



## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** **REGULAR MEETING** **THURSDAY DECEMBER 13, 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 December 13, 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**

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

a. **INVOCATION**

Jonny Williams delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Jonny Williams lead the pledge of allegiance.

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

Jonny Williams called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Pat Zaiontz, Phyllis Stegen

Absent: Basil Tate and Mickey Smith

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

#### **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 announced that last month was a positive month as far as sales tax, but was just down 6.41% for the year to date due to the big hit we took in October with the correction in sales tax, and that the new annexation has really paid off. We should see Walgreens sales tax in the February report. Mrs. Miller provided a recap of last year's accomplishments:

- December 15, 2011 – joint meeting where we presented masonry ordinance possibilities and what a comprehensive plan would mean to Magnolia
- December 15, 2011 – Legacy Trust signed and added officially to our ETJ
- January 10, 2012 – first Magnolia On The Move VIP reception
- April 2012 – Council approved comprehensive plan contract with Kendrig Keast and formed committee
- May 2012 – Council completed annexation process. Magnolia's city limits expanded to Friendship Drive. This was our first such annexation in over 30 years.
- Outback Wall of Fame was dedicated on The Stroll
- June 2012 – Love Bug Fest – branded a new 3-day festival for our community set for the 2<sup>nd</sup> weekend in June.
- August 2012 – Expanded water service in Unity Park along the barbeque area
- September 2012 – hosted the first realtor breakfast update partnered with MACC and MISD
- Finished relocation of utilities for FM 1774 expansion and enlarged water lines from 3 inches to 12 inches on 1774 throughout city limits including past Friendship Drive. This included fire hydrants for better fire protection
- Purchased land from MISD for 6<sup>th</sup> Street extension into Unity Park
- October 2012 – Walgreens opened their doors. Widened and repaired road along Commerce St. and 10<sup>th</sup> St. for Walgreens which improved Farmers Market access
- November 2012 – completed ETJ expansion to FM 149 Spur off of FM 1488
- Masonry ordinance committee and zoning committee formed and approved by Council. Began formal conversations about annexing Grand Oaks/Glen Oaks.
- December 2012 – went out for bids for 6<sup>th</sup> Street repaving/extension to Cloyd St.
- First Releaf Program to benefit Magnolia residents from the Tri-County fires.
- All of this plus, three very successful Stroll events that averaged 1500 participants and inches of rainfall – and under budget and in the black. It was a good and busy year.

A joint meeting with 4A, 4B, Planning Commission and City Council is scheduled to be held to review the draft of the comprehensive plan on February 28, 2013.

## 6. FINANCIAL STATEMENTS – NOVEMBER 2012

Provided in packet.

## 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 November 8, 2012.
- b. Deborah Rose Miller \$1,333.85

- |    |                            |           |
|----|----------------------------|-----------|
| c. | Liles Parker (Inv. #10147) | \$ 37.00  |
| d. | Words, Inc. (Nov. 2012)    | \$ 132.00 |

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

**8. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Covered by Mrs. Miller in announcements.

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

Discussion/status report on the following adopted projects:

- a. Unity Park  
No report.
- b. Downtown Project  
No report.
- c. Economic Development Plan
  - i. Grow Magnolia  
Covered in Announcements.

d. Special Events

Economic Development Coordinator Deborah Rose Miller reported that the next big new event that will be on The Stroll will be Mardi Gras on Saturday, February 9, 2013 from 4:00 pm to 8:00 pm. There will be a Cajun cookoff on the Methodist Church parking lot with gumbo, red beans and rice, jambalaya, etouffee, etc., Guinness World Record Mardi Gras umbrella parade, two jazz bands will be sponsored by the Montgomery County Grille and a band will lead the parade down The Stroll. The other two events planned for 2013 are Cork & Canvas that was launched last year on the eve of Mother's Day and the Renaissance one which is always the last weekend in September. Also, the circus is coming to town on Sunday March 24, 2013, hosted by the Y on school property on Nichols Sawmill on the land across from the Jr. High.

**10. DISCUSSION/CONSIDERATION – 4A EDC MEETING FREQUENCY**

Discussion, consideration and possible action regarding holding 4A meetings every other month.

**MOTION:** Upon a motion to leave the meetings as is for now made by Pat Zaiontz and seconded by Phyllis Stegen, the Board members present voted and the motion carried unanimously.

**11. DISCUSSION – PROJECT INVOLVEMENT**

Discussion, consideration and possible action regarding getting involved with a new project.

Economic Development Coordinator Deborah Rose Miller commented that the next big project for 4A could be to use their expertise and experience to get the word out in March about what

this comprehensive plan means to the community and what it is going to do for economic development, reach out to the developers, etc.

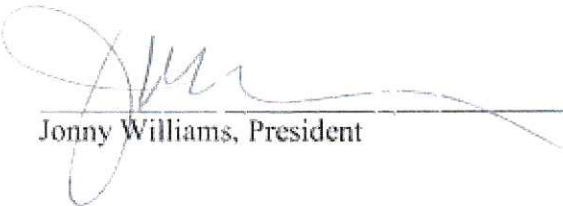
12. **BOARD OF DIRECTORS CONCERNS AND REQUESTS**

None.

13. **ADJOURNMENT**

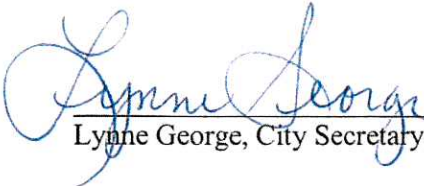
**MOTION:** Upon a motion to adjourn made by Phyllis Stegen and seconded by Pat Zaiontz, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 4:52 pm.



  
Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on December 13, 2012.

ATTEST:

  
Lynne George, City Secretary