



# 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

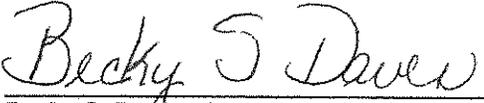
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

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 11, 2014 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. 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 December 10, 2013.
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 join the Fulshear Area Chamber of Commerce as a stakeholder member along with the Fulshear Development Corporation.
7. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with Fulshear Development Corporation).
8. Consideration and possible action to enter into contract with Encore Landscaping (along with Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093.
9. Discussion regarding resignation of Administrative Services Assistant, Becky Daves.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 8, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on February 7, 2014 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  
CITY OF FULSHEAR**

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**Meeting Minutes February 17, 2014 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Ewelina Forker, Denise Robbins

Absent: J.B. Collins, Jr

Visitors: Bill Knesek, Becky S. Daves, C.J. Snipes, Cheryl Stalinsky, Don McKoy, Randy Stacy, Teri League

1. Call to Order: Bill Archer, President at 6:02 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of December 10, 2013.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 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: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
6. Consideration and possible action to join the Fulshear Area Chamber of Commerce as a stake holder member along with the Fulshear Development Corporation.  
  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
7. Consideration and possible action to obtain a credit/debit card to use to purchase items in the approved budget between bi-monthly meetings. No action.
8. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with Fulshear Development Corporation, \$1790.00 each).  
  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Consideration and possible action to enter into contract with Encore Landscaping (along with the Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093. No action taken. Board requested City to obtain additional bids.
10. Discussion regarding resignation of Administrative Services Assistant, Becky Daves. Board members did not accept resignation. CJ Snipes stated the City would not be ready to take on the administrative assistance until September 2014.

11. Consideration and possible action to change corporation's meeting schedule from bi-monthly to monthly. Motion to meet the second Monday of every month.

Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0

12. Report, Economic Development Consultant, Bill Knesek.

- Investments
- Executive suite
- Funding requests submitted 30 days in advance

13. Report, City Administrator, C.J. Snipes.

14. Discussion of future agenda items.

- Budget amendment to fund FACC membership
- By-Laws amendment to allow Board President to spend budget approved funds up to a specified limit

15. Next regularly scheduled meeting March 10, 2014.

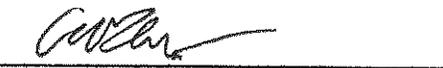
16. Adjournment: Approval to adjourn at \_\_\_\_\_

Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

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



Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



Bill Archer  
President  
City of Fulshear Development Corporation



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## REGULAR MEETING AGENDA

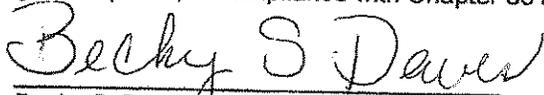
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **March 10, 2014 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. 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 February 17, 2014
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Fulshear Area Chamber of Commerce report and discussion.
7. Consideration and possible action to amend the budget to allow \$5000.00 membership in Fulshear Area Chamber of Commerce.
8. Consideration and possible action to allow President to authorize budgeted expenditure up to a specified amount.
9. Presentation and discussion of resolution and by-law addition proposed by Bill Knesek.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting April 14, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on March 6, 2014 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



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## Meeting Minutes March 10, 2014 at 6:00 PM

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

Absent: Denise Robbins, J.B. Collins, Jr

Visitors: Bill Knesek, C.J. Snipes, Don McCoy

1. Call to Order: Bill Archer, President at 6:05 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of February 17, 2014

Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0

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

Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0

6. Fulshear Area Chamber of Commerce report and discussion. Don McCoy shared the FACC mission statement and provided an update on chamber membership and activities.
7. Consideration and possible action to amend the budget to allow \$5000.00 membership in Fulshear Area Chamber of Commerce. Motion to reallocate \$5000.00 from BusDev – Incentives to Admin – Dues, Pub, Memberships to be used for membership in Fulshear Area Chamber of Commerce.

Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

8. Consideration and possible action to allow President to authorize budgeted expenditure up to a specified amount. No action taken.
9. Presentation and discussion of resolution and by-law addition proposed by Bill Knesek. Bill Knesek provided sample wording for a bylaw amendment to allow President to authorize specific budgeted expenditures. Bill Knesek also shared a resolution adopting a policy concerning funding requests.
10. Report by Economic Development Consultant, Bill Knesek.

- Business Incubator

11. Report by City Administrator, CJ Snipes.

12. Discussion of future agenda items.

- Bylaw amendment to allow Board President to spend budget approved funds up to a specified limit
- Resolution adopting a policy of allowing the Corporation a minimum of 30 days prior to making a Board decision as to approve or not approve an economic development funding request

13. Next regularly scheduled meeting April 14, 2014.

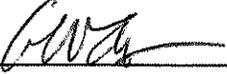
14. Adjournment: Approval to adjourn at \_\_\_\_\_

Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore      aye: 3      nay: 0

Prepared by: Ewelina Forker  
Secretary  
City of Fulshear Development Corporation

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Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



---

Bill Archer  
President  
City of Fulshear Development Corporation



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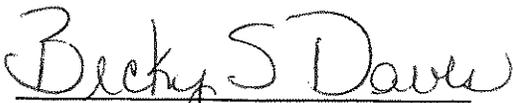
## REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

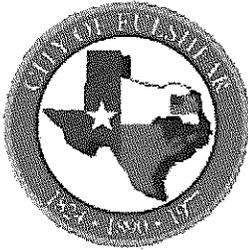
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **April 14, 2014 AT 6:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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. 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 March 10, 2014.
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 Fulshear Area Chamber of Commerce.
7. Consideration and possible action to adopt bylaw amendment allowing Board President to spend budget approved funds up to a specified limit.
8. Consideration and possible action to adopt a policy setting a minimum of a 30 day decision period for funding requests for Board approval or denial.
9. Report by Economic Development Consultant, Bill Knesek.
10. Report by City Administrator, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting May 12, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 11, 2014 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



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**Meeting Minutes April 14, 2014 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Ewelina Forker

Absent: J.B. Collins, Jr., Denise Robbins

Visitors: Bill Knesek, Becky S. Daves, Cheryl Stalinsky, Mary Meier, Don McCoy

1. Call to Order: Bill Archer, President at 6:07; Invocation, Rev. Jackie Gilmore
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of March 10, 2014.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 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 with the exception to pay Highway 36A Coalition \$1000.00 as budgeted.  
  
Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
6. Presentation, Fulshear Area Chamber of Commerce.
7. Consider and possible action to adopt bylaw amendment to Article IX Financial Administration, allowing Board President to spend budget approved funds up to \$500.00 per month no more than five times per year.  
  
Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
8. Consider and possible action to adopt a resolution setting a minimum of a 30 day decision period for funding request for Board approval or denial. Resolution to be presented to City Council for approval.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Report, Economic Development Consultant, Bill Knesek.
  - Discussion regarding WalMart retail center to be located outside Fulshear city limits at the northeast corner of FM 1093 and FM 1463.
  - Promote event advertising on City website calendar of events
  - Develop a Marketing Services agreement with City
  - Design request policy between City and CDC to formally request funds distribution for all funding regardless of budgeted or non-budgeted

10. Report, City Administrator, C.J. Snipes. Cheryl Stalinsky, City of Fulshear Economic Development Director presented report.
  - Statistics on residential development sales, acreage, sales to date, and average cost of homes
  - Retail and commercial development on west side of FM 1463
11. Discussion of future agenda items.
  - Budget amendment – Hwy 36A coalition for \$1500.00
  - Invite Mayor, City Administrator, and Economic Development Director to discuss agreements for funding and spending
  - Discussion of budget items for 2014-2015 fiscal year
12. Next regularly scheduled meeting May 12, 2014.
13. Adjournment: Approval to adjourn at 7:35 PM.

Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

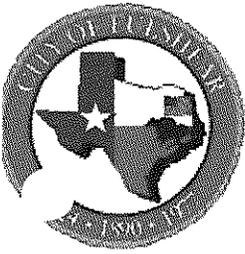
Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation



Ewelina Forker  
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 **May 12, 2014 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. 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 14, 2014.
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 options for fund request.
7. Consideration and possible action to participate in funding landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden.
8. Consideration and possible action to participate in funding water/sewer connections for the Stern Park restroom facility.
9. Discussion of options for accounting procedures and software.
10. Discussion of 2014-2015 budget.
11. Report by Economic Development Consultant, Bill Knesek.
12. Report Fulshear Area Chamber of Commerce, Don McCoy.
13. Report by City Administrator, CJ Snipes.
14. Discussion of future agenda items.
15. Next regularly scheduled meeting June 9, 2014.
16. 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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted May 9, 2014 before 5:00PM, in a place convenient readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
Becky S. Daves, Assistant to the Secretary



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**Meeting Minutes May 12, 2014 at 6:00 PM**

Present: Bill Archer, Jackie Gilmore, Denise Robbins, Ewelina Forker

Absent: J.B. Collins, Jr.,

Visitors: Becky S. Daves, Cheryl Stalinsky

1. Call to Order: Bill Archer, President at 6:14 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of April 14, 2014.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 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: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0
6. Discussion of options for fund requests.
7. Consideration and possible action to participate in funding landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden. Motion to pay 50% of contract with Reliable Rain.  
  
Motion: Jackie Gilmore 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0
8. Consideration and possible action to participate in funding water/sewer connections for the Stern Park restroom facility. Motion to table pending further information.  
  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Discussion of options for account procedures and software.
10. Discussion of 2014-2015 Budget.
11. Report, Economic Development Consultant, Bill Kneseck. None.
12. Report, Fulshear Area Chamber of Commerce, Don McCoy.
13. Report, City Economic Development Director Cheryl Stalinsky.

14. Discussion of future agenda items.
- Budget amendment – additional funds 36A coalition
  - Budget amendment – Buxton
  - Fund Stern Park restroom project
  - Budget workshop

15. Next regularly scheduled meeting June 9, 2014.

16. Adjournment: Approval to adjourn at 7:18 PM

Motion: Ewelina Forker 2<sup>nd</sup>: Denise Robbins ayes: nays:

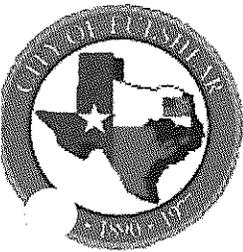
Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation



Ewelina Forker  
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 **JUNE 9, 2014 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. 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 May 12, 2014.
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 approve budget amendment to fund an additional \$1500.00 for the Highway 36A Coalition.
7. Consideration and possible action to approve budget amendment for additional funding of Buxton retail development program.
8. Consideration and possible action to approve budget amendment to contribute funds for Stern Park restroom facility.
9. Budget workshop – 2014-2015 Fiscal Year.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting July 14, 2014.
14. Adjournment

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Becky S. Daves, Assistant to the Secretary



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**Meeting Minutes June 9, 2014 at 6:00 PM**

Present: Bill Archer, Denise Robbins, Ewelina Forker

Absent: J.B. Collins, Jr., Jackie Gilmore

Visitors: Becky S. Daves, Bill Knesek, Tejana Mesic, Kristi Brashear, Cheryl Stalinsky, Mary Meier

1. Call to Order: Bill Archer, President at 6:07 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of May 12, 2014.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 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: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
6. Consider and take action to approve budget amendment to fund an additional \$1500.00 for the Highway 36A Coalition.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
7. Consider and take action to approve budget amendment for additional funding of Buxton retail development program.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
8. Consider and take action to approve budget amendment to contribute funds for Stern Park restroom facility. Motion NOT to contribute funds.  
Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Budget Workshop 2014-2015 Fiscal year.
10. Report, Economic Development Consultant, Bill Knesek. No report.
11. Report, City Administrator, C.J. Snipes. (Attached)

12. Discussion of future agenda items.

- Budget amendment for Dues & Memberships, \$1500.00 from Travel to Dues & Memberships
- Pay down loan with remaining funds in water/sewer account
- Budget
- Contract with the City for Marketing and Administrative services

13. Next regularly scheduled meeting July 14, 2014.

14. Adjournment: Approval to adjourn at 8:00 PM

Motion: Denise Robbins 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0

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



Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
Phone: 281-346-1796 ~ Fax: 281-346-2556  
[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

## EDC Update

June 9, 2014

- The BIG NEWS is obviously the voluntary annexation of approximately 950 acres into the City's ETJ. The property comprises the Waller County RID #1 and includes Rooms to Go. The City has entered into a Strategic Partnership Agreement with the RID on a Sales Tax Split over a term of 30 years. On the expiration of that term the City may, at its discretion annex the property fully within the City Limits. The move is strategic in several terms as it blocks the Westward expansion of Katy and gives the City much needed Industrial property for future development as an employment center.
- Beazer is preparing to make application for annexation and a PUD within the next few weeks associated with the development of its property on the West side of town.
- Additionally, the City continues its negotiations with Yager Investments and Gehan homes on other residential projects to the West of Downtown.
- Johnson and the City are set to begin negotiations on a Development Agreement for an approximately 1,400 acre development along FM 359 north. In the interim CCR sales are slightly off pace but the average sale price continues to hover above \$500,000.
- DR Horton continues to move rapidly and is striding towards having their initial phases online by early fall.
- CVS is under construction and should make their targeted opening date of October 1, 2014.
- Other commercial tracts within CCR continue to be slowed by the closing process.
- Plan/ plat review is under way for the Shoppes @ Cross Creek Ranch which realistically should be on line in early 2015.
- The City is currently reviewing its standing in the Administrative Law hearings with TCEQ regarding the commercial tract at the corner of FM 1093 and 1463.

Attachment Minutes  
6-9-14



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

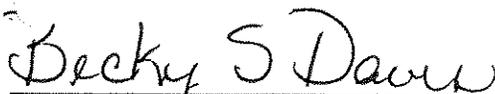
## ANNUAL MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JULY 14, 2014 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. 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 June 9, 2014.
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 approve a budget amendment to Administrative: Dues and Memberships.
7. Consideration and possible action to pay down water/sewer project loan with remaining balance in bank account.
8. Consideration and possible action to approve Proposed Budget for Fiscal Year 2014-2015 for City Council approval.
9. Consideration and possible action to approve a contract between the City of Fulshear and the Corporation for Marketing and Administrative Services.
10. Election of Board Officers.
11. Report by Economic Development Consultant, Bill Knesek.
12. Report by City Administrator, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting August 11, 2014.
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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on July 11, 2014 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  
CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes July 14, 2014 at 6:00 PM**

Present: Bill Archer, Denise Robbins, Ewelina Forker

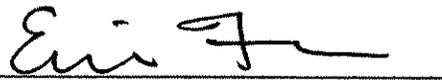
Absent: Jackie Gilmore, J.B. Collins, Jr.

Visitors: Bill Knesek, Becky S. Daves, Kristi Brashear, Mary Meier, Cheryl Stalinsky, Ramona Ridge, Don McCoy

1. Call to Order: Bill Archer, President at 6:02 PM
2. Citizen's Comments:
  - Ramona Ridge, Fulshear Farmer's Market, outdoor restrooms
  - Don McCoy, FACC, status
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of June 9, 2014.  
  
Motion: Denise Robbins, 2<sup>nd</sup>: Ewelina Forker ayes: 3 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 adding Southwestern Economics and removing Hwy 36A Coalition.  
  
Motion: Denise Robbins, 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
6. Consideration and possible action to approve budget amendment to Administrative Dues & Memberships. Motion to approve adjustment moving \$7500.00 from Land Acquisitions to Retail Development – Consulting.  
  
Motion: Denise Robbins, 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
7. Consideration and possible action to pay down water/sewer project loan with remaining balance in bank account. Motion to pay \$34,944.67 on loan principal.  
  
Motion: Denise Robbins, 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
8. Consideration and possible action to approve Proposed Budget for Fiscal Year 2014-2015 for submission to City Council for their approval. No action taken until after public hearing.
9. Consideration and possible action to approve contract between the City of Fulshear and the Corporation for Marketing and Administrative Services. No action.

10. Election of Officers. Motion to confirm current officers.
  - President, Bill Archer
  - Vice-President, JB Collins, Jr.
  - Secretary, Ewelina Forker
  - Treasurer, Denise Robbins
11. Report, Economic Development Consultant, Bill Knesek. None.
12. Report, City Administrator, C.J. Snipes.
13. Discussion of future agenda items.
  - Possible action to fund outdoor restrooms for Forever Fulshear
  - Public hearing in August
14. Next regularly scheduled meeting August 11, 2014.
15. Adjournment: Approval to adjourn at 7:19 PM  
Motion: Ewelina Forker 2<sup>nd</sup>: Denise Robbins ayes: 3 nays: 0

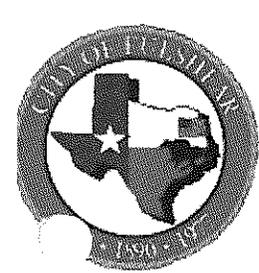
Prepared by: Becky S. Daves  
Assistant to the Secretary  
City of Fulshear Development Corporation



Ewelina Forker  
Secretary  
City of Fulshear Development Corporation



Bill Archer  
President  
City of Fulshear Development Corporation



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

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

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 18, 2014 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. 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.

Public Hearing: The City of Fulshear Development Corporation (4A) intends to conduct multiple projects in the coming Fiscal Year under the new Operating Budget and holds those projects to be of economic benefit to the community through the improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects Include:

- a. Modification or Adjustment to the City's Gateway signage
  - b. The promotion of community events leading to the creation or retention of primary jobs
  - c. Improvements to municipally owned facilities including parks and infrastructure facilities
  - d. Improvements to municipally owned facilities including street and drainage improvement projects
  - e. Creation of promotional materials related to the community's development
  - f. Participation in acquisition and improvement of property for a Regional park
3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of July 14, 2014.
  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 approve the 2014-2015 fiscal year budget.
  7. Consideration and possible action to approve funding of outdoor restroom facilities for Forever Fulshear event. (\$1922.00/4 months)
  8. Fulshear Area Chamber of Commerce report, Don McCoy.
  9. Report by Economic Development Consultant, Bill Knesek.
  10. Report by City Administrator, CJ Snipes.
  11. Discussion of future agenda items.
  12. Next regularly scheduled meeting September 8, 2014.
  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 City of Fulshear Development Corporation of the City of Fulshear, Texas was posted ON August 15, 2014 before 5:00PM, in a place convenient and easily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

  
Becky S. Daves, Assistant to the Secretary

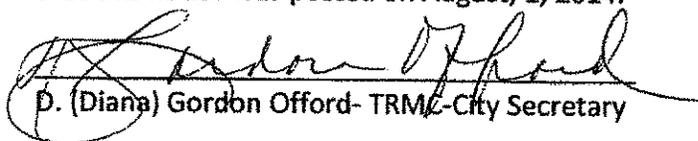
**FULSHEAR 4A DEVELOPMENT COPORATION**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing shall be held by the Fulshear 4A Development Corporation at its meeting Monday, August 18, 2014 at 6:00 PM, in the Fulshear City Hall, Conference Room located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding proposed projects to be undertaken by the Development Corporation. The Fulshear 4A Development Corporation intends to conduct multiple projects in the coming Fiscal Year under the new Operating Budget and holds those projects to be of economic benefit to the community through the improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects include:

- a) Modification or Adjustment to the City's Gateway signage
- b) The promotion of community events leading to the creation or retention of primary jobs
- c) Improvements to municipally owned facilities including parks and infrastructure facilities
- d) Improvements to municipally owned facilities including street and drainage improvement projects
- e) Creation of promotional materials related to the community's development
- f) Participation in acquisition and improvement of property for a Regional park

\*I, the undersigned authority, City Secretary of the City of Fulshear, Texas do hereby certify that this notice was posted on August, 1, 2014.

  
D. (Diana) Gordon Offord- TRMC-City Secretary



**CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

**Meeting Minutes August 18, 2014**

Present: Bill Archer, J.B. Collins, Jr., Jackie Gilmore, Denise Robbins (arrived 6:45), Ewelina Forker

Absent: All members present.

Visitors: Bill Knesek, Becky S. Daves, CJ Snipes, Mary Meier, Bobbi Martin, Cheryl Stalinsky, Don McCoy

1. Call to Order: Bill Archer, President at 6:07 PM
2. Invocation, Rev. Jackie Gilmore

Public Hearing, Open at 6:09 PM

The City of Fulshear Development Corporation (4A) intends to conduct multiple projects in the coming Fiscal Year under the new Operating Budget and holds those projects to be of economic benefit to the community through the improvement and provision of facilities and through the attraction and promotion of local businesses which may lead to the creation or retention of primary jobs. Those projects include:

- a. Modification or Adjustment to the City's Gateway signage
- b. The promotion of community events leading to the creation or retention of primary jobs
- c. Improvements to municipally owned facilities including parks and infrastructure facilities
- d. Improvements to municipally owned facilities including street and drainage improvement projects
- e. Creation of promotional materials related to the community's development
- f. Participation in acquisition and improvement of property for a Regional park

No objections or comments.

Public Hearing, Closed at 6:10 PM

3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of July 14, 2014.

Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore 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: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR

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**Meeting Minutes September 8, 2014**

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

Absent: All members present.

Visitors: Bill Knesek, Mary Meier, CJ Snipes, Don McCoy

1. Call to Order: Bill Archer, President at 6:03 PM

Invocation, Rev. Jackie Gilmore

2. Citizen's Comments: None

3. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of August 18, 2014.

Motion: Jackie Gilmore 2<sup>nd</sup>: J.B. Collins 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: Denise Robbins 2<sup>nd</sup>: Jackie Gilmore ayes: 5 nays: 0

6. Consider and take action to approve the 2014-2015 fiscal year budget.

- Bill Archer expressed need to approve budget at this meeting, whether it was amended or as presented.
- \$5,000 was removed from the Administration costs of the ED Department for the Fulshear Area Chamber of Commerce Platinum Membership and placed under City of Fulshear EDC Administration in the Admin- Dues, Pub, and Memberships line, prompted by Bill Archer
- Bill Archer raised red flag about tapping into reserves for operational costs. City Administrator, CJ Snipes noted that the budgeted funds for Land Acquisition does not fall under operational costs.
- Bill Knesek made several suggestions for amending presented budget document
  - Removal of \$5,000 from Marketing
  - Concerns that the Amortization schedule is incorrect based on payments on interest versus principal.
  - Eliminate cents throughout budget and round up for whole figures.
  - Delete "Recruitment" from the term "Recruitment/Tourism" for the City ED Department.
  - Express need for the MOU with the City to be in place before the next meeting
    - Make an annual contract, not multi-year
    - Reimburse quarterly for actual costs
    - In regards to city events, expressed need to market to CCR residents.

Motion to approve 2015-2015 budget with these three changes

- Delete \$5,000 from Marketing line item



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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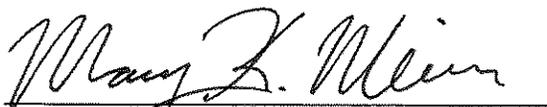
## REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 13, 2014 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 CITY OF 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 September 8, 2014.
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 approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding.
7. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service.
8. Consideration and possible action to pay down the Texas Leverage Fund loan with the balance remaining in the Water/Sewer Fund bank account.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting November 10, 2014.
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 Communications Coordinator's office at 281-346-1796 for further information.

I, Mary K. Meier, Communications Coordinator for the City of Fulshear, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted ON October 10, 2014 before 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.

  
\_\_\_\_\_  
Mary K. Meier, Communications Coordinator



# CITY OF FULSHEAR DEVELOPMENT CORPORATION

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Phone: 281-346-1796 Fax: 281-346-2556  
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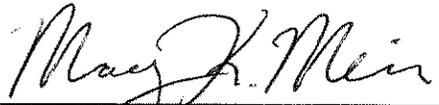
REGULAR MEETING AGENDA  
THE STATE OF TEXAS  
CITY OF FULSHEAR  
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON DECEMBER 8, 2014 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 CITY OF 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 October 13, 2014.
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 approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding.
7. Consideration and possible action regarding banking agreement option with Commercial State Bank.
8. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by Economic Development Consultant, Bill Knesek.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting January 12, 2015.
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 Communications Coordinator's office at 281-346-1796 for further information.

I, Mary K. Meier, Communications Coordinator for the City of Fulshear, 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 December 5, 2014 before 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.

  
\_\_\_\_\_  
Mary K. Meier, Communications Coordinator



CITY OF FULSHEAR  
DEVELOPMENT CORPORATION  
CITY OF FULSHEAR  
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Fulshear, Texas 77441

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**Meeting Minutes December 8, 2014**

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

Absent: Denise Robbins

Visitors: Kristi Brashear, Mary Meier, Cheryl Stalinsky, Don McCoy, Joann Miller

1. Call to Order: Bill Archer, President at 6:00 PM
2. Citizen's Comments: None
3. Invocation -- Jackie Gilmore
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of October 13, 2014.  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker 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: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0
7. Consideration and possible action to approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding. No action.
8. Consider and possible action regarding banking agreement option with Commercial State Bank to collateralize funds. Motion to move forward with agreement.  
Motion: Jackie Gilmore 2<sup>nd</sup>: Ewelina Forker ayes: 3 nays: 0
9. Consideration and possible action to make a year-end adjusting entry to water/sewer debt service. Motion to apply fund balance to water/sewer project loan principle.
10. Report, Fulshear Area Chamber of Commerce, Don McCoy.
11. Report, Economic Development Consultant, Bill Kneseck. None.
12. Report, City Administrator, CJ Snipes, presented by Cheryl Stalinsky.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting January 12, 2015.
15. Adjournment: Approval to adjourn at 7:20 PM  
Motion: Ewelina Forker 2<sup>nd</sup>: Jackie Gilmore ayes: 3 nays: 0

Prepared by: Becky S. Daves  
Assistant to the Secretary

  
\_\_\_\_\_  
Ewelina Forker  
Secretary  
City of Fulshear Development Corporation

  
\_\_\_\_\_  
Bill Archer  
President