



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### **MINUTES**

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

PUBLIC HEARING & REGULAR MEETING

**THURSDAY APRIL 12, 2012 - 5:30 P.M.**

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4B Community Development Corporation was held on April 12, 2012, beginning at 5:30 pm, in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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

The meeting was called to order by Frank Parker at 5:30 pm.

##### a. INVOCATION

David Noll delivered the invocation.

##### b. PLEDGE OF ALLEGIANCE

Frank Parker lead the pledge of allegiance.

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

Frank Parker called roll and certified a quorum present with the following Board members in attendance: Frank Parker, Jonny Williams, Gari Lynn Hessong, David Arevalo, Pat Zaiontz and Clyde Hunt (arrived at 5:35)

Absent: Jerry Reed

Staff present: City Secretary Lynne George, Finance Director Beverly Standley

#### 3. **PRESENTATION**

Recognition of Andy Mize.

Mr. Mize was not present.

#### 4. **PUBLIC HEARING**

Chairman Parker recessed the open meeting and convened the Public Hearing at 5:35 p.m. and read the Notice of Public Hearing aloud.

## NOTICE OF PUBLIC HEARINGS

Notice is hereby given that two public hearings will be conducted by the City of Magnolia 4B Community Development Corporation on April 12, 2012 at 5:30 pm and on May 10, 2012 at 5:30 pm at City of Magnolia City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354. The public hearing will be held to consider the adoption and funding of the following project:

4th Street extension.

The public is welcome and encouraged to participate.

David Noll from Magnolia United Methodist Church emphasized the importance of the extension of 4<sup>th</sup> Street from Commerce Street to the rear of their property as to their future plans and growth, will provide an easy access to their entire property which they don't have now, and give them flexibility in where they can build their future church parking area. He stated that this is also important to the adjacent property owners having access to their property for future development, and is a part of the overall plan for the property development between Nichols Sawmill and Unity Park.

John Bramlett commented that it was an excellent project and he concurred with Mr. Noll.

5. **ADJOURN PUBLIC HEARING AND RECONVENE OPEN MEETING**

Chairman Parker adjourned the Public Hearing and reconvened the open meeting at 5:36 p.m.

6. **CITIZENS FORUM**

*(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*  
None.

7. **ANNOUNCEMENTS**

*(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)*

Pat Zaiontz announced that he had compiled a list of all of the older homes and buildings for the downtown renovation and he distributed a copy of same.

Gari Lynn Hessong announced that the barbeque cookoff was very successful, had 69 teams, and brought in a lot of business to the city.

8. **FINANCE MANAGER REPORT- MARCH 2012 FINANCIAL STATEMENTS**

*(Jerry Reed)*

Provided in packet.

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

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

a. Approval of the minutes of the meeting of the 4B CDC held on March 8, 2012.

|    | <b><u>Vendor</u></b>                        | <b><u>Project #</u></b> | <b><u>Amount</u></b> |
|----|---|-------------------------|----------------------|
| b. | Magnolia Hardware & Supply (Doc #59334)     | 500841                  | \$ 112.90            |
| c. | Magnolia Hardware & Supply (Doc #58925)     | 500848                  | \$ 639.82            |
| d. | Texas Landscape Products, Inc. (Inv.#30176) | 500848                  | \$ 460.00            |
| e. | Barco Products                              | 500848                  | \$1,633.40           |

|    |  |        |           |
|----|--|--------|-----------|
| f. | Coast to Coast Portable Toilets (Inv.#36854) | 500841 | \$ 60.00  |
| g. | Pentex Equipment (Inv.#9012)                 | 500848 | \$ 213.37 |
| h. | Texas Landscape Products, Inc. (Inv.#30195)  | 500848 | \$ 485.00 |
| i. | Texas Landscape Products, Inc. (Inv.#30192)  | 500848 | \$ 301.00 |
| j. | Texas Landscape Products, Inc. (Inv.#30120)  | 500848 | \$ 465.00 |
| k. | Charles Henderson (Inv.#Magnolia031412)      | 500841 | \$ 84.00  |
| l. | Playground Systems (Inv.#4691)               | 500848 | \$ 260.00 |
| m. | Liles Parker (Inv.#10025)                    | 500640 | \$ 314.50 |
| n. | Liles Parker (Inv.#10045)                    | 500640 | \$ 148.00 |
| o. | Words, Inc. (February 2012)                  | 500674 | \$ 219.50 |
| p. | Words, Inc. (March 2012)                     | 500674 | \$ 135.00 |
| q. | WCA (Inv.#010-0000205321)                    | 500971 | \$ 130.00 |

**MOTION:** Upon a motion to approve Consent Agenda items a. through q. made by Clyde Hunt and seconded by Jonny Williams, the Board members voted and the motion carried unanimously.

# **10. APPROVED PROJECTS REPORTS**

*(Frank Parker)*

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz

Jonny Williams reported that the dirt being hauled in to the barbeque cookoff area will be spread and rolled and have growing on it shortly. He also stated that on the splashpad, there is a spot for two more features and that he has a prospective sponsor for one of them, and we can possibly do the 2<sup>nd</sup> one next year. Mr. Williams also stated that the speed humps have been ordered as well as the wheel stops, public works is in the process of cutting down the two big dead oak trees we lost by the playground equipment, and the restrooms by the playground were vandalized.

- b. Yellow House – *(approved 2009)* - Pat Zaiontz, Jonny Williams

Pat Zaiontz reported that a meeting was held with the owners recently and their complaint was that they could still smell sewer upstairs, and we were going to do a smoke test. Jonny Williams commented that everything from the floor up was their responsibility.

- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams

- i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*

Gari Lynn Hessong presented a breakdown of projected costs and also had photos, and described where the street would run and how it would enhance the community. Discussion followed regarding acquiring the land.

- d. Economic Development Program – *(approved 2007-2008)* – Jerry Reed

- (i). Grow Magnolia

No report.

- e. Farmers Market – Frank Parker

Brenda “Boo” Henderson provided a report on the recent markets.

- g. Gateways – Pat Zaiontz

On hold.

- h. Installation of Pressure Reduction Valve on 8” water line in Unity Park - *(approved 2011)*

Complete.

- i. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong

Gari Lynn Hessong reported that she walked The Stroll and is working on a quote for event lighting that will come on just for the events, and landscape lighting. She will have prices before the next meeting.

- j. Assumption of the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project - *(approved 12/15/2011)*

No report.

#### 11. **OLD BUSINESS**

- a. **CONSIDERATION – ELIMINATE PROJECT**

Consideration and possible action to eliminate the following project: Installation of Pressure Reduction Valve on 8” water line in Unity Park – *(approved 2011)*

**MOTION: Upon a motion to approve Consent Agenda items a. through q. made by Pat Zaiontz and seconded by Gari Lynn Hessong, the Board members voted and the motion carried unanimously.**

#### 12. **NEW BUSINESS**

- a. **CONSIDERATION – REVIEW/REVISE BUDGET**

Discussion, consideration and possible action to review and revise the budget.

Discussion followed.

**MOTION: Upon a motion to approve the revised budget made by Jonny Williams and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.**

- b. **CONSIDERATION – ARMS FOR CLOSING STREETS FOR STROLL EVENTS**

Consideration and possible action to authorize the installation of arms for closing the streets for Stroll events.

No action taken.

- c. **CONSIDERATION – ELECTRICAL UPGRADES ON THE STROLL**

Consideration and possible action to authorize electrical upgrades on The Stroll.

Already covered in item 10.c.



d. CONSIDERATION – PURCHASE OF JOHN DEER MOWER

Consideration and possible action to approve the purchase of a pre-owned John Deer lawn mower Model 777 with 72-inch cut for park maintenance. (The mower is available from Brookside Equipment in Spring for the price of \$3,500.00. The mower is currently on loan to the City and in use at Unity Park.

**MOTION:** Upon a motion to approve the purchase of a pre-owned John Deer lawn mower Model 777 with 72-inch cut for park maintenance. (The mower is available from Brookside Equipment in Spring for the price of \$3,500.00 made by Pat Zaiontz and seconded by Gari Lynn Hessong, 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 Gari Lynn Hessong and seconded by Pat Zaiontz, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:30 p.m.



  
Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 12, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary