



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### **MINUTES**

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

**THURSDAY FEBRUARY 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 February 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**

Jonny Williams delivered the invocation.

##### **b. PLEDGE OF ALLEGIANCE**

Frank Parker lead the pledge of allegiance.

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

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

Absent: Jerry Reed, Andy Mize

Staff present: Executive Director 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)*  
None.

#### **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.)*

5. **FINANCE MANAGER REPORT- JANUARY 2012 FINANCIAL STATEMENTS**

(Jerry Reed)

Provided in packet. Frank Parker commented that March 2012 will be 6 months into the fiscal year and he asked that everyone take a good look at the budget because there will probably need to be some adjustments made and be prepared to discuss it at the next meeting.

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 January 12, 2012.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Magnolia Hardware & Supply (Doc #57633)	500848	\$ 318.51
c.	TEDC (Inv. #54316)	500543	\$ 87.50
d.	WCA (Inv.#010-0000198351)	500848	\$ 130.00
e.	Cajun Ready Mix (PO #8077)	500848	\$ 562.50
f.	Liles Parker (Inv. #10012)	500640	\$ 55.50
g.	Coast to Coast Portable Toilets, LLC (Inv. #36852)	500848	\$ 30.00

**MOTION:** Upon a motion to approve consent agenda items a. through g. made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

7. **APPROVED PROJECTS**

(Frank Parker)

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

Jonny Williams reported that the speed humps are in and that he got a proposal for a 20 x 40 maintenance/utility building to match the pavilion for \$75,000 +/- 20%. Also, Mr. Williams stated that we were getting some concerns with the splashpad being slick, and he received a proposal for a liner for the splashpad for \$6,000, but that we are going to try and use muriatic acid on the surface and pressure wash it.

Mr. John Bramlett expressed concern with conservation of water and the water being used at the splashpad and requested consideration to install a recovery tank and chlorination system to recycle the water.

Jonny Williams commented that when they did the project, a chlorination system was cost prohibitive at the time the park was being planned.

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

Jonny Williams stated that Channel 39 was going to have a piece on the yellow house tonight.

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

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

No report. Economic Development Coordinator Deborah Rose Miller stated that they are waiting to see what happens with the bond proposal they had for the generators and if that comes through they will be in a little bit better bargaining position whereby the school district has the flexibility to work with a municipality with an interlocal agreement that lasts more than one year, and that they should have an answer within the next 60 days.



Executive Director Paul Mendes commented that a business, a café/restaurant, is getting ready to open on 6<sup>th</sup> Street.

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

(i). Grow Magnolia

Economic Development Coordinator Deborah Rose Miller stated that on February 14<sup>th</sup> City Council will consider setting two additional public hearings for February 27 and March 6, and a special meeting to be held on March 27<sup>th</sup> to adopt. Ms. Miller stated that the reason they are giving the two additional hearings is because this is the first time in Magnolia's history where we have extended the boundaries this far like this and to make sure that folks have a chance to get leaders to answer questions here firsthand rather than to hear rumors in coffee shops. In addition to that, Ms. Miller stated that we do have signed for voluntary inclusion in our ETJ marching down 1488 to 149 Jordan Construction but that it has not been brought to City Council yet. Ms. Miller also extended an invitation to the board to attend the City Council meeting on February 14<sup>th</sup> for the presentation by Mr. Brett Keast of Kendig Keast of their proposal to update the comprehensive plan.

e. Farmers Market – Frank Parker

Brenda “Boo” Henderson provided an up to date report of the Farmers and Craft Markets status, and of an issue with switching over the dns of the website.

f. Gateways – Pat Zaiontz

Pat Zaiontz stated that this project was on hold until the FM 1774 widening project is completed.

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

Executive Director Paul Mendes reported that the project is complete but that the Public Works crew is going to put a shield around it to box it in to protect it for approximately \$150.00. The project was completed for right around \$8,000, which was \$42,000 less than what the engineer had estimated.

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

Gari Lynn Hessong stated that all upgrades are under NEW BUSINESS. Executive Director Paul Mendes stated that as a point of interest, regarding all downtown upgrades, reminded the Board that on February 14<sup>th</sup>, Mr. Brett Keast of Kendig Keast will be addressing Council on the comprehensive plan and that it would be great for 4A and 4B and Planning Commission members to be at the presentation because this could very well set the design of new building that we are going to be looking at in the future along The Stroll and in the downtown area.

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)*

Executive Director Paul Mendes stated that the first payment was made as of 1 February and that we will have one more payment of \$14,000 due on 1 September.

**8. NEW BUSINESS**

a. DISCUSSION/CONSIDERATION – DBA FOR FARMERS/CRAFT MARKETS

Discussion, consideration and possible action to approve Farmers Market and Craft Market to apply for DBA with Montgomery County in the name of the 4B Community Development Corporation.

Frank Parker suggested tabling this item.

**MOTION: Upon a motion to TABLE made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.**

b. BUDGET REVIEW FOR ADJUSTMENTS IN MARCH

Frank Parker stated that March will be six months and that the budget needs to be revised.

c. CONSIDERATION – CONCRETE PAD IN SULLIVAN PARK

Consideration and possible action to authorize the construction of a concrete pad in Sullivan Park.

Executive Director Paul Mendes stated that this is for the new tables that we purchased for in the center of the park. There is a circular pattern with bricks and that some of the bricks have sunk and shifted. The concrete will stabilize the base for the bricks and tables and the cost should be approximately \$500 to \$600.

**MOTION: Upon a motion to authorize the construction of a concrete pad in Sullivan Park in an amount not to exceed \$1,000 made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously.**

d. CONSIDERATION – EVENT LIGHTING AND ELECTRICAL UPGRADES ON THE STROLL

Consideration and possible action to authorize the installation of event lighting and electrical upgrades on The Stroll.

Jonny Williams stated that there have been problems with electricity and lighting and the vendors have had problems during events. Executive Director Paul Mendes stated he will get quotes for additional lights along The Stroll for events.

**MOTION: Upon a motion to authorize the installation of event lighting and electrical upgrades on The Stroll made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously.**

e. 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.

Executive Director Paul Mendes stated that the proposed arms would cost around \$100 each.

Mr. John Bramlett expressed concern with the appearance of the arms stating that it was the most ugliest thing in this town and that each one of the board members was responsible because they are asking to beautify Magnolia and a PVC piece of junk pipe was ridiculous and that they were ugly. Mr. Bramlett further commented that the town looks like a disaster



with all the sewer work going on, and now we want to put them on every street and that every other town uses barricades.

Frank Parker stated that we need some way to close the streets during events and suggested that Gari Lynn, Paul and Mr. Bramlett get together and talk about this and see if they can come up with a solution.

f. CONSIDERATION – ADDITIONAL SPEED HUMPS ON UNITY PARK DRIVE

Consideration and possible action to install additional speed humps on Unity Park Drive.

Discussion followed regarding installing additional speed humps and the location. Frank Parker suggested talking to Chief Ibarra to see where he thinks the speed humps should be placed.

g. DISCUSSION – EXTENSION OF 4<sup>TH</sup> STREET

Discussion of the extension of 4<sup>th</sup> Street.

Executive Director Paul Mendes stated that we were looking at extending/improving 4<sup>th</sup> Street and that he understands that the Methodist Church is looking at putting parking back behind the church which would basically free up the availability of the main parking lot along Commerce. Part of our long term plans again is to take a look at it to see if we can either purchase it or lease it long term, improve it, put restrooms on it and come up with a long term agreement where the church can use it as they need it but yet we would still have it available for our events, as well as when business grows along The Stroll, it would be a focal point for parking for people to place their vehicles there and be able to walk in either direction. Because it's centrally located, it would be good for restrooms to be there. Mr. Parker is trying to find some documentation wherein they had requested from Council some years ago to do something on 4<sup>th</sup> Street. Jonny Williams stated that a dedicated easement is there and goes all the way to the end of that property. Mr. Mendes stated that we are only looking to improve and enhance the downtown area, particularly with parking being gone from the work along 1774 and even after it's completed, it will have removed a lot of parking for the businesses down in that area. Discussion followed regarding establishing it as a project and putting it on the next agenda to define it and consider same.

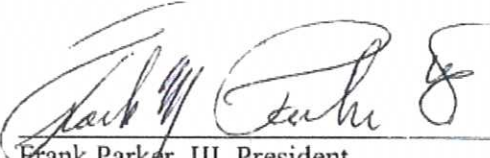
9. BOARD OF DIRECTORS CONCERNS AND REQUESTS

- Review/revising of the budget
- Recycling water at splash pad
- Electrical upgrade on The Stroll
- Street barricades, and
- To consider 4<sup>th</sup> St. extension as a project.

10. ADJOURNMENT

**MOTION:** Upon a motion to adjourn made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:13 p.m.



  
Frank Parker, III, President

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

ATTEST:

  
Lynne George, City Secretary