

Pat Zaiontz, President
Barbara Gardner, Treasurer
Jonny Williams
Gari Lynn Hessong, Vice President
Clyde Hunt
David Arevalo
Brenda Hoppe

Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
Corporation Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY JANUARY 12, 2017 - 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, Barbara Gardner, David Arevalo, Clyde Hunt, Gari Lynn Hessong, Brenda Hoppe

Absent: Jonny Williams

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

Also present: Economic Development Coordinator 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 in speaking with Sam Yager III who represents Audubon (Legacy Trust/Magnolia 1138), Mr. Yager is looking at widening and straightening Mill Creek Road to bring it completely across 1488 and on around, to come through our 42 acre property on 149 to complete the loop so you can get out of the Audubon property and avoid the 149/1488 intersection. He is working with Commissioner Charlie Riley and looking to include it in their transportation plan.

Pat Zaiontz announced the parade and Hometown Christmas tomorrow

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. CONSIDERATION – APPROVE MINUTES

Consideration and possible action to approve the minutes of the 4B CDC meeting held December 8, 2016.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Sam's Club	500848	\$ 207.67
c.	The Home Depot	500848	\$ 44.97
d.	Magnolia Hardware & Supply, Inc. (Inv.#106728)	500848	\$ 10.07
e.	Magnolia Hardware & Supply, Inc. (Inv.#106293)	500848	\$ 4.93
f.	Magnolia Hardware & Supply, Inc. (Inv.#106299)	500848	\$ 9.76
g.	Magnolia Hardware & Supply, Inc. (Inv.#106472)	500848	\$ 189.35
h.	Pierce Technical Services (Inv.#1301)	500848	\$ 228.50
i.	Liles Parker (Inv.#1408)	500640	\$ 148.00
j.	Tana Ross	500632	\$ 1,387.50

MOTION: Upon a motion to approve Consent Agenda items a. thru j. made by Gari Lynn Hessong and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Sales tax report

Economic Development Coordinator Tana Ross reported sales tax up 6.24%, with an increase of 5.69% for the fiscal year to date.

- Sales tax revenue comparison

Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.

- Economic Development Coordinator Report

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

8. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported that all lighting in and around the pavilion have been checked, reworked and are all functioning, timers have been reset and control panels have been locked, so we should not have any more problems with people “helping us adjust the timers”.

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

Mr. Mendes reported that all the necessary work has been completed, repairs have been made and paint has been touched up, and the addition looks like the rest of the house.

- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*
No report.

- (i). Grow Magnolia

Mr. Mendes commented that we are extending a 16” water line and a 12” sewer line for the gas station/convenience store on the corner of 1774/1486. This will give us the ability to serve most of that area around 1486. Also, Audubon (Legacy Trust/Magnolia 1138) has announced that they have just purchased additional acreage from Devon Energy and now Audubon exceeds 2600 acres, looking to add 300 more. The plan is to start building roads in 2017, and be putting homes on the ground in 2018, projecting 400 homes a year, with a projection of 3,700 homes in that general area. We will need to look at building a regional sewer plant out in that area with the amount of growth projected north of 1488.

- d. Gateways – *(Brenda Hoppe)*
No report.

- e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
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.

- g. Project to promote new and expanded business development through the creation of a City Centre - 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. REQUESTS FOR FUTURE AGENDA ITEMS

Reschedule meeting time to 4:30 p.m. except on April, August and December.

10. ADJOURNMENT

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 the meeting was adjourned at 5:56 p.m.

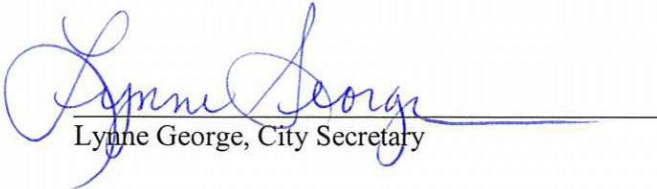



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on January 12, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary