

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

Interim City Secretary, Diane Hurley  
4B CDC Attorney, Leonard Schneider



## MINUTES

4B COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

THURSDAY SEPTEMBER 10, 2020 – 5:00 P.M. VIA TELECONFERENCE

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd.

Magnolia, Texas 77354

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The Regular Meeting of the 4B CDC was held on September 10, 2020, at 5 pm via teleconference pursuant to Section 551.045 of the Texas Government Code and in accordance with the March 16, 2020 order by the Governor of the State of Texas.

On March 16, 2020, Governor Abbott suspended several provisions of the Texas Open Meetings Act for the duration of his statewide declaration of disaster, including the new requirement (added by H.B. 2840 last legislative session) that the public has a right to speak on agenda items. This DOES NOT apply to statutorily mandated public hearings, such as zoning and similar hearings. The Governor has since clarified his intent and stated that citizens should be allowed to offer comments by other means.

### 1. CALL TO ORDER

Vice President Brenda Hoppe called the meeting to order at 5:00 pm.

#### a. INVOCATION

Jonny Williams delivered the invocation.

#### b. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: David Arevalo, Joshua Chadwick, Trevor Brown

Staff present: City Administrator Don Doering, Interim City Secretary Diane Hurley, Finance Clerk Beverly Standley

### 2. 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.

### 3. ANNOUNCEMENTS

(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)

Vice President Brenda Hoppe stated the Stroll through the Renaissance is scheduled for September 26, 2020, from 3 pm – 7 pm.

### 4. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Barbara Gardner)

- a. Update on revenues, and expenditures

Barbara Gardner provided a brief summary of revenues, obligations, and expenditures.

### 5. CONSENT AGENDA – ROUTINE ITEMS:

(This portion of the agenda consists of all items considered to be routine and will be enacted by one motion unless a separate discussion is requested by a Board Director or a citizen.)

Minutes	Date
Approval of minutes	August 13, 2020
Vendor	Amount
<b>August:</b>	
Daniel's Landscaping	\$ 2,000.00
Magnolia Hardware	\$ 12.69
Magnolia Hardware	\$ 83.31
Magnolia Hardware	\$ 16.15
Version (Park Surveillance)	\$ 37.99
Liles/Parker	\$ 123.00

**MOTION:** Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted by roll call as follows: Brenda Hoppe – aye; Barbara Gardner – aye; Jonny Williams – aye; Clyde Hunt - aye and the motion carried unanimously.

### 6. CONSIDERATION – APPROVE OF PROPOSED BID FOR 4B STORAGE SHED

Consideration, discussion, and possible action to approve the proposed bid for the 4B storage shed.

**MOTION:** Upon a motion to approve the proposed bid from MWS for \$30,787 for a 30x40 storage shed made by Clyde Hunt and seconded by Barbara Gardner, the Board members present voted by roll call as follows: Brenda Hoppe – aye; Barbara Gardner – aye; Jonny Williams – aye; Clyde Hunt - aye, and the motion carried unanimously.

**7. APPROVED PROJECTS REPORTS/UPDATES**

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams)*  
Update; park needs, including pond

- b. Grow Magnolia

- c. Gateways – *(Brenda Hoppe)*

Monument signs

City Administrator, Don Doering stated the Railroad owns the property at 1774/1488. The City Administrator, Don Doering stated Sam Yager has a contact for a moveable monument sign.

Vice President Brenda Hoppe asked the City Administrator, Don Doering if he would talk with the Railroad to see if it is possible to place a City of Magnolia monument sign on their property at the corner of 1774/1488. Vice President Brenda Hoppe asked the City Administrator, Don Doering, to get in touch with Sam Yager's contact on the pricing of a monument sign and to check with Heritage Green about placing a City of Magnolia monument sign east of Magnolia High School.

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

Clyde Hunt stated Arlen's property located at 17529 FM 1488 has been purchased. Clyde Hunt does not know who purchased Arlen's property at this time.

- 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.

**8. DISCUSSION ON FLOYD RIDDLE'S 4B WORK DUTIES:**

Consideration, discussion, and possible action of Floyd Riddle's 4B work duties.

City Administrator, Don Doering, stated Floyd Riddle will monitor the Unity Park and will repair items outside of Daniel's Landscaping's contract.

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

Vice President Brenda Hoppe requested the future 4B meetings to be in person located at the City Council Chambers at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

**10. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted by roll call as follows: Brenda Hoppe – aye; Barbara Gardner – aye; Jonny Williams – aye; Clyde Hunt – aye, and the motion carried unanimously, and Vice President Hoppe adjourned the meeting at 5:38 pm.



Brenda Hoppe, Vice President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 10, 2020, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

Diane Hurley, Interim City Secretary