

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  
City Attorney Leonard Schneider



## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES**

**CITY OF MAGNOLIA**

**4B COMMUNITY DEVELOPMENT CORPORATION**

**THURSDAY DECEMBER 10, 2015 - 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 Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, Barbara Gardner, Gari Lynn Hessong, Brenda Hoppe, Clyde Hunt

Absent: David Arevalo

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

Also present: Economic Development Coordinator Tana Ross, Attorney Ray Viada

#### **3. CLOSED EXECUTIVE SESSION**

4B CDC may convene into a Closed Executive Session in accordance with the Government Code, Section 551 to discuss the following matters:

- a.** §551.071– Consultation with attorney - to receive legal advice regarding Smedley vs. City of Magnolia, et al

**MOTION:** Upon a motion to convene into Close Executive Session made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

President Zaiontz recessed the open meeting and convened the Closed Executive Session at 5:35 pm.

President Zaiontz adjourned the Closed Executive Session and reconvened the open meeting at 5:45 pm.

**4. CONSIDERATION – POSSIBLE ACTION AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

Consideration and possible action as a result of the Closed Executive Session.

No action was taken.

**5. 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.

**6. ANNOUNCEMENTS**

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

Tana Ross announced that Hometown Christmas will be starting tomorrow with the lighting of the tree at the park, and then the parade, chili cookoff and other events through Saturday.

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

*(Barbara Gardner)*

Barbara Gardner provided a summary of revenues and expenditures.

**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 4B CDC meeting held on November 12, 2015.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Magnolia Hardware & Supply, Inc. (Inv.#95911)	500848	\$ 31.58
c.	Magnolia Hardware & Supply, Inc. (Inv.#95932)	500848	\$ 56.70
d.	Magnolia Hardware & Supply, Inc. (Inv.#95942)	500848	\$ 31.97
e.	Angela Beltran/Angel Graphics	500675	\$ 5.10
f.	David Arevalo	500851	\$ 27.67
g.	DAC Electrical Services (Inv.#5882)	500848	\$ 1,326.60
h.	Liles Parker (Inv.#1229)	500640	\$ 277.50
i.	Tana Ross	500543	\$ 88.00
j.	Tana Ross	500543	\$ 117.18
k.	Tana Ross	500742	\$ 61.50
l.	Tana Ross	500632	\$ 1,287.50

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

as follows: Zaiontz – aye; Williams – aye; Hessong – aye; Gardner – aye; Hoppe – aye; Hunt – nay. The motion carried.

## **9. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Monthly sales tax report  
Tana Ross reported sales tax was down 12.67% overall for the 3<sup>rd</sup> reporting period of our fiscal year. Predictions are for stalled growth with the economy sagging but not collapsing in 2016, and its more about housing.
- Monthly Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, to include Houston, and historical sales tax data as well. Mrs. Ross also reported that the state confidentiality report has been ordered and should be available for the next meeting.
- Monthly Economic Development Activity Report  
Mrs. Ross briefly summarized report highlights, business closings, new and upcoming businesses, contacts, grants, etc.

## **10. DISCUSSION – BILLBOARD FOR DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES**

Discussion and consideration regarding purchasing billboard as a project to advertise or publicize the city for the purpose of developing new and expanded business enterprises.

**MOTION:** Upon a motion for 4B CDC to step aside and let City Council handle made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

## **11. APPROVED PROJECTS REPORTS/UPDATES**

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

Executive Director Paul Mendes reported that he has spoken with a member of the MISD IT group who said that we could put an antenna up at the park on the pavilion and one on Alpha Academy and basically transmit to the Alpha Academy into their wifi to send the photographic signals up to the Cloud where they could be picked up by police cars, ipad, telephone, etc. and have access to the Cloud. The question is how long do we want to keep it because video storage takes up a lot of space. He was talking about \$1,000-\$2,000 to install hardware/software. Discussion followed.

Mr. John Bramlett commented that Sgt. Silliman had installed a system with the capability of four cameras and did the best he could to get it wired in. He had two vendors come out to take a look at it and one was the low bid. He stated that equipment needs to be added and cameras could be added and it has 30 day storage. Discussion followed.

Jonny Williams suggested that Mr. Bramlett and Mr. Mendes get a plan and bring it to the next meeting.

Mr. Bramlett also commented on six being burned out on The Stroll lights. He suggested converting those to LED at the cost of \$200 plus \$50 installation and the bulbs are guaranteed eight years. Discussion followed.

Gari Lynn Hessong reported on the putting lights in the park and requested a Christmas committee be coordinated. Discussion followed.

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

Barbara Gardner reported that the lease is signed. President Zaiontz reported that the floor is getting done now and should be wrapped up this week and the tenant will be making some major renovations.

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

No report.

(i). Grow Magnolia

No report.

d. Gateways – *(Barbara Gardner)*

Executive Director/City Administrator Paul Mendes reported that he is in the process of getting a bid but a ballpark estimate of approximately \$5,000 was given. Discussion followed.

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

Gari Lynn Hessong commented that the lights on The Depot looked great.

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**

None.

## **13. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:32 p.m.



  
Pat Zaiontz, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 10, 2015 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary