



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY OCTOBER 10, 2013 - 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 October 10, 2013, beginning at 5:31 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 President Pat Zaiontz at 5:31pm.

a. INVOCATION

Jonny Williams delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mr. Zaiontz lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Mr. Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jerry Reed, Jonny Williams, David Arevalo, Gari Lynn Hessong and Barbara Gardner

Absent: Clyde Hunt

Staff present: Executive Director/City Administrator Paul Mendes, 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:

Statements of specific factual information given in response to an inquiry;

A recitation of existing policy in response to an inquiry;

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.)

Phyllis Stegen with the Community Foundation announced their plans for another 3-day Lovebug Festival event in June 2014 and that they are hoping to partner with the City of Magnolia and ask the City for three things: 1. HOT funds; 2. The use of Unity Park without fees, and 3. Police services. Ms. Stegen stated that they want to make it a bigger and better event and to provide better music.

5. FINANCE MANAGER REPORT – UPDATE OF REVENUES & EXPENDITURES

(Jerry Reed)

Jerry Reed provided an update of revenues and expenditures for year end.

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 meetings held on September 12, 2013 and October 1, 2013.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b. WCA (Inv.#279863)	500848	\$ 104.52
c. Doodie Calls Portable Toilets (Inv.#100)	500841	\$ 85.00
d. Doodie Calls Portable Toilets (Inv.#84)	500851	\$ 62.50
e. Tana Ross	500745	\$ 33.53
f. Sam's Club	500848	\$ 248.08
g. Post Net	500851	\$ 22.80
h. Tana Ross	500851	\$ 49.53
i. Signature Collision	500848	\$ 500.00
j. Liles Parker	500640	\$ 74.00
k. Tana Ross	500632	\$ 1,250.00

MOTION: Upon a motion to approve Consent Agenda items a. through k. made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Tana Ross reported that Country Air owned by David Arevalo has made it as a regional finalist for Lone Star College System's Small Business of the Year. Mrs. Ross also reported that sales tax was up almost 14% for August, and provided a report the Board members for their review of her contacts and activities. She further reported that the Stroll Thru the Renaissance event was very well attended, was very successful bringing in \$1,300 with approximately 1,500 attendees and commended Phyllis Stegen and David Arevalo for their hard work. She mentioned that some day in the future perhaps, a tent would be useful for some of these events. Mrs. Ross informed the Board that with the Board's authorization, she also has joined the International Council for Shopping Centers, and the Texas Downtown Association and she will be attending the conference in Bastrop.

Executive Director/City Administrator Paul Mendes reported that we are bringing in two additional pieces of property before the end of the year and that the City has begun the process to

unilaterally annex the Ellis and Huskey tracts on FM 1774. This will close and clean up the city limits from 1488 to Magnolia West.

APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
Jonny Williams apologized to Executive Director/City Administrator Paul Mendes from last month in that trash pickup in the park was in fact in Daniel's contract and was his responsibility but because Daniel observed the former park courtesy patrol personnel during the summer doing it, he was not doing it and was not aware that the courtesy patrol had stopped. Mr. Williams stated there were some issues and wanted to form a committee to sit down and discuss them. He stated that he asked Beverly to work up a budget specifically for the park but in the meantime, he expressed concern with generating enough revenue to offset some of the expenses and to procure some more things out there and additional features at the splash pad. Discussion followed.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*
Pat Zaiontz reported that Barbara Gardner provided a commercial lease form and they took it out to Mr. Beaver and got it signed. The house and kitchen is being cleaned and the floor is being replaced where moisture rotted the floor under the coolers and the deposit should cover it.
- 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 it is slowly winding down.
- g. Gateways – *(Barbara Gardner)*
No report – on hold.
- h. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
No report.
- 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.

8. **REQUESTS FOR FUTURE AGENDA ITEMS**

Jonny Williams requested that an item be placed on the next agenda to discuss park revenues, expenses and fees.

9. **ADJOURNMENT**

MOTION: Upon a motion to adjourn made by Gari Lynn Hessong and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously, and the meeting was adjourned at 6:13 pm.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 10, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary