

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

REGULAR MEETING

THURSDAY MARCH 9, 2017 - 4:30 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 4:32 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, Jonny Williams, Barbara Gardner, Clyde Hunt, Brenda Hoppe

Absent: David Arevalo, Gari Lynn Hessong

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

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 showed photos of the new park water feature – an overflowing sewer manhole near Charlie Riley’s building.

Jonny Williams announced that former Judge Purvis was not doing well.

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 4B CDC meeting held on February 9, 2017.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Jimmy Thornton (Sam’s Club)	500851	\$ 88.13
c.	Jimmy Thornton	500851	\$ 25.00
d.	Magnolia Hardware & Supply Inc. (Inv.#108073)	500851	\$.96
e.	Magnolia Hardware & Supply Inc. (Inv.#108071)	500851	\$ 3.58
f.	Westside Trophies (Inv.#1618)	500766	\$ 10.00
g.	Community Impact Newspaper (Inv.#81097)	500851	\$ 440.00
h.	Westside Trophies (Inv.#1607)	500851	\$ 188.00
i.	Magnolia Party Depot (Inv.#3218)	500851	\$ 49.00
j.	Nolan O’Neil	500851	\$ 50.00
k.	Tana Ross	500851	\$ 85.70
l.	Tana Ross	500632	\$1,287.50

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

7. CONSIDERATION – AUTHORIZE INSTALLATION OF METAL SECURITY ROLL DOWN DOORS IN PAVILION

Consideration and possible action to authorize the installation of metal security roll down doors in pavilion.

Discussion followed regarding recent vandalism at the park, the security cameras and monitoring of the cameras. Executive Director/City Administrator Paul Mendes stated that he had prices on roll down doors, and recommended to inset the doors behind the benches so it would close down everything but that would take structural work for headers. The cost is \$37,425 for the new modification, as opposed to \$19,000 for the other proposed concept. He stated he had not received a quote for the wrought iron concept in time for this meeting but said he would get one for the next meeting. Discussion followed.

8. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Monthly sales tax report – a copy was provided.
- Monthly sales tax revenue comparison – no report.

- Monthly Economic Development Coordinator Report – a copy of Feb. 1 – 28 report was provided.

9. **APPROVED PROJECTS REPORTS/UPDATES**

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

Jonny Williams reported that a quote was received from DAC to replace the timer board, and for \$800+ we can put timers on it.

Executive Director/City Administrator Paul Mendes reported that Corondo Garcia picked up the steel and he is going to form up the bench and repair the portion that was cracked, and Mr. Mendes reported that he had contacted the mason to replace the glass blocks.

Also, Mr. Mendes reported that FEMA has approved the \$170,000 to replace the dam at the detention pond and of that, we will get 75% and they expect us to pay 25%. He will be going back to the State to appeal for more because it is not a water feature or recreational area, it is a flood control detention pond and we should get more help from the State.

b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*

Barbara Gardner reported that a possible tenant is in negotiations.

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

No report.

(i). Grow Magnolia

No report.

d. Gateways – *(Brenda Hoppe)*

No report.

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

Executive Director/City Administrator Paul Mendes reported not much going on across the board; there has been a few inquiries and Economic Development Coordinator Tana Ross has been talking to them about bringing in new businesses as well as dressing up the appearance.

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.

10. REQUESTS FOR FUTURE AGENDA ITEMS

Clyde Hunt requested that an item be placed on the next agenda concerning the wrought iron quote.

11. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:06 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 9, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary