

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **March 18, 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 (absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher (arrived at 7:07 p.m.)
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 6:31 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 February 2013 financial statements.
- c. Approval of special meeting minutes for February 25, 2013.
- d. Approval of special meeting minutes for March 14, 2013.

Assistant City Secretary, Kayla Duncan, went over the invoices to be paid and the correction made to the March 14, 2013 meeting minutes. There were no questions.

Steve Woodall made the motion to accept the Consent Agenda as corrected. DyAnn Lauzon seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Gobert, Lauzon, Marburger and Schonenberg

The motion passed.

4. Citizens' Presentations and Comments.¹

There was no one signed up to speak.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated that the CCIDC's portion of the sales tax for March 2013 increased to \$28,552.28 as compared to \$25,991.28 for last year in the same time period.

Mr. Warschak updated the Board regarding the fencing situation at the Industrial Park. He stated that he attempted to contact Doug Woods, with Union Pacific, but that he was on vacation all last week. He added that hopefully he would be able to talk with him this week and get something squared away.

Mr. Warschak stated that the old Economy Inn property was purchased in auction, but that the original owner can purchase the property back within 6 months of the sale for the purchase price plus a 25 percent markup.

Mr. Warschak announced that the Trash Off would be on April 6, 2013 and that the Hazardous Trash Collection would be on April 13, 2013 at the Ag Grounds. He stated that the Hazardous Trash Collection was sponsored by Colorado County with support by Columbus, Eagle Lake and Weimar.

There were no questions for the City Manager.

6. Discussion and Action regarding updates regarding the existing Crossroads Business Park Tenants: KW International and E'Kabel.

Curtiss Schonenberg stated that the corrected instruments had gone to the companies. Assistant City Secretary, Kayla Duncan, stated that the City Attorney had not yet received anything from these companies regarding the correction deeds and contract. She stated that at this time those documents are still be reviewed by the companies' respective lawyers.

Curtiss Schonenberg stated that he and Donald had a meeting with E'Kabel on Friday, March 22, 2013 to discuss the contract and construction.

No action was necessary.

7. Discussion and Action to approve Resolution 01-2013 authorizing Curtiss Schonenberg as President to execute revised closing documents – Mariah Properties No. 3, L.L.C./KW International.

Lori An Gobert made the motion to approve Resolution 01-2013, to authorize Curtiss Schonenberg as President to execute revised closing documents – Mariah Properties No. 3, L.L.C./KW International. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Gobert, Lauzon, Marburger and Schonenberg

The motion passed.

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

Lori An Gobert asked about the prospective tenant from the special meeting held on March 14, 2013. Assistant City Secretary, Kayla Duncan, explained that the contract provided by the individual was still with the City Attorney, Pat Gillespie, for review. Curtiss Schonenberg explained that it will come back, if it is a viable contract.

Curtiss Schonenberg stated that Lubritech is still in the process of putting a financing package together. In response to questions asked by other Board members, Curtiss stated that the company is looking at the land south of Great Southern Wood. He also stated that they are looking for 10 acres and that 6 acres of the land south of Great Southern Wood are in the Glidden Fresh Water District. They discussed anything of value only being allowed in the City of Columbus' portion.

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

This was covered in the City Manager's Report and there was no further discussion at this time.

No action was necessary.

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

The Board discussed possible properties that the CCIDC might be interested in purchasing.

The Board discussed the "Naumann property". During the discussion, Curtiss Schonenberg stated that the property is about 90 acres and about 60 acres of it is developable. Curtiss Schonenberg explained that the flood plain issues on this property are similar to those at the Crossroads Business Park.

The Board also discussed the "Lucy Ray Todd property". During this discussion, Lori An Gobert indicated that she had serious doubts about the CCIDC being able to purchase this property but that she could talk to the owner about it.

Byron Marburger questioned if the Naumann's have expressed an interest in selling the property and in response Curtiss Schonenberg went over the history of the property. Mr. Schonenberg stated that he would look into the property.

Lori An Gobert questioned and stated that the CCIDC Board needs to make sure that the future acquisition of land is something that the City Council would be supportive of. The CCIDC Board members expressed their desire to continue the economic development board.

Curtiss Schonenberg also mentioned several properties along Highway 71 South that the Board could look into purchasing.

Lori An Gobert stated that she would like to buy property that is not within the City's limits and have it annexed into the City of Columbus.

Curtiss stated that the appraisal of the northern 54 acres at the Industrial Park is being updated by Larry Smith of Appraisal Resources of Texas.

DyAnn Lauzon asked about the land behind the hospital.

No action was necessary.

11. Discussion and Action regarding the findings of the Kerry R. Gilbert Study.

Curtiss Schonenberg discussed looking at items that enhance economic development in the economic corridor that they consider to include Highway 71 and Highway 90. Mr. Schonenberg stated that primarily the items that Kerry R. Gilbert is talking about doing are zoning, signage, and landscaping. Lori An Gobert stated that she feels that this is imperative.

Lori An Gobert stated that the CCIDC cannot do anything. Curtiss Schonenberg stated that as a Board they can make recommendations and approach Zoning. Lori An Gobert stated that she can put some things together that she has found from other cities. Curtiss Schonenberg stated that he would like to see those. The Board discussed possible things that can be done with zoning and the current sign ordinance. Lori An Gobert stated that she would forward some of what she has to the Board members.

Joel Usher arrived at 7:07 p.m.

No action was necessary.

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 7:09 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 7:22 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

Lori An Gobert made the motion to take no action, as it does not fit the Board's scope. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

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

Curtiss Schonenberg – No Comment.

Lori An Gobert – Item #11.

DyAnn Lauzon – No Comment.

Joel Usher – No Comment.

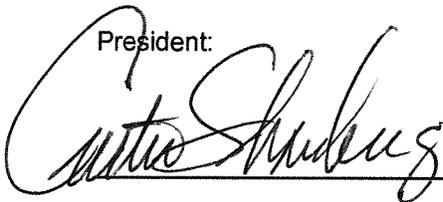
Steve Woodall – No Comment.

Byron Marburger – No Comment.

15. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:24 p.m.

President:



Attest
Secretary:

