

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



## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY JULY 12, 2018 - 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Brenda Hoppe, Barbara Gardner, Clyde Hunt

Absent: David Arevalo, Joshua Chadwick, Jonny Williams

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.*

Sam Yager, representing Audubon Magnolia Development LLC, commented regarding working with the City for several years now; the utility service/development agreements they has with the City; that they are working on a different kind of development, "surban" - commercial/retail centers that integrate and blend with the residential portions of the development. They have dedicated about 200 acres of ROW to SH 249 for access roads on both sides and have worked with the State, County and City regarding a major

thoroughfare/mobility plan and now that the highway is coming through, the plan has been modified to help with mobility and connectivity for the project and the whole region. He spoke about the realignment plan of Mill Creek Road to come down and through City property over to 149, and asked for commitment/support letters from 4A and 4B. Discussion followed.

#### **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 meeting held on June 14, 2018.

	<b><u>Vendor</u></b>	<b><u>Amount</u></b>
b.	Verizon	\$ 40.88
c.	Houston Recreation Management	\$ 1,749.00
d.	Hub Williams	\$ 425.00
e.	Irrigation Station (Inv.#IN491505)	\$ 222.75
f.	Magnolia Hardware & Supply Inc. (Inv.#119437)	\$ 36.10
g.	Magnolia Hardware & Supply Inc. (Inv.#119436)	\$ 31.83
h.	Magnolia Hardware & Supply Inc. (Inv.#119678)	\$ 3.79
i.	Magnolia Hardware & Supply Inc. (Inv.#119705)	\$ 66.88
j.	Magnolia Hardware & Supply Inc. (Inv.#119672)	\$ 61.93
k.	Tana Ross	\$ 1,387.50

**MOTION:** Upon a motion to approve Consent Agenda items a. - k. made by Brenda Hoppe and seconded by Barbara Gardner, 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 increase of 42.67%, with an increase of 1.92% for the fiscal year to date, stating the increase was largely due to oil & gas related sales.
- 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

contacts, meetings, etc., with proposed businesses, future developments and park rental. There is a new fire protection company, a steel manufacturing company, a new real estate office, Dollar Tree is opening next week, Sharky's Shack (in the old Lunch Box location) will be opening mid-August.

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

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

Executive Director/City Administrator Paul Mendes stated that the snack shack has not complied nor renewed their contract and President Zaiontz commented that they should be sent a termination notice and ask them to remove it.

- 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 – RENEWAL OF ECONOMIC DEVELOPMENT COORDINATOR (“EDC”) CONTRACT**

Consideration and possible action regarding renewal of EDC contract.

Executive Director/City Administrator Paul Mendes commended Tana Ross for her work.

**MOTION:** Upon a motion to approve renewal of EDC contract made by Brenda Hoppe and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

#### **10. DISCUSSION/CONSIDERATION - REVIEW 4B FINANCIALS AND CONSIDER PURCHASING A CD.**

Discussion, consideration and possible action regarding reviewing 4B financials and consider purchasing a CD.

President Zaiontz recommended pursuing by getting with Robert Franklin who is with Edward Jones.

**MOTION:** Upon a motion to approve pursuing discussion with Robert Franklin who is with Edward Jones made by Brenda Hoppe and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

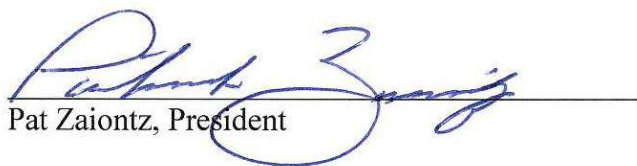
**11. REQUEST(S) FOR AGENDA ITEM(S)**

None.

**12. ADJOURN**

**MOTION:** Upon a motion to approve to adjourn made by Brenda Hoppe and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:24 p.m.



  
Pat Zaiontz, President

**CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on July 12, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

**ATTEST:**

  
Lynne George, City Secretary