



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

**CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY NOVEMBER 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 November 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

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

a. INVOCATION

Board member Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Frank Parker conducted the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: Andy Mize

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

Also: Council member Anne Sundquist, Tana Ross, Words, Inc., and Mr. & Mrs. Charles Henderson

3. CITIZENS FORUM

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

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- OCTOBER 2011 FINANCIAL STATEMENT

(Jerry Reed)

Provided in packets. Jerry Reed provided a brief summary of expenditures. Mr. Parker discussed the most recently adopted amended budget and stated that some of the adjustments were incorrect and asked Mr. Mendes to ask Beverly Standley to bring it in line to what was approved. Mr. Parker also inquired as to a billing from O'Malley Engineers, the definition and expenditures for the project for the design of the relocation of the water system regarding the widening of 1774, and asked for clarification that the design phase project was complete and paid for and the construction billing needs to not be billed to 4B.

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 October 20, 2011.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Daniel's Landscaping (Inv. #3010)	500848	\$1,120.00
c.	Deborah Rose Miller	500543	\$ 38.69
d.	Deborah Rose Miller	500543	\$ 301.56
e.	WCA (Inv. #010-0000187455)	500848	\$ 130.00
f.	Liles Parker (Inv. #10892)	500640	\$ 500.50
g.	MDN	500975	\$8,832.14
h.	Magnolia Hardware & Supply Inc.	500848	\$ 290.22
i.	Words, Inc. (Nov. 2, 2011)	500674	\$ 157.50
j.	O'Malley Engineers, LLP (Inv. #8496)	500974	\$5,981.42

Tana Ross provided examples of everything that has been published and provided a brief summary of the efforts she has made and the efforts she is making in getting our information out and promoting our events.

MOTION: Upon a motion to approve consent agenda items a. through i. made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

7. APPROVED PROJECTS

(Frank Parker)

- a. Unity Park Project – (approved 2006-2007) - Jonny Williams, Pat Zaiontz
No report.
- b. Yellow House – (approved 2009) - Pat Zaiontz, Jonny Williams
No report.
- c. Street Extension Project – (approved 2006-2007) – Gari Lynn Hessong, Jonny Williams
No report.

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

(i). Grow Magnolia

Economic Development Coordinator Deborah Rose Miller reported that the Local Option election proposition passed and we are getting calls, conversation is on the table and the local restaurants are excited. Also, the City Council approved a recommendation for the Planning Commission on extending the City's ETJ with a voluntary inclusion of 1100 acres of Magnolia 1138, Ltd. and Ms. Miller provided a time frame of what all has been involved with the project to get it to this point. Now, she is working with the Greater Magnolia EDP to visit businesses down 1488 to obtain signatures for voluntary ETJ inclusion with the goal to have them signed within 30 to 60 days. Twenty-two businesses have been identified and she indicated that she has already has some verbals from some of the businesses and invited Board members to go with her to visit them to speak about the value and benefits of being in the City.

Ms. Miller reported on the 4-day workshop in Austin that she attended and stated that the value besides the information is in networking with the other attendees. Ms. Miller shared information that was recommended by the Attorney General's office and also the Economic Development Council that most of the EDC's have a separate attorney from the City because they feel it is a conflict of interest or because of the legalities and expertise in that specialized area that it might work more effectively and might be something to think about in the future.

Ms. Miller also stated that another conversation at the workshop was the boards, filling positions on the EDC boards, planning commission, etc. and that as food for thought, consideration may want to be given to start targeting people to serve on boards that are in the areas we are looking at bringing in because it spreads out ambassadorship, leadership and partnering out in the community.

Ms. Miller commented that another 1500+ people attended the TriCounty Tribute and that Congressman Kevin Brady and Montgomery County Judge Barb Sadler and commented that they were very impressed with the park facilities.

Ms. Miller reported that on October 26th, a historic moment was made when Congressman Kevin Brady read a tribute to the firefighting efforts into the Congressional Record on the House floor and mentioned Magnolia as being a "community of unity".

Ms. Miller mentioned possibly exploring another avenue, Neighborhood Empowerment Zone, as an alternative to zoning the downtown business district, and suggested moving the next 4A, 4B and Planning Commission meetings to December 15th at 5:30 pm for a Joint meeting, and have the 4B public hearing before hand to cover 4B's assumption of the City's \$160,000 debt, and that she has some people that she wants to bring in to do some presentations to plan for 2012.

Ms. Miller reported a 15.06% increase in sales tax collected in September. Ms. Miller stated that Walgreens is talking about starting construction in January and that they are willing to work with us on maintaining the conceptual look that we want to maintain.

- e. Farmers Market – Frank Parker
Boo Henderson reported on the Farmers Market/Craft Market attendance and stated that the vendors and attendance has picked up since the weather has cooled down, that no fees were charged the vendors at certain market days due to the hot weather/no customers, and reported an issue with the portacan.
- f. Gateways – Pat Zaiontz
No report.
- g. Installation of Pressure Reduction Valve on 8” water line in Unity Park - *(approved 2011)*
City Administrator Paul Mendes reported that all of the parts have arrived and that we are planning on installing it in the park this coming week, hopefully under time and under budget.
- h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
No report.
- i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*
No report. Economic Development Coordinator Deborah Rose Miller commented that the Constitutional Amendment passed to allow the City to do an interlocal agreement with the school for multiple years and the school is certainly open to it, but with the generator, we may not need to worry about that.

8. CONSIDERATION – CORPORATE CREDIT CARD

Consideration and possible action to authorize a corporate credit card.

No action taken.

9. CONSIDERATION – EXPENDITURE & AUTHORIZATION POLICY

Discussion, consideration and possible action to adopt an Expenditure & Authorization Policy.

No action taken.

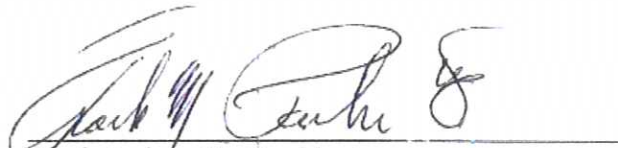
10. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Public hearing on December 15th for 4B to assume the City's \$160,000 debt.

11. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:17 p.m.




Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 10, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary