

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



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

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY OCTOBER 11, 2018 - 5:30 P.M.**

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

#### **1. CALL TO ORDER**

Vice President Brenda Hoppe called the meeting to order at 5:30 pm.

##### a. INVOCATION

Clyde Hunt delivered the invocation.

##### b. PLEDGE OF ALLEGIANCE

Vice President Hoppe lead the pledge of allegiance to the United States flag.

#### **2. ROLL CALL AND CERTIFICATION OF QUORUM**

Vice President Hoppe called roll and certified a quorum present with the following Board members in attendance: Clyde Hunt, David Arevalo, Jonny Williams Barbara Gardner, Brenda Hoppe, Joshua Chadwick

Absent: Pat Zaiontz

Staff present: Executive Director/City Administrator Paul Mendes, 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.)*

Economic Development/Planning Tech Tana Ross announced the City's 50th year anniversary, and the Christmas at Unity Park event on December 1<sup>st</sup>.

**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.)*

a. Approval of the minutes of the meeting held on September 13, 2018.

	<u>Vendor</u>	<u>Amount</u>
b.	Sam's Club	\$ 424.32
c.	Daniel's Landscaping (Inv.#67751064)	\$ 2,000.00
d.	Tana Ross	\$ 1,429.13

**MOTION: Upon a motion to approve Consent Agenda items a. - d. made by Clyde Hunt and seconded by David Arevalo, 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 increase of 19.4%, with an increase of 19.4% for the first month of the fiscal year to date, due mostly to heavy equipment leases and food and beverage sales.
  
- 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 report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on economic development highlights, contacts, meetings, proposed/new/open businesses, future developments and park rental. The meat market has paid for and pulled their site work permit; a new food court is in the planning stage on The Stroll; efforts are being made to try to clean up Community Cleaners; donations are being secured for holiday lights; a \$500 deposit was received from the Magnolia Jr. High School girls cross country event but damages that occurred during that event will be calculated and deducted as well as extra clean up performed by Daniel.

**8. APPROVED PROJECTS REPORTS/UPDATES**

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

Mr. Mendes reported that the dam project is 90% complete on the earth work, and about 60% on the concrete but it needs to dry up to be completed. All they need is about two weeks of dry weather.

Mrs. Ross provided an update on the boy scout flag court project.

b. Grow Magnolia

Mr. Mendes stated he is putting a list together of recommended annexations to bring forward for consideration and approval; one is for the east side of Kelly Street where they are being provided with water and sewer services, and they need to be picked up to join the group for debt service. Also, they are looking to start developing Escondida and the M3 project; a well as the 45-acre Damuth property on FM 1488 owned by Parkside Capital also wants to come in.

Mr. Mendes further reported that Forestar will be electronically transferring \$2.7 million for impact fees very soon.

Mr. Mendes announced that in Commissioners Court on October 23<sup>rd</sup> at 9:00 a.m., he encouraged participation to all who are available to attend the meeting to show support from our area rather than by people from East County to hear a presentation by Commissioner Charlie Riley regarding extending the roads and highways out here. Transportation will be provided by way of the two RenFest vans.

c. Gateways – *(Brenda Hoppe)*

No report.

d. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*

A new food court on The Stroll is in planning stage; mixed use development under way.

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/CONSIDERATION – APPROVE PLACING A WELCOME TO MAGNOLIA SIGN ON EAST 1488**

Discussion, consideration and possible action to approve placing a welcome to Magnolia sign be placed on east 1488.

Mr. Mendes reported that he has asked TxDot if we could take the current city limits sign by Magnolia Ridge and set it out in the new city limits area on the east side but that we need to request a permit to do so.

**10. CONSIDERATION – AUTHORIZE NEW SIGNATURE CARDS FOR WOODFOREST BANK**

Consideration and possible action to authorize new signature cards for Woodforest Bank.

**MOTION: Upon a motion to authorize new signature cards for Woodforest Bank made by Barbara Gardner and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.**

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

Barbara Gardner requested that an item be placed on the next agenda regarding discussion of and/or consideration of a retail consultant.

Clyde Hunt requested an item to petition TxDot for merge sign on eastbound FM 1488 after the overpass.

**12. ADJOURN**

**MOTION:** Upon a motion to approve to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:08 p.m.

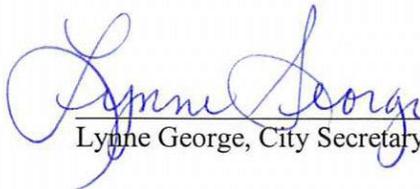


  
Pat Zaiontz, President

**CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 11, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

**ATTEST:**

  
Lynne George, City Secretary