



## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY FEBRUARY 10, 2011 - 3:30 P.M.**

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

A regular meeting of the Magnolia 4A Economic Development Corporation was held on February 10, 2011, beginning at 3:30 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 3:40 pm.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

Calvin Williams delivered the invocation and President Jonny Williams led the Pledge of Allegiance.

**3. 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, Calvin Williams, and Sammie Scott.

Absent: David Burdick

Staff present: Executive Director Paul Mendes, City Secretary Lynne George, and Police Chief Domingo Ibarra

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

None.

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

None.

**6. ANNOUNCEMENTS**

None.

**7. FINANCIAL STATEMENTS – JANUARY 2011**

Provided in packet. No discussion.

**8. 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 January 13, 2011.
- b. Words, Inc. (February 1, 2011) \$405.00

**MOTION:** Upon a motion made by Pat Zaiontz to approve the minutes for the meeting held January 13, 2011; to adjust the dollar amount of item b. to \$202.50 and seconded by Calvin Williams, the Board members present voted and the motion carried unanimously.

**OLD BUSINESS**

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

- Unity Park  
Jonny Williams reported that there was a need to get and put some shrubbery around the sidewalks and around the driveways because people are driving through it and tearing it up and maybe shrubbery would inhibit that.
- Yellow House  
Jonny Williams reported that there is electricity to the yellow house now, but that there was still a lot that needed to be done but they have not done it because there have been other projects. He further stated that there was much interest in putting a restaurant in the yellow house.
- Downtown Project  
Complete – no comments.
- Economic Development Plan  
City Administrator Paul Mendes presented a mini version of a draft mockup aerial map of the City and surrounding area to the Board members to look at that he has been working on. He also showed the Board members a preliminary plan brought in by a developer for a proposed double-wide manufactured home development. Discussion followed.
- Special Events  
Tana Ross of Words, Inc., reported on and provided a spreadsheet outlining communications between all involved entities, showing events, dates, the number of press releases put out and named all of the various media outlets she has sent to, and follow ups and stated that she was very pleased with the responses and exposure. She stated the purpose of it was to let everyone know what everyone else was doing. Discussion followed regarding calendaring efforts for community events on the City's website.

- Beautification

Pat Zaiontz stated that approximately \$2,400 was needed to replace the dead shrubs in ten beds.

## **NEW BUSINESS**

### **10. CONSIDERATION – DESIGNATION OF PROJECT – RELOCATION OF WATER & SEWER LINES ON FM 1774 ALONG BUSINESS DISTRICT**

Consideration and possible action upon finding that the project will advance the economic interests of the City of Magnolia and is the type of project it believes is within the intent of the statute creating the Economic Development Corporation to adopt and designate the following as a project and ask the 4A Economic Development Corporation to consider adopting and funding:

1. the engineering/planning fees and other expenses deemed appropriate regarding the relocation of water and sewer lines along the business district of FM 1774

and set a date and time for two public hearings.

City Administrator Paul Mendes provided a copy of a proposal to move the lines with the estimated cost of what the engineers would charge. Discussion followed. Jonny Williams asked if another opinion/estimate could be obtained. Mr. Mendes stated that O'Malley was already authorized to begin. More discussion followed.

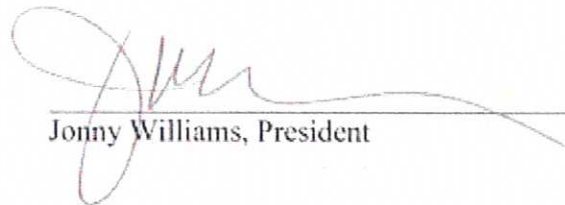
### **11. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

None.

### **12. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Calvin Williams, the Board present members voted, the motion carried unanimously and the meeting was adjourned at 4:40 pm.



  
Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the regular meeting held on February 10, 2011, by the Board of the City of Magnolia 4A Economic Development Corporation and were approved on March 10, 2011.

ATTEST:

  
Lynne George, City Secretary