



## **Minutes**

**CITY OF MAGNOLIA  
4A ECONOMIC DEVELOPMENT CORPORATION  
THURSDAY, JUNE 10, 2010 - 3:30 P.M.  
SEWALL SMITH CITY COUNCIL CHAMBERS  
18111 Buddy Riley Blvd., MAGNOLIA, TEXAS 77354**

A regular meeting of the Magnolia 4A Economic Development Corporation was held on this date, June 10, 2010, beginning at 3:30 p.m., in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354

**1. Call To Order**

President of the Board Jonny Williams called the meeting to order at 3:30 pm.

**2. Invocation and Pledge of Allegiance**

Board member Calvin Williams delivered the invocation and Board President Jonny Williams led the Pledge of Allegiance.

**3. Roll Call and Certification of Quorum for 4A EDC and 4B CDC**

Board President Williams called roll and certified a quorum present with the following members in attendance: Board Members Pat Zaiontz, and Calvin Williams.

Board Members Burdick and Thou were absent due to illness.

Staff in attendance: Executive Director Ryan Kelley, Substitute Attorney Jennifer Papapanagiotou, and City Secretary Debra Brent

**4. Comments or Petitions From the Public**

There were no comments or petitions from the public.

**5. Announcements**

Hear announcements concerning items of community interest from the Board Members and City Staff for which no action will be taken or discussed.

Katrina Welch announced that there would be a farmers market this weekend.

**6. Regular Agenda**

This portion of the agenda consists of items requiring individual consideration by the Board of Directors

## **6-1 Discussion of the following adopted projects;**

*(President Jonny Williams)*

- Report on Park Project – Williams reported that the project is moving forward.
- Report on the Downtown Project - Completed
- Report on the Depot Project – Zaiontz reported that an agreement with the Blacksmith Association is being considered for a blacksmith to be at the depot to demonstrate the art.
- Report on Economic Development Plan
- Report on Special Events – Katrina Welch reported that 4<sup>th</sup> of July celebration is going well, and has received several donations, and that there will be a parking shuttle to safely move citizens to the park. She briefly discussed the bicycle parade.
- Beautification

## **7. Consideration – Purchase of Property**

*(President Jonny Williams )*

Discussion and possible action for the 4A EDC or 4B CDC to adopt as a project the purchase of a tract of property located at the northeast corner of Nichols Sawmill and Commerce Street in the City of Magnolia, as a location for a yellow house currently located at 31611 Nichols Sawmill Road, Magnolia, Texas.

Board President Williams reported that combining the appraisal of the house and value of the property the value is \$280,000.00. He said he did not agree with the philosophy of the attorney regarding not being able to purchase the property. Ms. Papapanagiotou explained that Mr. Schneider interpreted that the ballot language on the ballot during the election of expenditures of 4B money by the 4A did not cover this type of expenditure.

## **8. Discussion Rules and Charges for Unity Park**

*(President Jonny Williams)*

Discussion regarding developing rules and possible charges for rental of facilities at Unity Park.

Phyllis Stegen and Barbara Gardner of the Park Board reported that they took samples from other cities park rules and put together some simple rules. Discussion ensued regarding maintenance, utilities and rental of various components of the park.

President Williams recommended interpretative signage regarding the protected plants and animals in the park. He reported that there are two covered picnic areas and 6 without covers that he would like added in park facilities description. There was some discussion regarding pets in the park and designating an area for pets. He recommended further discussion on the speed limit on road from Nichols Sawmill to the park.

President Williams commended Ms. Stegen and Ms. Gardner for their work on getting the rules together for the park.

Board member Zaiontz expressed his concerns on the deposit and return amount for rental of the pavilion. He felt it was too low.

Board member Calvin Williams recommended putting a time limit for rental of the Pavilion and a cancellation clause.

President of the Board Williams gave a copy of the proposed rules to the attorney and requested that Mr. Schneider Corporation Attorney review the document.

**9. Consent Agenda – 4-A EDC 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.

(City Secretary Debra Brent)

**9-1 Minutes**

(City Secretary Debra Brent)

Approval of the 4A Economic Development Corporation Minutes for the May 13, 2010 joint meeting of 4A & 4B meeting.

**9-2 Revenue reports, account expenditures and approval of submitted invoices for payment;**

a. B & C Constructors Landscaping Work - Paid	\$ 8,500.00
b. O'Malley Engineers Inv. 7594 Downtown	\$ 240.00
c. O'Malley Engineers Inv. 7595 Unity Park	\$ 8,050.00
d. O'Malley Engineers Inv. 7596 Miscellaneous	\$ 1,957.50
e. Signworx, LLC Sign Unity Park Inv. 206873	\$11,195.00
f. M. Jack Grimm And Assoc. Survey Nichols Sawmill/Commerce Pd.	\$ 1,250.00
g. Daniels Landscaping Stroll Opening Inv. 2335	\$ 980.00
h. Bureau Veritas Commercial Inspection/Plan Review Park 1078492	\$ 8,673.84
i. CS Welding 7 decorative Flowers Hang under Breezeway Inv. 328	\$ 3,615.00
j. CS Welding 2 Magnolia Flowers Inv. 332	\$ 600.00
k. Woodforest Bank Checks	\$ 261.94

On a motion made by Board member Zaiontz and a second by Board member Calvin Williams, the Board voted three (3) for and none (0) opposed to approve the consent agenda as presented, no corrections or alterations.

Motion carried.

**10. Board of Directors Concerns and Requests.**

No request at this time.

**11. Adjournment**


On a motion made by Board member Calvin Williams and a second by Board member Zaiontz, the Board voted three (3) for and none (0) opposed to adjourn the meeting at 4:20 pm.

Motion carried.

I hereby certify that this is a true and correct copy of the minutes of the regular meeting held on June 10, 2010, by the Board of the City of Magnolia 4A Economic Development Corporation and were approved on this the 8 day of July, 2010.

  
Jonny Williams, President of the Board

ATTEST:

  
Debra Brent, City/Corporation Secretary

