

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **April 15, 2013** 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
President Elect	-	Steve Woodall (Arrived at 6:38 p.m.)
Treasurer	-	Lori An Gobert
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon (Absent)
Board Member	-	Joel Usher (Arrived at 6:59 p.m.)
Board Member	-	Byron Marburger
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan
City Attorney	-	Pat Gillespie

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:35 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 March 2013 financial statements.
- c. Approval of Quarterly Investment Report for the Quarter Ended March 31, 2013.
- d. Approval of Regular meeting minutes for March 18, 2013.

Assistant City Secretary, Kayla Duncan, went over the invoices to be paid.

Steve Woodall arrived at 6:38 p.m.

Elizabeth Flint asked if the March 18, 2013 meeting was where she suggested putting the mineral rights in a trust. She was informed by Board members that was the previous meeting.

Steve Woodall made the motion to accept the Consent Agenda as presented. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Gobert, Flint, Marburger and Schonenberg

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

There was no one signed up to speak.

**5. City Manager's Report: Sales Tax.**

City Manager, Donald Warschak, stated that the CCIDC's portion of the sales tax for April 2013 was \$27,445.74 and had decreased from \$30,117.82 for last year in the same time period. He stated that the previous year was abnormally high. He stated that Weimar and Eagle Lake also saw a decrease.

Lori An Gobert asked how the CCIDC was doing on the budget. Donald Warschak stated that they are close to it.

**6. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.071 Consultations with Attorney.**

At 6:43 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

Joel Usher arrived at 6:59 p.m.

**7. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, Consultations with Attorney.**

At 7:03 p.m. Curtiss Schonenberg reconvened the regular session. In addition to the same individuals present as before, Joel Usher had arrived at 6:59 p.m. during the executive session.

Steve Woodall made the motion to write a letter to Mr. Roberts and express the fact that the Board appreciates his interest in the property and the district, but because of the various activities they have going on they are going to have to decline and that they would like to hear any other offers that come by his desk. Steve Woodall added that Pat Gillespie can write it and Curtiss Schonenberg can approve it. Lori An Gobert seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Gobert, Flint, Usher, Marburger and Schonenberg

The motion passed.

The Board's discussion turned to item #12.

**12. Discussion and Action regarding the future acquisition of property, property appraisals at the Industrial Park and other long range planning issues, as necessary.**

Elizabeth Flint recommended that the Board place their mineral rights in a trust. She then questioned the City Attorney, Pat Gillespie, about putting the CCIDC's mineral rights in a trust. Donald Warschak stated that he had contacted TML Legal and that they stated they would look into it, but he had not heard back from them.

Elizabeth Flint asked for this to be an agenda item at the next meeting.

Pat Gillespie replied that she would not recommend placing the mineral rights in a trust and listed the various reasons. Elizabeth Flint asked for other recommendations. Pat Gillespie stated that she thought something needed to be memorialized so that the mineral rights would not be given away again. Donald Warschak asked if the mineral rights could be transferred to the City of Columbus. Pat Gillespie stated that there has to be something not as complex as a trust and that she would research the matter. Elizabeth Flint stated that she wants to make sure that the mineral rights continue to belong to the citizens of the community forever. Byron Marburger suggested using a baseline contract template. Pat Gillespie stated that they have one. Byron stated that if it has the correct language in it, that should solve the problem. Pat Gillespie stated that she would start her research with contacting TML Legal.

Curtiss Schonenberg moved to item #10.

**10. Discussion and Action regarding updates about the existing Crossroads Business Park Tenants: KW International and E'Kabel.**

City Attorney, Pat Gillespie, stated that she spoke with KW International and E'Kabel almost two weeks ago and they stated that the documents were with their respective legal departments at that time. She stated that she was told that they would contact her once the documents were released from the legal department. She stated that she has not heard back from them since and that she will contact them tomorrow.

Lori An Gobert asked if anyone expressed an opinion like they might not want to sign them. Pat Gillespie stated that she did not get that impression and that both companies seemed to indicate that there would not be a problem.

Curtiss Schonenberg moved to item #8.

**8. Discussion regarding an update on prospective companies interested in land at the Industrial Park.**

Curtiss Schonenberg stated that Lubritech is still in the process of trying to secure financing for their project.

Pat Gillespie left at 7:15 p.m.

Curtiss Schonenberg stated that a company approached the CCIDC about a parcel on the southern part of the Industrial Park. He stated that the company is interested in possibly moving in a hot-mix plant. Lori An Gobert questioned if this would tear up the roads.

Curtiss Schonenberg stated that Lubritech wants about 10 acres and that the asphalt company stated that they think they can work with the eight (8) acres that are not in the Glidden Fresh Water District. The Board discussed how they will handle the land in the Glidden Fresh Water District which included deed restrictions and long term leases. Lori An Gobert stated that the land cannot be used for storage, but can be used for parking, a retention pond, and other similar uses.

**9. Discussion and Action regarding the interest in additional land at the Crossroads Business Park by E'Kabel for an expansion of the existing project.**

Curtiss read the proposal provided by E'Kabel regarding a request for an additional 10 acres at the Industrial Park and the Board discussed the proposal. The Board discussed possible sizes, configurations and placements of the additional land and what could be done with the remaining land on the tract. Curtiss Schonenberg stated that E'Kabel will be contacting the CCIDC to let them know how they wish to configure the buildings.

Elizabeth Flint stated that she wants infrastructure and employees included in the contract. The Board discussed whether or not the number of employees required should be included in the contract. The Board discussed contract terms. Lori An Gobert indicated that she did not want to grant another \$15,000.00 for utilities. Several Board members indicated that they agreed with her. Lori An Gobert also stated that they could put in a stipulation that between the two businesses that there would be a minimum of 25 total jobs. Steve Woodall stated that he did not think the needed to do all of the utilities and stated that with the infrastructure the hiring of people will be there. Lori An Gobert stated that her two stipulations are that they do not provide the \$15,000.00 and do not approve until the Board sees their configuration. Elizabeth Flint stated that she wants to tie the contract to jobs. Steve Woodall, Byron Marburger, Curtiss Schonenberg, and Joel Usher stated their individual hesitations in tying the contract to jobs.

Lori An Gobert made the motion to accept the additional ten (10) acres in a similar contract to the original contract CCIDC has for the first ten (10) acres with the exclusion of the \$15,000.00 in assistance with the project and with a specification that the CCIDC sees what configuration the property is. Elizabeth Flint

stated in discussion that she had heard some flak from the community about giving them the land and paying \$15,000.00 for utilities. Joel Usher seconded the motion. The vote was as follows:

Ayes: Woodall, Gobert, Usher, Marburger and Schonenberg  
Noes: Flint

The motion passed.

Curtiss Schonenberg moved to item #11.

**11. Discussion and Action regarding the CCIDC land west of Great Southern Wood Preserving at the Industrial Park.**

City Manager, Donald Warschak, stated that he spoke with Union Pacific and according to them the issue of the fence falls upon the leasee and stated that Union Pacific will send a letter to the leasee. Elizabeth Flint asked the Board if they would be agreeable to letting the leasee, Mr. Hollmann, at his expense put a gate suitable for the mowers to get through on that piece of property. Curtiss Schonenberg and Lori An Gobert indicated that they would not be okay with just a gate being installed. Elizabeth Flint stated that she does not want taxpayers to have to pay for the fence. Elizabeth Flint asked for this item to be on the next agenda.

**12. Discussion and Action regarding the future acquisition of property, property appraisals at the Industrial Park and other long range planning issues, as necessary.**

Curtiss Schonenberg stated that the 54 acres had been appraised at \$880,000.00. Lori An Gobert asked if that was comparable to the last appraisal.

With regards to the two properties discussed at the previous meeting, neither Curtiss Schonenberg or Lori An Gobert had heard back from the property owners.

**13. Discussion and Action regarding the findings of the Kerry R. Gilbert Study.**

Curtiss Schonenberg indicated that he liked the City of Sealy's sign ordinance and the Board discussed various aspects of this ordinance. Lori An Gobert discussed the ordinances that the Board members had previously been provided to review.

The Board discussed looking into the company Municode for templates of ordinances. Donald Warschak stated that he would look into it. Byron Marburger stated that he would like to do research before they make a motion and vote on it.

Elizabeth Flint stated that she would like two agenda items for the next meeting: one regarding the sign ordinance and one regarding Municode.

**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.**

Item #14 was skipped.

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

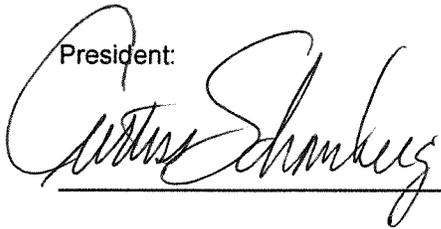
Item #15 was skipped.

**16. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

Curtiss Schonenberg – No Comment.  
Lori An Gobert – No Comment.  
Elizabeth Flint – No Comment.  
Joel Usher – No Comment.  
Steve Woodall – No Comment.  
Byron Marburger – No Comment.

**17. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:57 p.m.

President:  
  
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Attest  
Secretary:  
  
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