



CITY OF

MAGNOLIA

4-B Community Development Corporation

Minutes

CITY OF MAGNOLIA
COMMUNITY DEVELOPMENT CORPORATION – 4B
REGULAR MEETING
THURSDAY, JUNE 10, 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, June 10, 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 pm.

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

Board member Jonny Williams delivered the invocation and President Parker led the Pledge of Allegiance to the US flag.

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

President Parker called roll and certified a quorum was present with the following Board members in attendance: Jerry Reed, Jonny Williams, Mike Karm, and Pat Zaiontz.

Board members Verin Vansadia and Andy Mize were absent.

Staff: Paul Mendes, Interim City Administrator, Katrina Welch Special Events Coordinator, Attorney for Liles Parker Jennifer Papapanagiotou, and Debra Brent, City Secretary.

4. **COMMENTS OR PETITIONS FROM THE PUBLIC**

No comments.

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 the schedule for the 4th of July Celebration will be as follows: activities begin at 1:00 pm -7:45 pm, awards, a dedication ceremony and fireworks at 9:15 pm.

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 May 13, 2010 joint meeting of 4A EDC and 4B CDC.
- b. Revenue reports, account expenditures and approval of submitted invoices for payment;
 - a. C S Welding Sign Holders \$ 600.00
 - b. Woodforest Bank Checks \$ 261.94

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 the minutes of the joint meeting of the 4A EDC and 4B CDC meeting held May 13, 2010.

Motion carried.

On a motion made by Board member Williams and a second by Board member Karm, the Board voted five (5) for and none (0) opposed to approve revenue reports, account expenditures and submitted invoices for payment.

Motion carried.

7. REGULAR AGENDA

7-1. 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- Williams reported the project is moving forward, and the park will be ready for July 4th celebration.
2. Street Extension Project- approved 2006-2007 – no discussion
3. Community Marketing Project - approved 2007-2008
4. Downtown Revitalization Program – approved- 2007-2008 – Special Events Coordinator reported on the stroll and events surrounding it.
5. Businesses Recruitment Program – approved 2007-2008
6. Farmers Market – will be held on Sunday
7. Relocation Yellow House
8. Gateways

President Parker announced he would move to item 7.9 on the agenda

7.2 Discussion – Financial Commitments (President of the Board Frank Parker)

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

President Parker requested a spread sheet to show all revenues and commitments of the 4B CDC.

7.3 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.

Ms. Welch announced that there would be a farmers market this Sunday, that she would like to get more vendors on board with fresh vegetables.

Ryan Kelley asked about the slab and trees. Ms. Welch said that TxDot said no improvements until agreements are final with TxDot.

7.4 Consideration Gateways

(Executive Director Ryan Kelley)

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

The Executive Director reported that he is not comfortable making a decision on the gateways due to the proposed widening of FM 1774.

On a motion made by Board member Karm and a second by Board member Zaiontz, the Board voted five (5) for and none (0) opposed to approve an allocation of \$2,000.00 ea sign there being two signs discussed. from line item number 500845 Monuments/Signs to upgrade the current gateway sign located on FM 1774.

7.5 Discussion – Magnolia Music Festival

(Board Member Karm)

Discussion and possible action regarding the Magnolia Music Festival.

Board member Karm reported that the bad weather hampered the crowds on Friday, but Saturday was a better day. He felt that it was overall a success. He reported that he is waiting on the MCF to furnish financial information.

7.6 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.

President Parker recommended that if there are any code enforcement problems with the 4B projects he would like to know about it.

Board member Karm ensued in discussion as a member of the Code Enforcement Committee.

The Executive administrator said he prays for the day when this community obeys it's own laws year after year because it is the right thing to do.

Board member Zaiontz reported that Signs of Magnolia placed a sign along the stroll which he doesn't feel is right. Board member Karm assured him that she either had a grandfathered permit or attained a permit for the sign placement.

7.7 Discussion – Grant Application

(Katrina Welch Events Coordinator)

Discussion and possible action to approve applications submitted by the following business owners Lovett Commercial, 227 Magnolia Blvd., Texas House Antiques, 303½ Magnolia Blvd., Magnolia Vision Center, 306 S. Magnolia Blvd, and CJR Lucky, Inc., 515 Magnolia Blvd. for consideration to receive grant monies set aside for assistance by 4B CDC for structural improvements to their businesses in the City of Magnolia.

No discussion on Lovett Commercial, place on agenda for next month.

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 approve a grant application for Texas House Antiques in the amount of \$2,540.00.

Motion carried.

On a motion made by Board member Karm and a second by Board member Zaiontz, the Board voted five (5) for and none (0) opposed to approve a grant to Magnolia Vision Center in the amount of \$3,486.00 for the construction of a sign contingent on attaining a sign permit from the City of Magnolia.

Motion carried.

On a motion made by Board member Zaiontz and a second by Board member Karm, the Board voted five (5) for and none (0) opposed to approve a grant to CJR Lucky, Inc. (Chicken Express) in the amount of \$5,000.00.

Motion carried.

Ms. Welch reported that there are two new businesses she is working with wanting to move into the Downtown area.

There was some discussion regarding design guidelines.

7.8. 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.

The Executive Director reported that Jonny Williams would like to add more fireworks to the 4th of July Celebration. He requested the Board consider allocating funds from the Saturday In The Park budget to pay for additional fireworks. He reported that the Special Events Coordinator has received donations for expenditures for the July 4th but there is not enough to pay for additional fireworks.

President Parker reported that the 4B cannot fund entertainment.

The Executive Director recommended using the funds for expenditures allowed and use some of the donated money for the fireworks.

On a motion made by Board member Karm and a second by Board member Zaiontz, the Board voted five (5) for and none (0) opposed to approve allocation up to \$3,000.00 from the Saturday In the Park budget for appropriate expenditures and not the fireworks display.

Motion carried.

7.9. 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 member Williams discussed the purchase of the property saying that the Attorney determined that 4A EDC cannot purchase the property, but 4B CDC could. He reported that the property appraised at \$96,000.00 and the house and property together are worth \$280,000.00.

He reported that the house is a historical landmark and placing it on the property will bring in jobs and sales taxes.

On a motion made by Board member Karm and a second by Board member Zaiontz, the Board voted 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 on the contingency of the feasibility of moving the yellow house currently located at 31611 Nichols Sawmill Road, Magnolia Texas onto the property. Board member Karm abandoned his motion.

Board member Karm amended his motion to approve a project of purchasing the property whether the house is moved onto the property, Board member Zaiontz seconded the project.

Motion carried.

Board member Karm made a motion to adopt moving the house onto the property only if it is feasible, Board member Zaiontz seconded the motion.

Motion carried.

7.10 Discussion – Additional Lighting on Stroll

(Board member Viren Vansadia)

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

President Parker recommended asking the Chief of Police if he feels there is adequate lighting on the stroll and come back to the Board with his recommendations.

8. BOARD OF DIRECTORS CONCERNS

Conformity of signs placed along the Stroll. (Zaiontz)

Set a date for a Board retreat invite attorney (Karm)

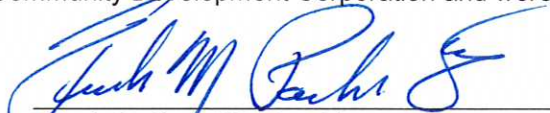
Discussion of Budget

What roll can the 4B play in the maintenance of the Stroll and Park

9. ADJOURNMENT

On a motion made by Board member Karm and a second by Board member Zaiontz, the Board voted five (5) for and none (0) opposed to adjourn the meeting at 7:30 pm.


I hereby certify 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 4B Community Development Corporation and were approved on this the 8th day of July, 2010.



Frank Parker, III, President

ATTEST:

Seal



Debra Brent, City Secretary