

Pat Zaiontz,, President
Jerry Reed, Vice President/Treasurer
Jonny Williams
Barbara Gardner
Gari Lynn Hessong
Clyde Hunt
David Arevalo

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

REGULAR MEETING

THURSDAY JUNE 12, 2014 - 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 June 12, 2014, beginning at 5:34 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 5:34 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Pat Zaiontz lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: Clyde Hunt, Gari Lynn Hessong

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

(Jerry Reed)

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

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 May 8, 2014.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b. Shepler's (Inv.#024842)	500848	\$ 39.70
c. Conroe Mill Supply, Inc. (Inv.#325420)	500848	\$ 46.00
d. Sam's Club	500848	\$ 181.71
e. Magnolia Hardware & Supply Inc. (various)	500851	\$ 13.99
f. Magnolia Hardware & Supply Inc. (various)	500848	\$ 78.39
g. Magnolia Hardware & Supply Inc. (Reimb. To Tana)	500851	\$ 10.88
h. WCA (Inv.#330998)	500848	\$ 127.77
i. Liles Parker (Inv.#10372)	500640	\$ 37.00
j. Tana Ross	500632	\$ 1,250.00

MOTION: Upon a motion to approve Consent Agenda items a. through j. made by Jonny Williams and seconded by Barbara Gardner, the Board members voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Economic Development Coordinator Tana Ross reported reported a significant sales tax increase of \$30,258 as a result of a Comptroller audit which actually equates to a 10% increase in revenues, \$20,000 over last year at the same time, and a 15.4% increase for the fiscal year. Mrs. Ross also reported on the highlights of contacts, a recent visit from foreign investors, annexation, four calls regarding the yellow house with 1 showing; business closures, business openings, expanding businesses; and she also asked the Board to consider sharing funding for her application for and participation in Leadership Montgomery County is she is accepted.

8. CONSIDERATION – REVIEW OF RESPONSIBILITIES OF AGREEMENT BETWEEN THE 4B CDC OF MAGNOLIA AND DANIELS LANDSCAPING FOR LAWN CARE, LANDSCAPING AND MAINTENANCE OF PARKS

Consideration and possible action to review responsibilities of Agreement between the 4B CDC of Magnolia and Daniel's Landscaping for lawn care, landscaping and maintenance of parks beginning April 15, 2014 and ending April 15, 2015.

Executive Director/City Administrator Paul Mendes stated that Mr. Reynoso came in and indicated that he could not do the work for the amount offered due to increases in mulch, fertilizer, flowers, etc. Mr. Mendes recommended leaving the amount the same, and having 4B

pick up the cost for the mulch, ½ the price of the flowers for spring and fall plantings, fertilizer and impact mulch and he expected it to cost 4B an additional \$2,500 for the year.

MOTION: Upon a motion to modify the responsibilities of the contract for 4B to be responsible for the cost of the mulch, ½ the cost of the flowers for spring and fall plantings, fertilizer and impact mulch for a two year contract made by Jonny Williams and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

9. DISCUSSION/UPDATE –PARKING/TRAFFIC ALONG FM 1774

Discussion/update regarding parking and traffic along FM 1774.

Executive Director/City Administrator Paul Mendes reported that the holdup on the 1774 project has been corrected and now they have the pipes underneath and this will also help with drainage; another pipe was found and capped, and they are moving forward to the intersection of 1488 and 1774. On July 19th, they are going to modify the lights again and increase the length of the turn lane on the north side of 1774 going to the high school – the right turn lane – and they are going to increase that further back so more vehicles can queue up and continue around. Right now, only a couple of vehicles can line up on the turn lane and the rest have to wait their turn to get to the turn lane or go straight. They will also time phase the lights so if you have someone coming off Melton and cutting across, it doesn't hold up the traffic flowing east and eliminate the congestion there.

Mr. Mendes provided the Board with a map of the 249/1488 area provided by TxDot showing the proposed lanes of the 249 roadway and where they are currently doing the environmental studies. Mr. Mendes updated the Board that on June 19th, the final step for the annexation of the six parcels was going to be on the agenda.

10. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
No comments.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*
Already covered in #7.
- c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*
No comments.
 - (i). Grow Magnolia
No comments.
- d. Gateways – *(Barbara Gardner)*
No comments.
- g. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
No comments.
- h. 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 comments.

- i. 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 comments.

11. REQUESTS FOR FUTURE AGENDA ITEMS

None.

12. ADJOURNMENT

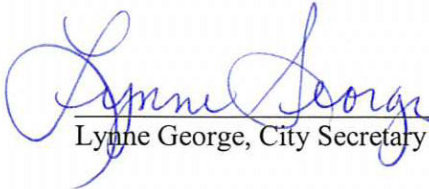
MOTION: Upon a motion to adjourn the meeting made by Jonny Williams and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously and the meeting at 6:07 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on June 12, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary