

Pat Zaiontz, President
Brenda Hoppe, Vice President
Barbara Gardner, Treasurer
Jonny Williams
Clyde Hunt
David Arevalo
Joshua Chadwick



City Secretary Lynne George
4B CDC Attorney Leonard Schneider
EDC/Planning Tech Tana Ross

MINUTES

4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY MAY 14, 2020 – 5:00 P.M.
Sewall Smith City Council Chambers
18111 Buddy Riley Blvd.
Magnolia, Texas 77354

1. CALL TO ORDER

Vice President Brenda Hoppe called the meeting to order at 5:05 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. ROLL CALL AND CERTIFICATION OF QUORUM

Vice President Brenda Hoppe called roll and certified a quorum present with the following Board members in attendance: Brenda Hoppe, Joshua Chadwick, David Arevalo, Clyde Hunt, Jonny Williams, Barbara Gardner

Absent: Pat Zaiontz

Staff present: City Administrator Don Doering, City Secretary Lynne George; Finance Clerk Beverly Standley, EDC/Planning Tech Tana Ross

Also present: Council member Daniel Miller

2. 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.

3. 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 stated that they are still going forward at this point with the barbeque cookoff the last weekend in June in Unity Park.

4. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Barbara Gardner)

a. Update on revenues and expenditures

Barbara Gardner provided a brief summary of revenues, obligations and expenditures.

b. Discussion regarding any special requests or expenditures to add to next year's budget

Vice President Hoppe stated that if anyone was interested in serving on a Budget Committee, to get with her.

5. CONSENT AGENDA – ROUTINE ITEMS:

*(This portion of the agenda consists of all items considered to be routine and **will be enacted by one motion** unless separate discussion is requested by a Board Director or a citizen.)*

| Minutes | Date |
|---|----------------|
| Approval of minutes | March 12, 2020 |
| Vendor | Amount |
| March: | |
| Daniel's Landscaping (Inv.#887) | \$ 2,000.00 |
| William Brady | \$ 5,250.00 |
| Evangeline Specialties, Inc. (Inv.#29545) | \$ 157.94 |
| Magnolia Hardware & Supply Inc. (Inv.#132871) | \$ 90.13 |
| Magnolia Hardware & Supply Inc. (Inv.#132872) | \$ 13.49 |
| Magnolia Hardware & Supply Inc. (Inv.#132851) | \$ 21.87 |
| Magnolia Hardware & Supply Inc. (Inv.#132732) | \$ 11.50 |
| Magnolia Hardware & Supply Inc. (Inv.#132425) | \$ 34.98 |
| Magnolia Hardware & Supply Inc. (Inv.#132732) | \$ 11.50 |
| Sam's Club | \$ 325.08 |
| USA Blue Book (Inv.#18157) | \$ 178.18 |
| Tana Ross | \$ 1,429.13 |
| April: | |
| Daniel's Landscaping (Inv.#956) | \$ 2,000.00 |
| Daniel's Landscaping (Inv.#963) | \$ 3,960.00 |
| Affordable Electric (Inv. Dated 4-30-2020) | \$ 150.00 |
| PostNet | \$ 3.00 |
| Academy Sports & Outdoors | \$ 345.46 |
| Community Impact (Inv.#135359) | \$ 505.00 |
| O'Reilly (Inv.#1856-337124) | \$ 54.43 |
| Red River Specialties (Inv.#705777) | \$ 137.50 |
| Magnolia Hardware & Supply Inc. (Inv.#132925) | \$ 2.70 |
| Magnolia Hardware & Supply Inc. (Inv.#133078) | \$ 7.96 |
| Magnolia Hardware & Supply Inc. (Inv.#133221) | \$ 10.98 |

| | |
|---|-------------|
| Magnolia Hardware & Supply Inc. (Inv.#133222) | \$ 4.99 |
| Magnolia Hardware & Supply Inc. (Inv.#133373) | \$ 8.99 |
| Magnolia Hardware & Supply Inc. (Inv.#133372) | \$ 30.43 |
| Magnolia Hardware & Supply Inc. (Inv.#133377) | \$ 8.96 |
| Strand Assoc. (Inv.#0158998) | \$ 987.50 |
| Tana Ross | \$ 1,429.13 |

MOTION: Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by David Arevalo, the Board members present voted by roll call as follows: Clyde Hunt – aye; David Arevalo – aye; Barbara Gardner – aye; Brenda Hoppe – aye; Jonny Williams – aye; Joshua Chadwick – aye, and the motion carried unanimously.

6. EDC/PLANNING TECH REPORT

(Tana Ross)

- Sales tax report
Tana Ross provided a sales tax report for the reporting period.
- Sales tax revenue comparison
Tana Ross provided a monthly comparison of other cities, trends, and historical sales tax data.
- Economic Development Coordinator/Planning Tech. Report
Mrs. Ross provided report highlights stating that she has terminated her contract with 4B; received a 380 Agreement with SJ9 Oil & Gas LLC, a new industry in the business park, said Agreement being approved by City Council in April; Whataburger should be opening August 14; Magnolia Lights site plan approval is pending; Magnolia Place/HEB is on hold for a year; housing projects remain strong in our area; Unity Park is being readied for the 4th of July celebration; Heritage Green is continuing; the splash pad is being checked out, etc.

7. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
 - Update; park needs, including pond
Jonny Williams reported on efforts to clean up the pond behind the pavilion; the flower beds need help, and that there wasn't anything major at the moment.
 - Mowing/landscaping contract
No comments.
- b. Grow Magnolia
No comments.
- c. Gateways – *(Brenda Hoppe)*
 - Monument signs
Vice President Hoppe reported that a meeting was held with a developer on 1488 and they are looking at getting an agreement together regarding the placement of a

monument sign on the north side. No discussions have been held regarding anything on FM 1774 heading south on the west side yet.

- 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.

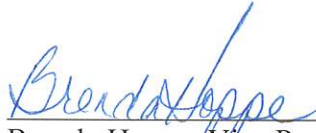
8. REQUEST(S) FOR AGENDA ITEM(S)

None.

9. ADJOURN

MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted by roll call as follows: Clyde Hunt – aye; David Arevalo – aye; Barbara Gardner – aye; Brenda Hoppe – aye; Jonny Williams – aye; Joshua Chadwick – aye, the motion carried unanimously, and Vice President Hoppe adjourned the meeting at 5:35 p.m.




Brenda Hoppe, Vice President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on May 14, 2020 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary