



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

**CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY JANUARY 13, 2011 - 5:30 P.M.
Sewall Smith City Council Chambers
18111 Buddy Riley Blvd, Magnolia, Texas 77354**

A regular meeting of the Magnolia 4B Community Development Corporation met on January 13, 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

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Boardmember Jonny Williams delivered the invocation and Frank Parker led the pledge of allegiance.

3. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: Clyde Hunt and Andy Mize

Staff in attendance: Executive Director Paul Mendes, City Secretary Lynne George, Brenda Henderson

President Frank Parker stated that he wanted to amend the agenda order to address agenda item 8. e.

8. e. Brenda "Boo" Henderson reported on Farmers Market efforts and activities, stated that the new signs are out, that they are going to two times a month from 12 to 4 pm, and that turnout and interest has been very good.

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

None.

5. ANNOUNCEMENTS

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

Jonny Williams announced that there is a big interest in the leasing of the yellow house and they are working on getting a firm tenant. Electrical service and air conditioning units have been installed but not hooked up, and work needs to be done on parking, drainage and water and sewer needs to be hooked up but that they are going to try and wait until they have a firm tenant. Work on the drainage and parking will be done.

Mr. Williams also announced that on Monday evening, there will be a Business Expo and dinner from 4-6 pm at Magnolia High School and Commissioner Craig Doyle will speak.

6. FINANCE MANAGER REPORT- DECEMBER 2010 FINANCIAL STATEMENT

(Jerry Reed)

Jerry Reed gave a brief overview of the report.

7. 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 9, 2010.		
	<u>Vendor</u>	<u>Project Acct #</u>	<u>Amount</u>
b.	Belt Harris Pachacek, LLLP (Inv. 15024)	500641	\$3,000.00
c.	Daniel's Landscaping (Inv. 2592)	500848	\$ 300.00
d.	Daniel's Landscaping (Inv. 2591)	500848	\$ 375.00
e.	Magnolia Hardware & Supply Inc. (Inv.45850)	500971	\$ 45.97
f.	Magnolia Hardware & Supply Inc. (Inv.45850)	500971	\$ 1.78
g.	MDN Enterprises (Inv. 149967)	500971	\$ 145.07
h.	MDN Enterprises (Inv. 149933)	500971	\$ 179.53
i.	DAC Electrical Services, LLC (Inv. 2124)	Unity Park	\$ 290.00
j.	Level 7 Solution, LLC (Inv. 937)	500841	\$ 205.00
k.	Burditt Consultants, LLC (Inv. 12348)	Unity Park	\$ 276.65
l.	Doodie Calls Portable Toilets (Inv. 1106)	500971	\$ 85.00
m.	Liles Parker PLLC (Inv. 10530)	500640	\$ 314.50
n.	Magnolia Sign Source (Inv. 2771)	Unity Park	\$1,509.00
o.	Magnolia Sign Source (Inv. 2824)	Unity Park	\$ 151.53
p.	Magnolia Sign Source (Inv. 2861)	Unity Park	\$ 45.00
q.	Magnolia Sign Source (Inv. 2282)	Unity Park	\$ 351.00
r.	Magnolia Sign Source (Inv. 2818)	Unity Park	\$ 100.00
s.	HD Supply (Inv. SE34629288.002)	500971	\$ 368.67
t.	James Nichols	500971	\$3,000.00

Upon a motion made by Jonny Williams to approve items a. through t. and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

OLD BUSINESS

8. CONSIDERATION – APPROVED PROJECTS

(President Frank Parker)

Consideration and possible action on the following approved projects:

- a. Unity Park Project – *(approved 2006-2007)*
Jonny Williams reported that the surveillance cameras are in and working at the pavilion but we are still getting some vandalism by trucks/trailers going through the flower beds and tearing up the irrigation system and they are looking at putting some boulders, rocks or something in the flower beds. The County should stripe the road within the next week or two.
- b. Street Extension Project – *(approved 2006-2007)*
Frank Parker commented that we really need to get to working on the extension of 6th Street and to put this item on the next agenda as an action item, as well as put it on the next City Council meeting agenda. Discussion followed.
- c. Community Marketing Project – *(approved 2007-2008)*
Executive Director Paul Mendes reported that he has been working on the new aerial photograph map and should have a sample available soon.
- d. Economic Development Program – *(approved 2007-2008)*
Executive Director Paul Mendes reported that he has spoken with Pizza Hut/Wing Street, as well as Church's Chicken and Papa John's Pizza and that they are planning on coming into the City. He stated that he has also been in contact with a developer who is interested in building a strip center on Nichol Sawmill.
- e. Gateways
Jonny Williams stated that there needs to be some thought as to where to move the south FM 1774 gateway.
- f. Stroll
Gari Lynn Hessong reported that the Stroll committee is planning several events Heritage Day, the Chamber Bar-B-Que Cookoff on April 1st, Festival of Flowers, etc.
- g. Reorganization of 4b Accounting Codes
In progress.
- h. Description of Official Projects
In progress.

NEW BUSINESS

9. CONSIDERATION – DESIGNATION OF PROJECT – RELOCATION OF WATER & SEWER LINES ON FM 1774 ALONG BUSINESS DISTRICT

Consideration and possible action upon finding that the project will advance the economic interests of the City of Magnolia and is the type of project it believes is within the intent of the statute creating the Community Development Corporation to adopt and designate the following as a project and ask the 4B Community Development Corporation to consider adopting and funding:

1. The engineering/planning fees and other expenses deemed appropriate regarding the relocation of water and sewer lines along the business district of FM 1774.
and set the dates and times for two public hearings.

Discussion followed. Executive Director Paul Mendes suggested holding joint meetings and Public Hearings with in conjunction with 4A Economic Development Corporation. Frank Parker suggested doing a preliminary engineering investigation, look at three alternate locations, come up with preliminary cost estimates for each one and try to identify what the benefits are, as well as having City Engineer Craig Kenkel come to the next meeting to address this issue. More discussion followed.

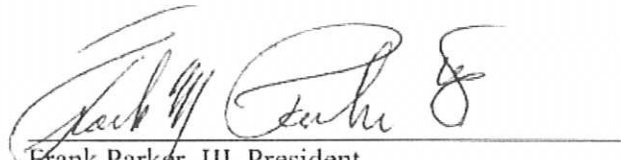
Upon a motion to TABLE made by Pat Zaiontz and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

10. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Executive Director Paul Mendes discussed the issue with Magnolia Bible Church regarding building permit fees and a proposed solution.

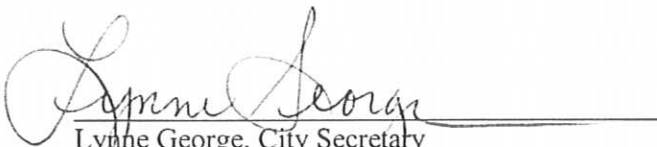
11. ADJOURNMENT

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 adjourned at 6:30 p.m.


Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the special meeting held on January 13, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary

