

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 SEPTEMBER 13, 2018 - 5:30 P.M.** Sewall Smith City Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354

1. CALL TO ORDER

President Pat Zaiontz called the meeting to order at 5:31 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Clyde Hunt, David Arevalo, Jonny Williams Barbara Gardner

Absent: Brenda Hoppe, Joshua Chadwick

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 that the *Stroll Thru The Renaissance* event is still a go on Saturday from 3-8 p.m.

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 August 9, 2018.

	<u>Vendor</u>	<u>Amount</u>
b.	Daniel's Landscaping (Inv. #67751003)	\$ 2,000.00
c.	Daniel's Landscaping (Inv. #67751016)	\$ 375.00
d.	Sam's Club	\$ 15.98
e.	Tana Ross	\$ 1,429.13

MOTION: Upon a motion to approve Consent Agenda items a. - e. 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 18.40% for July revenues, with an increase of 3.90% for the fiscal year to date.

- 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 contacts, meetings, etc., with proposed businesses, future developments and park rental.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported that the dam is moving along albeit some weather setbacks, but they are pouring concrete, its taking shape, they are making progress and the project should be completed on time.

- b. Grow Magnolia

Executive Director/City Administrator Paul Mendes encouraged Council to get moving on the Master Plan as it is critical and has been delayed. The plan is important and is going to tell us what we need to do with sewer and water plants, wells, lines, etc. The key to the plan is you need an engineering firm that works well and is familiar with the Texas Water Development Board. The TWDB will fund a master plan and is the best route to go – not

USDA Rural Development. USDA will lend us money but the TWDB will allocate funds as they are needed and we don't pay interest on it until we take it. They will build a plant for us and we can buy it back from them as we need the capacity which is much more cost effective. It takes a unique type of application and takes a little bit longer to get the money, but we need to start now. If we got the go ahead today to build a sewer plant on the east side, it would take up to five years before we could open a valve to process sewage. The development is going to start as soon as 249 is completed and we need to move on this. We need the permit for the new location which takes approximately two years alone, and three years for construction. We are moving forward with increasing capacity on the existing plant, but we just had another company add another 595 acres to the City. The plan will also address wells. We need another well and ground storage tanks and we need it quickly. We need lift stations, we need to look at acquiring land to the north where the Catahoula Aquifer is considered good quality for future well drilling, we need to look at relocating lines on FM 1488, etc. - all things that need to be put in the Master Plan. We need to move now. He stated there are three things you need to keep in mind – good, fast, cheap – pick any two, you can't have all three.

c. Gateways – (*Brenda Hoppe*)

No report.

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

Tana Ross reported that the three story mixed use development is on track.

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 we looked at the area out by Mostyn Manor where the city limits starts but the shoulders are very narrow for a monument sign; however, a TxDot city limits sign could be used there and a monument sign could be put in closer where there is more shoulder in a more visible location, otherwise, we would have to squeeze it in between the fence and the road and it has to be set back a certain distance so it does not become an obstacle or barrier. Also, as 249 progresses, we should think about where we are going to place one on 249, and with the annexation of the new 595 acres, we need to put a welcome to Magnolia sign out there on 1774. Discussion followed. Mr. Mendes stated that at the next meeting, he should have a proposed location.

No action taken.

10. REQUEST(S) FOR AGENDA ITEM(S)

David Arevalo requested that item #9 be placed on the next agenda.

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

11. 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 6:14 p.m.

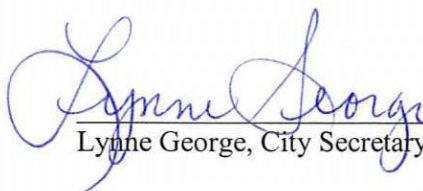



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 13, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary