

Pat Zaiontz, President
Brenda Hoppe, Vice President
Barbara Gardner, Treasurer
Jonny Williams
Clyde Hunt
David Arevalo
Joshua Chadwick

Executive Director/City Administrator, _____
City Secretary Lynne George
4B CDC Attorney Leonard Schneider
EDC/Planning Tech Tana Ross



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY OCTOBER 10, 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 (arrived at 5:36 pm), Joshua Chadwick

Absent: Jonny Williams

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.)

Brenda Hoppe announced that there will be a Fall Festival event on The Stroll in conjunction with the Methodist Church on Saturday, October 26th from 1-6 pm. Also, the retirement party for retiring Police Chief Terry Enloe is on November 2nd at Lone Pint Brewery.

5. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Barbara Gardner)

President Zaiontz provided a treasurer's report in Barbara Gardner's absence with 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.)*

Minutes	Date
Approval of minutes	September 12, 2019
Vendor	Amount
Daniel's Landscaping	\$ 2,000.00
The Rural Connection (Inv.#2551)	\$ 315.00
Adventure Playground Systems (Inv.#9366)	\$ 115.00
1-800 Flowers	\$ 108.24
Campground Signs.com (Ord.#CMP-12690)	\$ 99.42
Niland Company (Inv.#26584)	\$ 495.00
FM 1488 Mulch (Inv.#889161)	\$ 485.00
Gardner & Martin, Inc. (Inv.#76787)	\$ 492.50
Living Earth (Inv.#4418755-IN)	\$ 785.00
Living Earth (Inv.#4418757-IN)	\$ 785.00
Magnolia Hardware & Supply Inc. (Inv.#129244)	\$ 17.94
Magnolia Hardware & Supply Inc. (Inv.#129335)	\$ 9.18
Magnolia Hardware & Supply Inc. (Inv.#129004)	\$ 3.18
Moore Supply Co. (Inv.#S156809963.001)	\$ 47.29
O'Reilly (Inv.#1856-285896)	\$ 98.27
Hub Williams	\$ 410.00
Tana Ross	\$ 1,429.13

MOTION: Upon a motion to approve all Consent Agenda items made by Brenda Hoppe and seconded by Clyde Hunt, 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 up 2.84%, with an increase of 2.84% for the fiscal year to date. She also reported that the audit collection windfall in the amount of \$658,129.16 reported last month is being reviewed by the Comptroller as it may not be ours.

- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- 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. Magnolia Lights has a Letter of Intent from a chocolate company; Whataburger is very interested and she was given a sign package; Magnolia Place site work plans are in for Phase I retail; HEB site work plan and building plans are being reviewed. She also attended the presentation and acceptance of the Bush memorial train photo by the Bush Library and Museum at the Texas A&M campus on Sept. 11; groundbreaking held Sept. 27th in front of the Landmark Building for Dr. Kankaria.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Tana Ross reported regarding the placement of the three “No horses” signs, that after a meeting between Public Works and Chief Montgomery, locations will be determined; there has been illegal dumping of large sectional furniture in the lake water at the dam and Public Works pulled it out of the water and disposed of it.

President Zaiontz stated that there is a lot of stuff being done in the park with a lot more to do; some of it is going to be quite expensive like landscaping for the Stroll and the bridge going over to the area where the boy scouts camp.

Anne Sundquist, Chairman of the Magnolia Festival Committee, stated that their events have done well and they agreed yesterday and are prepared and wish to graciously fund 150 feet of 6 ft. wood privacy fencing along an area on the Stroll, make a one-time payment to Chris at the transmission shop for their expenses in providing electricity, and once the plan for The Stroll landscaping will be, they would like to pay half of the cost. Discussion followed.

Tana Ross also stated that the lids on the park trash cans need to be replaced and the bridge at the playground needs to be replaced.

b. Grow Magnolia No report.

c. Gateways – (*Brenda Hoppe*) No report.

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 – RATIFY APPROVAL TO PARTIALLY FUND GOLF CART IN THE AMOUNT OF \$1,100.00

Consideration and possible action to ratify approval to partially fund golf cart in the amount of \$1,100.00.

It was determined that the cart is used for events and for checking the park for maintenance.

MOTION: Upon a motion to action to ratify approval to partially fund golf cart in the amount of \$1,100.00 made by Clyde Hunt and seconded by Joshua Chadwick, the Board members present voted and the motion carried unanimously.

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

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

Consideration and possible action to approve expenditure to replace trash can lids.

11. ADJOURN

Declaring there was no further business, President Zaiontz adjourned the meeting at 6:12 p.m.

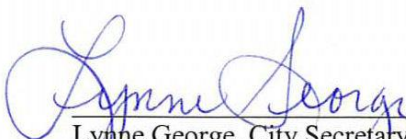



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 10, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary