



CITY OF

# MAGNOLIA

## 4-B Community Development Corporation

### MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY, SEPTEMBER 9, 2010 - 4:30 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, September 9, 2010, beginning at 4:30 pm, in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd, Magnolia, Texas 77354.

1. **CALL TO ORDER**

President Frank Parker called the meeting to order at 4:30 pm.

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

Boardmember Williams delivered the invocation and President Frank Parker led the pledge of allegiance.

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

President Frank Parker called roll and certified a quorum present with the following Boardmembers in attendance: Frank Parker III, Jonny Williams, Pat Zaiontz, Geri Lynn Hessong, Jerry Reed, Andy Mize and Clyde Hunt.

Staff in attendance: Executive Director Paul Mendes, Corporate Secretary Lynne George, and City Attorney Leonard Schneider.

4. **CITIZENS FORUM**

*(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*

None.

5. **PRESENTATION OF ECONOMIC DEVELOPMENT STUDY**

*(Charlie Dromgoole)*

Charlie Dromgoole of Solutions! Consulting presented a 3-5 year Economic Development Strategic Plan & Community Assessment for the City of Magnolia. Joey Grisham discussed the economy, how it affects retail and provided information regarding retail and marketing strategies and development.

President Frank Parker amended the agenda order to address item No.'s 8 – 13.

**8. 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 meetings of the 4B CDC held on July 15, 2010, July 31, 2010, August 12, 2010, and August 19, 2010. |             |
| b. | Magnolia Hardware & Supply, Inc.  | \$ 28.88    |
| c. | Bobby Luthe   | \$13,000.00 |

Upon a motion to approve Consent Agenda items a. through c. made by Boardmember Williams and seconded by Boardmember Zaiontz, the Boardmembers voted and the motion carried unanimously.

## 9. CONSIDERATION – GRANT APPLICATION

(Frank Parker)

**Discussion and possible action to approve an application submitted by Chris & Jodie Chumley, David Elms/Signature Collision Services, 507 Commerce Street, Magnolia, TX 77355, for consideration to receive grant monies set aside for assistance by 4B CDC for exterior paint for the building and installation of overhead doors.**

Discussion followed regarding the application in the amount of \$5,141.30 to paint the exterior of the building with a more modern color scheme and install overhead doors, and concerns were expressed as to how or if it would fit in and/or enhance the Stroll and area. Possible landscaping was discussed.

Boardmember Williams recommended further review and made a motion to grant the application submitted by Chris & Jodie Chumley, David Elms/Signature Collision Services, 507 Commerce Street, Magnolia, TX 77355, for consideration to receive grant monies set aside for assistance by 4B CDC for exterior paint for the building and installation of overhead doors subject to further review by the committee to make sure it met criteria. The motion was seconded by Boardmember Zaiontz, the Boardmembers voted and the motion carried unanimously.

## 10. CONSIDERATION – GRANT APPLICATION

(Frank Parker)

**Discussion and possible action to approve an application submitted by Chris & Jodie Chumley, Triple D Transmission, 507 Magnolia Blvd., Magnolia, TX 77355, for consideration to receive grant monies set aside for assistance by 4B CDC for exterior paint for the building.**

Discussion followed regarding the application in the amount of \$ 2,650.00 to paint the exterior of the building with a more modern color scheme with the intent to change to earth tones to remove the industrial appearance. Again, concerns were expressed regarding how or if it would fit in and/or enhance the Stroll and area.

Upon a motion made to approve the application submitted by Chris & Jodie Chumley, Triple D Transmission, 507 Magnolia Blvd., Magnolia, TX 77355, for consideration to receive grant monies set aside for assistance by 4B CDC for exterior paint for the building subject to approval by a committee made by Boardmember Williams and seconded by Boardmember Hessong, the Boardmembers voted and the motion carried unanimously.

## **11. CONSIDERATION –YELLOW HOUSE**

### **a. Presentation of ideas for the yellow house site**

Justin with Burditt Consultants, LLC presented a potential site plan for the relocation and placement of the yellow house on the vacant lot at 18111 Buddy Riley Blvd., discussed options and recommendations for parking, ingress, egress, detention, restroom availability, handicap accessibility, etc.

### **b. Update by Mobilization Committee on relocation of yellow house.**

Boardmember Zaiontz updated the Board to report that the yellow house is up on rollers, it has been moved to the front of the property until the closing on the property, have talked to concrete people regarding the foundation footings/piers, and discussed the route that will be taken to move it.

### **c. Discussion and possible action regarding the acquisition, relocation, reconstruction, insurance, bonds, permits regarding the old yellow house located at 31611 Nichols Sawmill Road.**

Upon a motion to accept the donation of the yellow house by Magnolia Bible Church as expressed in a Quitclaim Deed made by Boardmember Hunt and seconded by Boardmember Williams, the Boardmembers voted and the motion carried unanimously.

Discussion followed regarding requiring a contract with Mr. Luthe to move the yellow house. City Attorney Leonard Schneider stated that provisions within the Local Government Code § 501-504 provides for a contract for work performed and made a recommendation to use one.

Upon a motion made to instruct staff to prepare a contract with Mr. Luthe to move the yellow house by Boardmember Zaiontz and seconded by Boardmember Reed, the Boardmembers voted and the motion carried unanimously.

Discussion followed regarding permits and inspections.

Upon a motion to instruct staff to obtain all appropriate permits made by Boardmember Williams and seconded by Boardmember Mize, the Boardmembers voted and the motion carried unanimously.

Upon a motion to instruct City Attorney Leonard Schneider to contact the state regarding asbestos compliance requirements made Boardmember Parker and seconded by Boardmember Mize, the Boardmembers voted and the motion carried unanimously.

### **d. Discussion and possible action to approve Planning Services Agreement submitted by Burditt Consultants, LLC to perform planning and design services to study options relating to the placement of the yellow house on the lot at the intersection of Commerce/Nichols Sawmill Rd.**

Upon a motion to approve Planning Services Agreement submitted by Burditt Consultants, LLC to perform planning and design services to study options relating to the placement of the yellow house on the lot at the intersection of Commerce/Nichols Sawmill Rd. made by Boardmember Williams and seconded by Boardmember Zaiontz, the Boardmembers voted and the motion carried unanimously.

**e. Discussion and possible action regarding request for Burditt Consultants LLC to do additional work.**

Upon a motion to authorize no more work to be performed by Burditt Consultants LLC at this time on this project made by Boardmember Zaiontz and seconded by Boardmember Hessong, the Boardmembers voted as follows: Boardmembers Williams, Zaiontz, Hessong, Mize, Hunt – aye; Boardmember Reed – nay. The motion carried.

**f. Discussion and possible action regarding requiring a bond for Bobby Luthe.**

Discussion followed regarding bond requirements. City Attorney Leonard Schneider pointed out that according to Government Code Sec. 2253, certain bonds are required by a city not a 4B corporation and that the law is unclear, but that it would be a policy decision which he would defend either way.

Upon a motion to not require a bond made by Boardmember Zaiontz and seconded by Boardmember Williams, the Boardmembers voted and the motion carried unanimously.

**g. Discussion and possible action to approve Facilities Extension Agreement with CenterPoint Energy Houston Electric LLC regarding de-energization/relocation of power relating to the relocation of the yellow house to the lot at the intersection of Commerce/Nichols Sawmill Rd.**

Upon a motion to approve Facilities Extension Agreement with CenterPoint Energy Houston Electric LLC regarding de-energization/relocation of power relating to the relocation of the yellow house to the lot at the intersection of Commerce/Nichols Sawmill Rd. made by Boardmember Hunt and seconded by Boardmember Reed, the Boardmembers voted and the motion carried unanimously.

**12. CONSIDERATION – STROLL SIGNS**

**Discussion and possible action to approve sign placement along Stroll.**

Boardmember Zaiontz stated he has been tied up with the yellow house but stated he got a price of \$200 per sign installed. Discussion followed.

**13. DISCUSSION AND POSSIBLE ACTION REGARDING PUBLIC RELATIONS**

Discussion followed regarding putting together a plan to work with merchants and the Chamber on public relations.

**6. ANNOUNCEMENTS**

Boardmember Williams announced that he and City Administrator Paul Mendes had a meeting with TxDot regarding the widening of a 2.2 mile section of FM 1774, that TxDot is reviewing a suggested realignment of 1774 to the east, and Unity Park has had its final inspection by Texas Parks & Wildlife.

City Administrator Paul Mendes announced that he had met with TxDot at Farmers Market regarding graveling the area for parking and installing sidewalks of which they indicated they would stripe the crossing on 1488.



**7. ELECTION OF OFFICERS: PRESIDENT, VICE PRESIDENT AND SECRETARY**

*(Vice President serves as Finance Manager – Art. IV Sec.2 of bylaws)*

Upon a motion to nominate Frank Parker as President made by Boardmember Zaiontz and seconded by Boardmember Mize, the Boardmembers voted and the motion carried unanimously.

Upon a motion to nominate Jerry Reed for Vice President made by Boardmember Williams and seconded by Boardmember Zaiontz, the Boardmembers voted and the motion carried unanimously.


Upon a motion to nominate Andy Mize for Secretary made by Boardmember Williams and seconded by Boardmember Zaiontz, the Boardmembers voted and the motion carried unanimously.

**14. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

Boardmember Reed inquired about the financial report and asked that it be provided and included on all future agendas.

**15. ADJOURNMENT**

Upon a motion to adjourn made by Boardmember Zaiontz and seconded by Boardmember Williams, the Board members voted, the motion carried unanimously and the meeting adjourned at 6:59 p.m.

  
Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the special meeting held on September 9, 2010, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary

Date approved: Oct. 14, 2010

