



## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES**

#### **RE-SCHEDULED REGULAR MEETING THURSDAY NOVEMBER 18, 2010 - 3:30 P.M.**

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

A re-scheduled regular meeting of the Magnolia 4A Economic Development Corporation was held on November 18, 2010, 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**

David Burditt 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 Boardmembers in attendance: Jonny Williams, Pat Zaiontz, David Burditt, and Sammie Scott.

Absent: Calvin Williams

Staff present: Executive Director Paul Mendes, City Secretary Lynne George, City Attorney Leonard Schneider

Guest: Council member Burhl ("Jodie") Sanders

**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**

President Williams wanted to make everyone aware that the "Harvest Fest On The Stroll" event would be tomorrow night, November 19<sup>th</sup>, and that there would be a band, The Houstonian Big Band, old cars, wineries, vendors, etc. and encouraged everyone to come out.

## **7. FINANCIAL STATEMENTS – OCTOBER 2010**

No action taken – financial statements were included in packets.

## **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.*

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|----|--|--------------|
| a. | Approval of the 4A Economic Development Corporation minutes for the meeting held October 14, 2010. |              |
| b. | Montgomery County Commissioner Precinct 2 (Unity Park Rd.)   | \$273,489.76 |
| c. | Montgomery County Commissioner Precinct 2 (Unity Park Rd.)   | \$143,113.77 |
| d. | Montgomery County Commissioner Precinct 2 (Unity Park Rd.)   | \$130,375.99 |
| e. | James Nichols (Unity Park monument sign)   | \$ 1,750.50  |
| f. | Conroe Mill Supply, Inc. (Inv. #293835)  | \$ 117.45    |
| g. | Tractor Supply Co. (Ticket. #48887)  | \$ 286.47    |
| h. | Cajun Ready Mix, Ltd. (Sale. #4770)  | \$ 450.00    |
| i. | Daniel's LandScaping (Inv. #2519)  | \$ 750.00    |
| j. | Daniel's LandScaping (Inv. #2520)  | \$ 450.00    |
| k. | Burditt Consultants, LLC (Inv. #122115)  | \$ 600.00    |
| n. | Burditt Consultants, LLC (Inv. #122114)  | \$ 871.50    |
| o. | Liles Parker PLLC (Inv. #10484)  | \$ 1.20      |
| p. | Words, Inc.  | \$ 195.00    |
| q. | Costco.com (Order #211038219)  | \$ 454.64    |

Discussion followed. Items c. and d. are omitted as they are a duplication of b. which is the totals of c. and d.

Upon a motion by Pat Zaiontz to approve items a., b., e., f., g., h., i., j., k., n., o., p., and q., and seconded by David Burditt, the Board members present voted and the motion carried unanimously.

## **OLD BUSINESS**

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

- Unity Park  
President Jonny Williams reported that it is finished other than the asphaltting of the road and the main entrance sign is being installed now.
- Yellow House  
President Williams reported that the work is about finished on the outside but that they are looking to do some brickwork around the bottom and some painting. He also stated that there was a lot of interest in leasing it and it is obviously going to do what it was intended to do.
- Downtown Project  
President Williams reported that work-wise, this project is also finished and with the Harvest Fest On The Stroll event, it also is doing what it was intended to do.
- Depot Project  
Pat Zaiontz reported that the Greater Houston Blacksmith Association is in the process of building their shop.

- **Economic Development Plan**  
City Administrator Paul Mendes reported that the Chamber, in conjunction with the City of Magnolia, worked together on developing a 13 member Greater Magnolia Economic Development Partnership Board to help implement the City's economic development plan, and Alisha Roberts is attending a retail sales convention in Grapevine and took the recently updated City video with her on flash drives, along with packets that the Chamber made up.
- **Special Events**  
President Williams reminded that the Harvest Fest On The Stroll will be held tomorrow evening, and the Historical Depot is putting on Hometown Christmas Dec. 9 – 12.
- **Beautification**  
Mr. Mendes reported on the 4<sup>th</sup> Annual Fall Recycle Round-Up Recycling Program from the destruction of expired documents and how it would benefit our community's beautification plans through the Montgomery County Beautification Association, and that we provided them with 158 boxes of documents to shred. Each box cost \$5 and the MCBA would receive \$2 of that to be used for beautification.

## **NEW BUSINESS**

### **10. a. CONSIDERATION – WORKING FUND FOR EMERGENCIES**

*(Jonny Williams)*

Consideration and possible action to authorize a working fund in support of the community for emergencies.

Mr. Mendes explained the general concept that this working fund could be used for when opportunities to support the community arise and there isn't time to hold a meeting to approve the expenditure. An example is when authorization was necessary by City Council for the flash drives and the \$3,000 for editing of the City's video for the Chamber. City Attorney Leonard Schneider suggested that a fund for advertising/promotion would be acceptable and that a Resolution could be prepared referencing same as an amendment to the budget. Discussion followed.

Upon a motion made by David Burditt to authorize City Administrator Paul Mendes to enter a line item for a special promotion/advertising fund under Miscellaneous Expenses with a budget of \$3,000 that could be amended from time to time that he would be able to use for opportunities that arise between meetings and seconded by Sammie Scott, the Board members present voted and the motion carried unanimously.

### **b. CONSIDERATION – UTILITIES FOR BUSINESSES ON FM 1774**

*(Paul Mendes)*

Consideration and possible action to extend water and sewer lines on FM 1774 and FM 1488 in support of commercial expansion and fire protection.

Mr. Mendes discussed a proposed concept and explained the benefits of resetting of the City's utility lines on FM 1774 and FM 1488 to support and enhance businesses and jobs in the community, provide fire protection, and to extend further to the south and west. By using 4A or 4B funds for infrastructure improvements to either enhance or attract businesses, he suggested that it would free up City money that would be used or borrowed to do the same thing. Discussion followed. Mr. Mendes suggested doing a study on it, and bring it back to the Board as an actual project.

c. **CONSIDERATION –WORKSHOP**

Consideration and possible action to set date and time for a workshop for future projects.

Mr. Mendes suggested setting a workshop between Christmas and New Years. Chairman Williams suggested setting a meeting for the normal 4A/4B meeting in January and include City Council and the Planning Commission.

Upon a motion made by David Burditt to combine agenda items b. and c. and set date and time for a joint workshop with 4A, 4B, City Council and the Planning Commission on Thursday, January 13, 2011 at 6:00 pm and seconded by Sammie Scott, the Board members present voted and the motion carried unanimously.

d. **CONSIDERATION –SUPPORT OF DOWNTOWN STROLL COMMITTEE**

*(Jonny Williams)*

Consideration and possible action to help support downtown Stroll Committee for events.

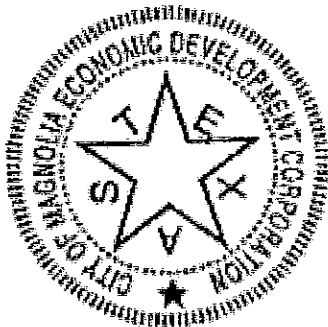
City Attorney Leonard Schneider discussed the parameters of exactly what activities could and could not be funded. Discussion followed regarding possibly expanding Stroll activities, projects and events, to include a chili stroll.

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

None.

12. **ADJOURNMENT**

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

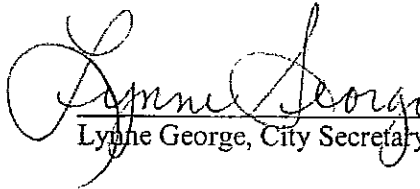


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Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the re-rescheduled regular meeting held on November 18, 2010, by the Board of the City of Magnolia 4A Economic Development Corporation and were approved on December \_\_, 2010.

ATTEST:

  
Lynne George, City Secretary