

Robert Franklin, President  
Jake Kelly, Vice President  
Basil Tate, Treasurer  
Anne Sundquist  
Brenda Escalon



Rachel Steele, EDC Director  
Kandice Garrett, City Secretary  
Leonard Schneider, 4A EDC Attorney  
Don Doering, City Administrator  
Beverly Standley, Finance Administrator

## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** **REGULAR MEETING** **THURSDAY, NOVEMBER 10, 2022 – 4:00 P.M.**

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

President Robert Franklin called the meeting to order at 4:02 pm.

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

Basil Tate offered the invocation.

##### **PLEDEGE OF ALLEGIANCE**

President Robert Franklin led the pledge of allegiance to the United States flag.

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

President Robert Franklin called roll and certified a quorum present with the following 4A EDC Board members in attendance: Robert Franklin, Jake Kelly, Basil Tate, and Brenda Escalon.

Absent: Anne Sundquist

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering, Finance Administrator Beverly Standley, and City Secretary Kandice Garrett

#### **2. CITIZENS FORUM**

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

Cathy Yowell, 215 Dogwood Trail, Magnolia, TX 77354 asked the Board about approving a holding tank and pressure boosting system which City Council later did not approve and wanted to know if 4A had come up with a different solution.

Executive Director Rachel Steele responded that as a point of order the Board has not considered doing that.

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77354 spoke in regard to making the agenda packet available to the public like the City Council provides.

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

*(Treasurer, Basil Tate)*

General Sales Tax Report

Expenses and Revenues

Basil Tate provided a summary of the expenses and revenues. The Sales Tax Report was provided in their packet.

**4. CONSENT AGENDA – ROUTINE ITEMS:**

*(This portion of the agenda consists of items considered to be routine and **can be enacted by one motion** unless separate discussion is requested by a Board Director or a citizen.)*

<b>Minutes</b>	<b>Date</b>
Approval of Minutes	September 8, 2022
<b>Invoices</b>	<b>Amount</b>
Rachel Steele Invoice (Sept and Oct)	\$4,583.33
	\$4,583.33
ADIM Media Invoice (Oct and Nov)	\$4,150.00
	\$4,150.00
Lyles Parker (Aug-Sept)	\$462.50
	\$703.00
	\$55.50
AEI Engineering	\$1,320.11
High Star, Inc. (Rent) (Oct/Nov)	\$625.00
	\$625.00
Office Depot (Office Chair)	\$128.00
Rachel Steele (County Recordation)	\$40.00
FirstNet-Phone Line (Sept/Oct)	\$20.92
	\$20.91
Greater Magnolia Chamber (Aug. Luncheon)	\$10.00

**MOTION:** Upon a motion to approve the Consent Agenda made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 4-0.

**5. PRESENTATION – DISCUSS AND TAKE ACTION ON STATEMENTS OF QUALIFICATIONS FOR THE FM 1774 SANITARY SEWER EXTENSION PROJECT**

Executive Director Rachel Steele presented this item and reviewed with the Board the two proposals received by Bleyl Engineering and EHRA Engineering. There was further discussion.

**MOTION:** Upon a motion to enter into an engineering services contract with Bleyl Engineering for the FM 1774 Sanitary Sewer Extension Project

made by Jake Kelly and seconded by Brenda Escalon, as Basil Tate abstained, the Board members voted, and the motion carried unanimously, 3-0.

**6. EXECUTIVE SESSION**

The 4A EDC may convene in Executive Session under Texas Local Government Code:

- a. Section 551.087 – Deliberations regarding economic development negotiations as it relates to the FM 149 tract.
- b. Section 551.074 – Deliberations regarding personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

President Robert Franklin convened into Closed Executive Session at 4:18 p.m.

**7. RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

President Robert Franklin adjourned the Closed Executive Session and reconvened the Open Meeting at 4:47 p.m.

**MOTION:** Upon a motion to engage in negotiations with Capital Real Investments made by Jake Kelly and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 4-0.

**MOTION:** Upon a motion to extend another one-year contract with Executive Director Rachel Steele made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 4-0.

**8. CONSIDERATION – DISCUSS AND TAKE ACTION ON 2023 DATA PROPOSAL FROM REGIS DATA**

Executive Director Rachel Steele presented this item and noted this proposal is to facilitate all the real estate and demographic research for 2023 utilizing SitesUSA.

**MOTION:** Upon a motion to approve 2023 Data Proposal from Regis Data made by Jake Kelly and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 4-0.

**9. CONSIDERATION – DISCUSS AND TAKE ACTION ON FM 1488 EAST UTILITY PRESENTATION**



Chessie Zimmerman with Stratus Properties, 212 Lavaca St., Austin, TX 78701, representing Magnolia Place and Magnolia East MUD spoke in regard to this item: a plan for supplemental supply to the City's water system that are presently affecting four projects. There was further discussion.

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77354 spoke in regard to this item.

Executive Director Rachel Steele presented this item and reviewed the Utility Summary with the Board.

**MOTION:** Upon a motion to adopt a resolution to enter into an agreement with vendors to support the City of Magnolia with a temporary water system made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 4-0.

**10. CONSIDERATION – DISCUSS AND TAKE ACTION TO AMEND FY 2023 PROJECTED LIST RELATED TO INFRASTRUCTURE PROJECTS**

Executive Director Rachel Steele presented this item and reviewed the addition of items with the Board. There was further discussion.

**MOTION:** Upon a motion to approve amended FY 2023 Projected List related to infrastructure projects budgeted at \$550,000 made by Jake Kelly and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 4-0.

**11. FUTURE AGENDA ITEMS**

None

**12. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Basil Tate and seconded by Jake Kelly, the Board members voted, the motion carried unanimously, 4-0 and the meeting was adjourned at 5:15 pm.



  
Robert Franklin, President

### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 10, 2022, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:



Kandice Garrett, City Secretary