

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **September 16, 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
Board Member	-	DyAnn Lauzon (Absent)
Board Member	-	Joel Usher (Absent)
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 6:41 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 August 2013 financial statements.
- c) Approval of Special meeting minutes for August 14, 2013.
- d) Approval of Regular meeting minutes for August 19, 2013.

Assistant City Secretary, Kayla Duncan, went over the invoices to be paid. There were no other questions. Curtiss Schonenberg made the motion to approve the consent agenda as presented. Elizabeth Flint seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Marburger, Woodall and Schonenberg

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizens' presentations or comments.

5. City Manager's Report: Sales Tax; 2013-2014 Community Grant Applications.

City Manager, Donald Warschak, stated that the sales tax revenues for September 2013 of \$32,461.26 increased from the same time last year. He stated that Colorado County, Eagle Lake and Weimar saw an increase in their sales tax revenues. With regards to the 2013-2014 Community Grant Applications, Mr. Warschak stated that there were no applications received by the deadline.

With regards to other miscellaneous items: Mr. Warschak stated that with regards to the gas line to KW International the grant has been approved and that they are just waiting for a signed contract from the State; the Planning and Zoning Review Committee will meet on September 18, 2013; with regards to the land exchange advertised in the newspaper (please see the attached ad) there has been no interest to date and that it is open until October 7, 2013; they would be plugging an old well at the industrial park with concrete and soil and that it would cost about \$500.00; and he had not yet heard from Devon Industries.

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

Curtiss Schonenberg stated that he spoke with Barry Rutta and he had advised him to take care of the E'Kabel and KW International situations before the mineral rights are transferred. The Board asked for this to be on the agenda for October 2013. No action was taken.

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

Donald Warschak stated that the principals for E'Kabel are still in Venezuela and that they will take care of the issue with the mineral rights when applying for the next 10 acres of land at the industrial park.

Curtiss updated the Board on his discussion with representatives with KW International. The Board discussed the Grand Opening for KW International. No action was taken.

8. Discussion and Action, if necessary, regarding an update on prospective companies interested in land at the Industrial Park.

The planning and zoning recommendation was to not allow Wild Boar Meats into the Industrial Park. Curtiss stated that he has not heard anything from Lubritech and that Chateau Dominique wanted census information. Elizabeth Flint stated that CCIDC can provide funds for job training and wanted to make sure that representatives with Chateau Dominique knew that. Mrs. Flint also suggested that the Board contact the representatives with Chateau Dominique and offer to give them a tour of the community or take them to Festival Hill to let them see what the craftsmen did there. Curtiss Schonenberg suggested having representatives with CCIDC go to Houston to meet with representatives of the company. Mr. Woodall suggested taking them to see the painted churches. Elizabeth Flint stated that she would talk to a few people and possibly invite representatives with Chateau Dominique to Columbus where they could travel to see Festival Hill and then possibly have a dinner party at Steve Woodall's house. No action was taken.

9. 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 #9 was not necessary. Curtiss Schonenberg moved to item #11.

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

Item #10 was not necessary. No action was taken.

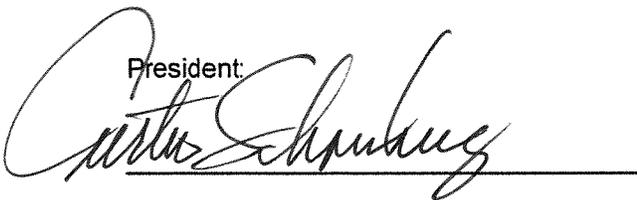
11. Discussion of items to be placed on future agendas and announcements.²

Elizabeth Flint – Announced that there would be a water meeting on October 5, 2013 in Brenham, Texas. She also asked that a report on the progress of the agriculture exemption of the 54 acres be made at the next meeting and that there is an agenda item regarding Chateau Dominique.

12. Adjournment.

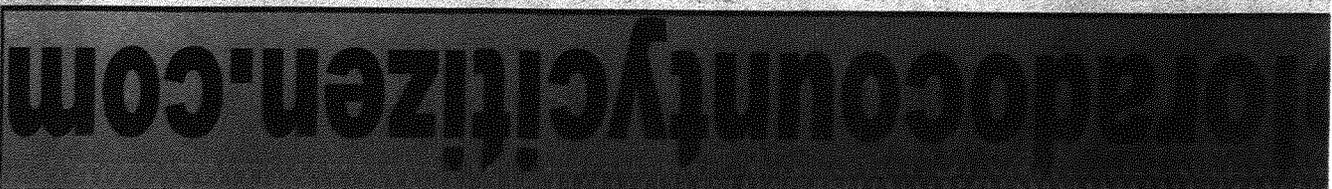
President, Curtiss Schonenberg, adjourned the meeting at 7:11 p.m.

President:



Attest
Secretary:





Legals

Legals

Legals

Request for Proposals

The Columbus Community and Industrial Development Corporation is requesting proposals for the exchange of existing CCIDC properties, specifically a 53.4 acre tract north of the Ag Complex for other properties within or contiguous to the City of Columbus. Sealed Proposals addressed to Curtiss Schonenberg, CCIDC Board President, P.O. Box 87, 605 Spring St., Columbus, Texas 78934 will be received at City Hall until 10:00 A.M. on, October 7, 2013. Any proposal received after the above-stated time will be returned unopened. Copies of the proposal package can be picked up at City Hall. The CCIDC reserves the right to waive any or all formalities and to reject any or all proposals. Any questions concerning the project should be directed to Donald Warschak, City Manager at 979.732.2366.

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies, Groups and Individuals: This is to give notice on 8/28/2013 that the City of Columbus has conducted an evaluation as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C. Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human environment for the Homeowner Rehabilitation Assistance Program under HOME contract 1001802. The City proposes to reconstruct up to 50 single family housing units within the City of Columbus, Colorado County. The project may include activities at the following addresses: 1614 Austin St, 1711 Fannin St, 818 Bonham St; that occupy approximately 1 acre of the 100-year floodplain. The City of Columbus has considered alternate locations, and no action to minimize adverse impacts and to restore and preserve natural and beneficial values. This project shall comply with state and local floodplain protection procedures. The City of Columbus has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files are available for public inspection, review and copying upon request during regular business hours at the City Hall. This activity will have no significant impact on the environment because the proposed projects will be constructed on existing building footprints at elevations above the base flood level and flood insurance will be required.

NOTICE OF TAX FORECLOSURE SALE

THE STATE OF TEXAS
COUNTY OF COLORADO

Date and Time of Sale: THE FIRST TUESDAY OF THE MONTH, SEPTEMBER 3, 2013 at 10:00 A.M.

TAX SUIT NO: 4224

**COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
VS. DINO E. GALINDO AND WIFE, DIERDRE L. GALINDO**
TRACT 1: Being Lots 10, 11 and 12 in Block 2 of the Town of Garwood in Colorado County, Texas, according to the map of said Town of record in Book 24, Page 412 of the Deed Records of Colorado County, Texas and being the same premises described in Gift Warranty Deed from Andrew Merza and wife Janie Merza to Dino E. Galindo and wife, Dierdre L. Galindo, dated November 29, 1999, and recorded in Volume 321, Page 695 of the Official Records of Colorado County, Texas (land only account). (Tax Account No. R13841)

Date of Judgment: September 26, 2011
Date of Levy: July 22, 2013

TAX SUIT NO: 4312

**COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
VS. PLEAS B. MAYFIELD, DELENGIA SMITH, NOLAN S. STEVENS, INDIVIDUALLY AND AS A PARTNER OF PENN COMPANY FUNERAL HOME, W.W. SMITH, INDIVIDUALLY AND AS A PARTNER OF PENN COMPANY FUNERAL HOME, JAMES C. JACKSON, SR., INDIVIDUALLY AND AS A PARTNER OF PENN COMPANY FUNERAL HOME, S.E. CHASE, RUFUS COUNTEE AND THE UNKNOWN OWNERS, INTEREST HOLDERS, AND SHAREHOLDERS OF PENN COMPANY FUNERAL HOME, THE UNKNOWN OWNERS, INTEREST HOLDERS, AND SHAREHOLDERS OF PENN COMPANY FUNERAL HOME, A TEXAS PARTNERSHIP**

TRACT 1: Part of Lot 8, Block 4, Westmoreland Addition to the Town of Eagle Lake, Colorado County, Texas and being the same land described in Deed dated January 13, 1961 from W.L. Johnson and wife, Kittle B. Johnson to Penn Company Funeral Home, a partnership composed of Nolan S. Stevens, W.W. Smith and James C. Jackson, Sr, recorded in Volume 220 at Page 23 of the Deed Records of Colorado County, Texas (Tax Account No. R18702)

Date of Judgment: December 12, 2011
Date of Levy: July 22, 2013

TAX SUIT NO: 4315

**COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
VS. GEORGE T. BURLEY AND WIFE, VIVIAN M. BURLEY**
TRACT 1: Being 0.58 acres of land more or less out of Block 91, Weimar, H. Austin Survey, A-4; Colorado County, Texas and being the same land described as Tracts 1 & 2 in Deed dated June 18, 1982, recorded in Volume 449 at Page 164 of the Deed Records of

Volume 327 at Page 915 et seq., Deed Records of Colorado County, Texas. (Tax Account No. R11691)
Date of Judgment: March 26, 2012
Date of Levy: July 22, 2013

TAX SUIT NO: 4392

**COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
VS. LISA S. CTVRTLIK, ET AL**
TRACT 1: Being Block 31, Part of Lot 1, Weimar, Colorado County, Texas and being more particularly described in Volume 244 at Page 621, et seq., Official Records of Colorado County, Texas. (Tax Account No. R17784)

Date of Judgment: December 12, 2011
Date of Levy: July 22, 2013

TAX SUIT NO: 4396

**COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
VS. JEFFREY CHRISTIAN SCHROEDER**
TRACT 1: Being South 1/2 of Lot 8, Block 8, Town of Sheridan, Colorado County, Texas and being more particularly described in Volume 63 at Page 220 et seq., Official Records of Colorado County, Texas. (Tax Account No. R16566)

TRACT 2: Being South 1/2 of Lot 14, Block 11, Town of Sheridan, Colorado County, Texas and being more particularly described in Volume 27 at Page 143 et seq., Official Records of Colorado County, Texas. (Tax Account No. R16601)

TRACT 3: Being North 1/2 of Lot 1, Block 69, Town of Sheridan, Colorado County, Texas and more particularly described in Volume 34 at Page 166 et seq., Official Records of Colorado County, Texas. (Tax Account No. R17015)

TRACT 4: Being South 1/2 of Lot 1; Lot 2; & South 1/2 of Lot 13, Block 69, Town of Sheridan, Colorado County, Texas and being more particularly described in Volume 27 at Page 143 et seq., Official Records of Colorado County, Texas. (Tax Account No. R17016)

TRACT 5: Being South 1/2 of Lot 1, Block 70, Town of Sheridan, Colorado County, Texas and being more particularly described in Volume 40 at Page 28 et seq., Official Records of Colorado County, Texas. (Tax Account No. R17029)

Date of Judgment: September 24, 2012
Date of Levy: July 22, 2013

TAX SUIT NO: 4399

