

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  
EDC/Planning Tech Tana Ross



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

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY MARCH 14, 2019 - 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: Pat Zaiontz, Clyde Hunt, Barbara Gardner, Jonny Williams, David Arevalo, Brenda Hoppe, Joshua Chadwick

Absent: -0-

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.*

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.)*

Brenda Hoppe announced the 25<sup>th</sup> Annual Magnolia Barbeque Showdown event April 12<sup>th</sup> & 13<sup>th</sup>, and called for any and all volunteers and judges.

#### **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.)*

Approval of minutes	February 14, 2019
Vendor	Amount
The Rural Connection (Inv.#2078)	\$ 630.00
JG Media/Community Impact Newspaper (Inv.#115562)	\$ 430.00
Magnolia Hardware (Inv.#124778)	\$ 47.68
Magnolia Hardware (Inv.#124690)	\$ 80.76
SCC Materials (Inv.#438253)	\$ 454.72
Reimbursement for decorations & award basket goods	\$ 136.09
Tana Ross	\$ 1,387.50

**MOTION: Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by Brenda Hoppe, the Board members 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 up 5.20%, with an increase of 13.68% for the fiscal year to date.
- 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 the EDC report highlights, business closings/relocations/openings, marketing, interests, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on meetings with developers and realtors, proposed/new/open businesses, future development status, park rental and permitting and marketing. A realtor/developer breakfast is scheduled for April.

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

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

Jonny Williams inquired as to the status of the list of maintenance items. Ms. Ross and Mr. Mendes did not know because it would fall under Public Works, but Mr. Mendes offered to step in to take care of it.

b. Grow Magnolia

Executive Director/City Administrator Paul Mendes reported having negotiations and communications with Audubon who are getting very close to starting to clear and are currently doing some timbering. By the end of 2019/beginning of 2020, they expect to have about 320 homes on the ground and looking at a total of over 8,000 connections with 5,000 homes and about 3,000 commercial/schools/administrative buildings, etc. Council needs to make a decision regarding water and sewer and hopefully in April we can come to an agreement. Last night, Chairman Dantzer had a meeting here with 20-25 residents of Magnolia Ridge regarding the new development. They expressed concerns with drainage and the original concept for Magnolia Ridge which is now separate from this new development. The developer was present to answer questions and explain what they were going to do. He further reported that he has been in contact with the Economic Development Administration who has hurricane recovery money available up to \$5 million and he has asked Strand to come up with a water plant with an elevated tower, pumps, ground storage, etc. with a proposed location on the 42 acres owned by the 4A, pending approval. He feels it would be a worthwhile project to support business and bring in jobs to the area.

Economic Development Coordinator/Planning Tech Tana Ross reported meeting with the Buck Grass property developer and they are expected to move forward by the end of this month with an overall general plan in April and then will be moving to a site plan.

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

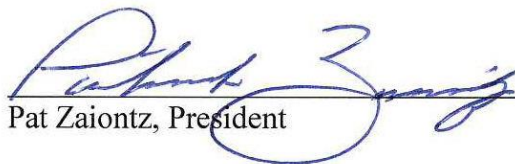
None.

**10. ADJOURN**

**MOTION:** Upon a motion to adjourn the meeting made by Clyde Hunt and seconded by Brenda Hoppe, the Board members voted and the motion carried unanimously.

There being no further business, President Zaiontz adjourned the meeting at 5:53 p.m.

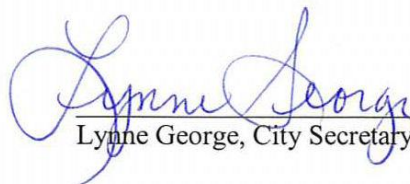


  
Pat Zaiontz, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on March 14, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary