



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### **MINUTES**

**CITY OF MAGNOLIA  
4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY AUGUST 9, 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 August 9, 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**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

David Arevalo 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, Jerry Reed, Gari Lynn Hessong, David Arevalo, Pat Zaiontz and Clyde Hunt

Absent: Jonny Williams

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

Guests: Tana Ross, Words, Inc.

#### **3. CITIZENS FORUM**

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

*(For matters not on the agenda. Comments shall be limited to **three (3) minutes per person**. Comments by the Board shall be limited to:*

*a. Statements of specific factual information given in response to an inquiry;*

- b. A recitation of existing policy in response to an inquiry;
- c. A proposal to place the subject on a future agenda.

Todd Anderson, owner of Montgomery County Grille, commented on a meeting they had at the yellow house he attended with some local business owners, in the initial stages of planning a group of business owners that they want to get together to get involved with the community and city to help promote events, community involvement, etc.

#### **4. 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 announced that the sales tax was the highest percentage of increase and highest dollar amount of the year and includes the first collection of the newly annexed area down to Friendship Drive. Regarding Magnolia On The Move, Mrs. Miller also provided a composite of the comprehensive plan session requests, narrowing down the requests to eight areas that we need to focus on, and asked the Board to mark their two top choices and return it to her before they leave.

#### **5. FINANCE MANAGER REPORT- JULY 2012 FINANCIAL STATEMENTS**

*(Jerry Reed)*

Provided in packet. Jerry Reed provided a brief summary of revenues and expenditures.

#### **6. 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 12, 2012.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Brookside Equipment Sales, Inc.	500848	\$ 543.78
c.	Clarks Electric (#224888)	500848	\$ 2,500.00
d.	Coast to Coast Portable Toilets, LLC (#38839)	500841	\$ 60.00
e.	Daniel's Landscaping (3361)	500851	\$ 1,425.00
f.	Daniels Plumbing (019664)	500848	\$ 350.00
g.	K and G small engine repair (0035203)	500848	\$ 37.20
h.	K and G small engine repair (0035203)	500848	\$ 92.40
i.	Magnolia Hardware & Supply Inc.	500848	\$ 309.81
j.	Napa Auto Parts	500848	\$ 145.14
k.	O'Reilly Auto Parts	500848	\$ 15.96
l.	Windstar Equipment	500848	\$ 441.30
m.	Liles Parker (Inv.#10101)	500640	\$ 148.00
n.	Words, Inc. (July 2012)	500674	\$ 166.00
o.	WCA (Inv.#010-0000219173)	500848	\$ 130.00

**MOTION:** Upon a motion to approve Consent Agenda items a. through o. made by Clyde Hunt and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

#### **7. CONSIDERATION – INDEPENDENT CONTRACTOR APPROVAL**

Consideration and possible action to approve changing Deborah Rose Miller from an employee to an independent contractor at the same pay scale.

**MOTION:** Upon a motion to approve changing Deborah Rose Miller from an employee to an independent contractor at the same pay scale made by Pat Zaiontz and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

**8. CONSIDERATION – COLA APPROVAL**

Consideration and possible action to approve 3.6% COLA increase.

**MOTION:** Upon a motion to approve 3.6% COLA increase to all full-time employees of 4B including Deborah Rose Miller made by Pat Zaiontz and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

**9. APPROVED PROJECTS REPORTS/UPDATES**

*(Frank Parker)*

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

Pat Zaiontz reported that everything is going smooth and that a barbeque cookoff will be held there in September. Executive Director Paul Mendes reported that he is waiting for Chief Ibarra to tell us where to position the extra speed humps.

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

Pat Zaiontz reported that there have been a lot of comments about their signage and stated that he thought it looks pretty good. No other problems.

- 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 referred to Executive Director Paul Mendes who reported that our street extension is supposed to be signed off by the school board in September, and as soon as we get it closed, he will get with Charlie Riley to coordinate the project.

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

No report.

- (i). Grow Magnolia

Economic Development Coordinator Deborah Rose Miller reported that we have 20 new acres petitioning for voluntary annexation, and that the ETJ will be out to 149 on August 14, and should be past the spur by either fiscal year end, or calendar year end. Magnolia is definitely on the radar. Mrs. Miller also stated that the residential building permits are the highest we've seen and are projecting averaging approximately 30 a year in the comprehensive plan. Projecting hitting home rule status with some other plans that we have by 2015 at 7% growth.

- e. Farmers Market – Frank Parker

Frank Parker reported that they are still trying to meet with the County to resolve the permit issue which has pretty much decimated the market, and have somewhere in the neighborhood of 300 signatures on a petition right now. Mr. Parker commented that it is the only program that he knows of in the city that has actually generated real jobs.

g. Gateways – Pat Zaiontz

Pat Zaiontz reported that it is on hold until 1774 is finished.

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

Executive Director Paul Mendes reported that we have the locations and price for the lights and asked the Board if they wanted the same type of lights that we have now as far as illumination goes because the actual heads of the existing lights are very expensive. Where most bulbs are \$60-\$70, these run about \$500, and that we could get the identical looking fixture with a more economical bulb. Mr. Parker indicated that we should try and get this resolved by next month.

i. 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.

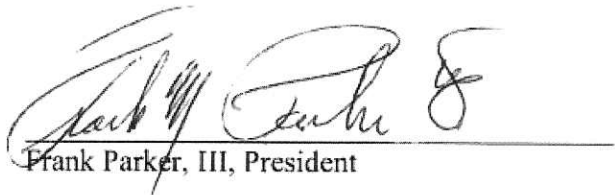
**10. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

Economic Development Coordinator Deborah Rose Miller requested that an item be placed on the next agenda to discuss and take action on a proposal to expand the existing Stroll Committee, would like a director appointed from 4B as a liaison, and nominated David Arevalo, who accepted the nomination.

**11. ADJOURNMENT**

**MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:05 p.m.**



  
Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on August 9, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
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Lynne George, City Secretary