

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**

**CITY OF MAGNOLIA**

**4B COMMUNITY DEVELOPMENT CORPORATION**

**THURSDAY APRIL 14, 2016 - 5:30 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 5:30 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: Jonny Williams, Pat Zaiontz, David Arevalo, Gari Lynn Hessong, Brenda Hoppe, Clyde Hunt

Absent: Barbara Gardner

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

Also present: Economic Development Coordinator Tana Ross

#### **3. PRESENTATION**

- a. Presentation by John Bramlett of camera upgrade proposal and Comcast Service Order Agreement proposal for Unity Park.

John Bramlett presented a plan for the installation of Comcast cable to the cameras in the park so that they can be monitored, to include a camera system upgrade, using nine cameras, and installation would be free. Discussion followed.

#### **4. 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.

#### **5. ANNOUNCEMENTS**

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

Depot Day is Saturday; and the Live Well Fun Run in the park is April 30<sup>th</sup>.

#### **6. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Barbara Gardner)*

President Zaiontz provided a brief summary of revenues, obligations and expenditures in Barbara Gardner's absence.

#### **7. 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. CONSIDERATION – APPROVE MINUTES**

Consideration and possible action to approve the minutes of the 4B CDC meeting held March 10, 2016.

##### **b. CONSIDERATION – AD IN TEXAS WIDE OPEN FOR BUSINESS**

Consideration and possible action to approve ad in the amount of \$350 in Texas Wide Open for Business publication.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
c.	Conway Data, Inc. (Inv.#01015610)	500674	\$ 1,100.00
d.	Magnolia Hardware & Supply, Inc. (Inv.#99830)	500848	\$ 92.01
e.	Magnolia Hardware & Supply, Inc. (Inv.#99831)	500848	\$ 25.99
f.	Magnolia Hardware & Supply, Inc. (Inv.#99629)	500848	\$ 233.14
g.	Sam's Club	500848	\$ 210.52
h.	Liles Parker (Inv.#1285)	500640	\$ 314.50
i.	Tana Ross	500632	\$ 1,287.50

**MOTION:** Upon a motion to approve Consent Agenda items a. through i. made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

#### **8. CONSIDERATION – APPROVE CAMERA UPGRADE FOR UNITY PARK**

Consideration and possible action to approve High Definition Camera Upgrade for Unity Park in the amount of \$4,729.38.

President Zaiontz stated that according to the City Attorney's advice, this would need to be made a project. Discussion followed.

**MOTION:** Upon a motion to approve High Definition Camera Upgrade for Unity Park in the amount of \$4,729.38 made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

**9. CONSIDERATION – APPROVE BUSINESS CLASS SERVICE ORDER AGREEMENT WITH COMCAST FOR UNITY PARK**

Consideration and possible action to approve Business Class Service Order Agreement with Comcast for Unity Park in the amount of \$104.90 per month.

Executive Director/City Administrator Paul Mendes stated that the City Attorney recommended that the contract needed to be amended to change City of Magnolia to 4B.

**MOTION:** Upon a motion to approve Business Class Service Order Agreement with Comcast for Unity Park in the amount of \$104.90 per month with amendment made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

**10. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Monthly sales tax report  
Tana Ross reported sales tax down 1.93% for this reporting period reflecting February revenues but up/down 10.44% for 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  
Mrs. Ross briefly summarized report highlights, business closings/openings, new businesses, contacts, etc. Jonny Williams reported on a meeting with two developers regarding a proposed entertainment venue.

**11. APPROVED PROJECTS REPORTS/UPDATES**

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
No report.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*  
President Zaiontz reported that there would be a private tour of the yellow house this evening.
- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*  
No report.
  - (i). Grow Magnolia  
Executive Director/City Administrator Paul Mendes commented that if the planned entertainment venue comes off, it would be a major attraction for the City and community.
- d. Gateways – *(Brenda Hoppe)*  
No report.

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

Gari Lynn Hessong reported that the Stroll Committee is planning on additional lighting for The Stroll.

- g. 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.

- h. 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**

Gari Lynn Hessong requested that Daniels contract be placed on the next agenda.

## **13. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:25 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 14, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

**ATTEST:**

  
Lynne George, City Secretary