



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

PUBLIC HEARING & REGULAR MEETING

THURSDAY AUGUST 11, 2011 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd, Magnolia, Texas 77354

A Public Hearing and regular meeting of the Magnolia 4B Community Development Corporation met on August 11, 2011, 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

Chairman Frank Parker called the meeting to order at 5:30 pm.

a. INVOCATION

Jonny Williams delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Frank Parker lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Chairman Frank Parker called roll and certified a quorum present with the following Board members in attendance: Frank Parker, Jonny Williams, Jerry Reed, Pat Zaiontz, Clyde Hunt and Gari Lynn Hessong.

Absent: Andy Mize

Staff present: Executive Director Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller, Farmers Market Coordinator Brenda ("Boo") Henderson, Tana Ross, Words, Inc.

3. PUBLIC HEARING

Chairman Frank Parker recessed the open meeting and convened the Public Hearing at 5:32 pm.

Notice of Public Hearing

Notice is hereby given that a public hearing will be conducted by the City of Magnolia 4B Community Development Corporation on the 11th day of August 2011 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 projects:

- a. The installation of a pressure reduction valve on the 8-inch water line in Unity Park, thus looping the water line and improving the water pressure and fire protection for the Magnolia business district in an amount not to exceed \$50,000; and
- b. Downtown upgrades, including but not limited to, lighting improvements, drainage improvements, irrigation, parking, and other enhancements not to exceed \$75,000.

The public is welcome and encouraged to comment and participate.

No public comments.

4. ADJOURN PUBLIC HEARING AND RECONVENE OPEN MEETING

Chairman Frank Parker adjourned the Public Hearing at 5:34 pm and reconvened the open meeting.

5. CONSIDERATION – ADOPTION OF PROJECT – PRESSURE REDUCTION VALVE

Consideration and possible action to adopt and authorize funding of a pressure reduction valve on the 8-inch water line in Unity Park, thus looping the water line and improving the water pressure and fire protection for the Magnolia business district in an amount not to exceed \$50,000.

MOTION: Upon a motion made by Jonny Williams to adopt and authorize funding of a pressure reduction valve on the 8-inch water line in Unity Park, thus looping the water line and improving the water pressure and fire protection for the Magnolia business district in an amount not to exceed \$50,000 and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

6. CONSIDERATION – ADOPTION OF PROJECT – DOWNTOWN UPGRADES

Consideration and possible action to adopt and authorize funding of downtown upgrades, including but not limited to, lighting improvements, drainage improvements, irrigation, parking, and other enhancements not to exceed \$75,000.

MOTION: Upon a motion made by Jonny Williams to adopt and authorize funding of downtown upgrades, including but not limited to, lighting improvements, drainage improvements, irrigation, parking, and other enhancements not to exceed \$75,000 and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

7. CITIZENS FORUM

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

8. ANNOUNCEMENTS

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

Economic Development Coordinator Deborah Rose Miller provided the Board with an update of all the projects she has been working on and the hours involved. Ms. Miller reported that she has been working with Todd Anderson of Montgomery County Grille, and the final inspection will take place tomorrow. All City requirements have been completed. There were issues with the air conditioning that are being addressed. Because of the delay in opening due to the A/C, redo of the handicap ramp and parking lot striping, they are planning on opening to the public next Saturday and for the VIP reception. Since this has been a delay in their opening, they have requested an amendment to the lease agreement. She recommended, just as an effort of good will, comping the August rent for them and start it September 1st. Discussion followed.

Ms. Miller stated that in regards to the street extension project, she has been working and negotiating with MISD, the survey and appraisal has been done, they talked about doing some kind of bartering, but it was decided that it would be more practical to just buy the street outright. MISD is willing to let the City buy it out over a four year period at \$18,000 per year. The next school board meeting will be August 22nd where the board will consider this. Discussion followed.

Regarding "Grow Magnolia", Ms. Miller stated that she has been working with the attorneys regarding voluntary inclusion of some property into our ETJ, and she anticipates that our ETJ will be expanded by hopefully sometime in September.

Ms. Miller also reported that work has been ongoing on a proposal for the Project Delta project, and for the first time to her knowledge, Magnolia was at the table to make a presentation to an international company that came through the Governor's office. The company received over 70 applications nationwide, 26 of which were from the State of Texas, and we made the first cut. Mr. Mendes, Mr. Doyal, Mr. Kana, Mr. Bell and herself, were at the hotel Monday doing the presentation to the company's Board and representatives from the Governor's office. If this happens, it would mean 800 jobs for our community.

Ms. Miller additionally reported that she and Tana Ross drove to Rockwall, Texas to attend a workshop put on by the Governor's office regarding CDBG grants. She is exploring a \$1.2 million infrastructure grant that could possibly help us with our TxDot project, as well as another grant for \$150,000 for downtown revitalization.

Ms. Miller lastly reported on the upcoming events and discussed sales tax.

Tana Ross congratulated the Board on the TML award that the City will be receiving for their efforts and collaboration on Unity Park, and reported on the work she is doing to get the word out on events, as well as working with what Ms. Miller is coordinating.

Farmers Market Coordinator Brenda Henderson reported that the heat and drought have hurt the markets and provided a report on the markets.

Executive Director/City Administrator Paul Mendes reported on the pipe that is all down along 1774 and that a 12" line is being put in to provide sufficient water and fire hydrants down to Friendship Lane where they have been serviced with a 3" line. We are going to jump back across the railroad tracks before the cemetery because of the pipeline easement conflict, come back across the creek and then back across on to 1774. Also, Mr. Mendes stated that a

check was cut for TxDot yesterday for \$123,888.50 which is the cost of the boxes that will be built around our pipes that we have to transit through their drainage system.

9. **FINANCE MANAGER REPORT- JULY 2011 FINANCIAL STATEMENT**

(Jerry Reed)

Jerry Reed provided a report of the revenues and expenditures. Discussion followed.

10. **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 July 14, 2011.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
1.	Pro Paving & Resurfacing (Job #OL61711)	Yellow house	\$19,500.00
2.	Pro Paving & Resurfacing (Job #OL070111)	Yellow house	\$ 9,400.00
3.	Guardian Fire Protection	Yellow house	\$ 5,250.00
4.	Adventure Playground Systems (Inv. #4253)	Unity Park	\$ 3,090.00
5.	Las Fuentes Mexican Restaurant (Matching grant)		\$ 3,500.00
6.	The Grass Store	Unity Park	\$ 320.00
7.	Texas Landscape Products (Work Order #20462)	Unity Park	\$ 152.00
8.	Texas Landscape Products (Work Order #20457)	Unity Park	\$ 275.00
9.	Wind Star Services & EQT. (Inv.#8311)	Unity Park	\$ 1,800.00
10.	Doodie Calls Portable Toilets (Inv.#1453)	Yellow house	\$ 85.00
11.	Lowe's	Unity Park	\$ 23.94
12.	WCA (Inv.#176314)	Unity Park	\$ 130.00
13.	The Grass Store	Yellow house	\$ 415.00
14.	The Grass Store	Yellow house	\$ 415.00
15.	City of Magnolia (refund)	FM1774	\$ 628.32
16.	O'Malley Engineers, LLP (Inv.#8340)	FM1774	\$ 4,620.48
17.	Magnolia Area Chamber of Commerce (Inv.#6261)		\$ 200.00
18.	Sam's Club	Unity Park	\$ 154.55
19.	Tractor's Supply Co. (Ticket #72561)	Unity Park	\$ 108.24
20.	The Home Depot	Yellow house	\$ 56.76
21.	NAPA	Yellow house	\$ 6.79
22.	NAPA	Yellow house	\$ 77.98
23.	Tex-Star Rentals (#115467-1)	Yellow house	\$ 183.60
24.	Tex-Star Rentals (#115504-1)	Yellow house	\$ 309.97
25.	MDN (Inv.#157515)	Yellow house	\$ 155.00
26.	Magnolia Hardware & Supply Inc.	Yellow house	\$ 955.35
27.	Magnolia Hardware & Supply Inc.	Yellow house	\$ 271.86
28.	Magnolia Hardware & Supply Inc.	Yellow house	\$ 747.07
29.	Texas Landscape Products (Work Order #19547)	Yellow house	\$ 130.00
30.	Words, Inc. (August 4, 2011)		127.50
31.	Texas Landscape Products (Inv.#20485)	Yellow house	\$ 216.00
32.	Plumb Crazy Systems (Work Order #0608)	Unity Park	\$ 560.00
33.	Clyde Martin (#446066)	Unity Park	\$ 1,150.00
34.	Clyde Martin	Unity Park	\$ 102.37
35.	Liles Parker (Inv.#10765)		\$ 573.50

Mr. Parker expressed concern with Item No. 18, questioned the approval of the item, and asked why not start the process to get a proper maintenance facility on the east end of the park.

