



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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 FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **January 26, 2009 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.

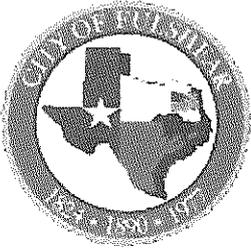
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 15, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on Consultant's Report.
7. Discussion regarding available certificate of deposit rates and the possibility of investing funds in addition to that which is already invested.
8. Consider and take action to re-invest the six month \$10,000.00 certificate of deposit that matured January 23, 2009.
9. Consider and take action to invest additional funds in certificates of deposit.
10. Consider and take action to authorize the Mike Murnane, Treasurer to authorize Commercial State Bank to automatically transfer funds from the money market to checking accounts to maintain a minimum balance of \$600.00 in the checking account (thus avoiding overdrafts).
11. Presentation of www.fulshearfdc.com by Don Dulin, website consultant for the City of Fulshear.
12. Discussion and possible action on gateway signs.
13. Discussion and possible action on evacuation routes.

14. Discussion and possible action on yellow building and paved areas.
15. Discussion and possible action to hire auditor for 2007-2008 annual audit.
16. Discussion, consider and take action on corporate projects.
17. Comments
 - A. Officers
 - B. Directors
18. Next regularly scheduled meeting Monday, February 16, 2009.
19. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on January 21, 2009 at 4:00PM, 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
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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Meeting Minutes JANUARY 26, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, James Johnson, James Roberts,
Wes Wauson (arrived 6:50)

Absent: Tim Ping

Visitors: Bill Knesek, Becky S. Daves, Don Dulin

1. Call to Order: Tommy Kuykendall, Jr. at 6:30PM.
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 15, 2008.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: James Roberts, 2nd: James Johnson ayes: 4 nays: 0
6. Consider and take action on Consultant's Report. No action necessary. Bill Knesek reported:
 - Water & sewer project to be spear headed by City. At this time, necessary funding if any is unknown;
 - Discussed review and redevelopment of City's Tax Abatement policy
 - Notified Administrative Assistant of annual report to Texas Comptroller's office due February 1, 2009 and to update Board member roster in Corporate notebook
 - Discussed grant program
7. Discussion regarding available certificate of deposit rates and possible investment of additional funds. Becky Daves contacted six financial institutions requesting CD rates for a one year term; two banks declined to participate. The remaining bids were: 2.48%, 2.82%, 3.03%, and 3.08% (APY). Board members agreed that keeping funds in Fulshear was important to promoting economic growth.
8. Consider and take action to re-invest the six month \$10,000.00 certificate of deposit matured January 23, 2009. Motion made to re-invest funds at Commercial State Bank at 3.03% APY for a one year term.

Motion: James Roberts, 2nd: Larry Beustring ayes: 5 nays: 0
9. Consider and take action to invest additional funds in certificates of deposit. Motion to table.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 5 nays: 0
10. Consider and take action authorizing Mike Murnane, Treasurer to authorize Commercial State Bank to automatically transfer funds from the money market to checking accounts to maintain a minimum balance of \$600.00 in the checking account.

Motion: Larry Beustring, 2nd: James Roberts ayes: 5 nays: 0

11. Presentation by website designer Don Dulin.
12. Discussion and possible action on gateway signs. Larry Beustring reported:
 - Continue to work with Trendmaker (contractors)
 - Cost estimates near \$70,000
 - Asked for Board to research other gateway signs
 - Determine if required to use Trendmaker contractors because Corporation must have bids for expenses over \$50,000
13. Discussion and possible action on evacuation routes. Larry Beustring reported:
 - There is no east/west evacuation route
 - Considered using Wallis Street as east/west evacuation route but the street is only 30' wide from Fifth Street to Front Street
 - Possibly use Harris Street because City has 90' easement from north end of Harris (at 5th Street) where Harris Street could be extended to connect with FM 359

Bill Knesek advised Corporation to wait on 1093 realignment project to get underway before starting any development on north side of Fulshear.
14. Discussion and possible action on yellow building and paved areas. No action taken.
Larry Beustring reported:
 - No report on survey from Metro yet though promised December 2008
 - Derek Einkauf (Environmental Engineer) reported all that is needed to proceed is a letter from Metro
 - Cheryl Stalinsky said the delay on the letter is due to personnel turnover at Metro

Tommy Kuykendall expressed concern about leaving paved area behind; Board agreed paving should also be removed and the area landscaped.

James Roberts notified Board that the building owner wants doors and windows removed prior to demolition and they are to be delivered along with brick to the owner's designation in Simonton. Roberts stated Winter Gordon and Jesse Montes had dump trucks that could be used to move the material.
15. Discussion and possible action to hire auditor for 2007-2008 annual audit. Becky Daves reported:
 - Three independent auditors had been contacted
 - Michael McCall (McCall Gibson, contacted by City Secretary Diana Offord) quoted \$2500.00 for an annual audit and report
 - Bert Matthews (referred by Larry Beustring) quoted \$1700.00 but later declined the job
 - Chris Breaux, (Null Larison, City of Katy auditors) said that regardless of the amount of business the Corporation did in the fiscal year the audit process would be the same as any other corporation and that \$2500.00 was a "great price"; Mr. Breaux offered to visit City Hall offices but has not kept an appointment

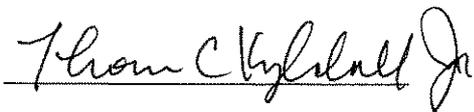
James Roberts reported the current City auditor has been working for the City for years and possibly it was time to get a new auditor; he stated he has four auditors waiting to do the City audit but was not prepared for further discussion.
16. Discussion, consider and take action on corporate projects. No action taken.
Tommy discussed supporting the "Bike for Mike" event - a bike tour of Fulshear area in honor of Michael McCann to be held May 2nd; and, Fulshear Friday Night July 3rd as potential use of corporate funds.
James Roberts stated the "Bike for Mike" event would be an annual event with revenue dedicated to the City.
Bill Knesek suggested looking into street lights on FM1093 coming in east to west by putting arms on existing poles on south side of road.
James Roberts would like to investigate increasing Katy-Fulshear Road to four lanes with a median because of the expansion of LCISD schools in the area.
17. Comments
 - A. Officers - none
 - B. Directors - none

18. Next regularly scheduled meeting February 16, 2009.

19. Adjournment: Approval to adjourn at 8:52 PM

Motion: Wes Wauson, 2nd: Mike Murnane ayes: 5 nays: 0

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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

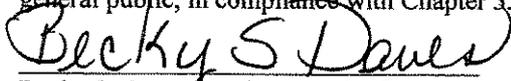
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **February 16, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF 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. Citizen's Comments - Citizens who desire to address the 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.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 26, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on Consultant's Report.
7. Discussion and possible action on gateway signs.
8. Discussion and possible action on yellow building and paved areas.
9. Review, discuss and possible action on FDC Investment Policy.
10. Discussion and possible action on grant program.
11. Discussion, consider and take action on corporate projects.
12. Comments
 - A. Officers
 - B. Directors
13. Next regularly scheduled meeting Monday, March 16, 2009 at 6:30 pm.

14. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, February 13, 2008 at or before 3:00 PM, 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
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Meeting Minutes February 16, 2009 6:30 PM

Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, James Roberts, Wes Wauson

Absent: Becky Daves, James Johnson Tim Ping

Visitors: Bill Knesek

1. Call to Order: Tommy Kuykendall, 6:30PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 26, 2009.

Motion: James Roberts, 2nd: Larry Beustring ayes: 5 nays: 0

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

Motion: James Roberts, 2nd: Mike Murnane ayes: 5 nays: 0

6. Consider and take action on Consultant's Report. Bill Knesek reported.
 - Tax Abatement Policy status
 - Sponsoring "Bike for Mike" charitable event
Discussion indicated Board in favor of sponsoring; Mr. Knesek will coordinate with Cheryl Stalinsky, City of Fulshear Director of Community Development, to form a subcommittee for sponsoring.
 - Website development is progressing toward a singular site incorporation with the City of Fulshear and the City of Fulshear Development Corporation

7. Discussion and possible action on gateway signs. No action taken.
Larry Beustring reported on progress of welcome signs.

8. Discussion and possible action on yellow building and paved areas.
James Roberts reported that Metro agreed to the removal of building and paved area.
 - FDC requests authorization letter from Metro
 - City of Fulshear will provide a copy of letter from Mr. Newton (lessee)
 - Metro is requesting letter from Corporation and DHK Development accepting responsibility for expense of demolition and removal of building and paved area
 - James Roberts will get documentation from Mr. Newton, and City of Fulshear Attorney, David Frishman; and will also secure bids for the project

9. Review, discuss and possible action on FDC Investment Policy. Motion to appoint Becky Daves as Investment Officer.

Motion: Mike Murnane, 2nd: Larry Beustring ayes: 5 nays: 0

10. Discussion and possible action on grant program. Motion to authorize Bill Knesek to draft a preliminary Grant Program.

Motion: James Johnson, 2nd: James Roberts ayes: 5 nays: 0

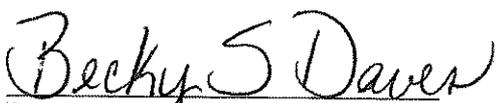
11. Discussion, consider and take action on corporate projects. No discussion. No action.

12. Comments. No Comments.

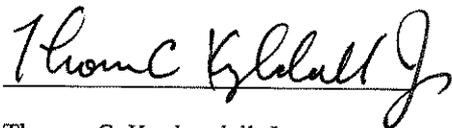
6. Next regularly scheduled meeting March 16, 2009 at 6:30 PM.

7. Adjournment: Approval to adjourn at 8:12PM.

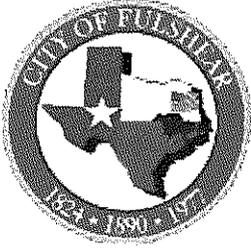
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 5 nays: 0



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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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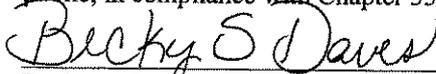
REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, March 16, 2009 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. Citizen's Comments - Citizens who desire to address the 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.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 16, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to approve proposal to City Council for City of Fulshear gateway sign(s).
7. Discussion of future agenda items.
8. Comments
 - A. Officers
 - B. Directors
9. Next regularly scheduled meeting April 20, 2009, 6:30PM.
10. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, March 13, 2009 at 9:00AM., 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
Fulshear Development Corporation



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Meeting Minutes March 16, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, James Johnson, James Roberts, Wes Wauson (6:35PM)

Absent: Mike Murnane, Tim Ping

Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall, 6:30PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 16, 2009. Motion to approve with change to attendees: James Johnson, absent; Wes Wauson, present.

Motion: Larry Beustring, 2nd: James Roberts ayes: 4 nays: 0

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

Motion: Wes Wauson, 2nd: James Johnson ayes: 5 nays: 0

6. Consider and take action to approve proposal to City Council for City of Fulshear gateway sign(s).
 - Larry Beustring reported progress and will speak at Council meeting Thursday, March 19, 2009.
 - Need (legal) contract for Long-term lease of property
 - Lease with City or FDC
 - Warranty from sign company

Motion made to approve design and plan with Sign Max with the condition the lease and warranty are covered.

Motion: Wes Wauson, 2nd: James Johnson ayes: 5 nays: 0

7. Discussion of future agenda items.
 - James Roberts requests property lease for sign on Lou Waters property (Rogers Rd & 359)
 - Wes suggested we use Trendmaker contract as guideline to prepare Waters contract
 - Meet with Lou Waters Saturday, March 27, 2009 to discuss location, etc.
 - Next meeting agenda items
8. Comments
 - A. Officers
 - B. Directors
 - James Roberts, between 4A & 4B Corporations gets same amount of sales tax income; City may come to EDCs to pay City obligations with sales tax revenue because City has to honor sales and property tax abatements/rebates with local developers

9. Next regularly scheduled meeting April 20, 2009.

10. Adjournment: Motion to adjourn at 7:27 PM.

Motion: James Roberts, 2nd: Wes Wauson ayes: 5 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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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 FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **April 20, 1009 AT 6:00 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. Presentation of website re-design by Don Dulin.
3. Citizen's Comments - Citizens who desire to address the 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 Fulshear Development Corporation Meeting of March 16, 2009.
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 appoint Wes Wauson as Corporate Secretary.
8. Consider and take action to approve website re-design plans to include Fulshear Development Corporation.
9. Consider and take action on demolition of yellow building and surrounding paved areas, at the southeast corner of FM 1093 and FM 359.
10. Consider and take action to develop a business grant program.
11. Discussion of progress of gateway sign(s) project. Consider and take action on gateway sign(s).
12. Consider and take action to approve payment of fifty percent of annual dues to Rose-Rich Chamber of Commerce.
13. Discussion of annual meeting and Directors' terms of office.
14. Discussion of future agenda items.

15. Comments

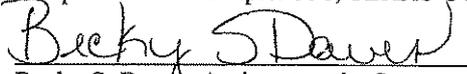
- A. Officers
- B. Directors

16. Next regularly scheduled meeting May 18, 2009.

17. Adjournment

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I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 17, 2009 at 6:00PM, 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
Fulshear Development Corporation



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Meeting Minutes April 20, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, James Johnson, Mike Murnane, James Roberts, Wes Wauson

Absent: Tim Ping

Visitors: Becky S. Daves

1. Call to Order: Larry Beustring, 6:00 PM
2. Presentation of website re-design project by Don Dulin.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 16, 2009.

Motion: James Roberts, 2nd: Mike Murnane ayes: 5 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: Mike Murnane, 2nd: Wes Wauson ayes: 5 nays: 0

7. Consider and take action to appoint Wes Wauson as Corporate Secretary. Mr. Wauson abstained from voting.

Motion: James Roberts, 2nd: Tommy Kuykendall ayes: 5 nays: 0

8. Consider and take action to approve website re-design plans to include Fulshear Development Corporation; and pay 50% of development costs and 50% of ongoing monthly maintenance fee.

Motion: Mike Murnane, 2nd: James Johnson ayes: 5 nays: 0

9. Consider and take action on demolition of yellow building and surrounding paved areas, at the southeast corner of FM 1093 and FM 359. No action.
10. Consider and take action to develop a business grant program. Tommy Kuykendall will ask Bill Knesek if we can "copy" his examples. No action at this time.
11. Discussion of progress of gateway sign(s) project.
 - City Attorney, David Frishman to write lease contract for L.A. Waters property on FM 359
 - Beustring asked Mayor Roberts to put item on agenda for City Council approval of sign lease agreement
 - Contact David Leyendecker to provide legal description of Waters property

12. Consider and take action to approve payment of fifty percent of annual dues to the Rose-Rich Chamber of Commerce.

Motion: Mike Murnane, 2nd: Wes Wauson ayes: 6 nays: 0

13. Discussion of annual meeting and Directors' terms of office.

- James Johnson, Tommy Kuykendall, James Roberts and Wes Wauson term expires June 1, 2009
- All members agreed to serve again

14. Discussion of future agenda items.

- Budget
- Regional park development participation
- Meeting expenses (contract) to City of Fulshear

15. Comments

A. Officers

- Provide light meal at meetings

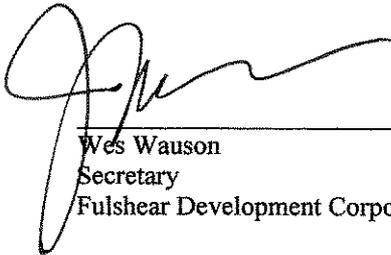
B. Directors

16. Next regularly scheduled meeting June 1, 2009.

17. Adjournment: Approval to adjourn at 7:45PM

Motion: Mike Murnane 2nd: Larry Beustring ayes: 5 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
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ANNUAL MEETING AGENDA

THE STATE OF TEXAS
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COUNTY OF FORT BEND

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3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to accept resignation of Director, Tim Ping.
7. Consider and take action to adopt of list of nominees to fill open Director position(s).
8. Election of officers.
9. Discussion regarding progress of gateway sign project.
10. Consider and take action to donate funds to Fulshear Friday Nights July 4th celebration.
11. Discussion of 2009-2010 budget.

12. Comments

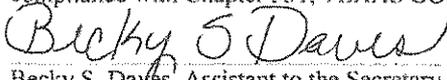
- A. Officers
- B. Directors

13. Next regularly scheduled meeting July 20, 2009.

14. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 29, 2009 by 3:00 PM.. 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
Fulshear Development Corporation



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 June 1, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, James Roberts

Absent:, James Johnson, Wes Wauson

Visitors: Becky S. Daves, Jerry Kennedy

1. Call to Order: Tommy Kuykendall, Jr. at 6:32PM.
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2009.
Motion: Mike Murnane, 2nd: James Roberts ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
Motion: James Roberts, 2nd: Larry Beustring ayes: 4 nays: 0
5. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0
6. Consider and take action to accept resignation of Director, Tim Ping. Reluctantly.
Motion: Mike Murnane, 2nd: James Roberts ayes: 4 nays: 0
7. Consider and take action to adopt a list of nominees to fill open Director position(s).
No action.
8. Election of officers. Tommy Kuykendall, President; Larry Beustring, Vice President; Mike Murnane, Treasurer; Wes Wauson, Secretary.
Motion: James Roberts, 2nd: Mike Murnane ayes: 4 nays: 0
9. Discussion regarding progress of gateway sign project. Moving forward on FM 359 sign; waiting for TxDot decision on tollway extension for the FM 1093 sign.
10. Consider and take action to donate funds to Fulshear Friday Nights July 4th celebration. Motion to approve \$2000.00 in tourism budget and request CC approval of additional \$5,000.00 at June 16, 2009.
Motion: Mike Murnane, 2nd: James Roberts ayes: 4 nays: 0
11. Discussion of 2009-2010 budget.
 - Prepare worksheet with description of payments and revenue income.
 - Park at Community Center needs additional property.
 - Advertising for Community Development department.
 - Clean up along 1093 metro easement.

12. Discussion of future agenda items.

- Provide investment report on certificates of deposit.
- Provide CD rate bids for next meeting.

13. Comments

A. Officers

B. Directors

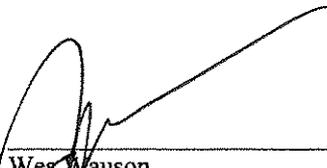
- James Roberts invited Board members to: Sign Ordinance Workshop June 16, 2009 at 6:30 before City Council meeting; Roberts wants to re-work the ordinance to be more business friendly.

14. Next regularly scheduled meeting July 20, 2009.

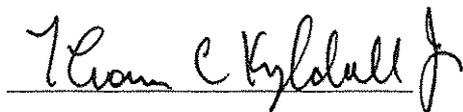
15. Adjournment: Approval to adjourn at 7:30 PM

Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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

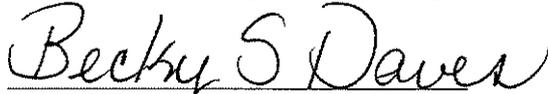
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **July 20, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE 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. Citizen's Comments - Citizens who desire to address the 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.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 1, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve payment to City Attorney, David Frishman, invoice for services performed in producing contract(s) for gateway signs.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation and discussion of current corporate investments and certificate of deposit available rates.
8. Consider and take action to reinvest \$10,000.00 certificate of deposit.
9. Consider and take action to engage Stephenson & Company to perform the fiscal 2008 corporate audit.
10. Discussion regarding a sign for the Irene Stern Park.
11. Consider and take action to purchase a sign for Irene Stern Park.
12. Discussion regarding 2009-2010 budget.
13. Consider and take action to adopt 2009-2010 budget.
14. Discussion, consider and take action on Corporate projects.

15. Executive Session
 - 551.071 For the purpose of considering the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee.
 1. Consider hiring and accepting resignations of professional and non-professional personnel.
16. Reconvene Regular Session
17. Consider and take action to hire Cheryl Stalinsky, independent of the City, as Community Development Director.
18. Comments
 - A. Officers
 - B. Directors
19. Next regularly scheduled meeting August 17, 2009.
20. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, July 17, 2009 no later than 5:00 PM., 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
Fulshear Development Corporation



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 July 20, 2009

Present: Tommy Kuykendall, Jr., Mike Murnane, James Roberts, Wes Wauson

Absent: Larry Beustring, James Johnson

Visitors: Becky S. Daves, Shannon Purcell, *The Fulshear Times*

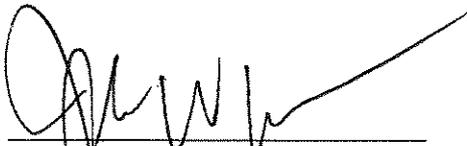
1. Call to Order: President, Tommy Kuykendall, Jr. 6:33PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 1, 2009.
Motion: Jamie Roberts, 2nd: Mike Murnane ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve reimbursement payment to the City for services performed in producing contract(s) for the gateway signs by City Attorney, David Frishman.
Motion: Mike Murnane, 2nd: Wes Wauson ayes: 4 nays: 0
6. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0
7. Presentation and discussion of current corporate investments and certificate of deposit available rates.
8. Consider and take action to reinvest \$10,000.00 certificate of deposit. Motion made to reinvest \$10,000.00 (currently held in a certificate of deposit at Tradition Bank) in a certificate of deposit at Wallis State Bank for an APY of 2.25%.
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0
9. Consider and take action to engage Stephenson & Company to perform the fiscal 2008 corporate audit.
Motion: James Roberts, 2nd: Mike Murnane ayes: 4 nays: 0
10. Discussion regarding sign for the Irene Stern Park.
11. Consider and take action to purchase a sign for the Irene Stern Park. Motion to table until sign renditions are available.
Motion: Wes Wauson, 2nd: James Roberts ayes: 4 nays: 0
12. Discussion regarding 2009-2010 fiscal year budget.
13. Consider and take action to adept 2009-2010 budget. Move to table.

Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0

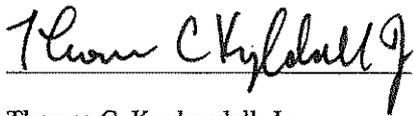
14. Discussion of future agenda items.
 - Budget
 - Renegotiate Independent Administration contract
 - Renegotiate contract with City
 - Irene Stern Park Sign
 - Contact David Leyendecker re: invoice for survey & metes and bounds for FM 359 gateway sign
15. Adjourn to Executive Session, 7:34 PM.
16. Reconvene from Executive Session, 8:07 PM.
17. Consider and take action to hire Cheryl Stalinsky, independent of the City, as Community Development Director. No action taken.
18. Comments
 - A. Officers
 - B. Directors
19. Next regularly scheduled meeting August 17, 2009.
20. Adjournment: Approval to adjourn at 8:10 PM

Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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

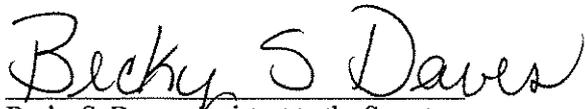
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **August 17, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE 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.

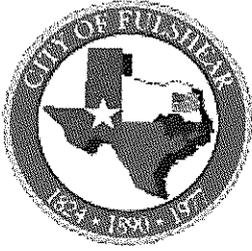
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 20, 2009.
4. Presentation and discussion of financial statements to date.
5. Discussion regarding disposition of certificate of deposit that matured July 25, 2009.
6. Presentation of annual Sales Tax Analysis report.
7. Consider and take action on Payables Due and Checks Paid Report(s).
8. Presentation by Don Dulin re: new website rollout.
9. Review and discussion of 2008 (January – September) fiscal audit report prepared by Stephenson & Co.
10. Consider and take action to approve the 2008 fiscal audit and annual report.
11. Discussion regarding a sign for the Irene Stern Park.
12. Consider and take action to purchase a sign for Irene Stern Park.
13. Discussion regarding City of Fulshear Administrative Agreement.
14. Consider and take action to adopt Administrative Agreement with City of Fulshear *as amended*.
15. Discussion regarding Support Services Agreement with Becky Daves *as amended*.

16. Consider and take action to adopt Support Services Agreement with Becky Daves *as amended*.
17. Discussion regarding 2009-2010 fiscal budget.
18. Consider and take action to adopt 2009-2010 budget.
19. Discussion of future agenda items.
20. Next regularly scheduled meeting September 21, 2009.
21. 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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, August 14, 2009, 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
Fulshear Development Corporation



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 17, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, James Johnson, Mike Murnane, James Roberts, Wes Wauson

Visitors: Becky S. Daves, Shannon Purcell, *The Fulshear Times*, Jack Wauson, *Boy Scout Troop 941 Fulshear United Methodist Church*

1. Call to Order: Tommy Kuykendall, 6:34 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 20, 2009.
Motion: James Roberts 2nd: Wes Wauson ayes: 5 nays: 0
4. Presentation and discussion of financial statements to date.
5. Discussion regarding disposition of certificate of deposit that matured July 25, 2009. Motion to ratify emergency action to be set on next meeting agenda.
6. Presentation of annual Sales Tax Analysis report.
7. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Mike Murnane 2nd: Wes Wauson ayes: 5 nays: 0
8. Presentation by Don Dulin re: new website rollout.
9. Review and discussion of 2008 (January – September) fiscal audit report prepared by Stephenson & Co.
10. Consider and take action to approve the 2008 fiscal audit and annual report including redline marks.
Motion: Larry Beustring, 2nd: Mike Murnane ayes: 5 nays: 0
11. Discussion regarding a sign for the Irene Stern Park presented by Larry Beustring.
12. Consider and take action to purchase a sign for Irene Stern Park at a cost not to exceed \$750.00.
Motion: Mike Murnane, 2nd: James Johnson ayes: 5 nays: 0
13. Discussion regarding City of Fulshear Administrative Agreement.

14. Consider and take action to adopt Administrative Agreement with City of Fulshear as modified: (Exhibit A)

- Modify paragraph 6 ARBITRATION, sentence one to read, *All disputes under this Agreement that cannot be resolved by the parties shall be submitted to arbitration before a single arbitrator under the rules and regulations of the American Arbitration Association.*
- Paragraph 3 COMPENSATION to state, *The FDC will pay the City of Fulshear an annual payment of one thousand dollars (\$1000.00) for the above named services.*
- Final version attached.

Motion: Murnane, 2nd: Johnson ayes: 5 nays: 0

15. Discussion regarding Support Services Agreement with Becky Daves.

16. Consider and take action to adopt Support Services Agreement with Becky Daves as modified: (Exhibit B)

- Add paragraphs (as in Administrative Agreement) for ARBITRATION, ENTIRE AGREEMENT, and APPLICABLE LAW;
- Paragraph B COMPENSATION to state,
 1. *In return for the herein noted services, FDC agrees to pay to Becky the sum of two hundred dollars (\$200.00) per month for an anticipated 8-9 hours per month.*
 2. *Becky will provide FDC with an invoice detailing services provided and hours worked. FDC will pay Becky twenty-five dollars per hour (\$25.00/hour) for time spent on special projects over nine (9) hours each month.*
 3. *Such payment shall be made upon provision of an invoice from Becky at least on a quarterly (three (3) month) basis.*
 4. *Becky shall likewise be reimbursed for any supplies or materials she may purchase with her own funds on behalf of FDC. Such individual purchases may not exceed one hundred dollars (\$100.00) per month without prior approval, and will only be reimbursed upon provision of a paid receipt.*
- Final version attached.

Motion: Wes Wauson, 2nd: Larry Beustring ayes: 5 nays: 0

17. Discussion regarding a 2009-2010 fiscal budget led by Tommy Kuykendall. Adjustments were made to the worksheet on a line-by-line basis for upcoming fiscal year projects.

18. Consider and take action to approve 2009-2010 fiscal budget as amended by adjustments made this meeting; see attached.

Motion: Mike Murnane, 2nd: James Roberts ayes: 5 nays: 0

19. Discussion of future agenda items.

- Action item to ratify change of venue for certificate of deposit that matured July 2009
- Action items to grant spending authority for designated officers within approved budget
- Invite Scott Stephenson to present/explain annual report
- Action item to ratify participation in Greater Ft. Bend Chamber Alliance event held at Fulshear Creek Crossing, September 17, 2009
- Action item to accept resignation of Rev. James Johnson from FDC Board

20. Next regularly scheduled meeting September 21, 2009, 6:30PM.

21. Adjournment: Approval to adjourn at 8:46 PM

Motion: Beustring, 2nd: Wauson ayes: 5 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

ADMINISTRATIVE AGREEMENT Fulshear Development Corporation and City of Fulshear

STATE OF TEXAS:

COUNTY OF FORT BEND:

This Administrative Agreement is entered into by and between the City of Fulshear and the Fulshear Development Corporation.

In the Agreement, the party who is granting the right to use the property and will provide administrative services will be referred to as "COF", and the party who is using the property and receiving the administrative services will be referred to as "FDC".

The parties agree as follows:

1. **USE OF CITY FACILITIES FOR MEETINGS.** The COF will provide the FDC the following:
 - A. Use of City Hall and the Irene Stern Community Center for the conduct of its corporate meetings and other business that may be required as part of the formal and legal activities of the corporation.
 - B. In the event of a conflict between the needed use of either of the above named facilities, the needs of the COF shall prevail over those of the FDC.
 - C. Allow the FDC to use City Hall's mailing address as its own mailing address.
 - D. Provide at City Hall a specific receptacle for the placement of FDC correspondence

2. **ADMINISTRATIVE SERVICES:** The COF will provide the FDC with the following administrative services:
 - A. Assistance with the preparation, posting, and materials for FDC meeting agendas
 - B. Use of copiers, faxes, internet, and phones for the conduct of FDC business
 - C. Receive and forward to appropriate parties, phone calls, faxes, and emails received by FDC
 - D. Such other services as the COF and FDC may, from time to time, mutually determine are within the scope and intent of this agreement

3. **COMPENSATION:** The FDC will pay the City of Fulshear an annual payment of one thousand dollars (\$1000.00) for the above named services. Such annual payment shall be for the period of October 1st thru September 30th of each year.
 - A. The annual payment by the FDC shall be made by October 30th of each year, and shall be for the above stated period of time. The initial payment shall represent a prorated amount for that time remaining from the effective date of this agreement to following September 30th.
 - B. In the event this agreement is terminated under the terms of this agreement, then the FDC shall receive a prorated refund from the COF for that period during which the FDC will no longer be receiving the services as contained in this agreement.
4. **TERM:** This agreement shall remain in force until it is terminated by either party under the provisions contained elsewhere in this agreement.
5. **TERMINATION:** This Agreement may be terminated by either party by providing 30 days written notice to the other party.
6. **ARBITRATION:** All disputes under this Agreement that cannot be resolved by the parties shall be submitted to arbitration before a single arbitrator under the rules and regulations of the American Arbitration Association. Either party may invoke this paragraph after providing 30 days written notice to the other party. All costs of arbitration shall be divided equally between the parties. Any award may be enforced by a court of law.
7. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.
8. **AMENDMENT:** This Agreement may be modified or amended, if the amendment is made in writing and is signed by both parties.
9. **APPLICABLE LAW:** This Agreement shall be governed by the laws of the State of Texas.
10. **ASSIGNMENT:** No assignment of this agreement shall be made either by the COF or the FDC, this being an exclusive agreement.
11. **EFFECTIVE DATE:** The effective date of this agreement shall be October 1, 2009.

EXECUTED IN DUPLICATE ORIGINALS at Fort Bend County, Texas on the day and year noted below:

CITY OF FULSHEAR

By: _____
James W. Roberts, Mayor
City of Fulshear

Date: _____

Attest:

D. Gordon Offord, Secretary
City of Fulshear

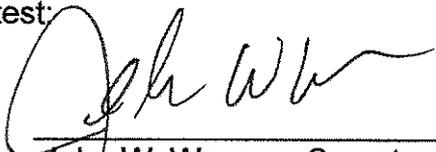
Date: _____

FULSHEAR DEVELOPMENT CORPORATION

By: _____
Thomas C. Kuykendall, Jr., President
Fulshear Development Corporation

Date: _____

Attest:



John W. Wauson, Secretary
Fulshear Development Corporation

Date: 10/19/09



FULSHEAR DEVELOPMENT CORPORATION

SUPPORT SERVICES AGREEMENT Fulshear Development Corporation and Becky Daves

STATE OF TEXAS:

COUNTY OF FORT BEND:

THIS AGREEMENT is entered into by and between the Fulshear Development Corporation whose mailing address is PO Box 279, Fulshear, TX 77441, hereinafter called "FDC", and Becky Daves whose mailing address is 4525 Penn Lane, Richmond, TX 77406, hereinafter called "Becky".

IN CONSIDERATION of the mutual obligations of the parties hereto it is agreed:

1. **ENGAGEMENT:** Becky hereby agrees to provide the following service: to serve as Assistant to the FDC Treasurer, and FDC Secretary, and perform those related duties as may from time to time be assigned to her by the Board of Directors of FDC.
2. **COMPENSATION:**
 - A. In return for the herein noted services, FDC agrees to pay to Becky the sum of two hundred dollars (\$200.00) per month for hours worked, not to exceed nine (9) hours.
 - B. FDC will pay Becky twenty-five dollars per hour (\$25.00/hour) for time spent over nine (9) hours each month. Becky will provide FDC with an invoice detailing services provided and hours worked when hours exceed nine (9) hours each month.
 - C. Such payment shall be made upon provision of an invoice from Becky at least on a quarterly (three (3) month) basis.
 - D. Becky shall likewise be compensated for any supplies or materials she may purchase with her own funds on behalf of FDC. Such individual purchases may not exceed one hundred dollars (\$100.00) per three month period, and will only be reimbursed upon provision of a paid receipt.
3. **TERMS AND CONDITIONS:**
 - A. The term of this agreement shall be for one (1) year from the effective date of this agreement.
 - B. This agreement is subject to termination by either party upon thirty (30) days written notice.
 - C. Upon expiration of this agreement, this agreement shall remain in effect on a month-to-month basis until such time as it is terminated by either party hereto, or is renewed.

4. **ARBITRATION:** All disputes under this Agreement that cannot be resolved by the parties shall be submitted to arbitration before a single arbitrator under the rules and regulations of the American Arbitration Association. Either party may invoke this paragraph after providing 30 days written notice to the other party. All costs of arbitration shall be divided equally between the parties. Any award may be enforced by a court of law.
5. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.
6. **AMENDMENT:** This agreement may be amended by agreement of both parties hereto.
7. **APPLICABLE LAW:** This Agreement shall be governed by the laws of the State of Texas.
8. **ASSIGNMENT:** No assignment of this agreement shall be made by either FDC or Becky, this being an exclusive relationship.
9. **EFFECTIVE DATE:** The effective date of this agreement shall be September 1, 2009.

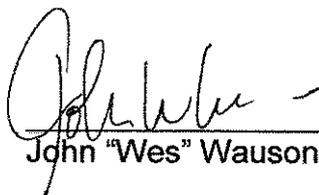
EXECUTED IN DUPLICATE ORIGINALS in Fort Bend County, Texas.

FULSHEAR DEVELOPMENT CORPORATION

Thomas C. Kuykendall, Jr., President

Date

Attest:



John "Wes" Wauson, Secretary

10/19/09
Date

Becky Daves

Date



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR

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 FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 19, 2009 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.

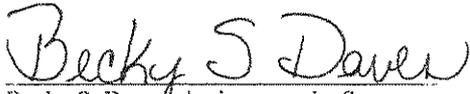
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 17, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation by Scott Stephenson on 2008 Annual Report and audit.
7. Consider and take action to enter into engagement letter with PS Stephenson & Co., P.C. to conduct the 2008-2009 audit and prepare the annual report for the same.
8. Consider and take action to ratify emergency action regarding disposition of certificate of deposit that matured July 25, 2009.
9. Consider and take action to ratify participation in the Central Fort Bend Chamber Alliance event held at Fulshear Creek Crossing, September 17, 2009.
10. Discussion regarding a ribbon cutting event at the completion of Irene Stern Park improvements.
11. Consider and take action to approve sponsoring the Irene Stern Park Ribbon Cutting Ceremony with a budget not to exceed the specified amount.
12. Consider and take action to accept the resignation of Rev. James Johnson from the Board of Directors.
13. Discussion of future agenda items.

14. Next regularly scheduled meeting November 17, 2009.

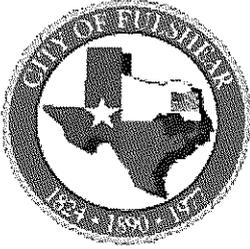
15. Adjournment

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 Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, October 16, 2009 at 11:00 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
Fulshear Development Corporation



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 19, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, James Roberts (6:53 leaves), Mike Murnane, Wes Wauson

Absent:

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President, 6:30pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 17, 2009.
Motion: Murnane, 2nd: James Roberts ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s). Board motion to accept with the amendment of reimbursing the City for the full invoice amount for catering the CFBCA event (from \$1500.00 to \$2632.64).
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0
6. Presentation by Scott Stephenson on 2008 Annual Report and audit. No action. Auditor not present.
7. Consider and take action to enter into engagement letter with PS Stephenson & Co., P.C. to conduct 2008-2009 audit and prepare the annual report for the same. Table. The Board asked Becky Daves to contact Belt Harris & Associates and request an engagement letter.
8. Consider and take action to ratify emergency action regarding disposition of certificate of deposit that matured July 25, 2009. Move from Tradition to Commercial State Bank because Wallis State Bank could not honor interest rate.
Motion: Wes Wauson, 2nd: Larry Beustring ayes: 4 nays: 0
9. Consider and take action to ratify participation in the Central Fort Bend Chamber Alliance event held at Fulshear Creek Crossing, September 17, 2009.
Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 0
10. Discussion regarding a ribbon cutting event at the completion of Irene Stern Park improvements. November 7, 2009 11:00AM.
11. Consider and take action to approve sponsoring the Irene Stern Park Ribbon Cutting Ceremony with a budget not to exceed \$1500.00
Motion: Mike Murnane, 2nd: Wes Wauson ayes: 4 nays: 0

12. Consider and take action to accept the resignation of Rev. James Johnson from the Board of Directors.

Motion: Larry Beustring, 2nd: Wes Wauson ayes: 4 nays: 0

13. Discussion of future agenda items.

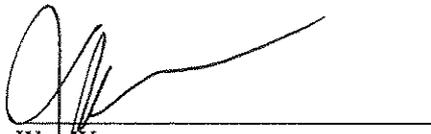
- Submit names for new Board members (exec session)

14. Next regularly scheduled meeting November 16, 2009.

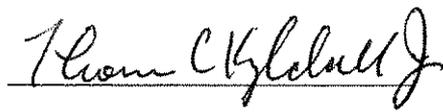
15. Adjournment: Approval to adjourn at 7:15PM

Motion: Mike Murnane, 2nd: Wes Wauson ayes: 4 nays: 0

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR
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 FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **December 14, 2009 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. Citizen's Comments - Citizens who desire to address the 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.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 19, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation by auditor candidate, Robert Belt, Belt Harris and Associates.
7. Consider and take action to engage accounting firm to perform the fiscal year ending September 30, 2009 audit and annual report preparation.
8. Discussion regarding engagement of consultant to review city development ordinances.
9. Consider and take action to engage consultant to review city development ordinances.
10. Discussion regarding resolution to support keeping BAE Systems military contract in Sealy, Texas.
11. Consider and take action to adopt resolution to support keeping BAE Systems military contract in Sealy, Texas.
12. Discussion regarding possible members to be presented to City Council for appointment to the Board.
13. Consider and take action to accept on list of possible members to be presented to City Council for appointment to the Board.

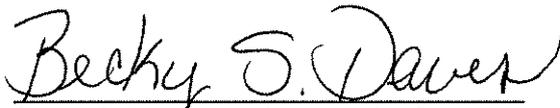
14. Discussion of future agenda items.

15. Next regularly scheduled meeting January 18, 2009.

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 Secretary at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, December 11, 2009 before 6:30PM, 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 a horizontal line.

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



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 December 14, 2009

Present: Tommy Kuykendall, Jr., Larry Beustring, James Roberts, Mike Murnane, Wes Wauson

Absent:

Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall at 6:34PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 19, 2009.

Motion: James Roberts, 2nd: Wes Wauson ayes: 5 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: Mike Murnane, 2nd: Larry Beustring ayes: 5 nays: 0
6. Presentation by auditor candidate Robert Belt, Belt, Harris and Associates.
7. Consider and take action to engage Belt, Harris and Associates to perform the fiscal year ending September 30, 2009 financial audit and annual report preparation.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 5 nays: 0
8. Discussion regarding engagement of consultant to review city development ordinances.
9. Consider and take action to engage Anjali Naini as consultant to review city development ordinances for a maximum of 40 hours at \$20.00/ hour as a Community Development expense.

Motion: James Roberts 2nd: Larry Beustring ayes: 5 nays: 0
10. Discussion regarding resolution to support keeping BAE Systems military contract in Sealy, Texas.
11. Consider and take action to adopt resolution to support keeping BAE Systems military contract in Sealy, Texas.

Motion: Mike Murnane, 2nd: Wes Wauson ayes: 5 nays: 0
12. Discussion regarding possible members to be presented to City Council for appointment to the Board.
13. Consider and take action to adopt a list of possible members to be presented to City Council for appointment to the Board. Table to next meeting.

14. Discussion of future agenda items.
- Re-invest \$10K CD # 45795 due 1/28/2010
 - New members
 - Schedule EDC training

15. Next regularly scheduled meeting January 19, 2010.

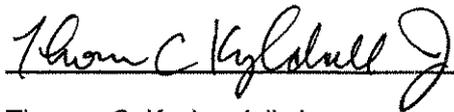
16. Adjournment: Approval to adjourn at 7:40PM

Motion: Mike Murnane, 2nd: Larry Beustring ayes: 5 nays: 0

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



John Wesley Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation