



**4A ECONOMIC DEVELOPMENT CORPORATION, 4B COMMUNITY  
DEVELOPMENT CORPORATION (PUBLIC HEARING), AND  
PLANNING COMMISSION**

**MINUTES**

**PUBLIC HEARING/SPECIAL JOINT WORK SESSION MEETING  
THURSDAY DECEMBER 15, 2011 - 5:30 P.M.**

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

A joint work session meeting of the Magnolia 4A Economic Development Corporation was held on December 15, 2011, beginning at 5:30 p.m., in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

**1. CALL TO ORDER**

The meeting was called to order at 5:30 pm.

- a. INVOCATION  
Harlen Center delivered the invocation.
- b. PLEDGE OF ALLEGIANCE  
Everyone rose and pledged allegiance to the U.S. flag.

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

- a. 4A EDC  
President Jonny Williams called roll and certified a quorum with the following 4A EDC board members present: Jonny Williams, Pat Zaiontz and Calvin Williams. Absent: Basil Tate.
- b. 4B CDC  
Treasurer Jerry Reed called roll and certified a quorum with the following 4B CDC board members present: Jerry Reed, Jonny Williams, Gari Lynn Hessong, Pat Zaiontz, and Andy Mize. Absent: Frank Parker and Clyde Hunt.
- c. Planning Commission  
Chairman Barbara Gardner called roll and certified a quorum with the following Planning Commission members present: Barbara Gardner, Pat Zaiontz, Harlen Center, Jonny Williams, and Anne Sundquist. Absent: Frank Parker and Phyllis Stegen.

**3. 1999 COMPREHENSIVE PLAN REVIEW AND 2011 PROGRESS REVIEW**

Economic Development Coordinator Deborah Rose Miller presented a powerpoint presentation, Magnolia 2012 & Beyond, providing a brief history and summary review of the

1999 Comprehensive Plan, including areas that it covered such as quality of life, recreation, economic development overview and the established goals of the 1999 Plan, as well as a 12-year review of accomplishments, issues and challenges, debt management, and a business growth since then of 261%.

City Administrator Paul Mendes provided a brief summary of recent events this year, to include the tri-county wildfires "Circle of Fire," Magnolia going wet, FM 1774 expansion and replacement, relocation and upgrade of utilities, proposed annexation, expansion of the ETJ to the east, discussed major lines of communication projects, and provided a map of a proposed FM 1488/railroad overpass and 249 Aggie Freeway.

#### **4. PRESENTATIONS/DISCUSSION**

a. Meg Belmontes, Community Planner, Texas Masonry Council

Meg Belmontes presented a powerpoint presentation regarding how they teach masonry, planning policies and benefits, Magnolia's opportunities and challenges, and discussed redevelopment opportunities on the FM 1774 corridor, planning options and recommendations. Ms. Belmontes stated that she provides and leads workshops to assist in the planning process, does research, she can draft ordinances, etc., and that all of her services are free.

The agenda order was amended to accommodate bond counsel to address item No. 7. 4. under the 4B CDC section.

#### **4. CONSIDERATION – BOND REFINANCING**

Consideration and possible action to authorize Jonny Williams to sign for refinancing of bonds.

Jonny Williams explained that this is the refinancing of a bond that the City has on the park and downtown projects which will end up saving the City approximately \$30,000 a year.

Mr. Jim Gilley, Managing Director – Public Finance of Coastal Securities, Inc., the financial advisor to the City of Magnolia and the 4A EDC, stated that 4A has outstanding sales tax revenue bonds, that at the last issue has an interest rate of 6.5% that steps up to 6.75% and that they have negotiated on behalf of the City and 4A EDC, a new interest rate with Woodforest Bank at 4.25%, which will save about \$30,000 to \$35,000 a year, for a total of \$433,000+ savings. Attorney Tom Sage with Andrews Kurth LLP was also present. Mr. Gilley further discussed the current debt service terms on the existing debt. Discussion followed.

**MOTION: Upon a motion to authorize Jonny Williams to sign for refinancing of bonds and to put this item on the next City Council agenda made by Pat Zaiontz and seconded by Calvin Williams, the Board members present voted and the motion carried unanimously.**

b. Charles Burditt, Burditt Design (previous planner of Unity Park and Magnolia Stroll).

Mr. Burditt was not present.

c. Bret Keast, Kendig Keast Collaborative (recommended by City Attorney Leonard Schneider).



Bret Keast gave a presentation focusing on The Stroll, and old town preservation, and explained his company could implement regulatory practices including drafting consensus-based land development regulations, including complete code rewrites, subdivision regulations, code amendments for specific purposes, interim ordinances to ensure protection of community character or resources while permanent regulations are drafted, code critiques, and model codes. They have drafted proposed zoning amendments on behalf of private-sector clients who seek to develop or redevelop property in progressive ways that are not permitted under existing zoning regulations in the jurisdiction where the project exists or is proposed. This work includes such nonregulatory measures as creating frameworks for interlocal agreements, public-private partnerships, and transfer or purchase of development rights systems. They have worked on codes, code amendments, code critiques, and other plan implementation programs.

5. **CITIZENS FORUM** *(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*  
None.

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6. **4A ECONOMIC DEVELOPMENT CORPORATION**

1. **FINANCIAL STATEMENTS – NOVEMBER 2011**

Provided in packet.

2. **4A EDC CONSENT AGENDA**

*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 10, 2011.
- b. Words, Inc. \$93.30
- c. Liles Parker (Inv. #10957) \$37.00

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

3. **CONSIDERATION – PAY RAISES FOR EMPLOYEES**

Consideration and possible action to approve pay raises for employees.

**MOTION:** Upon a motion to TABLE made by Pat Zaiontz and seconded by Calvin Williams, the Board members present voted and the motion carried unanimously.

4. **CONSIDERATION – BOND REFINANCING**

Consideration and possible action to authorize Jonny Williams to sign for refinancing of bonds.

No action taken.

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7. **4B COMMUNITY DEVELOPMENT CORPORATION**

1. **ADJOURN OPEN MEETING AND OPEN 4B CDC PUBLIC HEARING**

Jerry Reed adjourned the open meeting and opened the Public Hearing at 7:14 pm, read the Notice of Public Hearing and invited public comments.

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be conducted by the City of Magnolia 4B Community Development Corporation on the 15th day of December 2011 at 5:30 p.m. at City of Magnolia City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354. The public hearing will be held to consider the adoption and funding of the following project:

a. To assume the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project.

There were no public comments.

2. ADJOURN PUBLIC HEARING AND RECONVENE OPEN MEETING

Mr. Reed adjourned the Public Hearing and reconvened the open meeting at 7:15 pm.

3. CONSIDERATION – ASSUMPTION OF THE APPROXIMATE \$160,000 NOTE PAYMENT ASSOCIATED WITH THE LOAN TO RECONSTRUCT UTILITY LINES FOR THE FM 1774 WIDENING PROJECT

Consideration and possible action to adopt and authorize funding of the approximate \$160,000 note payment associated with the loan to reconstruct utility lines for the FM 1774 widening project.

**MOTION: Upon a motion to adopt and authorize funding of the approximate \$160,000 note payment associated with the loan to reconstruct utility lines for the FM 1774 widening project made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.**

5. 4B CDC FINANCIAL STATEMENTS – NOVEMBER 2011

*(Jerry Reed)*

Provided in packet. Mr. Reed provided a brief summary of the current expenses and revenue.

6. 4B CDC CONSENT AGENDA

*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 4B Community Development Corporation minutes for the meeting held November 10, 2011.

| <u>Vendor</u>                                    | <u>Project #</u> | <u>Amount</u> |
|--------------------------------------------------|------------------|---------------|
| b. Words, Inc.                                   | 500974           | \$ 93.30      |
| c. Tex-Star Rentals (Inv. #116306-1)             | 500851           | \$178.50      |
| d. Tex-Star Rentals (Inv. #116299-1)             | 500851           | \$255.00      |
| e. Magnolia Hardware & Supply Inc. (Inv. #56616) | 500851           | \$ 24.58      |
| f. Magnolia Hardware & Supply Inc. (Inv. #56335) | 500848           | \$ 1.59       |
| g. O'Reilly Auto Parts                           | 500848           | \$ 17.99      |
| h. Chevron                                       | 500848           | \$ 14.89      |
| i. WCA (Inv. #010-0000191498)                    | 500848           | \$130.00      |
| j. Liles Parker (Inv. #10956)                    | 500640           | \$ 92.50      |



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

7. CONSIDERATION – REQUEST FOR GRANT FUNDS FROM DAPHNEY SKELTON  
Consideration and possible action to approve request for 4B CDC grant funds by Daphney Skelton.

Mr. Reed suggested sending the building inspector out to check out everything and the other Board members concurred.

**MOTION:** Upon a motion to approve request for 4B CDC grant funds by Daphney Skelton subject to inspection by the building inspector made by Pat Zaiontz and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

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8. PLANNING COMMISSION

1. PLANNING COMMISSION CONSENT AGENDA

*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 Planning Commission minutes for the meeting held December 12, 2011.

**MOTION:** Upon a motion to approve the Planning Commission minutes for the meeting held December 12, 2011 made by Pat Zaiontz and seconded by Anne Sundquist, the Commission members present voted and the motion carried unanimously.

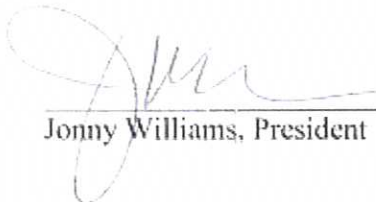
9. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Jonny Williams requested that an item be on the next agenda for more discussion and possible action in regards to the topics that were presented by Ms. Belmontes and Mr. Keast.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 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 15, 2011.

ATTEST:

  
Lynne George, City Secretary