



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

PUBLIC HEARING & RESCHEDULED REGULAR MEETING

THURSDAY OCTOBER 20, 2011 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd, Magnolia, Texas 77354

A public hearing and rescheduled regular meeting of the Magnolia 4B Community Development Corporation met on October 20, 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, Clyde Hunt, Andy Mize and Gari Lynn Hessong.

Absent: Jerry Reed

Staff present: City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

Chairman Frank Parker amended the agenda order to address item no. 7.

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).

Economic Development Coordinator Deborah Rose Miller announced that last Wednesday at the Texas Municipal League, a prestigious honor was bestowed upon the City of Magnolia for the first time when it was awarded a "2011 Municipal Excellence" award for cities under 25,000 population, and she showed a TML video regarding the 2011 Municipal Excellence competition for cities under 25,000, and showed the award to the Board members.

Ms. Miller announced that early voting for the special election will start Monday October 24th and she provided a copy of the ballot to the Board members to look at.

Ms. Miller provided the Board members with a copy of a sales tax revenue report showing a 20+% increase, not reflecting recent businesses that have opened for business within the last 90 days.

Ms. Miller provided the Board members with a copy of the agenda for the TEDC seminar/workshop she plans on attending in Austin.

Ms. Miller also provided a copy of a report to the Board members of her time allocation and project update, and provided a brief summary of her activities and efforts.

Ms. Miller announced that she finally got to meet with the folks from the Texas Film Commission on their scouting trip. She took them around and they loved The Depot, gave them a tour of the Renaissance Festival, they loved Unity Park, The Stroll, schools, businesses, etc., and they took over 500 pictures while they were here and are putting a portfolio together.

On October 29th, Ms. Miller announced the Tri-County Heroes Tribute that is going to be at Unity Park. Congressman Kevin Brady and Montgomery County elected officials will be attending. Also, Ms. Miller announced that a tribute to all the heroes with special accommodations made to various individuals who had key roles during the fires will be made and read Tuesday or Wednesday into the Congressional Record as Magnolia being a "community of unity."

Ms. Miller announced that there was great success with The Stroll event, "Stroll Thru The Renaissance" on October 1st, with over 2,000 attending. The next event on The Stroll is on November 18th, "Corks & Canvas" (*Harvest Fest*).

Lastly, Ms. Miller announced that one of the Constitutional Amendments that will be on the November 8 ballot if it passes, will allow the school district to barter that \$70,000 appraised value for the land for 6th Street extension and be able to spread it out over more than one year. Current law does not allow that. At the same time, Executive Director/City Administrator Paul Mendes is working on a grant for generators through CDBG which may make it all a moot point due to a partnership the City is in with MISD.

3. PUBLIC HEARING

Chairman Frank Parker opened the Public Hearing at 5:54 pm, read the Notice of Public Hearing aloud and invited public comments.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be conducted by the City of Magnolia 4B Community Development Corporation on the 20th day of October 2011 at 5:30 p.m. at City of Magnolia City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354. The public hearing will be held to consider the adoption and funding of the following project: The extension of 6th Street to adjoin Unity Park Drive. The public is welcome and encouraged to participate.

John Bramlett commented that he had a problems with the project and has problems with giving the school \$70,000 for access of land when other entities work with the school and pay zero, he has an issue with using HB445 money to resurface all that street when there are streets all over town that need work, and expressed concern with using 6th Street instead of 4th Street, does not feel that it is a viable project and feels it will not create jobs or economic development.

Chairman Frank Parker responded by stating that just for facts, the 6th Street extension was originally approved as a part of the downtown revitalization project in 2006, and explained the history and details of the project, using the map.

Mayor Todd Kana commented that he saw the utility debt being a priority over this project, and commented on the use of HB445 funds.

Jonny Williams commented that the long range goal was to bring 4th Street on down when the Wrights were there because Mr. Wright said he would donate the property along his property line where we could connect 4th Street and 6th Street on the west side of his property. Mr. Wright is since gone and we don't have the money now or in the foreseeable future to be able to buy right-of-way to get us through there. So, 6th Street is easily connected and we may even be able to connect it and do some interlocal agreements without having to spend 4B or city money, other than repaving what already exists, which is within the HB445. That is the cheapest most economic way to get us there and tie it all together, and opens up potential commerce, of which interest has already been shown.

4. CLOSE PUBLIC HEARING AND RECONVENE OPEN MEETING

Chairman Frank Parker closed the Public Hearing and reconvened the open meeting at 6:05 pm.

5. CONSIDERATION – ADOPTION OF PROJECT

Consideration and possible action to adopt and authorize funding of the above referenced project as follows: The extension of 6th Street to adjoin Unity Park Drive.

MOTION: Upon a motion to adopt and authorize funding of the extension of 6th Street to adjoin Unity Park Drive made by Gari Lynn Hessong and seconded by Jonny Williams, discussion followed. The Board members present voted and the motion carried unanimously.

6. CITIZENS FORUM

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

8. FINANCE MANAGER REPORT- SEPTEMBER 2011 FINANCIAL STATEMENT

(Jerry Reed)

Provided in packet.

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 September 8, 2011.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	TEDC – Deborah Rose Miller (4-day workshop in Austin Oct. 25-28 regarding tourism, planning, etc.)	500543	\$ 350.00
c.	Liles Parker (Inv. #10861)	500640	\$ 963.00
d.	Signs of Magnolia (Inv. #6945)	500841	\$ 710.00
e.	WCA (Inv. #010-0000183908)	500848	\$ 130.00
f.	Liles Parker (Inv. #10803)	500640	\$1,190.50
g.	Words, Inc. (Oct. 4, 2011)	500632	\$ 85.00
h.	Words, Inc. (Sept. 4, 2011)	500632	\$ 195.70
i.	WCA (Inv. #010-0000180182)	500848	\$ 130.00
j.	Brenda Reisig	500848	\$ 345.00

MOTION: Upon a motion to approve items a. through j. made by Jonny Williams and seconded by Andy Mize, the Board members present voted and the motion carried unanimously.

10. APPROVED PROJECTS

(Frank Parker)

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz
Jonny Williams reported that we are still fixing vandalism damages. Frank Parker commented that he would like to see the park come into compliance with the lighting ordinance.
- b. Yellow House – *(approved 2009)* - Pat Zaiontz, Jonny Williams
Pat Zaiontz reported it should be done, finished and collecting our money. There is one \$13,000 pending bill for the two air conditioners that was submitted late.
- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
Gari Lynn Hessong deferred to Jonny Williams. Mr. Williams commented that it be tabled for awhile until we can come up with the funds.
- d. Stroll - *(approved 2009)* - Pat Zaiontz, Clyde Hunt
Closed – remove from next agenda.
- e. Design the relocation/reconstruction of water & sewer lines on FM 1774 - *(approved 2011)*
– Frank Parker
Closed – remove from next agenda and make sure all invoices are in.
- f. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
(i). Grow Magnolia
Already covered by Ms. Miller.
- g. Farmers Market – Frank Parker
Frank Parker reported that because of the rain, there was a light turnout at the last market.

- h. Gateways – Pat Zaiontz
Pat Zaiontz reported that there was only \$3,000 in the budget and it was decided that nothing would be spent until the road was done.
- i. Public Information LED Sign - *(approved 2011)*
Closed – remove from agenda.
- j. Installation of Pressure Reduction Valve on 8” water line in Unity Park - *(approved 2011)*
No report available.
- k. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
No report.
- l. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*
Already covered.

11. CONSIDERATION – BUDGET AMENDMENT

Consideration and possible action to revise the 2011-2012 budget to accommodate the City’s request to adopt as a project the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project.

Discussion followed and the budget was amended.

MOTION: Upon a motion to revise the 2011-2012 budget to accommodate the City’s request to adopt as a project the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project made by Pat Zaiontz and seconded by Gari Lynn Hessong, more discussion followed.

Chairman Frank Parker stated that one of the things they did in this budget cycle was to move some of the money (\$258,500.00) from the reserve account into this budget because it was felt there was too much money in the reserve account and their job was to get it invested in the community and not in a savings association.

The Board members present voted and the motion carried unanimously.

12. CONSIDERATION – ADOPT PROJECT

Consideration and possible action to adopt a project to pay the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project.

MOTION: Upon a motion to adopt a project to pay the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project made by Pat Zaiontz and seconded by Gari Lynn Hessong, discussion followed.

Chairman Frank Parker stated that he and Jerry Reed had met with Mayor Todd Kana and expressed that 4B clearly wants to help and is committed to do what it can but that the Board is concerned with how long it can carry this. Mayor Kana explained why three years is important, that the City may be able to take the debt back before three years, but knowing that it didn't have to, it would allow the City room to make future planning within that three year time period, with annual review. More discussion followed.

Pat Zaiontz amended his motion to pay the \$160,000 note payment the first year associated with the loan to reconstruct the utility lines for the FM 1774 widening project, \$165,000 the second year, and \$165,000 the third year, with an annual review. Gari Lynn Hessong seconded the motion. The Board members present voted and the motion carried unanimously.

13. CONSIDERATION – CORPORATE CREDIT CARD

Consideration and possible action to authorize a corporate credit card.

MOTION: Upon a motion to TABLE made by Clyde Hunt and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

14. CONSIDERATION – EXPENDITURE & AUTHORIZATION POLICY

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

Two examples were provided in the packet for review.

15. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

16. ADJOURNMENT

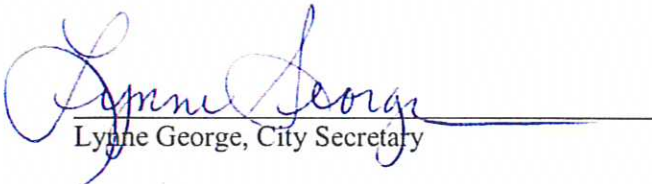
MOTION: Upon a motion to adjourn made by Pat Zaiontz and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:58 p.m.




Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 20, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary