



4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY MARCH 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 March 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 3:39 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

Guest: Tana Ross, Words, Inc.

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

City Administrator Paul Mendes brought to the attention of the Board that he would like to fill the open slot that the Board had funded and would like to fill it with Deborah Rose Miller.

7. FINANCIAL STATEMENTS – FEBRUARY 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 February 10, 2011.
- b. Words, Inc. (March 3, 2011) \$ 173.30
- c. Liles Parker PLLC (Inv. #10585) \$ 92.50
- d. Liles Parker PLLC (Inv. #10546) \$ 111.00
- e. Cajun Ready Mix, Ltd. (Inv. #4932) \$ 215.00
- f. Conroe Golf Cars, Inc. \$1,437.50
- g. Canons Park Equipment Mgmt., Inc. (Inv. #7010287-IN) \$1,537.50
- h. Magnolia Hardware & Supply, Inc. (Inv. #48425) \$ 28.17
- i. Daniel's Landscaping (Inv. #2667) \$ 350.00
- j. Burditt Consultants, LLC (Inv. #12364) \$ 581.00

MOTION: Upon a motion made by Pat Zaiontz to approve the minutes for the meeting held February 10, 2011, and items b. thru j. with item j. being subject to City Administrator Paul Mendes's approval, and seconded by Calvin Williams, the Board members present voted and the motion carried unanimously.

President Williams requested that the City Secretary ask Burditt Consultants, LLC for a breakdown/explanation of Inv. # 12364, and inquire if this was the final billing.

OLD BUSINESS

9. DISCUSSION/REPORT ON THE FOLLOWING ADOPTED PROJECTS

- Unity Park
City Administrator Paul Mendes reported that water fountains are being installed for the convenience of the kids enjoying the skate park to save wear and tear on the pavilion. Also, there will be a dedicated Park Ranger patrolling on a golf cart that the City purchased, as well as Council member Scott has volunteered to patrol part-time. Discussion followed regarding controlling park vandalism, as well as installing extra restrooms and a gate to close off the park after dark.
- Yellow House
Jonny Williams reported that the search for a suitable tenant continues. Discussion followed. Mr. Mendes asked if the Board wanted to authorize him to go ahead and get bids for paving the parking lot.
- Downtown Project
Pat Zaiontz commented that there is nothing going on at the moment but that there are events planned.
- Economic Development Plan

City Administrator Paul Mendes reported that he was planning on filling the position for an Economic Development Coordinator that has been budgeted. He also reported that he had met with a developer who is interested in putting a "big box" in the vicinity of 1488/149, and who had inquired about city services. He also had a gentlemen inquire about land for a proposed Walgreens. Additionally, Mr. Mendes reported that he had attended a meeting yesterday regarding a proposed clinic and was informed of new population statistics for the County.

- **Special Events**

Tana Ross of Words, Inc., reported that Magnolia is now in Texas Highways magazine and is suggested in the wildflower tours section, as well as other media outlets. Ms. Ross provided a copy of a spreadsheet of upcoming events, indicating dates, media outlets, press release dates, calendaring, and follow up/responses.

Discussion followed regarding requiring a deposit from nonprofit organizations who wish to use Unity Park and that \$250 needs to be retained from the current \$500 deposit requirement to cover expenses, clean up, etc.

- **Beautification**

Pat Zaiontz stated that work would start Monday to replace the dead shrubs and to clean up the 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

City Administrator Paul Mendes reported that TxDot cancelled the final wrap up conference as competition for the funds that were dedicated to the project continues and that TxDot may not fund the project now. More discussion followed. Mr. Mendes recommended going ahead with the planning phase and to start doing some of the work ourselves.

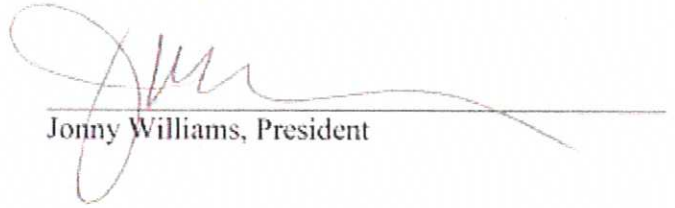
11. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

12. ADJOURNMENT

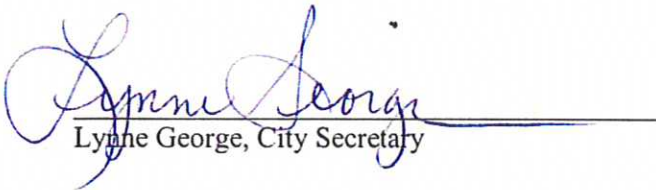
MOTION: Upon a motion to adjourn made by Calvin Williams and seconded by Pat Zaiontz, the Board present members voted, the motion carried unanimously and the meeting was adjourned at 4:35 pm.




Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the regular meeting held on March 10, 2011, by the Board of the City of Magnolia 4A Economic Development Corporation and were approved on April 14, 2011.

ATTEST:


Lynne George, City Secretary