



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 FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, JANUARY 10, 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.

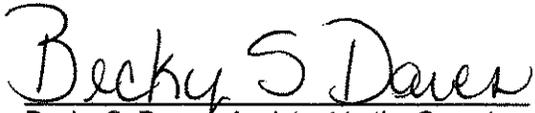
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments 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 November 15, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion of maturing certificate of deposit #9945795 in the amount of \$10,000.00.
7. Consider and take action on disposition of CD #9945795.
8. Discussion regarding Irene Stern parking area.
9. Consider and take action to approve funding for surveying, planning and/or construction for the Irene Stern Community Center parking area.
10. Discussion regarding renewing Support Services Agreement with Becky Daves.
11. Consider and take action to amend the Support Services Agreement.
12. Discussion and report from City Administrator.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting February 21, 2011.

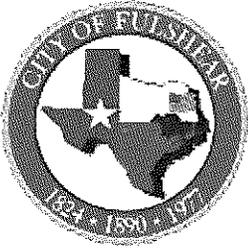


15. Adjournment

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, January 7, 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, 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

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Meeting Minutes January 10, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Parker Knapp, James Roberts

Absent: Mike Murnane, Wes Wauson

Visitors: Becky S. Daves, Russell S. Cosby, P.E., David Hanna

1. Call to Order: Tommy Kuykendall, President at 6:35PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 15, 2010.

Motion: James Roberts, 2nd: Larry Beustring 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: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
6. Presentation and discussion of \$10,000.00 certificate of deposit maturing January 23, 2011.
7. Consider and take action to approve moving the CD funds to the money market upon maturation.

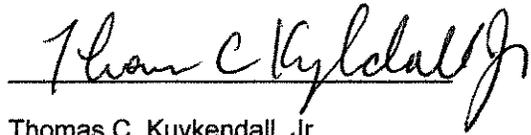
Motion: James Roberts, 2nd: Larry Beustring ayes: 4 nays: 0
8. Discussion regarding Irene Stern parking area.
9. Consider and take action to approve funding for surveying, planning and/or construction for the Irene Stern Community Center parking area not to exceed \$1000.00.

Motion: James Roberts, 2nd: Larry Beustring ayes: 4 nays: 0
10. Discussion regarding renewing Support Services Agreement with Becky Daves. No action.
11. Consider and take action to amend the Support Services Agreement. No action.
12. Discussion and report from City Administrator.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting February 21, 2011.
15. Adjournment: Approval to adjourn at 7:25PM.

Motion: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0

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

John Wesley Wauson
Secretary
Fulshear Development Corporation

A handwritten signature in black ink, reading "Thomas C. Kuykendall, Jr.", written over a horizontal line.

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

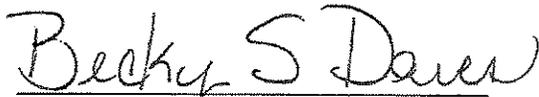
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBRUARY 21, 2011 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF 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 January 10, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion regarding renewing Support Services Agreement with Becky Daves.
7. Consider and take action to amend the Support Services Agreement.
8. Report and discussion on Fm 359 gateway sign landscaping.
9. Report and discussion of progress on the Irene Stern parking area project.
10. Discussion regarding future site for a third gateway sign.
11. Presentation from potential retail consultants.
12. Discussion and report from City Administrator.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting March 21, 2011.

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 February 18, 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 / Assistant to the Secretary
Fulshear Development Corporation



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Meeting Minutes February 21, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Parker Knapp, Mike Murnane

Absent: James Roberts, Wes Wauson

Visitors: Becky S. Daves, Cheryl Stalinsky

1. Call to Order: Tommy Kuykendall at 6:37 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 10, 2011.
Motion: Parker Knapp, 2nd: Larry Beustring 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: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
6. Discussion regarding renewing Support Services Agreement with Becky Daves.
7. Consider and take action to amend the Support Services Agreement to a flat rate of \$350.00 per month.
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0
8. Report and discussion on FM 359 gateway sign landscaping. Tommy Kuykendall reported the *Bike for Mike* foundation will probably take care of the landscaping.
9. Report and discussion of progress on the Irene Stern parking area project. WGJ Construction removed all the stumps and leveled the dirt. FDC will continue to work with Ft. Bend County to get a parking lot built. City Administrator, CJ Snipes, is working to get costs from the county.
10. Discussion regarding future site for a third gateway sign.
11. Presentation from potential retail consultants. (This item was presented at the beginning of the meeting.)
 - Presentation by *The Retail Coach*, Aaron Farmer, National Project Director Houston.
 - Remote presentation by *Buxton-Scout*, Chris, Fort Worth
12. City Administrator Report, CJ Snipes. Attachment A.
13. Discussion of future agenda items.
 - Upgrade Peachtree Software (accounting software)
 - Discuss amending budget for retail consultant contract
 - Irene Stern parking area – action item to move forward with survey and lights

- Progress on location for third gateway sign

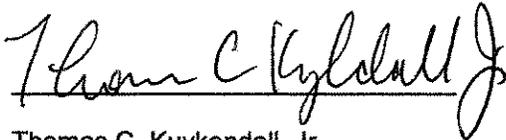
14. Next regularly scheduled meeting March 21, 2011

15. Adjournment: Approval to adjourn at 8:30PM

Motion: Parker Knapp, 2nd: Mike Murnane ayes: 4 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



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www.fulsheartx.com

Fulshear Update

February 17, 2011

- Website work will begin shortly.
- City has begun working on draft Finance Plan to develop, short, intermediate and long term financial plan for future projects including Water, Waste Water and other infrastructure needs.
- The City is currently negotiating two major developments:
 1. Commercial development and potential Municipal Management District and Tax Increment Reinvestment Zone for the development of a Fulshear Town Center. The City has not granted full consent yet and is working on conditions for such consent.
 2. Residential development, Beazer homes is preparing to develop a new 500+ home planned development on the NE side of Cross Creek Ranch. The City and developer are reviewing drafts of a development agreement at this time.
- Landmark annexation was completed at the January Council meeting. They should begin development of the new Time Wise/ McDonald's sometime later this year.
- Oak Bend Medical Clinic opening soon.
- St. Patrick's Day 3/17; FFN July 4th Weekend.
- FM 1093 Project
- City representatives have been meeting with Buxton and Retail Coach to receive proposals on potential Commercial recruitment strategies.



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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 21, 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 February 21, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion of purchase of Peachtree accounting software upgrade.
7. Consider and take action to approve purchase of Peachtree accounting software upgrade.
8. Discussion of House Bill 3302 affecting type A economic development corporations.
9. Consider and take action on resolution to support HB3302.
10. Discussion of FM 1093 water and sewer extension.
11. Discussion regarding amending FDC budget for retail consultant contract.
12. Report on progress of Irene Stern Community Center parking area improvements.
13. Consider and take action to fund additional work on the Irene Stern Community Center parking area.
14. Report on progress of location for third city gateway sign.



15. Report by City Administrator, C. J. Snipes.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting April 19, 2011.
18. 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 March 17, 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, Assistant to the Secretary
Fulshear Development Corporation



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Meeting Minutes March 21, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, Parker Knapp, James Roberts (7PM)

Absent: Wes Wauson

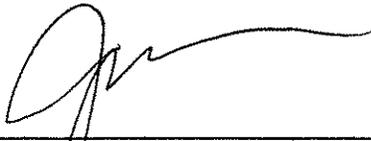
Visitors: Becky S. Daves, Mr. & Mrs. Russell Cosbey, Lee Hardisty

1. Call to Order: Tommy Kuykendall, President 6:40pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 21, 2011.
Motion: Mike Murnane, 2nd: Parker Knapp 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: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
6. Presentation and discussion of purchase of Peachtree accounting software upgrade. No action.
7. Consider and take action to approve purchase of Peachtree accounting software upgrade. No action taken.
8. Discussion of House Bill 3302 affecting type A economic development corporations.
9. Consider and take action on resolution to support HB3302.
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 5 nays: 0
10. Discussion of FM 1093 water and sewer extension. Lee Hardisty concerned about her tax dollars paying for water and sewer extension for LCISD property.
11. Discussion regarding amending FDC budget for retail consultant contract. Retail Coach \$20K, Buxton \$35K.
12. Report on progress of Irene Stern Community Center parking area improvements. Inter-local agreement with Fort Bend County specifically for the Irene Stern Community Center parking lot has been reached. The materials cost (to be incurred by City) has not been finalized. David Leyendecker, City Engineer, has been authorized to design the parking lot.
13. Consider and take action to fund additional work on the Irene Stern Community Center parking area. No action.
14. Report on progress of location for the third city gateway sign.

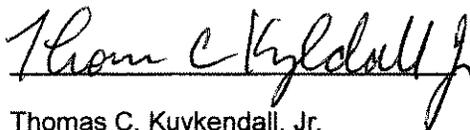
15. Report by City Administrator, C. J. Snipes.
 - Website two weeks to concept drawings, then eight weeks to launch.
 - Oakbend Medical Center to open in two weeks with 24 hour emergency center
 - Discussions are in line with developers for business parks and commercial developments along north/south FM 1093
 - Working on existing ordinances
16. Discussion of future agenda items.
 - Take action on budget adjustment for retail consultant contract
 - Report on progress of Irene Stern Community Center parking area improvements
17. Next regularly scheduled meeting April 18, 2011.
18. Adjournment: Approval to adjourn at 7:54PM.

Motion: Parker Knapp, 2nd: Mike Murnane 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



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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 18, 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 March 21, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation from Kendig Keast, a planning consultant, regarding the City's comprehensive development plan.
7. Discussion regarding the engagement of a Planning Consultant for the City of Fulshear.
8. Presentation and discussion of progress on Irene Stern Community Center parking lot project.
9. Consider and take action for Inter-local Agreement for Irene Stern Community Center parking lot project.
10. Consider and take action to set public hearing to approved to further the Irene Stern Community Center parking lot project.
11. Discussion and possible action regarding City gateway sign(s).
12. Discussion regarding financial audit for fiscal year 2009-2010. (Prepared by Belt Harris.)



13. Consider and take action to set public hearing for contract with Retail Recruitment Consultant.
14. Discussion of Texas Leverage Funds.
15. Report by City Administrator, CJ Snipes.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting May, 17, 2011.
18. 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 15, 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, Assistant to the Secretary
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Fulshear, Texas 77441

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Meeting Minutes April 18, 2011

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

Absent: Wes Wauson

Visitors: Becky S. Daves; Cheryl Stalinsky; Gary Mitchell, Kendig Keast

1. Call to Order: Tommy Kuykendall, President 6:38pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 21, 2011.

Motion: Larry Beustring, 2nd: Jamie 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 to approve with addition of payment to Central Ft. Bend Chamber Alliance annual membership dues.

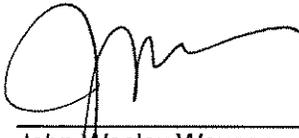
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0
6. Presentation from Gary K. Mitchell, Vice President, Kendig Keast, a planning consultant, regarding the City's comprehensive development plan. (Presented before item 3.)
7. Discussion regarding the engagement of a Planning Consultant for the City of Fulshear.
8. Presentation and discussion of progress on Irene Stern Community Center parking lot project.
9. Consider and take action for inter-local agreement for Irene Stern Community Center parking lot project. NO action.
10. Consider and take action to set a public hearing to approve further development of the Irene Stern Community Center parking lot project. Motion to set public hearing for Monday, April 25, 2011. at 5:30PM.

Motion: Parker Knapp, 2nd: Larry Beustring ayes: 4 nays: 0
11. Discussion and possible action regarding City gateway sign(s). Trendmaker is changing the lighting on the FM 1093 sign.
12. Discussion regarding financial audit for fiscal year 2009-2010. Final version should be available in May.
13. Consider and take action to set public hearing for contract with Retail Recruitment Consultant. Motion to set public hearing Monday, April 25, 2011 at 5:30PM.

14. Discussion of Texas Leverage Funds.
15. Report by City Administrator, C. J. Snipes. See attached report.
16. Discussion of future agenda items.
 - Take action on Irene Stern parking lot project
 - Take action on contracting a retail recruitment consultant.
17. Next regularly scheduled meeting May 17, 2011.
18. Adjournment: Approval to adjourn at 8:07 PM.

Motion: Parker Knapp, 2nd: Mike Murnane ayes: 4 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
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Fulshear Update

April 14, 2011

- Thanks to everyone at the Chamber for their support and attendance at the Newmark Homes Ribbon Cutting
- We had a great visit to Austin last week where we met with our Legislative representatives and also with the Governor's Office of Economic Development and Tourism. Coming out of the meeting with ED&T we are preparing to move forward with a Texas Leverage Fund loan to assist in financing the water/ sewer lines east along FM 1093.
- HB 3302 which would broaden the types of projects eligible for 4A funding in Cities under 7,500 in population has made it out of committee and appears to have a good chance at passing.
- Website work continues and should be up and running within the next 60 days.
- We should be closing on the Development Agreement with Beazer Homes at Tuesday night's Council meeting. Their revised General Plan now calls for almost 560 homes on the site with approximately 10 acres reserved for a new church and 6 acres reserved for commercial development.
- The City is also preparing to begin work on its updated Comprehensive Plan and will hear a presentation from Kendig Keast Collaborative based in Sugarland at our next meeting.
- The bill for the creation of Fulshear Town Center MMD has cleared committee and is awaiting scheduling for the Floor.
- There is a pending sale of a local restaurant and retail center. Also a new potential Tae Kwon Do center and cleaners.
- New TimeWise and McDonalds to open in October.
- Ray's Grill wants to hold a 3rd Anniversary Celebration next month.
- Oak Bend Medical Clinic will open in 6-8 weeks.



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SPECIAL MEETING & PUBLIC HEARING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING & PUBLIC HEARING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, APRIL 25, 2011 AT 5:30 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. Public Hearing on Proposed Fulshear 4B Development Corporation projects
 - a) Parking lot improvements at the Irene Stern Community Center; and
 - b) Contracting with a Retail Recruitment Consulting firm.
3. Consider and take action on Irene Stern parking lot project to approve expenditure and Inter-local agreement with the City of Fulshear.
4. Consider and take action on contracting a retail recruitment consultant.
5. Next regularly scheduled meeting May 16, 2011.
6. 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 21, 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, Assistant to the Secretary
Fulshear Development Corporation



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Minutes of the Special Meeting and Public Hearing of April 25, 2011

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

Visitors: CJ Snipes, Cheryl Stalinsky, Russ Cosby

1. Call to Order: Mayor T. Kuykendall, 5:31 p.m.
2. Citizen's Comments: Call for comments made at 5:32 p.m. - None
3. Public Hearing and Meeting on (a) Parking Lot Improvements at the Irene Stern Community Center and (b) Contracting with a Retail Recruitment Consulting firm proceeds at 5:33 p.m.
4. Consider and take action to approve completion of the parking lot improvements to the Irene Stern Community Center for \$32,705.90 pursuant to the budget provided and the inter-local agreement with Fort Bend County.

