

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **March 21, 2016** at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas. The following CCIDC Members were present:

President	-	Curtiss Schonenberg
Vice President	-	Byron Marburger
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher (absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker

City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:36 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and invocation were led by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of February 2016 Financial Statements.
- c) Approval of Regular Meeting Minutes for February 15, 2016.

The Recon invoice in the agenda packet was corrected to \$49,920.

Byron Marburger made a motion to approve the consent agenda as presented. DyAnn Lauzon seconded the motion. The vote was as follows:

Ayes: Peterman, Gobert, Lauzon, Nunmaker, Marburger and Schonenberg
Absent: Usher

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated the March sales tax revenue, based on January collections, was down slightly from last year's same time period. The CCIDC's portion of sales tax revenue was \$32,906.86. The county also saw a decrease in their sales tax from the same time period as last year, while Eagle Lake and Weimar saw an increase.

6. Discussion and Report of the Ag Complex Sign Committee.

Byron Marburger stated that he had met with Mike Whitlock and a TxDOT representative at the fairgrounds to look at a potential sign location. Since that meeting, Byron spoke with Donald Warschak and the location that they thought would be the best, because of the high elevation and visibility to both sides of the sign, is in the City's right-of-way. Now the sign will need to be placed on the fairgrounds property, where it will not be quite as visible, but the elevation could be built up for greater visibility. There is also a power line running along there, so power should not be an issue. The committee is moving forward and there will be another meeting scheduled.

7. Discussion and Action, if necessary, regarding the front 18 acres.

The Ag Complex made a pile of wood and debris on their original 12 acres. The pile needed a burn permit, but inspector, Ford Stein, stated there was some galvanized metal in the pile that would have to be removed before the pile could be burned. Curtiss stated that prior to talking with Ford Stein, he asked Jason Werland of Brushline Dozer for an estimate to clear what was left after the pile was burned. The cost would be approximately \$1,000 to clean up after the burn, plus \$125 per load to haul it away. Byron suggested that the Ag Complex contribute 50% of what it would cost to clean it up. Curtiss stated that on the adjacent, original 6 acres, Mr. Werland said he could push the two dead trees and brush onto the burn pile for an additional hour of work. That expense would belong to CCIDC.

Byron Marburger made a motion to approach the Ag Complex about sharing the responsibility to clean up the debris left on the property. Andy Nunmaker seconded the motion. The vote was as follows:

Ayes: Peterman, Gobert, Lauzon, Nunmaker, Marburger and Schonenberg
Absent: Usher

The motion passed.

8. Discussion and Action, if necessary, regarding the budget amendment for the rail spur.

The invoice for the rail spur totaled \$49,920. The money for the invoice will come out of the Park Infrastructure line item in the budget. There is \$60,000 in this line item, so no adjustment to the budget will need to be made. The \$60,000 was for the gas and sewer project at the park, so when that project comes up, a budget adjustment will need to be done at that time. Donald stated the gas project will probably be done while they are doing the city's gas pipeline project. The materials are already secured through the gas pipeline contract. They could get good prices because of the large amount of pipe that was ordered. This gas project will probably start within the next 45 days. The sanitary sewer project will be done later after sewer needs are laid out for the businesses coming into the park.

9. Discussion regarding E'Kabel.

E'Kabel's property has been cleared, but it has not been burned. E'Kabel is working with Drymalla, but they have not set a start date for the project.

10. Discussion and Action, if necessary, regarding the Colorado County Employment Initiative.

Barbara stated that Mr. Higgenbotham from Workforce Solutions and Megan Castanza, Dean of Workforce Programs at Blinn College, met with Columbus ISD superintendant Esther Chandler to discuss what they can do to assist businesses and their employment needs in the community. They have training programs that can benefit large and small businesses. There will probably be another brief, targeted presentation for larger companies.

11. Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.

Acorn Seekers- There has been no communication since the last meeting with them. They have received the updated application.

Arthur Hinze, from Houston, inquired about land for a company from China. They are wanting to locate a facility in the United States. They do rolled metal fabrication, will employ 100-150 workers and need rail. They are also looking in Mobile, Alabama and Victoria, Texas.

12. Discussion and Action, if necessary, regarding the land exchange involving the 54 acres.

Attorney, Chris Stein, asked that any future conversation regarding this land exchange be done in executive session.

13. Discussion and Action, if necessary, regarding performance agreements and application requirements for prospective tenants at the Crossroads Business Park.

The performance agreement and application has been updated and was approved at the last meeting. The Board thanked Andy, Barbara, and Joel for their efforts on this application. The application is also located on the website.

14. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberation regarding real property and Section 551.087 deliberation regarding economic development.

Curtiss adjourned the Regular Session for Executive Session at 7:15 pm.

15. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations regarding real property and economic development.

Curtiss reconvened the Regular Session at 7:32, with the same members present. No action was needed.

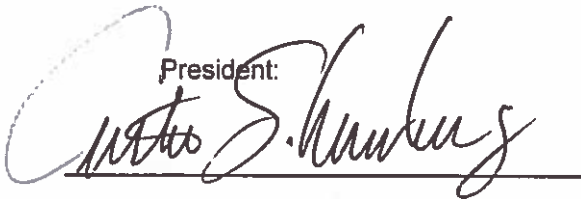
16. Discussion of items to be placed on future agendas and announcements.²

The 10th annual Trash-off will be April 2, 2016.

17. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:33 pm.

President:



Attest

Secretary: