

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

## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES** **REGULAR MEETING** **THURSDAY NOVEMBER 14, 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 5:30 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, David Arevalo, Clyde Hunt, Brenda Hoppe, Barbara Gardner, Joshua Chadwick, Jonny Williams

Absent: -0-

Staff present: City Secretary Lynne George, Economic Development/Planning Tech 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.)*

EDC/Planning Tech Tana Ross announced the Christmas in Unity Park event to be held on Saturday, December 7<sup>th</sup> with a parade, tree lighting ceremony, and earlier in the day, Commissioner Riley will have a family day.

#### **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.)*

<b>Minutes</b>	<b>Date</b>
Approval of minutes	October 10, 2019
<b>Vendor</b>	<b>Amount</b>
Daniel's Landscaping	\$ 2,000.00
Verizon	\$ 37.99
Gunnels and Son Restroom Svcs LLC (Inv.#4561)	\$ 305.00
Keystone Ridge Designs	\$ 720.00
Moore Supply Co. (Inv.#S156976068.001)	\$ 141.87
Moore Supply Co. (Inv.#S156988542.001)	\$ 171.63
Magnolia Hardware & Supply Inc. (Inv.#129805)	\$ 14.99
Magnolia Hardware & Supply Inc. (Inv.#129818)	\$ 13.80
Magnolia Hardware & Supply Inc. (Inv.#129900)	\$ 19.75
Magnolia Hardware & Supply Inc. (Inv.#129892)	\$ 14.07
Magnolia Hardware & Supply Inc. (Inv.#129891)	\$ 11.78
Magnolia Hardware & Supply Inc. (Inv.#130043)	\$ 18.99
Liles Parker (Inv.#1864)	\$ 61.50
Tana Ross	\$ 1,429.13

**MOTION:** Upon a motion to approve all Consent Agenda items made by Brenda Hoppe and seconded by Barbara Gardner, the Board members 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 -5.68%, with a decrease of -1.98% for the fiscal year to date, but up 26.11 for the calendar year, but a slump is expected with an expected hump during the holiday season.

- Sales tax revenue comparison

Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data. Discussion followed regarding the apparent collective trend in the decrease in sales tax revenue comparisons.

- EDC/Planning Tech Report

In her written report, Mrs. Ross summarized the EDC report highlights, business closings/relocations/openings, marketing, interests, projects, planning, contacts, solicitations, hostings, representations, visits and presentations, signage changes, etc. She also provided highlights regarding meetings with developers and realtors, proposed/new/open businesses, future development status, park rental, permitting, and marketing. Tressie's (old yellow house) has opened, Whataburger is coming; a site plan for Magnolia Lights is in and we are addressing underground drainage; Magnolia Place (HEB) is being held up by Centerpoint but still anticipate starting 1<sup>st</sup> quarter 2020 and to be open 4<sup>th</sup> quarter; we have received a preliminary plat for Heritage Green (Buck Grass); co-hosted an economic development event last month with CETA in Navasota targeting biomedical corridor marketing; attended training at Kendig Keast for updating our UDC.

## **8. APPROVED PROJECTS REPORTS/UPDATES**

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

EDC/Planning Tech Tana Ross reported Interim City Administrator Kerry Lacy met with Public Works regarding maintenance issues.

President Zaiontz reported repairs have been done on the decks, two bridges were closed and consideration is being made to one bridge to repair the side rails so it can be walkable.

- b. Grow Magnolia  
No report.

- c. Gateways – (*Brenda Hoppe*)

Tana Ross stated that the damage on the gateway sign on FM 1774 has been repaired.

- 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. CONSIDERATION – APPROVE MAGNOLIA FESTIVAL COMMITTEE OFFER TO FUND FENCING AND LANDSCAPING ON THE STROLL**

Consideration and possible action to approve the Magnolia Festival Committee's offer to fund 150 feet of 6 foot wood privacy fencing along an area of The Stroll and to fund half the cost of the landscaping for The Stroll.

Discussion followed regarding concerns with donations, who accepts responsibility for maintaining it, options, and Stroll easement concerns. A plan will be forthcoming.

**MOTION:** Upon a motion to action to approve the Magnolia Festival Committee's offer to fund 150 feet of 6 foot wood privacy fencing along an area of The Stroll and to fund half the cost of the landscaping for The Stroll made by Joshua Chadwick and seconded by Jonny Williams, David Arevalo – abstained; Brenda Hoppe – abstained; the Board members voted as follows Pat Zaiontz – aye; Barbara Gardner – aye; Clyde Hunt – aye; Jonny Williams – aye; Joshua Chadwick – aye, and the motion carried.

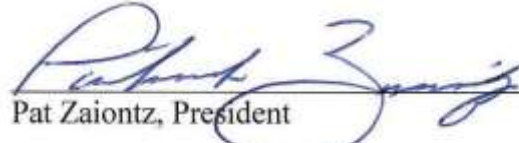
**10. REQUEST(S) FOR AGENDA ITEM(S)**

Jonny Williams requested a joint meeting with 4A and 4B to discuss personnel with City Attorney Leonard Schneider.

**11. ADJOURN**

Declaring there was no further business, President Zaiontz adjourned the meeting at 6:05 p.m.



  
Pat Zaiontz, President

**CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 14, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary