



CITY OF FULSHEAR DEVELOPMENT CORPORATION

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Fulshear, Texas 77441
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MEETING MINUTES April 20, 2015

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

Absent: None.

Visitors: Kristi Brashear, Thomas Kuykendall, C.J. Snipes, James Bjacek, Don McCoy, Amy Norvell, Doug Konopka, Lisa McCay

1. Call to Order: Bill Archer, President at 6:00 P.M.
2. Invocation: Rev. Jackie Gilmore
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from City of Fulshear Development Corporation Meeting of March 9, 2015.

Motion: Jackie Gilmore 2nd: J.B. Collins ayes: 5 nays: 0

5. Presentation and discussion of financial statements to date.
 - \$83,227.96 Balance
 - Corporation 4A is paying down its principle
 - City Finance Director Brashear recommends paying off a \$300,000 loan
 - There is no penalty for doing so.
 - Sales tax up 22%
6. Consider and take action on Payables Due and Checks Paid Report(s).
 - Invoice from Randle Law Firm for the review of the Inter-Local Agreement made between Corporation and the City of Fulshear.
 - Invoice for Memorandum of Understanding from the City for the first quarter.
 - Invoice for Memorandum of Understanding from the City for the second quarter.
 - Copies of all three invoices sent to Consultant Knesek.
 - Motion to table action in order that the board members can examine the invoices more thoroughly.

Motion: Collins 2nd: Gilmore Ayes: 5 nays: 0

7. Discussion pertaining to the resignation of the board member Denise Melanson . Action to recommend replacement.
 - Board member has a number of out-of-state business obligations that require time and travel.
 - Those interested in serving on the board can apply for consideration.
8. Discussion pertaining to the resignation of Becky Davies as Corporation secretary.
 - Mrs. Davies is busy with work obligations.
 - Prefers not to carry out role.
 - City Economic Development Assistant Bjacek to assume role.
9. Discussion and possible action regarding Request for Proposals (RFPs) from banks.
 - It is required by law that public entities have competitive bids for service requests.
 - The Corporation will create a near-duplicate of a previous city proposal.
 - City Finance Director Brashear to publicize the RFP.
 - City of Fulshear will have the final word on any contract proposal.
 - Board members had a question pertaining to who the RFP would be sent to and how many will be sent out.
 - There is no quota on how many RFPs sent out
 - Brashear would consider local banks and those who had previously submitted bids.
10. Discussion and possible action pertaining to the renewal of membership with the Fulshear Area Chamber of Commerce.
 - For FY-2015, Economic Development Corporation 4A was a Platinum Member.
 - Dues: \$5,000.00
 - Four levels of membership:
 - Non-Profit: \$125.00
 - Bronze: \$275.00

- Silver: \$1,250.00
- Gold: \$2,500
- Platinum: \$5,000.00
- Debate about whether Platinum membership was a waste of tax dollars.
 - Collins advocated going to Non-Profit level membership.
 - Gilmore advocated going to Gold level membership.
- Forker motioned to renew membership at Gold level.

Motion: Forker 2nd: Gilmore Ayes: 5 Nays: 0

11. Report by Economic Development Consultant, Bill Knesek.
 - Bill Knesek, not present. No report given.
12. Consideration of report and presentation by Buxton Analytics on the new SCOUT program.
 - Buxton's services help promote the city to businesses such as retail and industry.
 - They use consumer analytics and psychographic reports to determine where businesses should build, what products to sell, and to whom to reach out to.
 - Through their Community ID program, they work with towns and cities to attract businesses.
 - They reach out to retailers on our behalf and encourage them to consider Fulshear
 - They provide a team to support the City at conferences and with their technical applications
 - City provided a user-friendly platform, SCOUT 3.0, that allows the city to access detailed data expediently.
 - Includes an tablet
 - Reports include site scores and unique map tools.
 - City can offer data to businesses and organizations free of charge.
 - Package costs \$50,000.
13. Consideration of Report by the Fulshear Area Chamber of Commerce.
 - 218 Members.
 - 33 New members in 2015.
 - Hosted the city council candidate form successfully. Video posted to <http://www.fulshear.com>
 - Draft for the Fulshear Freedom Festival presented.
 - New event: How to Win Wednesday.
 - A member presents a talent that they have they is useful to the community.
 - Next event: How to Network.
 - Event hosted at Thrive Church.
 - FACC now hosts its meetings at Thrive Church.
 - 60-80 people attend on average.
 - Rope cutting for Methodist Emergency Room last Friday.
14. Consideration of report by City Administrator, CJ Snipes.
 - Housing sales stable.
 - Bad weather may have delayed housing sales.
 - DR Horton makes a sale a day.
 - City is working with H-E-B.
 - Two sites to open in Fulshear.
 - Theme park development
 - No decision yet.
 - Firm is deciding between Fulshear and a town in Georgia.
 - Firm may decide to invest in both a Fulshear location and Georgia location.
 - Texana will open a mental health facility.
 - It will provide 100-150 jobs for Fulshear.
 - Costello engineering firm to conduct the drainage study for Bois D'Arc and Downtown areas of Fulshear.
 - Expansion of Water Well #1.
 - This will increase capacity ten-fold.
 - It will use an elevated tank.
 - Nearby development Cinco Ranch to drill a test well in the Jasper Aquifer
 - They will examine water quality and use feasibility.
15. Discussion of future agenda items.
 - Paying off \$300,000.00 loan.
16. Next regularly scheduled meeting May 11, 2015.
17. Adjournment: Approval to adjourn at 7:08 P.M.

Motion: Collins 2nd: Forker ayes: 5 nays: 0



Ewelina Forker
Secretary
City of Fulshear Development Corporation



Bill Archer
President
City of Fulshear Development Corporation