

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 JANUARY 10, 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, Barbara Gardner, Jonny Williams, David Arevalo, Brenda Hoppe

Absent: Joshua Chadwick

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.)*

Jonny Williams announced that he had met with Pauline Steadman regarding the Commerce Street project to see an artist rendition sign of the development which was very impressive and invited everyone to go by to look at it. He further announced that the project is set to begin breaking ground this summer and is going to make a major difference downtown.

#### **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 December 13, 2018.

	<b><u>Vendor</u></b>	<b><u>Amount</u></b>
b.	Adobe	\$ 89.94
c.	Magnolia Hardware (Inv. #123686)	\$ 19.99
d.	Tom Potter	\$ 1,200.00
e.	CETA	\$ 100.00
f.	Tana Ross	\$ 1,429.13

**MOTION:** Upon a motion to approve Consent Agenda items a. - f. made by Brenda Hoppe and seconded by David Arevalo, 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 down -1.68%, with an increase of 13.42% for the fourth reporting month of the fiscal year to date, which Ms. Ross still 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. Ms. Ross also reported that the Stroll Committee will be carrying on the 25 year tradition and coordinating the barbeque cookoff that the Chamber did and the Stroll Committee will be changing its name to Magnolia Festival Committee.

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

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

Mr. Mendes reported that the dam is moving along well, needs a little bit more dry weather to complete and is functioning well and like it is supposed to.

- b. Grow Magnolia

Mr. Mendes reported that we made the Impact News with a really good article; City Council approved the MB utility agreement 1/8/19; he and Councilmember Dantzer went to speak with Nancy Roberts, Chief of Financial Review Board, at the Texas Water Development Board regarding capital projects and funding and that Ms. Roberts was very impressed and had great interest in the area and that everything we need qualifies for state funding. He asked for consideration for state participation for the proposed regional wastewater treatment plant in the Mill Creek area. He felt the meeting was very positive and reinforcing and he looks forward to going back when we have the master plan. Another concern he has is money for an additional water well with more ground storage and to put additional water plants out east.

- c. Gateways – *(Brenda Hoppe)*

Mr. Mendes reported

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

The Commerce project is coming in.

- 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 – ROTARY CLUB PROJECT TO PLACE WEENOTES COLLECTION MUSICAL INSTRUMENTS IN UNITY PARK**

Discussion/consideration 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.

David Arevalo discussed the Rotary Club's desire to place Weenotes Collection musical instruments in the park, proposed locations, and that they will be ordered as soon as it is approved.

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


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

An item was requested to approve changing the name of The Stroll Committee to Magnolia Festival Committee.

## **11. ADJOURN**

There being no further business, President Zaiontz adjourned the meeting at 5:57 p.m.

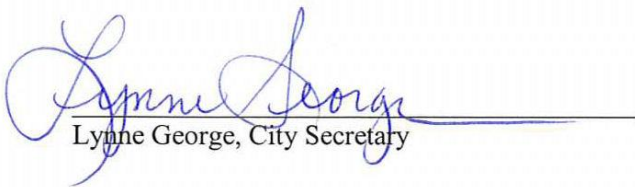


  
Pat Zaiontz, President

**CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on January 10, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary