



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

PUBLIC HEARING & REGULAR MEETING

THURSDAY SEPTEMBER 8, 2011 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd, Magnolia, Texas 77354

A public hearing and regular meeting of the Magnolia 4B Community Development Corporation met on September 8, 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 Jonny Williams delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Frank Parker lead 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, Jerry Reed, Pat Zaiontz, Clyde Hunt (arrived at 5:33 pm), Andy Mize and Gari Lynn Hessong.

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

3. PUBLIC HEARING

Chairman Frank Parker recessed the open meeting, called the public hearing to order at 5:33 pm and read the Notice of Public Hearing aloud.

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 8th day of September 2011 at 5:30 pm 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 projects: The extension of 6th Street to adjoin Unity Drive.

The public is welcome and encouraged to comment and participate.

John Bramlett commented that he hears lots of things by being on the Board at the subdivision and has received emails from people who are concerned with why 6th Street is being extended. He stated that Unity Park Drive was voted on to build the park, and then the road was extended to Nichols Sawmill. He stated that 6th Street is the worst street to take a road through, extending the road will not create any jobs, and he did a survey and stated that there are 13 kids who won't have to cross 1488 that live in the apartments and he stated that was a lot of money to spend on 14 kids. He stated that a lot of people do not want the road, discussed an alternate using Betty Hall and expressed concern with using asphalt. Discussion followed.

4. ADJOURN PUBLIC HEARING AND RECONVENE OPEN MEETING

Chairman Frank Parker adjourned the Public Hearing and reconvened the open meeting at 5:44 pm.

5. CONSIDERATION – ADOPTION OF PROJECT – EXTENSION OF 6TH STREET TO ADJOIN UNITY DRIVE

Consideration and possible action to adopt and authorize funding of the extension of 6th Street to adjoin Unity Drive.

MOTION: Upon a motion to adopt and authorize funding of the extension of 6th Street to adjoin Unity Drive made by Jonny Williams and seconded by Gari Lynn Hessong, discussion followed.

Economic Development Coordinator Deborah Rose Miller updated the Board members by reporting that there was going to be a conference meeting this week with the superintendent, their attorney, City Administrator Paul Mendes and City Attorney Leonard Schneider and that the school is willing to work with us but they are bound by their legalities. There is a State Constitutional Amendment that will be on the November ballot and if it passes, the City would be able to do a buyout of the \$70,000 appraised value of the road and spread out payments for more than one year to make it doable for the City. Current legislation does not allow the school to do this. Ms. Miller stated that the reason we are going ahead with the extension of 6th Street versus the original plan is to connect for business The Stroll into Unity Park to create ongoing continuity there, and there is someone getting ready to buy a business on 6th Street to develop into a restaurant so there is some commerce planned on 6th Street.

Jonny Williams stated that the surface area is greater to do from 4th Street than it is from 6th Street, it opens up another avenue of 26 acres for development between 6th Street and 1488, there has been some interest in the Wares' 11-acre property, so there is a potential for some development, and it's just an easier, faster and more economic way to connect it. It creates a flow of events from the park to the downtown area to try to create commerce, is better to coordinate parades and just opens up a lot more territory for the citizens without the expense you would have to extend 4th Street. More discussion followed.

Andy Mize asked for clarification on the Street Extension Project – (approved 2006-2007) and if it was the same project, if it would be in conflict, circumventing, replacing, or would it be blended into the existing project. Executive Director/City Administrator Paul Mendes stated that this project would basically only change the direction of the extension of 6th Street. Discussion followed regarding if a new specific project needed to be adopted.

Jonny Williams withdrew his motion.

MOTION: Upon a motion to TABLE made by Clyde Hunt and seconded by Andy Mize, the Board members voted and the motion carried unanimously.

6. CONSIDERATION – ADOPTION OF PROJECT – ASSUMPTIO OF TXDOT DEBT

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 believed to be within the intent of the statute creating the Economic Development Corporation to adopt and designate the following as a project for funding: “Assume the near future debt payment for the City’s obligation to TxDot for the relocation of the City’s water and sewer lines under FM 1774 and extension of a 12” water line to Friendship Drive.”

and set a date and time for a Public Hearing.

MOTION: Upon a motion to adopt and designate the following as a project for funding: “Assume the near future debt payment for the City’s obligation to TxDot for the relocation of the City’s water and sewer lines under FM 1774 and extension of a 12” water line to Friendship Drive” made by Jonny Williams and seconded by Jerry Reed, discussion followed.

Executive Director/City Administrator Paul Mendes provided a recap of the loan terms and interest. Chairman Frank Parker stated that if the Board wanted to adopt a time they are comfortable with, then it ought to be put in as an addendum to the motion.

Jonny Williams amended his motion to adopt and designate the following as a project for funding: “Assume the near future debt payment for the City’s obligation to TxDot for the relocation of the City’s water and sewer lines under FM 1774 and extension of a 12” water line to Friendship Drive” and for Frank Parker and Jerry Reed to get with the Mayor and Paul Mendes to work out the terms and present it next month. More discussion followed. The motion was seconded by Gari Lynn Hessong, the Board members voted and the motion carried unanimously.

7. CITIZENS FORUM

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

8. 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.

9. FINANCE MANAGER REPORT – AUGUST 2011 FINANCIAL STATEMENT

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of revenues and expenditures. Discussion followed.

10. 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 August 11, 2011.
- b. Approval of the minutes of the meeting of the 4B CDC held on August 15, 2011.
- c. Approval of the minutes of the meeting of the 4B CDC held on August 23, 2011.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
d. Flint Trading, Inc. (Inv. #133965)	yellow house	\$ 187.36
e. McCoy's (Inv.#76121312)	yellow house	\$ 564.70
f. Kwik Kopy		\$ 427.50
g. Lowe's (Inv.#27897)	yellow house	\$ 192.73
h. D R Fox Construction, LLC ((Inv.#4917)	yellow house	\$4,807.50
i. O'Malley Engineers, LLP ((Inv.#8384)	FM 1774	\$ 990.00
j. The Grass Store	yellow house	\$ 225.00
k. Big Tex Tree Nurseries (Trans. #93525)	yellow house	\$ 346.05
l. RAC Materials (Inv.#113302)	yellow house	\$ 300.00
m. Magnolia Hardware & Supply Inc. (Inv.#53026)	yellow house	\$1,105.00
n. Magnolia Hardware & Supply Inc. (Inv.#53019)	Unity Park	\$1,390.26

MOTION: Upon a motion to approve Consent Agenda items a. through n. made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

11. 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
Jonny Williams commented that they are doing well over there. Pat Zaiontz commented that there should not be any more expenses. Economic Development Coordinator Deborah Rose Miller stated that the expenses were all a wrap up from the lease agreement.
- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
No report.
- d. Stroll - *(approved 2009)* - Pat Zaiontz, Clyde Hunt
No report.
- e. Design the relocation/reconstruction of water & sewer lines on FM 1774 - *(approved 2011)*
– Frank Parker
Executive Director/City Administrator Paul Mendes stated that he believed that the design is finished.

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

(i). Grow Magnolia

Economic Development Coordinator Deborah Rose Miller provided a report and a Comprehensive plan memo attached. Next Monday, Ms. Miller stated that Mr. Mendes and she are meeting with the attorneys and engineers with Legacy Trust. Ms. Miller also discussed the need to do a historical ordinance for the downtown district to facilitate everything that has already been done in the community, and a comprehensive plan. A consultant was recommended for a comprehensive plan and he came back with a proposal for \$64,000, but we have already done parts of it and Ms. Miller recommends doing it in-house, taking the \$13,000 that is allocated right now in 4B's budget for consulting and using that with some engineers and attorneys in-house to make it happen.

Executive Director/City Administrator Paul Mendes stated that he had just got word from Craig Doyal that TxDot has approved funding for the overpass on 149 by the high school, which means 1488 will be extended all the way to 149. Once they get the flyover and the jughandles put in, they will continue to widen 1488 all the way through Magnolia.

Ms. Miller also reported that one of the great things that happened this past month when we did the steel mill proposal is that we did such a good job and got their attention so that we are now allowed to be on the economic development lead prospect list at the Governor's office and we are not receiving leads. Part of their criteria in order to be on the list is that someone has to attend a very intense four day economic development/tourism workshop in October in Austin and Ms. Miller requested that she attend at an approximate cost of \$1,000.

g. Farmers Market – Frank Parker

No report.

h. Gateways – Pat Zaiontz

No report.

i. Public Information LED Sign - *(approved 2011)*

City Secretary Lynne George reported that there have been several installation issues and an electrician has been called to check the power supply.

j. Installation of Pressure Reduction Valve on 8" water line in Unity Park - *(approved 2011)*

Executive Director/City Administrator Paul Mendes reported that the valve has been ordered and it will take a couple of weeks to receive it. He stated that the valve itself was \$5,700, the engineer's estimate was \$50,000 installed, and that we will install it at an approximate total cost of \$7,000-\$8,000 after purchasing the concrete and environmental shelter.

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

No report.

l. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*

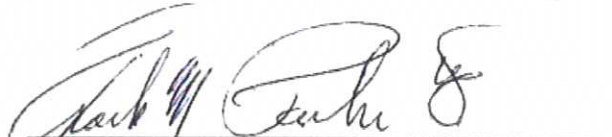
15. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Chairman Frank Parker stated that he would like to discuss next year's budget at the next meeting.

16. ADJOURNMENT


MOTION: Upon a motion to adjourn made by Jonny Williams and seconded by Jerry Reed, the Board members voted, the motion carried unanimously and the meeting was adjourned at 7:15 p.m.




Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 8, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary