



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### **MINUTES**

**CITY OF MAGNOLIA  
4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY SEPTEMBER 12, 2013 - 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 September 12, 2013, beginning at 5:30 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 5:30 pm.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Mr. Zaiontz lead the pledge of allegiance.

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

Mr. Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jerry Reed, Jonny Williams, David Arevalo, Clyde Hunt, Gari Lynn Hessong and Barbara Gardner

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.)*

Economic Development Coordinator Tana Ross provided an activity report, updated the Board on commercial and retail contacts, recent commercial relocations and other activities, sales tax comparisons, and asked consideration for membership in the Texas Downtown Association.

President Zaiontz amended the agenda order to address item no. 9 and 10.

#### **9. EXECUTIVE SESSION**

4B CDC Board may convene into a closed session in accordance with the Government Code, § 551 to discuss the following matter:

- a. § 551.072 (Deliberations about Real Property – 514 Commerce St.)

President Zaiontz recessed the open meeting and convened the Executive Session at 5:40 pm.

President Zaiontz adjourned the Executive Session and reconvened the open meeting at 6:13 pm.

#### **10. CONSIDERATION – ACTION AS A RESULT OF AGENDA ITEM NO. 9**

Consideration and possible action as a result of agenda item No. 9.

No action was taken.

#### **5. FINANCE MANAGER REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Jerry Reed)*

Provided in packet. Jerry Reed provided a brief summary of revenues, expenditures.

#### **6. CONSIDERATION – REVIEW AND APPROVE 4B CDC 2013-2014 BUDGET**

Consideration and possible action to review and approve 4B CDC 2013-2014 budget.

**MOTION: Upon a motion to approve the 4B CDC 2013-2014 budget made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members voted and the motion carried unanimously.**

#### **7. 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 of the 4B CDC held on August 8, 2013.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	WCA (Inv.#273938)	500848	\$ 104.52
c.	Magnolia Sign Source	500851	\$ 300.00
d.	Daniel's Landscaping	500848	\$ 2,462.00
e.	First Presbyterian Church	500848	\$ 270.00
f.	Niland Company (Inv.#23293)	500851	\$ 274.15
g.	PostNet		\$ 31.00
h.	Doodie Calls Portable Toilets (Inv.#17)	500841	\$ 85.00
i.	Sammie Scott	500848	\$ 388.50

j.	Gerry Crane	500848	\$ 825.00
k.	Rosa M. Vasquez	500848	\$ 225.00
l.	Secretary of State		\$ 5.00
m.	Tana Ross	500632	\$ 1,250.00

**MOTION:** Upon a motion to approve Consent Agenda items a. thru m. made by Jonny Williams and seconded by Clyde Hunt, the Board members voted and the motion carried unanimously.

## **8. APPROVED PROJECTS REPORTS/UPDATES**

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

Jonny Williams reported that he received a call from someone who complained that the park was a mess with trash all over the place. He stated he got ahold of Daniel and that Daniel said he would take care of it at no charge until we get something done. Mr. Williams stated that picking up trash was not part of Daniel's contract, never was in it and to get the contract and look at it. Mr. Mendes stated that it was his understanding that Daniel was going to handle the park. Discussion followed.

Mr. Hunt left the meeting at 6:30 pm.

- 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

Mrs. Ross reported that there are no more marketing materials left and requested consideration to spend \$500 or less to secure some materials.

- d. Farmers Market – *(Pat Zaiontz)*

No report.

- g. Gateways – *(Barbara Gardner)*

No report.

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

No report.

- i. 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/update.

- j. 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/update.

**11. REQUESTS FOR FUTURE AGENDA ITEMS**

Jonny Williams requested that an item be placed on the next agenda to address trash pick up/clean up, security and cleaning of restrooms at Unity Park and The Stroll.

**12. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously, and the meeting was adjourned at 6:35 pm.



  
Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 12, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary