

Jonny Williams, President  
Anne Sundquist, Vice President  
Basil Tate, Secretary/Treasurer  
Pat Zaiontz  
Robert Franklin



Executive Director/City Administrator, Paul Mendes  
City Secretary Lynne George  
4A EDC Attorney Leonard Schneider

## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** **REGULAR MEETING** **THURSDAY**

**JULY 12, 2018 - 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 July 12, 2018, beginning at 4:32 p.m., in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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

Vice President Anne Sundquist called the meeting to order at 4:32 pm.

##### **a. INVOCATION**

Basil Tate offered the invocation.

##### **b. PLEDGE OF ALLEGIANCE**

Vice President Sundquist lead the pledge of allegiance to the United States flag.

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

Secretary/Treasurer Basil Tate called roll and certified a quorum present with the following 4A EDC Board members in attendance: Pat Zaiontz, Anne Sundquist, Basil Tate

Absent: Robert Franklin, Jonny Williams

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: Economic Development Coordinator/Planning Tech Tana Ross

#### **3. CITIZENS COMMENTS**

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda. Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

*a. Statements of specific factual information given in response to an inquiry;*

b. A recitation of existing policy in response to an inquiry;

c. A proposal to place the subject on a future agenda.

None.

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

None.

**5. ANNOUNCEMENTS**

Tana Ross thanked everyone who came out for the City's annual 4<sup>th</sup> of July celebration.

**6. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Basil Tate)*

Basil Tate provided a summary of revenues, expenditures and future debt service obligations.

**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 April 12, 2018.

January:

- a. Tana Ross \$1,387.50

February:

- a. Tana Ross \$1,387.50

March:

- a. Tana Ross \$1,387.50

**MOTION: Upon a motion to approve all Consent Agenda items made by Pat Zaiontz and seconded by Basil Tate, the Board members present voted and the motion carried unanimously.**

**8. DISCUSSION/CONSIDERATION – EXTENDING MILL CREEK ROAD**

Discussion, consideration and possible action regarding extending Mill Creek Road through the 44 acre tract to 149 - the proposed extension would run south from F.M.1488, hugging AMD's easternmost boundary and through the +/- 44 acres owned by 4A Corp.

In further demonstration of the City's support for the extension of Mill Creek Road, the City of Magnolia shall agree to fund its portion to design and construct Mill Creek Road through property owned by the City.

Executive Director/City Administrator Paul Mendes stated that the proposal of straightening the road is a good one and putting a road down the middle of our property would be great; however, he is concerned about the City paying for it. Audubon is asking for a 100' easement which will significantly limit lot sizes – it should be 60' or 70' at the most. The concept is to hook up to Commissioner Riley's bypass, come across behind the trailer park into Mill Creek, sweep around between the top of Audubon and come straight across, sweep around and come down the middle of our property. More negotiation is needed to work out details. We gave them 200 connections which comes to \$980,000. More discussion followed.

Fails for lack of a motion. No action taken.

**9. EDC/PLANNING TECH. REPORT**

*(Tana Ross)*

- Sales tax report  
Tana Ross reported sales tax up 42.67% for this period, with an increase of 1.92% for the fiscal year to date, stating the increase was largely due to oil & gas related sales.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, trends, and historical sales tax data.
- Economic Development Coordinator/Planning Tech. Report  
Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental. There is a new fire protection company, a steel manufacturing company, a new real estate office, Dollar Tree is opening next week, Sharky's Shack (in the old Lunch Box location) will be opening mid-August.

**10. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that we are looking at a couple more parcels to bring into the City – one on Friendship Lane/FM 1774 – Dynamic Services Energy; and a resident inquired about voluntary annexation of a 5-acre parcel behind Commissioner Riley's old barn. Rick Shelden is getting ready to sell the 593-acre tract and wanted to know about water and sewer. He was told that the developer would have to join the City and be prepared to pay upfront impact fees and that we had moved our water and sewer lines across FM 1486 just to accommodate such development; spoke with Gary Vincent regarding the 1 cent sales tax at the golden triangle area to basically splitting that up to offset the cost of the pipes, and to also look at working partnerships in future annexations and felt he received positive feedback.

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

Discussion/status report on the following adopted projects:

a. Unity Park

Executive Director/City Administrator Paul Mendes reported that the 4<sup>th</sup> of July celebration made the front page of the Potpourri, the event came off beautifully and because many fireworks displays had been cancelled, we had more people in the park and lots more people outside the park watching the fireworks and it was a big success. Many public comments were made that they knew of no other city that provides free food and refreshments as well as entertainment on a holiday like Magnolia does. The dam project is to start on July 18 and will take approx. 90 days to complete.

b. Downtown Project

Tana Ross commented that the multi-use project is going forward and we are currently determining boundaries of the Neighborhood Empowerment Zone at the moment, which needs to go to Council.

Mr. Mendes commented that the Bible Church has asked the City to return the easement behind their property that it granted so they could build a road thru to join 6<sup>th</sup> Street. He stated that there was no reason to give up the easement, that they were more than welcome to build the road and that we would love to see a road built out that way. We could enhance it with a walkway to adjoin to the playground area and later continue a walkway down 6<sup>th</sup> Street to join up with the new development.

c. Economic Development Plan

No report.

i. Grow Magnolia

No report.

d. Special Events

No report.

**12. CONSIDERATION – RENEWAL OF ECONOMIC DEVELOPMENT COORDINATOR (“EDC”) CONTRACT**

Consideration and possible action regarding renewal of EDC contract.

**MOTION:** Upon a motion to approve renewal of EDC contract made by Pat Zaiontz and seconded by Basil Tate, the Board members present voted and the motion carried unanimously.

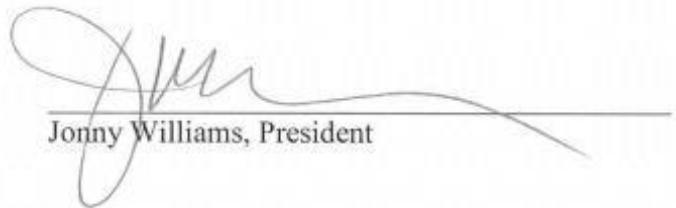
**13. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

None.

**14. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Basil Tate the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:19 pm.

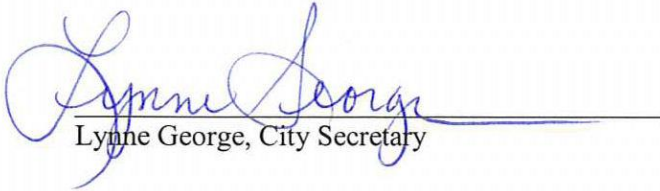


  
Jonny Williams, President

### CERTIFICATION

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on July 12, 2018.

Attest:



Lynne George, City Secretary