MOTION: Upon a motion made by Jonny Williams to approve the minutes of the meeting of the 4B CDC held on July 14, 2011, and to approve consent agenda items 1 through 35 and seconded by Geri Lynn Hessong, the Board members present voted and the motion carried unanimously.

11. APPROVED PROJECTS

(Frank Parker)

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

Jonny Williams reported that restrooms were complete, we have received some new tables and benches that have not been put up yet, we have some speed humps that have not been installed yet because they are waiting for the dump trucks to get through running up and down the road. There has been some more vandalism with rocks being thrown at the glass blocks in the restrooms. Executive Director/City Administrator Paul Mendes stated that we are going to have to remove the bull rock, which now gives them ammunition to throw to create the damage.

Jonny Williams exited the meeting at 6:26 pm.

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

Discussion followed regarding expenditures and approval policies. Frank Parker stated it is the project managers' responsibility to make sure the project remains within budget. If something is needed, that is the proper person to start with.

- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
No report.

- d. Stroll - *(approved 2009)* - Pat Zaiontz, Clyde Hunt

Pat Zaiontz stated that the project is complete and that The Stroll Committee has taken over all events. Discussion followed.

- e. Design the relocation/reconstruction of water & sewer lines on FM 1774 - *(approved 2011)*
– Frank Parker
No report.

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

- (i). Grow Magnolia

Consideration and possible action to clarify and approve the description of "Grow Magnolia" as:

"To expand the City of Magnolia's extraterritorial jurisdiction to protect the City's boundaries and allow for growth and expansion."

No action taken.

- g. Farmers Market – Frank Parker

Report given earlier by Brenda Henderson.

h. Gateways – Pat Zaiontz

Pat Zaiontz reported that Gateways are quiet right now with the road expansion. Executive Director/City Administrator Paul Mendes stated that we are getting ready to remove the southern gateway and put it in storage to get it out of the way of TxDot's expansion. Discussion followed regarding relocating the magnolia trees.

i. Public Information LED Sign - *(approved 2011)*

Executive Director/City Administrator Paul Mendes reported that the sign would be installed tomorrow.

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

Executive Director/City Administrator Paul Mendes reported that he had just received the specifications from the engineer on the actual model of pressure reduction valve we need to purchase, he is going to price it and as soon as the 60 days runs out, he will order it and we will install it ourselves.

k. Downtown Upgrades - *(approved 2011)*

Gari Lynn Hessong volunteered to be project manager for this project.

NEW BUSINESS

12. CONSIDERATION – WILDFLOWERS

Consideration and possible action to designate area(s) to be identified as wildflower site(s), begin preparation, and authorize purchase of seeds.

MOTION: Upon a motion made by Pat Zaiontz to take \$3,000 from the Gateways budget money and put it towards wildflowers, only if it rains, and seed the area at the intersection of FM 1488 and FM 1774, going north and south, and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

13. CONSIDERATION – IDENTIFYING NEXT PROJECT

Consideration and possible action to identify next project.

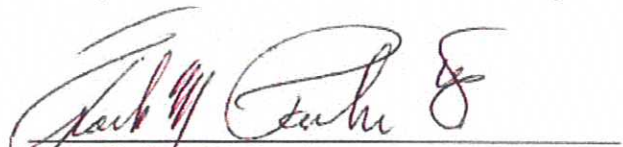
No action taken.

14. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Frank Parker requested that a discussion and action item be put on the agenda to establish an expenditure and authorization policy.

15. ADJOURNMENT

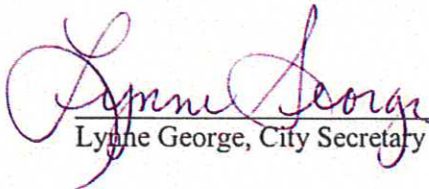
MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Gari Lynn Hessong, the Board members present vote, the motion carried unanimously and the meeting was adjourned.



Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the Public Hearing and regular meeting held on August 11, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary

