

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

4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY JANUARY 9, 2020 - 5:00 P.M.

Sewall Smith City Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

1. CALL TO ORDER

President Pat Zaiontz reconvened the Regular Meeting at 5:41 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, David Arevalo, Joshua Chadwick, Jonny Williams

Absent: -0-

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.*

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 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	December 12, 2019
Vendor	Amount
Daniel's Landscaping	\$ 2,000.00
Acrobat Pro DC subscription renewal	\$ 26.98
TEDC (Inv.#11502)	\$ 87.50
Liles Parker (Inv.#1892)	\$ 41.00
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 voted and the motion carried unanimously.

7. EDC/PLANNING TECH REPORT

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax up 7.33% for this period, with an increase of 2.65% 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; Whataburger's variance requests are going to the Board of Adjustment Jan. 15th; Magnolia Lights site plan was approved and they will be turning dirt shortly; Magnolia Place/HEB has instituted a new tree program and HEB is still waiting on Centerpoint; Heritage Green preliminary plat was approved and they are doing the underground utilities; H-GAC is having a workshop in Dayton on

Jan. 28 re: how planning is an economic development tool and invited board members to attend; the Truck Shack is still working on their site plan. Discussion followed.

8. APPROVED PROJECTS REPORTS/UPDATES

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

President Zaiontz reported that the playground equipment is being repaired; a welder is coming out to straighten everything out regarding the bridges, make a new shaft, rebuild, etc. for \$600-\$700. On the bridge, we are looking at from under \$5,000 to redo the one bridge and tear the other one out, attach steel beams on the sides, add steel plates on each side. They are working real hard and cleaning up everything out there. He is also working on getting some carp to eat the weeds for the lake and using copper in the water to kill the algae.

- b. Grow Magnolia
No report.

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

- 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.

9. CONSIDERATION – POSSIBLE ACTION ON ITEM ADDRESSED IN JOINT CLOSED EXECUTIVE SESSION BETWEEN 4A ECONOMIC DEVELOPMENT CORPORATION (“4A EDC”) AND 4B COMMUNITY DEVELOPMENT CORPORATION (“4B CDC”)

Consideration and possible action, if deemed necessary, on item addressed in Joint Closed Executive Session between 4A EDC and 4B CDC.

No action was taken.


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

Brenda Hoppe requested an item for President Zaiontz to work with the City Attorney to development agreements/contracts for the City Secretary and Finance Director for the 4B CDC.

11. ADJOURN

Declaring there was no further business, President Zaiontz adjourned the meeting at 5:47 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 9, 2020 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary