

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

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

REGULAR MEETING

THURSDAY OCTOBER 9, 2014 - 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 9, 2014, 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

The meeting was called to order by President Pat Zaiontz at 5:34 pm.

a. INVOCATION

Jonny Williams 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, Jerry Reed, Jonny Williams, Barbara Gardner, and Gari Lynn Hessong

Absent: Clyde Hunt, David Arevalo

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:

- 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.)
None.

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

(Jerry Reed, Treasurer)

Treasurer Jerry Reed 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 11, 2014.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Magnolia Hardware & Supply Inc. (Inv.#83889)	500848	\$ 9.08
c.	Magnolia Hardware & Supply Inc. (Inv.#83841)	500848	\$ 6.57
d.	Magnolia Hardware & Supply Inc. (Inv.#83573)	500851	\$ 4.38
e.	Magnolia Hardware & Supply Inc. (Inv.#83637)	500851	\$ 2.19
f.	Magnolia Hardware & Supply Inc. (Inv.#83928)	500851	\$ 59.98
g.	Magnolia Hardware & Supply Inc. (Inv.#83930)	500851	\$ 9.19
h.	Magnolia Hardware & Supply Inc. (Inv.#84027)	500851	\$ 12.28
i.	PostNet	500851	\$ 22.10
j.	Magnolia Hardware & Supply Inc. (Inv.#83335)	500971	\$ 3.18
k.	Sam's Club	500848	\$ 150.06
l.	Texas Facilities Commission (Inv.#1641030)	500848	\$1,479.00
m.	Tana Ross	500632	\$1,250.00

MOTION: Upon a motion to approve Consent Agenda items a. through m. made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

7. CONSIDERATION – ADDENDUM TO ECONOMIC DEVELOPMENT COORDINATOR CONTRACT REGARDING 3% CONTRACT ADJUSTMENT

Consideration and possible action to approve Addendum to Economic Development Coordinator Contract regarding 3% contract adjustment.

MOTION: Upon a motion to approve Addendum to Economic Development Coordinator Contract regarding 3% contract adjustment made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

8. CONSIDERATION – AUTHORIZE LISTING AGENT FOR YELLOW HOUSE

Consideration and possible action to authorize Barbara Gardner as listing agent for yellow house.

MOTION: Upon a motion to authorize Barbara Gardner as listing agent for yellow house made by Jerry Reed and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

9. CONSIDERATION – AUTHORIZE FUNDING OF \$5,000 FOR CHRISTMAS DECORATIONS FOR THE STROLL, UNITY PARK AND UNITY PARK DRIVE

Consideration and possible action to authorize funding of \$5,000 for Christmas decorations for The Stroll, Unity Park and Unity Park Drive.

President Zaiontz commented that this action would be illegal per the City Attorney as the 4B tax was not designed for the purchase of temporary seasonal decorations.

The item died for lack of a motion.

10. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Economic Development Coordinator Tana Ross reported a sales tax revenue increase of 24% for the first month of the fiscal year, and reported on highlights of the report: approximately 2,300 for the Stroll Thru the Renaissance event; attended a downtown association conference in Conroe; will be attending the ICSC conference next month; the public radio station will be up and running before the end of the month; a liquor store is moving in next to La Magnolia; the McDonald's will be torn down and rebuilt soon which takes 63 days; the commercial/industrial inventory list has been updated and is on the website, and Ms. Ross presented a powerpoint presentation regarding a health initiative program for the city.

11. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported that he has made contact with two monitoring companies regarding the surveillance system and is still pursuing this.

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

No report.

- c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*

No report.

- (i). Grow Magnolia

No report.

- d. Gateways – *(Barbara Gardner)*

No report.

- e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*

Mr. Mendes reported that President Zaiontz had come up with an excellent idea a week or so ago about making one-way streets and head on parking along the downtown streets from 9th Street all the way down to Yon Street. Frank Parker thought it was a good idea and has a number of members of the Planning & Zoning Commission looking at it to figure out dimensions, length, etc. to see how much head on parking down the side streets if they were all made one-way heading toward Commerce Street. This way, you would not have anyone pulling out into traffic on 1774 as they would all go down Commerce and come out either on 1488 or down to R.L. Butler or Nichols Sawmill and would provide a lot of parking we would not otherwise have. Planters could be placed at the beginning of the

streets so it would narrow it down to where it was just one lane going westbound and turn the rest into head on or angular parking.

Jonny Williams commented that benches and trash cans were needed in the stroll area between Chicken Express and the brewery.

- 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.


12. REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. ADJOURNMENT

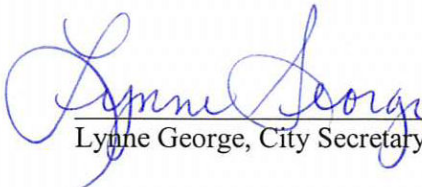
MOTION: Upon a motion to adjourn the meeting made by Gari Lynn Hessong and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously and the meeting at 6:05 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 9, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary