



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY MARCH 10, 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 March 10, 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 Clyde Hunt and Gari Lynn Hessong.

Absent: Andy Mize

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

Guest: City Engineer Craig Kenkel, O'Malley Engineering; Tana Ross, Words, Inc.

President Frank Parker amended the agenda order to address agenda item #10 to accommodate the City Engineer.

NEW BUSINESS

10. 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.

City Administrator Paul Mendes introduced City Engineer Craig Kenkel of O'Malley Engineers LLP, who spoke on the different options and concepts of moving the utilities along the business district on FM 1774 in conjunction with TxDot. Mr. Kenkel indicated that the sewer line relocation was going to be very difficult and that they were still reviewing it. The water lines will need to be relocated and they need to verify the size of the lines on Commerce Street. The concept is to take the water lines completely out of the TxDot right-of-way from Sanders Street to FM 1488. They are in the process of trying to verify that sewer is different because the services from the buildings go out to the front and that there is going to have to be a line under the pavement, but that the old lines will need to be replaced first with new material. If there is an opportunity to move a sewer line, they will do so. Mr. Kenkel provided a worst case scenario estimate of \$1.8 million for both water and sewer, and \$100,000 to \$200,000 for the design phase of the project. Discussion followed.

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.)

Executive Director Paul Mendes announced that the aerial map he has been working on is ready to go and requested authority to order it. He asked that this be placed on the next agenda for approval.

6. FINANCE MANAGER REPORT- FEBRUARY 2011 FINANCIAL STATEMENT

(Jerry Reed)

Jerry Reed provided a brief summary the highlights of the financial statement.

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 February 10, 2011.

	<u>Vendor</u>	<u>Project Acct #</u>	<u>Amount</u>
b.	Sam's Club	500841	\$ 177.30
c.	Cajun Ready Mix, Ltd. (Inv. #4932)	Unity Park	\$ 215.00
d.	Doodie Calls Portable Toilets (Inv. #1190)	Yellow House	\$ 85.00
e.	Words, Inc. (March 3, 2011)	500675	\$ 173.30
f.	Liles Parker, PLLC (Inv. #10586)	500632	\$ 277.50
g.	Liles Parker, PLLC (Inv. #10547)	500632	\$ 92.50
h.	Magnolia Hardware & Supply, Inc. (Inv. #48425)	Unity Park	\$ 28.17
i.	Canons Park Equipment Mgmt. Inc. (Inv. #7010287-IN)	Unity Park	\$1,537.50
j.	Conroe Golf Cars, Inc.	Unity Park	\$1,437.50

k. Daniel's Landscaping (Inv. #2667) Park Maint. \$ 350.00

President Parker asked that the minutes of the 4B CDC meeting held February 10, 2011 be amended regarding item #11 to reflect that the Board made a 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.

MOTION: Upon a motion made by Jonny Williams to approve the minutes of the 4B CDC meeting held February 10, 2011 as amended, and to approve items b. through k. Pat Zaiontz seconded the motion, 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:

President Parker amended the agenda order to address item f.

f. Farmers Market

Boo Henderson reported that the Market is up to 17 vendors, customers are up 50% for the last three markets and they are signed up for all events. She is coordinating a petting zoo for March 26th and brochures are being printed up now. Flyers are being distributed at businesses, the website is being redesigned and they are going to go ahead with a Craft Market on the first Sunday of each month entitled "Magnolia's Peddlers Green".

a. Unity Park Project – *(approved 2006-2007)*

Jonny Williams reported that the shrubs have been planted and big rocks have been put in the flower beds to prevent people from driving through them. There has been more vandalism in the pavilion where kids have been climbing the rock walls and breaking off the capstone. Surveillance cameras caught the individuals who put the tree in the urinal. Park Rangers will be patrolling the park regularly. Street striping is to be done before the Chamber's BarBQue cookoff and speed bumps are to be installed as well. Gates will need to be installed at both ends of the park to close it.

City Administrator Paul Mendes reported that the Public Works crew has poured concrete pads for the downspouts and they have broadcast grass seed.

b. Yellow House

Jonny Williams reported that the search continues for a suitable tenant.

City Administrator Paul Mendes stated that he would get a quote from AAA Asphalt Paving to pave the parking lot since they are in the area working.

c. Street Extension Project – *(approved 2006-2007)*

City Administrator Paul Mendes reported that the school board is taking a look at transferring 6th Street to the City.

President Parker commented that we need to get a preliminary design and cost estimates.

d. Community Marketing Project – *(approved 2007-2008)*
Tana Ross of Words, Inc. reported that Magnolia is now in Texas Highway magazine this month in the wildflower tours section and that she is building a photo file. She provided a spreadsheet with the events she has been promoting, including Farmers Market/Peddlers Green. She also stated that our events will also be in Texas Events magazine.

e. Economic Development Program – *(approved 2007-2008)*
City Administrator Paul Mendes reported that he had met with commercial realtors who are interested in putting a “big box” in the area of 1488/149 and they had inquired if the City could provide water and sewer services. Mr. Mendes also met with another developer who is looking at bringing in a Walgreens. He further stated that the Economic Development Coordinator slot is vacant and that he would like to install Deborah Rose Miller in that slot.

President Parker asked that a check be made to ensure there would be no conflict of interest.

Mr. Mendes also reported that he had had a very positive meeting with Terre Albert, General Manager of the Renaissance Festival, and that he has asked Mr. Albert to consider Magnolia for host city.

g. Gateways
Pat Zaiontz reported that the flowers beds will be replanted on Monday.

h. Stroll
No report.

i. Reorganization of 4b Accounting Codes
In progress.

j. Description of Official Projects
In progress.

9. REVIEW OF MATCHING GRANT APPLICATION – COUNTRY RESIDENTIAL INVESTMENTS, LTD. (“C.R.I.”) (LAKE WINDCREST CLEANERS)

Consideration and possible action regarding grant application and grant funds received by C.R.I.

Jonny Williams stated that he had asked for this item to be placed on the agenda because the tenant at the location approached him and logged a complaint.

President Parker suggested having our City Inspector, Mike Coy, to do an item by item inspection of the work allegedly done by the Grantee and make a report of his findings.

MOTION: Upon a motion to pursue this matter by asking our City Inspector to provide an item by item report on the work that was allegedly done and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

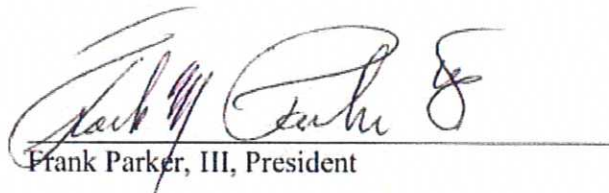
President Parker suggested adding a policy to the grant package to have the inspector go out and do an inspection to ensure that the work has been done.

11. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

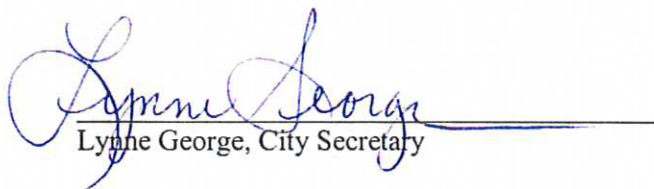
12. ADJOURNMENT

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 adjourned at 6:52 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 March 10, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary

