



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### MINUTES

CITY OF MAGNOLIA  
4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY MAY 9, 2013 - 4:00 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 9, 2013, beginning at 4:04 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 4:04 pm.

##### a. INVOCATION

Jonny Williams 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, Jerry Reed, Gari Lynn Hessong, and David Arevalo

Absent: Clyde Hunt and Barbara Gardner

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

#### 3. CONSIDERATION - CANCELLATION OF AGREEMENT WITH WORDS, INC.

Consideration and possible action to approve cancellation of Agreement with Words, Inc. for publicity and marketing projects and events.

**MOTION: Upon a motion to approve cancellation of Agreement with Words, Inc. for publicity and marketing projects and events made by Jonny Williams and**



seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

**4. CONSIDERATION – INDEPENDENT CONTRACTOR AGREEMENT FOR ECONOMIC DEVELOPMENT COORDINATOR**

Consideration and possible action to approve Independent Contractor Agreement for Economic Development Coordinator.

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

**5. CONSIDERATION – AGREEMENT FOR COURTESY PATROL**

Consideration and possible action to approve Agreement for Courtesy Patrol for Unity Park.

**MOTION:** Upon a motion to approve Agreement for Courtesy Patrol for Unity Park made by Gari Lynn Hessong and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

**6. CONSIDERATION – AGREEMENT WITH DANIEL’S LANDSCAPING**

Consideration and possible action to approve Agreement with Daniel’s Landscaping.

**MOTION:** Upon a motion to approve Agreement with Daniel’s Landscaping made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

**7. 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.

**8. ANNOUNCEMENTS**

*(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)*

Economic Development Coordinator Tana Ross announced The Stroll activity planned for this weekend is the Corks & Canvas event, and she will be bringing a strategic plan from the comprehensive plan and bring it to the Board next month.

**9. FINANCE MANAGER REPORT**

*(Jerry Reed)*

Provided in packet. Jerry Reed provided a summary of revenues and expenditures.

**10. 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 meeting of the 4B CDC held on April 11, 2013.

**Vendor**

**Project #**

**Amount**

b.	Coast to Coast Portable Toilets (Inv.#86415)	500841	\$ 30.00
c.	1 <sup>st</sup> Place Trophys & More (Inv.#853)	500766	\$ 22.50
d.	Home Depot	500848	\$ 66.39
e.	Home Depot	500848	\$ 224.68
f.	The Ark-Concrete Specialty	500848	\$ 570.00
g.	Irrigation Station (Inv.#IN362248)	500848	\$ 35.54
h.	Magnolia Hardware & Supply	500848	\$ 931.58
i.	Magnolia Community Foundation (refund)	40127	\$ 750.00
j.	Avis P. Polan	500848	\$ 685.00
k.	Liles Parker (Inv.#10208)	500640	\$1,110.00
l.	Tex-Star Rentals (Inv.#119407-1)	500848	\$ 90.00
m.	WCA (Inv.#010-0000255942)	500848	\$ 104.52
n.	Words, Inc. (April 2013)		\$ 71.50

**MOTION:** Upon a motion to approve Consent Agenda items a. through n. made by Jerry Reed and seconded by David Arevalo, the Board members present voted and the motion carried unanimously.

**11. REVIEW / DISCUSSION OF BYLAWS AND STATUTORY INFORMATION RELATING TO 4B CDC**

Review and discussion of bylaws and information relating to the 4B CDC.

Provided in packet. No discussion.

**12. APPROVED PROJECTS REPORTS/UPDATES**

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz  
Jonny Williams reported that changes have been made, and Texas Parks & Wildlife came out yesterday to do a survey of the fish in the pond. He stated he was amazed at the number of fish in the pond. We missed out this year on the State stocking the pond, but next year, they will take it over and stock it. In the interim, we will stock it with fingerlings and what they recommend.
- b. Yellow House – *(approved 2009)* – Barbara Gardner, Jonny Williams  
Pat Zaiontz reported that it is in transition, hopefully a new lease will be signed pretty quick and the current lessee is cleaning up messes. Executive Director/City Administrator Paul Mendes reported that we are waiting on the documentation, basically background information and credit check, to be returned to us. Discussion followed regarding the patio screening, and making major changes without getting permission first.
- c. Economic Development Program – *(approved 2007-2008)* – Jerry Reed  
No report.
  - (i). Grow Magnolia  
No report.
- d. Farmers Market - Pat Zaiontz  
Pat Zaiontz reported that costs to 4B have been cut, but 4B will continue to pay for the portacan to January 2014.

g. Gateways – Barbara Gardner  
No report.

h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong  
Executive Director/City Administrator Paul Mendes reported that lights are projected within the next month or so.

i. 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.

j. 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.

### **13. EXECUTIVE SESSION**

The 4B CDC Board may convene into a closed session in accordance with the Government Code, Section 551 to discuss the following matter:

- a. §551.071 Consultation with attorney regarding yellow house lease.

Pat Zaiontz recessed the Open Meeting and the Board convened into a closed session at 4:22 pm.

### **14. ADJOURN EXECUTIVE SESSION AND RECONVENE OPEN MEETING**

Pat Zaiontz adjourned the Executive Session and reconvened the Open Meeting at 4:53 pm.

### **15. CONSIDERATION – POSSIBLE ACTION AS A RESULT OF EXECUTIVE SESSION**

Consideration and possible action as a result of Executive Session.

None.

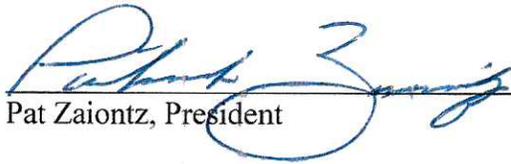
### **16. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

### **17. ADJOURNMENT**

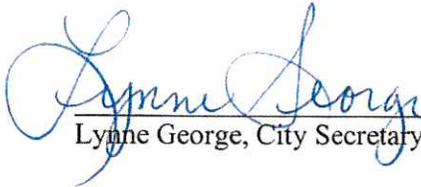
**MOTION:** Upon a motion to adjourn made by Gari Lynn Hessong and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously, and the meeting was adjourned at 4:55 pm.



  
Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on May 9, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary