



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

BUDGET WORKSHOP & REGULAR MEETING

THURSDAY JULY 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 July 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 Frank Parker at 5:30 pm.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Frank Parker 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, Jonny Williams, Pat Zaiontz and Clyde Hunt

Absent: Gari Lynn Hessong and David Arevalo

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

Guests: Tana Ross, Words, Inc., Viren Vansadia

3. BUDGET WORKSHOP

Frank Parker opened the Budget Workshop at 5:33 pm.

Discussion of budget to include, but not be limited to:

a. **Review expenses**

The Board reviewed and discussed all line items and projected income to set a proposed budget for next year.

- b. Propose projects

The Board discussed possible future projects.

4. ADJOURN BUDGET WORKSHOP AND RECONVENE OPEN MEETING

Frank Parker adjourned the workshop and reconvened the open meeting at 6:22 pm.

5. CONSIDERATION – APPROVAL OF 4B CDC BUDGET FOR FY 2013

Consideration and take possible action to approve 4B CDC budget for FY 2013.

MOTION: Upon a motion to approve 4B CDC budget for FY 2013 made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

6. CONSIDERATION – REINSTATE/AMEND GRANT PROGRAM

Consideration and take possible action to:

- a. Reinstate grant program for specific portions of the City

MOTION: Upon a motion to reactivate the grant program made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

- b. Take action on non-conforming signs

It was agreed to address this item at the next meeting.

- c. Set time limit to complete grant projects

MOTION: Upon a motion to set a time limit of ninety (90) days to complete grant projects made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

7. CONSIDERATION – APPROVAL OF GRANT APPLICATION

Consideration and take possible action to approve grant application submitted by Viren Vansadia (Magnolia Inn & Suites) for sign improvements.

Mr. Vansadia explained his projects, one consisting of signage upgrades, and the other consisting of awning improvements. Discussion followed regarding the applications and that it should have just been one application with both projects because only one grant is issued to one owner and not per project. Discussion followed.

8. CONSIDERATION – APPROVAL OF GRANT APPLICATION

Consideration and take possible action to approve grant application submitted by Viren Vansadia (Magnolia Inn & Suites) for awning improvements.

MOTION: Upon a motion to approve the grant applications as combined into one project made by Pat Zaiontz and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

9. 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.

10. ANNOUNCEMENTS

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

None.

11. FINANCE MANAGER REPORT- JUNE 2012 FINANCIAL STATEMENTS

(Jerry Reed)

Jerry Reed provided a brief summary of income and expenditures.

12. 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 June 14, 2012.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	K and G Small Engine Repair (Order #0033834)	500848	\$ 164.92
c.	Niland Company. (Inv.#22129)	500851	\$ 2,581.07
d.	Irrigation Station (Inv.#344014)	500848	\$ 201.11
e.	Clarks Electric (Inv.#224884)	500848	\$ 4,592.50
f.	Cymetrix Technologies	500746	\$ 82.50
g.	O'Malley Engineers, LLP	500851	\$ 1,222.50
h.	Magnolia Hardware & Supply, Inc.	500848	\$ 2,570.97
i.	Magnolia Sign Source (Inv.#4427)	500766	\$ 76.75
j.	Magnolia Sign Source (Inv.#4605)	500848	\$ 45.00
k.	Quill	500766	\$ 52.35
l.	Sam's Club	500746	\$ 931.22
m.	Texas Landscape Products (Inv.#30445)	500848	\$ 1,262.00
n.	Tex-Star Rentals (Inv.#117453-1)	500848	\$ 773.41
o.	TxDot	500924	\$28,273.16
p.	Liles Parker (Inv.#10093)	500640	\$ 277.50
q.	WCA (Inv.#010-0000215724)	500848	\$ 130.00

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

13. CONSIDERATION – APPROVE PURCHASE OF 0.517 ACRE TRACT FROM MISD FOR 6TH STREET EXTENSION

Consideration and possible action to approve purchase of 0.517 acre tract from Magnolia ISD for 6th Street extension and adopt:

RESOLUTION NO. 4B-2012-001

A RESOLUTION OF THE CITY OF MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION TO PROVIDE FUNDS TO THE CITY OF MAGNOLIA TO PURCHASE 0.517 ACRES OF PROPERTY.

MOTION: Upon a motion to approve purchase of 0.517 acre tract from Magnolia ISD for 6th Street extension and adopt Resolution No. 4B-2012-001 made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

14. CONSIDERATION – 4TH STREET PROJECT

Consideration and take possible action to abandon or retain 4th Street project.

MOTION: Upon a motion to abandon 4th Street project made by Pat Zaiontz and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

15. CONSIDERATION – CURRENT PROJECTS

Consideration and take possible action on the following projects:

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz
- b. Yellow House – *(approved 2009)* - Pat Zaiontz, Jonny Williams
- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
 - i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*
- d. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
 - (i). Grow Magnolia
- e. Farmers Market – Frank Parker
- g. Gateways – Pat Zaiontz
- h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
- 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)*

MOTION: Upon a motion to keep items a. through i. as current projects made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

16. APPROVED PROJECTS REPORTS/UPDATES

(Frank Parker)

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

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

Discussion followed regarding recent modifications and signage at the Montgomery County Grille.

- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
 - i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*

Already covered.

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

Economic Development Coordinator Deborah Rose Miller reported that the ETJ, with the exception of the church on the corner of 1488/149 which is the only piece of property she has left to get a signature on, will be past the high school.

- e. Farmers Market – Frank Parker

Frank Parker reported that he is trying to work with officials regarding recent new regulations which is creating a financial hardship on the vendors but stated he is optimistic that a solution can be found. He stated it has affected over half of the vendors.

- i. Gateways – Pat Zaiontz

No report.

- j. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
 - i. CONSIDERATION – ELECTRICAL UPGRADES ON THE STROLL
Consideration and possible action to authorize electrical upgrades on The Stroll.

Executive Director/City Administrator Paul Mendes stated that they are basically ready to go and need the Board to pick out the type of lights they want to be put in the dark areas. Discussion followed and it was felt that the same type of lights that are there should be acquired. Mr. Mendes stated that we would need six additional lights at a cost of about \$12,000 and that we could do some of the labor/installation ourselves. He will check and get the exact cost and specifics to bring to the next meeting.

- k. 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.

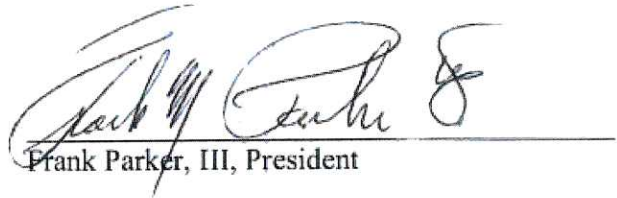
17. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

18. 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 7:10 p.m.




Frank Parker, III, President

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

ATTEST:


Lynne George, City Secretary