



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

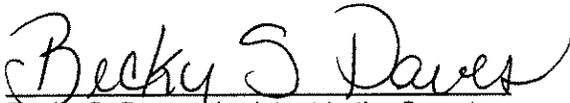
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBRUARY 1, 2010 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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.

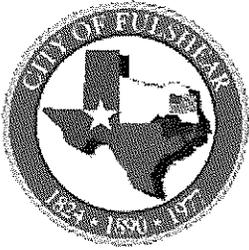
1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) 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 November 9, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation of financial institution's response to CD rate requests.
8. Consider and take action to re-invest the \$25,000.00 balance of certificate of deposit #9945799 maturing February 4, 2010.
9. Consider and take action to re-invest the \$25,000.00 balance of certificate of deposit #9945800 maturing February 4, 2010.
10. Consider and take action to re-invest the \$15,000.00 balance of certificate of deposit #9945803 maturing February 4, 2010.
11. Discussion regarding selection of CPA/Auditing Firm.
12. Consider and take action to engage a CPA firm for the 2008-09 Fiscal Audit and Annual Report preparation for an amount not to exceed \$2500.00.

13. Discussion regarding selection of Economic Development consultant.
14. Consider and take action to engage an Economic Development Consultant.
15. Report by J. B. Collins, Jr. on the progress of the water/sewer extension project east of FM 359 along FM 1093.
- 16.
17. Discussion of water/sewer extension project east of FM 359 along FM 1093.
18. Discussion of future agenda items.
19. Next regularly scheduled meeting April 5, 2010
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 January 28, 2010 at 5:00PM, 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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DEVELOPMENT CORPORATION
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Meeting Minutes February 1, 2010 7:00PM

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

Absent: Denise Robbins, Cheryl Stalinsky

Visitors: Becky Daves, Assistant to Secretary & Treasurer
Tom Johnson & Bill Knesek, Southwestern Economics, LLC
Robert Belt & Brian Davis, Belt, Harris & Associates, LP

1. Call to Order: Bill Archer, President at 7:01PM
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of November 9, 2009.

Motion: Rev. Jackie Gilmore 2nd: J. B. Collins, Jr. ayes: 3 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). Hold Dulin website maintenance; remove Archer meal reimbursement until receipt is presented.

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0
7. Presentation of financial institution's response to CD rate request.
8. Consider and take action to re-invest the balance of certificates of deposit maturing February 4, 2010 at Commercial State Bank for one year at a rate of 1.35%. (CD #9945799 for \$23,182.62; #9945800 for \$23,182.62; and #9945603 for \$15,677.10)

Motion: J. B. Collins, Jr., 2nd: Rev. Jackie Gilmore ayes: 3 nays: 0
9. Discussion regarding selection of CPA/Auditing Firm. Bill Kensek discussed corporation by-law requirements. Robert Belt explained difference between independent audit and audit in conjunction with the City.
10. Consider and take action to engage Belt, Harris & Associates for the 2008-09 audit prepared in conjunction with the City without separate financial statements.

Motion: Rev. Jackie Gilmore, 2nd: J. B. Collins, Jr. ayes: 3 nays: 0
11. Discussion regarding selection of Economic Development consultant. Bill Knesek presented a contract for consulting services provided by Southwestern Economics, LLC.

12. Consider and take action to engage Southwestern Economics, LLC as Economic Development Consultant firm, authorizing an additional twenty hours of consulting the first quarter for new project orientation. Contract attached.

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

13. Report by J. B. Collins, Jr. on the progress of the water/sewer extension project east of FM 359 along FM 1093. Project to be funded by commercial and LCISD along FM 1093. City is waiting for TX-DOT to decide about re-routing 1093 to determine which side of highway (north/south) to put the new line.

14. Discussion of water/sewer extension project east of FM 359 along FM 1093.

15. Discussion of future agenda items.

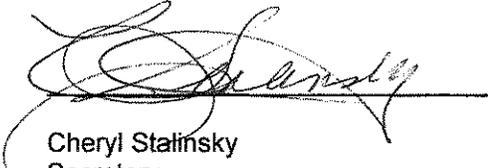
- New developments – assisted living home, Oakbend Clinic (next to PO), St. Patrick's Day street party March 17th, Chamber Alliance breakfast at Cross Creek Ranch, February 4th town hall meeting at Community Center presented by Planning Commission and City Council; Goodman Associates, Lynn Spencer to send to Washington DC as lobbyist to Culbertson to get federal funds for 1093 project
- Bill Knesek asked for a regular agenda item for consultants report.

16. Next regularly scheduled meeting April 5, 2010.

17. Adjournment: Approval to adjourn at 8:35.

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

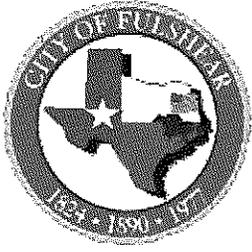
Prepared by: Becky S. Daves
Assistant to the Secretary
City of Fulshear Development Corporation



Cheryl Stalinsky
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of 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 CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **THURSDAY APRIL 22, 2010 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.

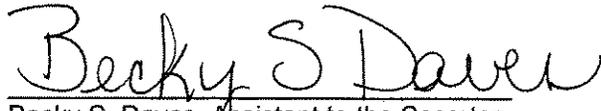
1. Call to Order
2. Invocation
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) 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 February 1, 2010.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Discussion regarding interest rates available for certificates of deposit.
8. Consider and take action to reinvest certificate of deposit #9945765 maturing May 13, 2010; current balance is \$10585.32 excluding final interest earned.
9. City Community Development Director's Report – Cheryl Stalinsky.
10. Consider and take action on legal 4A development corporation projects.
11. Consultant's Report – Bill Knesek.
12. Consider and take action on Consultant's Report.
13. Discussion of future agenda items.

14. Next regularly scheduled meeting July 22, 2010.

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 April 19, 2010, 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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DEVELOPMENT CORPORATION
CITY OF FULSHEAR**

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Fulshear, Texas 77441

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Meeting Minutes April 22, 2010

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

Absent: Rev. Jackie Gilmore, Denise Robbins

Visitors: Becky S. Daves; Bill Knesek & Tom Johnson (arrive 6:55 PM)

1. Call to Order: Bill Archer, President at 6:15 PM
2. Invocation: Cheryl Stalinsky
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 1, 2010.

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

7. Discussion regarding interest rates available for certificates of deposit. Rates are very low; highest rate bid April 19, 2010 was 1/35% but not guaranteed for May 13, 2010. Director Stalinsky pointed out that all City and EDC funds were held at Commercial State Bank and suggested transferring part of the corporation funds to the other Fulshear bank, Wallis State Bank. All members concurred that doing business with both banks was desirable as long as the funds were earning the best interest rate available. Director Stalinsky will talk with Wallis State Bank officials and request a money market rate of 1.0% (same as currently earned at Commercial State Bank). A special meeting may have to be called in order to move funds to Wallis State Bank depending on the bank's rate offer.
8. Consider and take action to reinvest certificate of certificate of deposit #9945765 maturing May 13, 2010. Motion to move balance of certificate to Commercial State Bank money market account upon maturation May 13, 2010.

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

9. City Community Development Director's Report – Cheryl Stalinsky.
 - Travelled to Washington DC w/Lynn Spencer; met with John Culberson & Ron Paul who promised to carry our request for the water/sewer extension before the House Appropriations Committee in the fall for \$755,000 for water/sewer extension and \$1.2 million to move and enlarge the capacity of the sewer treatment plant on FM 1093 to another location

- Working with HGAC to receive grant funds for a recycling substation; three acre property on north FM 359 available for possible site; once setup City will need to man substation, contract for hauling
- Community Spirit Award breakfast May 4, 2010
- OakBend Medical Center is negotiatomg with DHK to open its Fulshear facility in the Town Center complex by fall 2010
- Fulshear Resource Guide for 2011; want to distribute 45-50K copies requiring \$1500.00
- FFN July honor Scouts; need funds
- Director is incurring personal business expense not being reimbursed by the City

10. Consider and take action on legal 4A development corporation projects. No action.

11. Presentation of Economic Development Consultant's report.

- Tom Johnson – nature 4A is to create jobs; but Fulshear not industrial town
- Water/sewer project status; Bill A brought EDC consultants up-to-date; CDC "stands ready"
- Access road on So side of RR easement
- Website
- Image of Fulshear – protect "urban country" – "cosmopolitan"
- Land is too expensive but does not allow for people who SUPPORT the City to LIVE in the City; i.e., teachers, city employees, fire fighters; i.e., need affordable housing
- Will seek to get laws changed to get an exception for 4A cities below a certain population to participate in more projects – current laws are too restrictive

12. Discussion of future agenda items.

- Appropriate funds for Resource Guide
- Expense allowance for Comm. Dev. Director
- Invite David Leyendecker to meeting re: water/sewer
- Next meeting labeled ANNUAL
- By-law amendments
- Elect officers in July
- Prepare DRAFT budget for July meeting
- Approve budget at July meeting

13. Next regularly scheduled meeting July 22, 2010.

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

Motion: Cheryl Stalinsky 2nd: JB Collins, Jr. ayes: 3 nays: 0

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

Cheryl Stalinsky
Secretary
City of Fulshear Development Corporation

Bill Archer
President
City of Fulshear Development Corporation



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ANNUAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

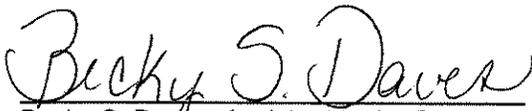
NOTICE IS HEREBY GIVEN OF AN ANNUAL MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON JULY 22, 2010 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF 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.

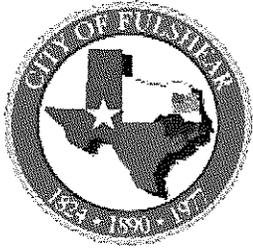
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the City of Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of April 22, 2010.
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 elect Officers for year 2010-2011.
7. Presentation and discussion of Mayor Kuykendall's ideas for economic development corporation projects.
8. Presentation and discussion of 2010-2011 fiscal year proposed budget.
9. Consider and take action to approve the 2010-2011 fiscal year budget.
10. Discussion of by-law changes to accommodate quarterly meeting schedule.
11. Consider and take action to modify the corporate by-laws.
12. Discussion regarding a Tax Abatement Policy.
13. City Community Development Director's Report – Cheryl Stalinsky.

14. Consider and take action on legal 4A development corporation projects.
15. Consultant's Report – Bill Kneseck.
16. Consider and take action on Consultant's Report.
17. Discussion of future agenda items.
18. Next regularly scheduled meeting October 29, 2010.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, July 16, 2010 before 5:00PM, 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



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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 **THURSDAY, JANUARY 27, 2011 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 21, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. City Economic Development Director's Report – Cheryl Stalinsky.
7. City Manager's Report – C.J. Snipes
8. Economic Development Consultant's Report – Southwestern Economics.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting April 28, 2011.
11. 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 Monday, January 24, 2011 before 5:00PM., 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

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



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Meeting Minutes October 21, 2010 6:30 PM

Present: Bill Archer, Denise Robbins, J.B. Collins, Jr., Jackie Gilmore

Absent: Cheryl Stalinsky

Visitors: Tom Johnson & Bill Knesek, Becky S. Daves, CJ Snipes, Mike Adams

1. Call to Order: Bill Archer, President at 6:35PM
2. Invocation – Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of July 22, 2010.

Motion: Jackie Gilmore, 2nd: JB Collins, Jr. ayes: 3 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: JB Collins, Jr., 2nd: Jackie Gilmore ayes: 3 nays: 0
7. Presentation and discussion of Belt Harris proposal for fiscal year audits.
8. Consider and take action to accept Belt Harris as corporate auditor.

Motion: JB Collins, Jr., 2nd: Jackie Gilmore ayes: 3 nays: 0
9. Presentation and discussion of website service providers. CJ Snipes synopsised the presentations presented at the FDC meeting Monday, October 20, 2010.
10. Presentation and discussion of Mayor Kuykendall's ideas for economic development corporation projects.
 - Website
 - Waste water treatment plant
 - Water/sewer extension FM 1093 east
11. City Economic Development Director's Report – Cheryl Stalinsky on vacation. No action.
12. Presentation of Economic Development Consultant's Report – Bill Knesek & Tom Johnson.
 - Bill Knesek to meet with John Zerwas to discuss option for small city 4A corporations to do legal 4B projects.
 - Municipal development district – called a super B corporation
 - Investment Policy – needs to be updated

- City Council approved By-Law annual meeting change
- City Council approved going ahead with tax abatement policy
- Change agenda item wording – all items should have “and take possible action”
- Bill Knesek took Economic Development sales tax training which will satisfy Attorney General requirements
- Tom Johnson – hike/bike trails - “Rail to Trail” organization gave direction to Metro contact to agree to hike/bike trail; rail banking

13. Consider and take action on legal 4A development corporation projects.

- Motion to provide financing for the City website up to and including \$10,000.00.

Motion: JB Collins, Jr. 2nd: Jackie Gilmore ayes: 3 nays: 0

14. Discussion of future agenda items. None other than discussed during meeting.

15. Next regularly scheduled meeting January 27, 2011.

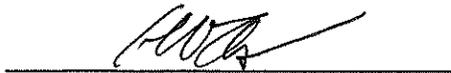
16. Adjournment: Approval to adjourn at 8:01 PM

Motion: JB Collins, Jr., 2nd: Bill Archer ayes: 3 nays: 0

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



Cheryl Stalinsky
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation