



CITY OF

# MAGNOLIA

## 4-B Community Development Corporation

### **Minutes**

CITY OF MAGNOLIA

COMMUNITY DEVELOPMENT CORPORATION – 4B

REGULAR MEETING

THURSDAY, JULY 08, 2010 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd, Magnolia, Texas 77354

A regular meeting of the Magnolia 4B Community Development Corporation met on this Date, July 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 called the meeting to order at 5:30 p.m.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**3. ROLL CALL AND CERTIFICATION OF QUORUM**

President of the Board called roll and certified a quorum present with the following Boardmembers in attendance: Pat Zaiontz, Mike Karm, Jonny Williams, Jerry Reed, and Viren Vansadia.

Boardmember Andy Mize was absent

Staff: City Administrator Ryan Kelley, Paul Mendes, Corporation Attorney Leonard Schneider, 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.

There were no new announcements.

**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.*

6-a Approval of minutes of the meeting of the 4B CDC June 10, 2010.

On a motion made by Boardmember Reed and a second by Boardmember Vansadia, the Board voted six (6) for and none (0) opposed to approve the minutes of the meeting of the 4B CDC June 10, 2010.

Motion carried.

6-b Revenue reports, account expenditures and approval of submitted invoices for payment;

a. Quill copy paper	\$ 39.90
b. Words, Inc. Contracted Writing	\$ 175.00
c. Liles Parker Inv. 10372	\$1,036.00

On a motion made by Boardmember Williams and a second by Boardmember Reed, the Board voted six (6) for and none (0) opposed to approve account expenditures and approval of submitted invoices for payment.

Motion carried.

## **7. REGULAR AGENDA**

Board President announced that a public hearing would open to discuss the following:

### **7-1. Public Hearing – Project Property Acquisition**

**Open 5:38 p.m.**

A public hearing to receive comments and concerns from the public regarding a project adopted by the 4B CDC regarding costs for the purchase of a property located on the corner of Commerce Street and Nichols Sawmill Rd., Magnolia, Texas, for the purpose to facilitate a house currently located at 31611 Nichols Sawmill Rd., magnolia, Texas to promote new business in the downtown area.

No comments from the public

**Close 5:39 p.m.**

### **Public Hearings- Grants**

**Open 5:40 p.m.**

A public hearing to receive comments and concerns from the public regarding grants from budgeted funds approved by the 4B Community Development Corporation to assist business owners for improvements of the following businesses located in the downtown area.

Texas House Antiques  
Magnolia Vision Center  
CJR Lucky, Inc., (Chicken Express)

No comments from the public

**Close 5:42 p.m.**

### **7-3. Consideration – Grant Applications**

(President Frank Parker)

Discussion and possible action to approve President of the Board, Frank Parker to sign and accept grant applications for the following entities Texas House Antiques, Magnolia Vision Center and CJR Lucky, Inc., (Chicken Express).

On a motion made by Boardmember Zaiontz and a second by Boardmember Williams, the Board voted six (6) for and none opposed to approve President of the Board, Frank Parker to sign and

accept grant applications for the following entities Texas House Antiques, Magnolia Vision Center and CJR Lucky, Inc., (Chicken Express).

Motion carried.

**7-4 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 – Williams announced the road and punch list has to be completed.
2. Street Extension Project- approved 2006-2007
3. Community Marketing Project - approved 2007-2008
4. Economic Development Program – approved 2007-2008 – Charles Drumgol, EDC Consultant discussed his plans for economic development in the City of Magnolia.
5. Farmers Market – Board President announced that there would be a market this weekend.
6. Gateways – Boardmember Zaiontz reported that work will begin this week on improving the current gateways.
7. Stroll – Boardmember Williams thanked the Board for their commitment on the Stroll and Park

**7-5 Discussion – Financial Commitments**  
(President of the Board Frank Parker)

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

A spread sheet outlining the project expenditures and remaining balance in the account was given to the board.

**7-6 Discussion – 2010-2011 Budget**  
(President of the Board Frank Parker)

Discussion regarding the 2010-2011 budget.

Board President Parker presented a proposed budget to the Board and briefly discussed proposed changes with the Board.

Boardmember Karm discussed the yellow house project, asking for the cost to move and restore the yellow house in order to help determine the amount that should be allowed in the Budget.

President Parker asked the members of the Board to take the proposed budget home and bring back to the Board.

**7-7 Consideration – Board Retreat**  
(Board member Karm)

Discussion and possible action to set a date for a retreat for the 4B CDC to discuss the budget and operations of the Board.

Board President Parker requested that the attorney bring information to the retreat to educate the Board on their rights.

Boardmember Karm stated that he wanted the retreat to better define the responsibility of the staff and the Boardmembers.

Mr. Mendes recommended that the Board have the retreat prior to August 12, 2010 meeting.

The Board decided to have the retreat July 31, 2010, at City Hall, beginning at 9:00 am.

**7-8 Consideration – ATV Police Department**

(Board member Jonny Williams)

Discussion and possible action for the 4B CDC partnering with the 4A EDC to split the expense for the purchase of an ATV (all terrain vehicle), storage unit, and trailer for the Magnolia Police Department.

On a motion made by Boardmember Williams and a second by Boardmember Karm, the Board voted six (6) for and none (0) opposed to approve partnering with the 4A EDC to split the expense for the purchase of an ATV, and storage or box trailer for the storage unit, and trailer for park maintenance not to exceed \$9,000.00

Motion carried.

**7-9 Discussion – Signs Stroll**

(Board member Zaiontz)

Discussion regarding conformity of all signs placed along the Magnolia Stroll and Downtown area.

Boardmember Zaiontz discussed having a standard sign along the stroll to advertise the businesses along the stroll. He recommended that 4B furnish the signs.

**7-10 Discussion – Maintenance Park and Stroll**

(President of the Board Frank Parker)

Discussion regarding the 4B CDC contributing to the maintenance and up keep for Unity Park and the Downtown Stroll.

The Board discussed contributing to the maintenance of the Parks and Downtown Stroll.

**8. Consideration – Code Enforcement**

(President of the Board Frank Parker)

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

TABLED

**9. Discussion – Additional Lighting on Stroll**

(Board member Viren Vansadia)

Discussion and possible action regarding additional lighting along the City of Magnolia Downtown Stroll.

Boardmember Vansadia recommended that more lighting be added on the stroll. Boardmember Williams agreed. He recommended considering solar lighting.

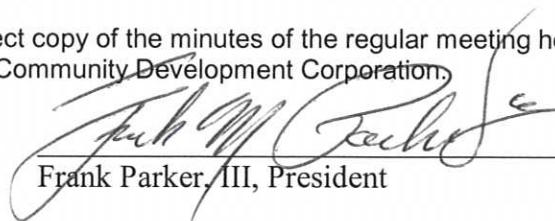
**10. BOARD OF DIRECTORS CONCERNS**

Requested special meeting next Thursday, July 15, 2010.

**11. ADJOURNMENT**

On a motion made by Boardmember Zaiontz and a second by Boardmember Vansadia, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 6:55 p.m.

I hereby certify this is a true and correct copy of the minutes of the regular meeting held on July 8, 2010, by the Board of the City of Magnolia 4B Community Development Corporation.



Frank Parker, III, President

ATTEST:

Seal



Debra Brent, City Secretary