

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  
Corporation Attorney Leonard Schneider



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

### **MINUTES**

**CITY OF MAGNOLIA**

**4B COMMUNITY DEVELOPMENT CORPORATION**

**THURSDAY JUNE 9, 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 5:30 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: Jonny Williams, Pat Zaiontz, David Arevalo, Barbara Gardner, Brenda Hoppe, Clyde Hunt

Absent: Gari Lynn Hessong

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.)*

Executive Director/City Administrator Paul Mendes brought to the attention of the Board that we have been having some vandalism at the park. We have notified the Police and asked them to keep a closer watch on it. The kids went in and basically disassembled the doors and locks on both the bathroom doors and the kitchen and the electrical rooms. We are doing modifications by putting in heavier steel door jams, etc.

#### **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. CONSIDERATION – APPROVE MINUTES**

Consideration and possible action to approve the minutes of the 4B CDC meeting held May 12, 2016.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	FreshWaterSystems.com	500848	\$ 73.53
c.	Conroe Mill Supply, Inc. (Inv.#345343)	500848	\$ 14.10
d.	Magnolia Hardware & Supply, Inc. (Inv.#100814)	500971	\$ 94.07
e.	Magnolia Hardware & Supply, Inc. (Inv.#101082)	500848	\$ 21.02
f.	Magnolia Hardware & Supply, Inc. (Inv.#101085)	500848	\$ 53.24
g.	Magnolia Hardware & Supply, Inc. (Inv.#101287)	500848	\$ 23.95
h.	Magnolia Hardware & Supply, Inc. (Inv.#100891)	500851	\$ 36.77
i.	Magnolia Hardware & Supply, Inc. (Inv.#100894)	500851	\$ 22.38
j.	JK Graphics	500742	\$ 192.00
k.	My Handyman Can (Inv.#1707)	500971	\$ 246.00
l.	Moore Supply Co. (Order #S147797846)	500848	\$ 33.60
m.	Moore Supply Co. (Order #S147797846.001)	500848	\$ 186.12
n.	ARS Rescue Rooter	500971	\$ 749.95
o.	The Blue House	500851	\$ 24.00
p.	Tana Ross	500766	\$ 9.73
		500745	\$ 3.00
q.	Tana Ross	500851	\$ 18.46
r.	Liles Parker (Inv.#1307)	500640	\$ 37.00
s.	Tana Ross	500632	\$ 1,287.50

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

#### **7. CONSIDERATION – REVIEW PLANS AND PERMITS FOR EXTERIOR MODIFICATIONS OF YELLOW HOUSE**

Consideration and possible action to review plans and permit for exterior modifications of yellow house.

**MOTION:** Upon a motion to approve the plans contingent upon they match the siding on the house on the extension on the Nichols Sawmill side made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

**8. CONSIDERATION – LANDSCAPING CONTRACT FOR PARK MAINTENANCE**

Consideration and possible action to approve contract with Daniel's Landscaping for park maintenance.

Executive Director/City Administrator Paul Mendes commented that all mulch, crushed granite, etc. are purchased and paid for by 4B. Mr. Mendes also stated that he wanted to speak to Daniel about making sure that they check the restrooms prior to the weekends.

**MOTION:** Upon a motion to approve contract with Daniel's Landscaping for park maintenance at the existing price for two more years made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

**9. CONSIDERATION – ECONOMIC DEVELOPMENT COORDINATOR CONTRACT**

Consideration and possible action to approve Economic Development Coordinator Contract.

**MOTION:** Upon a motion to approve Economic Development Coordinator Contract with a \$100 increase for certification made by Jonny Williams and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

**10. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Sales tax report  
Tana Ross reported sales tax down 7.16%, down \$15,000 for this reporting period, with a decrease of 7.69% for fiscal year to date.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Economic Development Coordinator Report  
Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, interests, upcoming businesses, contacts, solicitations, hostings, representations and presentations.

**11. APPROVED PROJECTS REPORTS/UPDATES**

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
Executive Director/City Administrator Paul Mendes reported that he has asked FEMA to assist with rebuilding the dam in the pond.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*  
No report.

c. Economic Development Program – *(approved 2007-2008) – (Pat Zaionts)*

No report.

(i). Grow Magnolia

Executive Director/City Administrator Paul Mendes reported that we are working on annexing the Magnolia high school property, the TxDot flyover exchange areas at 149 and the railroad tracks at 1488, from Community Drive all the way down to Mill Creek and then to annex Mill Creek Road and possibly pick up 1488 from Magnolia Ridge out to the TxDot flyover. This extends our reach without having to provide utilities. He learned in a class that when you have a development agreement with a tract of land like Legacy Trust, it is considered city property just as if it had been annexed even though you don't control or tax it, you can move your boundaries from that point out. So, we can go another half mile out from the entire area from Legacy Trust north. Also we have extended water and sewer to Canrig. The pipes are not alive yet but we are going to give them about six months after the pipes go hot and then annex them. The work at Old Hockley Road/1488 has resumed with grading, they have requested a 2" water line, and they are working on putting a drainage system in. Mr. Mendes also provided an update on the latest TxDot plans and route for 249. Mr. Mendes also reported that the folks with Legacy Trust have just purchased another 300 acres north of 1488 as well as 1200 acres at the Devon Tract behind Pinehurst and have talked to us about including that in our ETJ/city limits. They have also offered to come up and give us a class on the benefits of a TIRZ over the entire city. Mr. Mendes further comments on the merging of the Greater Magnolia Chamber and Parkway Chamber and relocating the headquarters outside of Magnolia. Council has a Resolution on their agenda opposing this. We wish Parkway the best of luck; however, the Magnolia Chamber can best serve Magnolia merchants by remaining in Magnolia. The plan would not only move the headquarters out of Magnolia but would also eliminate the current staff to bring in a new staff. So much of the effectiveness in the community is the people knowing the merchants, each other and working as a community. Where it would probably help Parkway to have us assist them, it would not help the Magnolia merchants at all. Parkway is actually in Conroe's ETJ and will soon be in Conroe's city limits and would fall under Conroe's Chamber. There is absolutely no reason and no benefit to the City of Magnolia to expend any time, effort or funds to develop businesses on that end of the highway. He stated that he would like to draft a letter for 4A and 4B to sign stating where we stand principally behind it, we feel that it is in the best interest of the City and we would best serve our merchants by keeping the headquarters and the staff in Magnolia.

Mr. Mendes lastly reported that we need to relocate all our pipes out of the right of way between the railroad flyover on 1774 to 1486 to the northeast side.

d. Gateways – *(Brenda Hoppe)*

No report.

e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*

No report.

f. 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.

## **12. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

## **13. ADJOURNMENT**

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

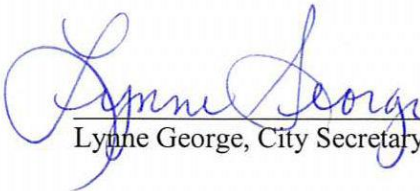


  
Pat Zaiontz, President

## **CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on June 9, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

**ATTEST:**

  
Lynne George, City Secretary