

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

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



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY APRIL 9, 2015 - 5:00 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4B Community Development Corporation was held on April 9, 2015, beginning at 5:00 pm in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

The meeting was called to order by President Pat Zaiontz at 5:00 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 Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, Gari Lynn Hessong, Jerry Reed, David Arevalo, Barbara Gardner, Clyde Hunt

Absent: -0-

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

Also present: Economic Development Coordinator 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.)

None.

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

(Jerry Reed, Treasurer)

Provided in packet. Jerry Reed provided a summary of revenues 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 12, 2015.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	BrooksCardiel, PLLC	500641	\$ 2,500.00
c.	Magnolia Hardware & Supply Inc. (Inv.#88511)	500848	\$ 92.28
d.	Magnolia Hardware & Supply Inc. (Inv.#89103)	500848	\$ 84.38
f.	1488 Mulch Yard	500848	\$ 780.00
g.	Liles Parker	500640	\$ 129.50
h.	Tana Ross	500632	\$ 1,287.50

MOTION: Upon a motion to approve Consent Agenda items a. through h. made by Johnny Williams and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

7. DISCUSS SCHEDULING OF EVENTS IN THE PARK

Rev. Stacey Anzick from Unity Methodist Church commented regarding a “transition period” between scheduled events at the pavilion. Discussion followed.

8. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Tana Ross provided a sales tax revenue comparison, sales tax report and activity report. Mrs. Ross reported a change in sales tax of 13% during this period compared to last year, still showing an increase of 18% for the fiscal year. Mrs. Ross also provided a summary of highlights of the activity report.

9. APPROVED PROJECTS REPORTS/UPDATES

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

Jonny Williams asked about the cameras. Executive Director/City Administrator Paul Mendes stated that the cameras work but that we can't have them transmit and have them monitored by a monitoring agency. They can be used, but someone would have to go down there to review the tapes. Mr. Mendes stated that if we could get a phone or cable line in there, we could do it. Discussion followed. Mr. Mendes will look into a wireless system.

Also, Mr. Mendes reported that he was approached by Pastor Scot Wall who requested that Mr. Mendes convey a message to the Board for the City to return the 50' easement along the west side of the Bible Church property which connects 6th St. to the Unity Park playground area. Magnolia Trails has fenced off the 50' easement; however, the Bible Church is requesting that the 50' easement be released back to them because we did not continue to road across it. Discussion followed regarding the plans to use that area for additional parking for the park. Mr. Mendes asked for guidance from the Board. Mr. Williams stated that the City is going to use it for future parking/road. Mr. Mendes stated he would draft up a letter.

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

Barbara Gardner reported that she continues to receive inquiries, but that she is showing it to an Asian restaurateur.

c. Economic Development Program – (approved 2007-2008) – (Jerry Reed)

Jerry Read had no report.

(i). Grow Magnolia

Mr. Mendes provided a map to the Board showing five excess TxDot properties at the 1774/1488 intersection and that we have requested TxDot to either convey or sell these properties to the City.

d. Gateways – (Barbara Gardner)

Jonny Williams stated that the Board had authorized Mr. Mendes the amount of \$4,000 to get the gateway signs up, and to contact the masonry man who did the repairs at Unity Park to build the walls.

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

Gari Lynn Hessong did not have anything to report. Mr. Mendes reported that a slab has been poured for the bench by the brewery. Jonny Williams indicated that the circle in Sullivan Park needed to be leveled up. Mr. Mendes stated that he would ask Daniel if he is capable of doing it.

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.

10. REQUESTS FOR FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

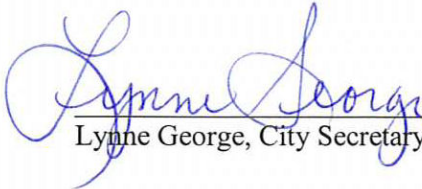
There being no further business, President Zaiontz adjourned the meeting at 5:42 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 9, 2015, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary