



## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY AUGUST 9, 2012 - 4:30 P.M.**

Sewall Smith City Council Chambers  
18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4A Economic Development Corporation was held on August 9, 2012, beginning at 4:30 p.m., in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

#### **1. CALL TO ORDER**

President Jonny Williams called the meeting to order at 4:30 pm.

a. **INVOCATION**

Basil Tate delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

President Jonny Williams lead the pledge of allegiance.

#### **2. ROLL CALL AND CERTIFICATION OF QUORUM**

President Jonny Williams called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Pat Zaiontz, Mickey Smith and Basil Tate.

Absent: Calvin Williams

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

Guests: Tana Ross, Words, Inc.

#### **3. CITIZENS FORUM (No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)**

None.

4. **REQUESTS OR PETITIONS FROM THE PUBLIC**

None.

5. **ANNOUNCEMENTS**

Economic Development Coordinator Deborah Rose Miller provided a compilation that came out of the comprehensive study of all of the different requests of what people would like to see in the community and asked the Board that before they leave, to circle their top two favorite choices and hand them to her. Mrs. Miller also announced that sales tax has increased 20.84%, 4.55% higher for fiscal year, and the highest month we've had and highest per cent of increase this fiscal year, and attributes it to the newly annexed areas as it is the first month that the businesses are included.

6. **FINANCIAL STATEMENTS – JULY 2012**

Provided in packet. Basil Tate stated that he had met with Beverly Standley to go over some items, and discussed the Woodforest National Bank \$262,581.25 obligation and that the payment was being transferred, is an accrual, and explained that it is not an actual \$262,581.25 payment this month.

7. **CONSENT AGENDA – 4A EDC**

*This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a Board Director or a citizen.*

- |    |   |              |
|----|---|--------------|
| a. | Approval of the 4A Economic Development Corporation minutes for the meeting held July 12, 2012. |              |
| b. | Woodforest National Bank  | \$262,581.25 |
| c. | Journal Communications (Inv.#065091)  | \$ 992.50    |
| d. | Words, Inc. (July 2012)   | \$ 166.00    |

**MOTION:** Upon a motion to approve Consent Agenda items a. through d. made by Pat Zaiontz and seconded by Mickey Smith, the Board members present voted and the motion carried unanimously.

8. **CONSIDERATION – INDEPENDENT CONTRACTOR APPROVAL**

Consideration and possible action to approve changing Deborah Rose Miller from an employee to an independent contractor at the same pay scale.

**MOTION:** Upon a motion to approve changing Deborah Rose Miller from an employee to an independent contractor at the same pay scale made by Mickey Smith and seconded by Basil Tate, the Board members present voted and the motion carried unanimously.

9. **CONSIDERATION – COLA APPROVAL**

Consideration and possible action to approve 3.6% COLA increase.

**MOTION:** Upon a motion to approve 3.6% COLA increase made by Basil Tate and seconded by Mickey Smith, discussion followed. Basil Tate amended his original motion as follows:



**Upon a motion to approve 3.6% COLA increase to include Economic Development Coordinator Deborah Rose Miller and seconded by Mickey Smith, the Board members present voted and the motion carried unanimously.**

**10. CONSIDERATION – STROLL COMMITTEE DIRECTION AND LIAISON**

Consideration and possible action to have the Stroll Committee under the direction of 4A with Mickey Smith as the Board liaison.

Economic Development Coordinator Deborah Rose Miller stated that she was going to make a change to this consideration after meeting with a couple of business owners and community leaders that the Board leave it as is and proposed to appoint/nominate Mickey Smith to be the liaison from 4A to the expanded Stroll committee. Mr. Smith accepted.

**MOTION: Upon a motion to appoint Mickey Smith to serve as liaison to The Stroll committee made by Pat Zaiontz and seconded by Basil Smith, the Board members present voted and the motion carried unanimously.**

**11. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Economic Development Coordinator Deborah Rose Miller reported that on the agenda for the Council meeting on the 14<sup>th</sup>, we have 20 new acres petitioning for voluntary annexation, and we have signed agreements for ETJ inclusion working towards being past 149 by the end of the fiscal year. At the council meeting, we will definitely be up to the EMS, and hopefully if we can get all the paperwork in in time for tomorrow, we will be to the corner of 1488 and 149. From that point, the school and property owners are ready to sign to take us to the spur.

**12. DISCUSSION/REPORT ON ADOPTED PROJECTS**

Discussion/status report on the following adopted projects:

a. Unity Park

Executive Director/City Administrator Paul Mendes reported that we have folks signed up to use the park for a barbeque fundraiser. Mr. Mendes stated that something he would like to do is to seed that fresh dirt that was brought in for the main barbeque area by the County buildings so that we can start to get some growth on it for when it comes time for more barbeque cookoffs, otherwise, when it gets wet, it gets mushy.

b. Downtown Project

Economic Development Coordinator Deborah Rose Miller reported that her pet projects right now is she has been working on getting a national chain hotel, Lone Star is telling her that we possibly will be on their May ballot and she is working on that to get a Lone Star campus here, as well as a hospital and have had 3 developers here talking to us, so there are a lot of conversations going on and people are paying attention to Magnolia which is exciting to see all of the activity going on.

c. Economic Development Plan

- i. Grow Magnolia Covered.

d. **Special Events**

Economic Development Coordinator Deborah Rose Miller again stated that Saturday August 18<sup>th</sup> is the Tailgate Party to kick off the new school year and they are anticipating 3,000 based on different marketing concepts. At 7:30, they will be doing a district-wide pep rally with Dr. Stephens and the two coaches kicking off the new school year and presenting a check to the winning campus who gets the most "likes" on their facebook page.

Tana Ross provided a summary of how she has been promoting our various events, including the Tailgate Party, and that a story is coming out on the Tailgate Party next week right before the event.

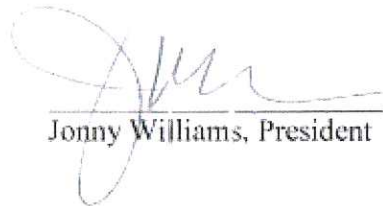
**13. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

None.

**14. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Mickey Smith, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 4:57 pm.



  
Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on August 9, 2012.

ATTEST:

  
Lynne George, City Secretary