Stalinsky is interested in naming Fulshear the Capital of \_\_\_\_\_

15. Next regularly scheduled meeting October 14.

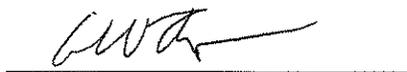
16. Adjournment: Approval to adjourn at 8:36

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 3 nays:0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation



Rev. Jackie L. Gilmore, Sr.  
Secretary  
City of Fulshear Development Corporation



Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

## REGULAR MEETING AGENDA

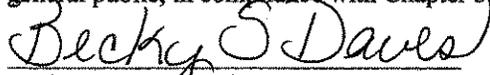
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, October 20, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 11, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
8. Discussion, consider and take action on Corporate projects.
9. City Community Development Director's Report. Consider and take action on report items.
10. Consultant's Report. Consider and take action on report items.
11. Comments
  - A. Officers
  - B. Directors
12. Next regularly scheduled meeting November 20, 2008.
13. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the City of Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 17, 2008 at 3:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Becky S. Daves, Assistant to the Secretary  
City of Fulshear Development Corporation



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes October 20, 2008 6:30PM**

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky, Denise Robbins,  
Rev. Jackie Gilmore (arrived 7:00PM)

Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:38PM
2. Invocation: Rev. Jackie Gilmore postponed
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 11, 2008.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date. Bill Knesek suggested the Income Statement format be revised.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). Request to list 50% of JoAnn Stefano's Texas Downtown Association annual conference registration on next agenda to reimburse Cheryl Stalinsky's personal expense. Bill Knesek presented invoice of \$938.22 for 3<sup>rd</sup> quarter services. Motion made to approve with addition of Bill Knesek's invoice to Payable Due Report.

Motion: Denise Robbins, 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 3 nays: 0

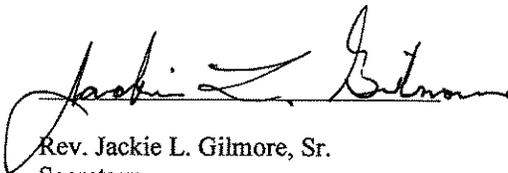
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City. Motion to approve retaining Becky Daves as Assistant to the Secretary and Treasurer independent of working at the City at a pay rate of \$100.00/month subject to acceptance of a contract.

Motion: Jackie Gilmore, 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 4 nays: 0

8. Discussion, consider and take action on Corporate projects. No action taken. Bill Knesek reported:
  - Spoke before City Council to brief members regarding extending water/sewer service east of Fulshear on FM 1093
  - City Council response was positive
  - Fulshear Development Corporation is not yet on board
  - Next step is to discuss what portion would be fair for partners to pay; possibly four parties involved in the project – City of Fulshear Development Corporation, Fulshear Development Corporation, the City and private landowners
  - Suggested he would meet with David Leyendecker early December to begin planning stage
  - Will prepare a contract between City of Fulshear Development Corporation and Becky Daves

9. Discussion, consider and take action on Community Development Director's report item(s). No action taken. Cheryl Stalinsky reported:
  - Two new pieces of land in the City have sold recently; the "Australians" purchased property north of the Post Office for three office buildings; and, 6.9 acres off Katy-Fulshear Road and FM 1093 for additional new business
  - Community Development is moving forward in marketing with new brochures
  - Fort Bend County Economic Development Council is putting Fulshear developments on their website
  - Fulshear Friday Night is scheduled for December 5, 2008
  - Website still needed to be updated
10. Discussion, consider and take action on Consultant's Report item(s). Combined with item 8.
11. Comments
  - A. Officers
    - JB Collins, Jr. expressed concern that the Corporation was investing funds properly.
    - Bill Archer congratulated Reverend Gilmore on the birth of another grandchild.
    - Mr. Archer also welcomed Becky Daves back.
  - B. Directors
12. Next regularly scheduled meeting December 8, 2008.
13. Adjournment: Approval to adjourn at 7:47PM
- 4 Motion: J.B. Collins, Jr., 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation

  
Rev. Jackie L. Gilmore, Sr.  
Secretary  
City of Fulshear Development Corporation

  
Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
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## REGULAR MEETING AGENDA

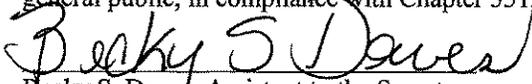
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, October 20, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 11, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
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9. City Community Development Director's Report. Consider and take action on report items.
10. Consultant's Report. Consider and take action on report items.
11. Comments
  - A. Officers
  - B. Directors
12. Next regularly scheduled meeting November 20, 2008.
13. Adjournment

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I, Becky S. Daves, Assistant to the City of Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 17, 2008 at 3:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

A handwritten signature in cursive script that reads "Becky S. Daves". The signature is written in black ink and is positioned above the printed name and title.

Becky S. Daves, Assistant to the Secretary  
City of Fulshear Development Corporation



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

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**Meeting Minutes October 20, 2008 6:30PM**

Present: Bill Archer, J.B. Collins, Jr., Cheryl Stalinsky, Denise Robbins,  
Rev. Jackie Gilmore (arrived 7:00PM)

Absent:

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Bill Archer, President at 6:38PM
2. Invocation: Rev. Jackie Gilmore postponed
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 11, 2008.

Motion: Cheryl Stalinsky, 2<sup>nd</sup>: J. B. Collins, Jr. ayes: 3 nays: 0

5. Presentation and discussion of financial statements to date. Bill Knesek suggested the Inc Stmt format be revised.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). Put ½ of JoAnn Stefano TDA registration on next agenda to reimburse Cheryl. Bill Knesek presented invoice for 3<sup>rd</sup> quarter services \$938.22. Motion made to approve both reports with addition of Bill Knesek's invoice.

Motion: Denise, 2<sup>nd</sup>: JB ayes: 3 nays: 0

7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City. Motion to approve retaining Becky as Asst to the Secretary & Treasurer independent of working at the City subject to acceptance of a contract salary rate of \$100.00/month.

Motion: Gilmore, 2<sup>nd</sup>: JB ayes: 4 nays: 0

8. Discussion, consider and take action on Corporate projects. Bill Knesek went to City Council brief members regarding extending water/sewer service east of Fulshear down 1093. City Council response was positive. Fulshear Development Corporation is not yet on board. The next step is to discuss what portion would be fair for partners to pay; possibly four parties involved in the project – City of Fulshear Development Corporation, Fulshear Development Corporation, the City and private landowners. Mr. Knesek suggested he would meet with David Leyendecker early December to begin planning stage. Mr. Knesek will also prepare a contract between City of Fulshear Development Corporation and Becky Daves.
9. Discussion, consider and take action on Community Development Director's report item(s). Cheryl Stalinsky reported that two new pieces of land sold; the "Australians" purchased property north of the Post Office for three office buildings; and, 6.9 acres off Katy Fulshear Road & 1093 for additional new business. Community Development is moving forward in marketing, check out new brochures, Fort Bend County Economic Development Council is putting Fulshear developments on their website. Fulshear

Friday Night is scheduled for December 5, 2008. Mrs. Stalinsky also report the website still needed to be updatedd.

10. Discussion, consider and take action on Consultant's Report item(s). Combined with item 8.

11. Comments

A. Officers

JB Collins, Jr. expressed concern that the Corporation was investing funds properly.

Bill Archer congratulated Reverend Gilmore on the birth of another grandchild. Mr. Archer also welcomed Becky Daves back.

B. Directors

12. Next regularly scheduled meeting December 8, 2008.

13. Adjournment: Approval to adjourn at 7:47PM

4 Motion: J.B. Collins, Jr., 2<sup>nd</sup>: Denise Robbins ayes: 4 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation

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Rev. Jackie L. Gilmore, Sr.  
Secretary  
City of Fulshear Development Corporation

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Bill Archer  
President  
City of Fulshear Development Corporation