



CITY OF

MAGNOLIA

4-B Community Development Corporation

Minutes

CITY OF MAGNOLIA

COMMUNITY DEVELOPMENT CORPORATION – 4B

REGULAR MEETING

A regular meeting of the Magnolia 4B Community Development Corporation met on this Date, April 8, 2010, 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

President of the Board Frank Parker, III called the meeting to order at 5:30 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

President Parker delivered the invocation and led the Pledge of Allegiance to the flag.

3. ROLL CALL AND CERTIFICATION OF QUORUM

President of the Board Frank Parker, III called roll and certified a quorum with the following Board members in attendance: Andy Mize, Pat Zaiontz, Mike Karm, Jonny Williams, and Jerry Reed.

Board member Viren Vansadia was absent.

Staff in attendance: Corporation Attorney Leonard Schneider, Special events coordinator Katrina Welch, and City Secretary Debra Brent.

4. PROCLAMATION

Proclamation presentation to Chris Hardee of Century 21

President Parker presented a proclamation to Chris Hardee of Century 21.

5. COMMENTS OR PETITIONS FROM THE PUBLIC

There were no comments from the public.

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 minutes of the meeting of the 4B CDC March 11, 2010 regular meeting.

On a motion made by Board member Williams and a second made by Board member Karm, the Board voted five (5) for and none (0) opposed to approve the consent agenda as presented.

Motion carried.

President Parker moved to item 8.11 and 8.12.

7. ANNOUNCEMENTS

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

Special events coordinator announced the dedication of the Stroll on April 24, 2010 and briefly discussed the events of the day.

8. REGULAR AGENDA

8-1. Consideration – Approved Projects (Executive Director Ryan Kelley)

Consideration and possible action on the following approved projects.
(Board President Frank Parker)

1. Magnolia City Park Project-approved 2006-2007- The Executive Director reported that the Park should be ready by July 4, 2010.
2. Street Extension Project- approved 2006-2007 – no report
3. Community Marketing Project - approved 2007-2008 – no report
4. Downtown Revitalization Program – approved- 2007-2008 – no report
5. Businesses Recruitment Program – approved 2007-2008 –no report

8-1A PUBLIC HEARING: Open 6:18 pm

Hearing on adoption of project for costs for entry gateways into the City of Magnolia as part of the beautification project; for the construction of up to two (2) gateways on FM 1774 and up to two (2) gateways on FM 1488, all gateways being in or near the city limits. Monies will be used to hire a firm or firms to review and prepare architectural plans for the maintenance and remediation of the proposed entry gateways.

There were no comments during the public hearing.

Close 6:20 pm

8-1B PUBLIC HEARING: Open 6:26 pm

Hearing on adoption of project to relocate a yellow building, currently located at 31611 Nichols Sawmill Road, Magnolia, Texas 77355, as a building and/or facility to develop and promote new or expanded business development. Monies will be used to hire a firm or firms for the maintenance and remediation and relocation of the building.

There were no comments during the public hearing.

Close 6:28 pm

8.2 Consideration – Re-location House (Board member Jonny Williams)

Discussion and possible action regarding moving yellow house located on Nichols Sawmill.

Board member Williams briefly discussed plans for the use of the yellow house.

Board member Karm left the meeting at 6:40 pm

8.3 Discussion – Financial Commitments

(President of the Board Frank Parker)

Discussion regarding the present financial commitments of the 4B CDC.

The Board was given a spread sheet that would show all financial commitments to date. The Executive Director discussed some of the events that would not take place this year and suggested allocating the money to other events.

8.4 Consideration – Pay off of Loan for 18111 Buddy Riley Blvd.

(President of the Board Frank Parker)

Discussion and possible action to approve pay off of loan for the refurbishing of the current City Hall Building located at 18111 Buddy Riley Blvd.

On a motion made by Board member Williams and a second by Board member Zaiontz, the Board voted five (5) for and none (0) opposed to pay off the loan with Prosperity Bank for the refurbishing of the current City Hall Building located at 18111 Buddy Riley Blvd.

Motion carried.

8.5 Consideration –Economic Development Plan

(President of the Board Frank Parker)

Discussion and possible action to approve a letter of proposal from Magnolia Area Chamber of Commerce for development of an economic development plan, allocate up to \$25,000.00 for the project and direct the Corporation Attorney to write a Contract for this service.

President of the Chamber of Commerce, Alicia Roberts gave an overview of what the Chamber of Commerce's plans to accomplish by performing the study. She reported that it will be completed by the beginning of the physical year of October 1, 2010, and any monies not spent would be refunded to the 4B CDC.

On a motion made by Board member Karm and a second by Board member Williams, the Board voted five (5) for and none (0) opposed to approve to give money set aside in their budget for an Economic Development Plan and the 4A EDC would pay the remaining balance of the \$25,000.00 requested.

The Corporation Attorney informed the Board that a contract would be put in place.

Motion carried.

8.6 Consideration – Farmers Market

(President Frank Parker, III)

Discuss and possible action regarding the Farmers Market including possible allocation of funds for operating and capital expenditures.

The Special Events Coordinator reported that the electrical is in the ground. President Parker asked if this had been approved by TxDot. Ms. Welch said she is in contact with them. She reported that 19 vendors have signed up.

The executive director reported that the parking lot is on hold. TxDot is requiring engineered drawings for construction.

No action taken

8.7 Consideration Gateways

(Executive Director Ryan Kelley)

Consideration and possible action regarding entrance gateways into the City of Magnolia.

The Executive Director reported that no money can be spent until after hearings to construct new gateways. He said he would get some visuals for the Board to look at by the meeting in May. He requested that the Board allow him to have the current gateways cleaned.

8.8 Discussion – Magnolia Music Festival

(Board Member Karm)

Discussion and possible action regarding the Magnolia Music Festival.

8.9 Discussion – Signage

(Board Member Jonny Williams)

Discussion and possible action to approve the placement of signage in the City of Magnolia and payment from budgeted funds as part of the Beautification Project.

Board member Williams requested using some of the money to construct decorative directional signage on the corners of Buddy Riley and Melton Streets. The Executive Director reported that \$10,000.00 is in the budget for beautification.

The Attorney clarified that monument signs can be erected and dressed up around the signs.

On a motion made by Board member Williams and a second by Board member Mize, the Board voted five (5) for and none (0) opposed to approve up to \$10,000.00 for the placement of decorative directional signage in the City of Magnolia and payment from budgeted funds as part of the Beautification Project.

Motion carried.

8.10 Consideration – Code Enforcement

(President of the Board Frank Parker)

Discussion and possible action regarding a review of the City of Magnolia Code Enforcement and an audit of its impact on 4B CDC projects and possible recommendation to City Council.

Chief Ibarra reported that he would like to form a committee to assist in going through the ordinances that apply to Code Enforcement. Board member Karm volunteered to serve on the committee.

The Board gave permission to the Veterinarian to continue his monthly clinics at the Market Park.

The Attorney clarified that this Board does not have any authority over setting ordinances, but could make a recommendation to the City Council.

Johnny Allen whose daughter performs the Patsy Cline show, had placed signs at the Market Park and asked for permission to move his signs close to the roadway.

No action was taken

8.11 Discussion – Grant Application

(Katrina Welch Events Coordinator)

Discussion and possible action to approve an application submitted by David Foor, Lovett Commercial, for consideration to receive grant monies set aside for assistance by 4B CDC for structural improvements to his business, located at 227 Magnolia Blvd., Magnolia, Tx.

On a motion made by Board member Williams and a second by Board member Zaiontz, the Board voted four (4) for and one (1) opposed to approve an application submitted by David Foor, Lovett Commercial for consideration to receive the full amount payable by the 4B CDC of \$5,000.00 grant

monies for structural improvements to his business, located at 227 Magnolia, Blvd., Magnolia, Texas on the condition that all requirements are met.

Board member Karm voted against.

Motion carried.

8.12 Discussion – Grant Application

(Katrina Welch Events Coordinator)

Discussion and possible action to approve an application submitted by David and Hope Elms, Signature Collision for consideration to receive grant monies set aside for assistance by 4B CDC for structural improvements to their business, located at 32003 Nichols Sawmill., Magnolia, Tx.

On a motion made by Board Member Williams and a second by Board member Mize, the Board voted four (4) for and one (1) opposed to approve an application submitted by David and Hope Elms of Signature Collision to receive grant monies set aside for structural improvements to their business located at 3202 Nichols Sawmill, Magnolia, Tx. on the condition that all requirements are met.

Board member Karm voted against.

Motion carried.

President Parker moved back to item # 7 on the agenda.

8.13. Discussion – Saturday In the Park Budget

(Executive Director Ryan Kelley)

Discussion and possible action regarding monies budgeted in the 2009/2010 budget for Saturday In the Park.

8.14. Consideration – Grant Allocation

(Executive Director Ryan Kelley)

Consideration of payment of grant funds to Magnolia Party Depot (Stefani and Matt Mitchell) for compliance to grant specifications and completion of remodeling of their business located at 117 Magnolia Blvd., Magnolia, Texas.

On a motion made by Board member Zaiontz and a second by Board member Williams, the Board voted five (5) for and none (0) opposed to pay grant funds to Magnolia Party Depot (Stefani and Matt Mitchell) for compliance to grant specifications and completion of remodeling of their business located at 117 Magnolia Blvd., Magnolia, Texas.

Motion carried.

9. Executive Session –Corporation Attorney

The Board of the 4B CDC will convene into Executive Session under Texas Government Code Section 551. to discuss: Convene 6:50 pm

- a. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Corporation Attorney

Reconvened 6:55 pm

9. Take Action On Any or All Matters Discussed In Executive Session

On a motion made by Board member Zaiontz and a second by Board member Reed, the Board voted five (5) for and none (0) opposed to terminate the contract with Ross Banks, May, Cron and Cavin.

Motion carried.

On a motion made by Board member Zaiontz and a second by Board member Williams, the Board voted five (5) for and none (0) opposed to approve a resolution appointing Leonard Schneider of Liles Parker PLLC as Corporation Attorney for the City of Magnolia 4B CDC.

Motion carried.

11. BOARD OF DIRECTORS CONCERNS

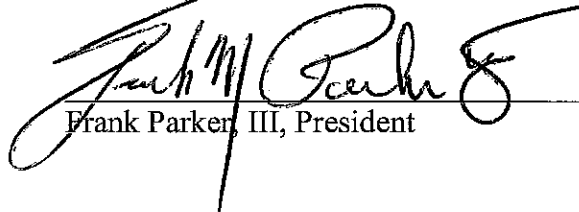
None

12. ADJOURNMENT

On a motion made by Board member Zaiontz and a second by Board member Williams, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:10 pm.


Motion carried.

I hereby certify this is a true and correct copy of the minutes of the regular meeting held on April 8, 2010, by the Board of the City of Magnolia 4B Community Development Corporation and were approved on this the 13th day of May, 2010.


Frank Parker, III, President

ATTEST:

Seal


Debra Brent, City Secretary