



4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES
REGULAR MEETING
THURSDAY SEPTEMBER 11, 2014 - 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 September 11, 2014, beginning at 4:33 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 4:33 pm.

a. **INVOCATION**

Jonny Williams delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Jonny Williams lead the pledge of allegiance to the United States flag.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Jonny Williams called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Pat Zaiontz, Anne Sundquist, and Phyllis Stegen

Absent: Basil Tate

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Tana Ross

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

None.

4. REQUESTS OR PETITIONS FROM THE PUBLIC

None.

5. **ANNOUNCEMENTS**

Phyllis Stegen announced that since the last meeting, Executive Director/City Administrator Paul Mendes and she met with Dr. Todd Stephens regarding the piece of land that is wanted for the inclusive park and she was requested to come to another meeting tomorrow. She has lots of donors, four bids for equipment are being requested, and she will bring them to the Board when received. Ms. Stegen stated that it is coming along and that it is going to be really nice.

Also, Ms. Stegen announced that she has volunteers to work the flower beds in the front of City Hall on September 20th.

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

(Basil Tate)

Basil Tate provided notes and comments regarding a summary of revenues and expenditures for President Williams who provided them to the Board in Mr. Tate's absence.

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 August 14, 2014.
- b. O'Malley Engineers, LLP \$3,305.00
- c. Liles Parker \$3,311.50
- d. Tana Ross \$1,250.00

MOTION: Upon a motion to approve Consent Agenda items a. through d. made by Pat Zaiontz and seconded by Anne Sundquist, the Board members present voted and the motion carried unanimously

8. **ECONOMIC DEVELOPMENT COORDINATOR REPORT**

(Tana Ross)

Economic Development Coordinator Tana Ross reported a sales tax revenue increase of 16% for the fiscal year, and up 34% for the period, provided a sales tax revenue comparison of other cities, an Economic Development Activity Report, and reported on highlights of the report. Ms. Ross also reported that they are getting ready for the Renaissance Festival and Stroll Thru the Renaissance, and asked the Board to approve the cost for her to attend the ICSC conference.

9. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that another landowner on FM 1488 has expressed interest in petitioning for annexation, as well as another property owner on FM 1486 as well. Also, a couple of areas on Melton St. that were in the city and then out of the city, have been provided with water and they will be back in the city soon. We are just on the verge on getting moving with utilities, expansion of the community and moving forward on the Right-of-Entry Agreement with Magnolia 1138 Ltd to get the pipes in along Legacy Trust. Engineers will begin surveying, and the Development Agreement will be the final piece for us to move forward on it. Core samples are also being taken next to the sewer treatment plant to determine what needs to be done as far as stabilizing the soil for the structures when they build them down there.

10. CONSIDERATION – APPROVE FISCAL YEAR 2014-2015 4A EDC BUDGET

Consideration and possible action to approve the Fiscal Year 2014-2015 4A EDC budget.

MOTION: Upon a motion to approve the Fiscal Year 2014-2015 4A EDC budget made by Pat Zaiontz and seconded by Phyllis Stegen, the Board members present voted and the motion carried unanimously.

11. CONSIDERATION – 3% COLA APPROVAL

Consideration and possible action to approve 3% COLA increase.

MOTION: Upon a motion to approve 3% COLA increase for the three employees made by Pat Zaiontz and seconded by Phyllis Stegen, the Board members present voted and the motion carried unanimously.

12. CONSIDERATION – ICSC TEXAS CONFERENCE AND DEAL MAKING IN DALLAS

Consideration and possible action to authorize Economic Development Coordinator to attend the ICSC Texas Conference and Deal Making November 12, 2014 – November 14, 2014 in Dallas, Texas.

MOTION: Upon a motion to authorize Economic Development Coordinator to attend the ICSC Texas Conference and Deal Making November 12, 2014 – November 14, 2014 in Dallas, Texas made by Anne Sundquist and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

13. 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 main issue is to get the cameras functional and he is going to bring someone in to hook up the wiring and finish up and will check into a private firm to monitor. Mr. Mendes reported some minor vandalism where someone knocked off more stones on the columns, and the black cap from the splashpad control was beat on by what looks like a hammer which resulted in \$700 for parts with us doing the labor.
- b. Downtown Project
No report.
- c. Economic Development Plan
Executive Director/City Administrator Paul Mendes reported that the preparation for zoning needs to go before the Planning & Zoning Commission to be put into a final format and meet with Kendig Keast where we have something to bring to Council with a recommendation.
 - i. Grow Magnolia
Executive Director/City Administrator Paul Mendes reported that he is talking to developers a couple times a week and there is just a lot of activity going on.

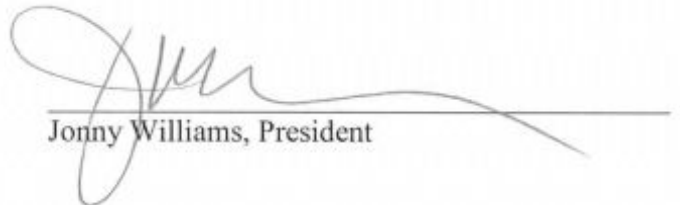
- d. Special Events
Covered.

14. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Pat Zaiontz requested that an item be placed on the next agenda regarding a 3% COLA for Economic Development Coordinator Tana Ross.

15. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Anne Sundquist and seconded by Phyllis Stegen, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:15 pm.


Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on September 11, 2014.

ATTEST:


Lynne George, City Secretary