

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **August 19, 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
Treasurer	-	Lori An Gobert
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Byron Marburger (Absent)
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 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 July 2013 financial statements.
- c) Approval of Regular meeting minutes for July 15, 2013.
- d) Approval of Special meeting minutes for July 29, 2013.

Assistant City Secretary, Kayla Duncan, told the Board that a correction had been made to the July 15, 2013 regular meeting minutes under item 6, which now reads "July 2013" instead of "July 2012". There were no questions about the consent agenda.

DyAnn Lauzon made the motion to approve the consent agenda with the correction to the July 15, 2013 meeting minutes. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizens' presentations or comments.

5. City Manager's Report: Sales Tax; Planning and Zoning Review Committee.

City Manager, Donald Warschak, stated that the sales tax revenues for August 2013 of \$38,255.04 decreased slightly from the same time last year. He stated that Colorado County, Eagle Lake and Weimar saw an increase in their sales tax revenues. Elizabeth Flint stated that Weimar's sales tax is probably up because of the new Love's.

Mr. Warschak stated that the Board of Adjustments met. He stated that they have appointed Belinda Hastedt to the Planning and Zoning Review Committee and Modina Mangini as an alternate if Belinda Hastedt cannot attend.

With regard to the Planning and Zoning Commission, Mr. Warschak stated that they did not take any action at their last meeting regarding Wild Boar Meats, and that another meeting is scheduled for August 27, 2013.

6. Presentation and Discussion regarding Chateau Dominique.

Curtiss Schonenberg discussed his meeting with representatives for Chateau Dominique. Elizabeth Flint asked if Chateau Dominique had made a formal application. Mr. Schonenberg stated that they had not made a formal application, but that they had made an informal one.

7. Discussion and Action, if necessary, regarding the 2013-2014 CCIDC Budget.

The Board discussed the budget as presented with the changes requested during the previous budget discussion. The board discussed whether or not to budget the matching funds for the Downtown Sidewalk Project. The budget is attached to these minutes.

Steve Woodall made the motion to accept the 2013-2014 CCIDC budget as presented. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, if necessary, regarding the transfer of mineral rights to the City of Columbus.

Curtiss Schonenberg discussed transferring CCIDC's mineral rights to the City of Columbus and still retaining the revenue. They discussed how to do go about doing this and how to approach City Council. The Board discussed drafting a document to go to City Council and submitting a formal request.

Lori An Gobert made the motion to have Barry Rutta draft a deed, deeding the CCIDC's mineral rights to the City of Columbus but retaining the income in perpetuity. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

9. Discussion and Action, if necessary, regarding the presentation of all binding legal documents to the Board before final signatures.

Elizabeth Flint made the motion to take no action. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

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

Donald Warschak stated that the principals for E'Kabel are still in Venezuela.

With regards to KWI, Curtiss Schonenberg stated that he is working on contacting their lawyer, Sharon Birk. He stated that the issue regarding the mineral rights was put on hold when Corby passed. With regards to sales tax, Curtiss Schonenberg stated that many of their sales will not be taxable, but that they are going to talk to their accounting firm about sales made out of the Columbus office.

No action was taken.

11. Discussion and Action, if necessary, regarding an update on prospective companies interested in land at the Industrial Park.

There were updates and discussion regarding Wild Boar Meats, Lubritech, and the ammunition manufacturer. No action was taken.

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

Lori An Gobert stated that she thought property appraisals would be premature at this time and that property acquisitions were on hold at the moment. No action was taken.

13. 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.

At 7:26 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 7:54 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

Elizabeth Flint made the motion to authorize Donald Warschak to advertise for property suitable for economic development purposes in exchange for property that CCIDC already owns. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

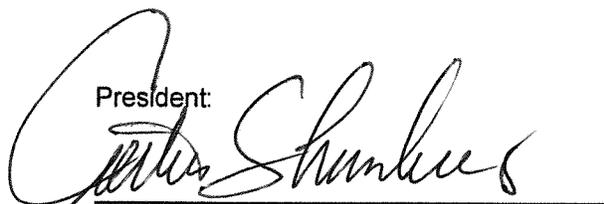
15. Discussion of items to be placed on future agendas and announcements.²

Elizabeth Flint – Stated that Mr. Templeton, with KW International, is looking to have a grand opening in October or November when the weather is cooler. She added that they are already up to 30 employees.

Joel Usher – Asked about the Downtown Sidewalk Project.

16. Adjournment.

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

President:


Attest
Secretary: