

Minutes
Columbus Community and Industrial Development Corporation
Directors Board Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **January 24, 2011** at 6:30 pm, in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas. The following CCIDC Members were present:

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|----------------|---|---------------------|
| President | - | Lori An Gobert |
| Secretary | - | Elizabeth Flint |
| Board Member | - | James Weishuhn |
| Board Member | - | Curtiss Schonenberg |
| Board Member | - | John Mau |
| City Manager | - | Donald Warschak |
| City Secretary | - | Cathy Ezell |

Absent: President Elect Steve Woodall and Treasurer Matt Sprague

1) **Call to Order.**

President Gobert called the CCIDC meeting to order at 6:33 pm.

2) **Pledge and Invocation.**

President Gobert led the Pledge of Allegiance and Invocation.

3) **Consent Agenda**

- a) **Approval of meeting minutes December 20, 2010.**
- b) **Approval of invoices.**
- c) **Approval of December 2010 financial statements.**
- d) **Approval of Quarterly Investment Report for period ending December 31, 2010.**

Mr. Schonenberg asked if there were two checks for Wm. Pierce Arthur. City Secretary, Cathy Ezell stated that both invoices were going to be paid with one check. President Gobert asked if the funds for the oil lease had been received. Cathy Ezell stated that all funds had been received for the oil lease.

Mr. Schonenberg made a motion to approve the consent agenda. Mr. Weishuhn seconded the motion.

Ayes: Flint, Weishuhn, Gobert, Schonenberg, Mau

The motion passed.

4) **Citizen Comments.**

There were no citizen comments.

5) **City Manager's Report.**

City Manager, Donald Warschak stated that the January 2011 sales tax collections were \$28,216.37 and for January 2010 the collections were \$24,508.03, thus showing an increase. He stated that the four largest cities in Texas also showed an increase in January. He then went over the local sales tax comparison stating that the County and Weimer showed an increase while Eagle Lake remained flat. He stated that the representative from Kerry R. Gilbert had picked up maps and other information to begin

their analysis. He then stated that City Council had approved the resolution to complete the application process for the Home Grant Program.

6) Review and Discussion on the updating of the website.

City Secretary, Cathy Ezell stated that the new website was up and running. She stated that John Sartin from EZTask would be getting with her later this week to work on the calendar and to set up training for the maintenance of the website.

Ms. Flint asked about the Library archive. Cathy Ezell stated that a new URL was created and the new website would link to that site. She also stated that no data would be lost. President Gobert stated that it would be a big project to move the data to the new website and the Library's data was still intact and their site would be status quo. She then stated that the pictures were the same as presented earlier and would need to be changed. She stated that all the core information was intact but that we will need to do a little merging of information and tweaking of the site.

7) Review, discussion and take action as necessary on the auditing of sales tax by ETR Development Consulting, LLC.

City Secretary, Cathy Ezell went through the presentation provided by ETR Development Consulting, LLC.

8) Review, discussion and take action as necessary on the project of constructing a sidewalk along the south side of Montezuma Street.

Mr. Schonenberg stated that the sidewalk is clearly not an economic issue but was an issue of safety and it could improve the park system. He stated that the south side of the street would be a better to place a sidewalk.

President Gobert stated that she believed that this item was at the point to which cost estimates should be provided. Mr. Schonenberg stated that he would like to see staff provide cost estimates.

President Gobert asked if there would be easement issues on the north side of the street. City Manager, Donald Warschak stated that the north side has the pond area and that the south side has the existing sidewalk.

President Gobert asked if the sidewalk would go from the Little League Park to Cardinal Lane. Mr. Schonenberg stated that would be his recommendation.

Ms. Flint asked if culverts would be required. Donald Warschak stated that there would be drainage issues on both sides of the street. He also stated that he would recommend the sidewalk go from park to park.

Mr. Schonenberg stated that he wants Donald to provide a cost estimate. Mr. Weishuhn stated that he would like to add the Milam Street sidewalk from where it currently ends to Preston Street. Mr. Mau stated that he thinks the sidewalk is needed on Montezuma Street and recommended that it start at Rampart Road. He agreed that the board needed to receive a cost estimate. Mr. Weishuhn and Ms. Flint both agreed that a cost estimate was needed. President Gobert asked Donald Warschak to bring back at least three different options with costs to the Board.

9) Review, discussion and take action as necessary on the future acquisition of property adjacent to Highway 71.

Mr. Schonenberg stated that he had a pending meeting with the property owner but the owner has not contacted him. Ms. Flint stated that the property located where the City demolished the mobile home was listed in the paper as a tax foreclosure. President Gobert asked Cathy Ezell to look into this and get back with the Board to possible schedule a special meeting.

10) Review, discussion and take action as necessary on CB Richard Ellis monthly report of marketing of Industrial Park.

President Gobert stated that another email blast would be going out this month. She stated that a company showed interest in five to six acres in a rectangle that was accessible to the spur and railroad but she felt the company would require a variance from the Planning and Zoning Board. She stated that she had also had an inquiry from a developer to purchase the entire park for development. She stated that the realtor stated that October through December are slow months for real estate.

11) Review and discussion on the provisions for Promissory Note from Great Southern Wood Preserving.

Mr. Schonenberg stated that the two provisions of the Note (the 75 employees and the payroll of \$1,750 million) had been met. He stated that the resolution giving the City the decision making authority over this issue would be rescinded. Cathy Ezell explained that the item on the last City Council meeting was a non-action item and would be going to the next City Council meeting for them to take action. Therefore, this item would come back to the Board at next month's meeting.

Mr. Weishuhn asked if the Board would get a summary of the information received. President Gobert stated that City Attorney, Pat Gillespie would provide the information for the next meeting.

12) Review, discussion, and take action as necessary to renegotiate the contract with CB Richard Ellis for the Exclusive Sales Listing Agreement.

President Gobert stated that the current agreement expired on December 31, 2010. She stated that the Board is getting better results from being represented by a national firm. However, the current agent is not responding in a timely manner when items arise.

Mr. Schonenberg stated that he thought there were two agents assigned to CCIDC. President Gobert stated that there were two agents but only one would call back. She stated that since the summer that we have not been getting good representation.

Mr. Weishuhn agreed that the Board should stay with the company but should request a new agent. The rest of the Board agreed.

Mr. Weishuhn made a motion to approve President Gobert to renegotiate the contract with CB Richard Ellis for the Exclusive Sales Listing agreement. Mr. Schonenberg seconded the motion.

Ayes: Flint, Weishuhn, Gobert, Schonenberg, Mau

The motion passed.

13) Discuss items to be placed on future agendas.

There were no items presented.

14) **Adjourn.**

President Gobert adjourned the meeting at 7:12 pm.

President:

Jon R Gobert

Attest
Secretary:

EB Flint