Motion: James Roberts, 2nd: Larry Beustring ayes: 6 nays: 0

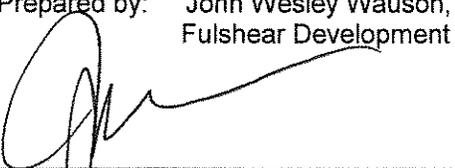
5. Consider and take action to approve the execution and delivery of the Retail Trade Area Determination and Retail Gap Analysis contract with The Retail Coach.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 5 nays: 1

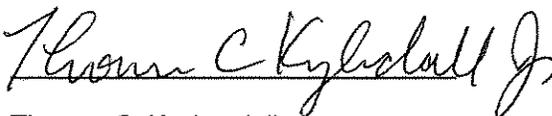
6. Adjournment: Approval to adjourn at 6:15 p.m.

Motion: Mike Murnane, 2nd: Larry Beustring ayes: 6 nays: 0

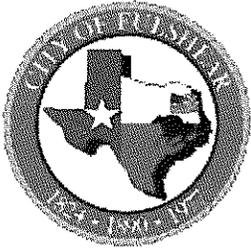
Prepared by: John Wesley Wauson, Secretary
Fulshear Development Corporation



John Wesley Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

ANNUAL MEETING AGENDA

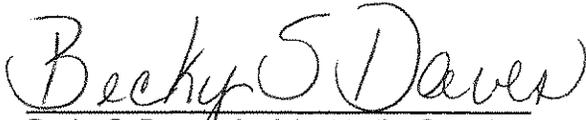
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **ANNUAL MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JUNE 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 April 18, 2011 and April 25, 2011.
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 2011-2012.
7. City Administrator's Report.
8. Discussion of project ideas for 2011-2012.
9. Discussion of 2011-2012 proposed budget.
10. Discussion regarding attendance of EDC workshop in Houston, July 15, 2011.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting July 18, 2011.
13. Adjournment

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

I, Becky S. Daves, Assistant to the 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, June 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.

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

Annual Meeting Minutes June 27, 2011

Present: Larry Beustring, Jo Douglass, Parker Knapp, Tommy Kuykendall, Jr., Mandi Leary, Mike Murnane, Wes Wauson

Absent: None

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 April 18, 2011 and April 25, 2011. (Note, new members did not vote.)

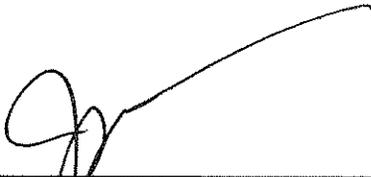
Motion: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: Mike Murnane 2nd: Wes Wauson ayes: 6 nays: 0
6. Consider and take action to elect officers for the 2011-2012. Motion to nominate and re-elect current officers to same positions.
 - President, Tommy Kuykendall
 - Vice-President, Larry Beustring
 - Secretary, Wes Wauson
 - Treasurer, Mike Murnane
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 6 nays: 0
7. City Administrator's Report. See attached report.
8. Discussion of project ideas for 2011-2012.
 - Bike for Mike contribution ideas
 - Landscaping for gateway signs
 - Update holiday decorations – banners/swags
 - Cross walk across FM 359 between Fulshear Town Center and Sweet Tooth
 - Directional signage from I-10
 - Movie nights
9. Discussion of 2011-2012 proposed budget.
10. Discussion regarding attendance of EDC workshop in Houston, July 15, 2011.

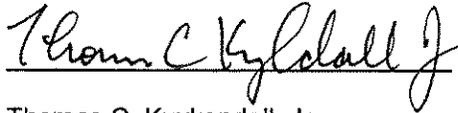
11. Discussion of future agenda items.
 - Retail Coach at next meeting
 - 2011-2012 Proposed Budget
12. Next regularly scheduled meeting July 18, 2011.
13. Adjournment: Approval to adjourn at 7:54PM.

