

**Minutes**  
Columbus Community and Industrial Development Corporation  
Directors Board Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **September 19, 2011** 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	-	Lori An Gobert
President Elect	-	Steve Woodall
Treasurer	-	Matt Sprague (arrived at 6:32)
Secretary	-	Elizabeth Flint
Board Member	-	John Mau
Board Member	-	Curtiss Schonenberg
Board Member	-	James Weishuhn
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan

**1. Call to Order.**

President, Lori An Gobert, called the CCIDC meeting to order at 6:32 pm.

**2. Pledge and Invocation.**

President, Lori An Gobert, led the Pledge of Allegiance and Invocation.

**3. Consent Agenda**

- a. **Approval of regular meeting minutes August 15, 2011.**
- b. **Approval of invoices.**
- c. **Approval of August 2011 financial statements.**

Lori An Gobert asked, in regards to the 2011 4B Grant recipients, if we had heard from the Housing Committee and Columbus Garden Club on the outstanding amounts and if they plan to turn in receipts. Elizabeth Flint stated that she believed the Housing Committee had turned in all of the receipts they had. President Gobert stated that we should not be expecting any more receipts from them. Assistant City Secretary, Kayla Duncan, stated Columbus Garden Club had \$4,700.00 available for their Welcome Park Project. Curtiss Schonenberg stated that he believed all invoices had been submitted by the Garden Club. Kayla Duncan stated that all invoices had been turned in for the Trash Off, but that she believed they were not planning on submitting invoices for the Welcome Park Project.

Curtiss Schonenberg made a motion to approve the consent agenda as presented. Steve Woodall seconded the motion.

Ayes: Gobert, Woodall, Sprague, Flint, Mau, Schonenberg and Weishuhn

The motion passed.

**4. Citizen comments.**

There were no citizen comments.

**5. City Manager's Report: Sales Tax, Update on 4B Grant Applications.**

City Manager, Donald Warschak, stated that the September collections of sales tax was \$27,921.84 compared to \$26,329.96 during the same time frame last year. He states that this was approximately a \$1,500 increase of last year's sales tax revenues during the same time period. He stated that Columbus, Houston and Dallas showed increases in their sales tax revenues, while Austin and San Antonio showed decreases. He stated that the county had seen an increase in their sales tax revenues and Eagle Lake and Weimar had experienced a slight increases in their sales tax revenues as well.

Lori An Gobert asked Donald Warschak where that puts CCIDC on target for the final budget. He stated that it would put it at approximately \$358,000.

Donald Warschak stated that CCIDC had one 4B Grant application submitted so far. He stated that it was from the Housing Committee for their fall trash off. Assistant City Secretary, Kayla Duncan, stated that all applications were due by 5:00 pm on Monday, September 26, 2011.

Elizabeth Flint asked Donald Warschak when the GrantWorks orientation would be held. He stated that we would have an orientation in October. He stated that there have been about half a dozen inquires about it and that we have been forwarding those individuals' contact information on to GrantWorks. He stated that GrantWorks will send them a notice about the orientation.

Lori An Gobert asked if it was open to anyone or just applicants. Donald Warschak stated that it was open to anyone.

Elizabeth Flint asked if the budget money for GrantWorks was is CCIDC's up coming or current budget. Lori An Gobert stated that it was in both.

**6. Discussion and Action to award bid for clearing and mowing Tracts A, B, & D (55.68 acres) at the Industrial Park.**

Donald Warschak stated that four bids had been received. He stated this was for clearing the tract immediately north of Great Southern, roughly a 32 acres tract, and on Great Southern Way there are two little tracts of about 25 acres. He stated that there was a spread between the high bidder and the low bidder and the low bidders were fairly close to each other. He stated that Brushline Dozer Works currently does maintenance for CCIDC at the industrial park and that they were the low bidder at \$61,248.00. He stated that they asked contractors to put together their bid such that the small trees four (4) inches or smaller are to be mulched and spread out on site and anything larger than four (4) inches, such as dead trees and stumps, are to be stockpiled in a clearing that is at least 50 yards away from the trees and, once the burn bans are lifted and they get a permit, they will burn it on site.

Elizabeth Flint asked how much would be cleared. Donald Warschak stated he envisioned just clearing the underbrush and leaving all of the mature living trees.

Lori An Gobert asked what the days meant. Donald Warschak stated that was how many days it will take them to do the work. He stated that they can clear everything out, but they may have to wait to burn depending on what the situation is with the burn ban.

James Weishuhn asked if they were lump sum bids. Donald Warschak stated that they were. James Weishuhn asked what the frequency of the mowing would be. Donald Warschak stated that this was a one time contract to clear the underbrush and mow it.

Curtiss Schonenberg, stated that because of his relationship with Brushline Dozer he would be abstaining from the vote.

Lori An Gobert stated that the most expensive one should be ruled out. James Weishuhn, stated that Brushline was currently doing work for them. Lori An Gobert stated that both Brushline Dozer Works and Scott Kleimann Services have both worked the property and are familiar with it and are local and that she did not know where Precision Land Clearing or Four Seasons Development Company were located.

Steve Woodall made a motion to give the bid to Brushline Dozer Works.

James Weishuhn asked where this would be coming out of the budget and if they had money budgeted. Lori An Gobert stated that this was not specifically budgeted, but they had not approved their final budget and that tonight they would adjust it.

Elizabeth Flint asked if this was something that CCIDC should do, if it was money that they should spend. Lori An Gobert stated that she believed that's what the general consensus was because when you drive by it doesn't make it look as expansive as it is or as well maintained. She stated that part of this came up because of the ACC committee. She stated that they are currently violating their own ACC regulations at this point. She stated that it was the committee's recommendation, after they met, for CCIDC to look at that.

John Mau asked what is the growth rate on the underbrush after it has been cleared and what's the cost to mow and maintain that property. Donald Warschak stated that once it has been cleared it can be shredded and be treated with chemicals.

James Weishuhn stated his issue was that this was maintenance that no one had anticipated and that the area had never been developed. He stated that he had not expected the bids to come in at the \$60,000 range. He stated that this was money that they were spending not only to comply with ACC, but also money they were spending to make a better presentation of the property. He asked Donald Warschak if there was a middle of the road scope that they could put out there. Mr. Warschak stated that they could change the bid to just clearing the underbrush and leave the dead trees. Lori An Gobert stated that they could just do the north of Great Southern Wood, change the scope and then re-bid it because it's so expensive.

Lori An Gobert stated that personally that getting something done to the welcome portion would be more valuable. Elizabeth Flint stated that she was not in favor of clearing the area. Lori An Gobert stated that they have to follow the ACC guidelines and that maybe they should table it for a month and all take a trek out there. Steve Woodall stated that the ACC committee should look at it and come back with a recommendation and maybe authorized Donald to do what he needs to do to get a new bid. James Weishuhn stated that the ACC would gladly take a look at it and see if there is a more cost effective or middle of the road approach. Lori An Gobert stated that just because they bid it doesn't mean that have to award a bid since it came in around double of what she was thinking. Curtiss Schonenberg stated that they were expecting somewhere between \$5.00-\$5.50/acre and it came in double that. Lori An Gobert stated that she thought it was an excellent idea to send it back to ACC and really look at what will meet the criteria and then perhaps re-bid it. James Weishuhn invited other members of CCIDC to join the ACC committee on the field trip to the Industrial Park.

Lori An Gobert stated that the original motion failed for lack of a second.

Steve Woodall made a motion to send back to the <sup>ACC</sup> committee to see if there is a mid-point and once they come up with a midpoint then Donald can put out a new bid. John Mau seconded the motion.

Ayes: Gobert, Woodall, Sprague, Flint, Mau and Weishuhn  
Abstain: Schonenberg

The motion passed.

## **7. Discussion and Action regarding Kerry R. Gilbert meeting and study.**

Steve Woodall presented a document containing the Kerry R. Gilbert study in the form of bulleted "to do lists" to the board. He stated that he was going to give the same thing to council on Thursday. He stated that what he would like to have groups or individuals work on the different items presented by Kerry R. Gilbert. He stated that he had been working on the historical district and that he had it about 90 percent completed. He asked if this was something that this board would agree that City Council needed to look at. He stated that they way he was looking at this is long term and that whatever is decided is going to have to be funded by CCIDC in order to get the City where it needs to be in the long run.

Curtiss Schonenberg asked Steve Woodall to explain what he had done with his work on the historical district and what his approach had been. Steve Woodall explained that he started with online research in order to find some ordinances and then he contacted the Texas Historical Commission via email. He stated that one person in particular with the Texas Historical Commission had been guiding him through the process and helped him edit existing ordinances from other places to make them appropriate for the City. He said that he also created a boundary for the historical district, but it was currently too big and would need to be reworked. He stated that it would be a committee of five people. He stated that we would need to do something like this and ultimately get onto the National Historic Register because the Federal Government does have grant money for upkeep of the exterior of historic houses.

Steve Woodall stated that the Housing Committee was interested in placing a monument at the welcome area on Highway 71. Elizabeth Flint stated that she hoped that the Chamber of Commerce would submit a request for funds for signage. Steve Woodall stated that he believed that they might be requesting funding.

Lori An Gobert agreed that she would like to see something done with this study, but that she felt some of the items fell under economic development and others she was not so sure. She stated that she did not want to be the lone fiscal source for everything or on record saying that they would do that.

Steve Woodall stated that these things would not be done today, they would be scheduled for the future. He stated that this is long term.

Elizabeth Flint stated that signage for both businesses and individuals is an approved economic development expense and that she agreed with signage. She also stated that she would like to see something done with the historical district. She asked Mr. Woodall if he was going to take this to council and ask them to prioritize. Mr. Woodall stated that was his goal.

Lori An Gobert asked Steve Woodall what he would like CCIDC to do. He stated that he wanted to see if CCIDC agreed that he should push it and that he was looking for a

recommendation from the rest of the board. Lori An Gobert stated that she thought most of the board would want to move it forward because they agreed to fund the report. Elizabeth Flint asked Steve Woodall to take the report to council because she would like to see what they have to say.

James Weishuhn stated that items suggested in the study needed to be prioritized. He agreed that the river frontage is being under-utilized. He stated that it would be a multi-year, big money project that would take compromise between the public and private sectors. Mr. Woodall thought that the river project would take many years to complete.

No action was taken.

**8. Discussion and Action regarding adoption of 2011-2012 Budget.**

The proposed budget was presented to the Board. A discussion took place concerning adjustments to the proposed budget.

Elizabeth Flint asked how much money CCIDC had given the city to date and how long it would go on. Donald Warschak stated that CCIDC has agreed to pay the City \$90,000 a year and that there was 14 years left on the note. A discussion took place on how the \$90,000 was being used by the City. Lori An Gobert stated that there was a commitment on record that CCIDC would give the \$90,000 if the Board was able to financially afford it through the term of the loan. Lori An Gobert stated that the Board has the right to deny the funding, but that CCIDC has gained two hotels among other things that are bringing in revenue for the City and for CCIDC. Lori An Gobert stated that she believed due diligence had been taken to make sure there were no more wrinkles in the agreement.

Curtiss Schonenberg made a motion to adopt the 2011-2012 Budget. Matt Sprague seconded the motion.

Ayes: Gobert, Woodall, Sprague, Flint, Mau, Schonenberg and Weishuhn

The motion passed.

**9. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberations about real property.**

At 7:40 pm Lori An Gobert closed the regular session and opened the executive session.

**10. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations about real property.**

At 8:10 pm Lori An Gobert reconvened the regular session.

Elizabeth Flint stated that they decided to table it until next month and wait for more information.

No action was taken.

**11. Discussion of items to be placed on future agendas.**

Items to be placed on future agendas included:

Steve Woodall – Report back from city about Kerry R. Gilbert study.

John Mau – None.

Curtiss Schonenberg – Discussion and Action on the lighting and painting of the water tower.

James Weishuhn – Discussion and Action on signage. ACC recommendation for brush clearing and potential bid.

Matt Sprague – None.

Elizabeth Flint – None.

**12. Adjourn.**

President, Lori An Gobert, adjourned the meeting at 8:12 pm.

President:

Attest

Secretary:

  
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