

Brenda Hoppe, President
Joshua Chadwick, Vice President
Barbara Gardner, Treasurer
Clyde Hunt
Trevor Brown
Vacant
Lisa Grant



Rachel Steele, Economic Director
Don Doering, City Administrator
Kandice Garrett, City Secretary
Leonard Schneider, Corp. Attorney
Beverly Standley, Finance Administrator

MINUTES

4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, DECEMBER 9, 2021 – 5:30 P.M.
Sewall Smith City Council Chambers
18111 Buddy Riley Blvd.
Magnolia, Texas 77354

1. **CALL TO ORDER**

President Brenda Hoppe called the meeting to order at 5:31 p.m.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

President Brenda Hoppe led the Pledge of Allegiance.

c. **ROLL CALL AND CERTIFICATION OF QUORUM**

President Brenda Hoppe called roll and certified a quorum present with the following Board members in attendance: Brenda Hoppe, Joshua Chadwick, Barbara Gardner, Lisa Grant, Trevor Brown and Clyde Hunt.

President Hoppe announced that Kevin Moore is no longer on the Board.

Absent: None

Staff present: Economic Director Rachel Steele, City Administrator Don Doering, City Secretary Kandice Garrett.

2. **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.*

None

3. **ANNOUNCEMENTS**

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

President Brenda Hoppe announced that the Christmas Tree Lighting and the Chamber Christmas Parade was a success. Clyde Hunt added it is estimated that approximately 5,000 people came out for the events.

4. **TREASURER'S REPORT**

(Director Barbara Gardner)

- a. Update on revenues and expenditures
- b. Monthly sales tax report

Barbara Gardner provided a summary of revenues, obligations, and expenditures.

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

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

Minutes	Date
Approval of Minutes	November 16, 2021
Invoices	Amount
Rachel Steele (November)	\$4,583.33
Liles Parker (November)	185.00
Adventure Playground Systems Trash Cans	\$6,927.78
OCS- IT Services	\$46.88

MOTION: Upon a motion to approve Consent Agenda made by Clyde Hunt and seconded by Lisa Grant, the Board members present voted, and the motion carried unanimously, 5-0.

6. **DISCUSSION – PRESENTATION FROM AEI ENGINEERING ON COMMERCE STREET FEASIBILITY REPORT**

Ms. Steele presented this item and there was discussion on the comparisons of concrete, asphalt, pervious and rock and the Board expressed interest in finding locations to view the different materials. AEI was not present at the meeting.

7. **DISCUSSION – REVIEW 2022 FAÇADE GRANT PROGRAM GUIDELINES**

Economic Development Director Rachel Steele reviewed the Façade Grant Program guidelines and asked for feedback from the Board. There was further discussion.

8. **CONSIDERATION – AMEND THE 2022 MAGNOLIA 4B COMMUNITY DEVELOPMENT CAPITAL IMPROVEMENT PROJECT LIST (CDCIP)**

Ms. Steele presented this item to include adding electric vehicle charging stations.

MOTION: Upon a motion to amend the 2022 Magnolia 4B Community Development Capital Improvement Project List to include electric vehicle charging stations made by Josh Chadwick and seconded by Trevor Brown, the Board members voted, and the motion carried unanimously, 5-0.

9. CONSIDERATION – DISCUSS AND TAKE ACTION ON BIGASS FANS PROPOSAL FOR FANS AT THE WILLIAMS PAVILLION AT UNITY PARK

Ms. Steele noted that this proposal is for two fans in the amount of \$15,000 including installation. The Board asked if they could get pricing for installing a fence to help prevent vandalism. Trevor Brown mentioned an alternative to this vendor is MacroAir who they used for his brewery and they are considerably less. The Board asked Ms. Steele to also get a quote from them.

MOTION: Upon a motion to approve the installation of utility fans through a qualified vendor subject to proper bid collection at the Williams Pavilion at Unity Park made by Clyde Hunt and seconded by Lisa Grant, the Board members voted, and the motion carried unanimously, 5-0.

10. DISCUSSION – DISCUSS AND TAKE ACTION ON AGEINT SECURITY PROPOSAL FOR SECURITY CAMERAS FOR UNITY PARK

Ms. Steele noted since the Thanksgiving break incident there have been a series of small vandalism occurrences and it has been escalating; whereas the latest they broke off actual stone in the columns at several places.

MOTION: Upon a motion to approve Ageint Security Proposal for security cameras for Unity Park made by Clyde Hunt and seconded by Barbara Gardner, the Board members voted, and the motion carried unanimously, 5-0.

11. CONSIDERATION – DISCUSS AND TAKE ACTION ON THE 2021 ANNUAL REPORT

Ms. Steele presented this item in favor of a tool to be utilized for public interest and will be added to the EDC website. There was further discussion and a suggestion to add housing projected in Magnolia Proper, a map, and to highlight projects which 4B initiated.

MOTION: Upon a motion to approve the 2021 Annual Report made by Clyde Hunt and seconded by Barbara Gardner, the Board members voted, and the motion carried unanimously, 5-0.

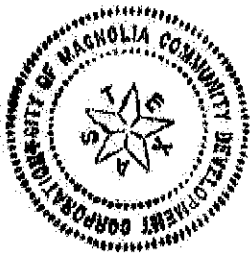
12. **APPROVED PROJECTS REPORTS/UPDATES**
- a. **Festival Committee Updates/Announcements**
 - b. **Unity Park** (Approved 2006-2007)
 - c. **Grow Magnolia: Program Updates**
 - d. **LED City Hall Sign**
 - e. **Downtown Upgrades** (Approved 2011)

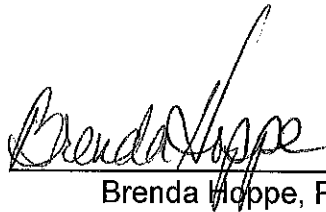
Ms. Steele gave a progress report on activities, meetings and outreach the CDC had made for the month of November.

13. **FUTURE AGENDA ITEMS**
- The board requested the following:
- Farmers Market

14. **ADJOURN**

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Lisa Grant, the Board members present voted, and the motion carried unanimously, 5-0 and President Hoppe adjourned the meeting at 6:52 pm.




Brenda Hoppe, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 9, 2021, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Kandice Garrett, City Secretary