



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY JULY 11, 2013 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4B Community Development Corporation was held on July 11, 2013, beginning at 5:30 pm, in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

The meeting was called to order by President Pat Zaiontz at 5:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mr. Zaiontz lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Mr. Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jerry Reed, David Arevalo, Clyde Hunt, and Barbara Gardner

Absent: Gari Lynn Hessong, Jonny Williams

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Tana Ross

City Secretary Lynne George administered the Oath of Office to Pat Zaiontz, Jerry Reed, David Arevalo, Clyde Hunt, and Barbara Gardner.

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. **FINANCE MANAGER REPORT – UPDATE OF REVENUES & EXPENDITURES**

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of revenues, expenditures and sales tax.

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 of the 4B CDC held on June 13, 2013.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Liles Parker (Inv.#10231)	500640	\$ 148.00
c.	Butch Polan	500848	\$ 93.70
d.	Gerry Crane	500848	\$ 957.05
e.	Sammie Scott	500848	\$ 1,377.88
f.	Doodie Calls Portable Toilets (Inv.#2822)	500841	\$ 85.00
g.	Magnolia Masonry	500848	\$ 650.00
h.	James Nichols - Magnolia Masonry	500848	\$ 325.00
i.	All Aquatics & Kidsplay	500848	\$ 261.05
j.	Magnolia Hardware & Supply, Inc.	500848	\$ 835.07
k.	The Home Depot	500848	\$ 172.15
l.	State Infrastructure Bank		\$26,610.08
m.	Tana Ross	500632	\$ 1,250.00
n.	Tana Ross	500632	\$ 167.17

Executive Director/City Administrator Paul Mendes provided an update on several items concerning the preparation for the 4th of July event, and other bills. He stated that the City would pick up the cost of item d. and the cost of the blower purchased from Magnolia Hardware by Mr. Scott in item j. Discussion followed.

MOTION: Upon a motion to approve Consent Agenda items a. through n. made by Clyde Hunt and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

7. **DISCUSSION – UNITY PARK RULES, APPLICATIONS AND FEES**

Discussion of the rules, applications and fees for Unity Park.

Barbara Gardner stated that she has done some research and that the committee and board has gone through several reiterations and have come to the conclusion that the current fees compare favorably to other park facilities. Discussion followed.

President Zaiontz stated that in speaking to the other committee members, it was recommended and they are in favor of keeping the fees as is.

8. CONSIDERATION – 4B CDC PARTICIPATION IN INFRASTRUCTURE PROJECTS DESIGNED TO INCREASE MORE BUSINESS

Consideration and possible action to allow 4B CDC to participate in infrastructure projects that are designed to increase the opportunity to bring more business to Magnolia.

Executive Director/City Administrator Paul Mendes stated that a number of projects will be coming up very soon that are going to be costly; i.e., roads, drainage, water and sewer lines, etc. A perfect example he said is what we did with Tractor Supply where we waived the tap fees and this is something that could be a contribution from 4A and 4B towards bringing a business into the community. Not big dollars and not something that is not within 4A or 4B's reach, but yet if you are talking about doing something for economic development, it means a lot more to give water and sewer service than to put a flower bed out in front or a pretty sign, etc. Mr. Mendes stated that this is just something to get the Board thinking along that line. With the things that are coming in that are just on the horizon, we will need the help from all sources and he stated he just wanted to make sure that our eyes were all on the right target. Discussion followed.

9. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz
President Zaiontz reported that everything seems to be going pretty smooth and the 4th of July celebration was a big success. Mr. Mendes distributed copies of photos he took at the 4th of July celebration.
- b. Yellow House – *(approved 2009)* – Barbara Gardner, Jonny Williams
Barbara Gardner reported that the rent has been brought current.
- c. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
No report.
 - (i). Grow Magnolia
Economic Development Coordinator Tana Ross reported on sales tax, and provided the Board with a copy of a report of activities and contacts, new businesses, community activities and stated that the Realtors & Developers Luncheon is going to be held July 25th at City Hall. She also met with Living Waters Church regarding parking on the Stroll.

President Zaiontz provided the Board with a brief background of Tractor Supply and how it has come to Magnolia.
- d. Farmers Market - Pat Zaiontz
President Zaiontz reported that there wasn't anything other than 4B is still paying for the portacan until the first of next year.
- e. Gateways – Barbara Gardner
No report.
- f. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
Executive Director/City Administrator Paul Mendes reported that the TxDot 1774 road improvement project should be kicking off sometime in September. TxDot had to

renegotiate the contract, and also the 149 bypass contract has been let over by Bulldog High School, and the flyover on 1774 by Mustang High is scheduled to start in 2015. Discussion followed.

- g. 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.

- h. 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.

10. REQUESTS FOR FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously, and the meeting was adjourned at 6:12 pm.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on July 11, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary