

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

Executive Director/City Administrator, Paul Mendes  
City Secretary Lynne George  
4B CDC Attorney Leonard Schneider  
EDC/Planning Tech Tana Ross



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

### **MINUTES** **REGULAR MEETING** **THURSDAY DECEMBER 13, 2018 - 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, Barbara Gardner, David Arevalo, Brenda Hoppe, Joshua Chadwick

Absent: Jonny Williams

Staff present: Executive Director/City Administrator Paul Mendes, 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.)*

Executive Director/City Administrator Paul Mendes announced that we have now inherited the barbeque cookoff from the Chamber which will be a major effort for The Stroll Committee, they will be needing support, and they are under 4B. He stated that it ought to be a great event and we should be able to grow it to be even better than what it was and he is looking forward to it to be held April 12-13, 2019.

Economic Development/Planning Tech Tana Ross announced that this happened quickly Monday and Anne Sundquist announced it at the City Council meeting Tuesday. She commended Ms. Sundquist for stepping in to save a 24 year City tradition and stated that The Stroll Committee will need about 60 volunteers, 30 of which would be judges. Also, Mrs. Ross announced the Christmas luncheon at City Hall at 12:30 on Friday the 21<sup>st</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.)*

- a. Approval of the minutes of the meeting held on November 8, 2018.

<b><u>Vendor</u></b>	<b><u>Amount</u></b>
b. Melissa Carlyle	\$ 45.92
c. Magnolia Hardware (Inv. #123195)	\$ 59.97
d. Magnolia Hardware (Inv. #123205)	\$ 7.99
e. Walmart Online Stores (Inv. #49139)	\$ 402.36
f. TEDC	\$ 82.50
g. Tractor Supply	\$ 69.98
h. Tana Ross	\$ 1,429.13

**MOTION: Upon a motion to approve Consent Agenda items a. - h. 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 increase of 24.43%, with an increase of 18.14% for the third month of the fiscal year to date, which Ms. Ross attributes to heavy equipment and office equipment leasing.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- EDC/Planning Tech Report  
Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts,

solicitations, hostings, representations, visits and presentations. She also reported on economic development highlights, contacts, meetings, proposed/new/open businesses, future developments and park rental. Mrs. Ross also commented that HEB is still on track for groundbreaking in 2019, and after making contact with a broker, Magnolia is not on Walmart's radar at all. She suggested a trip late February/March to Arkansas and to get in touch with the community liaison; we had a visit from Goodman Corp. consultants regarding grand funding; received a bid from consultant for medical distribution and lab-related businesses.

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

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

Mr. Mendes reported that as a maintenance item, he is dealing with a man who has a pervious "waffle" road matting material and his thoughts were to let the man donate and put down this matting product around the lake in exchange for a letter of support from the City, and the City would buy the rock for approximately \$5,000-6,000. He asked if 4B thought it would be a good idea and if they were interested in him pursuing. Discussion followed. The 4B Board indicated they were interested that he should pursue.

### **b. Grow Magnolia**

Mr. Mendes reported that with all the folks who are talking to Tana Ross, we are going to grow Magnolia in the very near future.

### **c. Gateways – (*Brenda Hoppe*)**

Mr. Mendes reported that TxDot is to move the sign soon.

### **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. DISCUSSION/CONSIDERATION – BUILDING A CONCESSION STAND**

Discussion/consideration regarding the prospect of building a concession stand to rent out in Unity Park where the snow cone stand was.

President Zaiontz stated that in speaking with Jonny Williams, Mr. Williams was interested in building something if we can get enough rent to offset the cost and make sure we have a first and last month's rent.

Mr. Mendes stated that it cost 4B about \$2,600 in materials to build the structures by the splash pad/playground.

Brenda Hoppe stated she feels it would be a security issue.

Discussion followed about a food truck, and/or building a building.

No action was taken.

**10. REQUEST(S) FOR AGENDA ITEM(S)**

David Arevalo requested that an item be put on the next agenda regarding The Rotary Club's desire to do a project in Unity Park with a grant they were successful in obtaining to place Weenotes Collection musical instruments in the park.

**11. ADJOURN**

There being no further business, President Zaiontz adjourned the meeting at 6:20 p.m.

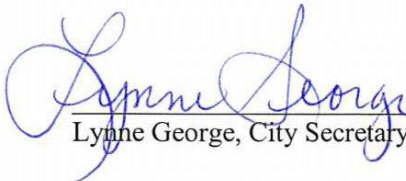


  
Pat Zaiontz, President

**CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 13, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary