

Pat Zaiontz, President
Barbara Gardner, Treasurer
Jonny Williams
Gari Lynn Hessong, Vice President
Clyde Hunt
David Arevalo
Brenda Hoppe



Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
Corporation Attorney Leonard Schneider

4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY APRIL 13, 2017 - 4:30 P.M.

Sewall Smith City Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

1. CALL TO ORDER

President Pat Zaiontz called the meeting to order at 4:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

President Zaiontz lead the pledge of allegiance to the United States flag.

2. ROLL CALL AND CERTIFICATION OF QUORUM

President Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, David Arevalo, Gari Lynn Hessong, Barbara Gardner, Clyde Hunt, Brenda Hoppe

Absent: -0-

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: Economic Development Coordinator/Planning Technician Tana Ross

3. CITIZENS FORUM

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

(For matters not on the agenda. Comments shall be limited to three (3) minutes per person. Comments by the Board shall be limited to:

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

None.

4. ANNOUNCEMENTS

(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)

Economic Development Coordinator/Planning Technician Tana Ross announced that Depot Day is this Saturday from 10 to 5.

5. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Barbara Gardner)

Barbara Gardner provided a brief summary of revenues, obligations and expenditures.

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 the minutes of the 4B CDC meeting held on March 9, 2017.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Living Earth (Inv.#3479466-IN)	500878	\$ 2,200.00
c.	Gamiz & Sons Construction (Inv.#1122)	500878	\$ 850.00
d.	Signtex Outdoor, Inc. (Inv.#1944)	500878	\$ 29.98
e.	Conroe Mill & Supply, Inc. (Inv.#353557)	500878	\$ 24.60
f.	Magnolia Hardware & Supply Inc. (Inv.#108254)	500851	\$ 19.24
g.	Magnolia Hardware & Supply Inc. (Inv.#108256)	500851	\$ 21.98
h.	Magnolia Hardware & Supply Inc. (Inv.#108258)	500851	\$ 2.79
i.	Magnolia Hardware & Supply Inc. (Inv.#108921)	500971	\$ 210.49
j.	Magnolia Hardware & Supply Inc. (Inv.#108963)	500971	\$ 1.12
j.	Magnolia Hardware & Supply Inc. (Inv.#108965)	500971	\$.90
k.	Magnolia Hardware & Supply Inc. (Inv.#109039)	500971	\$ 17.08
l.	Magnolia Hardware & Supply Inc. (Inv.#108294)	500848	\$ 38.17
m.	Magnolia Hardware & Supply Inc. (Inv.#108344)	500848	\$ 73.03
n.	Magnolia Hardware & Supply Inc. (Inv.#108791)	500848	\$ 13.59
o.	Magnolia Hardware & Supply Inc. (Inv.#108900)	500848	\$ 171.97
p.	Magnolia Hardware & Supply Inc. (Inv.#108902)	500848	\$ 86.33
q.	Magnolia Hardware & Supply Inc. (Inv.#108912)	500848	\$ 4.74
r.	Magnolia Hardware & Supply Inc. (Inv.#108916)	500848	\$ 11.20
s.	Magnolia Hardware & Supply Inc. (Inv.#108918)	500848	\$ 15.58
t.	Magnolia Hardware & Supply Inc. (Inv.#108927)	500848	\$ 41.34
u.	Magnolia Hardware & Supply Inc. (Inv.#108982)	500848	\$ 43.44
v.	Magnolia Hardware & Supply Inc. (Inv.#108998)	500848	\$ 57.91
w.	Magnolia Hardware & Supply Inc. (Inv.#109013)	500848	\$ 7.99
x.	Magnolia Hardware & Supply Inc. (Inv.#109000)	500848	\$ 1.99
y.	Southern Crushed Concrete (Inv.#396250)	500848	\$ 1,379.82
z.	Southern Crushed Concrete (Inv.#396251)	500848	\$ 642.44
	Tana Ross	500632	\$ 1,387.50

Executive Director/City Administrator Paul Mendes stated that the charge for the crushed concrete will be paid by the City because it exceeded the amount he is authorized to spend. He was out of town and the charge was inadvertently made to 4B. Discussion followed regarding the rules as to who has authority to authorize purchases and for how much and 4B purchases need to be approved by 4B.

MOTION: Upon a motion to approve all Consent Agenda items made by Gari Lynn Hessong and seconded by Brenda Hoppe, the Board members voted and the motion carried unanimously.

7. DISCUSS SECURING UNITY PARK PAVILION

Discuss securing Unity Park Pavilion.

Executive Director/City Administrator Paul Mendes stated that regarding the last vandalism, the security cameras worked out well and they were able to identify and caught the vandals. One of his concerns with the cameras when we put them in is that they are really only effective when they are monitored. The glass blocks were smashed out and we had them replaced on Wednesday for the Chamber barbeque cookoff weekend so the park would be looking good, and they were smashed out again the following Monday by a 12 year old girl throwing rocks who was also responsible for prior vandalism and will going to juvenile detention.

8. CONSIDERATION – AUTHORIZE REPLACEMENT OF SLIDING DOORS TO PAVILION RESTROOMS AND FOOD AREA WITH METAL SECURITY ROLL DOWNS

Consideration and possible action to authorize the replacement of the sliding doors to pavilion rest rooms and food area with metal security roll downs.

Discussion followed regarding whether this should be at 4B's expense. No action was taken.

9. DISCUSSION/CONSIDERATION – QUOTE FOR WROUGHT IRON GATES FOR PAVILION

Discussion, consideration and possible action regarding quote for wrought iron gates for the pavilion.

Discussion followed regarding if this should be at 4B's, 4A's or the City's expense, and the proposed configuration of gates.

Executive Director/City Administrator Paul Mendes stated that he has not received a response yet from Tommy Cloyd.

No action was taken.

10. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Monthly sales tax report
Economic Development Coordinator/Planning Technician Tana Ross reported sales tax down -1.83% for this period, with an increase of 1.54% for the fiscal year to date.
- Monthly sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Monthly Economic Development Coordinator Report

In her report, Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming businesses, projects, planning, contacts, solicitations, hostings, representations and presentations.

11. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*

Jonny Williams suggesting looking at possibly putting in exercise equipment that he saw at a KOA campground along the park walking trail.

Executive Director/City Administrator Paul Mendes reported that \$178,000, of which we have to come up with 25% of, has been approved by FEMA to replace the dam at the regional detention pond.

- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*

Barbara Gardner reported that it was shown today to an interested party.

- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*

No report.

- (i). Grow Magnolia
No report.

- d. Gateways – *(Brenda Hoppe)*

No report.

- e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*

Gari Lynn Hessong stated that the light bulbs have been put in.

- f. Project to promote new and expanded business development within the City limits and ETJ of Magnolia - Allocation of \$10,000.00 for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements to promote new or expanded business development. *(approved March 2013)*

No report.

- g. Project to promote new and expanded business development through the creation of a City Centre - Allocation of \$10,000.00 for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements to promote new or expanded business development. *(approved March 2013)*

No report.

12. REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Brenda Hoppe, the Board members voted, the motion carried unanimously and the meeting was adjourned at 5:14 p.m.

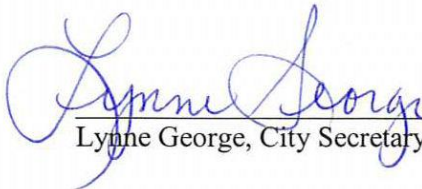



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 13, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary