

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



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

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY FEBRUARY 8, 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, David Arevalo, Clyde Hunt, Jonny Williams, Brenda Hoppe, Joshua Chadwick

Absent: Barbara Gardner

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

Also present: Economic Development Coordinator/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.)*

Tana Ross announced Mardi Gras on The Stroll is this weekend on Saturday, parade line up will be at 6<sup>th</sup> grade campus at 11-11:30, with a marching parade down The Stroll, cookoff in Sullivan Park but if it rains, it will be moved to the pavilion.

President Zaiontz announced the Butler's Crossing ceremony will be on the 23rd at 10:30 a.m.

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

*(Barbara Gardner)*

Clyde Hunt 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 January 11, 2018.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	BrooksWatson & Co., PLLC	500641	\$ 2,500.00
c.	Chris Garcia	500851	\$ 500.00
d.	Community Impact Newspaper (Inv.#97085)	500851	\$ 260.00
e.	Hub Williams	500848	\$ 880.00
f.	Magnolia Hardware & Supply Inc. (Inv.#116268)	500848	\$ 4.99
g.	Magnolia Hardware & Supply Inc. (Inv.#116134)	500848	\$ 11.99
h.	Magnolia Hardware & Supply Inc. (Inv.#116136)	500848	\$ 5.58
i.	Tana Ross	500632	\$ 1,387.50

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

#### **7. CONSIDERATION – RESCHEDULE REGULAR MEETING TIME TO 5:30 P.M.**

Consideration and possible action to reschedule regular meeting time to 5:30 p.m.

**MOTION:** Upon a motion to reschedule regular meeting time to 5:30 p.m. made by Joshua Chadwick and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

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

*(Tana Ross)*

- Sales tax report  
Economic Development Coordinator Tana Ross reported sales tax down -18.92%, with a decrease of -8.36% for the fiscal year to date.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.

- EDC/Planning Tech Report

In her report, Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming businesses, projects, planning, contacts, solicitations, hostings, representations, presentations and park rentals.

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

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

Executive Director/City Administrator Paul Mendes reported speaking to the engineer about the dam. They presented a much more costly modification to the dam that would require that we go back to step one and get involved with environmental, historical agencies, etc. so they went back and put the dam in the exact same position and back to the \$170,000 version. Everything is together, FEMA is on board with it, but it may cost a bit more due to the armoring/concrete, engineering, ground work, etc. and could be \$225,000-\$250,000. FEMA has promised \$176,000, and will go up to 25% over approved amount. The hope to open bids around the 1<sup>st</sup> or 2<sup>nd</sup> week of March, with 90-120 days for complete construction.

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

President Zaiontz reported that everything is a go and they are waiting for the closing date.

- c. Grow Magnolia

No report.

- d. Gateways – *(Brenda Hoppe)*

No report.

- e. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*

No report.

- f. 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. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Brenda Hoppe and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:58 p.m.

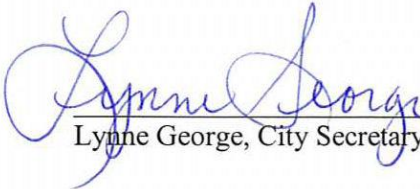


  
Pat Zaiontz, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on February 8, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary