

Pat Zaiontz, President
Barbara Gardner, Treasurer
Jonny Williams
Gari Lynn Hessong, Vice President
Clyde Hunt
David Arevalo
Brenda Hoppe

Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
City Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

THURSDAY OCTOBER 8, 2015 - 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 8, 2015, beginning at 5:34 pm in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

President Pat Zaiontz called the meeting to order at 5:34 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 Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Gari Lynn Hessong, Clyde Hunt

Absent: Jonny Williams, Barbara Gardner, David Arevalo

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: 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:

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.)

Executive Director/City Administrator Paul Mendes announced that National Night Out went super, the Municipal Court participated as well, as did a number of other agencies, and it worked out really well. Park utilization has increased.

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

(Barbara Gardner)

President Zaiontz provided a brief summary of revenues 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 4B CDC meeting held on September 10, 2015.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	1488 Mulch Yard	500971	\$ 370.00
c.	Chicken Express (Renfest-PW crew)	500851	\$ 14.05
d.	Brookshire Bros. (Renfest)	500851	\$ 20.06
e.	Economic Vitality Corp.	500550	\$ 100.00
f.	Magnolia Hardware & Supply, Inc. (Inv.#94464)	500851	\$ 90.89
g.	Magnolia Hardware & Supply, Inc. (Inv.#94644)	500851	\$ 20.95
h.	Magnolia Hardware & Supply, Inc. (Inv.#94490)	500851	\$ 12.99
i.	Magnolia Hardware & Supply, Inc. (Inv.#94489)	500851	\$ 27.30
j.	Magnolia Hardware & Supply, Inc. (Inv.#94676)	500851	\$ 98.71
k.	Sam's Club	500848	\$ 360.33
l.	Liles Parker (Inv.#1191)	500640	\$ 148.00
m.	Tana Ross	500632	\$ 1,287.50

MOTION: Upon a motion to approve Consent Agenda items a. through m. made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Monthly sales tax report
Tana Ross reported sales tax was down 6.6% due to various economic factors for the first reporting period of our fiscal year. It is projected that for the next couple of years, we will be in a wait and see mode.
- Monthly sales tax revenue comparison
Mrs. Ross provided sales tax revenue comparisons with other cities.
- Monthly Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights.

8. CONSIDERATION – RATIFY LEASE TERMINATION WITH THE SHACK

Consideration and possible action to ratify lease termination document with The Shack and the signing of said document.

President Zaiontz provided some background information regarding the lease, lease terms, and current circumstances of the Lessee, who asked to be released from the lease.

MOTION: Upon a motion to ratify lease termination document with The Shack and the signing of said document made by Gari Lynn Hessong and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

9. DISCUSSION – BILLBOARD FOR DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES

Discussion and consideration regarding purchasing billboard as a project to advertise or publicize the city for the purpose of developing new and expanded business enterprises.

President Zaiontz stated that feasibility and clearances were still being pursued as well as the legality of it, and that this item would be put on the next agenda.

10. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported that a good bit of clearing has been going on in the barbeque area by Mr. Glen Woodson who did the pipeline clearing for us and is doing the clearing pro bono. This will considerably enlarge the barbeque area. Mr. Mendes also reported that he was able to acquire a pair of generators which would generate enough power to power the barbeque cookoff and to use as back up power for the park and asked if 4B would consider assisting in the cost, \$3,000 total. President Zaiontz stated that Mr. Mendes has their blessing on that.

Gari Lynn Hessong suggested lights near the parking areas.

- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*

Discussion regarding the feasibility of acquiring a suitable restaurant to go in the yellow house was held. President Zaiontz stated that he has had discussions with Barbara Gardner regarding finding the right restaurant and the possibility of offering a 2 year lease at a lower rate.

- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*

No report.

- (i). Grow Magnolia

Executive Director/City Administrator Paul Mendes reported that the pipeline project is under way.

- d. Gateways – *(Barbara Gardner)*

President Zaiontz reported that Barbara Gardner is discussing possibilities of getting money to help pay for this.

e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
The new Stroll banners are up.

f. 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.

g. 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.

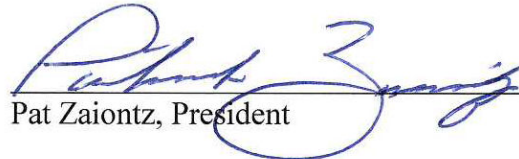
11. REQUESTS FOR FUTURE AGENDA ITEMS

President Zaiontz requested that agenda item #9 be on the next agenda.

12. ADJOURNMENT

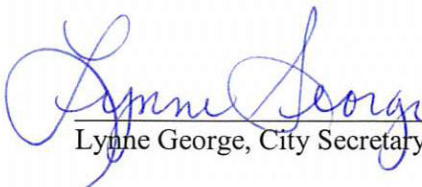
MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:07 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 8, 2015 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary