



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

**CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY OCTOBER 11, 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 October 11, 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 President Pat Zaiontz at 5:30 pm.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Pat Zaiontz 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: Jerry Reed, Pat Zaiontz, David Arevalo, Barbara Gardner, Clyde Hunt, and Gari Lynn Hessong

Absent: Jonny Williams

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

3. 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.

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.)

In Economic Development Coordinator Deborah Rose Miller's absence, Pat Zaiontz announced that sales tax was down 19.98% due to energy service providers. One major provider represents 50% of the decrease and this is a result of a credit for overpayment last year. The other 50% is split among eight other providers that range from \$400 - \$2,500 less monthly and has nothing to do with retail. Mrs. Miller indicated that she has requested a detailed confidential report from the State to gather more insight.

The Stroll Committee's next event on The Stroll will be Mardi Gras on February 9 and they are going for a Guinness record for an umbrella parade. They have also recommended that new seasonal banners replace the fading Stroll banners. Deborah Rose Miller is getting bids. The Stroll Committee is willing to help with the cost and they request one for Mardi Gras, Cork & Canvas and the Texas Renaissance Festival.

The Comprehensive Plan Workshop is scheduled for Tuesday October 30 from 5:30 – 7:30 pm. Everyone on the Planning Commission and the Steering Committee will be there and the 4A and 4B Boards and City Council members are all invited.

Lastly, Deborah Rose Miller provided a copy of the international magazine, "Texas Wide Open For Business" to show the Board the City's advertisement on page 91.

5. FINANCE MANAGER REPORT- SEPTEMBER 2012 FINANCIAL STATEMENTS

(Jerry Reed)

Provided in packet. Jerry Reed provided a summary of revenue and expenditures.

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 September 13, 2012.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Thomas Moore Feed Hempstead	500848	\$ 1,705.00
c.	First Place Trophy's & More	500766	\$ 41.14
d.	Coast to Coast Portable Toilets	500841	\$ 60.00
e.	Magnolia Hardware & Supply Inc.	500848	\$ 125.04
f.	Magnolia Sign Source	500766	\$ 29.90
g.	Magnolia ISD Child Nutrition Dept. Catering	500746	\$ 69.48
h.	Liles Parker (Inv. #10131)	500640	\$ 203.50
i.	Words, Inc. (Sept. 2012)	500674	\$ 162.50
j.	WCA (Inv.#010-0000226300)	500848	\$ 130.00

MOTION: Upon a motion to approve Consent Agenda items a. through j. made by Jerry Reed and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

7. CONSIDERATION – MATCHING GRANT PROGRAM APPLICATION SUBMITTED BY DAVID & HOPE ELMS, SIGNATURE COLLISION SERVICES, LLC

Consideration and possible action to approve Matching Grant Program Application submitted by David & Hope Elms, Signature Collision Services, LLC.

MOTION: Upon a motion to approve Matching Grant Program Application submitted by David & Hope Elms, Signature Collision Services, LLC made by Barbara Gardner and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

8. APPROVED PROJECTS REPORTS/UPDATES

a. Unity Park Project – (*approved 2006-2007*) - Jonny Williams, Pat Zaiontz
Pat Zaiontz commented that the park grounds were reseeded and fertilized, including the barbeque area. Executive Director/City Administrator Paul Mendes also commented that a lot of advance reservations and inquiries are starting to come in for the use of the park.

b. Yellow House – (*approved 2009*) - Pat Zaiontz, Jonny Williams
Barbara Gardner and David Arevalo volunteered to replace Pat Zaiontz and Jonny Williams.

Executive Director/City Administrator Paul Mendes reported that he is waiting on the appraisal.

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 stated that Gari Lynn Hessong has asked him to do some research and he received the first bid that came in under \$50,000 to extend 6th Street across Alpha Academy and tie into Unity Park Drive, a 20 ft. road, 6” subsoil stabilization, 8” base, and 2” compressed asphalt for 527 ft. He stated he had two bids so far and he will get another one.

d. Economic Development Program – (*approved 2007-2008*) – Jerry Reed
(i). Grow Magnolia
In Economic Development Coordinator Deborah Rose Miller’s absence, Pat Zaiontz reported that the ETJ expansion hit a snag and that there was a small tract of land, .77 acres, in the way but that she is working around the obstacle. Her goal is to wrap it up by year end.

e. Farmers Market – Pat Zaiontz
Pat Zaiontz reported that everything was going pretty smooth. They combined both markets, and they had a full house at the last market for the first time in quite a while. He stated that they are going to try and give the vendors a \$10 rebate off of what they pay each month due to the recent permit fee requirements to offset the additional cost. Executive Director/City Administrator Paul Mendes brought to his attention that the Board has never discussed or voted to authorize any rebate. He recommended that instead of calling it a “rebate” because it is City money once it gets collected, to consider adjusting the fees rather than offering a “rebate.” Mr. Mendes stated that he would speak to Mrs. Henderson.

g. Gateways – Pat Zaiontz
Barbara Gardner volunteered to replace Pat Zaiontz.

Barbara Gardner commented that City Secretary Lynne George had a suggestion that instead of having flowers and vegetation, putting in some kind of rock garden and to get the school artists involved to volunteer to design a sculptor or artwork for the gateway at Buddy Riley/1488. Discussion followed.

h. **Downtown Upgrades - (approved 2011) - Gari Lynn Hessong**

Executive Director/City Administrator Paul Mendes stated that we are basically holding back until we get through this Comprehensive Plan meeting on Oct. 30th where the architect is going to be giving us his designs and concepts. Mr. Mendes also mentioned that as we look at this with the architect, the Board needs to seriously consider zoning and that zoning can be set up in such a way where you aren't harming the people who already have businesses or residences and the main thing you want to do is to designate undeveloped areas so when it gets developed, it goes the way you want it to and discussed the issues we are facing right now because there is no zoning. This may be a good time to come up with a zoning plan. Discussion followed.

Clyde Hunt left the meeting at 6:04 pm.

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 they are putting the elevation stakes in so TxDot is getting ready to turn their contractor loose very soon. He stated that he thought we could leave this item off the agenda until next when we start looking at the budget again because it has already been budgeted for, and there is really nothing to mention each meeting.

9. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Executive Director/City Administrator Paul Mendes suggested putting an item on the next agenda to discuss and take possible action regarding the Farmers Market fees.

10. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Gari Lynn Hessong and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:10 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 11, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary