

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 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 6:39 p.m.)
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 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 June 2013 financial statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2013.
- d) Approval of Special meeting minutes for June 17, 2013.

Kayla Duncan, Assistant City Secretary, read through the invoices to be paid. There were no questions regarding the June 2013 financial statements, the Quarterly Investment Report, or the special meeting minutes for June 17, 2013.

Steve Woodall arrived at 6:39 p.m.

Lori An Gobert 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: Gobert, Flint, Lauzon, Usher, Marburger, Woodall and Schonenberg

The motion passed.

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

All those who signed up to speak wished to speak during a particular item.

**5. Recognition of reappointed Board Members and their terms of office.**

Curtiss Schonenberg recognized the reappointed Board members Lori An Gobert, Byron Marburger, Elizabeth Flint, and Curtiss Schonenberg.

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

City Manager, Donald Warschak, stated that the sales tax received in July 2013 of \$30,888.12 was higher than the sales tax received for the same time period last year of \$28,783.94. He added that Colorado County and Weimar also saw an increase and Eagle Lake experienced a slight decrease. He stated that these numbers reflect the sales tax collected in May.

With regarding to the Planning and Zoning Review Committee, Mr. Warschak stated that Chuck Rankin and Chris Arthur have been selected from City Council and the Planning and Zoning Commission respectively. He stated that they are still working on getting a representative from the Board of Adjustments.

Curtiss Schonenberg asked about the effect of the Loves' on Weimar's sales tax. Donald stated that it appears they have seen a bump in sales tax revenues over the past couple of months. Lori An Gobert asked about KW International booking sales out of the Columbus office. Elizabeth Flint stated that she thought they had considered it, but had not made a decision regarding booking sales out of the Columbus office.

**7. Public Hearing regarding the grant funding awarded to the Colorado County Habitat for Humanity for the purchase of land for affordable housing located in Block 93, Part of Lots 3 and 4, 720 Martin Luther King.**

The public hearing was opened at 6:45 p.m. by Curtiss Schonenberg. There were no comments. Curtiss Schonenberg closed the public hearing at 6:46 p.m.

**8. Discussion and Action, if necessary, regarding matching funds for the Downtown Sidewalk Project.**

Curtiss gave a history of the Downtown Sidewalk Project and the CCIDC. Donald Warschak gave an update regarding the Downtown Sidewalk Project. He stated that they are in the design phase and that BEFCO Engineering is the engineering consultant. Donald stated that they would have a meeting to get input from the business/building owners. Mr. Warschak explained the process and talked about the different reviews that will happen including an environmental review and a review by the Texas Historical Commission. A discussion ensued about the details of this project.

During the discussion, Elizabeth Flint voiced her concerns about damage to the buildings. Mr. Warschak stated that in the design they asked to leave the iron step-ups. DyAnn Lauzon asked if the store owners had met yet. Donald Warschak stated that they will probably have a meeting with the consulting engineer in August. Elizabeth Flint asked for the City to bring back this request in August after the meeting with the property/business owners. Donald Warschak and the Board discussed the timeline of this project. Elizabeth Flint stated that she likes the design of the sidewalks in Hallettsville. Ms. Flint also stated that she agrees that the sidewalks need to be repaired, but wants to protect the appearance and the integrity of the buildings. Roger Wade and Laura Ann Rau, who both signed up to speak during this item, wished to hold their comments until after the building owners' meeting. Lori An Gobert stated that they will need to make budget adjustments for this. The Board discussed tabling this item until the August meeting and calling a City Council and CCIDC Board meeting the night of the building owner meeting/consult.

Elizabeth Flint made the motion to table this item until the next month. DyAnn Lauzon seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

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

The Board members discussed the budget figures and what they would like the final budget to look like.

Lori An Gobert stated that she would like to see account 8362 – Advertising and Promotion have a budgeted balance of \$20,000.00 and account 8380 – Park Infrastructure Development to have a budgeted balance of \$43,500.00.

Steve Woodall would like to focus on retaining funds in our accounts and create a budget in which the revenues are greater than the expenses.

Curtiss Schonenberg suggested that they bring this item back in August 2013.

**10. 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 table this item until the next month. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

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

With regards to mineral rights, Curtiss Schonenberg stated that, with the death of Corby Collins, Jeff Pettit is now the contact for the CCIDC Board. Curtiss stated that he had been assured that it is a "done deal". Curtiss stated that he had sent e-mails to E'Kabel, but that they had yet to hear from them.

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

Curtiss Schonenberg gave an update regarding Chateau Dominique and their presentation at the Fair Board meeting. He stated that it looks like Chateau Dominique is going to want to settle on property that the CCIDC already owns.

Curtiss also talked about a company by the name of Alacran Consulting and that the project they are proposing is one of manufacturing munitions and firearms related items. Curtiss stated that he invited them to come speak with the Board.

**13. 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.**

This item was skipped.

**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.**

At 7:45 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 8:02 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

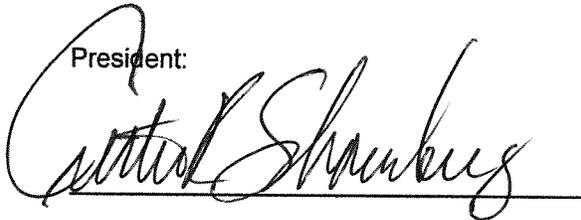
No action was necessary.

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

Lori An Gobert – Asked for a discussion and action item to discuss the transfer of mineral rights to the City while retaining income.

**17. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 8:04 p.m.

President:  


Attest  
Secretary:

