



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

PUBLIC HEARING & REGULAR MEETING

THURSDAY JUNE 14, 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 June 14, 2012, beginning at 5:34 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 5:34 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Jerry Reed 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: Jerry Reed, Jonny Williams, David Arevalo, Pat Zaiontz and Clyde Hunt

Absent: Frank Parker, Gari Lynn Hessong

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Absent: 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)

Viren Vansadia, owner of Magnolia Inn & Suites, asked that 4B consider reopening the matching grant program. He stated that he is interested in doing a couple of small projects that he needs assistance on, a sign project and awning.

Patricia d'Agrella expressed concern with yet another additional \$125 Health Department permit fee three times a year for an egg handling permit and the impact it would have.

David Marches also expressed concern with the additional Health Department permit fee for Farmers Market vendors.

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.)

None.

5. FINANCE MANAGER REPORT- MAY 2012 FINANCIAL STATEMENTS

(Jerry Reed)

Provided in packet. Mr. Reed provided a brief recap of the revenues and expenditures and reported a surplus of over \$13,000 for last month.

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 May 10, 2012.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Coast to Coast Portable Toilets (Inv.#36856)	500841	\$ 60.00
c.	DAC Electrical Services, L.L.C. (Inv.#3103)	500848	\$ 165.00
d.	Tomball Rental Center	500848	\$ 130.00
e.	Lowe's	500848	\$ 78.09
f.	Barco Products	500848	\$4,995.10
g.	Cesco	500848	\$ 32.22
h.	Rinn Tire (Inv. #22672)	500848	\$ 104.54
i.	Magnolia Hardware & Supply, Inc.	500848	\$ 297.04
j.	Brookside Equipment Sales, Inc.	500848	\$ 155.91
k.	Tractor Supply Co.	500848	\$2,106.62
l.	Tex-Star Rentals (Inv.#117283-1)	500848	\$ 125.98
m.	Liles Parker (Inv.#10071)	500640	\$ 185.00
n.	Words, Inc. (May 2012)	500674	\$ 188.00
o.	WCA (Inv.#010-0000212371)	500848	\$ 130.00

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

7. APPROVED PROJECTS REPORTS

(Frank Parker)

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

Executive Director/City Administrator Paul Mendes commented that the Love Bug Festival had a couple of thousand people there, got rave reviews from everyone on the park itself and everyone was very impressed. Even though we didn't have the number of people we had hoped for, it was a very successful event, very well organized, and the Keep

Montgomery County Beautiful kids were out there with their litter control vests doing clean up so when the event was over, the park looked great. The Community Foundation ran the event, and most of the income went to children's groups throughout the community. They all participated in it and they all got something out of it, so it worked out very well.

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

No report.

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

Executive Director/City Administrator Paul Mendes reported that the school has agreed that they will accept the same appraisal that we had done a year ago. City Attorney Leonard Schneider is putting together a document which basically says the school will sell it to 4B with the intention of 4B turning that patch of land over to the City to extend the street across it. That is already to do for the next Council meeting, and then we are going to start looking at widening and improving 6th Street on down and through the new addition.

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

Executive Director/City Administrator Paul Mendes commented that Walgreens is moving right along and growing very quickly.

- e. Farmers Market – Frank Parker

Brenda “Boo” Henderson reported that many vendors have been lost due to the new permit fee requirements, revenue was down, and provided a brief recap of revenues. Tana Ross explained the Health Department's requirements. Discussion followed regarding doing a possible petition or proclamation, the permit requirements, the impact the new requirement is having on vendors, and the future of the market.

- g. Gateways – Pat Zaiontz

No report. Executive Director/City Administrator Paul Mendes commented on the status of the relocation of the lines and status of the 1774 project.

- h. 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 we need the committee to provide input regarding what type of fixtures are wanted. We are ready to go, we know where we need them, we just need a blessing from the Board on what type of fixtures and what type of lighting is wanted. The recommendation had been for additional light posts similar to what we have right now and some landscape lighting but we would have to amend our ordinance to put landscape lighting in, where you basically illuminate the trees to get a soft glow throughout the 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/City Administrator Paul Mendes stated that the next payment will be due in July in the amount of \$24,000 which will complete the first year's payments.

8. NEW BUSINESS

- a. Discussion and Approval: Economic Development Program [Grants]
Review all outstanding applications for EDP Grants for approval. (Houston First Funding)

Executive Director/City Administrator Paul Mendes stated that we had a couple of folks who had applied for grants but have not completed them, and in one case, had never started any work. When we started the Comprehensive Plan, it is looking at all of downtown, the Board had decided to put the grants on hold for that time frame; however, there are areas within the community that are desiring to do some upgrades to their facilities that are not impacted by this Comprehensive Plan. Mr. Mendes suggested that the Board consider granting grants outside the downtown area and leave the Comprehensive Plan area on hold to continue to encourage the beautification of the community.

MOTION: Upon a motion to resume the matching grant program outside of the downtown Comprehensive Plan area made by Pat Zaiontz and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

9. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Frank Parker requested, through Jerry Reed, that an item be placed on the next agenda regarding signage on The Stroll.

10. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Pat Zaiontz, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:25 p.m.




Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on June 14, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary