

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
City Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

THURSDAY JANUARY 14, 2016 - 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 5:32 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 Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, Barbara Gardner, David Arevalo, Gari Lynn Hessong, Brenda Hoppe, Clyde Hunt

Absent: -0-

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.)

None.

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 4B CDC meeting held on December 10, 2015.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	TxDot		\$144,281.34
	Magnolia Hardware & Supply, Inc. (Inv.#96830)	500848	\$ 83.96
c.	Magnolia Hardware & Supply, Inc. (Inv.#96641)	500848	\$ 11.64
d.	Magnolia Hardware & Supply, Inc. (Inv.#97397)	500851	\$ 30.05
e.	The Home Depot	500848	\$ 59.44
f.	The Home Depot	500848	\$ 102.77
g.	The Home Depot	500848	\$ 23.55
h.	The Home Depot	500848	\$ 60.58
i.	Academy	500848	\$ 48.68
j.	DAC Electrical Services (Inv. #5913)	500848	\$ 1,123.09
k.	DAC Electrical Services (Inv. #5914)	500848	\$ 528.26
l.	Grainger	500848	\$ 173.40
m.	Sam's Club	500848	\$ 294.08
n.	Sam's Club	500848	\$ 68.62
o.	Tomball Rental Center (Contract #01-37393-02)	500848	\$ 473.91
p.	Hub Williams	500851	\$ 300.00
q.	B&K Floors & More (Inv. #52)	500971	\$ 5,627.00
r.	1488 Mulch Yard (Inv. #86063)	500848	\$ 2,675.00
s.	RQL (Inv. #89382)	500851	\$ 1,722.00
t.	Texas Facilities Commission (Inv.#1660339)	500848	\$ 542.50
u.	Liles Parker (Inv.#1247)	500640	\$ 92.50
v.	Tana Ross	500632	\$ 1,287.50

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

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Monthly sales tax report
Tana Ross reported sales tax down 26% for this reporting period for the fiscal year and explained that the 2015 revenues included prior period collections, adjustments and audit collections totaling \$42,897.67. Last year, we experienced an unusual bump in revenues, but when adjusted for this unusual increase, January 2015 revenue compared to January 2016 revenue reflects only a -7.1% change.

- Monthly sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, to include Houston, and historical sales tax data. She stated that she looks for 2016 to be very flat, looking for recovery going into 2017, although obligations are totally covered, combined with very conservative projections.
- Monthly Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings, new businesses, contacts, grants, etc.

8. APPROVED PROJECTS REPORTS/UPDATES

- Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
Executive Director/City Administrator Paul Mendes reported that the mason we have hired to construct the gateway sign will be fixing the damage at the pavilion and has ordered the stack stone so all the repairs match the existing stone and he is going to fix the seats; water fountains will be reworked and replaced; flower beds were all mulched and decomposed granite was spread on the walkways.
- Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*
Barbara Gardner reported that the new tenant is proceeding with all of the renovations and is tentatively scheduled to open by April 1st.
- Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*
No report.
 - Grow Magnolia
No report.
- Gateways – *(Barbara Gardner)*
President Zaiontz asked Brenda Hoppe if she wanted to take over Gateways and she agreed.

Executive Director/City Administrator Paul Mendes reported that the mason came by today and showed us the limestone he was going to use, the project should be completed in three days or less if we don't get too much rain and come in under budget.

Jonny Williams commented that the sign fell down at 1488/Buddy Riley Blvd., we need something coming in from the west, and one on 1774 when the flyover is finished. Discussion followed.

- Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
Executive Director/City Administrator Paul Mendes reported that The Stroll lights were changed out to LED lights.
- 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

None.

10. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members voted, the motion carried unanimously and the meeting was adjourned at 6:01 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 14, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary