

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 MAY 9, 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 5:33 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

Absent: Joshua Chadwick

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development/Planning Tech Tana Ross; Police Chief Terry Enloe

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.)

Economic Development/Planning Tech Tana Ross announced the planning for the 4th of July celebration is in progress and especially since it is the City's 50th anniversary, there will be a band, fireworks, t-shirts, a parade, etc., and asked for volunteers.

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	April 11, 2019
Vendor	Amount
Daniel's Landscaping (Inv.#157)	\$ 2,000.00
Magnolia Hardware (Inv.#125897)	\$ 158.96
Magnolia Hardware (Inv.#125801)	\$ 13.66
PostNet (Inv.#72517)	\$ 16.10
Sam's Club	\$ 210.62
Tana Ross	\$ 1,327.50

MOTION: Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present 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 down -3.86%, with an increase of 9.63% 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, permitting, marketing and staff initiated rezonings. Mrs. Ross reported 62 in attendance at the April 25th Centerpoint Energy sponsored realtor/developer breakfast which had a panel of seven developers.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported all charges have been dismissed as of May 3 regarding the David Smedley vs. City of Magnolia et al matter; the barbeque cookoff and awards ceremony was a tremendous success; he suggested a proposed project for 4B to pursue in purchasing a drone to use for economic development, aerial photos, etc., as well as law enforcement at the cost of approximately \$4,000 and 4B picking up half of that cost; he received a call from Keith Sullins whose property abuts the park and who has been concerned with possible flooding issues, and Mr. Sullins commented that he has been observing the new dam during rain events and that it has been performing beautifully and stopped erosion. It has also been attributed in stopping the flooding at the sewer plant.

David Arevallo reported that the Rotary Club will be installing the musical instruments in the park next week.

Tana Ross reported that in regards to the park maintenance, the repairs to the lights in the pavilion were completed last month by Hub Williams, the repair work for the monument signs is scheduled for late May, and that the splash pad is scheduled to be open May 24th.

b. Grow Magnolia

Mr. Mendes reported that we are looking at doing more annexations and will provide additional information at the next meeting.

c. Gateways – (*Brenda Hoppe*)

Mr. Mendes stated that we are waiting on TxDot approval for a patch of land but we may have to put it on the opposite side of the road due to the narrowness of the shoulder.

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. DISCUSSION – SNOW CONE BUILDING OR VENDOR

Discussion regarding a snow cone building or vendor for Unity Park.

Discussion followed regarding the possibility of bringing in a food truck, or building a fixed structure as a 4B project. Tana Ross indicated that there was an interest by a Pamela Martin who has Shaved Ice and she was to bring in a proposal.

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

Consideration and possible action regarding the purchase of a drone.

Consideration and possible action regarding the building of a snowcone building as a 4B project.

11. ADJOURN

Declaring there was no further business, President Zaiontz adjourned the meeting at 6:10 p.m.

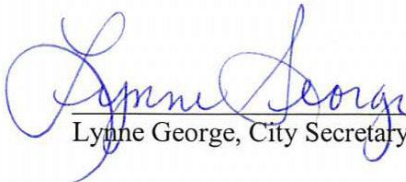



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on May 9, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary