

## Minutes

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **January 28, 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
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 6:36 p.m.

#### 2. **Pledge and Invocation.**

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

#### 3. **Recognition of new Board Member, Byron Marburger, and his term of office.**

Curtiss Schonenberg introduced Byron Marburger. Byron told the Board about himself. Steve Woodall, Joel Usher and Lori An Gobert each told Byron and the CCIDC Board a little about themselves.

#### 4. **Consent Agenda**

- a) **Approval of invoices.**
- b) **Approval of December 2012 financial statements.**
- c) **Approval of Quarterly Investment Report for the Quarter Ended December 31, 2012.**
- d) **Approval of revised regular annual meeting minutes for November 19, 2012.**
- e) **Approval of regular meeting minutes for December 17, 2012.**

Kayla Duncan, Assistant City Secretary, went over the invoices. Curtiss Schonenberg explained each of the invoices again for the benefit of the Board Members.

Lori An Gobert made the motion to accept the financial report as presented. This motion fail for lack of a second.

Curtiss explained that the previously approved annual meeting minutes for November 19, 2012 had been revised.

For the regular meeting minutes for December 17, 2012, Curtiss Schonenberg stated that for Item #15 the word stated had been omitted and the sentence should read "Donald Warschak stated that this particular company does not but that there are other facilities like this in this area." Kayla Duncan made this change to the minutes.

There were no further questions regarding the Consent Agenda.

Lori An Gobert made the motion to accept the Consent Agenda as amended. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

**5. Citizen comments.<sup>1</sup>**

There were no citizen comments.

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

Donald Warschak, City Manager, stated that for the January 2013, based off of November 2012 collections, CCIDC's portion of sales tax was \$33,323.78 which compares to last year for the same time period at \$31,025.65. He stated that Colorado County and Eagle Lake both saw a decrease in sales tax and Weimar saw an increase.

**7. Public Hearing regarding the approved Business Improvement Grant Application for façade improvements at 302 Walnut to Morning, Noon & Night, LLC in the amount of \$5,000.00.**

The Public Hearing was opened by President, Curtiss Schonenberg, at 6:52 p.m.

No one wished to speak.

The Public Hearing was closed by President, Curtiss Schonenberg, at 6:53 p.m.

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

Curtiss Schonenberg stated that he had contacted Doug Woods and that he had assigned the task to a different department and thought that it had been taken care of. Curtiss stated that he would take care of it. Elizabeth Flint asked about how it was fenced before they changed the road. Curtiss stated that there was a partial fence on the CCIDC's property line. Elizabeth asked if the Railroad would pay the entire cost to move the fence. Curtiss stated that they talked that way.

Elizabeth Flint stated they had fenced off CCIDC land inappropriately and that she would like to take the fence down. Elizabeth stated that she did not want to spend taxpayers' money on this. Curtiss stated the Railroad stated they would take care of it. Elizabeth Flint asked if they could set a deadline. Elizabeth Flint stated that the CCIDC does not need a fence there. DyAnn stated that they want to keep good relationship with the Railroad. DyAnn stated that they should express their concern. Elizabeth Flint stated that is why she wants to set a deadline. Steve Woodall stated that they should give them until the end of the quarter. Lori An Gobert agreed. Curtiss stated that he would like to keep a good working relationship with them.

Lori An Gobert suggested that they make an official letter and put a deadline on it. She stated that she did not know who was leasing the land, but that she did not want them mad at the CCIDC. Curtiss stated that they would keep this as an agenda item. DyAnn asked who would write the letter. Elizabeth Flint stated that she thought they should write and send a certified letter. Curtiss stated that he would like to see the Board let this ride for another month and if it is not taken care of, then send a letter.

No action was taken.

**9. Discussion and Action regarding the KW International and E'kabel Projekts contracts.**

Elizabeth Flint stated that she read the contracts and asked where in the contract does it say that the CCIDC retains their mineral rights. Curtiss replied by asking where in the contract does it say that the CCIDC sold them. Elizabeth Flint explained that is not the way that it goes and that they transferred all of their interest. Elizabeth Flint stated that they did not retain their mineral rights. Curtiss stated that they will need to look into that. Lori An Gobert stated that it needs to go back to Pat Gillespie, City Attorney.

No action was taken.

**10. Discussion and Action regarding E'kabel Projekts.**

Curtiss Schonenberg stated that in a seminar he had attended with Assistant City Secretary, Kayla Duncan, in December 2012, they stated that there is a very identifiable and clear type of default clause that should be used. He stated that he and Donald took it to the City Attorney, Pat Gillespie, and she stated that the default clause needed to be changed to meet the state guidelines. Curtiss stated that she corrected the E'kabel contract before it was signed. Elizabeth Flint asked if they were adequately protected with KW International. Curtiss stated that they would get with Pat Gillespie and check on that.

Curtiss stated that E'kabel was looking at a late first quarter or early second quarter groundbreaking for their project. Elizabeth Flint asked if they could plan another ceremony. Donald stated that they have gotten a street address for their location.

No action was taken.

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

Curtiss stated that they are looking at the same prospects as before. He stated that the company, Lubritech, is still trying to put their financing package together. He stated that they are still very interested in Columbus. Curtiss stated that he was told, once they get their financing package together they would come present to the interested parties. Curtiss explained that this company refines used oil.

Curtiss stated that he had talked to another small company that has looked at putting a human resources department at the Industrial Park.

Steve Woodall asked about Doug Swyden. Curtiss stated that they are still in contact with him and that they are working with him with a potential layout. Curtiss explained that he runs a machine shop.

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

Lori An Gobert stated that she has done some research but that she is at a stand-still and does not know how to move forward. She stated that, from what she has heard, no one is really poised to take action on it and she is hesitant to invest more time into it. Curtiss asked if the Planning and Zoning Committee was familiar with the Kerry R. Gilbert Study. Lori An Gobert stated that she had gone and presented it to them.

Steve Woodall asked Lori An to remind him what was the purpose of this. Lori An Gobert stated that this was to try do a business corridor with some of the things they are most interested in so they can eventually clean up that corridor and have restrictions as far as façade, percentage masonry, signage, and foliage so that as the businesses transfer ownership improvements have to be made. Lori An stated that they have to have action from the Planning and Zoning Board to bring it to City Council. Lori An stated that she is lacking the time investment for this. Lori An stated that she did not feel that she should be a one man committee for this.

Elizabeth Flint asked if the City Council is interested in getting involved in this. Lori An replied in the affirmative. Elizabeth asked if they had sent the CCIDC or the Planning and Zoning Committee a directive to work on this. Lori An replied in the negative. Elizabeth Flint asked if they could. Curtiss stated that because of the economic nature it would probably come to the CCIDC if they did.

Curtiss asked to keep this item on the agenda and asked those on the Board who are not familiar with the Kerry R. Gilbert Study to look over it.

Lori An Gobert stated that she suggested a task force of individuals from several Boards for this.

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 7:21 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 7:29 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

Elizabeth Flint made the motion to authorize Curtiss Schonenberg to continue deliberations with the current prospect. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

The following items were requested to be on the next agenda:

Curtiss Schonenberg – Item #12. He again asked the Board to look over the Kerry R. Gilbert Study.

Steve Woodall – No comment.

Joel Usher – No comment.

DyAnn Lauzon – No comment.

Elizabeth Flint – Discussion regarding Pat Gillespie's opinion on the mineral rights.

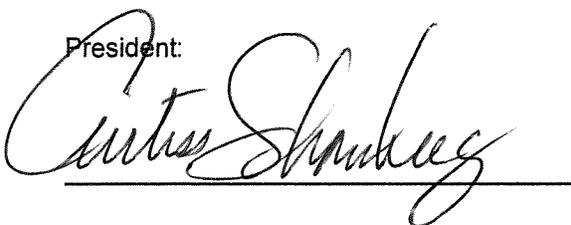
Byron Marburger – No comment.

Lori An Gobert – No comment.

**16. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 7:30 p.m.

President:

  
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Attest  
Secretary:

  
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