



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY JANUARY 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 January 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 Jerry Reed at 5:41 pm.

a. INVOCATION

Jonny Williams

b. PLEDGE OF ALLEGIANCE

Jerry Reed 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: Jerry Reed, Jonny Williams, Gari Lynn Hessong, and Pat Zaiontz

Absent: Frank Parker, Andy Mize and Clyde Hunt

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.)*

Economic Development Coordinator Deborah Rose Miller stated that there is hope in sight because our sales tax increase/decrease for the fiscal year is that we are up 10.8% for the

month of January, which would have been November's sales revenue, we are up 14.7% and that is will all the construction going on, Renaissance, etc., and that doesn't count what will be happening with the annexation, the sales tax will be starting in March.

## 5. **FINANCE MANAGER REPORT- DECEMBER 2011 FINANCIAL STATEMENT**

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of income 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 December 15, 2011.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Texas Dept. of Transportation (Dec. 15, 2011)	500924	\$134,789.43
c.	Waller County Feed & Fertilizer (Inv.#10751)	500848	\$ 1,818.00
d.	LaQuinta (Folio#0907175228)	500543	\$ 161.34
e.	Paul Mendes (reimbursement)	500543	\$ 113.48
f.	Magnolia Hardware & Supply (Doc #56685)	500848	\$ 145.43
g.	Texas Landscape Products (WO #20624)	500848	\$ 1,248.00
h.	Napa Auto Parts (#800005149)	500848	\$ 7.49
i.	Golf Cars of Conroe (Inv. #38046)	500848	\$ 26.79
j.	WCA (Inv.#010-0000194975)	500848	\$ 130.00
k.	The Home Depot	500848	\$ 34.43
l.	Liles Parker (Inv. #1005)	500640	\$ 315.50
m.	Words, Inc. (Jan. 3, 2012)	500674	\$ 100.00
n.	Robert VanWassenhova, CPA	500641	\$ 1,500.00

**MOTION:** Upon a motion to approve consent agenda items a. through n. made by Jonny Williams and seconded by Gari Lynn Hessong, 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  
No report.

b. Yellow House – (approved 2009) - Pat Zaiontz, Jonny Williams  
No report.

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

d. Economic Development Program – (approved 2007-2008) – Jerry Reed  
(i). Grow Magnolia  
No report.

e. Farmers Market – Frank Parker  
No report.

f. Gateways – Pat Zaiontz



No report.

- g. Installation of Pressure Reduction Valve on 8" water line in Unity Park - *(approved 2011)*  
No report.
- h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong  
No report.
- i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*  
No report.
- 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.

## **8. NEW BUSINESS**

- a. Consideration and possible action to suspend grant program until Council has approved amended development ordinances.

Economic Development Coordinator Deborah Rose Miller made a recommendation that because of where we are, and the presentation we had last month was all about raising the bar and raising the standards that we have here in Magnolia with our look and what we want and expectations that we want for our businesses, to put a moratorium on the grants until the city finalizes what our standards are going to be. Mr. Mendes stated that what we want to do is to suspend the grants right now, take care of the ones we have approved and are working, and then suspend the program until we can get the new guidelines in place so that as the people request them, we can have them build to our particular look that we are trying to obtain. Discussion followed.

**MOTION: Upon a motion made by Gari Lynn Hessong to suspend the grants until new criteria is established and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.**

- b. Follow up discussion regarding Grow Magnolia presentations at the December joint work session meeting.

Economic Development Coordinator Deborah Rose Miller stated that the whole purpose of the joint work session and presentations last month was to share jointly with all the entities what would be the next step and that some of that is bringing our comprehensive plan up to date, coming up with our major plan as we view our city limits from Friendship Drive on down FM 1488, and what do we want to look like downtown. The Planning Commission will be meeting Tuesday and there are some things that they can do immediately that can create a quick but temporary fix, until zoning or more restrictive ordinances with a little bit more teeth can be put in place. The whole purpose and bottom line is to protect the existing investment. Ms. Miller stated that for the record, she brought 3 consultants to the table for that joint meeting; however, Burditt, who had worked with the City on Unity Park and The Stroll, pulled themselves out of the running by calling a couple hours before the meeting to say that they had just landed a contract and he felt it would not allow them the time that he would need to spend in our community. Ms. Miller stated that Mr. Keast comes highly recommended by research done on his references. He

will be at the Planning Commission meeting next Tuesday to bring more details. Ms. Miller stated that she would like to bring Mr. Keast to the February 4B meeting to let him go over in detail what it would mean, what it would look like, and what the bottom line would be. Discussion followed. Ms. Miller stated that Mr. Keast is basically talking about doing a comprehensive plan in three stages which would probably be over a year or so. The first stage, which is what we need the most right now, is to update the comprehensive plan so that we can go after some grant monies, allow us to look at some ordinances, and zoning to be able to protect our investment. That first stage would probably take about six months. Mr. Keast's proposal was approximately \$30,000, which Ms. Miller stated was very reasonable, given what has been spent over the years.

Mr. Mendes stated that one of the problems we've had is that there were three plans written that he has found through digging through his office and we haven't followed any of them. The only thing we did follow was when Burditt came in and brought his vision for The Stroll and the park and it looks very much like what he had planned. He stated that he has more stuff that covers fifteen years of growth for the city that hasn't been touched. Same thing for our comprehensive plan – the checklist that was developed in 1999/2000, with an update on the park in 2002, again not followed, so what we need to do is come to our leadership – 4A, 4B, the Council, and the Planning Commission, and say, do you want to do it, and if you do, will you follow it if we invest this money. Spending the money but not following the plan is just throwing money away. The plan has to go along with how you see Magnolia growing, and not someone from the outside telling you this is what you have to do. Mr. Mendes further stated that we need a vision statement. Discussion of zoning followed, as well as having a planning workshop after the second City Council annexation public hearing on Tuesday February 24<sup>th</sup>.

## **9. OLD BUSINESS**

- a. Review and discuss Building Inspector's report regarding Daphne Skelton's request for grant funds.

Executive Director Paul Mendes reported that the Building Inspector, Mr. Mike Coy, when out to take a look and said that everything that was supposed to be done inside had been done, except the work on the outside which included improving the driveway and grading and filling the back for drainage and parking behind the building had not been done. They were planning on waiting until TxDot finished 1774 before they did that. To date, Mr. Mendes stated that we do not have any accurate receipts, and the city can't pay ahead of time until the work is done. If they want to wait until 1774 is completed, then that is when we either need to pay the remainder of it, or pay our portion of it for the work that was described. Mr. Mendes also commented that we have to impress upon the people that they have to provide legitimate receipts that will stand up to an audit.

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

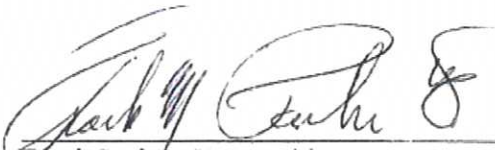
None.

## **11. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:10 p.m.





  
Frank Parker, III, President

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

ATTEST:

  
Lynne George, City Secretary