

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **May 15, 2017** 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	-	Bruce Tesch (absent)
Vice President	-	Curtiss Schonenberg
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher (arrived at 7:19 pm)
Board Member	-	DyAnn Lauzon
Board Member	-	Byron Marburger
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

1. Call to Order.

Vice President Curtiss Schonenberg called the CCIDC meeting to order at 6:41 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 April 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for April 17, 2017.

Lori An asked if the Scheibe invoice was the last one. Donald stated that the bulk of the expenses are during the design phase, but there will still be some expenses during the construction phase.

Lori An Gobert made a motion to approve the consent agenda as presented. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

The citizens signed up to speak will do so during their agenda item.

5. City Manager's Report: Sales Tax, KW Gas Line Project Grant, Property Rezoning

City Manager, Donald Warschak, stated the May sales tax revenue was \$53,490, which was up from last year's same time period. Eagle Lake and Weimar also saw an increase in their sales tax revenue over the same time period from last year, while the County saw a decrease.

Concerning the KW gas line project grant, Donald stated that the quarterly report from the state showed they are up from 33 to 40 employees. They are also hiring right now. Donald spoke with Emily at Grantworks to inquire about counting another companies employees toward the employee count. Emily said it could be possible, but the company would have to abide by the same requirements at KW. He

also asked if we were getting close to the September date and they were hiring at KW if they could possibly get another extension. She said it might be possible. Concerning the rezoning of the two tracts at the Park, P&Z recommended to council to approve them and council did approve the rezoning.

6. Discussion and Action, if necessary, regarding a Business Improvement Grant application.

Ronny Daley submitted a Business Improvement application for a facade upgrade at 535 Walnut. The exterior of the building will be fully restored, but the grant will be for the stucco and to keep the original facade to make it look like it did in the 1920's. The building has been leased and will be used as a warehouse right now. Mr. Daley stated that the building has character and they still have the original fixtures, signage and gas pumps that will be put back. Lori An said that this was long overdue and it would help beautify Columbus, and it meets the grant criteria.

Lori An Gobert made a motion to award the Business Improvement Grant matching funds with the \$7,500 maximum for the project. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

Vice President, Curtiss Schonenberg, moved to item 11 and 12 on the agenda.

11. Discussion and Action, if necessary, regarding the drainage study.

Donald said that the bids for the drainage project will be taken on June 15, with a mandatory pre-bid meeting on June 8. Then it will be brought to the Board for approval at the next meeting. Juan Torrealba, from E'Kabel, said he thought we would have a number for the drainage project by this meeting and asked when the final numbers would be expected. Donald said they will have the numbers on June 15. Mr. Torrealba said their commitment is still the same and they really want to get their project started. He said they are still willing to put up to \$450,000 for the project, and they understand this will benefit everyone at the Industrial Park.

12. Discussion and Action, if necessary, regarding the E'Kabel project.

Mr. Torrealba stated that at this point they have a contract with CCIDC that will expire on June 30, 2017. Drymalla has received the civil plans from Scheibe Consulting and they are working on the final numbers, which they hope will get them back to their original numbers. On June 15, when they get the final numbers for the drainage project, they can work on the final details of the contract. They would like to start breaking ground on their facility by June 30. He said they are here to create quality jobs and they believe that they can make a difference in the Columbus community. They are requesting a motion to award an extension on their contract.

Lori An Gobert made a motion to extend the E'Kabel contract deadline to November 1, 2018, with the reduction of employees to 12, up to \$450,000 for the drainage project and everything else will stay the same from the contract. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

Vice President, Curtiss Schonenberg, moved back to item 7 on the agenda.

7. Discussion and Action to reschedule the June 2017 CCIDC regular meeting.

Lori An made a motion to change the June meeting to Tuesday, June 27th at 6:30 pm. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

8. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2016.

Lori An stated that Patillo, Brown and Hill does a really good job on the audit and she appreciates how thorough they are and how it is in a format that is easy to read. DyAnn questioned the unemployment rate that went up to 5.6. Bana stated that the number is county-wide, not just for Columbus.

Curtiss made a motion to accept the annual financial report as presented. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

9. Public Hearing, if necessary, regarding the Colorado County Commissioner's Court Community Development Grant request.

Curtiss adjourned the regular meeting and opened the public hearing at 7:16 pm. There were no public comments. Curtiss closed the public hearing at 7:17 pm and opened the regular meeting, with the same people present.

Joel Usher arrived at 7:19 pm.

10. Discussion and Action, if necessary, regarding Acornseekers.

Curtiss stated that Acornseekers have submitted all of their numbers, but they are wanting all of the 17 acres on the east side, north of KW. DyAnn said we are limiting ourselves for opportunities for other prospective companies if they do not do something within a matter of a few years. Joel asked why they want all the property. Lori An said they want options for later. Donald said the Board needs to come up with performance items, such as land, jobs, etc. DyAnn said they need more information before we start the contract. Curtiss will be meeting with them tomorrow, so he can ask about having their presentation in English, the time frame for the build out, the inventory values, what the additional land will be for and the time frame for the phases.

Byron Marburger made a motion to table this item for more information until the next meeting. Joel seconded the motion. The vote was as follows:

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

The motion passed.

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

A chemical manufacturer is interested in land at the Park. They produce various chemicals for the oil and gas industry and other chemicals used in traditional soaps and hair care products. They are a green company, so most of their chemicals are environmentally friendly. They are interested in rail access. They are also looking at a location in the Rosenberg area.

Another company that would like to lease the same piece of property for 5 years. They want to put in an aggregate yard for the I-10 project. DyAnn said a lease would bring in revenue. Byron said he would have reservations about the aggregate yard because of the visual, the noise and the wear and tear on the roads.

There is also a company looking for 30 acres for a 400,000 square foot distribution building, which would house industrial piping and fittings.

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 7:36 pm.

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

The regular meeting was reconvened at 7:41 pm by Curtiss Schonenberg, with everyone present as before. No action was needed.

11. Discussion and Action, if necessary, regarding the drainage study.

Curtiss returned to item 11 for more discussion. Curtiss requested to readdress the County commissioners concerning the drainage issues at the Park. We have been affected in two different ways, the road and there was not an impact study on the TG Mercer project.

Lori An Gobert made a motion to grant Curtiss and Donald permission to talk to commissioner's court regarding concerns about the drainage from the road and TG Mercer, and an impact study on any projects. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

Joel Usher made a motion to grant Curtiss and Donald permission to address State Senator Lois Kolkhorst in regards to the drainage issue with the railroad. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

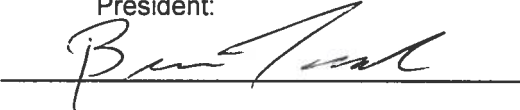
16. Discussion of items to be placed on future agendas and announcements.²

There were no items for future agendas or announcements.

17. Adjournment.

Vice President Curtiss Schonenberg adjourned the meeting at 7:51 pm.

President:



Attest

Secretary:

