



CITY OF  
**MAGNOLIA**

**4-B COMMUNITY DEVELOPMENT CORPORATION**

**MINUTES**

**CITY OF MAGNOLIA  
4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY MARCH 8, 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 March 8, 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**

Jerry Reed called roll and certified a quorum present with the following Board members in attendance: Frank Parker, Jonny Williams, Jerry Reed, Gari Lynn Hessong (arrived at 5:42 pm), Clyde Hunt, and Pat Zaiantz

Absent: Andy Mize

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

Guests: Tana Ross, Words, Inc.

**3. CONSIDERATION – RESIGNATION OF ANDY MIZE**

Consideration and possible action to accept resignation of Andy Mize.

**MOTION: Upon a motion to accept resignation of Andy Mize made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.**

**4. CONSIDERATION – APPOINTMENT TO FILL VACANCY**

Consideration and possible action to fill vacancy on the 4B CDC Board due to resignation of Andy Mize.

**MOTION: Upon a motion to appoint David Arevalo made by Pat Zaiontz and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.**

**City Secretary Lynne George administered the Oath of Office to newly appointed Board member, David Arevalo.**

**5. PRESENTATION**

Recognition of Andy Mize.

Mr. Mize was not present.

**6. CITIZENS FORUM**

*(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*  
None.

**7. 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.

**8. FINANCE MANAGER REPORT- FEBRUARY 2012 FINANCIAL STATEMENTS**

*(Jerry Reed)*

A copy was provided in the packet. Jerry Reed provided a brief summary report of income and expenditures.

**9. 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 9, 2012.

|    | <u>Vendor</u>                                | <u>Project #</u> | <u>Amount</u> |
|----|--|------------------|---------------|
| b. | Magnolia Hardware & Supply (Doc #58392)      | 500848           | \$ 110.64     |
| c. | Roger C. Christ                              | 500971           | \$3,200.00    |
| d. | Lawton Publishing                            | 500841           | \$ 237.50     |
| e. | Coast to Coast Portable Toilets (Inv.#36853) | 500841           | \$ 60.00      |
| f. | WCA (Inv.#010-0000201426)                    | 500971           | \$ 130.00     |

**MOTION: Upon a motion to approve Consent Agenda items a. through f. made by Jonny Williams and seconded by Pat Zaiontz, the Board members voted and the motion carried unanimously.**

**10. APPROVED PROJECTS REPORTS**

*(Frank Parker)*

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

Executive Director Paul Mendes reported that the 2<sup>nd</sup> speed hump is sitting out behind City Hall right now awaiting Chief Ibarra to mark the spot where he thinks it would be most

effective, and then we are ready to install. Also, Mr. Mendes indicated he would take care of the wheel stops.

Economic Development Coordinator Deborah Rose Miller reported that they are moving forward with raising private funding for the tennis courts and the swimming pool and that on April 26<sup>th</sup>, they will be hosting a “Smash & Splash” pledge dinner for 100 with the goal being to raise \$500,000 in pledges to hopefully get construction started this summer.

Executive Director Paul Mendes stated that Unity Park is being booked solid but unfortunately by mostly non-profits, but that we have a whole lot of activity lining up for the park.

- 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)*  
Economic Development Coordinator Deborah Rose Miller stated that the school is open to bartering with us on an interlocal agreement but since City Council voted to approve the update of the comprehensive plan, she thought that we were going to look at the extension of 4<sup>th</sup> Street and 6<sup>th</sup> Street to see what would be the best outlet for us to start with.
- d. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
  - (i). Grow Magnolia  
Economic Development Coordinator Deborah Rose Miller reported that on March 27<sup>th</sup>, the City Council will have a special meeting to consider adopting an ordinance to finalize annexation and also there will be some requests for voluntary ETJ inclusion that will almost get us down to 149 on our ETJ.
- e. Farmers Market – Frank Parker  
Mr. Parker stated that the Farmers Market had the biggest Sunday that they’ve had so far.
- f. Gateways – Pat Zaiontz  
Pending. Discussion followed regarding relocating the gateways sign and when.
- g. Installation of Pressure Reduction Valve on 8” water line in Unity Park - *(approved 2011)*  
Complete.
- h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong  
No report.
- 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)*  
Mr. Parker requested that Beverly Standley create a separate sheet for this project. Discussion followed.

## **11. NEW BUSINESS**

- a. CONSIDERATION – REVIEW/REVISE BUDGET  
Discussion, consideration and possible action to review and revise the budget.

Mr. Parker distributed copies of the budget, as well as a copy of the audit, and asked that everyone really look at the projects budget and revise it at the next meeting.

b. DISCUSSION/CONSIDERATION – DBA FOR FARMERS/CRAFT MARKETS

Discussion, consideration and possible action to approve Farmers Market and Craft Market to apply for DBA with Montgomery County in the name of the 4B Community Development Corporation.

Mrs. Brenda “Boo” Henderson updated the Board members on the issue with the host of the website, Colin Mason, who has not only not been providing service on the website but who now refuses to release the domain names and information so that we can control it. The City Attorney, Leonard Schneider, has written him a letter and Mr. Mason has not responded to it, or returned phone calls or emails. Discussion followed regarding changing the domain names and going forward with another host.

c. CONSIDERATION – ARMS FOR CLOSING STREETS FOR STROLL EVENTS

Consideration and possible action to authorize the installation of arms for closing the streets for Stroll events.

Gari Lynn Hessong stated that she had taken a look at them and stated that for her, they are functional and will serve their purpose. She suggested possibly painting them or possibly planting some shrubs around the base of them but said she was open to any suggestions. She will get with the group and bring back firm recommendations at the next meeting.

d. CONSIDERATION – ADDITIONAL SPEED HUMPS ON UNITY PARK DRIVE

Consideration and possible action to install additional speed humps on Unity Park Drive.

Executive Director Paul Mendes reported that the 2<sup>nd</sup> speed hump is sitting behind City Hall in the parking lot ready for Chief Ibarra to tell us where to install it.

e. CONSIDERATION – ELECTRICAL UPGRADES ON THE STROLL

Consideration and possible action to authorize electrical upgrades on The Stroll.

Economic Development Coordinator Deborah Rose Miller stated that while hosting the H-GAC meeting at City Hall, they learned that H-GAC has a month-to-month \$25,000 matching grant available for downtown revitalization, and that this could be used for electrical and other upgrades to The Stroll to make it more functional for events. She stated that we should know something by May if we will receive the grant.

f. CONSIDERATION – DESIGNATION OF PROJECT - 4<sup>TH</sup> STREET EXTENSION

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. 4<sup>th</sup> Street extension

and set the dates and times for two public hearings.

**MOTION:** 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, a motion was made by Jonny Williams to adopt and designate as a project the extension of 4<sup>th</sup> Street and set the dates and times of April 12 and May 10 at 5:30 for two public hearings. The motion was seconded by Pat Zaiontz, the Board members voted and the motion carried unanimously.

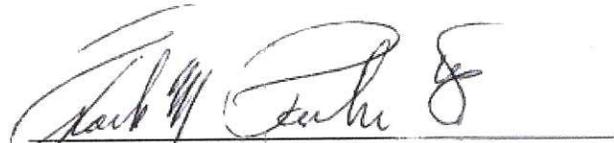
**12. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

Mr. Parker requested an action item on the next agenda to eliminate the following project: Installation of Pressure Reduction Valve on 8" water line in Unity Park - *(approved 2011)*

**13. ADJOURNMENT**

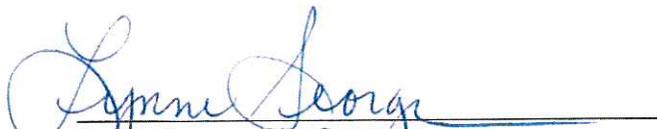
**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:02 p.m.



  
Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on March 8, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary