

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **November 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
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 6:42 p.m.

2. Consent Agenda:

- a) Approval of invoices.
- b) Approval of October 2013 financial statements.
- c) Approval of Regular meeting minutes for September 16, 2013.
- d) Approval of Regular meeting minutes for October 21, 2013.

The Board questioned Jane Pullicino, with the Columbus Chamber of Commerce, about the wayfinding sign to be placed on Highway 90. Byron Marburger questioned about who updates the City and CCIDC websites.

Lori An Gobert made the motion to approve the consent agenda as presented. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

3. Citizens' Presentations and Comments.¹

There were no citizens' presentations or comments.

4. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated that the sales tax revenues for November of \$37,330.27 increased from the same time last year at \$36,269.78. He stated that Colorado County and Eagle Lake saw a decrease in their sales tax revenues and that Weimar experienced an increase for the same time period.

There was information presented regarding the current open community grant applications and the business improvement grant.

5. Discussion and Action, if necessary, regarding the agricultural exemption on the northern 54 acres at the Crossroads Business Park.

Curtiss Schonenberg stated that he and Donald Warschak had a meeting with Mr. Ruether and that they are of the understanding that he will begin to do some weed control, among other things, with the land. Elizabeth Flint stated that she thinks they need paperwork or evidence showing that he has been working the land and that she would also like pictures of any work done, before and after. Ms. Flint stated that there is nothing in the lease that requires him to work the land.

No action was necessary.

6. Discussion and Action, if necessary, to approve engagement letter from Pattillo, Brown & Hill, L.L.P. for the year ended September 30, 2013 audit.

Lori An Gobert made the motion to enter into an engagement with Pattillo, Brown & Hill, L.L.P. for the year ended September 30, 2013 audit. Elizabeth Flint seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, to award the maintenance contract bid at the Crossroads Business Park.

Only one bid was received from Brushline Dozer Works for \$1,250.00 per mowing.

DyAnn Lauzon made the motion to award the bid to Brushline Dozer Works for the maintenance contract at the Crossroads Business Park. Lori An Gobert seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, if necessary, regarding the transfer of mineral rights to the City of Columbus.

Curtiss Schonenberg stated that it is going to be an agenda item on the November 25, 2013 Council Meeting in order to make a proposal to Council in the form of a letter. He stated that if accepted by City Council, they will get a contract worked up and will proceed with the contract once they finish talks regarding mineral rights with KW International and E'Kabel. Elizabeth Flint requested that if the companies have an objection to returning the mineral rights she would like to know so and also requested that this be on every agenda until it is resolved.

No action was necessary.

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

There was nothing to report. No action was taken.

10. Discussion and Action, if necessary, regarding an update on prospective companies interested in land at the Crossroads Business Park.

Curtiss Schonenberg stated that he has not heard from Lubritech and that he believes they are still looking for state funding.

In addition, Mr. Schonenberg stated that Donald Warschak, Chuck Rankin, a representative with AEP, a representative with Drymalla and himself had a meeting with representatives with DelSol/Allied Machinery. He stated that they went to the business park and also arranged a tour of the KW International facilities. Mr. Schonenberg talked about what they do and stated that they are looking at acquiring 25 acres south of the Great Southern Wood Preserving Plant.

Byron Marburger asked about Chateau Dominique. Curtiss Schonenberg stated that he had not heard from Mr. Wind. Elizabeth Flint read an excerpt from an article that she found regarding Chateau Dominique at the Central Market in Houston, Texas. She stated that at the end of the article it talks about the current business and the two new businesses that they are opening. Ms. Flint stated that the things the article mentions that they are doing with their new businesses are what they mentioned that they wanted to do in Columbus. Ms. Flint stated that she believes the opportunity for them to come to Columbus may be gone.

No action was necessary.

11. 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 7:12 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 7:39 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 negotiations for the acquisition of real property. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

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

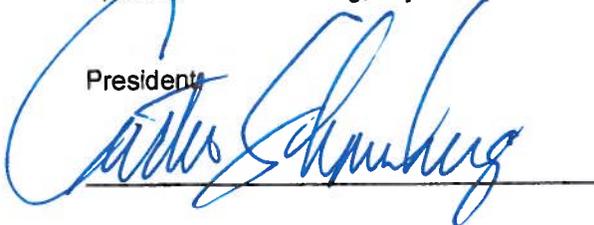
Joel Usher made a comment about the contract with Mr. Ruether and a discussion ensued about the enforceability of that contract.

There was no further discussion.

14. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:41 p.m.

President



Attest
Secretary:



1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all entries are supported by appropriate documentation and receipts.

3. Regular audits should be conducted to verify the accuracy of the records and to identify any discrepancies.

4. The second part of the document outlines the procedures for handling cash and credit transactions.

5. All cash receipts should be recorded immediately and deposited in a secure bank account.

6. Credit sales should be recorded on an accrual basis, and accounts receivable should be monitored closely.

7. The third part of the document describes the methods for calculating and reporting financial performance.

8. Financial statements, including the balance sheet, income statement, and cash flow statement, should be prepared regularly.

9. These statements provide a clear picture of the company's financial health and are essential for decision-making.

10. The final part of the document discusses the importance of maintaining accurate records of all transactions.

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16. The third part of the document describes the methods for calculating and reporting financial performance.

17. Financial statements, including the balance sheet, income statement, and cash flow statement, should be prepared regularly.

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