

Pat Zaiontz, President  
Brenda Hoppe, Vice President  
Barbara Gardner, Treasurer  
Jonny Williams  
Clyde Hunt  
David Arevalo  
Joshua Chadwick



City Secretary Lynne George  
4B CDC Attorney Leonard Schneider  
EDC/Planning Tech Tana Ross

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

### **MINUTES** **REGULAR MEETING** **THURSDAY DECEMBER 12, 2019 - 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: Pat Zaiontz, Clyde Hunt, Brenda Hoppe, Barbara Gardner, Joshua Chadwick, Jonny Williams

Absent: David Arevalo

Staff present: City Secretary Lynne George, Economic Development/Planning Tech 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.)*

President Zaiontz announced that Kyle Montgomery was appointed as Magnolia's Chief of Police at the December 10 City Council meeting.

Tana Ross announced that the Festival Committee is working on the upcoming annual barbeque cookoff and will possibly be doing a Spring Bling; the Harris County Jr Mounted Posse will be riding in on Saturday morning on January 25<sup>th</sup>.

#### **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.)*

<b>Minutes</b>	<b>Date</b>
Approval of minutes	November 14, 2019
<b>Vendor</b>	<b>Amount</b>
Daniel's Landscaping	\$ 2,000.00
Brooks Watson & Co., PLLC	\$ 2,500.00
Garniz & Sons Construction	\$ 550.00
Sam's Club	\$ 87.26
Tana Ross	\$ 1,429.13

**MOTION:** Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

#### **7. EDC/PLANNING TECH REPORT**

*(Tana Ross)*

- Sales tax report  
Economic Development Coordinator/Planning Tech Tana Ross provided a report with sales tax up 2.84%, with an increase of 1.43% for the fiscal year to date.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data. Discussion followed regarding the apparent collective trend in the changes in sales tax revenue comparisons.
- EDC/Planning Tech Report  
In her written report, Mrs. Ross summarized the EDC report highlights, business closings/relocations/openings, marketing, interests, projects, planning, contacts, solicitations, hostings, representations, visits and presentations, signage changes, etc. She also provided highlights regarding meetings with developers and realtors,

proposed/new/open businesses, future development status, park rental, permitting, and marketing. HEB is being held up due to Centerpoint's constant change of personnel who do not follow thru; their site plan is supposed to be going to P&ZC next month and they are determined to start first quarter 2020 as planned; Whataburger is coming in, has signed a lease and is working on their site plan; Magnolia Lights site plan is in and waiting on response from their engineer; Buck Grass is now Heritage Green, we acquired the easement we needed and sewer pipe will be installed under 1488 to manhole at HEB site; the c-store/gas station at 1486/1774 is due to be open before year end and an unpermitted monument sign over a City easement was addressed; The Truck Shack was granted a Conditional Use Permit on Nov. 12 for a food court and will submit a site plan soon; a CETA meeting is set for January to discuss target companies for Magnolia in pharma and medical devices; there are still horses in the park despite the signs; Magnolia Festival Committee is working on the May 1-2 barbeque cookoff; arranged holiday lighting of Unity Park and requested sponsorship; finalizing ad with City event calendar for Impact News annual special edition; and the City's Lighting of the Tree will be moved back to the Friday before the Commissioner's Family Day and Chamber night time parade.

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

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
President Zaiontz reported that it has come time to spend some money for maintenance on the bridge, playground equipment, etc. and asked for a nod from the Board members to begin and it is anticipated to be approximately \$40,000.
- b. Grow Magnolia  
No report.
- c. Gateways – *(Brenda Hoppe)*  
Brenda Hoppe inquired as to when we could get a gateway sign on 1488 heading west and at 1774/1486.
- d. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*  
No report.
- e. 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.


## **9. REQUEST(S) FOR AGENDA ITEM(S)**

None.

## **10. ADJOURN**

Declaring there was no further business, President Zaiontz adjourned the meeting at 6:00 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 12, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary