

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

## MINUTES

4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY FEBRUARY 13, 2020 - 5:00 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 5:05 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, Jonny Williams

Absent: Joshua Chadwick, David Arevalo

Staff present: City Secretary Lynne George, EDC/Planning Tech Tana Ross

Also present: Council member Daniel Miller

### 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.*

Angela Lamm, mother to Jacob Lamm, commented on her son's Eagle Scout the military flag display project at Unity Park, stating that approximately 120 engraved bricks have been sold, and she has a quote from a local masonry. She offered a concept example of an

engraved center monument with a plaque on top that will require 197 bricks to make for consideration, and asked for guidance/direction as to if/how 4B would wish to proceed, timelines and what 4B would need from them.

**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.)*

Brenda Hoppe announced the Spring Festival on The Stroll on March 28<sup>th</sup>, they are trying to get vendors, and then the Barbeque Cookoff May 1 & 2.

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

*(Barbara Gardner)*

Barbara Gardner provided a brief summary of revenues, obligations and expenditures.

**6. DISCUSSION/CONSIDERATION – COMPENSATION FOR STAFF WHO DO WORK FOR 4B COMMUNITY DEVELOPMENT CORPORATION (“4B CDC”)**

Discussion, consideration and possible action regarding compensation for staff who perform work for 4B CDC.

**MOTION:** Upon a motion to convene into Closed Executive Session in accordance with the Government Code, Section 551 to discuss the following matters:  
§551.074 – (Personnel Matters) - regarding compensation for staff who perform work for 4B CDC, 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 5:15 p.m.

President Zaiontz adjourned the Closed Executive Session and reconvened the Open Meeting at 5:43 p.m.

**MOTION:** Upon a motion to set the following annual salaries: \$2,600 for City Secretary Lynne George; \$2,400 for Finance Clerk Beverly Standley; \$2,400 for Floyd Riddle; \$2,400 for Melissa Carlyle made by Brenda Hoppe and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

**7. CONSENT AGENDA – ROUTINE ITEMS:**

*(This portion of the agenda consists of all items considered to be routine and will be enacted by one motion unless separate discussion is requested by a Board Director or a citizen.)*

Minutes	Date
Approval of minutes	January 9, 2020
Vendor	Amount
Daniel's Landscaping (Inv.#697)	\$ 2,000.00
Daniel's Landscaping (Inv.#757)	\$ 2,000.00
Verizon (Inv.#9847256264)	\$ 37.99

William Brady	\$ 370.00
William Brady	\$ 200.00
Adventure Playground Systems (Inv.#9599)	\$ 105.00
Living Earth (Inv.#4507908-IN)	\$ 996.50
Living Earth (Inv.#4507899-IN)	\$ 996.50
The Rural Connection (Inv.#2721)	\$ 315.00
Lone Star College System (Inv.#CLE-000180)	\$ 175.00
TEDC (Inv.#11502)	\$ 87.50
Liles Parker (Inv.#1906)	\$ 471.50
Tana Ross	\$ 1,429.13

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

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

*(Tana Ross)*

- Sales tax report  
Tana Ross reported sales tax up 17.26% for this period, with an increase of 5.99% for the fiscal year to date.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, trends, and historical sales tax data.
- Economic Development Coordinator/Planning Tech. Report  
In her written report, Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, text amendments, visits and presentations. Mrs. Ross also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental.

Highlights – Whataburger’s site plan is going to P&ZC Feb. 20; Magnolia Lights is working with engineers on underground storm drainage; HEB/Magnolia Place is going to P&ZC on Feb. 20 with site work on Magnolia Place to begin in May and site work for HEB to begin August and be open June/July 2021; Buck Grass/Heritage Green is getting ready to bring site work plan in for review; Nichols Sawmill office building sent in their values on Feb. 13; Los Fuentes parking lot is finally under construction; The Truck Shack site plan going to P&ZC in March; \$621,255 valuation added in December; Unity Plaza is planned to be removed from the Comprehensive Plan and zoning map and changed to residential based on changed conditions and goals; negotiated boundary of Stroll fence funded by MFC.

Jonny Williams left the meeting at 5:45 p.m.

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

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
President Zaiontz reported receiving a quote from Hub Williams regarding checking/replacing/cleaning the lighting at the pavilion and stage in the amount of \$555; new gravel in the kiddie park; bull rock is being delivered for fill in; \$5,400 for the bridge redo with three steel beams underneath with cross ties, to include tearing the old bridge out; the pond is to be sprayed in thirds.
- b. Grow Magnolia  
No report.
- c. Gateways – *(Brenda Hoppe)*  
President Zaiontz commented that Tana Ross dug out the contract for the existing gateway monument sign and hope to use it for new ones on the east and possibly north sides.
- 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.


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

None.

## **11. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted, the motion carried unanimously, and President Zaiontz adjourned the meeting at 6:12 p.m.



  
Pat Zaiontz, President

### **CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on February 13, 2020 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary