

Fulshear Development Corporation (B)
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FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, January 23, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Fulshear Development Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. July 18, 2016 Special Meeting
 - b. July 18, 2016 Regular Meeting
 - c. August 10, 2016 Special Joint Meeting
 - d. August 24, 2016 Regular Meeting
 - e. September 8, 2016 Special Meeting
 - f. October 3, 2016 Special Meeting
 - g. October 17, 2016 Special Meeting
 - h. December 12, 2016 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Discussion on community events funded by Economic Development Corporations and without Chamber of Commerce management.
4. Christmas event recap.
5. Consideration of and possible action on approving professional dues and memberships.
6. Discussion regarding economic development-related City memberships.

7. Consideration of and possible action on approving Economic Development travel and training.
8. Discuss interest in participating in enhancements related to FM 1093 Construction Project Phase II.
9. Consideration of and possible action on request to create Finance subcommittee.
10. Explanation and status of County Assistance District.
11. Report from Economic Development Director.
12. Requests for future agenda items.
13. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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 20, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, February 20, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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1. Consideration of and possible action on minutes of the Corporation for:
 - a. August 24, 2016 Regular Meeting
 - b. September 8, 2016 Special Meeting
 - c. October 3, 2016 Special Meeting
 - d. October 17, 2016 Regular Meeting
 - e. December 12, 2016 Regular Meeting
 - f. January 23, 2017 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on City membership with Fulshear Area Chamber of Commerce.
4. Consideration of and possible action on upcoming Economic Development advertising expenses.
5. Consideration of and possible action on total budget for City of Fulshear 2017 spring event.
6. Consideration of and possible action on recommendation for replacement board members for Kent Johnston and Laurie Szantay.
7. Report from Economic Development Director.

8. Requests for future agenda items.
9. Announcements.
10. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 **Wednesday, February 15, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, March 20, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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1. Consideration of and possible action on minutes of the Corporation for:
 - a. August 24, 2016 Regular Meeting
 - b. September 8, 2016 Special Meeting
 - c. October 17, 2016 Regular Meeting
 - d. December 12, 2016 Regular Meeting
 - e. February 20, 2017 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on City membership with the Fort Bend Economic Development Council.
4. Consideration of and possible action on economic impact modelling services.
5. Consideration of and possible action on population and demographics study.
6. Consideration of and possible action on economic development customer relationship management software.
7. Consideration of and possible action on recommendation for replacement board members.
8. Report from Economic Development Director.

- 9. Requests for future agenda items.
- 10. Announcements.
- 11. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 Thurs., March 16, 2017 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.



Angela Fritz, Economic Development Director

Approved for posting by:


C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, April 17, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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1. Consideration of and possible action on minutes of the Corporation for:
 - a. August 24, 2016 Regular Meeting
 - b. September 8, 2016 Special Meeting
 - c. October 17, 2016 Regular Meeting
 - d. December 12, 2016 Regular Meeting
 - e. March 20, 2017 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on modification to staff travel and training schedule.
4. Consideration of and possible action on total budget for City of Fulshear 2017 Independence Day event.
5. Discuss Fiscal Year 2018 budget process and timeline.
6. Consideration of and possible action on recommendations for replacement board members.
7. Report from Economic Development Director.
8. Requests for future agenda items.

9. Announcements.

10. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 Thurs., April 13, 2017 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.

Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Smith, City Manager



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MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, May 22, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

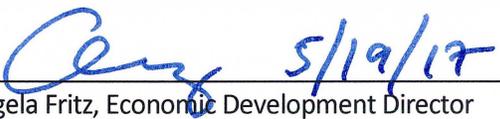
Citizen's Comments – Citizens who desire to address the Fulshear Development Corporation regarding matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.

1. Consideration of and possible action on minutes of the Corporation for the:
 - a. April 17, 2017 Regular Meeting
 - b. December 12, 2016 Regular Meeting
 - c. October 17, 2016 Regular Meeting
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of an action on Fiscal Year 2017 budget amendment No. 1.
4. Report on Fiscal Year 2016 Audit.
5. Consideration of and possible action on detail of remaining Fiscal Year 2017 advertising funds.
6. Discuss Fiscal Year 2018 plan of work and budget priorities.
7. Review and discuss Fiscal Year 2018 Administrative Services Agreement.
8. Report on Texas Heritage Parkway project and discussion of potential involvement.
9. Consideration of and possible action on amendments to Corporation Bylaws.

10. Consideration of and possible action on recommendations for replacement board members.
11. Report from Economic Development Director.
12. Requests for future agenda items.
13. Announcements.
14. Adjournment.

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I, Angela Fritz, Economic Development Director, 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, May 19, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, July 17, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

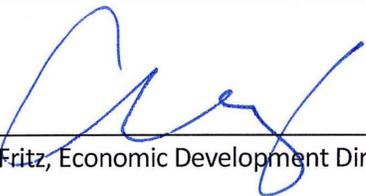
Citizen's Comments – Citizens who desire to address the Corporation regarding matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.

1. Consideration of and possible action on minutes of the Corporation for the June 28, 2017 Annual Meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on Fiscal Year 2018 Administrative Services Agreement.
4. Review and discuss draft fiscal year 2018 budgets and take action as necessary to direct staff.
5. Report from Economic Development Director.
6. Report from City Manager.
7. Requests for future agenda items.
8. Announcements.
9. Adjournment.

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Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, July 17, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

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1. Consideration of and possible action on minutes of the Corporation for the June 28, 2017 Annual Meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on Fiscal Year 2018 Administrative Services Agreement.
4. Review and discuss draft fiscal year 2018 budgets and take action as necessary to direct staff.
5. Report from Economic Development Director.
6. Report from City Manager.
7. Requests for future agenda items.
8. Announcements.
9. Adjournment.

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Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Manager



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

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, July 24, 2017 AT 7:00 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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1. Consideration of and possible action on Fiscal Year 2017-2018 Corporation Budgets.
2. Consideration of and possible action on Resolution FDC 17-02, a resolution of the FDC declaring projects of the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.
3. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 Wednesday, July 19, 2017 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.



Angela Fritz, Economic Development Director

Approved for posting by:


C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, August 21, 2017 AT 7:00 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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1. Public hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the amount of which is \$24,420 for Fiscal Year 2017-2018.
2. Consideration of and possible action on minutes of the Corporation for the July 17, 2017 Regular Meeting and the July 24, 2017 Special Meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Consideration of and possible action on request for funding from Johnson Development Corporation.
5. Consideration of and possible action on 2017 holiday decorations and services.
6. Review and discuss agenda preparation process and Corporation meeting frequency and structure including consideration and possible action on cancellation of September 2017 regular meeting.
7. Consideration of and a possible action on establishing a working group on collaboration opportunities with local schools.
8. Consideration of and possible action on request to create Corporation committees.
9. Requests for future agenda items.
10. Announcements.
11. Adjournment.

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I, Angela Fritz, Economic Development Director, 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 **Thursday, August 17, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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SPECIAL JOINT WORKSHOP MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE **FULSHEAR DEVELOPMENT CORPORATION (FDC)** WITH THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (CDC) AND THE CITY OF FULSHEAR CITY COUNCIL TO BE HELD ON **Tuesday, September 12, 2017 AT 6:30 P.M.** AT THE **IRENE STERN COMMUNITY CENTER**, 6920 KATY-FULSHEAR ROAD, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

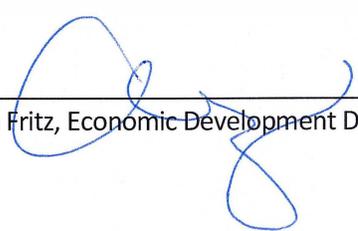
Call to Order.

1. Hear report from Population and Survey Analysts (PASA) on City of Fulshear 2017 Demographic Update.
2. Adjournment.

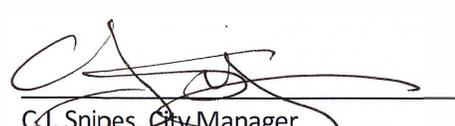
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at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

I, Angela Fritz, Economic Development Director, 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 ~~Thursday~~ ^{Friday} **September 7, 2017** 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.

Approved for posting by:



Angela Fritz, Economic Development Director



C.J. Snipes, City Manager



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093 · Fulshear, Texas 77441
281-346-1796
www.fulsheartexas.gov

MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, September 18, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for the August 21, 2017 regular meeting and the September 12, 2017 special joint workshop meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Review and discuss City of Fulshear request to participate in capital project funding for Fiscal Year 2018.
4. Review and discuss agenda preparation process and Corporation meeting frequency and structure.
5. Consideration of and a possible action on establishing a working group on collaboration opportunities with local schools.
6. Consideration of and possible action on request to create Corporation committees.
7. Requests for future agenda items.
8. Announcements.
9. 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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on **Friday, September 15, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, October 16, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Consideration of and possible action on minutes of the Corporation for the September 18, 2017 regular meeting.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Consideration of and possible action on City of Fulshear request to participate in capital projects funding for Fiscal Year 2018.
4. Consideration of and action on Fiscal Year 2018 Budget Amendment No. 1.
5. Consideration of and possible action on Resolution FDC 17-03, a resolution of the Fulshear Development Corporation declaring additional projects to be undertaken by the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.
6. Consideration of and possible action on funding agreement between the Corporation and the City of Fulshear for the Texas Heritage Parkway Project.
7. Review and discuss City of Fulshear Economic Development Plan of Work for Fiscal Year 2018.
8. Consideration and possible action on encumbrance for economic development website redesign services.
9. Consideration of and possible action on professional services for facilitation of Corporation board workshops on Economic Development and strategic planning.

10. Consideration of and possible action on providing funding for the 2017 ICSC Texas Conference and Deal Making Event.
11. Consideration of and possible action on providing infrastructure to facilitate the future beautification of the FM 1093 corridor.
12. Consideration of and possible action to solicit statements of qualifications (SOQs) for planning, architectural, and engineering services to develop plans for the themes, beautification concepts and designs for the FM 1093 and Texas Heritage Parkway corridors.
13. Requests for future agenda items.
14. Announcements.
15. Adjournment.

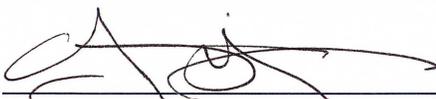
Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at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

I, Angela Fritz, Economic Development Director, 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 **Thursday, October 12, 2017** 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



FULSHEAR DEVELOPMENT CORPORATION

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MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, November 20, 2017 AT 6:30 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, TO CONSIDER 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

Citizen's Comments – Citizens who desire to address the Corporation regarding 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.

1. Public hearing on projects proposed by the Corporation, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, capital project contributions for the Katy-Fulshear and Huggins Road projects in the amount of \$71,250, and for the Texas Heritage Parkway project in the amount of \$91,125.
2. Consideration of and possible action on minutes of the Corporation for the October 16, 2017 regular meeting.
3. Consideration of and possible action on financials and payables for the Corporation.
4. Update on status of Texas Heritage Parkway funding agreement.
5. Consideration of and possible action on hiring legal counsel for City of Fulshear Texas Heritage Parkway agreement.
6. Report on 2017 International Council of Shopping Centers (ICSC) Texas Conference and Deal Making event.
7. Review and discuss calendar of upcoming regular meeting dates.
8. Requests for future agenda items.
9. Announcements.
10. Adjournment.

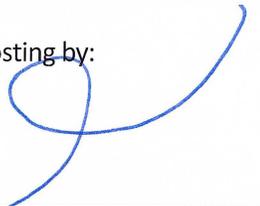
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I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on Monday, November 13, 2017 before 5:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Angela Fritz, Economic Development Director

Approved for posting by:



Paula Ryan, Acting City Manager



FULSHEAR DEVELOPMENT CORPORATION (B)

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 **MONDAY, JANUARY 25, 2015 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 on October 19, 2015
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and take action on Christmas Holiday decorations, storage and care.
7. Progress report from Forever Fulshear/Fulshear Farmer's Market.
8. Consideration and take action on request for funding assistance associated with Miss Fulshear Beauty Pageant.
9. Adjourn into Closed Executive Session – Section 551.087 (Economic Development) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body.
10. Fulshear Area Chamber of Commerce report, Don McCoy.
11. Report by City Administrator, C.J. Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting: February 15, 2016.

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, Kristina Brashear, Finance Officer, 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 22, 2016 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.



Kristina Brashear, Finance Officer
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

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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, February 15, 2016 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 on January 25, 2016.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and take action on vetting request from Arts Fulshear Inc. in the amount of \$5,000.00
7. Progress report from Forever Fulshear/Fulshear Farmer's Market.
8. Consideration and take action on security for Corporation meetings.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by City Administrator, C.J. Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting: March 21, 2016.
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, Kristina Brashear, Finance Officer, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, February 12, 2016 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.



Kristina Brashear, Finance Officer
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

SPECIAL MEETING AGENDA

THE STATE OF TEXAS

CITY OF FULSHEAR

COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **SPECIAL JOINT MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, MARCH 7, 2016 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 AND 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 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. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DILBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

4. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE
5. 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, Kristina Brashear, Finance Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday March 4, 2016 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.

Kristina Brashear, Finance Director
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

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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, March 21, 2016 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

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.

2. Consideration of and possible action on Minutes from Fulshear Development Corporation Regular Meeting on February 15, 2016, and Special Joint Meeting on March 7, 2016. (Brashear)

3. Presentation and discussion of financial statements to date. (Brashear)

4. Consideration of and possible action on Payables Due and Checks Paid Report(s). (Brashear)

5. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DILBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

6. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE

7. Consideration of and possible action on authorizing the purchase of holiday decorations.

8. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1. (Brashear)

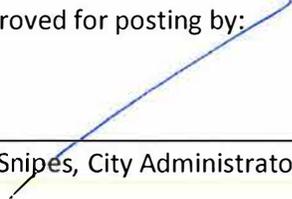
9. Fulshear Area Chamber of Commerce report.

10. City Administrator report. (Snipes)

11. Consideration of and possible action on future agenda items for consideration.
12. Next regularly scheduled meeting: April 18, 2016.
13. Adjournment.



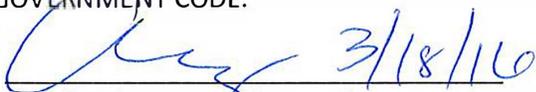
Angela Fritz, Economic Development Director

Approved for posting by:


C.J. Snipes, City Administrator

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I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, March 18, 2016 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.



Angela Fritz, Economic Development Director
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

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Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

SPECIAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **SPECIAL JOINT MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, APRIL 4, 2016 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 AND 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 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. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072 DELIBERATION REGARDING REAL PROPERTY and 551.071 CONSULTATION WITH ATTORNEY; CLOSED MEETING

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4. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE
5. Consideration of and possible action on Resolution FDC 16-01, a resolution of the Fulshear Development Corporation declaring a project of the Corporation and directing staff to publish notice of same.
6. Consideration of and possible action on Resolution FDC 16-02, a Resolution authorizing and approving a loan from the Office of the Governor Economic Development and Tourism Division, authorizing the execution and delivery of the loan agreement and related documents, authorizing the pledge of sales and use tax receipts, and other matters in connection therewith.
7. Adjournment.

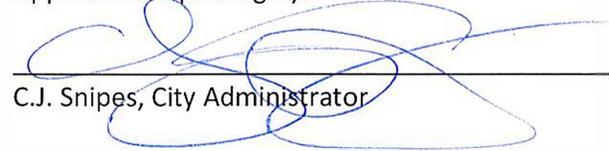
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I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, April 1, 2016 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator



FULSHEAR (B) DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

NOTICE OF MEETING CANCELLATION

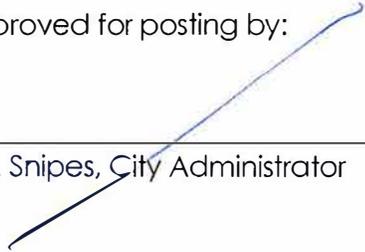
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN THAT A **REGULAR MEETING** OF THE FULSHEAR (B) DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR **WILL NOT BE HELD ON MONDAY, APRIL 18, 2016.**



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator

DATED AND POSTED this the 10th day of April 2016, at 4:25 m., by





FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

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, MAY 16, 2016 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

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.

2. Consideration of and possible action on:

- a. Minutes of the March 21, 2016 Fulshear Development Corporation Regular Meeting; and
- b. Minutes of the April 4, 2016 Fulshear Development Corporation Special Joint Meeting.

3. Presentation and discussion of financial statements to date.

4. Consideration of and possible action on Payables Due and Checks Paid Report(s).

5. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1.

6. Fulshear Area Chamber of Commerce report.

7. Economic Development Director and City Administrator reports.

8. Consideration of and possible action on future agenda items for consideration.

9. 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, Angela Fritz, Economic Development Director, 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 Tues., May 10, 2016 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.



Angela Fritz, Economic Development Director



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ANNUAL 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, JUNE 20, 2016 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

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.

2. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
3. Consideration of and possible action on:
 - a. Minutes of the March 21, 2016 Fulshear Development Corporation Regular Meeting; and
 - b. Minutes of the April 4, 2016 Fulshear Development Corporation Special Joint Meeting.
4. Presentation and discussion of financial statements to date. (Brashear)
5. Consideration of and possible action on Payables Due and Checks Paid Report(s). (Brashear)
6. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1. (Brashear)
7. Hear report from Arts Fulshear on 2016 Art Walk event. (Simmons)
8. Presentation and discussion on agenda preparation and posting.
9. 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, Angela Fritz, Economic Development Director, 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 17, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Administrator



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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, JULY 18, 2016 AT 7:00 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order

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.

2. Consideration of and possible action on:

- a. Minutes of the June 20, 2016 Fulshear Development Corporation Annual Meeting. (Fritz)

3. Presentation and discussion of financial statements to date. (Brashear)

4. Consideration of and possible action on Payables Due and Checks Paid Report(s). (Brashear)

5. Discuss FY2017 Corporation Budget and Board Priorities.

6. 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, Angela Fritz, Economic Development Director, 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 Fri , July 15 , 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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SPECIAL JOINT MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL JOINT MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR WITH THE CITY OF FULSHEAR DEVELOPMENT CORPORATION TO BE HELD ON MONDAY, JULY 18, 2016 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. Update from Fulshear Area Chamber of Commerce regarding membership and events. (Amy Norvell)
3. Update on Fort Bend County Marketing Program. (Fort Bend Economic Development Council)
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, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, July 15, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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SPECIAL JOINT MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL JOINT MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR WITH THE CITY OF FULSHEAR DEVELOPMENT CORPORATION TO BE HELD ON WEDNESDAY, AUGUST 10, 2016 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. Review and discuss draft proposed Fiscal Year 2017 Budget and Administrative Services Agreement.
3. Adjourn.

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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, August 5th, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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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 Wednesday, August 24, 2016 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.

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.

2. Consideration of and action on:

- a. Minutes of the July 18, 2016 Fulshear Development Corporation Special Joint Meeting. (Fritz)
- b. Minutes of the July 18, 2016 Fulshear Development Corporation Regular Meeting. (Fritz)
- c. Minutes of the August 10, 2016 Fulshear Development Corporation Special Joint Budget Workshop Meeting. (Fritz)

3. Consideration of and action on election of officers of the Corporation to fill vacancies in accordance with the Corporation Bylaws, to include the positions of:

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer

4. Presentation on City of Fulshear Development Corporation as component unit of City of Fulshear in Fiscal Year 2015 Annual Financial Report. (Brashear)

5. Presentation of financial statements to-date. (Brashear)

6. Consideration of and action on Payables Due and Checks Paid Report(s). (Brashear)

7. Consideration of and action on updating bank signatories for the City of Fulshear Development Corporation. (Brashear)

8. Consideration of and action on holiday decoration services for 2016.
9. Review and discuss draft proposed Fiscal Year 2017 Corporation Budget and Administrative Services Agreement.
 - a. Events
 - b. Expenditure Detail
 - c. Draft Administrative Services Agreement
10. Consideration of and possible action on adoption of FY 2017 Corporation Budget.
11. Consideration of and possible action on adoption of Administrative Services Agreement by and between the Corporation and the City of Fulshear.
12. Consideration of and action on request to City Council to create City of Fulshear Development Corporation committees in accordance with Corporation Bylaws, to include:
 - a. Finance
 - b. Governance
13. Presentation on agenda preparation and posting. (Fritz)
14. Consideration of and action on setting day and time of regular meetings. (Fritz)
15. Update on board communications and documentation. (Fritz)
16. Announcements.
17. 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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, August 19, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Shipes, City Manager



FULSHEAR DEVELOPMENT CORPORATION

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SPECIAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, October 3, 2016 AT 7:00 P.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

Call to Order.

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.

1. Consideration of and possible action on Resolution FDC 16-03, a resolution of the FDC declaring projects of the Corporation for Fiscal Year 2016-2017, directing staff to publish notice of same, and setting a public hearing.
2. Consideration of and possible action on FY 2016-2017 community events project funds following direction provided at the September 20 City Council Meeting.
3. Consideration of and possible action on approving upcoming Economic Development staff travel and training expenses.
4. Consideration of and possible action on approving payable for MCS General Construction related to Christmas 2016 Christmas lighting and decorating services.
5. Announcements.
6. 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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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 Thurs., September 29, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



FULSHEAR DEVELOPMENT CORPORATION

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MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, October 17, 2016 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.

Call to Order.

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.

1. Public hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the estimated amount of which is \$37,500 for Fiscal Year 2016-2017.
2. Consideration of and possible action on financials and payables for the Corporation.
3. Staff update on Corporation funding for land acquisition in Fiscal Year 2017.
4. Review and consider agenda preparation process.
5. Discuss duties and responsibilities of Corporation officers.
6. Report from Economic Development Director.
7. Requests for future agenda items.
8. Announcements.
9. 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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, 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~~ ^{City} September 14, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



FULSHEAR DEVELOPMENT CORPORATION

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

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION (FDC) TO BE HELD ON Monday, December 12, 2016 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 INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS).

Call to Order.

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.

1. Consideration of and possible action on minutes of the Corporation for:
 - a. July 18, 2016 Special Meeting (Fritz)
 - b. July 18, 2016 Regular Meeting (Fritz)
 - c. August 10, 2016 Special Joint Meeting (Fritz)
 - d. August 24, 2016 Regular Meeting (Fritz)
 - e. September 8, 2016 Special Meeting (Fritz)
 - f. October 3, 2016 Special Meeting (Fritz)
 - g. October 17, 2016 Special Meeting (Fritz)
2. Consideration of and possible action on financials and payables for the Corporation. (Finance)
3. Review and discuss Fiscal Year 2017 Plan of Work. (Fritz)
4. Presentation and discussion of Corporation board workshops on Economic Development, roles and responsibilities, and strategic planning, and take action as necessary to direct staff. (Fritz)
5. Consideration of and possible action on approving upcoming Economic Development advertising expenses (Fritz).
6. Hear update on Christmas event. (Fritz/Snipes)

7. Discussion regarding the Texas Open Meetings Act, Chapter 551, Texas Government Code. (Legal)
8. Discussion regarding the Texas Public Information Act, Chapter 552, Texas Government Code. (Legal)
9. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
10. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION AS DEEMED APPROPRIATE.
11. Report from Economic Development Director. (Fritz)
12. Requests for future agenda items.
13. Announcements.
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 City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, December 9, 2016 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.



Angela Fritz, Economic Development Director

Approved for posting by:



C.J. Snipes, City Manager



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 **MONDAY, FEBRUARY 16, 2015 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments – Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 15, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to participate in the City of Fulshear's Bank Depository with Wells Fargo Bank.
7. Discussion of city wide holiday decorations.
8. Fulshear Area Chamber of Commerce report, Don McCoy.
9. Report by City Administrator, CJ Snipes.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting March 16, 2015.
12. 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, Cheryl Stalinsky, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, February 13, 2015 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.

Cheryl Stalinsky, Economic Development Director
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 **MONDAY, March 23, 2015 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments – Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 15, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Fulshear Art Walk – invoices pertaining to expenses.
7. Fulshear Area Chamber of Commerce report, Don McCoy.
8. Report by City Administrator, C.J. Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting April 20, 2015.
11. Adjournment.

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

I, Cheryl Stalinsky, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, February 13, 2015 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.

Cheryl Stalinsky, Economic Development Director
Fulshear Development Corporation



FULSHEAR (4B) DEVELOPMENT CORPORATION

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
www.fulsheartexas.gov

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 APRIL 20, 2015 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 of Report and Presentation from Buxton Analytics on the New SCOUT program
3. Consideration of Report from Fulshear Area Chamber of Commerce
4. Consideration of Report from City Administrator
5. Presentation and discussion outlining the FY 2015-2016 Budget Schedule and process.
6. 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.
7. Consideration and possible action on Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 23, 2015.
8. Presentation and discussion of financial statements to date.
9. Consideration and possible action on Payables Due and Checks Paid Report(s).
10. Consideration and possible action on modification or adjustment to existing gateway signs and assemblies for community event banners.

11. Discussion and consideration of financial support for certain other community non-profit corporations.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting May 18, 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 City Secretary's office at 281-346-1796 for further information.

I, CJ Snipes, City Administrator 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 16, 2015 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.


CJ Snipes, City Administrator



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 **MONDAY, MAY 18, 2015 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 20, 2015.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Discussion and possible action pertaining to city flag poles.
7. Discussion and possible action pertaining to banner poles.
8. Discussion and Consideration of Investment Options.
9. Discussion of financial support for certain other community non-profit corporations.
10. Discussion and possible action on funding vetting forms.
11. Discussion of Fixed Assets totaling \$100,000.00.
12. Discussion of legal protection and immunity.
13. Fulshear Area Chamber of Commerce report, Don McCoy.

14. Report by City Administrator, C.J. Snipes.
15. Discussion of future agenda items.
16. Next regularly scheduled meeting: June 15, 2015.
17. 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, James M. Bjacek, Economic Development Director, 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 Thursday, May 14, 2015 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.

James M. Bjacek, Economic Development Assistant
City of Fulshear, Texas



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

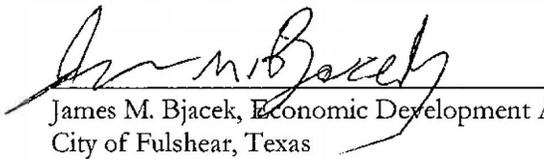
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, JUNE 15, 2015 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS 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 May 18, 2015.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Discussion and Possible Action on Re-Allocating Advertising Budget Contingency to Membership & Dues for Associate Membership in the Greater Houston Partnership and approval of payment of dues.
7. Discussion and Possible Action on reviewing alternatives for Sign Area care.
8. Discussion and possible action on Christmas Decorations RFP.
9. Further Discussion and Possible Action on Banner Poles.
10. Further Discussion and Possible Action on Funding Vetting Forms.
11. Action pertaining to Fixed Assets.
12. Discussion and Possible Action on renewing the contract with Buxton Company.

13. Budget Workshop.
14. Fulshear Area Chamber of Commerce report, Don McCoy.
15. Report by City Administrator, C.J. Snipes.
16. Discussion of future agenda items.
17. Next regularly scheduled meeting: July 20, 2015.
18. Executive Session about Real Property.
19. Adjournment.

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

I, James M. Bjacek, Economic Development Assistant, 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 Thursday, June 11, 2015 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.


James M. Bjacek, Economic Development Assistant
City of Fulshear, Texas



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

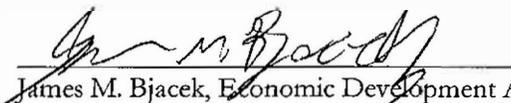
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, JULY 20, 2015 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order.
2. Citizen's Comments – Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 15, 2015.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Discussion and Possible Action to amend the budget to increase allocation for Sign Area care.
7. Discussion on budgeting for Fiscal Year 2016 and of hosting a special joint meeting of economic development corporations with an emphasis on budgeting.
8. Further Discussion and Possible Action on updating the contract with Buxton Company.
9. Discussion and Possible Action on RFP and submitted proposals for Christmas Decorations.
10. Discussion and possible action for creation and development of a city map.
11. Discussion and possible action on corridor beautification plan for FM 1093.
12. Fulshear Area Chamber of Commerce report, Don McCoy.
13. Report by City Administrator, C.J. Snipes.

14. Discussion of future agenda items.
15. Next regularly scheduled meeting: August 17, 2015.
16. Hold Executive Session for deliberations regarding Real Property as authorized by Section 551.072 of the Texas Government Code. Take action as necessary.
17. 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, James M. Bjacek, Economic Development Assistant, 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 Thursday, July 16, 2015 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.


James M. Bjacek, Economic Development Assistant
City of Fulshear, Texas



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

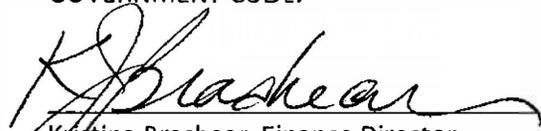
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, AUGUST 17, 2015 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 Meetings on July 20th and August 3, 2015.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to renew Buxton subscription in the amount of \$7,500.00.
7. Consideration and appointment of representative to serve on the hiring committee for Director of Marketing and Business Development.
8. Budget Workshop
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by City Administrator, C.J. Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting: September 14, 2015.
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, Kristina Brashear, Finance Director, 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 Thursday, August 13, 2015 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.



Kristina Brashear, Finance Director
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

SPECIAL MEETING AGENDA

THE STATE OF TEXAS

CITY OF FULSHEAR

COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **SPECIAL MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **THURSDAY, SEPTEMBER 10, 2015 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 Meetings on July 20th and August 3rd, 2015.
4. Report by Fulshear Area Chamber of Commerce, Don McCoy.
5. Consideration and appointment of representative to serve on the hiring committee for Director of Economic Development.
6. Report by City Administrator, CJ Snipes
7. Presentation and discussion of financial statements to date.
8. Consideration and take action on Payables Due and Checks Paid Report(s).
9. Consideration and possible action to renew Buxton subscription in the amount of \$7,500.00.
10. Budget Workshop
11. Public Hearing: The Fulshear Development Corporation (4B) 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. Modifications or construction of City 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 Regional Parks

12. Consideration and take action to adopt 2015/2016 Fiscal Year Budget.

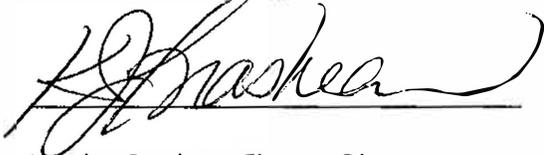
13. Discussion of future agenda items.

14. Next regularly scheduled meeting: October 19, 2015.

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, Kristina Brashear, Finance Director, 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 September 4, 2015 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 black ink, appearing to read 'K. Brashear', written over a horizontal line.

Kristina Brashear, Finance Director
City of Fulshear, Texas



FULSHEAR DEVELOPMENT CORPORATION (B)

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 **MONDAY, OCTOBER 19, 2015 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 Meetings on September 9, 2015
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and take action on Christmas Holiday decorating.
7. Presentation from Forever Fulshear/Fulshear Farmer's Market.
8. Consideration and take action on proposal from Forever Fulshear.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. Report by City Administrator, C.J. Snipes.
11. Workshop with Parks & Recreation Committee on a park and landscape maintenance plan.
12. Consideration and take action on a park and landscape maintenance plan.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting: November 16, 2015.

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, Kristina Brashear, Finance Director, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, October 16, 2015 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.

A handwritten signature in cursive script, appearing to read "K. Brashear", written over a horizontal line.

Kristina Brashear, Finance Director
City of Fulshear, Texas



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 **FEBRUARY 10, 2014 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30803 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 18, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible 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 City of Fulshear Development Corporation.
7. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with City of Fulshear Development Corporation).
8. Consideration and possible action to enter into contract with Encore Landscaping (along with City Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093.
9. Presentation by Alpha Dog Pictures regarding a potential partnership in a motion picture project in Fulshear.
10. Discussion regarding resignation of Administrative Services Assistant, Becky Daves.
11. City Administrator's Report, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting March 17, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, 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
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 February 10, 2014

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

Absent: Mike Murnane

Visitors: Becky S. Daves, CJ Snipes, Cheryl Stalinsky, Mary Meier

1. Call to Order: Tommy Kuykendall, President 6:40 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 18, 2013. Motion to approve with change (FM 1464 to FM 1463).
Motion: Jo Douglass 2nd: Mandi Leary 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. Consideration and possible action to join the Fulshear Area Chamber of Commerce as a stakeholder member along with the City of Fulshear Development Corporation. No action; item covered in November 18, 2013 meeting.
7. Consideration and possible action to participate in GHP with Texas Monthly (expense to be split with City of Fulshear Development Corporation). Motion to pay 50%, \$1790.00.
Motion: Wes Wauson 2nd: Mandi Leary ayes: 5 nays: 0
8. Consideration and possible action to enter into contract with Encore Landscaping (along with the City of Fulshear Development Corporation) to maintain the City's flag garden at the corner of Main Street and FM 1093. No action taken. Board asked City to obtain bids from other landscape companies.
9. Presentation by Alpha Dog Pictures regarding a potential partnership in a motion picture project in Fulshear. None, presenter unable to attend meeting.
10. Discussion regarding resignation of Administrative Services Assistant, Becky Daves. Auditors offered suggestion to move financial data to the City's software.
11. City Administrator's Report, CJ Snipes.

12. Discussion of future agenda items.

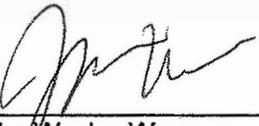
- 2013-14 Budget adjustment (\$5000 from EDC Consultant to Dues)
- Participate in Commercial State Bank's dual signature verification program
- Executive Session – Administrative Assistant
- Art Council presentation, request for funds

13. Next regularly scheduled meeting March 17, 2014.

14. Adjournment: Approval to adjourn at 8:03 PM.

Motion: Parker Knapp 2nd: Mandi Leary ayes: 5 nays: 0

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



John Wesley Wauson
Secretary



Tommy C. Kuykendall, Jr.
President



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 **MARCH 17, 2014 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 10, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to approve a budget amendment to reallocate \$5000.00 from Admin: EDC Consultant to Admin: Dues for the Fulshear Area Chamber of Commerce membership.
7. Consideration and possible action to approve a budget amendment to reallocate \$1500.00 from Admin: Fiscal Audit to Admin: Dues for the Highway 36A Coalition commitment.
8. Discussion and possible action regarding paying for dual signature verification for checks issued on the Commercial State Bank operating account.
9. Presentation by the Fulshear Arts Council and possible action to provide some funding for the April Art Walk event.
10. Consideration and possible action to issue a check to Buxton for 50% of the annual renewal fee (\$7500.00) due in April.
11. Presentation by Alpha Dog Pictures regarding a potential partnership in a motion picture project in Fulshear.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting April 21, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on March 14, 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
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 March 17, 2014

Present: Larry Beustring, Jo Douglass, Mandi Leary, Wes Wauson

Absent: Tommy Kuykendall, Jr., Parker Knapp, Mike Murnane

Visitors: Becky S. Daves, CJ Snipes, Marcia Simmons, Fulshear Arts Council

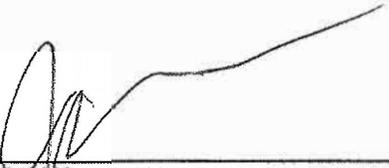
1. Call to Order: Larry Beustring, Vice-President 6:34 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 10, 2014.
Motion: Mandi Leary 2nd: Jo Douglass ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Jo Douglass 2nd: Mandi Leary ayes: 4 nays: 0
6. Consideration and possible action to approve a budget amendment to reallocate \$5000.00 from Admin: EDC Consultant to Admin: Dues for the Fulshear Area Chamber of Commerce membership.
Motion: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0
7. Consideration and possible action to approve a budget amendment to reallocate \$1500.00 from Admin Fiscal Audit to Admin: Dues for the Highway 36A Coalition commitment.
Motion: Mandi Leary 2nd: Wes Wauson ayes: 4 nays: 0
8. Discussion and possible action regarding paying for dual signature verification for checks issued on the Commercial State Bank operating account. Motion to drop bank verification service; board self-manages dual signatures.
Motion: Wes Wauson 2nd: Mandi Leary ayes: 4 nays: 0
9. Presentation by the Fulshear Arts Council and possible action to provide some funding for the April Art Walk. Item was discussed first in meeting in consideration of guest, Marcia Simmons. The Arts Council requested \$1875.00 to pay for trailer restrooms for the April 26, 2014 event.
Motion: Wes Wauson 2nd: Mandi Leary ayes: 4 nays: 0
10. Discussion and possible action to issue a check to Buxton for 50% of the annual renewal fee (\$7500.00) due in April.

Motion: Jo Douglass 2nd: Mandi Leary ayes: 4 nays: 0

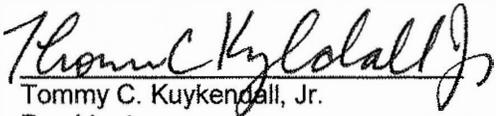
11. Presentation by Alpha Dog Pictures regarding a potential partnership in a motion picture project in Fulshear. No action.
12. City Administrator's Report, CJ Snipes.
 - Walmart outside Fulshear city limits; citizen concerns
 - Commercial/retail development – HEB, CVS, Children's Lighthouse, Shops at Cross Creek Ranch
 - Residential development statistics
 - Traffic light at Fry Road and FM 1463
13. Discussion of future agenda items.
 - Do not put Alpha Dog Pictures on future agendas
 - Bylaw amendment or resolution to adopt a policy for funding requests
 - Discussion of budget items and projects for 2014-2105 fiscal year
14. Next regularly scheduled meeting April 21, 2014.
15. Adjournment: Approval to adjourn at 7:18 PM.

Motion: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0

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



John Wesley Wauson
Secretary



Tommy C. Kuykendall, Jr.
President



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 **APRIL 21, 2014 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 17, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to adopt a resolution establishing a policy of allowing the board a minimum of thirty days prior to making a decision to approve or deny an economic development funding request.
7. Consideration and possible action on selection of bids for landscaping of gardens around Welcome Signs, Flag Garden and City Hall monument sign.
8. Consideration and possible action to fund additional concrete work for the Irene Stern Park restroom project. (Wallis Concrete, LLC balance due \$24,995.00)
9. Discussion of fiscal 2014-2015 budget items and projects.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting May 19, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 17, 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
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 April 21, 2014

Present: Larry Beustring, Jo Douglass, Parker Knapp, Mike Murnane, Wes Wauson

Absent: Tommy Kuykendall, Mandi Leary

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Larry Beustring, Vice-President 6:30 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 17, 2014.

Motion: Wes Wauson 2nd: Jo Douglass 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: Jo Douglass 2nd: Parker Knapp ayes: 4 nays: 0

6. Consideration and possible action to adopt a resolution establishing a policy of allowing the Board a minimum of thirty days prior to making a decision to approve or deny an economic development funding request

Motion: Wes Wauson 2nd: Parker Knapp ayes: 4 nays: 0

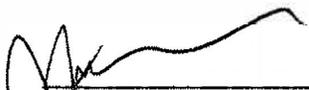
7. Consideration and possible action on selection of bids for landscaping of gardens around Welcome signs, Flag Garden and City Hall monument sign. No Action.
8. Consideration and possible action to fund additional concrete work for the Irene Stern Park restroom project (Wallis Concrete, LLC balance due \$24995.00)

Motion: Wes Wauson 2nd: Parker Knapp ayes: 3 nays: 1

9. Discussion of fiscal 2014-2015 budget items and projects. No action.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items. No discussion.
12. Next regularly scheduled meeting May 19, 2014.
13. Adjournment: Approval to adjourn at 6:37 PM.

Motion: Parker Knapp 2nd: Mike Murnane ayes: 4 nays: 0

Prepared by: Becky S. Daves
Assistant to the Secretary



John Wesley Wauson
Secretary



Tommy C. Kuykendall, Jr.
President

RESOLUTION NO FDC_FB_14-07

**A RESOLUTION OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION ADOPTING A
POLICY CONCERNING FUNDING REQUESTS**

Whereas, the Fulshear Development Corporation ("Corporation") enjoys the ability and right to provide funding for economic development related projects and programs, and

Whereas, the Corporation from time to time receives funding requests for economic development related projects and programs, and

Whereas, the Corporation wishes to allow unto itself adequate time to consider the merits of such funding requests, and

Whereas, the Corporation wishes to establish a policy regarding its response time to such funding requests.

NOW THEREFORE, BE IT RESOLVED:

That, the Corporation does herewith adopt a policy of allowing itself a minimum of thirty (30) days prior to making a Board decision as to approve or not approve an economic development funding request it has received, and

That, the policy herewith adopted shall be in force until it is amended or abolished by a Resolution of the Corporation, and

That, the Corporation reserves unto itself the right to from time to time, on a case by case basis, shorten or lengthen the thirty (30) day approval / disapproval period if it deems circumstances to be of such a special nature so as to require the approval/disapproval period to be altered, and

That, any such special-nature alteration(s) of the thirty (30) day approval / disapproval time period does not create an obligation upon the Corporation to do so in other cases, such decision to be at the sole discretion of the Corporation whether or not such decision is deemed arbitrary, or without basis in fact.

Passed and approved by a majority vote of the members present at a duly constituted meeting of the Fulshear Development Corporation held on the 21st day of April, 2014.


Thomas C. Kuykendall, President


John Wesley Wauson, Secretary



**FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR**

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REGULAR MEETING AGENDA

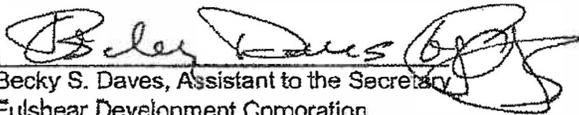
**THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND**

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **TUESDAY, MAY 6, 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. Consideration and possible action to approve change order for Stern Park Restroom project to approve the installation of water and sewer lines to the facility
3. 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, May 2, 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
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 May 6, 2014

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandi Leary, Wes Wauson

Absent: Parker Knapp, Mike Murnane

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Tommy Kuykendall, President 6:09 PM
2. Consideration and possible action to approve change order for Stern Park Restroom project to approve the installation of water and sewer lines to the facility, payment of \$9,745.55 subject to the condition that the corporation will request from the Parks Board and City of Fulshear Development Corporation reimbursement, on a pro-rated basis, either one third or one half.

Motion: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0

3. Adjournment: Approval to adjourn at 6:16 PM.

Motion: Larry Beustring 2nd: Jo Douglass ayes: 4 nays: 0

Prepared by: Becky S. Daves
Assistant to the Secretary

John Wesley Wauson
Secretary

Tommy 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 **May 19, 2014 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. 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 meetings of April 21, 2014 and May 6, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to participate in funding 50% of landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden.
7. Consideration and possible action to fund stage, lights and sound for Freedom Festival in July 2014. (Budgeted item.)
8. Consideration and possible action to fund purchase of flash drives for City marketing program. (Budgeted item.)
9. Discussion of options for accounting procedures and software.
10. Presentation by Arts Fulshear regarding possible budget items for 2014-2015 fiscal year.
11. Discussion of 2014-2015 budget work sheet.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting June 16, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 16, 2014 before 5:30 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

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Meeting Minutes May 19, 2014

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass (5:45), Parker Knapp, Mandi Leary, Wes Wauson (5:45)

Absent:

Visitors: Becky S. Daves, CJ Snipes, Marcia Simmons, Laurie Szantzy, Tejana Mesic

1. Call to Order: Tommy Kuykendall, President 5:33 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 18, 2013.
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: Larry Beustring 2nd: Mandi Leary ayes: 4 nays: 0
6. Consideration and possible action to participate in funding 50% of landscape and gardening services for Flag Garden, Welcome sign gardens, and City Hall sign garden at cost of \$4470.00 per year.
Motion: Larry Beustring 2nd: Mandi Leary ayes: 5 nays: 0
7. Consideration and possible action to fund stage, lights and sound for Freedom Festival in July 2014 (Item budgeted for \$7500.00)
Motion: Wes Wauson, 2nd: Jo Douglass ayes: 5 nays: 0
8. Consideration and possible action to fund purchase of flash drives for City marketing program. (Budgeted item.) Motion to pay 50%, \$1750.00.
Motion: Parker Knapp 2nd: Mandi Leary ayes: 5 nays: 0
9. Discussion of options for accounting procedures and software. Report software upgrade expense.
10. Presentation by Arts Fulshear, Marcia Simmons, regarding possible budget items for 2014-2105 fiscal year.
11. Discussion of 2014-2015 budget worksheet.
12. City Administrator's Report, CJ Snipes.

13. Discussion of future agenda items.
 - Peach Tree Accounting upgrade cost
 - Budget workshop
14. Next regularly scheduled meeting June 16, 2014
15. Adjournment: Approval to adjourn at 6:31 PM.

Motion: Parker Knapp 2nd: Jo Douglass ayes: 5 nays: 0

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

John Wesley Wauson
Secretary

Tommy 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 **June 16, 2014 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 May 19, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Presentation by Ramona Ridge regarding a weekend open market.
7. Consideration and possible action to move bank accounts from Commercial State Bank to Wells Fargo Bank.
8. Consideration and possible action to approve budget amendment for additional funding of Buxton retail development program.
9. Budget workshop – 2014-2015 Fiscal Year.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting July 21, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on June 13, 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.

C.J. Snipes for
Becky S. Daves, Assistant to the Secretary
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes June 16, 2014

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

Absent: Mandi Leary

Visitors: Becky S. Daves, CJ Snipes, Mary Meier, Cheryl Stalinsky, Ramona Ridge, Tejana Mesic

1. Call to Order: Tommy Kuykendall, President 6:33 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of May 19, 2014.
Motion: Jo Douglass 2nd: Wes Wauson 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
Amend motion to pay Print Globe \$1750.00 for flash drives.
Motion: Larry Beustring 2nd: Parker Knapp ayes: 4 nays: 0
6. Presentation by Ramona Ridge regarding a weekend open market. Kristi Brashear, City Finance Director, reported the City's auditors ruled that EDCs should not participate in open market funding.
7. Consideration and possible action to move bank account(s) from Commercial State Bank to Wells Fargo Bank.
Motion: Wes Wauson 2nd: Parker Knapp ayes: 4 nays: 0
8. Consideration and possible action to approve budget amendment for additional funding of Buxton retail development program. Motion to move budget funds from Retail Development Marketing to Consulting Programs
Motion: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0
9. Budget workshop – 2014-2015 Fiscal Year.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
 - Discuss Art's Fulshear funding for 2014-15 budget
 - Approve 2014-2015 budget
 - Approve MOU
12. Next regularly scheduled meeting July 21, 2014

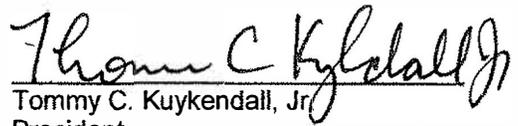
13. Adjournment: Approval to adjourn at 8:49 PM.

Motion: Wes Wauson 2nd: Parker Knapp ayes: 4 nays: 0

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



John Wesley Wauson
Secretary



Tommy 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 **July 21, 2014 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. Introduction of New Members
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 10, 2014.
5. Presentation and discussion of financial statements to date.
6. Consideration and possible action on Payables Due and Checks Paid Report(s).
7. Budget Workshop.
8. City Administrator's Report, CJ Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting August 18, 2014.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on July 18, 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.


John Wauson, 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 July 21, 2014

Present: Tommy Kuykendall, Jr., Brooke Fatigante, Mandi Leary, Wes Wauson

Absent: Larry Beustring, Parker Knapp

Visitors: Mary Meier, Cheryl Stalinsky, Bobbi Martin, Don McCoy

1. Call to Order: Tommy Kuykendall, President 6:38 PM
2. Introduction of New Members: Tommy Kuykendall noted that Larry Beustring was absent for health reasons, CJ Snipes was out sick, and the new member, Brooke Fatigante was not yet present.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 16, 2014.

Motion: Jo Douglass 2nd: Mandi Leary ayes: 4 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: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0

New Member Brooke Fatigante arrived at 6:44 PM and was introduced.

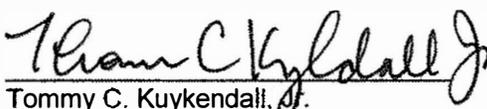
7. Budget Workshop – members discussed numerous line items in detail with city staff and considered adoption and adjustments; budget revised per discussions. Historical information and projections on certain items to be provided prior to next meeting and final approval.
8. City Administrator's Report, CJ Snipes. Reported by Cheryl Stalinsky, Economic Development Director.
9. Discussion of future agenda items.
 - Annual meeting in September; elect officers
10. Next regularly scheduled meeting August 18, 2014.
11. Adjournment: Approval to adjourn at 8:00 PM.

Motion: Mandi Leary 2nd: Jo Douglass ayes: 5 nays: 0

Prepared by: Mary Meier
Communications Coordinator, City of Fulshear



John Wesley Wauson
Secretary



Tommy C. Kuykendall, Jr.
President



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 **AUGUST 18, 2014 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

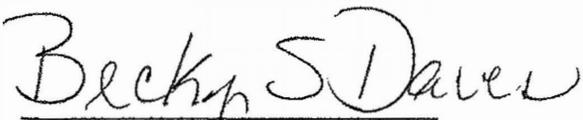
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.

Public Hearing: The Fulshear Development Corporation (4B) 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 Fulshear Development Corporation Meeting of July 21, 2014.
 4. Presentation and discussion of financial statements to date.
 5. Consideration and possible 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 various promotional items.
 8. Fulshear Area Chamber of Commerce Report, Don McCoy.
 9. City Administrator's Report, CJ Snipes.
 10. Discussion of future agenda items.
 11. Corporate Annual meeting September 15, 2014.
 12. 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 August 15, 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

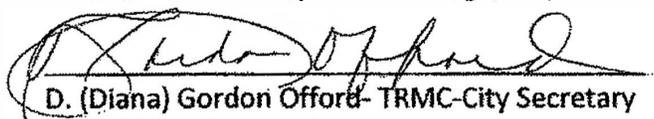
FULSHEAR 4B DEVELOPMENT CORPORATION
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing shall be held by the Fulshear 4B Development Corporation at its meeting Monday, August 18, 2014 at 7:00 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 4B 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



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: Tommy Kuykendall, Jr., Larry Beustring, Brooke Fatigante, Parker Knapp, Mandi Leary, Wes Wauson

Absent: All members present.

Visitors: CJ Snipes, Mary Meier, Cheryl Stalinsky, Bobbi Martin

1. Call to Order: Tommy Kuykendall, President, 7:08 PM
2. Citizen's Comments: None

Public Hearing, Open at 7:10 PM

The Fulshear Development Corporation (4B) 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 7:12 PM

3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 21, 2014.

Motion: Wes Wauson 2nd: Parker Knapp 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: Parker Knapp 2nd: Larry Beustring ayes: 6 nays: 0

6. Consideration and possible action to approve the 2014-2015 fiscal year budget. Three categories for City Economic Development:

A. Administrative	\$ 44,623.00
B. Marketing	\$ 29,431.00
C. Recruitment/Tourism Development	<u>\$ 33,809.00</u>
Total	\$107,863.00

Motion to approve budget: Brooke Fatigante 2nd: Larry Beustring ayes: 6 nays: 0

Motion to Amend Motion to approve budget to provide for approval of same budget motion but subject to implementation of the budget during the year pursuant to a Memorandum of Understanding ("MOU") with the City of Fulshear still to be approved as to form.

Motion to approve amendment: Wes Wauson 2nd: Parker Knapp ayes: 6 nays: 0

7. Consideration and possible action to approve funding of various promotional items.

Motion: Wes Wauson 2nd: Parker Knapp ayes: 6 nays: 0

8. Fulshear Area Chamber of Commerce Report, Cheryl Stalinsky.

- Upcoming events:
 - August 22nd, Casino Night
 - September 5th, Skeeters Game
 - September 22, Golf Tournament
- Businesses are joining FACC before their doors open

9. Discussion of future agenda items.

- Approval of Memorandum of Understanding with City of Fulshear regarding implementation of budget
- Arts Fulshear presentation
- September meeting is annual meeting, election of officers

10. Next regularly scheduled meeting September 15, 2014.

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

Motion: Wes Wauson 2nd: Brooke Fatigante ayes: 6 nays: 0

Prepared by: Becky S. Daves
Assistant to the Secretary

John Wesley Wauson
Secretary

Tommy C. Kuykendall, Jr.
President



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 THE ANNUAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **SEPTEMBER 15, 2014 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 18, 2014.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible 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. Election of 2014-2015 Board of Director Officers.
8. Presentation by the Fulshear Arts Council.
9. Fulshear Area Chamber of Commerce report, Don McCoy.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting October 20, 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 Fulshear Development Corporation of the City of Fulshear, Texas was posted on September 12, 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
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 15, 2014

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandi Leary

Absent: Parker Knapp, Wes Wauson, Brooke Fatigante

Visitors: CJ Snipes, Mary Meier, Cheryl Stalinsky, Bobbi Martin, Don McCoy, Marcia Simmons

1. Call to Order: Tommy Kuykendall, President, 6:35 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 18, 2014.

Motion: Jo Douglass 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).

Motion: Larry Beustring 2nd: Jo Douglass ayes: 4 nays: 0

6. Consideration and possible action to approve a Memorandum of Understanding with the City of Fulshear regarding funding Economic Development Department funding.

Advised by City Administrator, C.J. Snipes to not take action, as MOU is not yet completed.

Motion to postpone agenda item 6: Jo Douglass 2nd: Mandi Leary ayes:4 nays:0

7. Election of 2014-2015 Board of Director Officers.

President: Tommy Kuykendall
Vice President: Larry Beustring
Secretary: Wes Wauson
Treasurer: Jo Douglass

Motion: Mandi Leary 2nd: Larry Beustring ayes: 4 nays: 0

8. Presentation by the Fulshear Arts Council, Marcia Simmons
 - Budgeting for After School Program at Huggins & Randolph Elementary Schools
 - Desire 3-4 programs a semester
 - Seeking \$5,000 to be split between schools, including the underserved
 - City Administrator, CJ Snipes advised against involvement on the premise that the corporation can only participate in projects that are a primary job creator or a sales tax generator.
 - No action taken.
9. Fulshear Area Chamber of Commerce report, Don McCoy
 - Upcoming Golf Tournament, September 22, 2014
 - Currently 152 members
 - State of the City, December 5, 2014



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 25, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 3, 2012.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to approve request from City for funds to cover the stage, sound and lights for all events such as July Freedom Festival, and December holiday event.
7. Consideration and possible action to move corporation funds in Texas Class government investment pool.
8. Consideration and possible action to enter into a business relationship with Buxton as a commercial and retail marketing consultant.
9. City Administrator Report.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting March 18, 2013.
12. 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 20, 2013 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 February 25, 2013

Present: Tommy Kuykendall, Jr., Larry Beustring, Mandi Leary, Wes Wauson

Absent: Jo Douglass, Mike Murnane, Parker Knapp

Visitors: Becky S. Daves, Mary Meier, Cheryl Stalinsky

1. Call to Order: Tommy Kuykendall, President 6:34 pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 3, 2012.

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

6. Consideration and take action to approve request from City for funds to cover the stage, sound and lights for all events such as July Freedom Festival, and December holiday event. Motion to approve \$8000.00 for July Freedom Festival.

Motion: Wes Wauson 2nd: Mandi Leary ayes: 4 nays: 0

7. Consideration and possible action to move corporation funds in Texas Class government investment pool.

Motion: Larry Beustring 2nd: Mandi Leary ayes: 4 nays: 0

8. Consideration and possible action to enter into a business relationship with Buxton as a commercial and retail marketing consultant. No action taken.

9. City Administrator's Report, CJ Snipes.

10. Discussion of future agenda items.

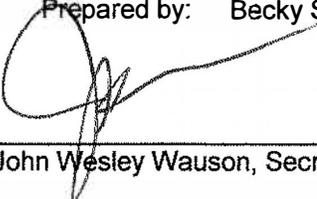
- Schedule a presentation by Buxton
- Reallocate budget items for City of Fulshear community events

11. Next regularly scheduled meeting March 18, 2013.

12. Adjournment: Approval to adjourn at 7:30 pm.

Motion: Mandi Leary 2nd: Larry Beustring ayes: 4 nays: 0

Prepared by: Becky S. Daves, Assistant to the Secretary



John Wesley Wauson, Secretary



Tommy Kuykendall, Jr., President



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

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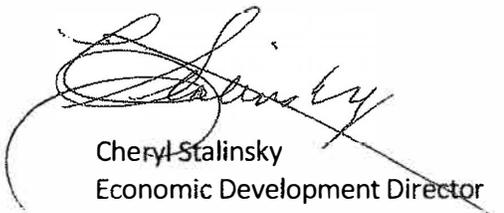
www.fulsheartexas.gov

Dear Board Members,

We would like to request that Economic Development Corporations support our community events by supplying the stage, lights and sound equipment for the Fulshear St. Patrick's Day Festival and Parade, Fulshear Freedom Fest and the Fulshear Festival of Lights and Parade. Over the past six years, these events have developed into local traditions for family and friends and have begun to pull spectators from all of the surrounding communities as well as enthusiasts as far away as Austin. The stage gives our events a central focus to provide entertainment and our events truly would not be the same without them. The lights and the sound come as a package deal with the stage and provide a high level of quality to our events. Without these components, our events would dwindle into obscurity and Fulshear would be lacking the sense of community that we currently enjoy with these traditions.

Currently, our budget through the City of Fulshear cannot support the level of quality that our events have reached. We have relied heavily on the generosity of our community who wish to see these events continue. We would propose that the Fulshear Economic Development Corporation adopts the cost of the stage, lights, and sound for up to \$8,000 for each event, not to exceed \$24,000 a year. This will allow us to allocate our budget to performances, activities, the overall atmosphere of our events, etc.

Thank you for your consideration.


Cheryl Stalinsky
Economic Development Director
City of Fulshear


Mary K. Meier
Economic Development Assistant
City of Fulshear



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 **MARCH 18, 2013 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. Presentation by Buxton, commercial and retail marketing consultant.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 25, 2013.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and possible action to approve entering into a business relationship with Buxton commercial and retail marketing consultants.
8. Consider and possible action to approve a budget amendment reallocating funds for City of Fulshear community events.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting April 15, 2013.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on March 15, 2013 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 March 18, 2013

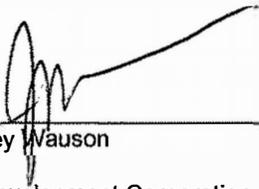
Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Parker Knapp, Mike Murnane, Wes Wauson

Absent: Mandi Leary

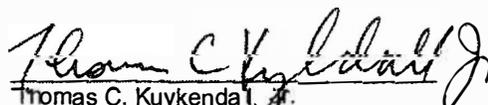
Visitors: Becky S. Daves, Bill Archer, Bill Knesek, Cheryl Stalinsky

1. Call to Order: Tommy Kuykendall, President 6:39pm
2. Citizen's Comments: None
3. Presentation by Buxton Company, Lisa Hill, proposing a retail recruitment and retention solution.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 25, 2013.
Motion: Wes Wauson 2nd: Larry Beustring ayes: 4 nays: 0 abstain: 1 Jo Douglass
5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Mike Murnane 2nd: Wes Wauson ayes: 5 nays: 0
7. Consideration and possible action to approve entering into a business relationship with Buxton Company. Motion made to fund 50% if City of Fulshear Development Corporation also participates.
Motion: Mike Murnane 2nd: Jo Douglass ayes: 5 nays: 0
8. Presentation from Texas One for economic development marketing initiative.
9. Consideration and possible action to approve a budget amendment reallocating funds for City of Fulshear community events. Motion made to move eight thousand dollars (\$8000.00) from Gateway signs to Established events.
Motion: Jo Douglass 2nd: Mike Murnane ayes: 5 nays: 0
10. Discussion of future agenda items.
 - Fulshear Night at Skeeters Baseball game
 - Budget amendment
 - Investment Policy
 - Texas Class Resolution
11. Next regularly scheduled meeting April 15, 2013.
12. Adjournment: Approval to adjourn at 8:05 PM.
Motion: Wes Wauson 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

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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 15, 2013 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 18, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to participate in Fulshear Night at Skeeters baseball game May 17, 2013.
7. Consideration and possible action to approve bid from Encore to service plantings at Welcome Signs.
8. Consideration and possible action on materials and expenditures related to ICSC Conference.
9. Consideration and possible action to approve budget amendment reallocating funds from Gateway Signs to Established Events.
10. Consideration and possible action to amend the Corporation's Investment Policy.
11. Consideration and possible action to approve Resolution to participate in the Texas Class asset management program.
12. City Administrator Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting May 20, 2013.
15. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 12, 2013 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 April 15, 2013

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

Absent: Wes Wauson

Visitors: Becky S. Daves, CJ Snipes, Cheryl Stalinsky, Mary Meier

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 18, 2013.

Motion: Mike Murnane 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) with the addition of payables to Belt Harris for the 2012 fiscal audit and Katy Area EDC for half the annual dues.

Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0

6. Consideration and possible action to participate in Fulshear Night at Skeeters baseball game May 17, 2013. No action. The event was cancelled.
7. Consideration and possible action to approve bid from Encore to service plantings at Welcome Sign. No action. Encore has not provided a bid.
8. Consideration and possible action on materials and expenditures related to ICSC Conference. Mary Meier demonstrated potential of Buxton online software and presented design layout of new concept for conference banners. No action.
9. Consideration and possible action to approve budget amendment reallocating funds from Gateway signs to Established Events.

Motion: Parker Knapp 2nd: Mandi Leary ayes: 5 nays: 0

10. Consideration and possible action to amend the Corporation's Investment Policy. CJ Snipes stated no amendment was necessary. No action.
11. Consideration and possible action to approve Resolution to participate in the Texas Class asset management program, naming Mike Murnane and Larry Beustring co-Investment Officers.

Motion: Parker Knapp 2nd: Jo Douglass ayes: 5 nays: 0

12. City Administrator's Report, CJ Snipes.

13. Discussion of future agenda items.
- Service welcome sign landscaping (Encore)
 - Review Administrative Services Contract (Becky Daves)
 - Distribution of funds among financial institutions (Wallis State Bank, Texas Class)
- 14.

15. Next regularly scheduled meeting May 13, 2013 at 6:00PM
Regular meeting changed due to conflict with ICSC. Time changed to 6:00PM

16. Adjournment: Approval to adjourn at 7:55 pm.

Motion: Larry Beustring 2nd: Mandi Leary 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

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 **MAY 13, 2013 AT 6:00 PM**. 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 15, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Demonstration of Buxton software "Scout" and "Mosaic" as pertains to ICSC.
7. Consideration and possible action on materials and expenditures related to ICSC Conference. (guessing on this one)
8. Consideration and possible action to approve bid from Encore to service plantings at Welcome Signs.
9. Consideration and possible action regarding distribution of corporate funds amongst financial institutions.
10. Consideration and possible action to amend contract for administrative services between the Corporation and Becky Daves.
11. Consideration and possible action regarding the Highway 36A Coalition.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting June 17, 2013.
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 May 10, 2013 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 May 13, 2013

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

Absent: Mandi Leary, Parker Knapp

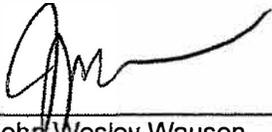
Visitors: Becky S. Daves, Mary Meier, Cheryl Stalinsky

1. Call to Order: Tommy Kuykendall, President 6:07 pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 15, 2013.
Motion: Jo Douglass 2nd: Wes Wauson 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: Mike Murnane ayes: 4 nays: 0
6. Demonstration of Buxton software "Scout" and "Mosaic" as pertains to ICSC.
7. Consideration and possible action to approve funding materials and expenditures related to ICSI Conference. No action.
8. Consideration and possible action to approve bid from Encore Landscaping to service plantings at Welcome Signs.
Motion: Wes Wauson 2nd: Jo Douglass ayes: 4 nays: 0
9. Consideration and possible action regarding distribution of corporate funds amongst financial institutions. Motion to move \$150,000.00 from Commercial State Bank money market fund to Texas Class investment pool and to direct future sales tax deposits to Texas Class.
Motion: Larry Beustring 2nd: Wes Wauson ayes: 4 nays: 0
10. Consideration and possible action to amend contract for administrative services between the Corporation and Becky Daves. Motion to increase monthly fees to \$400.00.
Motion: Mike Murnane 2nd: Jo Douglass ayes: 4 nays: 0
11. Consideration and possible action regarding the Highway 36A Coalition. No action.
12. City Administrator's Report, Tommy Kuykendall.

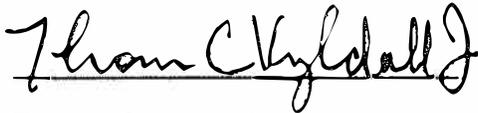
13. Discussion of future agenda items.
 - Agenda item to join Hwy 36A Coalition
14. Next regularly scheduled meeting June 17, 2013 at 6:00 PM/.
15. Adjournment: Approval to adjourn at 7:22 PM.

Motion: Mike Murnane 2nd: Wes Wauson 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



FULSHEAR DEVELOPMENT CORPORATION

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ANNUAL MEETING AGENDA

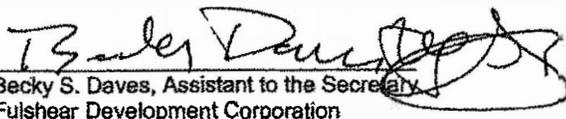
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **June 25, 2013 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 May 13, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Confirmation of City Council board member appointments.
7. Election of board officers.
8. Consideration and possible action to approve partnership with the 36A Coalition
9. Discussion regarding the Fiscal Year 2013-2014 Budget and process
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting July 15, 2013.
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 21, 2013 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 June 25, 2013

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

Absent:

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Tommy Kuykendall, President 6:34 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 15, 2013.

Motion: Jo Douglass 2nd: Larry Beustring ayes: 5 nays: 0

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

Motion: Mike Murnane 2nd: Jo Douglass ayes: 5 nays: 0

6. Confirmation of City Council board member appointments. Parker Knapp, Tommy Kuykendall, Wes Wauson.
7. Election of Board Officers. Motion for current officers to remain.

President, Tommy Kuykendall
Vice-President, Larry Beustring
Secretary, Wes Wauson
Treasurer, Mike Murnane

Motion: Larry Beustring 2nd: Jo Douglass ayes: 5 nays: 0

8. Consideration and possible action to approve partnership with 36A Coalition. Motion to approve funding of City membership of \$1000.00 for board position.

Motion: Parker Knapp 2nd: Jo Douglass ayes: 5 nays: 0

9. Discussion regarding Fiscal Year 2013-2014 Budget and process. Due to City Council before September 21, 2013.

10. Motion to amend Payables Due report to include \$22,500.00 check to Walcon for funding of the (previously approved) Irene Stern Community Center Park restroom facilities.

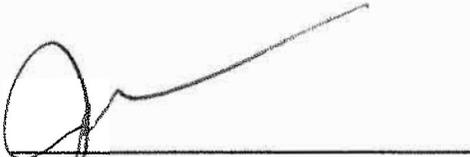
Motion: Wes Wauson 2nd: Parker Kanpp ayes: 5 nays: 0

11. City Administrator's Report, CJ Snipes.

12. Discussion of future agenda items.
13. Next regularly scheduled meeting July 15, 2013 at 6:30 PM.
14. Adjournment: Approval to adjourn at 7:22 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
Fulshear Development Corporation



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, JULY 15, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 25, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to approve 2012-2013 Budget amendment(s).
7. Discussion of 2013-2014 fiscal budget.
8. City Administrator's Report, CJ Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting August 19, 2013.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on July 12, 2013 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 July 15, 2013

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

Absent: Parker Knapp, Mandi Leary

Visitors: Becky S. Daves, CJ Snipes, Mary Meier, Cheryl Stalinsky

1. Call to Order: Tommy Kuykendall, President 6:32 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 25, 2013.

Motion: Wes Wauson 2nd: Jo Douglass 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: 4 nays: 0

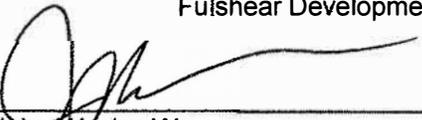
6. Consideration and possible action to approve 2012-2013 Budget amendments(s).
 - Reallocate \$8000.00 from Community Development Gateway Signs to Tourism Development – Established Events
 - Reallocate \$8500.00 from Community Development – Downtown Renewal to Marketing - Contingency

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

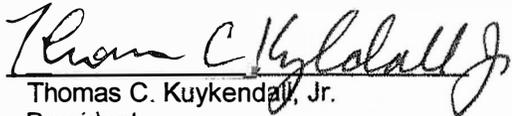
7. Discussion of 2013-2014 fiscal budget. (Worksheet attached.)
8. City Administrator's Report, CJ Snipes.
9. Discussion of future agenda items. Complete 2013-14 Fiscal Year Budget.
10. Next regularly scheduled meeting August 19, 2013.
11. Adjournment: Approval to adjourn at 7:44 PM.

Motion: Larry Beustring 2nd: Wes Wauson 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

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www.fulsheartx.com

4B Update July 15, 2013

- RECESSION OVER May's Sales Tax numbers were a mere \$10,000 more than May 2012!
- Sales at CCR and Churchill Farms continue their rapid pace.
- Negotiations on the DR Horton Development Agreement have slowed and turned a bit less positive than hoped.
- The City is preparing to annex two small tracts along James Lane, one for Commercial and the other large lot residential.
- In addition to the 9,000 acres that has changed hands or come under development since January, there are two additional tracts of about 400 acres each with pending development.
- Following up from ICSC we've had meetings with several Commercial Developers including New Quest.
- A group touting the development of a Town Center concept for Downtown has also discussed the possibility of hosting a new City Hall (we've also received similar proposals from other developers).



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 **AUGUST 19, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 15, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to approve 2013-2014 fiscal year budget for presentation to City Council.
7. City Administrator's Report, CJ Snipes.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting September 16, 2013.
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 August 16, 2013 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 August 19, 2013

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

Absent: Mandi Leary, Parker Knapp

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:33pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 15, 2013.

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

6. Consideration and possible action to approve 2013-2014 fiscal year budget for presentation to City Council.

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

7. Presentation from Texas One for economic development marketing initiative.
8. City Administrator's Report, CJ Snipes.
9. Discussion of future agenda items.

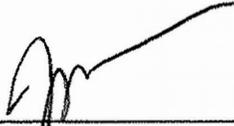
- New accounting firm for audit – Whitley Penn
- Land acquisition for gateway sign near Firethorne (1463 North)

10. Next regularly scheduled meeting September 15, 2013.

11. Adjournment: Approval to adjourn at 7:35 pm.

Motion: Jo Douglass 2nd: Wes Wauson ayes: 4 nays: 0

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



John Wesley Wauson
Secretary



Thomas C. Kuykendall, Jr.
President



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Fulshear, Texas 77441

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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 16, 2013 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.

Public Hearing: The Fulshear 4B 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 provision of improvements, facilities and through the promotion and development of new and expanded business enterprises. Those projects include:

- a) Modification or Adjustment to the City's Gateway and Directional Signage
 - b) Improvements to City Hall signage
 - c) The promotion of community events leading to the creation or retention of primary jobs
 - d) Improvements to municipally owned facilities at the Irene Stern Community Center
 - e) Improvements to municipally owned facilities including street and drainage improvement projects
 - f) Participation in Parks Improvements including potential procurement of property for parks
 - g) The promotion of the community for the purpose of attracting new business.
1. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 18, 2013.

2. Presentation and discussion of financial statements to date.
3. Consider and take action on Payables Due and Checks Paid Report(s).
4. Discussion and possible action on modification or adjustment to existing gateway signs.
5. Discussion of 2013-2014 fiscal year proposed budget.
6. Consider and take action to approve Audit services agreement with Whitley Penn.
7. City Administrator's Report.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting September 19, 2011.
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 September 13, 2013 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 16, 2013

Present: Larry Beustring, Jo Douglass, Parker Knapp, Mandi Leary, Wes Wauson

Absent: Mike Murnane, Tommy Kuykendall, Jr.

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Larry Beustring, Vice-President 6:30 pm
2. Citizen's Comments: None

Public Hearing, Opened 6:34 PM

The Fulshear 4B 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 provision of improvements, facilities and through the promotion and development of new and expanded business enterprises. Those projects include:*

- a) Modification or Adjustment to the City's Gateway and Directional Signage
- b) Improvements to City Hall signage
- c) The promotion of community events leading to the creation or retention of primary jobs
- d) Improvements to municipally owned facilities at the Irene Stern Community Center
- e) Improvements to municipally owned facilities including street and drainage improvement projects
- f) Participation in Parks Improvements including potential procurement of property for parks
- g) The promotion of the community for the purpose of attracting new business.

Public Hearing, Closed 6:35 PM

3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 19, 2013 with corrections to item 9 and 10.

Motion: Wes Wauson 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) with the addition of Highway 36A Coalition membership.

Motion: Parker Knapp 2nd: Jo Douglass ayes: 5 nays: 0

6. Discussion and possible action on modification or adjustment to existing gateway signs. No action.
7. Discussion of 2013-2014 fiscal year proposed budget.

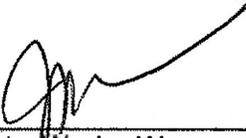
8. Consideration and possible action to approve Audit services agreement with Whitley Penn for \$2000.00 per annual audit.

Motion: Wes Wauson 2nd: Parker Knapp ayes: 5 nays: 0

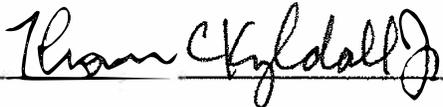
9. City Administrator's Report, CJ Snipes.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting October 21, 2013 at 6:30 PM.
12. Adjournment: Approval to adjourn at 7:08 PM.

Motion: Wes Wauson 2nd: Parker Knapp 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

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

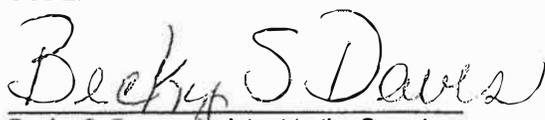
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 21, 2013 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 16, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion regarding a potential industrial development.
7. City Administrator's Report, CJ Snipes.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting November 18, 2013.
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 October 18, 2013 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 October 21, 2013

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

Absent: Wes Wauson

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Tommy Kuykendall, President, 6:32 pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of September 16, 2013.

Motion: Larry Beustring 2nd: Mandi Leary 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). Change vendor name from Chamber Alliance to Greater Fort Bend EDC.

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

6. Presentation and discussion regarding a potential industrial development.
7. City Administrator's Report, CJ Snipes.
8. Discussion of future agenda items.
 - Property for gateway sign on FM 1463 near Firethorne
 - Movie Night, equipment usage
 - Investment options

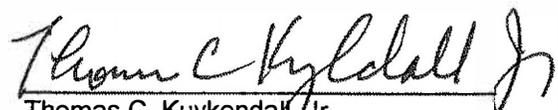
9. Next regularly scheduled meeting November 18, 2013.

10. Adjournment: Approval to adjourn at 7:26 pm.

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

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


John Wesley Wauson
Secretary


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 **NOVEMBER 18, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 21, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to approve 2012-2013 Fiscal Year Budget adjustments.
7. Presentation and discussion of acquiring property for gateway sign on FM 1463 at or near the Firethorne community.
8. Consideration and possible action to approve participation in Fulshear Area Chamber of Commerce.
9. Discussion regarding City movie nights.
10. Consideration and possible action on Holiday contingences.
11. Discussion regarding investment opportunities available to the corporation.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting December 16, 2013.
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 November 15, 2013 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 November 18, 2013

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

Absent: Wes Wauson

Visitors: Becky S. Daves, CJ Snipes, Cheryl Stalinsky, Mary Meier, Randy Stacy

1. Call to Order: Tommy Kuykendall, President, at 6:32 PM.
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 21, 2013.

Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0

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

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

6. Consideration and possible action to approve 2012-13 fiscal year budget adjustments.
 - Administrative Expenses - move \$6.40 from BOD Meeting Expense to Postage
 - Administrative Expenses – move \$3612.50 from EDC Consultant to Dues, Publications and Memberships

Motion: Parker Knapp 2nd: Mandi Leary ayes: 5 nays: 0

7. Presentation and discussion of acquiring property for gateway sign on FM 1463 at or near the Firethorne community.
8. Consideration and possible action to approve participation in Fulshear Area Chamber of Commerce. Motion to approve \$5000.00 annual membership fee.

Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0

9. Discussion regarding City movie nights.
10. Consideration and possible action on Holiday contingences. Mary Meier requested \$5000.00 for the holiday event fireworks display.

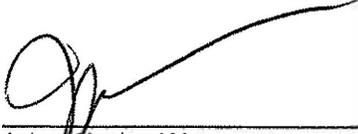
Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0

11. Discussion regarding investment opportunities available to the corporation. No discussion.
12. City Administrator's Report, CJ Snipes.

13. Discussion of future agenda items.
14. Next regularly scheduled meeting December 16, 2013.
15. Adjournment: Approval to adjourn at 7:35 PM.

Motion: Larry Beustring 2nd: Parker Knapp ayes: 5 nays: 0

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



John Wesley Wauson
Secretary



Tommy 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 **DECEMBER 16, 2013 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 18, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Presentation and discussion regarding possible motion picture project in Fulshear.
7. City Administrator's Report, CJ Snipes.
8. Discussion of future agenda items.
9. Next regularly scheduled meeting January 20, 2013.
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 13, 2013 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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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JANUARY 23, 2012 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 12, 2012.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion and possible action to pave Stern Center parking lot.
7. Discussion and possible action to fund lighting the Stern Center parking lot.
8. Discussion regarding the construction of an exterior restroom facility at Stern Center.
9. Discussion regarding extension of water lines from FM 1093 south on Bois D;Arc and/or north along FM 359.
10. Discussion and possible action to fund welcome sign at the west side of Fulshear city limits.
11. Discussion and possible action to fund landscaping around city welcome signs.
12. Discussion and possible action regarding the ICSC Conference to be held in Las Vegas.
13. Update from The Retail Coach.
14. City Administrator's report, CJ Snipes.



15. Discussion of future agenda items.
16. Next regularly scheduled meeting February 20, 2012.
17. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on January 20, 2012 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S Daves

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



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 January 23, 2012

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 6:36 pm; quorum present
2. Citizen's Comments: Gwen Fox, regarding extending City water lines south from 1093 on Bois D'Arc
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 12, 2012
Motion: Wes Wauson, 2nd: Larry Beustring ayes: 5 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Mike Murnane, 2nd: Parker Knapp ayes: 0 nays: 0
6. Update from The Retail Coach.
7. Discussion and possible action regarding the ICSC Conference to be held in Las Vegas.
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 0 nays: 0
8. Discussion and possible action to pave Irene Stern Center parking lot. Larry Beustring presented one bid. Jo Douglass will obtain two more bids for consideration at the February meeting. No other action taken.
9. Discussion and possible action to fund light at the Irene Stern Center parking lot. Board approved expenses not to exceed \$2500.00.
Motion: Mike Murnane, 2nd: Parker Knapp ayes: 5 nays: 0
10. Discussion regarding the construction of an exterior restroom facility at Irene Stern Park. Becky Daves to get prices for Port-a-Potty with regular maintenance.
11. Discussion regarding extension of water lines from FM 1093 south on Bois D'Arc and/or north along FM 359. Board agreed extending City water and sewer services north on FM 359 would be first priority.
12. Discussion and possible action to fund welcome sign at the west side of Fulshear city limits.

13. Discussion and possible action to fund landscaping around City welcome signs. Tommy Kuykendall reported the Mike McCann Foundation has offered to take care of this landscaping. Board will request they also maintain similar landscaping around the City Hall sign.
14. City Administrator's Report.
15. Discussion of future agenda items.
 - Putting a Port-a-Potty at Irene Stern Park.
 - Landscape update for City Hall sign.
 - Bids for paving Irene Stern Center parking lot.
 - Purchasing procedures.
16. Next regularly scheduled meeting February 20, 2012.
17. Adjournment: Approval to adjourn at 8:25 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
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 20, 2012 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 23, 2012.
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 change in scope of Irene Stern parking lot project.
7. Presentation from Texas One for economic development marketing initiative.
8. Consider and possible action on potential relations with Katy Area EDC.
9. Report by City Manager, CJ Snipes.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting March 19, 2012.
12. 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 17, 2012 before 3:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S Daves

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



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 February 20, 2012

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Parker Knapp

Absent: Mandi Leary, Mike Murnane, 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 January 23, 2012.

Motion: Larry Beustring 2nd: Jo Douglass 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: Jo Douglass, 2nd: Larry Beustring ayes: 4 nays: 0

6. Consideration and possible action to approve a change in scope of the Irene Stern parking lot project. Motion to approve purchase of an additional two inches of base due to site conditions.

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

7. Presentation from Texas One for economic development marketing initiative, Scott Von Cannon.
8. Consideration and possible action on potential relations with Katy Area Economic Development Corporation. Motion to purchase a one year associate membership for \$1000.00.

Motion: Larry Beustring, 2nd: Jo Douglass ayes: 4 nays: 0

9. City Administrator's Report, CJ Snipes.
10. Discussion of future agenda items.
 - Portable restrooms for Irene Stern Park
11. Next regularly scheduled meeting March 16, 2012.
12. Adjournment: Approval to adjourn at 8:00 PM.

Motion: Parker Knapp, 2nd: Jo Douglass 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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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 16, 2012 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 20, 2012.
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 regarding Texas Economic Development Training in Houston May, 4, 2012.
7. Discussion regarding restrooms at Irene Stern Park.
8. Report by City Administrator, CJ Snipes.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting May 21, 2012.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 13, 2012 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 April 16, 2012

Present: Larry Beustring, Jo Douglass, Parker Knapp, Mandi Leary, Mike Murnane, Wes Wauson

Absent: Tommy Kuykendall, Jr

Visitors: Becky S. Daves

1. Call to Order: Larry Beustring, Vice-President 6:32 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 20, 2012.

Motion: Jo Douglass, 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: Jo Douglass ayes: 5 nays: 0

6. Consideration and possible regarding Texas Economic Development Training in Houston May 4, 2012. Motion to approve two enrollments if Board member(s) can attend.

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

7. Discussion regarding restrooms at Irene Stern Park.
8. City Administrator's Report, CJ Snipes.
9. Discussion of future agenda items.

- Movie night

10. Next regularly scheduled meeting May 14, 2012.
11. Adjournment: Approval to adjourn at 7:30 PM.

Motion: Wes Wauson, 2nd: Parker Knapp 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

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 18, 2012 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 16, 2012.
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 action to elect 2012-2013 Board of Director Officers.
7. Update on 2010-2011 fiscal year audit.
8. Consideration and possible action of potential property purchase along FM 359 and FM 1093.
9. Consideration and possible action to approve beautification of right of way along FM 1093.
10. Presentation regarding "movie night" community events.
11. Report by City Administrator, CJ Snipes.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting July 16, 2012.
14. Adjournment



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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on June 14, 2012 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S Daves

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



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 18, 2012

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

Visitors: Becky S. Daves, Marcia Simmons, President Fulshear Arts Council

1. Call to Order: Tommy Kuykendall, President, 6:43 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 16, 2012.
Motion: Mike Murnane 2nd: Jo Douglass 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: Wes Wauson, 2nd: Larry Beustring ayes: 6 nays: 0
6. Consideration and action to elect 2012-2013 Board of Director Officers. Motion to adopt current slate of Officers.
 - President, Tommy Kuykendall
 - Vice-President, Larry Beustring
 - Secretary, Wes Wauson
 - Treasurer, Mike MurnaneMotion Wes Wauson, 2nd: Mandi Leary ayes: 6 nays: 0
7. Update on 2010-2011 fiscal year audit, Becky Daves.
 - FDC needs a collateral agreement from Commercial State Bank
 - Requesting year-end entries from Auditor
8. Consideration and possible action of potential property purchase along FM 359 and FM 1093. Tommy Kuykendall led discussion regarding various properties in Fulshear city limits and extra-territorial jurisdiction that might be advantageous for the Corporation to purchase for economic development. No action taken.
9. Consideration and possible action to approve beautification of right of way along FM 1093. Board discussed possibility of clearing off Metro right-of-way property east of Blue Bonnet retail park to increase visibility of property. No action taken.
10. Presentation regarding "movie night" community events. Marcia Simmons, Fulshear Arts Council, and Board discussed options for a bi-monthly movie night, launching the program Fall 2012.
11. City Administrator's Report, CJ Snipes.

12. Discussion of future agenda items.

- Action item – clear Metro right-of-way property east of Blue Bonnet retail park
- Present 2010-2011 audit results

13. Next regularly scheduled meeting July 16, 2012.

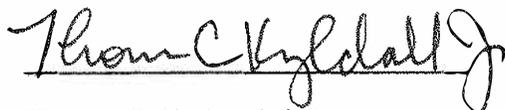
14. Adjournment: Approval to adjourn at 8:00 PM

Motion: Parker Knapp 2nd: Mike Murnane 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
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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 **JULY 16, 2012 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 18, 2012.
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 2010-2011 audit results.
7. Consideration and possible action to approve funding to clear the Metro right-of-way property east of Blue Bonnet retail park.
8. Discussion and possible action to purchase "movie night" equipment.
9. Discussion regarding 2012-2013 fiscal year budget.
10. Report by City Administrator, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting August 20, 2012.
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 July 12, 2012 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S Daves

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

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Meeting Minutes July 16, 2012 6:30 PM

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

Absent, Parker Knapp, Wes Wauson

Visitors: CJ Snipes, Marcia Simmons, Ramona Ridge, Tejana Mesic

1. Call to Order: Tommy Kuykendall, President, 6:40 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 18, 2012.

Motion: Mike Murnane 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: Mike Murnane, 2nd: Mandi Leary ayes: 4 nays: 0
6. Presentation and discussion of 2010-2011 audit results. No action taken. Discuss Request for Quote for next audit.
7. Consideration and possible action to approve funding to clear the Metro right-of-way property east of Blue Bonnet retail park.

Motion: Mike Murnane, 2nd: Jo Douglass ayes: 4 nays: 0
8. Discussion and possible action to purchase "movie night" equipment. Motion to approve purchase of movie equipment and inflatable screen for \$22,337.46.

Motion: Larry Beustring 2nd: Mandi Leary ayes: 4 nays: 0
9. Discussion of future of Scarecrow Festival. Cross Creek Ranch to host and sponsor on a year to year basis.
10. Consideration and possible action to approve downtown renewal program. Discussion of an alternative to City condemnation policy that FDC can exercise and the legal ramifications. Motion to approve developing said policy.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 0
11. Discussion regarding 2012-2013 fiscal year budget. Schedule a budget workshop in August.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
 - Budget projects

- Downtown renewal policy
- Christmas decorations

14. Next regularly scheduled meeting August 20, 2012.

15. Adjournment: Approval to adjourn at 8:10 PM

Motion: Mike Murnane, 2nd: Mandi Leary 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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Meeting Minutes August 7, 2012

Joint Meeting – Fulshear Development Corporation, City of Fulshear Development Corporation and City Parks and Recreation Commission

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

Absent: Mike Murnane

Visitors: Becky S. Daves, Bill Knesek, Tom Johnson, Gary Mitchell (Kendig Keast)

1. Call to Order: Tommy Kuykendall, President, at 6:30pm
2. All boards have a quorum.
3. Discussion and consideration of strategic and comprehensive planning efforts and collaboration. Presentation and discussion led by Gary Mitchell of Kendig Keast, Members discussed the Park and Recreation System Goals and Guiding Principles developed by the Park and Recreation Commission. A brainstorming list of projects was introduced and after discussing each project attendees were asked to rank their top five projects. (see attachment for descriptions)
 - A. Bike loop – 10 votes
 - B. Downtown park/plaza space – 9 votes
 - C. Community-scale park – 7 votes
 - D. Multi-purpose use of floodplain/detention areas – 6 votes
 - E. Nature center type facility – 6 votes
 - F. Joint City/School opportunities – 5 votes
 - G. Public art opportunities – 5 votes
4. Executive Session for deliberation regarding real property. Adjourned to Executive Session, 7:48 PM.
5. Regular meeting reconvened 8:09 PM. Consideration and possible action to authorize further investigation of purchase of available property for a Fulshear park.

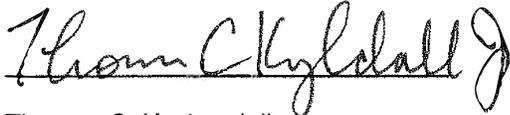
Motion: Larry Beustring, 2nd: Wes Wauson ayes: 5 nays: 0
6. Adjournment: Approval to adjourn at 8:12 PM.

Motion: Wes Wauson, 2nd: Parker Knapp 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 **AUGUST 20, 2012 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 16, 2012.
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 on ICSC Texas Conference.
7. Update and discussion of Beauti-Fulshear Citywide Cleanup.
8. Discussion of project ideas for 2012-2013.
9. Discussion of 2012-2013 proposed budget.
10. City Administrator's Report.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting September 17, 2012.
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 August 17, 2012 by 5:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes August 20, 2012

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandy Leary

Absent: Parker Knapp, Mike Murnane, Wes Wauson

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:34 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 16, 2012..

Motion: Jo Douglass 2nd: Mandy 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).

Motion: Larry Beustring 2nd: Mandy Leary ayes: 4 nays: 0
6. Consideration and possible action to fund attendance at ICSC Texas Conference.

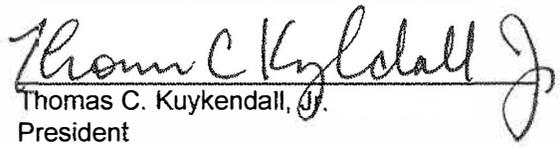
Motion: Larry Beustring 2nd: ayes: 4 nays 0
7. Update and discussion of Beauti-Fulshear Citywide Cleanup.
8. Discussion of project ideas for 2012-2013.
9. Discussion of 2012-2013 proposed budget.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting September 10, 2012.
13. Adjournment: Approval to adjourn at 8:07 PM.

Motion: Jo Douglass, 2nd: Larry Beustring ayes: 4 nays: 0

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



John Wesley Wauson
Secretary



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 10, 2012 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. Public Hearing:

Notice is hereby given that a public hearing shall be held by the Fulshear 4B Development Corporation at its meeting Monday, September 10, 2012 at 6:30 PM, in the Fulshear City Hall, 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 4B 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 and Directional Signage
 - b) Improvements to City Hall signage
 - c) The promotion of community events leading to the creation or retention of primary jobs
 - d) Improvements to municipally owned facilities at the Irene Stern Community Center
 - e) Improvements to municipally owned facilities including street and drainage improvement projects
 - f) Participation in Parks Improvements
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.



Sept 10, 2012 *Used*

4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meetings of August 7th and August 20, 2012.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consideration and possible action to approve the Fiscal Year 2012-2013 Budget.
8. City Administrator's Report.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting October 15, 2012.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on September 7, 2012 by 5:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S Daves

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 10, 2012

Present: Larry Beustring, Jo Douglass, Parker Knapp, Mike Murnane, Wes Wauson

Absent: Tommy Kuykendall, Jr., Mandi Leary

Visitors: Becky S. Daves

1. Call to Order: Larry Beustring, Vice-President 6:35 PM.
2. Public Hearing. Opened 6:38 PM. No comments. Closed 6:38 PM.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 7, 2012 and August 20, 2012.

Motion August 7, 2012 minutes Parker Knapp, 2nd: Wes Wauson ayes: 4 nays: 0

Motion August 20, 2012 minutes Parker Knapp, 2nd: Mike Murnane ayes: 4 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) excluding the \$500.00 estimate for additional ROW work.

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

7. Consideration and possible action to approve the Fiscal Year 2012-2013 Budget.

Motion: Parker Knapp, 2nd: Wes Wauson ayes: 4 nays: 0

8. City Administrator's Report, CJ Snipes.

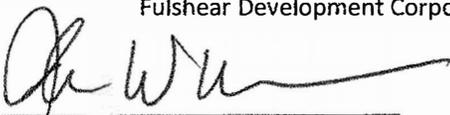
9. Discussion of future agenda items.

10. Next regularly scheduled meeting October 15, 2012.

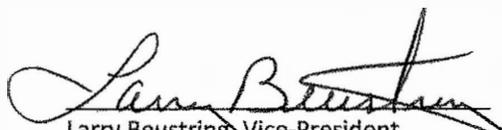
11. Adjournment: Approval to adjourn at 7:26 PM.

Motion: Wes Wauson, 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



Larry Beustring, Vice-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 **OCTOBER 22, 2012 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 10, 2012.
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 on Irene Stern Park outdoor restroom project.
7. Consider and possible action on participation in the Central Fort Bend Chamber Alliance Gala on November 10, 2012.
8. Discussion regarding Central Fort Bend Chamber Alliance Fulshear Business Council.
9. Consider and possible action to contract Encore for Gateway Sign maintenance.
10. City Administrator's Report.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting November 19, 2012.
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 19, 2012 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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Meeting Minutes October 22, 2012

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandi Leary, Mike Murnane,
Wes Wauson (arrive 6:50 PM)

Absent: Parker Knapp

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President 6:30 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of September 10, 2012.

Motion: Jo Douglass 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) with the addition of three security officers for working the Fulshear Scarecrow Festival and payment to Fort Bend Chamber Alliance for State of the County luncheon.

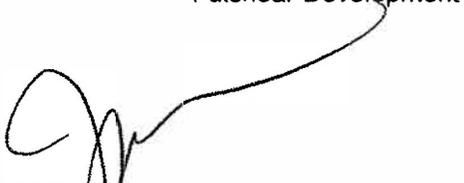
Motion: Mike Murnane 2nd: Mandi Leary ayes: 4 nays: 0
6. Consideration and possible action on Irene Stern Park outdoor restroom project. Motion to prepare bid package for project.

Motion: Larry Beustring 2nd: Jo Douglass ayes: 4 nays: 0
7. Consideration and possible action on participation in the Central Fort Bend Chamber Alliance Gala on November 10, 2012.

Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0
8. Discussion regarding Central Fort Bend Chamber Alliance Fulshear Area Business Division.
9. Consideration and possible action to contract Encore Landscaping for Gateway Sign maintenance. Board agreed to get a price quote for presentation at next regular meeting.
10. City Administrator's Report, CJ Snipes.
11. Discussion of future agenda items.
12. Next regularly scheduled meeting November 12, 2012.
13. Adjournment: Approval to adjourn at 7:35 PM.

Motion: Larry Beustring 2nd: Jo Douglass 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

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartx.com

4B Update

October 22, 2012

- Water Sewer Project continues to await finalization.
- The Mayor's State of the City Address was a smashing success and can be viewed through a link from the City's Home page. Also, the Fall Town Hall meeting will need to be re-scheduled. We are looking at make-up dates.
- The Churchill Farms Development is making great strides and they have sold 66 homes since opening.
- CCR's pace slowed with the start of school but has skyrocketed in the past week. We are meeting with Johnson Development on Thursday to review several project modifications that may include a Regional WWTP; enhanced Water/ Sewer interconnections; potential land for civic purposes and a realignment of Cinco Ranch Blvd to enhance greater East/ West access.
- The Masonry/ Architectural Design control Ordinance for the Commercial, Industrial and R-2 Districts; as well as an overlay for Commercial properties fronting FM 359 and FM 1093 in the Downtown District passed at the last Council meeting.
- Sales Tax numbers for August are up 32% from last year. Receipts are up 38.6% year over year. The detailed audit for Sales Tax revenues should be complete before the end of the calendar year.
- The City initial proposal for park land on Bois D'Arc has fallen apart and the City is in discussions with a potential "White Knight" to facilitate some property in that area under other arrangements.
- The City has had active discussions with a large Texas based grocer. Negotiations are under way on a couple of pieces of property and there is a potential for another large national retailer to locate here as well.
- Timewise/McDonald's will be opening VERY, VERY SOON...really this time I mean it! Seriously, they were awaiting the installation of the gas pumps and all that remains is stocking shelves and finding employees for the McD's.



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 **NOVEMBER 18, 2013 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 21, 2013.
4. Presentation and discussion of financial statements to date.
5. Consideration and possible action on Payables Due and Checks Paid Report(s).
6. Consideration and possible action to approve 2012-2013 Fiscal Year Budget adjustments.
7. Presentation and discussion of acquiring property for gateway sign on FM 1463 at or near the Firethorne community.
8. Consideration and possible action to approve participation in Fulshear Area Chamber of Commerce.
9. Discussion regarding City movie nights.
10. Consideration and possible action on Holiday contingences.
11. Discussion regarding investment opportunities available to the corporation.
12. City Administrator's Report, CJ Snipes.
13. Discussion of future agenda items.
14. Next regularly scheduled meeting December 16, 2013.
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 November 15, 2013 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 November 18, 2013

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

Absent: Wes Wauson

Visitors: Becky S. Daves, CJ Snipes, Cheryl Stalinsky, Mary Meier, Randy Stacy

1. Call to Order: Tommy Kuykendall, President, at 6:32 PM.
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 21, 2013.

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

Motion: Mike Murnane 2nd: Larry Beustring ayes: 5 nays: 0
6. Consideration and possible action to approve 2012-13 fiscal year budget adjustments.
 - Administrative Expenses - move \$6.40 from BOD Meeting Expense to Postage
 - Administrative Expenses - move \$3612.50 from EDC Consultant to Dues, Publications and Memberships
Motion: Parker Knapp 2nd: Mandi Leary ayes: 5 nays: 0
7. Presentation and discussion of acquiring property for gateway sign on FM 1463 at or near the Firethorne community.
8. Consideration and possible action to approve participation in Fulshear Area Chamber of Commerce. Motion to approve \$5000.00 annual membership fee.

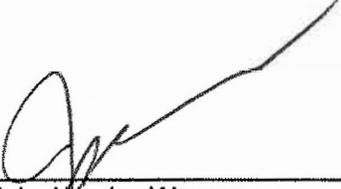
Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0
9. Discussion regarding City movie nights.
10. Consideration and possible action on Holiday contingences. Mary Meier requested \$5000.00 for the holiday event fireworks display.

Motion: Mike Murnane 2nd: Mandi Leary ayes: 5 nays: 0
11. Discussion regarding investment opportunities available to the corporation. No discussion.
12. City Administrator's Report, CJ Snipes.

13. Discussion of future agenda items.
14. Next regularly scheduled meeting December 16, 2013.
15. Adjournment: Approval to adjourn at 7:35 PM.

Motion: Larry Beustring 2nd: Parker Knapp ayes: 5 nays: 0

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



John Wesley Wauson
Secretary



Tommy C. Kuykendall, Jr.
President



FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

SPECIAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A **SPECIAL MEETING** OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **DECEMBER 3, 2012 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 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 22, 2012.
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 adopt and forward to City Council compliance documents for Senate Bill 18.
7. Next regularly scheduled meeting December 17, 2012.
8. 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 November 30, 2012 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

Special Meeting Minutes December 3, 2012 6:00 PM

Present: Tommy Kuykendall, Jr., Larry Beustring, Jo Douglass, Mandi Leary, Mike Murnane, Wes Wauson (arrived 6:10)

Absent: Parker Knapp

Visitors: Becky S. Daves, CJ Snipes

1. Call to Order: Tommy Kuykendall, President 6:02 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 22, 2012.

Motion: Jo Douglass 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) with the addition of expense items for Dekra-Lite (\$12,427.12 for holiday decorations) and Journal Communications (\$175.00 for marketing advertisement).

Motion: Mike Murnane 2nd: Mandi Leary ayes: 4 nays: 0

6. Consideration and possible action to adopt and forward to Ciuty Council compliance documents for Senate Bill 18.

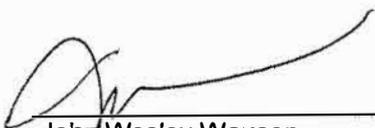
Motion: Larry Beustring 2nd: Jo Douglass ayes: 4 nays: 0

7. Next regularly scheduled meeting January 14, 2013 at 6:30 PM.

8. Adjournment: Approval to adjourn at 6:15 PM.

Motion: Larry Beustring 2nd: Wes Wauson 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

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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, 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.

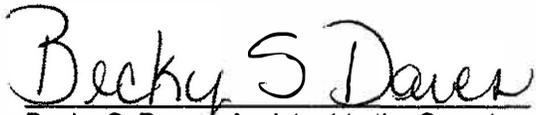
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments 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

Fax: 281-346-2556

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.

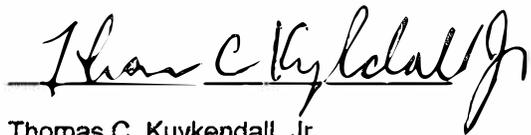
Motion: James Roberts, 2nd: Larry Beustring ayes: 4 nays: 0
8. Discussion regarding Irene Stern parking area.
9. Consider and take action to approve funding for surveying, planning and/or construction for the Irene Stern Community Center parking area not to exceed \$1000.00.

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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

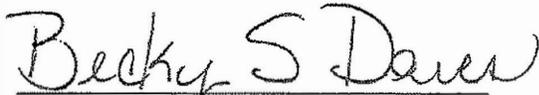
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **FEBERUARY 21, 2011 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF 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



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 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

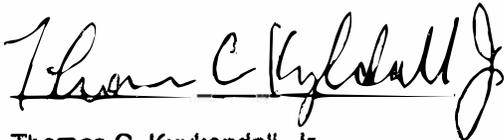
15. Adjournment: Approval to adjourn at 8:30PM

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



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

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.



FULSHEAR DEVELOPMENT CORPORATION

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, MARCH 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

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 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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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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 Cosby, 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).

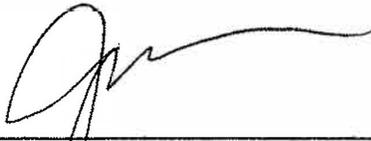
Motion: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
6. Presentation and discussion of purchase of Peachtree accounting software upgrade. No action.
7. Consider and take action to approve purchase of Peachtree accounting software upgrade. No action taken.
8. Discussion of House Bill 3302 affecting 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.

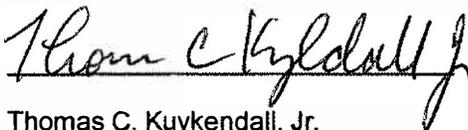
15. Report by City Administrator, C. J. Snipes.
 - Website two weeks to concept drawings, then eight weeks to launch.
 - Oakbend Medical Center to open in two weeks with 24 hour emergency center
 - Discussions are in line with developers for business parks and commercial developments along north/south 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



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 **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

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

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

PO Box 279 / 30603 FM 1093
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.

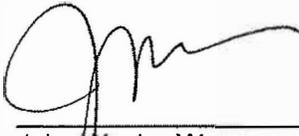
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0
6. Presentation from Gary K. Mitchell, Vice President, Kendig Keast, a planning consultant, regarding the City's comprehensive development plan. (Presented before item 3.)
7. Discussion regarding the engagement of a Planning Consultant for the 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
Fulshear Development Corporation



CITY OF FULSHEAR

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Fulshear, Texas 77441

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

www.fulsheartx.com

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.



FULSHEAR DEVELOPMENT CORPORATION

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Fulshear, Texas 77441

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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

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on APRIL 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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

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

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ANNUAL MEETING AGENDA

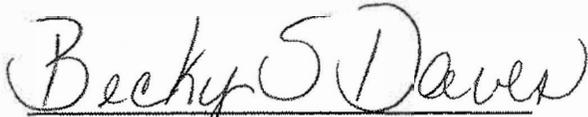
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

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

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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.)

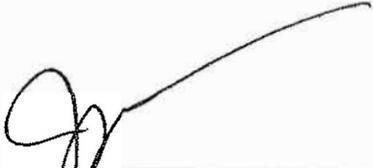
Motion: Larry Beustring, 2nd: Parker Knapp ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

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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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.

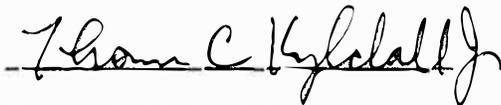
13. Adjournment: Approval to adjourn at .9:02 PM.

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

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Phone: 281-346-1796

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Meeting Minutes September 26, 2011

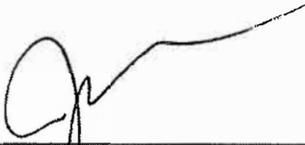
Present: Tommy Kuykendall, Jr., Larry Beustring, Mike Murnane, Parker Knapp, Jo Douglass, Wes Wauson

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



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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 **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

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Fax: 281-346-2556

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.

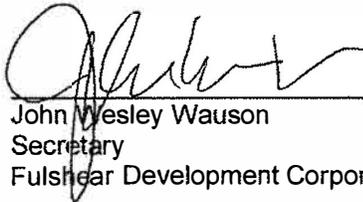
Motion: Wes Wauson, 2nd: Larry Beustring ayes: 4 nays: 0
8. Consideration and possible action to approve new lighting to City Hall flag pole for \$245.00 for the fixture including installation.

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

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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 **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

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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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).

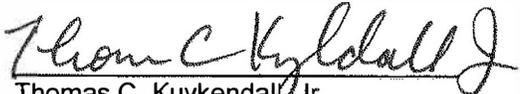
Motion: Wes Wauson, 2nd: Parker Knapp ayes: 5 nays: 0
6. Discussion of purchasing process.
7. City Administrator's Report. See attached.
8. Discussion of future agenda items.
 - Retention of domain name fulshearfdc.com
 - Purchase order process
9. Next regularly scheduled meeting January 23, 2012. (Move 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



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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.



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REGULAR MEETING AGENDA

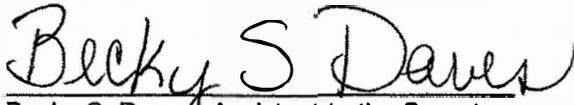
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JANUARY 25, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 14, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation of financial institution's response to CD rate requests.
7. Consider and take action to re-invest the balance of the \$10,000.00 certificate of deposit maturing January 28, 2010.
8. Discussion regarding business development strategy.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting February 15, 2010.
11. Adjournment.

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, January 22, 2010 at 12:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


Becky S. Daves Assistant to the Secretary
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes January 25, 2010

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

Absent: Larry Beustring

Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall, 6:38PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of December 14, 2009.

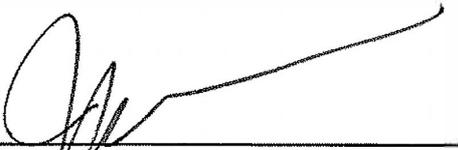
Motion: Mike Murnane 2nd: James Roberts ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s). Motion made to approve with changes (1) remove payment to City for December Fulshear Friday Night expenses, and hold payment for website service fee until website is completed.

Motion: James Roberts, 2nd: Mike Murnane ayes: 4 nays: 0
6. Presentation and discussion regarding certificate of deposit interest rates.
7. Consider and take action to reinvest the balance of the \$10,000.00 certificate of deposit maturing January 28, 2010 at CSB for a period of 12 months at 1.35%.

Motion: Mike Murnane 2nd: Wes Wauson ayes: 4 nays: 0
8. Discussion regarding business development strategy.
9. Discussion of future agenda items.
 - Board member replacements
 - Website completion
10. Next regularly scheduled meeting February 15, 2010.
11. Adjournment: Approval to adjourn at 7:08 PM

Motion: Wes Wauson, 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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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, MARCH 22, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the 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 25, 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 of website completion status.
7. Discussion of board member replacement nominees.
8. Consider and take action to submit list of member replacement names to City Council.
9. Discussion regarding 2008-2009 fiscal audit.
10. Discussion regarding city beautification and aesthetic ideas.
11. Next regularly scheduled meeting April 19, 2010.
12. 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 March 19, 2010 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Becky S. Daves

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Meeting Minutes March 22, 2010

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

Visitors: Becky S. Daves, Parker Knapp, Kristi Brashear, Cheryl Stalinsky, Shannon Purcell (7:04)

1. Call to Order: President Tommy Kuykendall, 6:36 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 25, 2010.

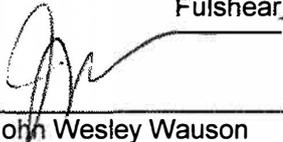
Motion: Wes Wauson 2nd: Jamie Roberts ayes: 4 nays: 0

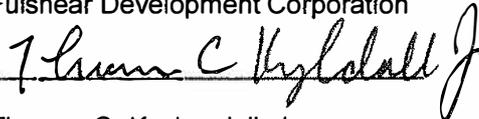
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Mike Murnane, 2nd: Wes Wauson ayes: 4 nays: 0
6. Presentation of website completion status – Don Dulin. See attached migration plan.
7. Discussion of board member replacement nominees. Parker Knapp gave board a short *self-biography*.
8. Discussion regarding 2008-2009 fiscal audit. Jamie Roberts reported audit and financials were well received by City Council. FDC Board members requested electronic copy of report from Belt, Harris, & Associates.
9. Discussion regarding city beautification and aesthetic idea; also need for a southbound lane on opposite side of metro right-of-way.
10. Next regularly scheduled meeting April 19, 2010.

11. Adjournment: Approval to adjourn at 7:49 PM

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 3

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

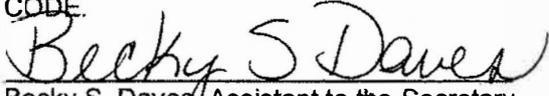
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **APRIL 19, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the 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 22, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation of interest rates available for certificates of deposit.
7. Consider and take action to reinvest certificate of deposit #9945764 maturing April 25, 2010; current balance is \$10390.58 excluding final interest earned.
8. Consider and take action to approve making deposit of \$20,000.00 to Signmax to allow for order/delivery of stone for FM 1093 gateway sign.
9. Discussion of future agenda items.
10. Next regularly scheduled meeting May 17, 2010.
11. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be

made at least 48 business hours prior to this meeting. Please contact the Assistant to the Secretary's office at 281-346-1796 for further information.

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 16, 2010 before 6:30 PM., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


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



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Meeting Minutes April 19, 2010

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

Absent: Wes Wauson

Visitors: Becky S. Daves, Shannon Purcell

1. Call to Order: President, Tommy Kuykendall 6:35 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 22, 2010..

Motion: Mike Murnane, 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: Mike Murnane, 2nd: Jamie Roberts ayes: 4 nays: 0
6. Presentation and discussion of interest rates available for certificates of deposit.
7. Consider and take action to approve the reinvestment of certificate of deposit #9945794, for its current balance as of April 25, 2010. Motion to deposit balance of certificate of deposit into money market account due to current low interest rates.

Motion: Mike Murnane, 2nd: Jamie Roberts ayes: 4 nays: 0
8. Consider and take action to approve making a deposit of \$20,000.00 to Signmax to allow for order/delivery of stone for the FM 1093 gateway sign.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 0
9. Discussion of future agenda items.
 - Possibility of hiring economic development consultant
 - Eagle Scout project to beautify easement along FM 1093 west
 - City tractors need to be repaired/replaced
10. Next regularly scheduled meeting May 17, 2010.
11. Adjournment: Approval to adjourn at 7:00 PM

Motion: Larry Beustring, 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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ANNUAL MEETING AGENDA

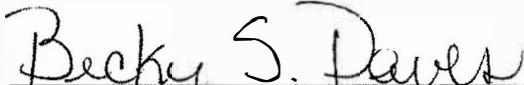
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A ANNUAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **JULY 19, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the 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 19, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to elect officers for 2010-2011.
7. Discussion of project ideas for 2010-2011.
8. Discussion of 2010-2011 proposed budget.
9. Discussion regarding attendance of EDC workshop in Houston, October 5, 2010.
10. Discussion of future agenda items.
11. Next regularly scheduled meeting August 16, 2010.
12. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, July 16, 2010 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


Becky S. Daves
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 July 19, 2010

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

Absent: James Roberts

Visitors: Becky S. Daves, Shannon Purcell, Bill Archer

1. Call to Order: President, Tommy Kuykendall 6:39 PM
2. Citizen's Comments: Bill Archer representing City of Fulshear Development Corporation
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 19, 2010

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

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

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

6. Consider and take action to elect officers for 2010-2011.
Nominated: President Tommy Kuykendall
Vice-President Larry Beustring
Secretary Wes Wauson
Treasurer Mike Murnane

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

7. Discussion of project ideas for 2010-2011.

Tommy Kuykendall

- Downtown master plan, town square concept south FM 1093
 - A. Historic district, bed & breakfast, rural fields, chrome Galleria
 - B. What do we want FM 1093 to look like – toll road thru town, bypass town
- Update drainage plan
- Expand water plant – FCC, LCISD
- Water treatment plant
- Major thoroughfare plan
- Continue city street repair & maintenance. Bois D'Arc, Red Bird
- FM 1093 water/sewer line extension – held up due to TxDot plans to widen FM 1093
- Acre land next to Community Center to expand parking – help from County
- Hike & bike trail plan
- Regional park plan
- Write a Fulshear History book
- FM 1093 configuration – east bound lanes south would increase Community Development
- Westpark Tollway to Cross Creek Ranch – pylon monuments to mark "You're in Fulshear"
- Gateway sign landscaping – need "grand" landscaping

- Historic railroad depot
- City Ordinances unified & "codified"
- Zoning & districting
- Annexation plan - where do we want to 'reach out'
- Website – hire contract webmaster to establish & maintain site
- Capital improvement plan

Larry Beustring

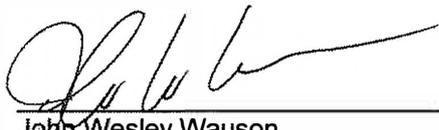
- FM 359 north annex to city supply water/sewer
- Tie water/sewer system together Cross Creek Ranch with old town to provide safe fire protection
- Water for schools
- Take care of residents & commercial

Bill Archer – reminded board that [CDC] City of Fulshear Development Corporation (type 4A) is limited to spending funds on projects that will attract jobs, consequently, when [FDC] Fulshear Development Corporation (type B) discovers such a project, CDC would like to work with FDC

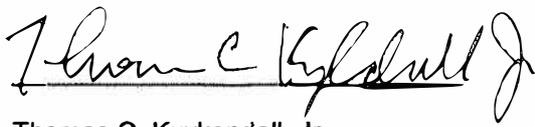
8. Discussion of 2010-2011 proposed budget.
9. Discussion regarding attendance of EDC workshop in Houston, October 5, 2010. Wes Wauson, Parker Knapp plan to attend.
10. Discussion of future agenda items.
 - Complete 2010-2011 Proposed Budget at August meeting
 - By-law to members
 - Change meeting date
11. Next regularly scheduled meeting August 16, 2010.
12. Adjournment: Approval to adjourn at 7:40

Motion: Wes Wauson, 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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

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REGULAR MEETING AGENDA

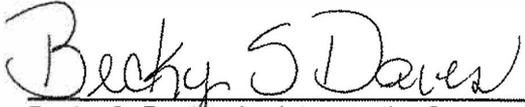
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 16, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 19, 2010.
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 2009-2010 projects.
7. Consider and take action on 2009-2010 projects.
8. Presentation and discussion of 2010-2011 Budget.
9. Consider and take action to approve 2010-2011 Proposed Budget for City Council approval.
10. Discussion regarding changes to Corporate By-Laws.
 - Hold annual meeting in July (rather than June)
 - Change regular meeting date
11. Consider and take action to change Corporate By-Laws.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting September 20, 2010.
14. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on August 13, 2010 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes August 16, 2010

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

Absent: Mike Murnane

Visitors: Becky S. Daves, Shannon Purcell

1. Call to Order: Thomas C. Kuykendall, Jr. President, 6:36 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 19, 2010.
Motion: Wes Wauson, 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: Wes Wauson, 2nd: Larry Beusting ayes: 4 nays: 0
6. Discussion of 2009-2010 projects. No discussion.
7. Consider and take action on 2009-2010 projects. No action.
8. Presentation and discussion of 2010-2011 fiscal year budget.
9. Consider and take action to approve 2010-2011 fiscal year budget. Note, James Roberts left meeting at 7:56PM; Tommy Kuykendall, President voted to complete the quorum votes.
Motion: Larry Beustring, 2nd: Wes Wauson ayes: 4 nays: 0
10. Discussion regarding changes to Corporate By-Laws. Board discussed the ramifications of moving annual meeting to July, electing officers, and preparing the annual budget by August 1st. The Board asked Wes Wauson to review the by-laws and propose changes at a future meeting.
11. Consider and take action to change Corporate By-Laws. None taken.
12. Discussion of future agenda items.
 - City website
 - Ask Belt Harris to address YE adjustments
 - Discuss/take action on cleaning up brush to improve parking area at Irene Stern Center
 - By-law changes
13. Next regularly scheduled meeting September 20, 2010.
14. Adjournment: Approval to adjourn at 8:43 PM
Motion: Wes Wauson, 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



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

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 20, 2010 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the 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. Introduction of City Administrator, C. J. Snipes.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 18, 2010.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation and discussion of 2009-2010 fiscal year end entries. (Belt Harris)
8. Discussion regarding clean-up of brush at Irene Stern Community Center.
9. Consider and take action to approve funding for landscape improvements at Irene Stern Community Center.
10. Discussion regarding City of Fulshear website.
11. Consider and take action to approve funding for website management services.
12. Report by Wes Wauson regarding Corporate By-Laws.
13. Consider and take action to modify the Corporate By-Laws.
14. Discussion of development in City of Fulshear.

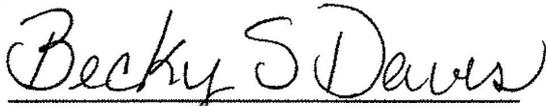
15. Discussion of future agenda items.

16. Next regularly scheduled meeting October 18, 2010.

17. 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, September 17, 2010 before 5:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes September 20, 2010

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

Absent: Parker Knapp

Visitors: Becky S. Daves, Jeff Roberts, C.J. Snipes

1. Call to Order: President, Tommy Kuykendall, Jr. at 6:32 PM
2. Citizen's Comments: None
3. Introduction of City Administrator, C. J. Snipes.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 16, 2010.

Motion: J.W. Roberts, 2nd: Wes Wauson ayes: 4 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) with the exception 2010-2011 administrative services from City (amount due should be \$1500.00).

Motion: Mike Murnane, 2nd: Wes Wauson ayes: 4 nays: 0
7. Presentation and discussion of 2009-2010 fiscal year end entries.
Year end entries are typically recorded at the time the annual financial report is finalized. Since Sales Tax is incurred at a two month delay, the year end entry, will adjust the revenue received in October and November (August and September sales tax revenue) from the current fiscal year back to the prior fiscal year. An entry based on average revenue may be made at year end (September 30th) for the expected August and September sales tax revenue and then make an adjustment for the actual versus averaged sales tax revenue when the receipt occurs.
8. Discussion regarding clean-up of brush at Irene Stern Community Center.
9. Consider and take action to approve funding for landscape improvements at Irene Stern Community Center. No action taken.
10. Discussion regarding City of Fulshear website.
11. Consider and take action to ask C. J. Snipes, City Manager, prepare a report and make a recommendation on a new website service provider.

Motion: James Roberts, 2nd: Larry Beustring ayes: 4 nays: 0
12. Report by Wes Wauson regarding Corporate By Laws

13. Consider and take action to modify the Corporate By-Laws by specifying the annual meeting will be held within the last quarter of the fiscal year at the discretion of the Board with the date to be announced 30 days prior.

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

14. Discussion of development in City of Fulshear.

- Convenience store (Timewise) on FM 1093 East
- Sports lounge at old laundry-mat on FM 359 North

15. Discussion of future agenda items.

- Proposal from Belt Harris for 2 year contract annual audit
- Possibly Inter-local agreement w/Fort Bend County to blacktop parking lot
- Website
- Parking lot
- By-Laws
- Status of 1093
- Sign for FM 359

16. Next regularly scheduled meeting October 18, 2010.

17. Adjournment: Approval to adjourn at 7:38PM

Motion: Mike Murnane, 2nd: James Roberts 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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

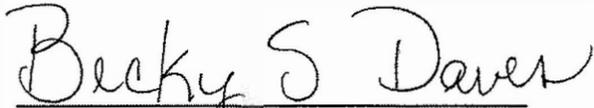
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 18, 2010 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. 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 20, 2010.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to ratify the closing of certificate of deposit #9946767 and depositing the balance in the corporate money market account.
7. Presentation and discussion of Belt Harris proposal for fiscal year audits.
8. Consider and take action to accept Belt Harris as corporate auditor.
9. Presentation and discussion of website service providers.
10. Consider and take action to select a website service provider.
11. Presentation and discussion of 2nd Saturday Market Days.
12. Discussion of future agenda items.
13. Next regularly scheduled meeting November 15, 2010.

14. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on October 15, 2010 before 5:00PM., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes November 15, 2010

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

Absent: Parker Knapp

Visitors: Becky S. Daves, CJ Snipes, Russ Cosbey

1. Call to Order: President, Tommy Kuykendall, 6:34PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 18, 2010.

Motion: James Roberts, 2nd: Wes Wauson 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: 4 nays: 0
6. Discussion regarding clean-up of brush and parking lot preparation at Irene Stern Community Center. Board asked Mayor Kuykendall to request assistance from Fort Bend County in accordance with the Interlocal Agreement between the two governments.
7. Consider and take action to approve funding for brush clean-up and parking lot preparation at Irene Stern Community Center. No action taken.
8. Consider and take action to approve funding not to exceed \$1500.00 to engage a landscape architect to propose landscape design plans for the FM 359 gateway sign.

Motion: James Roberts, 2nd: Wes Wauson ayes: 4 nays: 0
9. Presentation and discussion of FM 1093 gateway sign project.
10. Consider and take action to approve funding for the FM 1093 gateway sign. No action taken.
11. Presentation and discussion regarding the Mayor of Fulshear to host the 2010-2011 Central Fort Bend Chamber leadership Class for presentation and lunch.
12. Consider and take action to approve funding not to exceed \$800.00 for the Mayor of Fulshear to host the 2010-2011 Central Fort Bend Chamber Leadership Class presentation and lunch.

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

13. Presentation and discussion of the opportunity to market the City through a joint agreement for partial skybox purchase at the new Sugar Land baseball stadium.
14. Consider and take action to approve marketing the City through a joint agreement for partial skybox purchase at the new Sugar Land baseball stadium. No action taken.
15. Discussion regarding hiring an Economic Development Consultant. James Roberts discussed hiring Bill Knesek to come and make proposal to work with FDC. The City is working to develop business relationship with other commercial development consultants.
16. Report for City Administrator and mayor on economic development activity.
 - City is working to annex 67-69 acres at the northwest corner of FM 1093 & FM 1464 for commercial development
 - Sales are up at Cross Creek Ranch
 - Developers are showing interest in the area again
 - Development north of Post Office is to restart in the near future
 - Oakbend Clinic project scheduled to begin January 2011
 - Website provider decision is forthcoming
 - Second Saturday Market Days successful
 - Market Days will be held the first three Saturdays of December
 - Tree lighting November 26th
 - Fulshear Friday Nights December 3rd
 - Mayor to speak on radio show December 7th
17. Discussion of future agenda items.
 - CD due in January
 - Irene Stern parking improvements
 - Review Support Services Agreement and consider renewal
18. Next regularly scheduled meeting December 20, 2010.
19. Adjournment: Approval to adjourn at 7:30PM

Motion: Mike Murnane, 2nd: Wes Wauson 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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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

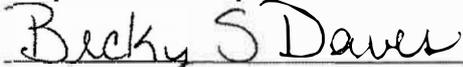
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **January 26, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

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

14. Discussion and possible action on yellow building and paved areas.
15. Discussion and possible action to hire auditor for 2007-2008 annual audit.
16. Discussion, consider and take action on corporate projects.
17. Comments
 - A. Officers
 - B. Directors
18. Next regularly scheduled meeting Monday, February 16, 2009.
19. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on January 21, 2009 at 4:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes JANUARY 26, 2009

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

Absent: Tim Ping

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

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

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

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

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

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

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

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

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

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

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

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

18. Next regularly scheduled meeting February 16, 2009.

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

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

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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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 **February 16, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of January 26, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on Consultant's Report.
7. Discussion and possible action on gateway signs.
8. Discussion and possible action on yellow building and paved areas.
9. Review, discuss and possible action on FDC Investment Policy.
10. Discussion and possible action on grant program.
11. Discussion, consider and take action on corporate projects.
12. Comments
 - A. Officers
 - B. Directors
13. Next regularly scheduled meeting Monday, March 16, 2009 at 6:30 pm.

14. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, February 13, 2008 at or before 3:00 PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes February 16, 2009 6:30 PM

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

Absent: Becky Daves, James Johnson Tim Ping

Visitors: Bill Knesek

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

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

Motion: James Roberts, 2nd: Mike Murnane ayes: 5 nays: 0
6. Consider and take action on Consultant's Report. Bill Knesek reported.
 - Tax Abatement Policy status
 - Sponsoring "Bike for Mike" charitable event
Discussion indicated Board in favor of sponsoring; Mr. Knesek will coordinate with Cheryl Stalinsky, City of Fulshear Director of Community Development, to form a subcommittee for sponsoring.
 - Website development is progressing toward a singular site incorporation with the City of Fulshear and the City of Fulshear Development Corporation
7. Discussion and possible action on gateway signs. No action taken.
Larry Beustring reported on progress of welcome signs.
8. Discussion and possible action on yellow building and paved areas.
James Roberts reported that Metro agreed to the removal of building and paved area.
 - FDC requests authorization letter from Metro
 - City of Fulshear will provide a copy of letter from Mr. Newton (lessee)
 - Metro is requesting letter from Corporation and DHK Development accepting responsibility for expense of demolition and removal of building and paved area
 - James Roberts will get documentation from Mr. Newton, and City of Fulshear Attorney, David Frishman; and will also secure bids for the project
9. Review, discuss and possible action on FDC Investment Policy. Motion to appoint Becky Daves as Investment Officer.

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

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

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

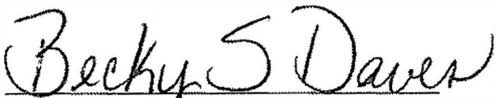
11. Discussion, consider and take action on corporate projects. No discussion. No action.

12, Comments. No Comments.

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

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

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



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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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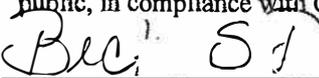
REGULAR MEETING AGENDA THE STATE OF TEXAS CITY OF FULSHEAR COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, March 16, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 16, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to approve proposal to City Council for City of Fulshear gateway sign(s).
7. Discussion of future agenda items.
8. Comments
 - A. Officers
 - B. Directors
9. Next regularly scheduled meeting April 20, 2009, 6:30PM.
10. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, March 13, 2009 at 9:00AM., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


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



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 March 16, 2009

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

Absent: Mike Murnane, Tim Ping

Visitors: Becky S. Daves

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

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

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

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

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

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

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

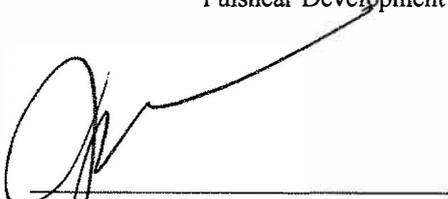
7. Discussion of future agenda items.
 - James Roberts requests property lease for sign on Lou Waters property (Rogers Rd & 359)
 - Wes suggested we use Trendmaker contract as guideline to prepare Waters contract
 - Meet with Lou Waters Saturday, March 27, 2009 to discuss location, etc.
 - Next meeting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

9. Next regularly scheduled meeting April 20, 2009.

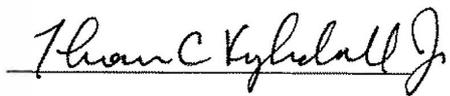
10. Adjournment: Motion to adjourn at 7:27 PM.

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

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Regular MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **April 20, 1009 AT 6:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Presentation of website re-design by Don Dulin.
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 16, 2009.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to appoint Wes Wauson as Corporate Secretary.
8. Consider and take action to approve website re-design plans to include Fulshear Development Corporation.
9. Consider and take action on demolition of yellow building and surrounding paved areas, at the southeast corner of FM 1093 and FM 359.
10. Consider and take action to develop a business grant program.
11. Discussion of progress of gateway sign(s) project. Consider and take action on gateway sign(s).
12. Consider and take action to approve payment of fifty percent of annual dues to Rose-Rich Chamber of Commerce.
13. Discussion of annual meeting and Directors' terms of office.
14. Discussion of future agenda items.

15. Comments

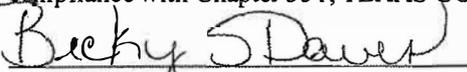
- A. Officers
- B. Directors

16. Next regularly scheduled meeting May 18, 2009.

17. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on April 17, 2009 at 6:00PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



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 April 20, 2009

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

Absent: Tim Ping

Visitors: Becky S. Daves

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

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

Motion: Mike Murnane, 2nd: Wes Wauson ayes: 5 nays: 0
7. Consider and take action to appoint Wes Wauson as Corporate Secretary. Mr. Wauson abstained from voting.

Motion: James Roberts, 2nd: Tommy Kuykendall ayes: 5 nays: 0
8. Consider and take action to approve website re-design plans to include Fulshear Development Corporation; and pay 50% of development costs and 50% of ongoing monthly maintenance fee.

Motion: Mike Murnane, 2nd: James Johnson ayes: 5 nays: 0
9. Consider and take action on demolition of yellow building and surrounding paved areas, at the southeast corner of FM 1093 and FM 359. No action.
10. Consider and take action to develop a business grant program. Tommy Kuykendall will ask Bill Knesek if we can "copy" his examples. No action at this time.
11. Discussion of progress of gateway sign(s) project.
 - City Attorney, David Frishman to write lease contract for L.A. Waters property on FM 359
 - Beustring asked Mayor Roberts to put item on agenda for City Council approval of sign lease agreement
 - Contact David Leyendecker to provide legal description of Waters property
12. Consider and take action to approve payment of fifty percent of annual dues to the Rose-Rich Chamber of Commerce.

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

13. Discussion of annual meeting and Directors' terms of office.
- James Johnson, Tommy Kuykendall, James Roberts and Wes Wauson term expires June 1, 2009
 - All members agreed to serve again

14. Discussion of future agenda items.
- Budget
 - Regional park development participation
 - Meeting expenses (contract) to City of Fulshear

15. Comments

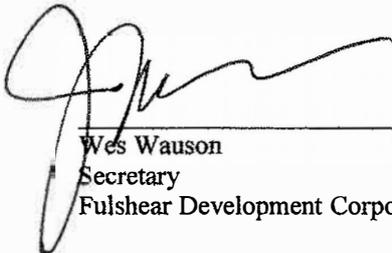
- A. Officers
- Provide light meal at meetings
- B. Directors

16. Next regularly scheduled meeting June 1, 2009.

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

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

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

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ANNUAL MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF AN ANNUAL MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **Monday, June 1, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action to accept resignation of Director, Tim Ping.
7. Consider and take action to adopt of list of nominees to fill open Director position(s).
8. Election of officers.
9. Discussion regarding progress of gateway sign project.
10. Consider and take action to donate funds to Fulshear Friday Nights July 4th celebration.
11. Discussion of 2009-2010 budget.

12. Comments

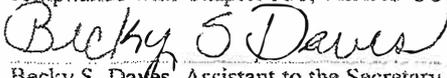
- A. Officers
- B. Directors

13. Next regularly scheduled meeting July 20, 2009.

14. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 29, 2009 by 3:00 PM.. in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes June 1, 2009

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

Absent:, James Johnson, Wes Wauson

Visitors: Becky S. Daves, Jerry Kennedy

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

12. Discussion of future agenda items.

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

13. Comments

- A. Officers
- B. Directors

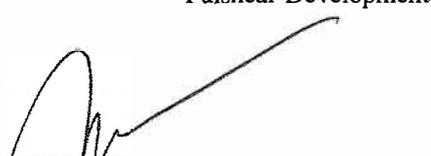
- James Roberts invited Board members to: Sign Ordinance Workshop June 16, 2009 at 6:30 before City Council meeting; Roberts wants to re-work the ordinance to be more business friendly.

14. Next regularly scheduled meeting July 20, 2009.

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

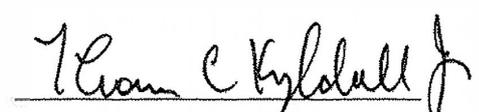
Motion: Mike Murnane, 2nd: Larry Beustring ayes: 4 nays: 0

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



Wes Wauson
Secretary

Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

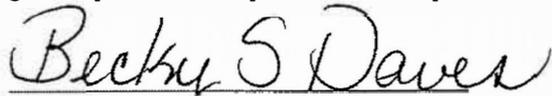
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **July 20, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 1, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve payment to City Attorney, David Frishman, invoice for services performed in producing contract(s) for gateway signs.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Presentation and discussion of current corporate investments and certificate of deposit available rates.
8. Consider and take action to reinvest \$10,000.00 certificate of deposit.
9. Consider and take action to engage Stephenson & Company to perform the fiscal 2008 corporate audit.
10. Discussion regarding a sign for the Irene Stern Park.
11. Consider and take action to purchase a sign for Irene Stern Park.
12. Discussion regarding 2009-2010 budget.
13. Consider and take action to adopt 2009-2010 budget.
14. Discussion, consider and take action on Corporate projects.

15. Executive Session
551.071 For the purpose of considering the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee.
 1. Consider hiring and accepting resignations of professional and non-professional personnel.
16. Reconvene Regular Session
17. Consider and take action to hire Cheryl Stalinsky, independent of the City, as Community Development Director.
18. Comments
 - A. Officers
 - B. Directors
19. Next regularly scheduled meeting August 17, 2009.
20. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, July 17, 2009 no later than 5:00 PM., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes July 20, 2009

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

Absent: Larry Beustring, James Johnson

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

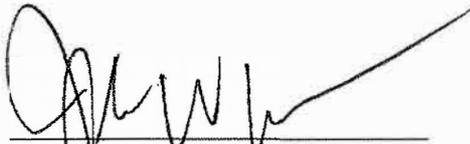
1. Call to Order: President, Tommy Kuykendall, Jr. 6:33PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 1, 2009.
Motion: Jamie Roberts, 2nd: Mike Murnane ayes: 4 nays: 0
4. Presentation and discussion of financial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

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

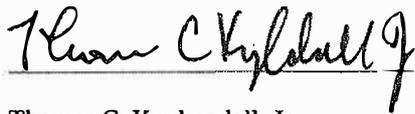
14. Discussion of future agenda items.
 - Budget
 - Renegotiate Independent Administration contract
 - Renegotiate contract with City
 - Irene Stern Park Sign
 - Contact David Leyendecker re: invoice for survey & metes and bounds for FM 359 gateway sign
15. Adjourn to Executive Session, 7:34 PM.
16.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

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

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR] MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

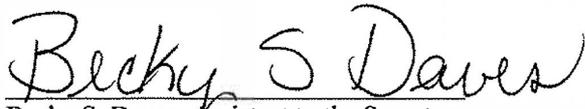
NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **August 17, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

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

16. Consider and take action to adopt Support Services Agreement with Becky Daves *as amended*.
17. Discussion regarding 2009-2010 fiscal budget.
18. Consider and take action to adopt 2009-2010 budget.
19. Discussion of future agenda items.
20. Next regularly scheduled meeting September 21, 2009.
21. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, August 14, 2009, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes August 17, 2009

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

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

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

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

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

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

15. Discussion regarding Support Services Agreement with Becky Daves.

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

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

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

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

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

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

19. Discussion of future agenda items.

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

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

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

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

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

ADMINISTRATIVE AGREEMENT Fulshear Development Corporation and City of Fulshear

STATE OF TEXAS:

COUNTY OF FORT BEND:

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

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

The parties agree as follows:

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

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

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

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

CITY OF FULSHEAR

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

Date: _____

Attest:

D. Gordon Offord, Secretary
City of Fulshear

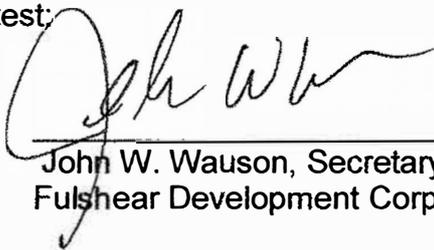
Date: _____

FULSHEAR DEVELOPMENT CORPORATION

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

Date: _____

Attest:



John W. Wauson, Secretary
Fulshear Development Corporation

Date: 10/19/09



FULSHEAR DEVELOPMENT CORPORATION

SUPPORT SERVICES AGREEMENT Fulshear Development Corporation and Becky Daves

STATE OF TEXAS:

COUNTY OF FORT BEND:

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

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

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

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

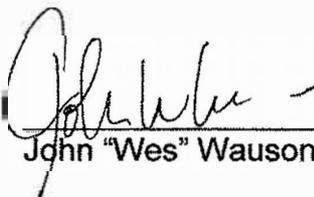
EXECUTED IN DUPLICATE ORIGINALS in Fort Bend County, Texas.

FULSHEAR DEVELOPMENT CORPORATION

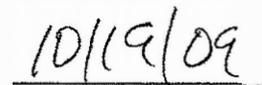
Thomas C. Kuykendall, Jr., President

Date

Attest:



John "Wes" Wauson, Secretary



Date

Becky Daves

Date



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **OCTOBER 19, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

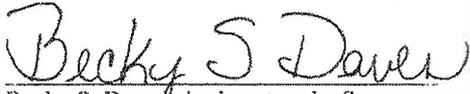
1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments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

14. Next regularly scheduled meeting November 17, 2009.

15. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, October 16, 2009 at 11:00 AM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes October 19, 2009

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

Absent:

Visitors: Becky S. Daves

1. Call to Order: Tommy Kuykendall, President, 6:30pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 17, 2009.

Motion: Murnane, 2nd: James Roberts ayes: 4 nays: 0

4. Presentation and discussion of financial statements to date.
5. Consider and take action to approve Payables Due and Checks Paid Report(s). Board motion to accept with the amendment of reimbursing the City for the full invoice amount for catering the CFBCA event (from \$1500.00 to \$2632.64).
Motion: Wes Wauson, 2nd: Mike Murnane ayes: 4 nays: 0
6. Presentation by Scott Stephenson on 2008 Annual Report and audit. No action. Auditor not present.
7. Consider and take action to enter into engagement letter with PS Stephenson & Co., P.C. to conduct 2008-2009 audit and prepare the annual report for the same. Table. The Board asked Becky Daves to contact Belt Harris & Associates and request an engagement letter.
8. Consider and take action to ratify emergency action regarding disposition of certificate of deposit that matured July 25, 2009. Move from Tradition to Commercial State Bank because Wallis State Bank could not honor interest rate.

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

9. Consider and take action to ratify participation in the Central Fort Bend Chamber Alliance event held at Fulshear Creek Crossing, September 17, 2009.

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

10. Discussion regarding a ribbon cutting event at the completion of Irene Stern Park improvements. November 7, 2009 11:00AM.
11. Consider and take action to approve sponsoring the Irene Stern Park Ribbon Cutting Ceremony with a budget not to exceed \$1500.00

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

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

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

13. Discussion of future agenda items.

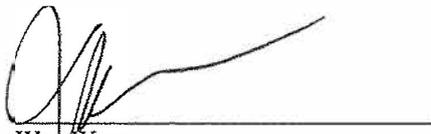
- Submit names for new Board members (exec session)

14. Next regularly scheduled meeting November 16, 2009.

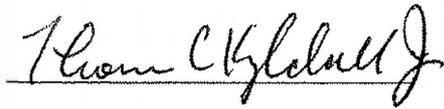
15. Adjournment: Approval to adjourn at 7:15PM

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

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



Wes Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

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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 **December 14, 2009 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 19, 2009.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Presentation by auditor candidate, Robert Belt, Belt Harris and Associates.
7. Consider and take action to engage accounting firm to perform the fiscal year ending September 30, 2009 audit and annual report preparation.
8. Discussion regarding engagement of consultant to review city development ordinances.
9. Consider and take action to engage consultant to review city development ordinances.
10. Discussion regarding resolution to support keeping BAE Systems military contract in Sealy, Texas.
11. Consider and take action to adopt resolution to support keeping BAE Systems military contract in Sealy, Texas.
12. Discussion regarding possible members to be presented to City Council for appointment to the Board.
13. Consider and take action to accept on list of possible members to be presented to City Council for appointment to the Board.

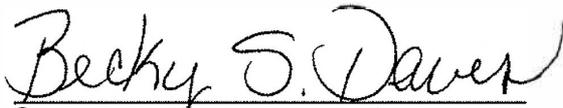
14. Discussion of future agenda items.

15. Next regularly scheduled meeting January 18, 2009.

16. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on Friday, December 11, 2009 before 6:30PM, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

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

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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes December 14, 2009

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

Absent:

Visitors: Becky S. Daves

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

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

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

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

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

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

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

15. Next regularly scheduled meeting January 19, 2010.

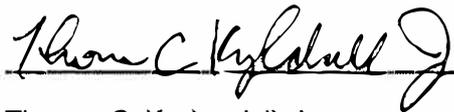
16. Adjournment: Approval to adjourn at 7:40PM

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

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



John Wesley Wauson
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation

MEETING NOTICE AND AGENDA
Fulshear Development Corporation
Organizational Meeting

NOTICE IS HEREBY GIVEN OF A FULSHEAR DEVELOPMENT CORPORATION ORGANIZATIONAL MEETING TO BE HELD ON **THURSDAY, JANUARY 31, 2008 AT 7:00 PM.** IN THE CITY HALL OF THE CITY, AT 30603 FM 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 A CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW 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 (Mayor Roberts)
2. Invocation
3. Consideration and action on: Election of Officers
4. Consideration and action on: Functions of a development corporation (Knesek)
5. Consideration and action on: Corporate recordkeeping (Knesek)
6. Consideration and action on: Approval of Corporation's bylaws (Knesek)
7. Consideration and action on: Authorization to establish checking account (Knesek)
8. Consideration and action on: Selection of a regular meeting date and time
9. Adjournment

In compliance with the American with 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 City secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation was posted on January 28th, 2008, by 5:00 p.m. in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



D. Gordon Offord – City Secretary



Incorporated 1977

FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

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

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

Meeting Minutes January 31, 2008

1. The meeting was called to order at 7:00 pm. Directors present: Jamie Roberts, Tommy Kuykendall, Mike Murnane, Owen BeMent, Mike Wells, Larry Beustring.; Directors absent: Tim Ping; Visitors: Bill Knesek, Carl Utley

2. Invocation: The invocation was made by Mike Wells.

3. Election of Officers

President: Larry Beustring nominated Tommy Kuykendall. Motion was seconded by Mike Wells. Vote was 5 Ayes, no Nays

Vice President: Owen BeMent nominated Larry Beustring. Motion was seconded by Jamie Roberts. Vote was 5 Ayes, no Nays.

Secretary: Jamie Roberts nominated Owen BeMent. Motion was seconded by Mike Murnane. Vote was 5 Ayes, no Nays.

Treasurer: Jamie Roberts nominated Mike Wells. Motion was seconded by Owen BeMent. Vote was 5 Ayes, no Nays.

Results are as follows: President, Tommy Kuykendall; Vice President, Larry Beustring; Secretary, Owen BeMent; Treasurer, Mike Wells.

4. Functions of a development corporation: Bill Knesek made a presentation on the functions of a 4B Development Corporation.
5. Corporate record keeping: Bill Knesek made a presentation on corporate record keeping.
6. Approval of Corporations bylaws: Bill Knesek made a presentation on the bylaws proposed for the Fulshear Development Corporation. Motion to accept the bylaws as proposed was made by Mike Wells. Motion was seconded by Owen BeMent. Vote was 6 Ayes, no Nays.

7. Authorization to establish a checking account: Motion was made by Larry Beustring for Treasurer Mike Wells to review banking services available in Fulshear and prepare a recommendation for approval at the next meeting. Motion was seconded by Mike Munane. Vote was 6 Ayes, no Nays.
8. Selection of regular meeting date: Owen BeMent made a motion that the Board of Directors meet at 7:00 pm on the third Monday of every month. Motion was seconded by Larry Beustring. Vote was 6 Ayes, no Nays. The next meeting is scheduled for Monday, February 18, 2008 , at 7:00 pm. The time may be changed to 6:00 pm so as not to conflict with the scheduled Town Hall meeting.
9. Adjournment: Jamie Roberts made a motion that the meeting be adjourned at 9:05 pm. Motion was seconded by Mike Wells. Vote was 6 Ayes, no Nays.

Prepared by: Owen BeMent
Secretary
Fulshear Development Corporation 4B



Owen BeMent
Secretary,
Fulshear 4B Development Corporation



Tommy Kuykendall
President
Fulshear 4B Development Corporation



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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, FEBRUARY 18, 2008 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 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 planning members 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 31, 2008
4. Consider and take action on Fulshear Development Corporation bank account
5. Consider and take action to approve invoice for professional services for corporation setup
6. Consider and take action on contract for professional services for economic consulting
7. Consider and take action on contracting for administrative/bookkeeping services
8. Consider and take action on contracting City Hall for meeting facilities
9. Consider and take action on development of preliminary budget

10. Comments

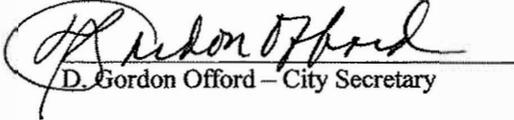
- A. Officers
- B. Directors

11. Next regularly scheduled meeting March 17, 2008

12. 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 City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, 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 15, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


D. Gordon Offord – City Secretary



Incorporated 1977

FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Fulshear, Texas 77441

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

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

Meeting Minutes February 18, 2008 6:00 pm.

Present: Thomas C. Kuykendall, Jr., Larry Beustring, Owen BeMent, Mike Wells, Jamie Roberts (part time), Mike Murnane, Tim Ping

Visitors: Becky Lyons, Bill Knesek

1. Call to Order: President Thomas C. Kuykendall, Jr. @ 6:00 pm
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 planning members will only be made at the time the subject is scheduled for Consideration.
3. Approval of Minutes from Fulshear Development Corporation 4B meeting of January 31, 2008, with changes (add meeting date and list Directors absent).

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

4. Approval to open dual signature bank account for the Fulshear Development Corporation 4B at Commercial State Bank, Fulshear, Texas.

Motion: Mike Wells 2nd: Owen BeMent ayes: 5 nays: 0

5. Approval of invoice from Southwestern Economics (\$2,250) for professional services for corporation setup from May 2007 to January 31, 2008.

Motion: Mike Wells 2nd: Mike Murnane ayes: 5 nays: 0

6. Consider and take action on contract for professional services for economic consulting

No vote taken as Directors agreed to get references for Southwestern Economics.

Agenda items 7 and 8 were combined:

7. Approval for Board Secretary to draw up an administrative agreement between the 4B Corporation and the City of Fulshear for administrative support to the Corporation and use of City Hall for meetings of the Corporation. The drafted administrative agreement will be considered for action at the next meeting.

Motion: Owen BeMent 2nd: Tim Ping ayes: 5 nays: 0

8. Consider and take action on contracting City Hall for meeting facilities

Combined with agenda item 7 (above).

9. Consider and take action on development of preliminary budget

No formal action taken. Bill Knesek handed out a list of what is generally included in a development corporation budget.

10. Comments

- A. Officers
- B. Directors
- C. Consultant

Bill Knesek (Southwestern Economics) indicated that the Corporation should obtain indemnity coverage for the Directors and suggested that the Corporation see about being added to the City of Fulshear policy with coverage via the Texas Municipal League.

11. Next regularly scheduled meeting will be March 17, 2008, at 7:00 pm

12. Approval to adjourn at 7:10 pm

Motion: Owen BeMent 2nd: Larry Beustring ayes: 5 nays: 0

Prepared by: Owen BeMent
Secretary
Fulshear Development Corporation 4B

Owen BeMent
Secretary
Fulshear 4B Development Corporation

Thomas C. Kuykendall, Jr.
President
Fulshear 4B Development Corporation



Incorporated 1977

FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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Fulshear, Texas 77441

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

MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON ***MONDAY, MARCH 17, 2008 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. 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 18, 2008
4. Treasurer's report
5. Consider and take action on contract for professional services for economic consulting
6. Consider and take action on contracting for administrative/bookkeeping services and City Hall for meeting facilities
7. Consider and take action on development of preliminary budget
8. Comments
 - A. Officers
 - B. Directors

9. Next regularly scheduled meeting April 21, 2008

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 City Secretary's office at 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, 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 15, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

D. Gordon Offord – City Secretary



**FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR**

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THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

Meeting Minutes March 17, 2008 7:00 pm

Present: Thomas C. Kuykendall, Jr., Larry Beustring, W. Owen BeMent, Jamie Roberts

Absent: Mike Wells, Mike Murnane, Tim Ping

Visitors: Bill Knesek

1. Call to Order: President Thomas C. Kuykendall, Jr. @ 7:10 pm
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of February 18, 2008

Motion: Jamie Roberts, 2nd: Larry Beustring ayes: 3 nays: 0
4. Treasurer's report: No formal report given and no action taken.
5. Consider and take action on contract for professional services and economic consulting as presented with Southwestern Economics, subject to approval by City Council.

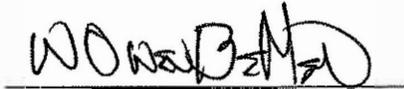
Motion: W. Owen BeMent, 2nd: Larry Beustring ayes: 3 nays: 0
6. Consider and take action on contracting for administrative/bookkeeping services and contracting City Hall for meeting facilities.

Motion: Larry Beustring, 2nd: W. Owen BeMent ayes: 3 nays: 0
7. Consider and take action on development of preliminary budget. Discussion of several possible items to include in budget. No formal action taken.
8. Comments
 - A. Officers
 - B. Directors
 - C. Consultant: Bill Knesek stated that he would research training opportunities for the Director and report what was available in the upcoming months at the next scheduled meeting.
9. Next regularly scheduled meeting April 21, 2008

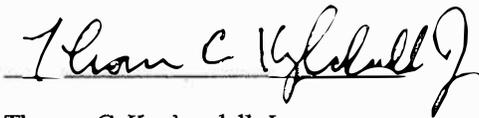
10. Adjournment: Approval to adjourn at 9:40 pm

Motion: Larry Beustring, 2nd: W. Owen BeMent ayes: 3 nays: 0

Prepared by: W. Owen BeMent
Secretary
Fulshear Development Corporation 4B

A handwritten signature in black ink, appearing to read "W. Owen BeMent", written over a horizontal line.

W. Owen BeMent
Secretary
Fulshear 4B Development Corporation

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

Thomas C. Kuykendall, Jr.
President
Fulshear 4B Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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MEETING AGENDA

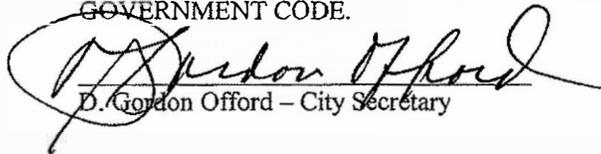
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON ***MONDAY, April 21, 2008 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE BELOW STATED ITEMS. THE BOARD OF DIRECTORS OF THE FULSHEAR DEVELOPMENT CORPORATION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION FOR ANY OF THE BELOW LISTED ITEMS SHOULD THE NEED ARISE, AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

1. Call to Order
2. 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 17, 2008.
4. Consider and take action to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer for the purpose of certifying Agendas and Notices, and to make banking transfers between the Corporation's accounts as directed by and on behalf of the Fulshear Development Corporation Board of Directors.
5. Presentation and discussion of financial statements to date.
6. Discussion regarding Corporation's fiscal year end coinciding with the City's fiscal year end.
7. Consider and take action on current fiscal year budget.
8. Consider and take action on potential projects.
9. Comments
 - A. Officers
 - B. Directors
10. Next regularly scheduled meeting May 19, 2008.
11. Adjournment

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

I, D. Gordon Offord, City Secretary of the City, 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 16, 2008 at 3:00p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



D. Gordon Offord - City Secretary



**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 Monday, April 21, 2008 7:00 PM

Present: Thomas C. Kuykendall, Jr., Larry Beustring, Mike Murnane, Tim Ping, Michael P. Wells

Absent: W. Owen Bement, James W. Roberts

Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall, Jr. @ 7:00 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of March 17, 2008.

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

4. Consider and take action on to appoint Becky S. Daves as Assistant to the Board Secretary and Treasurer.

Motion: Mike Wells 2nd: Larry Beustring ayes: 4 nays: 0

5. Presentation and discussion of financial statements to date.
6. Discussion regarding Corporation's fiscal year end coinciding with the City's fiscal year end.
7. Consider and take action on current fiscal year budget.

Motion: Larry Beustring 2nd: Tim Ping ayes: 4 nays: 0

8. Consider and take action on potential projects.

9. Comments

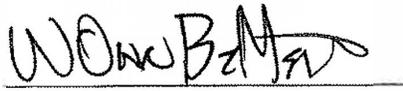
- a. Officers
- b. Directors
- c. Consultant

10. Next regularly scheduled meeting May 19, 2008 at 6:30 PM.

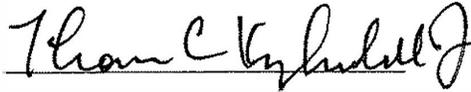
11. Adjournment: Approval to adjourn at 8:00 PM.

Motion: Larry Beustring 2nd: Mike Wells ayes: 4 nays: 0

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

A handwritten signature in black ink, appearing to read "W. Owen BeMent", written over a horizontal line.

W. Owen BeMent
Secretary
Fulshear Development Corporation

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

Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

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MEETING AGENDA

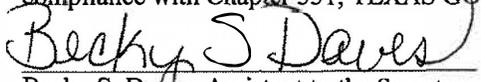
THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **May 22, 2008 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. Public Hearing for the Fiscal Year 2007-2008 Budget.
3. Citizen's Comments - Citizens who desire to address the Fulshear Development Corporation with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for Consideration.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 21, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action to approve Payables Due and Checks Paid report.
7. Discussion regarding FDC Annual Meeting June 2008.
8. Discussion of potential projects and volunteers to lead project development.
9. Comments
 - A. Officers
 - B. Directors
10. Next regularly scheduled meeting June 16, 2008.
11. Adjournment

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

I, Becky S. Daves, Assistant to the Fulshear Development Corporation Secretary, do hereby certify that the above Notice of Meeting and Agenda for the Fulshear Development Corporation of the City of Fulshear, Texas was posted on May 19, 2008 at 5:30PM, 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 May 22, 2008 6:30 PM

Present: Tommy Kuykendall; Larry Beustring; Mike Wells, Mike Murnane

Absent: Tim Ping, Owen Bement, James Roberts

Visitors: Bill Knesek, Becky Daves

1. Call to Order: President, Tommy Kuykendall @ 6:32PM
2. Public Hearing for the Fiscal Year 2007 – 2008 Budget called to order @ 6:33PM.
Bill Knesek presented a detailed review of the 2007-2008 Budget. There were no public comments.
The public hearing was closed at 6:38PM.
3. Citizen's Comments: None
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 21, 2008. The misspelling of "Beustring" was corrected.

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

5. Presentation of To-Date Financial Statements by Treasurer, Mike Wells. Current revenue of \$46,767.65 exceeds budget of \$46,375.66 and expenses are under budget.
6. Consider and take action to approve Payables Due and Checks Paid Report(s). An additional fee of \$7.96 for two (2) cases of bottled water was added to the annual administrative fee payment to the City of Fulshear.

Motion: Mike Wells 2nd: Larry Beustring ayes: 4 nays: 0

7. Discussion FDC Annual Meeting June 2008. Tommy Kuykendall reported the City Council voted to appoint Larry Beustring, Mike Murnane and Tim Ping to a two year term beginning June 1, 2008. Bill Knesek pointed out the primary purpose of the annual meeting is to elect the officers of the Board of Directors.
8. Discussion of potential projects and volunteers to lead project development.
 - Preliminary planning will begin in August for the 2008-2009 fiscal year budget. All Board members will participate in the planning process.
 - The lack of turn lanes at FM 1093 and Bois D'Arc and the entrance to Fulshear Creek Crossing was discussed. The Board determined the projects could not be considered economic development. Tommy Kuykendall will write a letter to the City Council requesting the projects be considered for the City's 2008-2009 budget.
 - Bill Knesek reported he will act as liaison between the City of Fulshear Economic Development Corporation (CDC) and the Fulshear Economic Development Corporation (FDC). The CDC is researching the extension of City water and waste water services east on FM 1093 to the business parks. The CDC would like to host a meeting with local State legislators, CDC and EDC Board Directors, and the City's elected officials. Other potential CDC projects are a City map with business advertising; and website development. Bill Knesek suggested a project for FDC would be to improve the appearance of the Metro easement along FM 1093 east of Fulshear.

- Tommy Kuykendall would like the Corporation(s) website to have GIS capabilities similar to those websites created by GIS Planning (www.gisplanning.com).
- The City gateway project was discussed at length. The Board members agreed upon two proposed sites; one at or near the Fulshear ETJ boundary on FM 1463, north of the City; and the second at or near the Fulshear ETJ boundary on FM 1093 east of the City. Larry Beustring and Mike Murnane will investigate property availability and report at the next meeting.
- Bill Knesek described economic development grant program(s) he has prepared for other economic development corporations. The program's general focus is on the appearance of business property. A grant acts as a "carrot" to encourage business property owners to renew property appearance and new business property to complement existing guidelines by providing a 50% match (up to a designated limit). These economic grants fall into three categories: (1) facades - to improve physical appearance of business building; (2) signage - to encourage attractive signs; and (3) property - for landscaping and other land improvements. The economic development corporation would designate a set of guidelines and policies for grant approval; the applicant would apply for the grant and then be reimbursed if the project was completed as proposed. This type of grant program allows economic development corporations to have a significant bearing on the appearance of the City's businesses.
- Bill Knesek pointed out the City's tax abatement policy has expired and should be re-written. The Board agreed to put an action item on the next agenda.

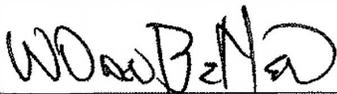
9. Comments
- Officers
 - Directors
 - Consultant

10. Next regularly scheduled meeting June 16, 2008, 6:30PM.

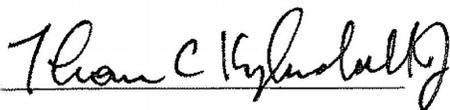
11. Adjournment: Approval to adjourn at 8:40 PM

Motion: Mike Murnane, 2nd: Mike Well ayes: 4 nays:0

Prepared by: Becky S. Daves
Assistant to the Secretary
Fulshear Development Corporation 4B



W. Owen Bement
Secretary
Fulshear 4B Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear 4B 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 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 **June 16, 2008 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 May 22, 2008.
4. Election of Officers
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action on Consultant's Report.
8. Consider and take action on the City's tax abatement policy.
9. Consider and take action on Fulshear gateway signage.
10. Consider and take action on grant program.
11. Consider and take action on METRO right-of-way improvements and maintenance.
12. Consider and take action on helping Fulshear Friday Night for July 4th.
13. Discussion, consider and take action on possible corporate projects.
14. Comments

A. Officers

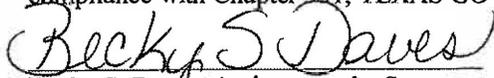
B. Directors

15. Next regularly scheduled meeting July 21, 2008 at 6:30 pm.

16. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the 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 by June 13, 2008 at 6:30PM, 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 Monday, June 16, 2008 6:30PM

Present: Tommy Kuykendall, Larry Beustring, Owen BeMent, Mike Wells, Jamie Roberts

Absent: Tim Ping, Mike Murnane

Visitors: Becky Daves

1. Call to Order Tommy Kuykendall, President 6:37PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of May 22, 2008.
Motion: Jamie Roberts 2nd: Wells ayes: 4 nays: 0
4. Election of Officers. Consideration to keep Officers in their current positions. President, Tommy Kuykendall; Vice President, Larry Beustring; Secretary, Owen BeMent; Treasurer, Mike Wells.
Motion: Jamie Roberts 2nd: Larry Beustring ayes: 4 nays: 0
5. Presentation and discussion of financial statements to date for approval.
Motion: Mike Wells 2nd Owen BeMent ayes: 4 nays: 0
6. Consider and take action to approve Payables Due and Checks Paid Report(s).
Motion: Owen BeMent 2nd: Mike Wells ayes: 4 nays: 0
7. Discussion of Consultant's notes to board.
8. Consider and take action on the City's tax abatement policy.
Motion: Mike Wells 2nd: Larry Beustring ayes: 4 nays: 0
9. Consider and take action on Fulshear gateway signage. Larry Beustring will continue to investigate sites east and north of Fulshear.
10. Consider and take action on grant program. Item Tabled. Ask Bill Knesek for copies of programs he has worked on in the past.
11. Consider and take action on METRO right-of-way improvements and maintenance. Owen BeMent will pursue talking to METRO and possibly Trendmaker to clean up south side of 1093. City employee to contact Thomas Hemingway (Metro) to introduce Owen BeMent.
12. Consider and take action to donate \$500.00 to Fulshear Friday Night for July 4th supplies, advertising and decorations.
Motion: Owen BeMent 2nd: Mike Wells ayes: 4 nays: 0

13. Discussion, consider and take action on possible corporate projects. No action taken.

14. Comments

- A. Officers
- B. Directors
- C. Consultant

15. Next regularly scheduled meeting Monday, July 21, 2008.

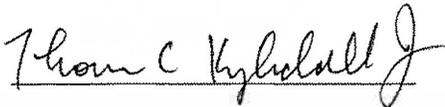
16. Adjournment: Approval to adjourn at 7:44PM

Motion: Jamie Roberts 2nd: Larry Beustring ayes: 4 nays: 0

Prepared by: Becky S. Daves
 Assistant to the Secretary
 Fulshear Development Corporation 4B



W. Owen BeMent
Secretary
Fulshear 4B Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear 4B Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes July 21, 2008, 6:30PM

Present: Tommy Kuykendall, Larry Beustring, Owen Bement, Mike Wells, Mike Murnane, Tim Ping, James Roberts

Absent:

Visitors: Bill Knesek, Becky Daves

1. Call to Order: Tommy Kuykendall, President, at 6:31PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 16, 2008.

Motion: Larry Beustring, 2nd: James Roberts 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).
No action necessary.
6. Consider and take action on Consultant's Report.
Bill Knesek distributed Corporate Directors contact information report with updated terms. Mr. Knesek reported his expectation for sales tax revenue to drop; and, encouraged all officers to attend the City of Fulshear Master Plan Workshop on August 5th at 6:00PM. No action necessary.
7. Consider and take action on tax abatement policy.
Bill Knesek reported outcome of City Council meeting presentation; City Council approved the rewrite of the tax abatement policy. Then Mr. Knesek discussed various points about tax abatement policies. The granting of tax abatements is wholly the purview of the City Council unless the Council chooses to send request to the Corporation. The new policy will set the threshold lower than the 1989 policy (\$1million dollars) to assist smaller businesses established in Fulshear and it will also include retail businesses. Mr. Knesek also indicated he would suggest to City Council that abatement requests be reviewed by the Fulshear Development Corporation board due to the level of expertise on the Board. No action necessary.
8. Consider and take action on to adopt an Investment Policy for the Corporation.
Bill Knesek pointed out several clauses required by law were missing from the Draft Policy. Becky Daves will update policy according to request for next meeting approval. Owen Bement will draft resolutions to consider and take action to adopt the Investment Policy and appoint the Investment Officer. Item tabled until next meeting.
9. Consider and take action to invest the Corporations funds.
Motion to invest \$30,000.00 in certificates of deposit; \$10,000.00 each as follows: Tradition Bank one year at 3.17%APY ; and Commercial State Bank, 6 months at 2.57% APY, and 21 months at 3.85% APY.

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

10. Consider and take action on Fulshear gateway signage.
Larry Beustring reported investigation of signage for the north (FM 1463) and east (FM 1093) gateways to Fulshear. The Firethorne Development has been working with Larry; and, had a location but then it fell through. A different location has been selected but it is in the TxDOT right-of-way. Tommy Kuykendall has contacted TxDOT to discuss the purchase of the property.
Mr. Beustring reported discussions with Reverend Crowe at Riverbend Baptist Church and Collin Piers at Trendmaker (Cross Creek Ranch Development). Cross Creek Ranch has plans for a road next to the church property, near the creek, and Mr. Piers believes the Corporation could get an area designated for a gateway sign. Mr. Beustring was asked to also work on gateways from FM 359 (Brookshire) and FM 1093 west (Simonton).
11. Consider and take action on grant program(s). Bill Knesek described grant programs he has worked with in other Cities. The item was tabled until next meeting to give Board members time to review the presented material and grant programs.
12. Consider and take action on community profile. Tommy Kuykendall suggested the Corporation hire a market consultant to write a community profile. Bill Knesek noted the purpose of a Community Profile is to provide hard facts about Fulshear such as, tax rates, grant programs, demographics, median household income, i.e., the profile should be focused on providing information rather than a marketing tool. Mr. Knesek will supply samples of other brochures. The need for a customized glossy map of the City was also discussed. No action necessary.
13. Consider and take action on METRO right-of-way improvements and maintenance.
Owen Bement is contacting Katy Barnes to discuss improvements and maintenance of the right-of-way.
Mr. Bement is awaiting reply from Ms. Barnes. No action necessary.
14. Consider and take action on Corporate Projects. Discussion only; no action taken.
 - A. Tommy Kuykendall pointed out that the 2008-2009 budget would be discussed at the next Corporation meeting.
 - B. Owen Bement suggested a newspaper advertising project.
 - C. Bill Knesek suggested the Corporation partner with the City of Fulshear Development Corporation and the City on a project to extend water and sewer system further east on FM 1093.
15. Comments
 - A. Officers:
Larry Beustring pointed out the difference of mailing and physical addresses for those residing south of FM 1093. Mr. Beustring also requested an agenda item to provide some financial compensation to Anjali Naini, a college intern who is writing a master plan for the City of Fulshear this summer. Mr. Beustring also pointed out the need for an additional exit route through downtown Fulshear; he suggested Harris or Wallis Streets.
 - B. Directors:
Tim Ping voiced his concern that the Corporation exercise cautious spending to prepare for large projects coming in the future. He also commented that he felt the City map was a good idea.
Mayor James Roberts discussed his desire to see the Metro right-of-way cleaned up. He would like the Corporation to assist in the demolition of the cinder block building at FM 1093 and FM 359. The Mayor also discussed the City's revenue generating activities.
Mike Murnane voiced his concern about funding for the gateway signs.
 - C. Consultant:
Bill Knesek asked the Corporation to consider the east side water/sewer system extension project in the 2008-2009 budget. He pointed out the project could be a joint venture between land owners, the City and both economic development corporations. Land owners can be encouraged to participate through the use of an impact fee. Mr. Knesek reported that David Leyendecker, the City's engineer, estimated the project to cost \$750,000.00. Regarding compensation for the college intern, Mr. Knesek suggested a simple contract be presented at the next Corporation meeting; the contract should specify that a City

Master Plan document will be provided for the approved compensation amount; and that the expense can come from the Community Development program contingency budget item.

16. Next regularly scheduled meeting August 18, 2008, 6:30PM

17. Adjournment: Approval to adjourn at 8:53PM.

Motion: Larry Beustring, 2nd: Tim Ping ayes: 6 nays: 0

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



W. Owen Bement
Secretary
Fulshear Development Corporation



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **AUGUST 18, 2008 AT 7:30 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 and action on gateway sign east FM 1093.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 21, 2008.
5. Presentation and discussion of financial statements to date.
6. Consider and take action on Payables Due and Checks Paid Report(s).
7. Consider and take action to approve Resolution FDC4B_08-01 to adopt an Investment Policy for the Corporation.
8. Consider and take action to approve Resolution FDC4B_08-02 to appoint an Investment Officer for the Corporation.
9. Discuss 2008-2009 preliminary budget.
10. Consider and take action to approve payment to Anjali Naini for her 2008 Summer internship work creating a Master Plan for the City of Fulshear.
11. Consider and take action on to approve conference and travel expenses for Becky Daves to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)
12. Discussion, consider and take action on Corporate projects.

13. Consider and take action on Consultant's Report.

14. Comments

- A. Officers
- B. Directors

15. Next regularly scheduled meeting September 8, 2008.

16. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the 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 August 12, 2008 at 12:00 Noon., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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



FULSHEAR DEVELOPMENT CORPORATION CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Meeting Minutes August 18, 2008

Present: Tommy Kuykendall, Jr., Larry Beustring, W. Owen BeMent, P. Michael Wells, Mike Murnane, James Roberts

Absent: Tim Ping

Visitors: Bill Knesek, Becky S. Daves

1. Call to Order: Tommy K, President 7:00PM
2. Citizen's Comments: None
3. Consideration and action on gateway sign east FM 1093. Presentation by Collin Pier, Trendmaker. Mr. Pier suggested west side of creek which is east of the Cross Creek Ranch entrance. The creek will be widened and the area excavated approximately by the beginning of 2009. Also, that property could be lost to the County for the toll road. Trendmaker would prefer we use same stone work as Cross Creek Ranch standards. Bill Knesek requested that the possibility of putting "Fulshear Texas" on the Cross Creek Ranch signs be explored. Larry Beustring will continue to work with Trendmaker on this project. No other action was taken on the item.
4. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of July 21, 2008.

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

Motion: Owen BeMent, 2nd: Mike Wells ayes: 5 nays: 0
7. Consider and take action to approve Resolution FDC4B_08-01 to adopt Investment Policy for the Corporation.

Motion: James Roberts, 2nd: Larry Beustring ayes: 5 nays: 0
8. Consider and take action to approve Resolution FDC4B_08-02 to appoint Investment Officer for the Corporation.

Motion: Larry Beustring, 2nd: Mike Wells ayes: 5 nays: 0
9. Discussion of 2008-2009 budget. The Board discussed the east FM 1093 water/sewer project and its inclusion in the budget. Changes were made to the budget worksheet to be approved at next the September meeting; followed by a presentation to Council at September 16, 2008 meeting.
10. Consider and take action to approve payment to Anjali Naini for her 2008 Summer internship work creating a Master Plan for the City of Fulshear. Motion made for \$1,500.00 compensation for the draft of the master plan for its economic benefit funded from the Community Development contingency budget item.

Motion: Owen BeMent, 2nd: James Roberts ayes: 4 nays: 0

11. Consider and take action to approve conference and travel expenses for Becky Daves to attend the Texas Downtown Association Revitalization Conference November 11-14, 2008 in Temple Texas. Motion made by James Roberts to send JoAnne Stefano; no second was made to that motion. A motion was made to send Becky Daves at an expense not to exceed \$700.00.

Motion: Owen BeMent, 2nd: Larry Beustring ayes: 3 nays: 1 (Mayor Roberts)

12. Discussion, consider and take action on Corporate projects. No discussion or action.
13. Consider and take action on Consultant's Report. Bill Knesek provided training documents for the corporate notebook.
14. Comments

A. Officers

Tommy Kuykendall explained that items are put on the Corporation's agenda by response to his email regarding the agenda in DRAFT form.

Mike Wells expressed some concern that items should be reviewed with those involved when a decision effects City employees or business.

Owen BeMent pointed out an updated Officer/Director list was still needed in the Corporate notebook. Mr. BeMent has spoken with Trendmaker about cleaning up right-of-way beginning at Fulshear Business Park and moving eastward. Metro rules state that the grade cannot be changed but brush can be removed and trees trimmed. Mr. BeMent requested an agenda item to beautify 1093 right-of-way. Mr. BeMent reviewed the grant program brochures presented at the July meeting and requested an agenda item for Grant Programs for the September meeting.

Larry Beustring requested a September agenda item for consideration to send an additional representative to the TDA conference.

B. Directors

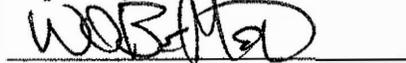
C. Consultant

15. Next regularly scheduled meeting September 15, 2008.

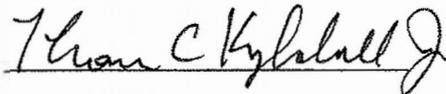
16. Adjournment: Approval to adjourn at 9:33

Motion: Owen BeMent 2nd: Larry Beustring ayes: 4 nays:0

Prepared by:



W. Owen BeMent
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 THAT THE SCHEDULED MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **SEPTEMBER 15, 2008 AT 6:30 P.M.** IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, HAS BEEN CANCELLED DUE TO HURRICANE IKE.

I, W. Owen BeMent, Fulshear Development Corporation Secretary, do hereby certify that the above Cancellation Notice for the above scheduled meeting of the Fulshear Development Corporation of the City of Fulshear, Texas was posted on September 15, 2008, at 1:15 pm, in a place convenient and readily accessible at all times to the general public.

W. Owen BeMent, 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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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 7, 2008 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 8, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on 2008-2009 budget.
7. Discuss funding a portion of the FM 1093 realignment.
8. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
9. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.
10. Consider and take action on resignation of Corporation Treasurer.
11. Consider and take action on appointing a new Corporation Treasurer.
12. Consider and take action on the Administrative Agreement between the Corporation and the City of Fulshear.

13. Consider and take action on conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)
14. Discussion, consider and take action on Corporate projects.
15. Consider and take action on Consultant's Report.
16. Comments
 - A. Officers
 - B. Directors
17. Next regularly scheduled meeting October 20, 2008.
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, W. Owen BeMent, 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 3, 2008, at 3:00 pm, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



W. Owen BeMent, 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

Regular Meeting Minutes October 7, 2008

Present: Tommy Kuykendall, Jr., Larry Beustring, W. Owen BeMent, Mike Murnane

Absent: Tim Ping, James Roberts

Visitors: Bill Knesek,

1. Call to Order: President Tommy Kuykendall at 6:33 pm
2. Citizen's Comments – none
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of August 8, 2008.

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

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

No action taken

6. Consider and take action on 2008-2009 budget.

Motion: Owen BeMent 2nd: Larry Beustring ayes: 4 nays: 0

7. Discuss funding a portion of the FM 1093 realignment.
8. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
9. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.

Owen BeMent will address City Council to see if they are willing to renegotiate the present maintenance agreement with Metro to expand the amount of right-of-way to the east of Bois d'Arc that will be maintained by the City of Fulshear. If the City is willing to renegotiate the present agreement, Mr. BeMent will solicit bids to clear the vegetation.

10. Consider and take action on resignation of Corporation Treasurer.

Motion to accept the letter of resignation from Mike Wells as Corporation Treasurer and to have his name removed from the account signature cards at the bank.

Motion: Larry Beustring 2nd: Owen BeMent ayes: 4 nays: 0

11. Consider and take action on appointing a new Corporation Treasurer.

Motion to appoint Mike Murnane as Treasurer:

Motion: Owen BeMent 2nd: Larry Beustring ayes: 4 nays: 0

12. Consider and take action on the Administrative Agreement between the Corporation and the City of Fulshear.

Tommy Kuykendall will address City Council to see if they are still willing to provide Administrative Services to the Development Corporation as defined in the present agreement.

13. Consider and take action on conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.)

Motion to approve travel expenses for Joanne Steffano, up to a total of \$700, and for President Tommy Kuykendall to approach the 4A Corporation for reimbursement for half of the expended amount.

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

14. Discussion, consider and take action on Corporate projects.

The topic of discussing the development of a “Business Improvement Grant Program” will be placed on the agenda of the next meeting.

15. Consider and take action on Consultant’s Report.

Bill Knesek reported that he represented Corporation 4A at the City Council meeting where he discussed the possible extension of water and sewer services east of the city along 1093. He told them the Corporation 4B was considering participating in the project. The City Council has endorsed the project. Mr. Knesek also passed out for review examples of “Welcome to Needville” and “Welcome to Wallis” brochures as examples of what Fulshear may want to consider developing in the future.

16. Comments

A. Officers

President Tommy Kuykendall said that he will ask the Mayor to be on the agenda of the City Council meeting scheduled for October 14, 2008, to present the proposed 2009 Development Corporation budget for approval by the City Council.

Vice President Larry Beustring asked that the Board Secretary prepare the draft minutes of the October 7, 2008, 4B Corporation meeting as soon as possible so that he can take a copy to the bank so that the bank can move forward with removing Mike Wells signature authority from the Corporation bank accounts.

Secretary Owen BeMent commented that he will prepare the draft minutes as soon as possible and deliver a copy to Mr. Beustring. Mr BeMent will also prepare a resolution, to be considered by the Corporation Board at the next meeting, to appoint a new Investment Officer for the Corporation following the accepted resignation of Mike Wells (see item 10 above).

B. Directors

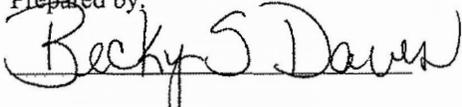
17. Next regularly scheduled meeting October 20, 2008.

18. Adjournment: Motion to adjourn at 8:22 pm

Motion: Larry Beustring 2nd: Mike Murnane

ayes: 4 nays: 0

Prepared by:

A handwritten signature in cursive script that reads "Becky S. Daves". The signature is written over a horizontal line.

Becky S. Daves
Assistant to the Secretary
Fulshear Development Corporation

A handwritten signature in cursive script that reads "Thomas C. Kuykendall, Jr.". The signature is written over a horizontal line.

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 **NOVEMBER 17, 2008 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 7, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Discussion and take action to accept resignation of Owen Bement.
7. Discuss funding a portion of the cost for removing a block building presently located in the METRO right of way.
8. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear.
9. Consider and take action on to approve another half of the conference and travel expenses for Joanne Steffano to attend the Texas Downtown Association Revitalization Conference November 11 – 14, 2008 in Temple Texas. (City of Fulshear Friday Nights ranked in top three of Best Promotional Event.). This temporary cost would be repaid to the 4B Corporation by the 4A Corporation following their next meeting.
10. Report and discussion on the Texas Downtown Association Revitalization Conference
11. Discussion and take action on Fulshear gateway signs
12. Discussion and take action on Administrative Services.

13. Discussion, consider and take action on Corporate projects.
14. Consider and take action on Consultant's Report.
15. Comments
 - A. Officers
 - B. Directors
16. Next regularly scheduled meeting December 15, 2008.
17. 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, Thomas C. Kuykendall, Jr., Fulshear Development Corporation President, 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 November 14, 2008, at 3:00 pm, in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



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

Meeting Minutes November 17 2008 6:30PM

Present: Tommy Kuykendall, Larry Beustring, Mike Murnane, Tim Ping

Absent: James Roberts

Visitors: Becky Daves

1. Call to Order: Tommy Kuykendall, President, at 6:33PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of October 7, 2008.

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

4. Presentation and discussion of financial statements to date. None.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

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

6. Consider and take action on to accept resignation of Owen Bement.

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

7. Discuss funding a portion of the cost for removing a block building presently located in the METRO right-of-way. No discussion.
8. Discuss and take action on considering expanding the length of Metro right of way to be maintained by the City of Fulshear. No discussion.

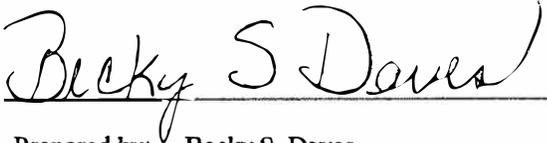
9. Consider and take action to approve an additional 50% of Texas Downtown Association conference registration and hotel fees for JoAnne Stefano (these fees to be reimbursed by City of Fulshear Development Corporation).

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

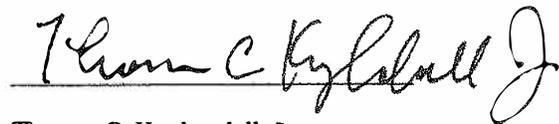
10. Report and discussion of the TDA revitalization conference. No discussion.
11. Discussion and take action on Fulshear gateway signs. No discussion.
12. Discussion and take action on Administrative Services. No discussion.
13. Discussion, consider and take action on Corporate projects. No discussion.
14. Consider and take action on Consultant's Report. No discussion.
15. Comments - None
16. Next regularly scheduled meeting December 15, 2008, 6:30PM.
17. Adjournment: Approval to adjourn at 6:39PM.

Motion: Tim Ping, 2nd: Larry Beustring ayes: 3 nays: 0

NOTE: Board agreed to only discuss action items because Director Ping was attending via telecomm.



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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



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REGULAR MEETING AGENDA

THE STATE OF TEXAS
CITY OF FULSHEAR
COUNTY OF FORT BEND

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE FULSHEAR DEVELOPMENT CORPORATION OF THE CITY OF FULSHEAR TO BE HELD ON **DECEMBER 15, 2008 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 17, 2008.
4. Presentation and discussion of financial statements to date.
5. Consider and take action on Payables Due and Checks Paid Report(s).
6. Consider and take action on Consultant's Report.
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City.
8. Consider and take action to authorize the President to engage PS Stephenson & Co., P.C. to audit the financial statements of the governmental activities and the aggregate remaining fund information, which collectively comprise the entity's basic financial statements, of the Fulshear Development Corporation as of and for the period from inception to September 30, 2008.
9. Discussion and take action on removal of yellow brick building and miscellaneous items in METRO right-of-way.
10. Discussion and possible action on Fulshear gateway signs.
11. Discussion, consider and take action on Corporate projects.
12. Update and discussion on FM 1093 water and sewer line extensions.

13. Comments

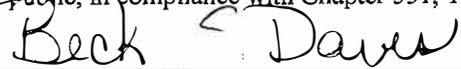
- A. Officers
- B. Directors

14. Discussion and set next regularly scheduled meeting (January 19, 2009 is MLK day).

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, December 12, 2008 at 8:30AM, 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 15, 2008 6:30 PM

Present: Tommy Kuykendall, Jr., Larry Beustring, James Johnson, Mike Murnane, Tim Ping

Absent: James Roberts, Bill Knesek

Visitors: Becky S. Daves

1. Call to Order: President, Tommy Kuykendall, Jr. 6:37 PM
2. Citizen's Comments: None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of November 17, 2008. Change vote count from 3 to 4 on items 3, 5, 6 & 9.

Motion: Larry Beustring, 2nd: Mike Murnane ayes: 4 nays: 0
4. Presentation and discussion of financial statements to date. Mike Murnane pointed out the Board should re-evaluate the six month CD investment at the January meeting.
5. Consider and take action to approve Payables Due and Checks Paid Report(s).

Motion: Rev. James Johnson, 2nd: Tim Ping ayes: 4 nays: 0
6. Consultant's Report made by Tommy Kuykendall due to Bill's absence. Tax abatement policy nearly completed. Water/sewer project taking a turn since LCISD is building a high school off FM 1093 and is taking a lead on project to get land owners to pay impact fee; consequently, the project may not need assistance from the Fulshear's economic development corporations. Larry Beustring reported on the meeting held by the City, Thursday, December 4, 2008.
7. Consider and take action to hire Becky S. Daves as Assistant to the Secretary and Treasurer independent of working at the City. Motion to accept with corrections changing "CDC" to "FDC".

Motion: Tim Ping 2nd: Mike Murnane ayes: 4 nays: 0
8. Consider and take action to authorize the President to engage PS Stephenson & Co., P.C. to audit the financial statements of the governmental activities and the aggregate remaining fund information, which collectively comprise the entity's basic financial statements, of the FDC as of and for the period from inception to September 30, 2008. Motion to accept at \$500.00 cost limit or put back on agenda.

Motion: Mike Murnane 2nd: Larry Beustring ayes: 4 nays: 0
9. Discussion and take action on removal of yellow brick building and miscellaneous items METRO right-of-way. Larry Beustring to continue working on project.
10. Discussion and possible action on Fulshear gateway signs. Larry Beustring reported progress on east FM 1093 entry to City on Cross Creek Ranch property. Tommy found property owned by Fort Bend County near Firethorne that may be available to use for gateway sign depending on TxDot opinion. Also, northbound on FM 1463 just before Firethorne at Crossover Road, the county owns a "triangle" on southeast side that may be possible location.

11. Discussion, consider and take action on Corporate projects. Larry Beustring discussed the lack of exit routes from the City. He believes extending Wallis Street down to Front Street to tie in to the upcoming FM 1093 realignment would provide additional North/South exits from the City. Mr. Beustring asks FDC to authorize him to discover the expense of purchasing feet of land for the extension.
12. Update and discussion on FM 1093 water and sewer line extensions. Discussed in item 6.
13. Comments
 - A. Officers
Tommy Kuykendall knows a writer who is publishing articles about Fulshear. He would like the board to send ideas for articles to:
Jennifer Moody
832.969.8177 cell/ 281.395.3536
Jennifer.moody@yahoo.com
 - B. Directors – Larry Beustring welcomed James Johnson to the FDC Board.
 - C. Consultant - absent
14. Next regularly scheduled meeting January 26, 2009 6:30 PM.
15. Adjournment: Approval to adjourn at 7:55PM
Motion: Tim Ping, 2nd: Larry Beustring ayes: 4 nays: 0

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



Thomas C. Kuykendall, Jr.
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Regular Meeting Minutes

January 23, 2017

6:30 PM

Board Members Present: Wes Wauson, Kent Johnston, Stacy Mangum, Carol Riggs, Laurie Szantay, Jon Tristan
Board Members Absent: Aaron Groff
Staff: CJ Snipes, Angela Fritz,
Attendees: Mayor Jeff Roberts, CJ McDaniel, Rhonda Kuykendall, Alena Heede, Kaye Kahlich, Randy Stacy, Terry Crockett, Don McCoy, Owen and Sherri BeMent

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:33 P.M.

Public Comments.

None

1. Consideration of and possible action on minutes of the Corporation for:

- a. July 18, 2016 Special Meeting
- b. July 18, 2016 Regular Meeting
- c. August 10, 2016 Special Joint Meeting
- d. August 24, 2016 Regular Meeting
- e. September 8, 2016 Special Meeting
- f. October 3, 2016 Special Meeting
- g. October 17, 2016 Special Meeting
- h. December 12, 2016 Regular Meet

Items d through h will be reviewed at a future meeting.

Motion to Approve items a & b - Szantay; Second – Tristan

Ayes: 6 Nays: 0 Abstentions: 0

Motion to Approve items c - Szantay; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented an overview of the Corporation’s financials and sales tax revenues. There were no payables for consideration.

Not an Action Item

3. Discussion on community events funded by Economic Development Corporations and without Chamber of Commerce management. (considered as item 1a)

General discussion of City’s current plans for community event management following the Chamber’s stated withdrawal from event management in 2017.

Mr. McCoy and Mr. Crockett from the FACC were present and indicated that the reason for the Chamber’s withdrawal was that no action was taken by the City in time for the Chamber to include in 2017 budget. He also stated that the Chamber had been in attendance at several EDC meetings (specifically Corp A) where it had been stated that city did not benefit from the Chamber managing the event and that perhaps the City should take over with volunteers.

Ms. Szantay, and Mr. Johnston asked questions around the timing of arranging for performers and renting equipment for the St. Patrick’s Day event. Mr. McCoy stated that he usually plans such items at the beginning of the year, for the entire year. Mr. McCoy stated that the Chamber had already scheduled their own event on March 4th – Texas Independence Celebration. Mr. Johnston asked if this was to punish the City for not acting soon enough. Mr. McCoy and Mr. Crockett both stated that his was not the case.

Ms. Riggs asked who had reached the decision not to use the Chamber to manage these City events - the City Council, the Mayor, or the EDCs.

Mayor Roberts stated that there was no one on the City Council who wanted to discontinue the relationship with the Chamber and that he was not aware of the budget deadline.

Mr. Wauson indicated that there was nothing that could be done at this point by the EDC for St. Patrick’s Day and suggested that discussion of future City events be added to next meeting’s agenda.

Not an Action Item

4. Christmas event recap.

Staff presented an overview of the Christmas event and feedback garnered through event surveys. Total expenditures for the event were \$20,172.88 and 31 survey responses were received at the event.

Ms. Szantay and Mr. Johnston asked questions about the use of the LED screen. The board as a group agreed that the Christmas event was a success especially given its rescheduling due to weather on the original date.

Not an Action Item

5. Consideration of and possible action on approving professional dues and memberships.

Staff presented recommendations for professional dues and memberships. These recommendations fall within the approved 2017 budget and will not exceed \$1250 for Corporation B’s portion.

Motion to Approve—Johnston; Second – Riggs

Ayes: 6

Nays: 0

Abstentions: 0

6. Discussion regarding economic development-related City memberships.

Staff presented an overview of potential City Economic Development memberships for discussion. Final recommendations and financial request will be presented at a future meeting.

Not an Action Item

7. Consideration and possible action on approving Economic Development travel and training.

Staff presented recommendations for Economic Development staff travel and training as discussed during the 2017 budget development to be approved by the EDC boards in accordance with the Administrative Services Agreement. The amount will not exceed \$4,125 for EDC Corporation B and will cover staff travel and training expenses through September 2017.

Motion to Approve—Szentay; Second – Johnston
Ayes: 6 Nays: 0 Abstentions: 0

8. Discuss interest in enhancements related to FM 1093 Construction Project Phase II (*considered as item 1b*)

Staff presented a very basic overview of the upcoming FM 1093 Phase II project to gauge whether the EDC may be interested in participating in potential enhancements during the construction design phase. The board agreed that there was interest in continuing discussions with the City and County as to what enhancements the City might want done and how the EDC might participate.

Not an Action Item

9. Consideration of and possible action on request to create Finance subcommittee.

Staff presented an overview of proposed guidelines for a Finance Committee of the EDC, should the City Council approve its creation and appointments, as outlined in Corporation Bylaws.

The board discussed recommending a standing committee consisting of 3 corporation B members.

Ms. Fritz will present formal resolution to board in February to be followed by resolution being presented to City Council for consideration.

Motion to request City Council approve formation of Finance Committee of the Fulshear Development Corporation as a three-member standing committee including the Treasurer, President and one other to be named – Szentay; Second – Johnston

Ayes: 6 Nays: 0 Abstentions: 0

10. Explanation and status of County Assistance District. (*considered as item 1c*)

Mr. Snipes presented an overview of the County’s proposed election to creation County Assistance Districts (CADs) in Fulshear’s extraterritorial jurisdiction (ETJ) as outlined in a notice of intent to call an election letter from Fort Bend County to the Corporation. The purpose of the County Assistance District will be to provide for construction, maintenance, and improvements to roads, bridges and drainage facilities in areas not already under development in the City’s ETJ. Mr. Snipes also explained some of the tax effects of the creation of these districts.

Not an Action Item

11. Report from Economic Director Fritz.

Ms. Fritz presented an Economic Development Update for the period from December 2, 2016 through January 20, 2017.

Not an Action Item

12. Discussion of future agenda items.

New items requested to be added to pending agenda list:

- a. Ms. Szantay – discussion regarding business outreach.
- b. Mr. Johnston – Status update on Chamber relationship relative to event management.

Not an Action Item

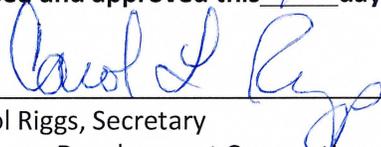
13.

Adjourn.

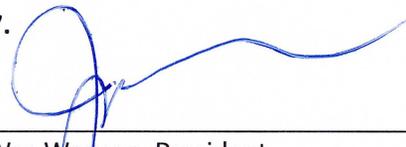
Motion to adjourn at 8:26 p.m. – Johnston; Second – Mangum

Ayes: 6 Nays: 0 Abstentions: 0

Passed and approved this 30 day of February, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



FULSHEAR
DEVELOPMENT CORPORATION
A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Regular Meeting Minutes
February 20, 2017
6:30 PM

Board Members Present: Wes Wauson, Aaron Groff, Stacy Mangum, Carol Riggs, Jon Tristan
Board Members Absent: None
Staff: Angela Fritz, CJ Snipes
Attendees: Mayor Jeff Roberts, Don McCoy, Kaye Kahlich, Terry Crockett

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:30 P.M.

1. Consideration of and possible action on minutes of the Corporation for:

- a. August 24, 2016 Regular Meeting
- b. September 8, 2016 Special Meeting
- c. October 3, 2016 Special Meeting
- d. October 17, 2016 Special Meeting
- e. December 12, 2016 Regular Meeting
- f. January 23, 2017 Regular Meeting

Motion to Approve Items C & F, – Tristan; Second – Groff
Ayes: 5 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Ms. Fritz presented reports on financials and payables including the first quarter FY2017 invoice from the City under the Administrative Services Agreement amounting to \$37,892.56.

Motion to Approve payable in amount of \$37,892.56 – Riggs; Second – Mangum
Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration and possible action on City membership with Fulshear Area Chamber of Commerce (FACC).

Discussion of benefits to city if city purchases a Platinum Membership in FACC.

- City would have seat on the FACC Advisory Board
 - This will help to further the partnership between the city and the chamber.
 - Meeting held on Second Monday of every month at 5:30pm at Cross Creek Information Center (Dates may change – but will be on calendar)

It was recommended that the city join chamber at Platinum Level for \$5,000 with 50% to be paid by each board (A and B). If FDC Corp A determines not to pay 50%, FDC Corp will pay the full amount.

Motion to Approve— Riggs; Second – Mangum

Ayes: 5 Nays: 0 Abstentions: 0

4. Consideration and possible action on upcoming Economic Development advertising expenses.

Recommended that city advertise with Site Selection Magazine in their annual piece – Texas Wide Open for Business. The total cost of this advertising is \$6,600 (including design work), with the EDC portion being \$3,300. Corp A and Corp B would each be responsible for 50% of the \$3,300.

Motion to Approve— Tristan; Second – Magnum

Ayes: 5 Nays: 0 Abstentions: 0

5. Consideration of and possible action on total for City of Fulshear 2017 Spring Event.

Mr. Snipes described the planned ‘Shamrock Shindig’ event scheduled for March 18, 2017. Ms. Mangum has been working closely with city staff to organize activities and volunteers.

The cost for the event has been estimated to be \$15,000 with EDC Corps A and B each being responsible for 50% or \$7,500. At the time of the last Corp A meeting the cost was estimated to be only \$6,000 so Corp A approved only \$6,000. It was recommended that Corp B approve payment of \$7,500 and also Corp A’s additional \$1,500, if Corp A was unable to pay the additional amount.

Motion to Approve \$7,500 with conditional approval of additional \$1,500 should A Corporation not approve –Groff; Second – Tristan

Ayes: 5 Nays: 0 Abstentions: 0

6. Consideration of and possible action on recommendation for replacement board members for Kent Johnston and Laurie Szantay.

The mayor makes the final recommendations on the replacement members to City Council, but would be glad for any recommendations from the board. Mayor Roberts has talked to some potential appointees and hopes to have made a decision by March meeting.

Not an Action Item

7. Report from Economic Development Director.

Ms. Fritz presented an Economic Development Update for the period from January 21, 2017 through February 20, 2017.

Not an Action Item

8. Requests for future agenda items.

Mr. Wauson requested a new item be added to the pending agenda list:

- LCISD Collaboration opportunities (Wauson to coordinate)

Not an Action Item

9. Announcements

Ms. Fritz reminded the board to please complete their public access forms and return to the City Secretary's office.

10. Adjournment

Motion to adjourn at 7:33 p.m. Groff; Second – Mangum
Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 20th day of March, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation

Aaron Groff VP



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Regular Meeting Minutes March 20, 2017 6:30 PM

Board Members Present: Aaron Groff, Stacy Mangum, Carol Riggs, Jon Tristan
Board Members Absent: Wes Wauson
Staff: Angela Fritz, Angela Hahn
Attendees: Mayor Jeff Roberts, Jack Belt, Rachele Kanak, Kaye Kahlich, Jim Fatheree,

Call to Order.

There being a quorum of the Board present, Aaron Groff, Vice-President, called the meeting to order at 6:32 P.M.

Public Comments.

None

1. Consideration of and possible action on minutes of the Corporation for: February 20, 2017 Regular Meeting

Motion to Approve Minutes - Mangum; Second – Tristan
Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented an overview of the Corporation's financials and sales tax revenues. There were no payables for consideration.

No action

3. Consideration and possible action on City membership with the Fort Bend Economic Development Council

General discussion of benefits of trustee level membership with the Fort Bend EDC. Membership cost is split between both A and B Corporations; total cost is \$6,000.

Mr. Belt and Ms. Kanak from the FBEDC were present to answer questions.

Motion to approve continuation of trustee level membership –Mangum; Second –Tristan
Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration and possible action on economic impact modeling services.

Staff presented an overview on the use of impact modelling services and the potential of purchasing software in the future vs. one-off reports. Staff requested approval to encumber \$1,500 from professional services projects funds for potential impact studies while continuing to monitor the need for a future software model purchase.

**Motion to approve \$1,500 for economic impact modelling services –Riggs; Second –Mangum
Ayes: 4 Nays: 0 Abstentions: 0**

5. Consideration of and possible action on population and demographics study.

Staff presented recommendation to fund a demographic and population study for Fulshear that would include short and long term projections. The proposal cost was \$6,825. Ms. Fritz said she would like to budget \$10,000 to include a contingency for additional study related services. The total amount would be split with \$5,000 coming from each EDC.

**Motion to approve–Tristan; Second – Riggs
Ayes: 4 Nays: 0 Abstentions: 0**

6. Consideration of and possible action on economic development customer relationship management software.

Staff presented an overview of software that will assist in building a database for business intelligence. The required elements include one module geared toward traditional or industrial development while a second one would be designed for more of a “Main Street” or retail feel. Ms. Fritz requested a total of \$7,000 be encumbered for initial purchase cost for the first year, with maintenance fees to be covered in the following years. Staff will complete vetting of software company before completing purchase. The costs will be split between the two EDCs.

**Motion to approve \$3,500 –Tristan; Second – Mangum
Ayes: 4 Nays: 0 Abstentions: 0**

7. Consideration of and possible action on recommendation for replacement board members.

Ms. Fritz reminded the board members to contact Mayor Roberts if they had recommendations for new members.

No action

8. Report from Economic Director Fritz.

Ms. Fritz presented an Economic Development Update and reported on the Shamrock Shindig.

No action

9. Discussion of future agenda items.

Board member Groff requested the item on board vacancies be included on future agendas until they are filled.

No action

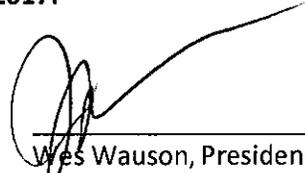
10. Adjourn.

Motion to adjourn at 7:23 p.m. –Tristan; Second –Mangum

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 17 day of April, 2017.

Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Regular Meeting Minutes April 17, 2017 6:30 PM

Board Members Present: Wes Wauson, Stacy Mangum, Aaron Groff, Jon Tristan
Board Members Absent: Carol Riggs
Staff: Angela Fritz, Angela Hahn
Attendees: None

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:30 P.M.

Public Comments.

None

1. Consideration of and possible action on minutes of the Corporation for:

August 24, 2016 Regular Meeting
September 8, 2016 Special Meeting
March 20, 2017 Regular Meeting

Motion to Approve Minutes - Tristan; Second – Mangum

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented an overview of the Corporation's financials and sales tax revenues. There were no payables for consideration.

Not an Action Item

3. Consideration of and possible action on modification to staff travel and training schedule.

Staff presented recommendations for modifications in the remainder of the travel/training line item due to the hiring of the Communications Coordinator. Staff requested approval of expenditures not to exceed \$1,075 for the ECD's share through September 30, 2017. This represents a cost savings of approximately \$350 per EDC from the original approval.

Motion to Approve–Mangum; Second –Tristan

Ayes: 4 Nays: 0 Abstentions: 0

4. Consideration of and possible action on total budget for City of Fulshear 2017 Independence Day event.

Staff presented an overview on the proposed budget for the event based on 2016 costs. It was noted that the base event cost was approximately \$30,000 with additional activities increasing the cost. A total of \$37,000 was requested with \$18,500 coming from each EDC.

Motion to Approve up to \$18,500 –Tristan; Second –Groff
Ayes: 4 Nays: 0 Abstentions: 0

5. Discuss Fiscal Year 2018 budget process and timeline.

Ms. Fritz presented an overview of the budget process which will coincide with the City’s budget process. In May - the City’s audit will be discussed as will a review of mid-year revenues and expenditures. The EDCs will also prioritize projects and determine priorities for the upcoming fiscal year.

Not an Action Item

6. Consideration of and possible action on recommendations for replacement board members.

Mayor Roberts is working on possible candidates for board vacancies. The Board discussed upcoming term expirations, and possibly changing the timeline for appointments and recommended reviewing the by-laws related thereto to provide for continuity and so that appointments don’t coincide with the budget preparation process.

Not an Action Item

7. Report from Economic Development Director.

Ms. Fritz presented an Economic Development Update and noted three new businesses have been issued certificates of occupancy. A general discussion on the local economy and needs was held.

Not an Action Item

8. Discussion of future agenda items.

The board requested future agenda items including: board vacancies and review of by-laws.

Not an Action Item

9.

Adjourn.

Motion to adjourn at 7:16 p.m. – Tristan; Second – Mangum
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 22 day of May, 2017.

Carol Riggs, Secretary
Fulshear Development Corporation

Wes Wauson, President
Fulshear Development Corporation



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Regular Meeting Minutes

May 22, 2017

6:30 PM

Board Members Present: Wes Wauson, Stacy Mangum, Aaron Groff, Carol Riggs, Jon Tristan (6:40 p.m.)
Staff: Angela Fritz, Angela Hahn, C. J. Snipes
Attendees: Rachelle Kanak, Jim Fatheree

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:31 P.M.

Public Comments.

None

1. Consideration of and possible action on minutes of the Corporation for:

April 17, 2017 Regular Meeting
December 12, 2016, Regular Meeting
October 17, 2016 Regular Meeting

Jon Tristan was not present at the time of the vote.

Motion to Approve Minutes - Groff; Second – Mangum

Ayes: 4 Nays: 0 Abstentions: 0 -

2. Consideration of and possible action on financials and payables for the Corporation.

Staff presented an overview of the Corporation's financials and sales tax revenues. Ms. Fritz noted there was one line item to be adjusted (#3 on agenda) and that there were two payables for consideration: \$26,709.43 quarter 2 payable to City as per ASA; and legal at \$1,014.

Motion to Approve Payables - Riggs; Second – Mangum

Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration of an action item on Fiscal Year 2017 budget amendment No.1

Ms. Fritz noted this was a mid-year adjustment to the legal line item as more consultation had been needed this fiscal year. The recommended amount was \$7,500.

Motion to Approve–Groff; Second –Tristan

Ayes: 5 Nays: 0 Abstentions: 0

4. Report on Fiscal Year 2016 audit.

City Finance Director Wes Vela had previously presented an audit of the city budget to City Council. The audit was prepared by Whitley Penn. Ms. Fritz shared this information with the Board.

Not an Action Item

5. Consideration of and possible action on detail of remaining Fiscal year 2017 advertising funds.

Staff presented an overview of a graphic design campaign at a cost of \$1,300 while Rachelle Kanak with Ft. Bend EDC presented an overview of a county wide marketing program. The Board approved joining that program at a cost of \$6,250 (half of total \$12,500 budget)

**Motion to Approve joining Ft Bend County EDC Marketing Program–Mangum; Second –Riggs
Motion to Approve \$1,300 for graphic design campaign – Groff; Second - Tristan
Ayes: 5 Nays: 0 Abstentions: 0**

6. Discuss Fiscal Year 2018 plan of work and budget priorities.

Ms. Fritz noted this is step 1 in a three step process and was a broad discussion meant to look at initiatives and continue foundational building .

Not an Action Item

7. Review and Discuss Fiscal Year 2018 Administrative Services Agreement.

Ms. Fritz presented some changes in the Administrative Services Agreement, including some of the budget preparation and event planning.

Not an Action Item

8. Report on Texas Heritage Parkway.

C. J. Snipes presented a general overview of the project.

Not an Action Item

9. Consideration of and possible action on amendments to the Corporation Bylaws

Ms. Fritz presented changes to the bylaws as were proposed by Board members, including changing dates of appointments to the board.

**Motion to Approve Resolution to City Council on changes–Tristan; Second –Mangum
Ayes: 5 Nays: 0 Abstentions: 0**

10. Consideration of and possible action on recommendation for replacement of board members

A general discussion of the process was held.

11. Report from Economic Development Director

Ms. Fritz presented an overview of Greater Houston Partnership's State of Houston's Global Economy that she and Ms. Hahn attended.

12. Requests for future agenda items

A discussion on events was requested by Wauson

13. Announcements

There were no announcements

14. Adjournment

Motion to Adjourn—Tristan @ 8:32 p.m. Second –Mangum

Ayes: 5 Nays: 0 Abstentions: 0

Adjourn.

Motion to adjourn at 7:16 p.m. – Tristan; Second – Mangum

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 28 day of June, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Annual Meeting Minutes

June 28, 2017

6:30 PM

Board Members Present: Wes Wauson, Stacy Mangum, Carol Riggs, Tommy Kuykendall, Recie Medlock, Don McCoy
Board Members Absent: Aaron Groff
Attendees: Jim Fatheree, Kaye Kahlich, Andrew Van Chau, Nicole Saenz

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:31 P.M.

Public Comments.

None

1. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer

Mr. Wauson noted the resignation of member Jon Tristan and welcomed new members Tommy Kuykendall, Recie Medlock and ex-Officio Don McCoy. He offered an officer slate of Wauson – President; Groff – Vice President; Riggs – Secretary; and Kuykendall – Treasurer.

Motion to Approve board officer slate - Mangum; Second – Kuykendall

Ayes: 5 Nays: 0 Abstentions: 0

2. Consideration of and possible action on minutes of the Corporation for the May 22, 2017 Regular Meeting.

Motion to approve minutes as presented – Mangum; Second – Riggs

Ayes: 5 Nays: 0 Abstentions: 0

3. Consideration of and possible action on financials and payables for the Corporation.

Ms. Fritz noted the Corporation is on track and one payable for legal work was approved.

Motion to approve payable to Randle Law in amount of \$487.50 –Medlock; Second –Kuykendall

Ayes: 5 Nays: 0 Abstentions: 0

4. Consideration of and possible action on request for funding from Miss Fulshear pageant.

Ms. Saenz presented a request for \$2,000 for the 2018 Miss Fulshear pageant. The pageant was originally part of the Freedom Fest but has since become an event of its own. The winners represent the community in a number of festivals.

Motion to approve funding request -Kuykendall; Second – Riggs

Ayes: 5 Nays: 0 Abstentions: 0

5. Consideration of and possible action on GIS demographics and site availability listings services.

Staff presented an overview of a website tools that will be used to support economic development and requested approval of funding up to \$6,650 in FY17.

Motion to approve as presented and authorize staff to look further into cost savings through potential multi-year service contracts –Riggs; Second –Kuykendall

Ayes: 5 Nays: 0 Abstentions: 0

6. Consideration of and possible action on Greater Houston Partnership membership.

Ms. Fritz noted this was a way to continue to leverage Fulshear’s marketing dollars and added that the membership fee had dropped to \$500 total since request was made to A Corporation.

Motion to approve \$250 for City GHP Associate membership - Mangum; Second –Medlock

Ayes: 5 Nays: 0 Abstentions: 0

7. Discuss retail recruitment services selection process and take action as necessary to direct staff.

This was a broad discussion on the need to have a unified vision on what type of retail the City should be recruiting. The Board agreed to a joint meeting with the City Council and the A corporation.

Not an Action Item

8. Discuss status of FY17 plan of work and projects.

Ms. Fritz presented an update of the corporation’s FY17 plan of work.

Not an Action Item

9. Review and discuss draft fiscal Year 2018 Administrative Services Agreement and take action as necessary to direct staff.

Ms. Fritz explained that the ASA is the document that provides the funding mechanism between the Board and the City as well as delineating functions. This was a preliminary discussion on changes.

Not an Action Item

10. Review and discuss draft fiscal year 2018 budgets and take action as necessary to direct staff.

A general discussion of the budget was held.

Not an Action Item

11. Report from Economic Development Director

Ms. Fritz reminded new members they needed to complete training on the Public Information Act and the Open Meetings Act. She added that the written report would be distributed via email and would include the City Manager's report.

Not an Action Item

12. Requests for future agenda items

Corporation Finance Committee creation (Wauson)
City of Fulshear comprehensive plan overview (Van Chau)
Capital purchases for events (McCoy)

13. Announcements

There were no announcements.

14. Adjournment

Motion to adjourn—Mangum @ 9:03 p.m. Second –Riggs

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 17th day of July, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Special Meeting Minutes

July 24, 2017

7:00 PM

Board Members Present: Wes Wauson, Stacy Mangum, Carol Riggs, Tommy Kuykendall, Don McCoy
Board Members Absent: Aaron Groff, Recie Medlock
Staff: Angela Fritz
Attendees: Councilor Kaye Kahlich, Andrew Van Chau

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 7:15 P.M.

Public Comments.

None

1. Consideration of and possible action on Fiscal Year 2017-2018 Corporation Budgets

Motion to approve Budgets as presented – Kuykendall; Second – Mangum

Ayes: 4 Nays: 0 Abstentions: 0

2. Consideration of and possible action on Resolution FDC 17-02, a resolution of the FDC declaring projects of the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same and setting a public hearing.

Motion to approve Resolution FDC 17-02 as amended regarding removal of "community grants" detail – Riggs; Second – Mangum

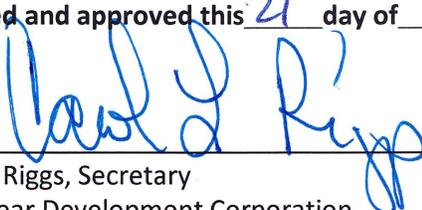
Ayes: 4 Nays: 0 Abstentions: 0

3. Adjournment

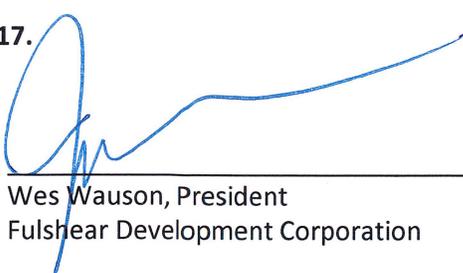
Motion to adjourn–Kuykendall @ 7:26 p.m.; Second –Magnum

Ayes:4 Nays: 0 Abstentions: 0

Passed and approved this 21 day of August, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Regular Meeting Minutes

August 21, 2017

7:00 PM

Board Members Present: Wes Wauson, Stacy Mangum, Tommy Kuykendall, Recie Medlock, Mike Hopfe, Don McCoy, ex-officio
Board Members Absent: Aaron Groff, Carol Riggs
Staff: Angela Fritz, Angela Hahn
Attendees: Byron Brown, Kaye Kahlich, Mark and Nicole Saenz, Rob Bamford, Allison Bond

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 7:00P.M.

Public Comments.

None

1. **Public hearing on project proposed by the Corporation, being expenditures for community events found by the Board of Directors to promote new or expanded business development, the amount of which is \$24,420 for Fiscal Year 2017-2018:**

Mr. Wauson opened the public hearing at 7:02 p.m. There were no comments and the hearing closed at 7:04 p.m.

Mr. Wauson then adjourned the meeting to enter into executive session under Section 555.071 Consultation with Attorney at 7:05 p.m. The meeting reconvened at 7:25 p.m.

2. **Consideration of and possible action on minute of the Corporation for the July 17, 2018 Regular Meeting and the July 24, 2017 Special Meeting.**

Motion to Approve the minutes - Kuykendall; Second – Medlock

Ayes: 4 Nays: 0 Abstentions: 1

3. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Fritz presented an overview of the sales tax revenues and noted there were two payables for the Corporation: \$43,382.53 third quarter payment to the City as per the Administrative Services Agreement and \$136.50 to the Randle Law Firm.

Motion to Approve the payables–Medlock; Second –Mangum

Ayes: 5 Nays: 0 Abstentions: 0

4. Consideration of and possible action on a request for funding from Johnson Development Corporation.

Johnson Development Corporation had requested \$5,000 in funding through the Fulshear Development Corporation's grant program for their Scarecrow Festival. During discussions, the Board requested, and received, the benefits of a \$7,500 sponsorship level for the \$5,000.

Motion to Approve the funding request– Kuykendall; Second - Medlock

Ayes: 5 Nays: 0 Abstentions: 0

5. Consideration of and possible action on 2017 holiday decorations and services.

The Board heard a presentation from MCS General Construction for 2017 holiday decoration services and decoration improvement purchases and approved the following:

Approved \$11,675 for storage, labor & installation, & rental equipment for install of 2017 holiday decorations, and \$12,050 for new improvements (lighting/decorations) ***The approval for the \$12,050 in new improvements included a not to exceed amount of \$6,000 for LED solar lighting, but the board wants to consider different types of powered lighting for wreaths if lesser cost. ***

In addition to the \$23,725 approved, the board requested an additional proposal for purchase of wreaths previously used and on which the newly purchased lighting would go.

Motion to Approve \$11,675 for storage, labor and installation–Hopfe; Second –Kuykendall

Ayes: 5 Nays: 0 Abstentions: 0

Motion to Approve \$12,050 for new improvements with new lighting not to exceed \$6,000 and alternative power sources considered – Hopfe; second – Medlock

Ayes: 5 Nays: 0 Abstentions: 0

6. Review and discuss agenda preparation process and Corporation meeting frequency and structure including consideration and possible action on cancellation of September 2017 regular meeting.

Ms. Fritz presented an overview of the agenda preparation process and meeting schedule; City Council has requested staff present a consolidated meeting schedule to assist in the on-going strategic planning process and allow for joint discussions/communication between the EDB boards and Council. The regular September meeting is still set for Sept. 18.

7. Consideration of and possible action on establishing a working group on collaboration opportunities with local schools.

This item was tabled.

8. Consideration of and possible action on request to create Corporation committees.

This item was tabled.

9. Requests for future agenda items.

None were added

10. Announcements

Ms. Fritz advised the Board that all communication from the City would now be conducted using city emails only. She also reminded them of the TML Economic Development Conference in November. Don McCoy reminded all in attendance of the Chamber meeting October 13 during which Commissioner Meyers will discuss the proposed bond election.

11. Adjournment

Motion to Adjourn– Kuykendall @ 9:07 p.m. Second –Mangum

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 18th day of September, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Regular Meeting Minutes September 18, 2017 6:30 PM

Board Members Present: Wes Wauson, Aaron Groff, Carol Riggs, Tommy Kuykendall, Mike Hopfe, Don McCoy
Board Members Absent: (ex-officio)
Stacy Mangum, Recie Medlock
Staff: Angela Fritz, CJ Snipes
Attendees: None

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:32P.M.

Public Comments.

None

1. **Consideration of and possible action on minutes of the Corporation for the August 21, 2017 regular meeting and the September 12, 2017 special joint workshop meeting.**

Motion to approve minutes as submitted – Kuykendall; Second – Groff

Ayes: 5 Nays: 0 Abstentions: 0

2. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Fritz presented an overview of the sales tax revenues and noted there was one payable for the Corporation: \$1,170.00 to the Randle Law Firm.

Motion to approve financials and corporate payables approved as presented – Kuykendall; Second – Riggs

Ayes: 5 Nays: 0 Abstentions: 0

3. **Review and discuss City of Fulshear request to participate in capital project funding for Fiscal Year 2018.**

Mr. Snipes presented an overview of the City's request that the EDCs participate in costs associated with the following Capital Improvement Projects:

- A. Huggins and Fulshear-Katy Roads mobility project – one time per EDC contribution of \$71,250 (25% total City obligation for right-of-way acquisition)
- B. Texas Heritage Parkway – annual recurring per EDC contribution of \$91,125 (25% total City obligation to Fort Bend County for pro-rata share of public-private partnership)

The board was amenable to participating in the projects and requested staff proceed with preparing the necessary documents for board consideration at the next regular meeting.

4. Review and discuss agenda preparation process and Corporation meeting frequency and structure including consideration and possible action on cancellation of September 2017 regular meeting.

This item was accidentally left on the agenda from the previous meeting. There was no discussion on the item.

No Action Taken

5. Consideration of and a possible action on establishing a working group on collaboration opportunities with local schools.

The board discussed creating a group that will look for opportunities for collaboration between the City, business, and schools.

Motion to create working group consisting of Aaron Groff, Wes Wauson, and Don McCoy-Riggs; Second – Kuykendall

Ayes: 5

Nays: 0

Abstentions: 0

6. Consideration of and possible action on request to create Corporation committees.

The board discussed and determined there was no current need to request creation of Corporation committees.

No Action Taken

7. Requests for future agenda items.

None were added.

No Action Taken

8. Announcements

- Thanks to City for emergency efforts during Hurricane Harvey
- PASA Demographics did a great job on gathering and presenting demographic information at joint meeting of Council, Corporation A, and Corporation B.
- Reminder of Commissioner Meyers Harvey Recovery meeting September 23 meeting with Fort Bend County, City of Fulshear, and FEMA et al for questions concerning relief and clean-up efforts.

9. Adjournment

Motion to Adjourn– Groff @ 7:39 p.m. Second –Hopfe

Ayes: 5

Nays: 0

Abstentions: 0

Passed and approved this 16 day of October, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Special Joint Workshop Meeting Minutes
City of Fulshear, City of Fulshear Development Corporation (A), Fulshear Development Corporation
September 12, 2017
6:30 PM

Board Members Present: Wes Wauson, Carol Riggs, Stacy Mangum, Tommy Kuykendall, Recie Medlock, Don McCoy (ex-officio)
Board Members Absent: Aaron Groff, Mike Hopfe
Staff: Angela Fritz, Angela Hahn, CJ Snipes
Attendees: See City Council minutes

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:35 P.M.

1. Hear report from Population and Survey Analysts (PASA) on City of Fulshear 2017 Demographic Update.

Justin Silhavy, Director of Population Projections with PASA, presented and overview of the 2017 Demographic Report for the City of Fulshear study area and fielded questions for the board and councilmembers present.

2. Adjournment

Motion to Adjourn-- Kuykendall @ 7:28 p.m. Second --Riggs

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 18 day of September, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Meeting Minutes October 16, 2017 6:30 PM

Board Members Present: Wes Wauson, Aaron Groff, Carol Riggs, Tommy Kuykendall, Mike Hopfe, Recie Medlock, Don McCoy (ex-officio)
Board Members Absent: Stacy Mangum
Staff: Angela Fritz, Angela Hahn, CJ Snipes, Sharon Valiante
Attendees: Kaye Kahlich

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:31 P.M.

Public Comments.

None

1. **Consideration of and possible action on minutes of the Corporation for the September 18, 2017 regular meeting and the September 12, 2017 special joint workshop meeting.**

Motion to approve minutes as submitted – Kuykendall; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

2. **Consideration of and possible action on financials and payables for the corporation.**

Ms. Fritz presented an overview of the sales tax revenues and noted there was one payable: The City's 4th quarter FY 17 invoice pursuant to the Administrative Services Agreement. The total due was \$24,361.79. This is the final payment for the FY 2017.

Motion to approve financials and corporate payables approved as presented – Riggs; Second – Medlock

Ayes: 6 Nays: 0 Abstentions: 0

3. **Consideration of and possible action on City of Fulshear request to participate in capital project funding for fiscal Year 2018.**

This was a follow up discussion to a similar item presented at the September 2017 board meeting. The Board made a motion to move forward with participating with the projects.

- Texas Heritage Parkway – City requested an annual payment of \$91,125 from each of the Corporations.
- Huggins Road and Fulshear-Katy Road - City requested a one-time payment of \$71,250 from each of the Corporations.

Motion to approve Board participation in process as presented– Groff; Second – Kuykendall

Ayes: 6 Nays: 0 Abstentions: 0

4. Consideration of and action on Fiscal Year 2018 Budget Amendment 1.

Staff presented a budget amendment to account for the capital project expenditures considered for the Katy-Fulshear and Huggins Road project and the Texas Heritage Project in FY 18. The Board approved the budget amendment which will now go to City Council.

Motion to approve changes to Budget with Amendment 1 as presented– Kuykendall; Second – Hopfe

Ayes: 6 Nays: 0 Abstentions: 0

5. Consideration and possible action on Resolution FDC 17-03, a resolution of the Fulshear Development Corporation declaring additional projects to be undertaken by the Corporation for Fiscal Year 2017-2018, directing staff to publish notice of same, and setting a public hearing.

Motion to adopt Resolution as amended– Groff; Second – Riggs

Ayes: 6 Nays: 0 Abstentions: 0

6. Consideration and possible action on funding agreement between the Corporation and the City of Fulshear for the Texas Heritage Parkway Project.

CJ Snipes presented this item, clarifying that the legal counsel who developed the agreement was acting on behalf of the City and suggested that the Board consider retaining counsel of their own to review the agreement from the board’s perspective. Mr. Wauson distributed a copy of his redline to the agreement and clarified there aren’t any real conflicts between the board’s interests and the City’s interests that aren’t apparent on the face of the document. CJ Snipes clarified that the City is not asking for approval of the agreement tonight, as the City’s Interlocal agreement was not yet approved/executed by Fort Bend County. After a general discussion on the agreement, the Board agreed to place an item to discuss retaining an attorney on a future agenda and to possibly call a special meeting to discuss it as needed.

No Action Taken

7. Review and discuss City of Fulshear Economic Development Plan of work for Fiscal Year 2018.

Ms. Fritz presented the plan of work, which has been developed in conjunction with the City Council’s strategic plan and the FY18 budget.

No Action Taken

8. Consideration and possible action on encumbrance for economic development website redesign services.

Staff has been working to vet vendors for the redesign of both a city-wide website and an economic development subsite. The EDCs have agreed to share in the cost. Staff will be taking a recommendation to Council for a possible vendor selection. The EDC boards are being asked to approve up to \$10,765 each for their portion of the costs.

Motion to authorize staff to allocate maximum of \$10,765 from EDC Corporation B for website redesign – Groff; Second – Medlock

Ayes: 6 Nays: 0 Abstentions: 0

9. Consideration of and action on professional services for facilitation of Corporation Board workshops on Economic Development and strategic planning.

Discussion Postponed until future meeting.

10. Consideration of and possible action taken on providing funding for the ICSC Texas Conference and Deal Making Event.

Tommy Kuykendall asked to place this on the agenda to discuss the possibility of the board attending the conference as a team. Ms. Fritz is attending and the decision was made to revisit the team approach at a later date.

No Action Taken

11. Consideration of and possible action on providing infrastructure to facilitate the future beautification of the FM1093 corridor.

This item was also placed on the agenda at Mr. Kuykendall's request. Sharon Valiante, the City's Public Works Director, provided an update on the project and said Fort Bend County appears to be amendable to the City assisting with a design concept and infrastructure. She also stated that the Livable Centers study will kick off in November and will take these items into consideration.

- Discussion around Livable Center Study scheduled to begin 11/01 and last for 9 months.
- Discussion around city branding and placemaking

No Action Taken

12. Consideration of and possible action to solicit statements of qualifications (SOQs) for planning, architectural and engineering services to develop plans for the themes, beautification concepts and designs for the FM 1093 and Texas Heritage Parkway corridors.

This item was also placed on the agenda at Mr. Kuykendall's request. Ms. Valiante provided an overview of this topic as well and the board agreed to wait for future updates before moving forward.

No Action Taken

13. Request for future agenda items.

- Start process to hire another attorney to review Texas Heritage Parkway funding agreement (Wauson)
- Discuss possible need for a City Executive Steering Committee (Medlock)
- Review past obstacles and lost opportunities for development with the goal of developing potential corrective action plan for the future (Medlock)
- General development updates (Hopfe)

14. Announcements

- October 21st – CCR Scarecrow Festival (City will have a booth)
- October 21st – Fulshear Police Foundation Car Show
- October 22nd – Greater Zachary Missionary Baptist Church 125th Anniversary Celebration
- November 11th – Keep Fulshear Beautiful and Chamber Veterans Day Opry event at Churchill Fulshear High School

15. Adjournment

Motion to adjourn–Kuykendall @ 8:30 p.m.; Second –Hopfe
Ayes: 6 Nays: 0 Abstentions: 0

Passed and approved this 20 day of November, 2017.

Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Regular Meeting Minutes November 20, 2017 6:30 PM

Board Members Present: Wes Wauson, Tommy Kuykendall, Mike Hopfe, Recie Medlock, Don McCoy (ex-officio)
Board Members Absent: Stacy Mangum, Carol Riggs, Aaron Groff
Staff: Angela Fritz, Angela Hahn, Grady Randle, Byron Brown
Attendees: Kaye Kahlich, Andrew Van Chau, Tajana Mesic

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:32 P.M.

Public Comments.

None

1. **Public hearing on projects proposed by the Corporation, being land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development. Specifically, capital project contributions to the Katy-Fulshear and Huggins Road projects in the amount of \$71,250 and for the Texas Heritage Parkway project in the amount of \$91,125.**

Mr. Wauson opened the public hearing at 6:33 p.m. There were no public comments. Mr. Kuykendall stated the Fulshear City Council did approve the budget amendments associated with these items. Public hearing closed at 6:35 p.m.

2. **Consideration of and possible action on minutes of the Corporation for the October 16, 2017 regular meeting.**

Motion to approve minutes as presented – Kuykendall; Second – Medlock

Ayes: 4 Nays: 0 Abstentions: 0

3. **Consideration of and possible action on financials and payables for the Corporation.**

Ms. Fritz presented an overview of the sales tax report and FY18 adopted budgets. Due to still closing out FY 2017, the Finance Department will be providing financials to the EDC boards for the first quarter of FY 2018 in January, and then monthly from then on. Consequently, there were no payables to approve.

4. **Update on status of Texas Heritage Parkway funding agreement.**

Mr. Randle stated that Fort Bend County has yet to sign the Interlocal Agreement with the City of Fulshear for the project, so the funding agreement between the City and EDCs is on hold for the time being.

5. Consideration of and possible action on hiring legal counsel for City of Fulshear Texas Heritage Parkway agreement.

Mr. Randle gave a brief explanation on why his law firm, as the city's designated legal counsel, can serve as counsel for the Board in regards to this item. After lengthy discussion, the board decided to approve the motion but hold on action until further notice.

Motion to approve proceeding with recommendations for outside legal counsel for the Texas Heritage Parkway agreement – Medlock; Second – Hopfe

Ayes: 4 Nays: 0 Abstentions: 0

6. Report on 2017 International Council of Shopping Centers (ICSC) Texas Conference and Deal Making Event.

Ms. Fritz gave a report on lessons learned during the conference and the general direction retail development is moving.

No Action Taken

7. Review and discuss calendar of upcoming regular meetings.

The Board agreed to cancel the regular December 18 meeting and reschedule the January 15 meeting to January 22 due to the Martin Luther King Jr. holiday. The rest of the calendar was approved as presented.

Motion to cancel December meeting, move January and accept the rest of the calendar– Kuykendall; Second – Hopfe

Ayes: 4 Nays: 0 Abstentions: 0

8. Requests for future agenda items

No new items to add to pending list. Requests to discuss executive committee item, educational collaboration working group report, and development update at next regular meeting.

9. Announcements

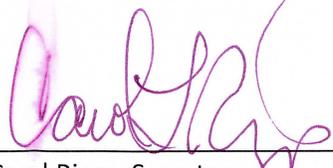
Christmas decorations are going up; Christmas tree lighting November 28 at 5:30 p.m.; Festival of Lights, December 16 at 6:00 p.m.; St. Patrick's Day, March 17 – event planning has begun; Miss Fulshear Pageant March 24.

10. Adjournment

Motion to Adjourn @ 7:41 p.m. – Kuykendall; Second – Medlock

Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 22nd day of January, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

Fax: 281-346-2556

Regular Meeting Minutes

January 25, 2016

Present: Tommy Kuykendall, Larry Beustring, Jo Douglass, Parker Knapp, Wes Wauson

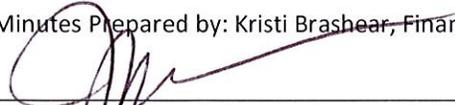
Absent: Polly Royer, Mandi Leary

Visitors: CJ Snipes, Don McCoy, Kristi Brashear, Nikki Saenz, Mark Saenz

1. Call to Order: Tommy Kuykendall, President at 6:35 P.M.
2. Citizen's Comments – None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meetings on October 19, 2015
Motion to approve: Beustring 2nd: Knapp Ayes: 5 Nays: 0
4. Presentation and discussion of financial statements to date.
 - Brashear presented balance sheet with assets of \$787,086.09
 - Year to date Revenues of \$39,776.02 and expenses of \$11,260.76
 - Sales tax revenue shows an increase of 24% compared to the same month of the prior year.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - No new invoices for the month
 - Checks paid report: 4 checks totaling \$10,783.50**Motion to approve: Douglass 2nd: Wauson Ayes: 5 Nays: 0**
6. Consideration and take action on Christmas Holiday decorations storage and care.
 - Saenz made five 4x8 special boxes to store decor. Kuykendall stated that the Corporation needs to pay for the containers and asked that an invoice be generated.
 - McCoy stated that decorations should be consistent with the theme of the Christmas Event
 - Saenz trying to get solar lights for the Christmas Wreaths
 - Saenz designed a special bracket to hold Christmas Wreaths.
 - Board collectively wants to continue to add decorations to Christmas collection
 - McCoy stated the lot the Christmas tree has resided on will no longer be available. Decision will have to be made on where the tree will be relocated for future events. Possibly in front of the Fullbrook on Fulshear Creek entry next to the flag garden.
 - Saenz to put together a variety of recommended improvements for décor and bring back to board in March 2016 for presentation.
7. Presentation from Forever Fulshear/Fulshear Farmer's Market.
 - Ridge was unable to attend to give presentation. Item moved to February agenda.
8. Consideration and take action on request for funding assistance associated with Miss Fulshear Beauty Pageant.
 - Saenz requested \$2,000 in pageant assistance.
 - Brashear stated that in prior years the pageant had been paid for as part of the events budget
 - The events budget will cover up to \$2,000 of expenses associated with the pageant.
 - No action taken.

9. Adjourn into Closed Session – Section 551.087 (Economic Development) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body.
10. Report by Fulshear Area Chamber of Commerce, Don McCoy.
- 340 total Chamber Members
 - Over 6,000 people estimated to have attended the Fulshear Christmas Spectacular
 - Saturday, March 12, 2016 will be St. Patrick's Day Festival and Parade beginning at 4pm.
 - Casino night has been moved to February 2017. Will auction off a pickup truck.
 - Christmas 2016 will be called Simply Christmas.
 - April 13th Chamber Meeting at the Palladium with a motivational speaker.
11. Report by City Administrator, CJ Snipes.
- Hired Michael Ross as Assistant City Administrator
 - Shops at CCR is moving along, Yen restaurant to open in 3 weeks.
 - Standalone Starbucks is in frame work.
 - Phase 2 of Shops at CCR to open in late Summer 2016
 - New Quest properties including Aldi's, Zaxby's, and a clothing cleaners will permit in March. Estimated time until opening is 4 months.
 - American Grill & Pub next to First Cup Café to open within a month.
 - Reed King to start development the second quarter of 2017
 - Rob Johnson Development to develop an Ace Hardware in downtown Fulshear along with a coffee shop.
 - CCR home sales are down 21% year over.
 - DR Horton home sales are up 200% with a price point of \$280k - \$312K per home.
 - Fulshear Lakes, Fulshear Run, Fulshear Polo Ranch, and Jordan Ranch will begin construction in the next three months.
 - EDC Director Position has been narrowed to 3 finalist. Hope to fill position by end of February 2016.
12. Discussion of Future Agenda Items.
- Security
 - Fulshear Farmer's Market Update
 - Christmas Decorating
13. Next Regularly scheduled meeting: February 15, 2016.
14. Call to Adjourn: 8:25 PM, Tommy Kuykendall
Motion to Adjourn: Knapp 2nd: Wauson Ayes: 5 Nays: 0

Minutes Prepared by: Kristi Brashear, Finance Director



Wes Wauson, City of Fulshear Development Corp. Secretary



Tommy Kuykendall, City of Fulshear Development Corp. President



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

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Regular Meeting Minutes

February 15, 2016

Present: Tommy Kuykendall, Larry Beustring, Wes Wauson, Polly Royer, Mandi Leary

Absent: Jo Douglass, Parker Knapp

Visitors: Kristi Brashear, Shannon Purcell, Ramona Ridge, Kenny Seymour, Marcia Simmons

1. Call to Order: Tommy Kuykendall, President at 6:37 P.M.
2. Citizen's Comments – None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting on January 25, 2016
Motion to approve: Beustring 2nd: Wauson Ayes: 5 Nays: 0
4. Presentation and discussion of financial statements to date.
 - Brashear presented balance sheet with assets of \$823,120.08
 - Year to date Revenues of \$75,810.01 and expenses of \$11,260.76
 - Sales tax revenue shows a decrease of 22% compared to the same month of the prior year. Brashear commented that decrease did not denote a loss of revenue because the City received a large sales tax disbursement in December 2014 related to collections derived from an audit.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - No new invoices for the month
 - Checks paid report: 2 checks totaling \$250,058.50
 - FDC opened a CD account at First National Bank of Belville for \$250,000.00**Motion to approve: Wauson 2nd: Leary Ayes: 5 Nays: 0**
6. Consideration and take action on vetting request from Arts Fulshear Inc. in the amount of \$5,000.00.
 - Simmons presented financials and budget. Simmons stated that booth space rental fees are minimal and the Art Walk promotes the mission of the organization by providing cultural events and a venue for artists to present work.
 - Budgeted expenses for the 2016 Art Walk which will be held in Cross Creek Ranch will total \$7,415.00.
 - Simmons stated that the grant would be used for marketing and advertising.
 - Simmons stated that if funds are not used, they will be returned to FDC.**Motion to approve vetting package of \$5,000 for Fulshear Art Walk and FDC will receive sponsorship recognition at next two events: Wauson 2nd: Leary Ayes: 5 Nays: 0**
7. Progress report from Forever Fulshear/Fulshear Farmer's Market.
 - Forever Fulshear received \$1,950.00 from FDC to assist in promotion of the Farmer's Market.
 - Ridge stated that band came out to Farmer's Market five times to entertain.
 - Purchased items for children's crafts, pine cone feeders, seed packets, magnifying glasses
 - Spent 1,827.02 from granted funds.
 - Beustring had requested to see two years of financial statements. Ridge stated that organization had not been opened two years. Ridge supplied an operating budget for Fulshear Farmer's Market for 2015 but did not have financial statements to present.
8. Consideration and take action on security for Corporation meetings.
 - Board is interested in receiving security for meetings.

- Fulshear PD can provide an officer for meeting security.

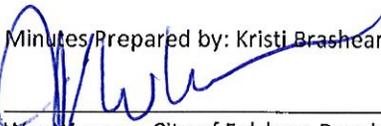
Motion to approve paying Fulshear Police Officers for security services with a maximum this fiscal year of \$960.00

Wauson 2nd: Leary Ayes: 5 Nays: 0

9. Fulshear Area Chamber of Commerce report, Don McCoy.
 - St. Patty's Day event is March 12, 2016
 - Chamber is at 361 members
10. Report by City Administrator, CJ Snipes.
 - Commercial Development including: The Market at CCR, Cross Creek Commons, and The Shoppes at Cross Creek phase 1.
 - Special Use permit for Robb Johnson's development was submitted.
 - Master planned communities update on Jordan Ranch, Fulshear Run, and Fulshear Lakes.
 - Cross Creek Ranch homes sales are down 24% year over.
 - Tamarron sales are on the rise.
 - The City just completed the development agreement for Fulshear Polo Ranch.
 - Infrastructure update included expansion of City's water plant, Bois D'arc widening south of FM 1093, and Fulshear Parkway projects.
 - HR Director Paula Ryan was hired.
 - Economic Development Director Interviews scheduled for 2/27/16.
11. Discussion of Future Agenda Items.
 - Budget Amendment
 - Christmas Decor
12. Next Regularly scheduled meeting: March 21, 2016.
13. Call to Adjourn: 8:14 PM, Tommy Kuykendall

Motion to Adjourn: Wauson 2nd: Royer Ayes: 5 Nays: 0

Minutes Prepared by: Kristi Brashear, Finance Director



Wes Wauson, City of Fulshear Development Corp. Secretary



Tommy Kuykendall, City of Fulshear Development Corp. President



FULSHEAR DEVELOPMENT CORPORATION (B)

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796

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Regular Meeting Minutes March 21, 2016

Board Members Present: Tommy Kuykendall, Larry Beustring, Wes Wauson, Polly Royer, Mandi Leary, Jo Douglass
Board Members Absent: Parker Knapp

Staff and Visitors: CJ Snipes, Angela Fritz, Don McCoy (Fulshear Area Chamber), Mark Saenz, Shannon Purcell (West Fort Bend Buzz), Diana Nguyen (Fort Bend Herald)

1. Call to Order: There being a quorum of the Board present, Tommy Kuykendall, President, called the meeting to order at 6:35 P.M.

Citizen's Comments:

- None

2. Consideration of and possible action on Minutes from Fulshear Development Corporation Regular Meeting on February 15, 2016, and Special Joint Meeting on March 7, 2016.
 - **Motion to approve – Leary; Second - Wauson.**
Ayes: 6 Nays: 0 Abstentions: 0
3. Presentation and discussion of financial statements to date.
 - Ms. Fritz gave a summary of the Corporation's financial statements in Ms. Brashear's absence.
 - Assets totaling \$842,300
 - January sales tax revenues (remitted in March) of \$24,407, up approximately 19% over the same period the year prior
4. Consideration of and possible action on Payables Due and Checks Paid Report(s).
 - Ms. Fritz gave a summary of the Corporation's checks paid and payables report in Ms. Brashear's absence.
 - **Motion to approve – Douglass; Second - Leary.**
Ayes: 6 Nays: 0 Abstentions: 0
5. Consideration of and possible action on authorizing the purchase of holiday decorations.
 - Mark Saenz attended the meeting and gave an update on potential decorations. He provided solar LED light samples for the board to look at as potentially being used on electric pole wreath decorations, images of potential lighting for the Christmas tree, and pictures of a giant star he previously built that could potentially be utilized by the City and seen from quite a distance. A lengthy discussion ensued regarding possibilities for 2016 holiday decoration enhancements. The board discussed ensuring color consistency across decoration lighting, and costs. It was determined that Mr. Saenz would bring additional light samples to a future meeting, that staff would review and prepare an estimate of funds available in FY 2015, and that Mr. Saenz would present a more comprehensive proposal regarding 2016 Christmas decorations for Board consideration in an upcoming meeting.

6. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1.
 - **Motion to postpone – Wauson; Second - Leary**
Ayes: 6 Nays: 0 Abstentions: 0

7. Fulshear Area Chamber of Commerce report.
 - Mr. McCoy presented an update on the Fulshear Area Chamber of Commerce noting they currently had 378 members. He gave a review of the St. Patty's event downtown, noting they had 64 vendor booths, a medium crowd, and that everything went smoothly. He also provided an update on the July 4 event, noting the 80s theme, that a fireworks sponsor had been secured which would provide for a larger fireworks display synchronized to music. He also noted the upcoming April 13 Chamber membership meeting at the Santikos Palladium and the May meeting at Parkway Fellowship due to the Chamber having outgrown their current meeting space at Thrive Fellowship.

8. City Administrator report.
 - Mr. Snipes handed out a report and presented a brief overview of development and development-related projects.

9. Executive Session – Closed session in accordance with the Government Code 551.072 Deliberation regarding Real Property; Closed Meeting.
 - The board adjourned regular session and convened Executive Session at 7:34 p.m.

10. Reconvene and take action on items discussed in Executive Session if deemed appropriate.
 - The board adjourned Executive Session and reconvened regular session at 7:47 p.m.
 - **No action taken**

11. Consideration of and possible action on future agenda items for consideration.
 - The following items were noted for discussion at future meetings:
 - 2016 holiday decoration enhancements
 - Landscaping project status report
 - Budget amendment no. 1

12. Adjournment.
 - **Motion to adjourn at 7:52 p.m. – Royer; Second – Wauson.**
Ayes: 6 Nays: 0 Abstentions: 0

Passed and approved this 20th day of June, 2016.



 Wes Wauson, Fulshear Development Corporation Secretary



 Tommy Kuykendall, City of Fulshear Development Corporation President



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

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Special Meeting Minutes

March 7, 2016

Present: Tommy Kuykendall, Larry Beustring, Wes Wauson, Parker Knapp, Mandi Leary, Jo Douglass

Absent: Polly Royer

Visitors: Kristi Brashear, CJ Snipes, Bill Knesek, Angela Fritz

1. Call to Order: Tommy Kuykendall, President at 6:37 P.M.
2. Citizen's Comments – None
3. Executive Session – Closed session in accordance with the Government Code 551.072 Deliberation regarding Real Property; Closed Meeting.
Executive Session convened at 6:38 pm
4. Reconvene and take action on items discussed in Executive Session if deemed appropriate.
 - Meeting reconvened at 7:29 pm
 - Kuykendall asked for any action to be taken from closed meeting
 - No action taken.
5. Adjournment
 - Motion to adjourn at 7:30 pm

Motion by: Beustring 2nd: Knapp Ayes: 6 Nays: 0

Minutes Prepared by: Kristi Brashear, Finance Director

Wes Wauson, City of Fulshear Development Corp. Secretary

Tommy Kuykendall, City of Fulshear Development Corp. President



FULSHEAR DEVELOPMENT CORPORATION (B)

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Special Joint Meeting Minutes April 4, 2016

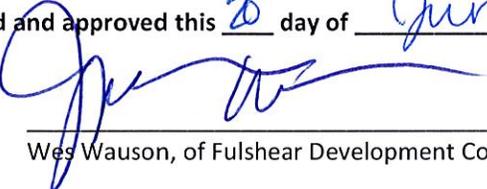
Present: Tommy Kuykendall, Jo Douglass, Parker Knapp, Mandi Leary, Polly Royer, Wes Wauson

Absent: Larry Beustring

Staff: CJ Snipes, Angela Fritz, Kristi Brashear, Maureen Murray, Byron Brown (Randle Law Office)

1. Call to Order: There being a quorum of the Board present, Tommy Kuykendall, President, called the meeting to order at 6:36 P.M.
2. Citizen's Comments:
 - Mr. Archer (CDC) provided the Boards an update on Mr. Collins (CDC).
3. Executive Session – Closed session in accordance with the Government Code 551.072 Deliberation regarding Real Property and 551.071 Consultation with Attorney; Closed Meeting.
 - The board adjourned regular session and convened Executive Session at 6:37 p.m.
4. Reconvene and take action on items discussed in Executive Session if deemed appropriate.
 - The board adjourned Executive Session and reconvened regular session at 7:13 p.m.
 - **No action taken**
5. Consideration and possible action on Resolution FDC 16-01 a resolution of the Fulshear Development Corporation declaring a project of the Corporation and directing staff to publish notice of same.
 - **Motion to adopt Resolution FDC 16-01 – Douglass; Second - Leary.**
Ayes: 6 Nays: 0 Abstentions: 0
6. Consideration and possible action on Resolution FDC 16-02, a Resolution authorizing and approving a loan from the Office of the Governor Economic Development and Tourism Division, authorizing the execution and delivery of the loan agreement and related documents, authorizing the pledge of sales and use tax receipts, and other matters in connection therewith.
 - **Motion to adopt Resolution FDC 16-02 – Wauson; Second – Knapp.**
Ayes: 6 Nays: 0 Abstentions: 0
7. Adjournment
 - **Motion to adjourn at 7:17 p.m. – Knapp; Second – Leary.**
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 20th day of June, 2016.



Wes Wauson, of Fulshear Development Corporation Secretary



Tommy Kuykendall, City of Fulshear Development Corporation President



FULSHEAR DEVELOPMENT CORPORATION (B)

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Fulshear, Texas 77441

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Annual Meeting Minutes June 20, 2016

Board Members Present: Tommy Kuykendall, Larry Beustring, Mandi Leary, Wes Wauson
Board Members Absent: Jo Douglass, Parker Knapp, Polly Royer

Staff and Visitors: CJ Snipes, Angela Fritz, Byron Brown, Marcia Simmons (Arts Fulshear), Shannon Purcell (West Fort Bend Buzz), Tajana Mesic

1. Call to Order: There being a quorum of the Board present, Tommy Kuykendall, President, called the meeting to order at 6:37 P.M.

Citizen's Comments:

- None

2. Consideration of and possible action on election of officers of the Corporation in accordance with the Corporation Bylaws, to include the positions of:

- a. President
- b. Vice-President
- c. Secretary
- d. Treasurer

- **Motion to keep all offices the same with the exception of Treasurer and nominate Mandi Leary to replace Jo Douglass s Treasurer – Beustring; Second – Wauson**

Ayes: 4 Nays: 0 Abstentions: 0

- President: Tommy Kuykendall
- Vice-President: Larry Beustring
- Secretary: Wes Wauson
- Treasurer: Mandi Leary

3. Consideration of and possible action on:

- a. Minutes of the March 21, 2016 Fulshear Development Corporation Regular Meeting; and
- b. Minutes of the April 4, 2016 Fulshear Development Special Joint Meeting.

- **Motion to approve minutes as presented – Wauson; Second -Beustring.**

Ayes: 4 Nays: 0 Abstentions: 0

4. Presentation and discussion of financial statements to date.

- Ms. Fritz gave a summary of the Corporation's financial statements in Ms. Brashear's absence.
 - Assets totaling \$921,083
 - 58% of budget year complete; 46% of projected fiscal year revenues collected to-date
 - April sales tax revenues (remitted in June) of \$31,642, up approximately 80% over the same period the year prior due to State adjustments; staff has requested a confidentiality report from the Comptroller's Office to analyze further
 - Mr. Snipes noted Comptroller "audit" resulting in additional remittances to City that are not necessarily from the same sales period as rest of remittances

5. Consideration of and possible action on Payables Due and Checks Paid Report(s).
 - Ms. Fritz presented an overview of the Corporation’s checks paid and payables report in Ms. Brashear’s absence.
 - **Motion to approve three invoices totaling \$3,842.80 – Beustring; Second - Leary.**
Ayes: 4 Nays: 0 Abstentions: 0

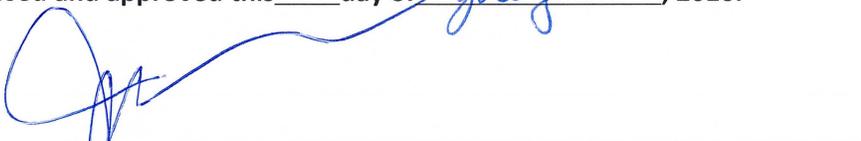
6. Consideration of and possible action on FY 2015-2016 Budget Amendment No. 1.
 - Ms. Fritz gave an overview of the item in Ms. Brashear’s absence noting the creation of an additional fund to account for Texas Leverage Fund loan proceeds and line item transfers for anticipated debt service payments (once loan is funded), meeting security, public notices and Christmas decorations.
 - Amendment will be presented to City Council for their consideration at the July meeting.
 - **Motion to approve – Wauson; Second - Leary.**
Ayes: 4 Nays: 0 Abstentions: 0

7. Hear report from Arts Fulshear on 2016 Art Walk event.
 - Ms. Marcia Simmons, Executive Director of Arts Fulshear distributed and presented a summary report to the Board on the Arts Fulshear “Art Walk” event held April 23, 2016 at the Cross Creek Ranch welcome center and surrounding park area. She submitted a signed copy for Board records (copy in Corporation Meeting book).

8. Presentation and discussion on agenda preparation and posting.
 - Ms. Fritz presented a proposed agenda preparation process and timeframe for the Board’s discussion, and noted that general staff reports would be submitted to the Board separately instead of being discussed as part of the meeting agenda due to the varied topics covered and difficulty of fulfilling posting requirements for adequate notice. She noted that this tracks closely with changes to routine City Council departmental reports.
 - The Board was comfortable with the process as presented moving forward.

9. Adjournment.
 - **Motion to adjourn at 7:18 p.m. – Beustring; Second – Wauson**
Ayes: 4 Nays: 0 Abstentions: 0

Passed and approved this 18th day of July, 2016.



J.W. Wauson, Secretary
 Fulshear Development Corporation



Thomas C. Kuykendall, Jr., President
 Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Special Joint Meeting Minutes July 18, 2016 6:30 PM

Board Members Present: Tommy Kuykendall, Larry Beustring, Mandi Leary, Parker Knapp, Polly Royer
Board Members Absent: Wes Wauson, Jo Douglass
Staff: CJ Snipes, Angela Fritz, Kristi Brashear
Attendees: Amy Norvell, Rachele Kanak, Kaye Kahlich, Shannon Purcell, Jeff Wiley

1. Call to Order.

There being a quorum of the Board present, Tommy Kuykendall, President, called the meeting to order at 6:30 P.M.

2. Update from Fulshear Area Chamber of Commerce regarding membership and events.

In the Executive Director's absence, Ms. Norvell provided an overview of the Chamber's memberships, awards, and upcoming events and programs, noting current membership was 408 members, that the Chamber had received a Bronze Quill Award for their "How to Win Wednesdays" series, that they were to begin a young mentor program at Fulshear High School, and that the July 4th event proved to be the "biggest and best ever" with an estimated 8,000 to 10,000 people in attendance downtown.

No action was taken.

3. Update on Fort Bend County Marketing Program.

Jeff Wiley, President and CEO of the Fort Bend Economic Development Council, provided an overview of the organization and the Fort Bend County marketing initiative (handout attached) which the Council provides the staff to support and helps facilitate via the program oversight board which consists of partners who contribute funds to the marketing initiative separate from Council membership funds.

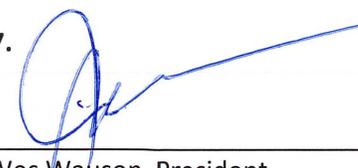
4. Adjournment.

Motion to adjourn at 7:10 p.m. – Leary; Second – Knapp
Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 23 day of January, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Regular Meeting Minutes July 18, 2016 6:30 PM

Board Members Present: Tommy Kuykendall, Larry Beustring, Mandi Leary, Parker Knapp, Polly Royer
Board Members Absent: Wes Wauson, Jo Douglass
Staff: CJ Snipes, Angela Fritz, Kristi Brashear
Attendees: Amy Norvell, Rachele Kanak, Kaye Kahlich, Shannon Purcell, Jeff Wiley

1. Call to Order.

There being a quorum of the Board present, Tommy Kuykendall, President, called the meeting to order at 7:18 P.M.

2. Consideration of and possible action on minutes of the June 20, 2016 Fulshear Development Corporation Annual Meeting.

Motion to approve minutes as presented – Beustring; Second – Leary
Ayes: 5 Nays: 0 Abstentions: 0

3. Presentation and discussion of financial statements to date.

Ms. Brashear presented an overview of the Corporation's finances including assets of \$946,667 and liabilities of \$0; revenues received of \$209,204 to-date, and sales tax received in July (for May sales) of \$26,237 a 27% increase from the same month a year prior.

Not an action item.

4. Consideration of and possible action on payables due and checks paid report(s).

Ms. Brashear reported that there were no payable due and three checks on the paid report totaling \$848.68.

Motion to approve – Knapp; Second – Royer
Ayes: 5 Nays: 0 Abstentions: 0

5. Discuss FY2017 Corporation Budget and Board Priorities.

The Board discussed important areas of focus for the upcoming fiscal year including: 1093 enhancements; additional welcome signage; continued support for community events, the Fulshear Area Chamber of Commerce and other local non-profits such as Arts Fulshear; supplementing/enhancing Christmas decorations; honoring existing commitments regarding assisting the City with land acquisition for key projects such as the Wastewater Treatment Plant expansion; and continuing brand development and aggressive marketing.

Not an action item.

6. Adjournment.

Motion to adjourn at 7:45 p.m. – Leary; Second – Knapp

Ayes: 5 Nays: 0 Abstentions: 0

Passed and approved this 23 day of January, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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**Special Joint Meeting Minutes
August 10, 2016
6:30 PM**

Board Members Wes Wauson, Aaron Groff, Kent Johnston, Stacy Mangum, Carol Riggs, Laurie Szantay,
Present: Jon Tristan
Board Members Absent: None
Staff: CJ Snipes, Angela Fritz, Kristi Brashear
Attendees: Stephen Gill, Kaye Kahlich, Shannon Purcell, Alena Heede

1. Call to Order.

There being a quorum of the Board present, Wes Wauson, Secretary, called the meeting to order at 6:37 P.M. This being the first meeting of the newly-appointed boards, staff provided a short house-keeping introduction after which the board members each provided a brief self-introduction.

2. Review and discuss draft proposed Fiscal Year 2017 Budget and Administrative Services Agreement.

Staff provided a detailed overview of the initial draft Economic Development Department and Economic Development Corporation Budgets and Administrative Service Agreements for Fiscal Year 2016-2017 and fielded questions from the board members regarding same.

No action was taken.

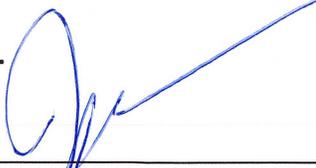
3. Adjourn.

**Motion to adjourn at 7:59 p.m. – Tristan; Second – Groff
Ayes: 7 Nays: 0 Abstentions: 0**

Passed and approved this 23 day of January, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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Meeting Minutes August 24, 2016 6:30 PM

Board Members Present: Aaron Groff, Kent Johnston, Stacy Mangum, Carol Riggs, Laurie Szantay, Jon Tristan (arrived later in meeting), Wes Wauson

Board Members Absent: None

Staff/Consultants: Angela Fritz, CJ Snipes, Kristi Brashear, Chris Breaux (Whitley Penn)

Attendees: Mark Saenz, Don McCoy, Terry Crockett, Randy Stacy, Shannon Purcell, Rachelle Kanak, Rhonda Kuykendall, Nicole Saenz, Simon Esme-leonard, Alena Heede, Councilor Stephen Gill

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 6:30 P.M.

Public Comments.

None

1. Consideration of and action on:

- a. Minutes of the July 18, 2016 Fulshear Development Corporation Special Joint Meeting.
- b. Minutes of the July 18, 2016 Fulshear Development Corporation Regular Meeting.
- c. Minutes of the August 10, 2016 Fulshear Development Corporation Special Joint Budget Workshop Meeting.

Consideration of the minutes was postponed.

2. Consideration of and action on election of officers of the Corporation to fill vacancies in accordance with the Corporation Bylaws, to include the positions of:

- a. President
- b. Vice President
- c. Secretary
- d. Treasurer

Motion to approve slate of officers as Wauson (President), Groff (Vice-President), Riggs (Secretary), and Szantay (Treasurer) -Mangum; Second –Riggs

Ayes: 6 Nays: 0 Abstentions: 0

3. Presentation on City of Fulshear Development Corporation as component unit of City of Fulshear in Fiscal Year 2015 Annual Financial Report.

Chris Breaux of the Whitley Penn presented an overview of the EDC as a component unit in the City's Annual Financial Report.

No action

4. Presentation of financial statements to-date.

Ms. Brashear presented an overview of the Corporation's finances for the month total assets of \$828,365 and total liabilities of \$73,233. Sales tax remittances received in August (June sales) amounted to \$32,503, an increase of 2% over the same period the year prior.

No action

5. Consideration of and action on Payables Due and Checks Paid Report(s).

Ms. Brashear presented an overview of checks paid and payables due including the reimbursement invoice for the City of Fulshear for quarters 1, 2, and 3 under the Administrative Services Agreement totaling \$73,233.17. Ms. Brashear noted that detailed backup be included with this invoice in the future.

Motion to approve payables in amount of \$73,233.17 -Groff; Second –Mangum

Ayes: 6 Nays: 0 Abstentions: 0

6. Consideration of and action on updating bank signatories for the City of Fulshear Development Corporation.

Staff noted that this item was a typo on the agenda and did not apply to the B Corporation.

No action.

7. Consideration of and action on holiday decoration services for 2016.

Mark Saenz with MCS General Contractors presented on overview of services provided in the past and a proposal for the same services in 2016. The board discussed holiday decoration services for the 2016 holiday season.

Motion to approve proposal in total amount of \$11,275 -Riggs; Second –Mangum

Ayes: 6 Nays: 0 Abstentions: 0

8. Review and discuss draft proposed Fiscal Year 2017 Corporation Budget and Administrative Services Agreement.

Staff presented an overview of draft FY 17 budgets including event and expenditure detail, as well as the draft Administrative Services Agreement. The board reviewed and discussed both items at length.

No action.

9. Consideration of and possible action on adoption of FY 2017 Corporation Budget.

No action.

10. Consideration of and possible action on adoption of Administrative Services Agreement by and between the Corporation and the City of Fulshear.

No action.

11. Consideration of and action on request to City Council to create City of Fulshear Development Corporation committees in accordance with Corporation Bylaws, to include:

- a. Finance
- b. Governance

Consideration of this item was postponed.

12. Presentation on agenda preparation and posting.

Consideration of this item was postponed.

13. Consideration of and action on setting day and time of regular meetings.

**Motion to keep the regularly-scheduled meeting on the third Monday of the month at 6:30 p.m. -Riggs;
Second –Johnston**

Ayes: 7 Nays: 0 Abstentions: 0

14. Update on board communications and documentation.

No action.

15. Announcements.

16. Adjourn.

Motion to adjourn at 9:07 p.m. –Szentay; Second –Mangum

Ayes: 7 Nays: 0 Abstentions: 0

Passed and approved this 17 day of April, 2017.

Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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**Meeting Minutes
October 3, 2016
7:00 PM**

Board Members Present: Wes Wauson, Aaron Groff, Kent Johnston, Stacy Mangum, Carol Riggs, Laurie Szantay, Jon Tristan
Board Members Absent: None
Staff: Angela Fritz, CJ Snipes, Kristi Brashear, Byron Brown
Attendees: Mary Meier

Call to Order.

There being a quorum of the Board present, Wes Wauson, President, called the meeting to order at 7:11 P.M.

Citizen Comments.

None.

- 1. Consideration of and possible action on Resolution FDC 16-03, a resolution of the FDC declaring projects of the Corporation for Fiscal Year 2016-2017, directing staff to publish notice of same, and setting a public hearing.**

Staff presented an overview of the project declaration process.

Motion to approve – Groff; Second – Riggs

Ayes: 7 Nays: 0 Abstentions: 0

- 2. Consideration of and possible action on FY 2016-2017 community events project funds following direction provided at the September 20 City Council Meeting.**

Staff presented an overview of the item presented to City Council and the Council's wishes related thereto, clarifying Council's direction to continue partnering with Chamber under same terms as previous for Christmas event, to continue working to develop an agreement for event management services between the City and the Chamber for the July 4th and Christmas events, and directing the City Manager to assign staff to work with the Chamber more closely on event management for the Christmas event.

Ms. Szantay presented the board a copy of her comments provided at the September 20 City Council meeting (attached). The board discussed event management in previous years as well as options to consider for the future.

Motion to approve allocation of \$10,000 from FY 2017 community event projects funds for the 2016 Christmas event – Johnston; Second – Tristan.

Ayes: 7 Nays: 0 Abstentions: 0

3. Consideration and possible action on approving upcoming Economic Development staff travel and training expenses.

Staff presented an overview of upcoming estimated expenditures for first quarter travel and training totaling \$3,238.60 (Corporation portion would be \$1,619.30).

Motion to approve upcoming staff travel and training expenses as presented for first quarter FY16-17 – Johnston; Second – Mangum

Ayes: 7 Nays: 0 Abstentions: 0

4. Consideration of and possible action on approving payable for MCS General Construction related to Christmas 2016 Christmas lighting and decorating services.

Motion to approve deposit invoice in amount of \$3,758.33 – Szantay; Second – Mangum

Ayes: 7 Nays: 0 Abstentions: 0

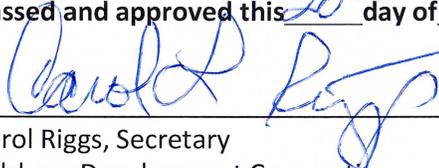
5. Announcements.

6. Adjournment.

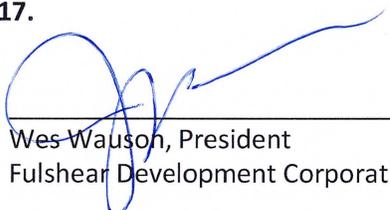
Motion to adjourn at 8:08 p.m. – Mangum; Second – Riggs

Ayes: 7 Nays: 0 Abstentions: 0

Passed and approved this 20th day of FEBRUARY, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation

City Council Meeting September 20, 2016

Good evening everyone. My name is Laurie Szantay and I am the treasurer of 4B, the Fulshear Development Corporation. I would like to offer my opinion regarding agenda item J. The FDC is charged with the purpose of aiding, promoting and furthering the economic development of the City of Fulshear and guiding the expenditure of our sales tax dollars. I take the responsibility of budgeting our tax payer's money very seriously. I am sharing my due diligence and research on how we can accomplish our goals through different avenues - events being one of those avenue.

In doing my research, I had a meeting with a neighboring city regarding their events, sponsorships and how they pay for them. They do not have their Chamber sponsor their events or help them in any way. The events are hosted by their city's Parks and Recreation department.

The city coordinates the events with volunteers and or a committee for a particular event. The majority of these events are paid through corporate sponsorships and donations, which ensures that minimum amount of monies are used from the general fund of the city to pay for events.

We need to create a volunteer base to help coordinate our events. We could use Keep Fulshear Beautiful, as well as our Parks Commission.

In my opinion, I think if the public was made aware of the total cost between these 3 events that the city pays yearly for, most people would be concerned. I believe it is productive to look at other options and have fresh ideas that could save us tens of thousands of dollars.

Currently I do not believe we are using our city resources to their full potential.

The FDC asked for the Chamber's financials. In response, the Chamber provided a letter of refusal to provide those documents. To completely understand if all these events are beneficial for the city, we need more information. How many attendees are at each event? Who were the sponsors? How much did they contribute?

In order to move forward with the right fit for the city, we need hard data to make our decision. We are, after all, looking out for the best interest of taxpayers and we take our job seriously.

For the betterment of the city, I would urge City council to consider changing the way we fund and coordinate these events.



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Regular Meeting Minutes
October 17, 2016.
6:30 p.m.

Board Members Present: Wes Wauson, Aaron Groff, Kent Johnson, Carol Riggs, Laurie Szantay, Jon Tristan
Staff: Angela Fritz, CJ Snipes, Kristi Brashear
Attendees: Shannon Purcell; Kaye Kahlich; Alena Heede; Randy Stacy; Owen BeMent

Call to Order.

There being a quorum of the Board present, Wes Wauson called the meeting to order at 6:36 p.m.

Public Comments

Mr. Owen BeMent addressed the board concerning community events.

1. Public Hearing on project proposed by the Corporation, being expenditures for community events found by the board of directors to promote new or expanded business development, the estimated amount to be \$37,500 for Fiscal Year 2016-2017.

Mr. Brown gave an overview of the public hearing requirements. Mr. Wauson opened the public hearing at 6:35 p.m. The board discussed the amount of \$37,500 for this fiscal year with \$10,000 for the Christmas event to come out of the fund.

Public hearing closed at 6:40 p.m.

2. Consideration of and possible action on financials and payables for the Corporation.

Ms. Brashear presented an overview on assets, revenues and expenditures. There was a total of \$27,792.42 of payables needing the Board's approval.

Motion: Approve Payables as presented.

By: Aaron Groff

Second: Stacy Mangum

Ayes: 7

Nays: 0

Abstentions: 0

3. Staff update on Corporation funding for land acquisition in Fiscal Year 2017.

Mr. Snipes said for FY 16, the EDCs each contributed \$150,000 to match other funds for park property down payment. Ultimately, these funds were not needed as the City utilized regional parks funds to purchase 15 acres adjacent to

Primrose park. For FY 2017 there is a Texas Leverage Fund loan application in progress for \$500,000 to purchase land for a regionalized wastewater treatment plant.

Not an Action Item

4. Review and consider agenda preparation process

The board discussed combining the November and December meetings into a single meeting in late November or early December.

Not an Action Item

5. Discuss duties and responsibilities of Corporation officers.

Mr. Wauson gave an overview on the boards role and duties, noting most had been discharged to city staff via the Administrative Services Agreement. The board also discussed the possibility of creating committees for finance/budget and governance/communication.

Not an Action Item

6. Report from Economic Development Director

Ms. Fritz presented an overview on the estimated population; unemployment and sales tax. She also stated a zip code boundary review was in the process and negotiations continued on a plan of finance for the Texas Heritage Parkway.

Not an Action Item

7. Requests for future agenda items.

The board requested items be included on later agendas to discuss technology and events as potential board committees.

8. Announcements

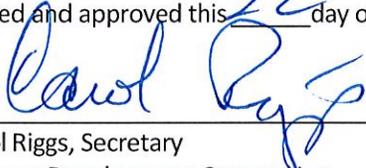
Ms. Fritz reminded the board of the requirements to complete and submit certificates for Open Meetings Act and Public Information Act trainings.

9. Adjournment

Motion to adjourn at 7:50 p.m. – Mangum; Second - Tristan

Ayes: __7__ Nays: _0__ Abstentions: __0_

Passed and approved this 22 day of May, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Watson, President
Fulshear Development Corporation



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Regular Meeting Minutes December 12, 2016 6:30 P.M.

Board Members Present: Wes Wauson, Aaron Groff, Kent Johnson, Stacy Mangum, Carol Riggs Laurie Szantay, Jon Trisan
Staff: Angela Fritz, Wes Vela, Sharon Valiante
Attendees: Byron Brown, Don McCoy

There being a quorum presented, Wes Wauson called the meeting to order at 6:31 p.m.

Public Comments.

Ms. Fritz introduced Mr. Vela and Ms. Valiante

1. Consideration of and possible action on minutes of the Corporation for:

- A. July 18, 2016 Special Meeting
- B. July 18, 2016 Regular Meeting
- C. August 10, 2016 Special Meeting
- D. August 24, 2016 Regular Meeting
- E. September 8, 2016 Special Meeting
- F. October 3, 2016 Special Meeting
- G. October 17, 2016 Special Meeting

Consideration of outstanding minutes was postponed.

2. Consideration of and possible action on financials and payables for the Corporation.

Mr. Vela gave an overview of the current state of financials.

Not an Action Item

3. Review and discuss Fiscal Year 2017 Plan of Work

Ms. Fritz gave an overview of the FY 2017 budget process and highlighted FY 2016 accomplishments. She also outlined major projects and initiatives for 2017.

Not an Action Item

4. Presentation and discussion of Corporation board workshops on Economic Development, roles and responsibilities and strategic planning, and take action as necessary to direct staff.

Ms. Fritz presented a proposal from a facilitator to provide a half-day basic economic development, community development and board roles/responsibilities training. The Board approved \$1,700 for the proposal.

Motion by: Mangum Second: Johnston

Ayes: 7 Nays: 0 Abstentions: 0

5. Consideration and possible action on approving upcoming Economic Development advertising expenses.

Ms. Fritz recommended continuing to advertise in the Greater Houston Partnership's Official Economic Guide at a cost not to exceed \$2,040.

Motion by: Mangum Second: Szantay

Ayes: 7 Nays: 0 Abstentions: 0

6. Hear update on Christmas event. *This item was heard at the beginning of the meeting as item 1.*

Staff presented an overview of the Holly Jolly Christmas event scheduled for December 12.

Not an Action Item

7. Discussion regarding the Texas Open Meetings Act, Chapter 551, Texas Government Code

Byron Brown, the City's legal counsel, provided procedural information to the Board.

Not an Action Item

8. Discussion regarding the Texas Public Information Act, Chapter 552, Texas Government Code

Mr. Brown provided information on the Texas Public Information Act to the Board.

Not an Action Item

**9. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071
CONSULTATION WITH ATTORNEY: CLOSED MEETING**

The Board went into closed session at 7:52 P.M.

10. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION AS DEEMED APPROPRIATE.

The Board reconvened at 8:06 p.m. No Action Taken

11. Report from Economic Development Director

Ms. Fritz gave an update on economic development projects and activities.

Not an Action Item

12. Requests for future agenda items.

None at this time.

Not an Action Item

13. Announcements

Reminders about several holiday events were shared including: the Holly Jolly Christmas, the Community feast and Christmas with a Cop.

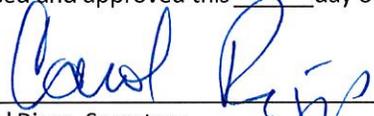
14. Adjournment

Motion to adjourn

Motion to adjourn at 8:18 p.m. - Szantay; Second: Groff

Ayes: 7 Nays: 0 Abstentions: 0

Passed and approved this 22 day of May, 2017.



Carol Riggs, Secretary
Fulshear Development Corporation



Wes Wauson, President
Fulshear Development Corporation



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CITY OF FULSHEAR

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Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Parker Knapp, Mandi Leary, Larry Beustring, Brook Fatingante.

Absent: No Absences.

Guests: CJ Snipes, Kristi Brashear, Cheryl Stalinsky, James Bjacek, Marsha Simmons, Debbi Crawford.

1. Call to Order: Tommy Kuykendall, President at 6:30pm
2. Citizen's Comments: Arts Walk Fulshear (Simmons & Crawford) presented information about their April 25 festival which will include a sound stage and musicians, as well as arts and handicrafts. They will also have about five (5) food trucks to service the event and several wineries attending. There was a request for city assistance to pay for latrines and some of the cost of the stage (estimated \$5,000).
3. Consideration of Request for Approval of Minutes from the Fulshear Development Corporation Meeting of December 15, 2014.

Passed.

Motion: Douglass Second: Beustring Ayes: 5 Nays: 0

4. Presentation and Discussion of Financial Statements to date.

5. Consider and take action on Payable Dues.

- No checks need to be paid was produced as there were no payables to take action on at the December Meeting.
- Dues payment to 36A Coalition for the first quarter.
- Report Approved

Motion: Wauson Second: Knapp Ayes: 5 Nays: 0

6. Consideration of Participation in Bank Deposit Program

City Finance Director, Kristi Brashear presented reasons as to why the Economic Development Corporation should close its account with Commercial State Bank and merge its funds with the City of Fulshear's account at Wells-Fargo. She noted:

- That no amount over \$250,000 at Commercial State Bank can be collateralized.
- Merging into the City's Wells-Fargo account would put the Corporation in compliance with the Texas Local Government Code.

- Doing so would reduce risk and avoid hidden fees.

Motion: Knapp Second: Leary Aye: 6 Nay: 0

7. Discussion pertaining to whether the city should seek a RFQ for holiday decorations.

The EDC spent thousands of dollars on new decorations three years ago, only to have them deteriorate due to poor storage practices. It was proposed that the city contract Mark Saenz, a professional holiday urban decorator, to take charge of the city's holiday decorations. The city will ask for a quote on price and for a presentation on potential services.

8. Fulshear Area Chamber of Commerce Report Forgone. Representative Absent.

9. City Administrator's Report

- The city is currently in negotiations with Rooms to Go in 1-10 Corridor
- Development deal with Beezer Homes unsuccessful
- The creation of M.U.D. districts 4, 5, & 6 approved.
- The city is one of two finalists for a large development project that will bring in between 1,200 – 2,000 new jobs. The new development would be in the Point West Park area.
- Another business will bring 100 new jobs to Fulshear.
- 200,000 sqft of new retail space planned – The Shops at Cross Creek
- George Lane Town Center project needs revisions
- New Businesses:
 - Starbucks, Community Coffee, Zaxby's, UPS, Keller-Williams, et cetera.

10. Cross Creek – Irene Sterns Community Center

- To be on Johnson Development Land.
- City Administrator CJ Snipes to contact developer.

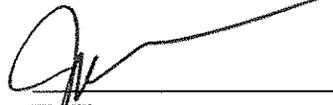
11. Discussion of Future agenda items: Fulshear Art Walk – invoices pertaining to expenses.

12. Next Meeting: **March 23, 2015**

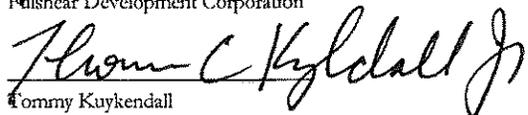
13. Meeting Adjourned: 7:43 PM

Motion: Knapp Second: Fatingante Ayes: 6 Nays: 0

Prepared by: James M. Bjacek
Assistant to the Economic Development Director



Wendy Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
Fulshear Development Corporation



FULSHEAR DEVELOPMENT CORPORATION
CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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Phone: 281-346-1796 Fax: 281-346-2556
www.fulsheartexas.gov

Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Mandi Leary, Polly Royer

Absent: Parker Knapp, Larry Beustring

Guests: Kristi Brashear, Cheryl Stalinsky, James Bjacek, Sonya Simmons, Debbie Crawford

1. Call to Order: Tommy Kuykendall, President at 6:34pm
2. Citizen's Comments: None.
3. Consideration of Request for Approval of Minutes from the Fulshear Development Corporation Meeting of February 16, 2015.

Passed.

Motion: Wauson Second: Douglass Ayes: 5 Nays: 0

4. Presentation and Discussion of Financial Statements to date.
 - Funds from Economic Development Corporation 4B moved into account at Wells-Fargo; merged with City of Fulshear funds.
 - Business made an accounting error on their sales tax – owed city \$50,000.
 - New board member, Royer, given a brief explanation of financial procedures of Economic Development Corporation 4B.
5. Consider and take action on Payables Due.
 - No pending payables for the month.
 - Check paid for 36A Coalition Membership
 - Check paid for City services
 - Check to be considered for Buxton Demographic services.
 - Report Approved

Motion: Wauson Second: Leary Ayes: 5 Nays: 0

6. Consideration of Possible Action on Participation in Arts Walk Fulshear, slated for April 25, 2015.
 - Organization would distribute post cards and have a banner.
 - Festival will feature artisans & crafts-persons from 12:00pm – 5:00pm, and then will have live music in the evening.
 - 1,500 or more guests expected at the event.
 - Arts Fulshear requested funding support for the Sound Stage and Latrines.
 - Sound Stage will be provided by one vendor, R&R, at the cost of \$3,500.
 - Two RFQs for Latrines

- One option (in combination with a sound-stage) would cost \$5,900, while the second option would cost \$4,100.
- City Finance Director Brashear noted that WCA would provide latrines free of charge.
- Mayor & Board President Kuykendall asked if anyone would make a motion to just consider financing the sound-stage.
 - Economic Development Corporation 4B budgeted \$8,000 for events for FY-2015.
 - Jo Douglas Proposed putting further discussion of this event on the next meeting's agenda.
- Wauson motioned to finance sound-stage, with \$100 set aside for Latrines.

Motion: Wauson Second: Douglass Aye: 5 Nay: 0

7. Fulshear Area Chamber of Commerce Report.

- Chamber has 221 members to date.
- St. Patrick's Day Parade very successful.
 - Good Weather
 - Triumphs provided live music
 - Texas State Senator Kolkhorst was Grand Marshal, Commissioner Meyer among dignitaries
 - First Choice Emergency Room provided First Aid for the event
 - Good for business
- City council candidate forum to be held April 16th at the Irene Sterns Community Center
 - Information to be posted soon on Chamber & City website.
- Independence Day/ Freedom Festival
 - Sponsored by Gallery Furniture
 - Large Fire-Works show planned.
 - September 17th – Casino Night
 - Raffle for 2015 Ford Mustang
 - 300 Tickets available

8. City Administrator's Report.

- City Administrator Snipes absent, report given by Economic Development Director Stalinsky
- 3,128 year-to-date for sales traffic pertaining to real estate, home seekers
- 87 sales for the year at Cross-Creek Ranch
- New Shopping Developments
 - Shops at Cross Creek Ranch on 1463
 - New Quest to open a commercial development as well
 - Shopping center to open near Francis Smart Park
 - H-E-B project at Fulshear bend to have 200,000 sqft of retail space
- Infrastructure
 - Bids for Phase I of FM 1093 improvements begin in July 2015
 - Will be from FM 1463 to TX-99
 - Costs will be higher than original estimates due to inflation
 - 'Fulshear' Parkway name controversy
 - Part of the Parkway now in the City of Katy's Extra-Territorial Jurisdiction
 - Will be from FM 1093 to Petersen Road.
 - Mayor to meet with Katy mayor to resolve naming issue.
- Restaurants
 - Zaxby's & Chick-Fila slated to come in

- Despite this, there is still a need for affordable dining
- Fulshear Mentioned in Texas Municipal League's Texas Town & City magazine
 - Article on Fulshear written by Buxton Vice-President
 - Impressed by our active promotion and thumb-drive campaign
- New information cards listing events, school districts, and amenities to be distributed by City of Fulshear
 - Stalinsky wants \$5,000 worth of printing.
- Website complete
 - City Economic Development Assistant Bjacek praised for work on the project.
- Grand Opening of Tamarron

9. Discussion of Future agenda items:

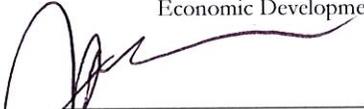
- Discuss the scope of the Economic Corporation's involvement with Arts walk Fulshear.
- Discuss Christmas Decorations.

10. Next Meeting: **April 20, 2015**

11. Meeting Adjourned: 7:34 PM

Motion: Wauson Second: Leary Ayes: 5 Nays: 0

Prepared by: James M. Bjacek
Economic Development Assistant



Wes Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
Fulshear Development Corporation



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Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Polly Royer, Larry Beustring

Absent: Parker Knapp, Mandi Leary

Guests: Kristi Brashear, C.J. Snipes, James Bjacek, Lisa McCay, Doug Konopka, Bill Archer, Ewalina Forker, Jackie Gilmore, J.B. Collins

1. Call to Order: Tommy Kuykendall, President at 6:40pm.
2. 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.
3. 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.
4. 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.
5. Presentation and discussion outlining the FY2015-2016 budgeting schedule and process.
- Corporation Secretary Wauson recommends that the City of Fulshear's Economic Development department give a presentation to inform new members of what their role is and other pertinent information.
 - A study session will be planned for members so that they can familiarize themselves with the budgeting process.
 - This will be led by City Finance Director Brashear.

6. Citizen's Comments: None.

7. Request for the approval of minutes from the previous meeting held on March 23, 2015.

Motion: Douglass 2nd: Wauson Ayes: 5 Nays: 0

8. Presentation and Discussion of Financial Statements to date.

- \$7,190.00 Asset
- Liabilities: \$29,000.00
- Sales tax up 22%
- Corporation used 43% of its budget for the year.

9. Consider and take action on Payables Due.

- Invoice from Arts Fulshear.
- Invoice from the City of Fulshear.
 - Salaries
 - Information Banners
 - Freedom Festival entertainment
 - St. Patrick's Day Parade
 - Fulshear Area Chamber of Commerce Dues.
- Invoice from the Randle Law Firm.
 - For the Review of the inter-local agreement between the Corporation and the City of Fulshear.
- City Finance Director Brashear is looking into new investment tools for the Corporation.
 - The Corporation can invest in Bonds and Securities.
 - It cannot invest in commercial paper.

Motion: Wauson Second: Beustring Ayes: 5 Nays: 0

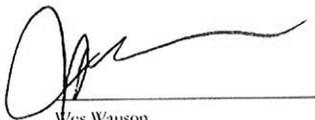
10. Consideration of Possible Action on modifying or adjusting current gateway signs and assemblies for community events banners.

- Chamber of Commerce Director McCoy has looked into new banner and frame designs.
 - A company in San Antonio meets the needs at the price of \$600.00.
- Rod Iron frame is desired.
 - At both entrances to the City.
- Wauson stated a desire for a marquee that can have events posted.

- Suggestion also came up pertaining to lateral banners for businesses.
11. Discussion and Consideration of financial support for certain other community non-profit corporations.
 - Tabled for next meeting's agenda.
 12. Discussion of Future agenda items:
 - Budget Presentation
 - Economic Development Department Presentation
 - Discussion and Consideration of Investment Options.
 - Discussion of financial support for certain other community non-profit corporations.
 - Discussion of Fixed Assets totaling \$100,000.00
 - Discussion of legal protection and immunity.
 13. Next Meeting: **May 18, 2015**
 14. Meeting Adjourned: 8:30 PM

Motion: Beusting Second: Wauson Ayes: 5 Nays: 0

Prepared by: James M. Bjacek
 Economic Development Assistant



Wes Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
Fulshear Development Corporation



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Meeting Minutes

May 18, 2015

Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Polly Royer, Larry Beustring, Parker Knapp, Mandi Leary

Guests: Kristi Brashear, C.J. Snipes, James Bjacek, Don McCoy

1. Call to Order: 6:04 PM.
2. Citizen's Comments – None.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2015.

Motion: Douglas 2nd: Royer Passed: 5-0

4. Presentation and discussion of financial statements to date.
 - Over \$722,000.00 in Assets
 - A \$450.00 liability was listed, but not applicable
 - \$107,027 in fixed assets, mainly gateway signs.
 - Fulshear is highest grossing in sales tax for Fort Bend County
 - 35% Growth since last year.
 - May sales taxes are not available from Comptroller until July.
 - \$52,000.00 paid to city to cover salaries and other expenses.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - None.
6. Discussion and possible action pertaining to city flag poles.
 - No action.
7. Discussion and possible action pertaining to banner poles.
 - Presentation by Don McCoy.
 - Beustring, Douglass, & McCoy collaborated on inquiring about banner possibilities.
 - Decided upon Pole Banners
 - These won't catch wind.
 - Easier to hang.
 - 3 x 6 Feet dimensions.

- Dark Background.
 - Would Advertise Fulshear events
 - Would be attached to existing extensions.
 - City Manager Snipes advocated for increasing the number of proposed banners
 - Rob Bamford of Cross Creek Ranch/Johnson Development Corporation willing to let the city use its poles for displays.
 - City Finance Director Brashear advocated using the \$5,000.00 marketing contingency to cover the costs.
 - Beustring motions to consider using those funds, and Leary seconds.
 - After discussion Beustring amends his motion to \$2,000.00.
 - Passes 5-0

- 8. Discussion and Consideration of Investment Options.
 - City Finance Director Brashear contacted organization that had a potential opportunity.
 - Organization failed to follow-up with Brashear.
 - Bank of Bellville expressed desire to discuss Certificate of Deposit rates with the City of Fulshear.
 - Offered a rate of 1.04.
 - Brashear to attend a presentation on investment hosted by the Gulf Coast Region Government Finance Officers of Texas meeting.

- 9. Discussion of financial support for certain other community non-profit corporations.
 - Douglass speaks on behalf of Arts Fulshear
 - Asks if the Fulshear Development Corporation or the City can be a member of the organization.
 - Snipes expresses reservations about joining.
 - If we join one arts organization, we would be pressured to join or fund all of them.
 - Question pertaining to why some organizations can use Irene Sterns community center rent-free.
 - Answer: Those organizations are collaborating on an event with the City.

- 10. Discussion and possible action on funding vetting forms.
 - City Economic Development Assistant Bjacek presented drafts of Funding Vetting Forms.
 - Changes recommended.
 - Needed a timeline for after-submission processes.
 - Be more specific about criteria.
 - Create Guidelines for organization to consider when apply for funding.
 - Include Parameters to funding allowance.

- 11. Discussion of Fixed Assets totaling \$100,000.00.
 - City Finance Director Brashear noted that certain fixed assets should be conveyed back to the City.
 - Will be an action item at the next meeting.

- 12. Discussion of legal protection and immunity.
 - Fulshear Development Corporation board members fall under the City's liability insurance.

13. Fulshear Area Chamber of Commerce report, Don McCoy.
 - Memorial Day ceremony to be co-hosted by the Chamber, the Lions Club, & the City
 - Guest include local veterans and local mayors.
 - Fulshear Freedom Festival (July 4th)
 - 5:30 PM – 9:30 PM
 - Live entertainment: The Highwaymen Live.
 - First Choice ER to provide medical service to event.
 - K-9 Belle to be the ‘Grand Marshal’ of the event
 - Will include a helicopter fly-over by the Fort Bend County Sheriff’s Department.
 - It will include activities and freebies for children from local businesses.
 - Christmas – Festival of Lights
 - Fulshear’s Got Talent Contest
 - Wear White for a White Christmas
 - Artificial Snow.
 - A viewing of Bing Crosby’s White Christmas on an inflatable screen.
 - Cobblestone Cottage to decorate Christmas Tree for free.
 - Mayor’s birthday is on Christmas
 - There will also be the McCann bicycle give-away.
 - 231 new members
 - Classic Chevrolet may join soon.
 - Two micro-breweries desire to come to Fulshear.
 - 250 Tickets left for Ford Mustang Raffle.
 - Fulshear featured on Fox 26’s Home Town Friday program.
 - Networking events on Wednesdays are successful.

14. Report by City Administrator, C.J. Snipes.
 - A meeting was arranged with a business delegation from Foshan, China.
 - Economic Development Director Stalinsky invited to special meeting with Mexican Trade Delegation sponsored by the Texas Governor’s Office.
 - Mayor & FDC Chairman Kuykendall interviewed on National Public Radio.
 - City is paying close attention to the Texas legislature.
 - A number of bills are aimed at curtailing local government from expanding revenue and annexing new territory.
 - This is harmful for a growing city like Fulshear.
 - Zaxby’s restaurant signed a Letter of Intent.
 - A small controversy over access management on FM 1463 Road.
 - Cross Creek Ranch’s home sales are down.
 - The development is near build-out.
 - The price of petroleum is predicted to stabilize between \$60-65.00 per barrel.
 - A new 124,000 square-foot grocer to open by Cross Creek Ranch on FM 1463 Road.
 - City plans to extend water & sewage service to the Yager tract.
 - FDC 4B may be asked to help fund the extension.
 - Local entrepreneur would like to start a bicycle cab service
 - City ordinance may need to be amended before he begins his service.

15. Discussion of future agenda items.

- Discussion and Possible Action on developing a new Request for Proposal for Flag Garden care.
- Discussion on Christmas Decorations.
- Further Discussion and Possible Action on Banner Poles.
- Further Discussion and Possible Action on Funding Vetting Forms.
- Action pertaining to Fixed Assets.
- Budget Workshop.
- Executive Session about Real Property.

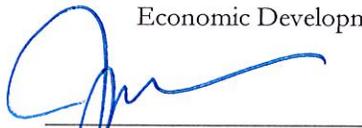
16. Next Meeting: **June 18, 2015**

17. Meeting Adjourned: 8:30 PM

Motion: Knapp Second: Wauson

Ayes: 5 Nays: 0

Prepared by: James M. Bjacek
Economic Development Assistant



Wes Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
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Meeting Minutes June 15, 2015

Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Polly Royer, Larry Beustring, Parker Knapp, Mandi Leary

Guests: C.J. Snipes, Cheryl Stalinsky, Bobbi Martin, James Bjacek, Shannon Purcell

1. Call to Order: 6:33 PM.
2. Citizen's Comments – None.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of April 20, 2015.

Motion: Douglas 2nd: Leary Passed: 6-0

4. Presentation and discussion of financial statements to date.
 - Chart shows sales tax decline
 - This may be inaccurate due to possible reporting failures
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - Whitley Penn accounting firm audit of city finances

Motion: Beustring 2nd: Knapp Passed: 6-0

6. Discussion and Possible Action on Re-Allocating Advertising Budget Contingency to Membership & Dues for Associate Membership in the Greater Houston Partnership and approval of payment of dues.
 - Membership needed to promote commercial development
 - The Greater Houston Partnership network can provide the connections needed to develop the Point West Property
 - Membership is \$1,000.00 at the Associate level

Motion: Beustring 2nd: Knapp Passed: 6-0

7. Discussion and Possible Action on reviewing alternatives for Sign Area care.
 - Three Bids to provide service:
 - CJ's Yardworks

- Contour Landscapes
- Schoebel Irrigation & Landscaping
- Discussion on water systems that irrigate the sign area vegetation
 - Water extension was torn up by construction
- Master naturalist plans to oversee Flag Gardens

Motion: Wauson 2nd: Beustring Passed: 7-0 [Member arrived]

8. Discussion and possible action on Christmas Decorations RFP.
 - RFP approved for use by the city.

Motion: Douglass 2nd: Beustring Passed: 7-0

9. Further Discussion and Possible Action on Banner Poles.
 - No action.

10. Further Discussion and Possible Action on Funding Vetting Forms.
 - Approved with revisions.

Motion: Leary 2nd: Douglass Passed: 7-0

11. Further Discussion on Fixed Assets totaling \$100,000.00.
 - Fixed assets, which are the two welcome signs, are to be conveyed back to the city.

Motion: Wauson 2nd: Douglass Passed: 7-0

12. Discussion and Possible Action on renewing the contract with Buxton Company.
 - The original contract and renewal rates were \$15,000 (2013, 2014)
 - However, the company gave a renewal quote of \$20,000
 - At a conference, City Administrator Snipes was told by our point of contact (a VP) that the rate was \$15,000
 - A decision to further consider an upgrade packet in conjunction with the City of Fulshear Development Corporation (4A) was brought up
 - Motion to approve \$15,000 renewal rate

Motion: Wauson 2nd: Knapp Passed: 7-0

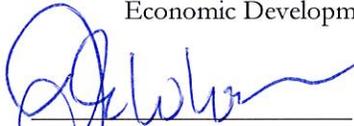
13. Budget Workshop
 - Suggestion of having a joint meeting with 4A Corporation

14. Fulshear Area Chamber of Commerce report, Don McCoy.
 - None.

15. Report by City Administrator, C.J. Snipes.
 - Tropical Storm Bill to make landfall in Texas on June 16th
 - Hurricane Preparedness session on June 18th at Irene Sterns Center
 - Variance approved for alternate access points for an H-E-B to be developed in downtown Fulshear

- Shops at Cross Creek Ranch to open soon
 - A new 120,000 sqft grocery store to also be developed
 - St. Faustina's Catholic Church asked for their land to be annexed to the city
 - They will develop a church, a community center, and a grade school
 - Water capacity to increase
 - Packet plants to increase water capacity (stop-gap measure)
 - Costello engineering to implement a master drainage plan
 - They will host a public meeting on June 30th at Irene Sterns Center
16. Discussion of future agenda items.
- Amendment to the budget to cover increase allocation for Sign Area Care
 - Possible joint meeting with 4A Corporation for:
 - Further discussion on Buxton upgrade
 - Discussion of budgeting for FY 2016
 - Could include workshop
17. Next Meeting: **July 20, 2015**
18. Meeting went into Executive session at 8:21 PM.

Prepared by: James M. Bjacek
Economic Development Assistant



Wes Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
Fulshear Development Corporation



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Meeting Minutes

July 20, 2015

Present: Tommy Kuykendall, Wes Wauson, Jo Douglass, Polly Royer, Larry Beustring, Mandi Leary

Absent: Parker Knapp

Guests: C.J. Snipes, Kristina Brashear, James Bjacek, Don McCoy, Shannon Purcell, Doug Konopka

1. Call to Order: 6:36 PM.
2. Citizen's Comments – None.
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meeting of June 15, 2015.

Motion: Douglas 2nd: Wauson Passed: 6-0

4. Presentation and discussion of financial statements to date.
 - Assets: \$679,277.05
 - City Finance Director Brashear stated that she is looking into software that will better determine where sales tax revenue is coming from.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - No checks paid.
 - Payables
 - Capital Flags
 - Motion to table Item #5 until after item #6.

Motion: Wauson 2nd: Leary Passed: 6-0

6. Discussion and possible action to amend the budget to increase allocation for sign care.
 - At the June meeting it was determined that the costs were not covered in the budget allocation for sign care.
 - The Corporation budgeted \$10,000.00, but \$12,260.00 was the estimate given.
 - Unexpected costs arose on the FM 359 Road sign site due to there being no water extension.

- CJ's Yardworks wanted to put in a \$4,500.00 extension to the sign. This would be billed to the Corporation.
- City Administrator Snipes recommends no action pertaining to this topic.
- The suggestion was made to put in a well.
 - Questions on whether the city owns the land.
 - The cost may be equivalent to adding a water line.
- Leary suggests that we proceed to pay the original amount of \$12,260.00.
 - City Finance Director stated that she did not have a chance to write up a budget amendment to allow for the full payment.
- A motion was made to un-table Item #5, the report on Checks Payable and Dues, and to pay the cost of sign care up to \$10,000.00 and to pay all other payables in their entirety.

Motion: Wauson 2nd: Royer Passed: 6-0

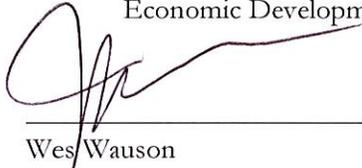
7. Discussion on budgeting for the Fiscal Year 2016 and of hosting a special joint meeting of economic development corporations with an emphasis on budgeting.
 - It was recommended at the June meeting that a joint meeting was desirable to discuss budgeting.
 - The City of Fulshear Development Corporation had also expressed a desire to have a joint meeting on budgeting.
 - The chairman of both corporations will prepare a list of possible dates to host such as meeting.
8. Further discussion and possible action on updating the contract with Buxton Company.
 - The City of Fulshear Development Corporation declined to renew the previous services offered by Buxton Company and declined to upgrade to SCOUT 3.0.
 - Wauson recommended that this item needed to be discussed at a joint meeting.
 - City Finance Director Brashear recommended that the item be postponed until the joint meeting.
9. Discussion and possible action on the RFP and submitted proposals for Christmas Decorations.
 - Two vendors were interested.
 - They expressed that they needed more time to prepare proposals.
 - A motion was made to re-let the RFP.

Motion: Wauson 2nd: Douglass Passed: 6-0

10. Discussion and possible action for the creation of a city map.
 - Chairman Kuykendall presented cartoon maps that he thought we be a good tourism item.
 - The idea would be to work with the Chamber of Commerce and local businesses to sponsor these maps.
 - The Corporation may consider some level of assistance in Fiscal Year 2016.
 - City Finance Director Brashear noted that she could draft a budget amendment for any costs.
 - The chairman will discuss the possibility further with point of contact.
11. Discussion and Possible Action on corridor beautification plan for FM 1093 Road.
 - Road expansion resulted in tree removal and other aesthetic changes.

- Land-owners and the city need to collaborate to improve the beauty along the road.
 - Beautification would need long-term planning.
 - No action taken.
12. Fulshear Area Chamber of Commerce report, Don McCoy.
- The chamber of commerce is 1 ½ years old and has 248 members.
 - Fulshear Freedom Festival
 - Over 6,000 people attended
 - Plan for more services to cope with crowds
 - Need for improved tax collection through new vendor forms.
 - Banner Poles put up with 3x5 foot banners
 - Too small; the chamber is considering 9 foot banners.
 - Next Chamber meeting will be on August 5, 2015 at 7:30 AM in Thrive Church.
 - Casino Night on September 16, 2015.
 - State of the City on December 4, 2015
 - Festival of Lights on December 5, 2015
 - The chamber is seeking to have the Texas A&M University Corps of Cadets Choir as entertainment
 - There is also a plan to have a Tesla Coil demonstration.
13. Report by City Administrator, C.J. Snipes.
- 48 new residential permits; 6 new commercial permits
 - The city is working with developers to create flexibility pertaining to commercial signs.
 - The H-E-B deal will close next week.
 - The main delay had been negotiating with the Williams Pipeline owners about encasing their pipe for safety.
 - There is a possibility of having a business park on FM 1093 Road.
 - Water improvements
 - Construction on new elevated storage tank and new well will begin on August 24, 2015
 - It will conflict with school traffic.
 - Jordan Ranch to begin development in the first quarter of 2016.
 - A new development will go in on Montgomery Boulevard
 - It will be large-acreage estates homes.
14. Discussion of future agenda items.
- Budgeting and budget meeting
 - Further discussion and possible action on Buxton Company services
 - Further discussion on FM 1093 Road Beautification.
 - Discussion and possible action on budget amendment for sign area care and paying remaining balance to CJ's Yardworks.
15. Next Meeting: **August 17, 2015**
16. Meeting went into Executive session at 8:12 PM.

Prepared by: James M. Bjacek
Economic Development Assistant



Wes Wauson
Secretary
Fulshear Development Corporation



Tommy Kuykendall
President
Fulshear Development Corporation



Fulshear Development Corporation

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
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www.fulsheartexas.gov

JOINT BUDGET WORKSHOP (WITH 4A) - MEETING MINUTES August 3, 2015

Present: Tommy Kuykendall, Larry Beustring, Mandi Leary, Parker Knapp

Absent: Wes Wauson, Jo Douglass, Polly Royer

Visitors: Kristi Brashear, Bobbi Martin, Bill Knesek, Shannon Purcell, CJ Snipes

1. Call to Order: Tommy Kuykendall, President at 6:10 P.M.
2. Citizen's Comments: Shannon Purcell provided an update regarding the status of the West Fort Bend Buzz audit. All documents have been completed and requirements have been met. An official announcement was given that the West Fort Bend Buzz is now the first local and legal newspaper of record; covering Fulshear, Simonton, and Weston Lakes.
3. Consideration and possible action of fiscal year 2014/2015 budget amendment.
 - For the allowance of full payment to CJ's Yardwork for services rendered
 - Note: Follow up with Wauson regarding status of water supply

Motion: Beustring 2nd: Leary Ayes: 4 Nays: 0

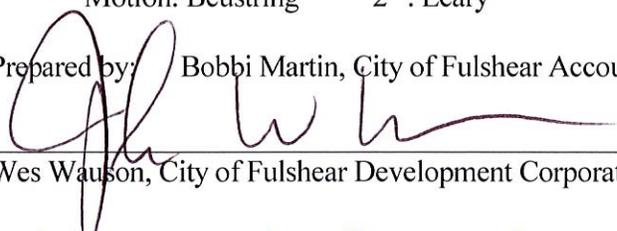
4. Joint Budget Workshop with Fulshear Development Corporation (4A) at 6:15 P.M.
 - Combine Economic Development Department overhead expenses
 - Discussion of researching various chamber memberships levels and inclusions
 - Allocation of funds for Professional Services – Data/Scouting upgrade (ie: Buxton)
 - Snipes stated for board(s) to consider contribution to land acquisition.
5. Discussion of future agenda items.
 - Continuation of Budget Workshop

6. Next regularly scheduled meeting August 17, 2015

7. Call to Adjourn: Tommy Kuykendall, President at 8:15 P.M.

Motion: Beustring 2nd: Leary Ayes: 3 Nays: 0

Prepared by: Bobbi Martin, City of Fulshear Accountant



Wes Wauson, City of Fulshear Development Corporation Secretary



Tommy Kuykendall, City of Fulshear Development Corporation President



FULSHEAR DEVELOPMENT CORPORATION (B)

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796

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Regular Meeting Minutes

October 19, 2015

Present: Tommy Kuykendall, Larry Beustring, Mandi Leary, Jo Douglass, Polly Royer, Parker Knapp

Absent: Wes Wauson

Visitors: CJ Snipes, Don McCoy, Kristi Brashear, Shannon Purcell, Ramona Ridge, Pat Mollere

1. Call to Order: Tommy Kuykendall, President at 6:37 P.M.
2. Citizen's Comments – None
3. Consideration of Request for Approval of Minutes from Fulshear Development Corporation Meetings on September 9, 2015
 - Beustring remarked that the meeting minutes were for the September 10th meeting

Motion to approve: Beustring 2nd: Douglass Ayes: 6 Nays: 0
4. Presentation and discussion of financial statements to date.
 - Brashear presented balance sheet with assets of \$736,029.80
 - Year to date Revenues of \$289,225.75 and expenses of \$89,657.12
 - Sales tax revenue increase of 41% over prior year.
5. Consideration and take action on Payables Due and Checks Paid Report(s).
 - Two invoices totaling \$10,473.39

Motion to approve: Douglass 2nd: Leary Ayes: 6 Nays: 0
6. Consideration and take action on Christmas Holiday decorating.
 - Kuykendall discussed proposals that were presented in July for Christmas decorating.
 - Beustring working with local vendor MCS General Construction (Mark Saenz). Proposal is to use existing City Christmas décor, repair any broken décor items for reuse, and store items at season end, plus installation and tear down of lights and 40 additional decorative wreathes @ \$8,775.00.
 - McCoy confirmed that Cobblestone Cottage (local vendor) purchased and will decorate the City tree with Saenz on 11/24/15 for tree lighting on 11/27/15.
 - Motion made to approve MCS General Construction proposal of \$8,775.00.

Motion to approve: Douglass 2nd: Knapp Ayes: 6 Nays: 0
7. Presentation from Forever Fulshear/Fulshear Farmer's Market.
 - Ridge presented a request for funding assistance to board for Fulshear Farmer's Market
 - Ridge stated a concern of current competition from the Red Potato Market in Simonton that may deter business in Fulshear.
 - Request was made to fund a weekly band at a cost of \$400 per week and paid workers at \$75 per week.
 - Beustring requested information regarding expenses, and gross profit; Ridge unable to provide data at the time.
 - Board encouraged Ridge to provide entertainment marketed to children.
8. Consideration and take action on proposal from Forever Fulshear.
 - Motion made to consider funding one band per month thru 2015 and to pay additional help for the next 10 weeks for a total of \$1,950.00 under Tourism & Development budget.
 - Ridge to return and present progress report in January 2016.
 - Brashear recommending speaking with Fulshear Area Chamber of Commerce for marketing assistance.

Motion to approve: Beustring 2nd: Douglass Ayes: 6 Nays: 0

9. Fulshear Area Chamber of Commerce report, Don McCoy.
 - 294 Chamber members
 - Update on the success of Casino night, and Golf Tournament
 - Announced State of the City meeting 12/4/15
 - A promotional video of Fulshear will be presented at State of City
 - Fulshear White Christmas Extravaganza will be 12/5/2015, Judge Hebert is Grand Marshall.
 - Updated board on other upcoming events in Fulshear

10. Report by City Administrator, C.J. Snipes.
 - Update given on HEB/Reed King development
 - Presented budget update on recently adopted budget including \$7.5MM in capital projects
 - Stated Drought Contingency orders will remain in effect thru May 2016
 - Update given on residential/commercial development of Fulshear Lakes, Jordan Ranch, DHK, Trend, Fulshear Polo Ranch, and Firethorne.
 - Announced Jordan Ranch ground breaking on 10/20/15.
 - Update on road projects.

11. Workshop with Parks & Recreation Committee on a park and landscape maintenance plan.
 - Two members of Parks & Recreation present – Ridge & Mollere
 - Discussion of hiring professional landscape company to provide services for parks, welcome signs, flowered areas owned by City of Fulshear.
 - Members will email requests for specifications to Brashear/Kuykendall. Brashear will create RFP for Landscape services based on specifications provided by both boards.
 - Will schedule a joint workshop to finalize RFP

12. Consideration and take action on a park and landscape maintenance plan.
 - **No action taken**

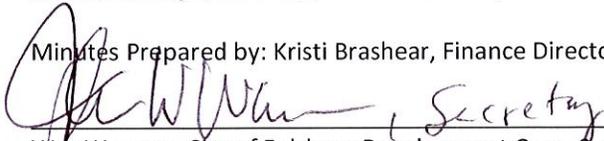
13. Discussion of future agenda items.
 - RFP for Landscape Services
 - Security for all board meetings
 - Additional items can be emailed to Brashear/Kuykendall

14. Next regularly scheduled meeting: November 16, 2015.

15. Call to Adjourn: 8:15 PM, Tommy Kuykendall

Motion to Adjourn: Knapp 2nd: Royer Ayes: 6 Nays: 0

Minutes Prepared by: Kristi Brashear, Finance Director



Wes Wauson, City of Fulshear Development Corp. Secretary



Tommy Kuykendall, City of Fulshear Development Corp. President