



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY AUGUST 8, 2013 - 5:30 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 August 8, 2013, 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

The meeting was called to order by President Pat Zaiontz at 5:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mr. Zaiontz lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Mr. Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jerry Reed, Jonny Williams, David Arevalo, Clyde Hunt, and Barbara Gardner

Absent: Gari Lynn Hessong

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Tana Ross

City Secretary Lynne George administered the Oath of Office to Jonny Williams.

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.)

Executive Director/City Administrator Paul Mendes announced that he and Jonny Williams had attended a work group meeting in Navasota earlier today and provided an update of the 249 project. TxDot gave the presentation at the meeting and gave several different routes for 249 to run through and they have basically blessed the route that is going to cross through Montgomery County. It will still need to be reviewed by environmental studies but it looks like they have come up with a doable route. On 1774, the contractor is going to start the actual roadwork towards the end of August and right now they are doing the preparation for drainage. They will be putting in alternate lanes so they can switch the traffic so as not to impede the traffic flow during the construction. Mr. Mendes also announced that Commissioner Craig Doyal was able to work with TxDot and was successful in getting the proposed barrier divider removed from the center of 1774 from the cemetery to Lakes of Magnolia. There are areas that are wide enough to put the turn lane in, with two lanes north, two lanes south and turn lane, as opposed to a center divider. The only area that will have a divider will be the area from the cemetery north to just across the little bridge, just south of St. Mathias Church. Once you get past the constricted area, it will open back up to two north lanes, two south lanes and a turning lane. They hope to get the construction done on the south side of the cemetery to Lakes of Magnolia by Christmas, then after the 1st of the year, start on the Main Street Magnolia, going north all the way up to 10th Street.

Economic Development Coordinator Tana Ross provided an activity report, commented on the turn out at the realtor/developer luncheon on July 24th, recent commercial relocations and activity, and sales tax comparisons.

5. FINANCE MANAGER REPORT – UPDATE OF REVENUES & EXPENDITURES

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of revenues, 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 meeting of the 4B CDC held on July 11, 2013.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Liles Parker (Inv.#102461)	500640	\$ 92.50
c.	Irrigation Station (Inv.#IN368248)	500848	\$ 325.62
d.	Irrigation Station (Inv.#IN368371)	500848	\$ 111.38
e.	Irrigation Station (Inv.#IN369191)	500848	\$ 730.51
f.	Sammie Scott	500848	\$ 704.48
g.	Gerry Crane	500848	\$ 580.80
h.	Sam's Club	500848	\$ 112.26
i.	Daniel's Landscaping (Inv.#8737)	500848	\$ 2,343.77
j.	Magnolia Hardware	500848	\$ 148.14
k.	WCA (Inv.#264790)	500848	\$ 104.52
l.	WCA (Inv.#269301)	500848	\$ 104.52
m.	Tana Ross	500632	\$ 1,250.00

MOTION: Upon a motion to approve the minutes of the meeting of the 4B CDC held on July 11, 2013 as amended, and Consent Agenda items b. through m. made by Barbara Gardner and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

7. 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
Barbara Gardner reported that the rent is current.
- c. Economic Development Program – (*approved 2007-2008*) – Jerry Reed
No report.
 - (i). Grow Magnolia
No report.
- d. Farmers Market - Pat Zaiontz
Pat Zaiontz reported that 4B will continue paying for the portacan until the 1st of the year.
- e. Gateways – Barbara Gardner
No report.
- f. Downtown Upgrades - (*approved 2011*) - Gari Lynn Hessong
No report.
- 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.

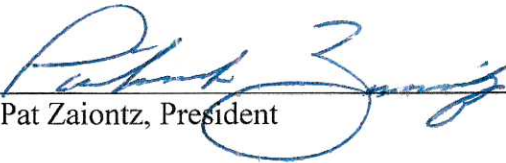
i. REQUESTS FOR FUTURE AGENDA ITEMS

None.

j. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously, and the meeting was adjourned at 5:59 pm.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on August 8, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary