

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

The Columbus Community & Industrial Development Corporation met in Special session on Monday, **July 29, 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 (Absent)
Secretary	-	Elizabeth Flint (Arrived at 6:33 p.m.)
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 6:30 p.m.

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

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

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

Those present who signed up to speak all wished to speak during Item 4.

**4. Discussion and Action, if necessary, regarding sale of property to a potential business prospect.**

Elizabeth Flint arrived at 6:33 p.m.

Troy Davenport, Operations Manager, and Taylor Christian, a student and business owner, with Wild Boar Meats gave a presentation regarding their proposed facilities to be located within the Texas Crossroads Business Park.

During their presentation Mr. Davenport and Mr. Christian stated that:

- The processing plant would be a 50x50 metal building and that it would be primarily cold storage.
- The cost of the building would be \$300,000.00 and the equipment inside the building would cost around \$150,000.00.
- Their goal is to ship 60,000 pounds monthly and that they would slaughter around 80,000 pounds of live hogs.
- They would only deal with live animals and that they would buy from established stations.
- They would be United States Department of Agriculture (USDA) approved and that they will have a full-time inspector on the premises.
- They will be shipping whole carcasses to Asia and Europe at first and will eventually want to sell within the United States. They have a broker in Asia.
- They will be shipping out of Houston and that the logistics company insures the product once it is on their truck at the processing facility and they are paid once the product is on the ship.
- Because of the amount of water they will use, they need to be with a waste water treatment plant.

- With regard to the blood, they will decrease the biological oxygen demand (BOD) through a heating process and they will work with the wastewater treatment plant.
- Their storage period of individual hogs will be at most a week.
- In their planned facilities, it will be possible to house up to 800 live hogs, with a daily average of 300 live hogs.
- With regards to being a good neighbor they will have multiple fences including a barrier fence, no cement will be used and instead they will maintain the dirt, they will have one open pen at all times that has been scraped clean, that the goal is to sell the waste, and they will keep trees.
- They want a minimum of five (5) acres.
- The internal organs will be placed in a sealed and refrigerated container that will be replaced weekly.
- They will initially hire 8 individuals locally and someone with experience or a recent graduate from Texas A&M who will be the plant manager. They want to expand to a total of 12 local hires.
- They stated that the need enough time to be in operation by January 2014 and need an answer by August so can start building in September.
- It will not technically be a feeding lot, will be a holding facility instead, so it would not be inspected by the Texas Commission on Environmental Quality (TCEQ).
- The estimated revenue for this facility will be \$40,000/month.
- When asked if either individuals had run or worked at a slaughter house they replied in the negative. This will be their first business.
- They will need three-phase electricity.
- They did not have an estimate for their sewage needs.
- Through an estimate from Texas A&M University, they estimated that they will need between 6,000 and 10,000 gallons of water per day in order to process 60 hogs per day.
- They discussed having a retention pond and having TCEQ approve it.
- Live hogs will be transported in on a custom double-decker gooseneck stock trailer.
- The Columbus facility would also be a buying station where local individuals who have caught wild hogs can sell them.

Douglas Mason, a local citizen and hog catcher, spoke about how many hogs he catches per year at several different locations. He stated that he and others who catch hogs need a place to put the hogs they catch and that a local buying station would be a tremendous help.

The Board members and representatives with Wild Boar Meats discussed government regulation issues, business planning, infrastructure needs, timeline, and the process with the CCIDC and City for them to obtain land. Curtiss Schonenberg stated that the City will have to make sure that they can supply the needed infrastructure and that the company will have to go before the Planning and Zoning Commission. Elizabeth Flint stated that she is supportive of reducing the hog population, but that she was not sure that she feels that this business is a good fit with the Industrial Park. DyAnn Lauzon stated that she somewhat agreed with Elizabeth Flint. There was a discussion regarding the representatives present moving to Columbus, informing other property owners of this business, and the possible sales tax revenues of this business.

Steve Woodall made the motion to authorize Curtiss Schonenberg to get with Donald Warschak and look at the logistics of the sewer, water, and roads, see what the cost is going to be on that, and to move forward with the Planning and Zoning Commission. Byron Marburger asked if they would have to come back. Elizabeth Flint stated that she felt the timeline was unrealistic, the business will be an undesirable neighbor for other businesses in the park, and that she admires their efforts to reduce the hog population and their entrepreneurial spirit. Byron Marburger seconded the motion to move forward with the project. There was no further discussion. The vote was as follows:

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

The motion passed.

**5. Presentation and Discussion regarding Chateau Dominique.**

Curtiss Schonenberg gave an update from his discussions with Glen Wind. He stated that the company decided that the 6 acres and the 7.9 acres, both in Tract E, would best fit their needs. He added that the stone processing would be on the 7.9 acres and the warehousing and refurbishing part would be on the 6 acres. Curtiss Schonenberg also described how they would join the two properties.

**6. 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 6 was skipped.

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

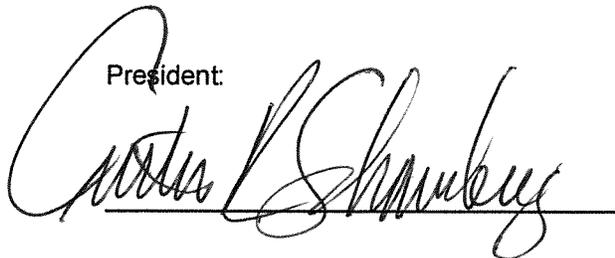
Item 7 was skipped.

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

Elizabeth Flint asked for there to be a discussion with KW International about sales out of the Columbus office that will be subject to our sales tax. She stated that she would like something formal on that. She asked if they needed to consider telling Chateau Dominique about this other project they are considering. Curtiss Schonenberg stated that they needed to make all of the businesses aware of that.

**9. Adjournment.**

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

President:  
  
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Attest  
Secretary:  
  
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