Motion: Parker Knapp, 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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Fulshear, Texas 77441

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Meeting Minutes July 18, 2011

Present: Jo Douglass, Larry Beustring, Parker Knapp, Tommy Kuykendall, Jr., Mandi Leary, Mike Murnane

Absent: Wes Wauson

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:36 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 27, 2011.

Motion: Larry Beustring, 2nd: Parker Knapp 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).

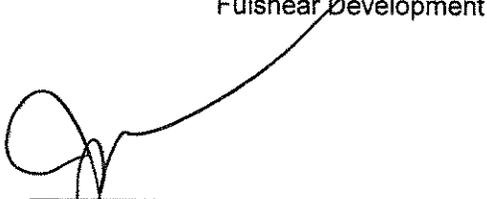
Motion: Mike Murnane 2nd: Parker Knapp ayes: 5 nays: 0

6. Update and discussion of Beauti-Fulshear Citywide Cleanup.
7. Discussion of project ideas for 2011-2012.
 - Holiday decorations
 - Outdoor lighting for Irene Stern Community Center
 - Infra-structure – roadways, sidewalks
 - Big screen for movie night, sound system, projector
 - Frances Smart Park improvement
 - Backer for welcome signs
 - Welcome sign on west 1093
 - Exit signs for I-10 and Grand Parkway
8. Discussion of 2011-2012 proposed budget.
9. Discussion of Retail Coach study. Report draft upcoming next week. Potential meeting with Retail Coach in early August 8th.
10. City Administrator's Report. See attached.
11. Discussion of future agenda items.
 - Larry – Stern parking lot lighting
 - Mandi – holiday decorations & movie night supplies
 - Tommy – exit signs on Grand Parkway
 - Jo Douglass – memorial park photos
 - CJ – cross walk

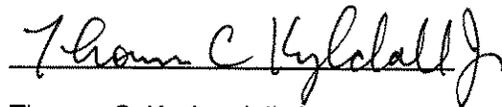
12. Next regularly scheduled meeting August 15, 2011. Possible special meeting for Retail Coach report & presentation.
13. Adjournment: Approval to adjourn at 9:02 PM.

Motion: Parker Knapp 2nd: Mike Murnane 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
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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 **SEPTEMBER 26, 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 August 22, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion of amendments to the administrative agreement with the City of Fulshear to include funds to be used to augment salaries when a City employee provides services specific to a Fulshear Development Corporation project.
7. Consider and take action to approve an amended Administrative Agreement with the City of Fulshear.
8. Discussion regarding upcoming movie night.
9. Consider and take action to approve expenditures to improve City sponsored movie night.
10. Consideration and possible action to continue services with Retail Coach (phase II).
11. Consideration and possible action to purchase new version of Peach Tree accounting software.
12. Discussion and possible action to purchase promotional items for the City.
13. Consideration and possible action for modifications to electrical supply on gateway signs.



14. Consideration and possible action on Irene Stern parking lot improvements.
15. Report by City Administrator.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting October 17, 2011.
18. 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 September 22, 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, 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 September 26, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, Parker Knapp, Jo Douglass, Wes Wauson

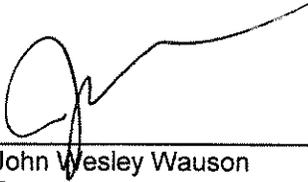
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Visitors: Becky S. Daves

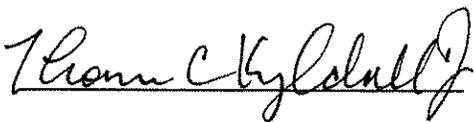
1. Call to Order: Tommy Kuykendall, President 6:35pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 22, 2011.
Motion: Larry Beustring, 2nd: Wes Wauson ayes: 6 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s). Motion to pay excluding Retail Coach reimbursable expenses, and meeting books line item to Becky Daves.
Motion: Wes Wauson, 2nd: Larry Beustring ayes: 6 nays: 0
6. Presentation and discussion of amendments to the administrative agreement with the City of Fulshear to include funds to be used to augment salaries when a City employee provides services specific to a Fulshear Development Corporation project.
7. Consider and take action to approve an amended agreement.
Motion: Wes Wauson, 2nd: Larry Beustring ayes: 6 nays: 0
8. Discussion regarding upcoming movie night. No action.
9. Consider and take action to approve expenditures to improve City Sponsored movie night. No action.
10. Consideration and possible action to continue services with Retail Coach (Phase II). Board wants clarification of contract, reimbursable expenses, International Conference of Shopping Centers, etc. Tommy will discuss with Aaron. No action at this meeting.
11. Consideration and possible action to purchase new version of Peach Tree accounting software.
Motion: Parker Knapp, 2nd: Wes Wauson ayes: 6 nays: 0
12. Discussion and possible action to purchase promotional items for the City not to exceed \$20,000.00.
Motion: Larry Beustring, 2nd: Parker Knapp ayes: 6 nays: 0

13. Consideration and possible action for modifications to electrical supply on gateway signs to allow electrical outlets for holiday decorations. No action.
14. Consideration and possible action on Irene Stern parking lot improvements. No action.
15. City Administrator Report. Attached.
16. Discussion of future agenda items.
 - Retail Coach – Phase II
 - Approval of City Hall Sign
 - Irene Stern parking lot/lights
 - Movie Night Upgrade Project
17. Next regularly scheduled meeting October 17, 2011.
18. Adjournment: Approval to adjourn at 7:43PM
Motion: Larry Beustring 2nd: Parker Knapp ayes: 6 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



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 17, 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 September 26, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to move forward with Phase II of Retail Coach proposal.
7. Consideration and possible action to approve new sign for City Hall including lighting.
8. Consideration and possible action to approve new lighting to City Hall flag pole.
9. Consideration and possible action on Movie Night upgrade project.
10. City Administrator's Report.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting November 21, 2011.
13. Adjournment

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

I, Becky S. Daves, Assistant to the 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 October 14, 2011 before at 3:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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

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Meeting Minutes October 17, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandi Leary, Wes Wauson (arrived 6:52)

Absent: Mike Murnane, Parker Knapp

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:41pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of September 26, 2011.

Motion: Larry Beustring, 2nd: Mandi Leary 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) with the addition of expense items for Phase I of Retail Coach project.

Motion: Larry Beustring, 2nd: Wes Wauson ayes: 4 nays: 0
6. Consideration and possible action to move forward with Phase II of Retail Coach proposal for retail development. Phase II uses data gathered in Phase I to determine what business(s) would be the best fit for Fulshear and then recruit those businesses.

Motion: Larry Buestring, 2nd: Mandi Leary ayes: 4 nays: 0
7. Consideration and possible action to approve new sign for City Hall including lighting. Motion to fund project not to exceed \$6800.00 for a v-shaped sign with new LED lighting.

Motion: Wes Wauson, 2nd: Larry Beustring ayes: 4 nays: 0
8. Consideration and possible action to approve new lighting to City Hall flag pole for \$245.00 for the fixture including installation.

Motion: Wes Wauson, 2nd: Larry Beustring ayes: 4 nays: 0
9. Consideration and possible action on Movie Night upgrade project. \$21,995 for inflatable screen, and high definition projection & sound equipment. The projection/sound equipment can be used for other events. No action taken.
10. City Administrator's Report.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting tentatively scheduled for December 12, 2011.

13. Adjournment: Approval to adjourn at 7:48 PM.

Motion: Jo Douglass, 2nd: Larry Buestring ayes: 4 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



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartx.com

Fulshear 4B Update

October 15, 2011

- We held a pre-construction and ground breaking ceremony last week for the Water Sewer line expansion project. The actual dirt will start moving with the installation of a lift station at the corner of Katy Fulshear and FM 1093 later this week.
- The City is also preparing for its pre-construction meeting on the installation of an emergency generator for City Hall which will give it the capability to operate its own Emergency Operations Center.
- The City has begun the voluntary annexation process for almost two acres held by MGJ Holdings which is immediately in front of the new LCISD Transportation Center. MGJ is already marketing the site and hope to develop a multi-pad commercial development there.
- The City has been taking comments on the FM 1093 alignment and hopes to make a decision and report back to the County in November on a preferred alignment through Fulshear.
- Website transition work continues. We received our dotgov clearance today and that is the last major hurdle before one final proofreading and launch.
- Churchill Farms has received their plat approvals for the first sections in their development. The hope to begin infrastructure work shortly and to have models opened by early next year.
- Landmark reports that they are making headway in resolving their issues with TxDOT which should get the TimeWise/ McDonald's project moving forward again. Also, they report that they have received a "significant" amount of inquiry from "real prospects" on additional development for the property. They seemed to be shocked by that since they have done no real marketing of the property to date.
- The Dekkers and the new Florist shop is open, a certain restaurant in town in the process of being sold and sales tax was up again this month year over year. The City finished last Fiscal Year almost 19% ahead of the prior Fiscal Year's total Sales Tax generated. Likewise the first month of this Fiscal Year is up 20% over the same month last Fiscal Year.
- Comprehensive Planning is underway and we would like to hold a joint City Council, 4A/ 4B and Planning Commission meeting on a Saturday for a planning session in the next three weeks. Please let us know of your availability.

-Jo
-ML -10/29
-WW -10/29
-LB 10/29





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 **November 1, 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. Consideration and action on list of retail prospects for the City of Fulshear.
3. Consideration and action to approve reimbursement for holiday decorations to Mandi Leary.
4. 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 October 28, 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, Assistant to the Secretary
Fulshear Development Corporation



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, DECEMBER 12, 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 17, 2011.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion of purchasing process.
7. Report by City Administrator, CJ Snipes.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting Monday, January 16, 2012.
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 December 9, 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, 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 12, 2011

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Parker Knapp, Mike Murnane, Wes Wauson

Absent: Mandi Leary

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:32pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 17, 2011.

Motion: Larry Beustring , 2nd: Jo Douglass 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).

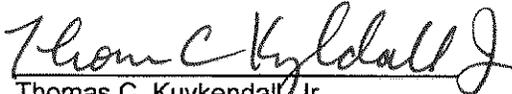
Motion: Wes Wauson, 2nd: Parker Knapp ayes: 5 nays: 0
6. Discussion of purchasing process.
7. City Administrator's Report. See attached.
8. Discussion of future agenda items.
 - Retention of domain name fulshearfdc.com
 - Purchase order process
9. Next regularly scheduled meeting January 23, 2012. (Move meeting back one week due to MLK holiday.)
10. Adjournment: Approval to adjourn at 7:32 PM.

Motion: Jo Douglass, 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



CITY OF FULSHEAR

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Fulshear 4B Update

December 12, 2011

- Water Sewer Project is making excellent progress as the majority of the gravity sewer line installation is complete.
- MGJ Holdings has petitioned the City for its second annexation of a 2 acre tract along FM 1093 that will house two commercial pad sites. They have also received approval of their plans for the Hula Car Wash.
- Churchill Farms has made significant progress on their dirt work at the site and they appear to be on schedule for an early Spring Model Home opening.
- Landmark has begun dirt work on the Shell/ McDonald's site at the corner of FM 1093 and FM 1463.
- The City met with a new Dentist who will be constructing a two floor Professional Arts building downtown within the year.
- Victor's has cleared all permits and should be completing their work within the next couple of weeks with an opening to follow.
- Retail Coach has developed a Grocery Store recruitment document and is working with developers to try and bring a store.
- Australtex has cleared all of their permits and will begin work on an Office Park on North 359.
- Magic Pizza is apparently (once and for all) closed for business.
- The City received an inquiry regarding permitting from a small developer looking at a small commercial development on North 359.