

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 MAY 8, 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 May 8, 2014, beginning at 5:30 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 Pat Zaiontz at 5:30 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, Clyde Hunt, Barbara Gardner, Jerry Reed, David Arevalo and Gari Lynn Hessong

Absent: -0-

Staff present: 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.)*

Barbara Gardner announced that her realty company merged with Brookshire Hathaway Home Services Anderson Properties.

Gari Lynn Hessong announced that the Magnolia West baseball team is going into the second round of playoffs and her son got a full scholarship to Kansas Dodge City Community College.

In Executive Director/City Administrator Paul Mendes' absence, President Zaiontz provided the Board with an update PowerPoint presentation of the "Medusa Project", highlighting the areas that are targeted for annexation and development. Economic Development Coordinator Tana Ross provided some of the other major points of the project.

**5. FINANCE MANAGER 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 April 10, 2014.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b. Amazon (Surveillance camera system)	500848	\$ 939.96
c. Evangeline Specialties, Inc.	500848	\$ 348.00
d. Magnolia Hardware & Supply Inc.	500848	\$ 657.56
e. Magnolia Hardware & Supply Inc.	500851	\$ 14.99
f. Moore Supply	500848	\$ 67.63
g. Sam's Club	500848	\$ 298.25
h. Tana Ross	500632	\$ 1,250.00

**MOTION: Upon a motion to approve Consent Agenda items a. through h. made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.**

**7. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

Economic Development Coordinator Tana Ross reported that sales tax was up 13.31% for the fiscal year and 4.25% for this period, \$9,000 higher than last year. She provided a report highlighting business retention visits, businesses that have closed, new businesses/retail openings, and contacts with other prospective businesses. She also provided a comparison chart comparing Magnolia's sales tax with other comparable cities. Mrs. Ross reported receiving five calls on the yellow house in April, showed it once, with two interested parties. Mrs. Ross also reported on the Corks & Canvas event.

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

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

**MOTION:** Upon a motion to approve renewal of Agreement between the 4B CDC of Magnolia and Daniel's Landscaping for lawn care, landscaping and maintenance of Unity Park beginning April 15, 2014 and ending April 15, 2015 made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members voted and the motion carried unanimously.

**9. DISCUSSION – DOWNTOWN PARKING**

Discussion regarding downtown parking.

President Zaiontz reported that with the road construction, they are working on several different things including closing down 1774 from Nichols Sawmill to Buddy Riley, diverting the traffic going northbound up Melton one way and southbound on Commerce St. one way. This would cut the construction time in half. If this happens, 4B will need to spend a couple of hundred dollars to purchase some signs directing people to access the businesses from the side streets. This should speed up the project and help the businesses.

**10. CONSIDERATION – ECONOMIC DEVELOPMENT COORDINATOR AGREEMENT**

Consideration and possible action to approve Economic Coordinator Agreement.

**MOTION:** Upon a motion to approve Economic Coordinator Agreement made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members voted and the motion carried unanimously.

**11. APPROVED PROJECTS REPORTS/UPDATES**

a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
The vandalism was discussed; landscaping contract was renewed.

b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*  
Covered in Economic Development Coordinator report.

c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*  
No report.

(i). Grow Magnolia  
No report.

d. Gateways – *(Barbara Gardner)*  
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**

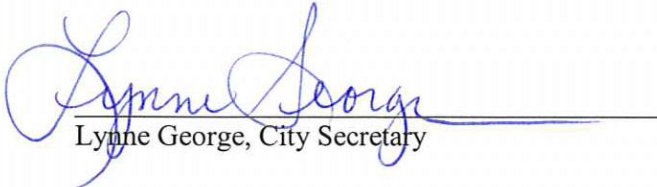
**MOTION:** Upon a motion to adjourn the meeting made by Gari Lynn Hessong and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously and the meeting at 6:24 p.m.



  
Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on May 8, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary