

## Minutes

### Columbus Community and Industrial Development Corporation Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Special session on Monday, **February 25, 2013** at 7:00 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 (absent)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher (arrived at 7:07 p.m.)
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 7:06 p.m.

#### **2. Pledge of Allegiance and Invocation.**

The Pledge of Allegiance and Invocation were led by Curtiss Schonenberg.

Joel Usher arrived at 7:07 p.m.

#### **3. Consent Agenda:**

- a. Approval of invoices.
- b. Approval of January 2013 financial statements.
- c. Approval of regular meeting minutes for January 28, 2013.
- d. Approval of regular meeting minutes for February 18, 2013.

There were no questions regarding the consent agenda.

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

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

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

There were no citizen presentations or comments.

#### **5. City Manager's Report: Sales Tax; Texas Wide Open for Business Advertising.**

Donald Warschak reported that the CCIDC's portion of sales tax is up from last year during the same time period. He reported that the CCIDC's portion of sales tax was \$43,688.03 for February 2013 and \$41,988.52 for February 2012. He stated that Colorado County and Weimar both saw increases in their sales tax while Eagle Lake saw a slight decrease.

Donald Warschak stated that Texas Wide Open for Business contacted him again about purchasing an advertisement space in their publication. He stated that he wanted to provide the Board with the information in case they were interested.

Donald Warschak explained that there would be an auction of commercial property, for Economy Inn, on March 5, 2013. Elizabeth Flint stated that it was in the newspaper.

**6. Public Hearing regarding the approved 2012-2013 Community Grants: \$2,500.00 to Columbus Garden Club for 2013 Columbus Trash Off Day, \$2,500.00 to Columbus Housing Committee for Wayfinding & Acknowledgement Signing, and \$5,500.00 to Boys and Girls Club of Champion Valley – Columbus Unit for the After School Program – Computers, Software, and Other Equipment.**

The Public Hearing was opened by President, Curtiss Schonenberg, at 7:16 p.m.

No one wished to speak.

The Public Hearing was closed by President, Curtiss Schonenberg, at 7:18 p.m.

**7. Consideration and Action to approve engagement letter from Pattillo, Brown & Hill, L.L.P. for the year ended September 30, 2012 audit.**

Kayla Duncan, Assistant City Secretary, explained that this letter stated that they could charge CCIDC up to \$2,500.00 for their services. There was no further discussion.

Steve Woodall made the motion to approve the engagement letter from Pattillo, Brown & Hill, L.L.P. for the year ended September 30, 2012 audit. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

**8. Discussion and Action regarding updates regarding the existing Crossroads Business Park Tenants: KW International and E'kabel.**

Curtiss Schonenberg talked about the issue of mineral rights at the Industrial Park. He stated that the City Attorney and both KW International and E'Kabel had been contacted. He stated that the KW International default clause would also need to be corrected. Kayla Duncan stated that she had not heard back from the City Attorney yet on this matter.

Elizabeth Flint stated that in the future she would like the Board members to have a chance to view contracts before they are signed.

With regards to E'Kabel, Donald Warschak stated the Juan Torrealba is showing the site to proposed project managers/contractors and is looking at a 2<sup>nd</sup> quarter start-up.

Elizabeth Flint asked about filling in an old well at the Industrial Park. Donald stated that the well is not on E'Kabel's property.

No action was taken.

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

Curtiss Schonenberg stated that he had received a call from Jeff Pittman with CB Richard Ellis and that he has someone looking for ninety (90) acres for a warehouse site. Curtiss stated that the CCIDC does not have 90 acres.

Curtiss also stated that he had someone leave him a phone message that they might be interested in the northern 50 (54) riverfront acres. He stated that he was not able to speak with the individual, but that they are supposed to call him back.

Curtiss stated that the Lubritech people are still in the process of trying to secure financing. Elizabeth Flint pointed out a story in the Eagle Lake Headlight and stated that she wanted everyone to be aware of what can happen with a oil recycling facility. Curtiss spoke about the company in the article.

Steve Woodall stated that he thinks the CCIDC is going to need to acquire more property. He talked about looking at the Naumann property in the City's ETJ. Curtiss Schonenberg stated that of the 90 acres about 60 of that could be developed. Curtiss also talked about possible legal issues that are associated with this property at this time.

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

Curtiss Schonenberg explained that this was for the fencing issue. Curtiss stated that Mr. Phil Hollmann runs cattle on the property owned by Union Pacific. He stated that the meeting scheduled for last Wednesday with Doug Woods never materialized. Curtiss stated that he wants to maintain a good working relationship and the Board discussed having this matter resolved by the end of March. Elizabeth Flint asked to leave this as an agenda item and recommended sending a letter to the lease holder.

Elizabeth Flint made the motion that if, by the end of March, the CCIDC has not reached an agreement with Union Pacific about them fencing off their property and removing their fence for the CCIDC's property that the CCIDC will send a letter to the lease holder stating the CCIDC's intention to remove fences on our property.

Curtiss Schonenberg stated that they should write the letter, but did not want to get into specifics in it. Elizabeth Flint suggested sending the letter to Union Pacific and the lease holder.

Curtiss Schonenberg stated that they need access to the area to maintain it. Elizabeth Flint stated that she want to make sure it was clear that a gate is not acceptable to access that area. Steve Woodall and Curtiss Schonenberg agreed that the fence has to be moved.

Steve Woodall suggested to let Curtiss and Donald come up with a letter that they think is appropriate.

The original motion by Elizabeth Flint failed for lack of a second.

Curtiss Schonenberg stated that he would like a motion to say that if they have not heard from the Railroad by the end of the first quarter that the Board is authorizing Donald and Curtiss to write a letter to the Railroad to remedy the situation. Joel Usher stated that he would like to send a letter before the end of the quarter. DyAnn Lauzon, Curtiss Schonenberg and Donald Warschak talked about not wanting to hurt the CCIDC's or the City's relationship with the Railroad. Joel Usher suggested sending a letter stating that the CCIDC will be taking action after March 31, 2013.

Elizabeth Flint stated that she would like to make a motion for Donald to send a letter to Union Pacific with a copy to the grazing leaseholder explaining that we need to remedy the issue. Donald added that a schedule will need to be in place by March 31, 2013. Elizabeth added that if they have not had any action or information from the Railroad to remedy this that the CCIDC start taking steps on their own.

Elizabeth Flint made the motion to authorize Donald Warschak to send a letter to Union Pacific and a copy to the leaseholder. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

**11. Discussion and Action regarding the Planning and Zoning Committee as related to the Kerry R. Gilbert Study.**

The Board discussed possible outcomes from the Kerry R. Gilbert study including construction standards, sign ordinances and landscaping ordinances. Elizabeth noted that one problem would be that most property/businesses would be grandfathered in. Curtiss replied by talking about new development in the area. Several of the Board members agreed that landscaping and signage ordinances are important. The Board discussed several issues that they would like to address throughout the City of Columbus and how to go about that. Curtiss Schonenberg asked Donald to bring the existing sign ordinance to the next meeting. Steve Woodall suggested appointing people from various committees/boards and the community with expertise to sit down and talk about this and come up with a plan. A couple of Board members suggested using incentives, such as grants, to get people to update their signs, landscaping, etc. It was asked that this stay as an item for the next meeting.

No action was taken.

**12. 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 8:07 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 8:20 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

Joel Usher made the motion to authorize Curtiss Schonenberg to enter into negotiations with prospective property owners within the CCIDC economic area. DyAnn Lauzon seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

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

Curtiss Schonenberg – No comment.

Steve Woodall – No comment.

Joel Usher – Asked to have an agenda item to discuss other prospective properties in the near future.

DyAnn Lauzon – No comment.

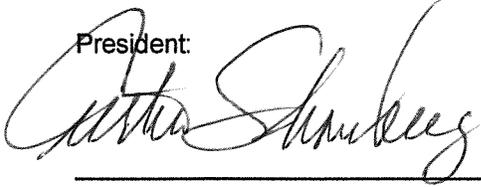
Elizabeth Flint – Asked about the bushes at the entrance to the Industrial Park. Curtiss stated that he would have to check with the Columbus Garden Club.

Donald Warschak – Announced that the City is trying to apply for a Texas Capital Fund Grant in order to help get gas lines out to KW International. He mentioned other projects that have used Texas Capital Fund Grants in the past.

**15. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 8:30 p.m.

President:

  
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Attest

~~Secretary.~~ vice-president :

  
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