

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

The Columbus Community & Industrial Development Corporation met in Special session on Tuesday, **April 29, 2014** 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
Vice President	-	Steve Woodall
Treasurer	-	Lori An Gobert (arrived at 6:36)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher (arrived at 6:31)
Board Member	-	Byron Marburger
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Traci Edman

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC Special Meeting to order at 6:30

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

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

Joel Usher arrived at 6:31.

**3. Citizen Presentation and Comments.**

Mayor Dwain Dungen thanked the Board for their time as they serve on the CCIDC Board. He stated that the Board, in the past, has spent money on economic development dedicated to the industrial part of bringing in new businesses. They have yet to do anything to assist the downtown merchants in developing their businesses. They have the opportunity, by leveraging funds with a \$150,000 grant, to make improvements to the sidewalks on the west side of Milam from Spring Street, all the way to the railroad tracks. These improvements would not only be cosmetic improvements, but also functional improvements. He asked the Board to consider participating with the City in funding the balance of the project. This would be an opportunity to reinvest the sales tax money that is collected back into downtown businesses, which will beautify downtown and bring people into the downtown area. He asked for the Board's consideration to participate. Questions or concerns about the project should be taken to City Council.

Laura Ann Rau spoke about her concerns with her building. It is the oldest building in Columbus and she was concerned about the demolition of the curbing, shaking of the building and cracking of the bricks.

Lori An Gobert arrived at 6:36.

**4. Discussion and Action regarding matching fund for the Downtown Sidewalk Project.**

City Manager, Donald Warschak, gave an overview of the project. The City received a grant of \$150,000 that specifically targets downtown historical businesses. The project will replace the sidewalks starting at the intersection of Spring Street and Milam and proceed north to Walnut Street. It will then continue north to the railroad tracks. Right now the sidewalks have varying grade changes, which makes it difficult to traverse. One bid was received for the project. The base bid for the bright white concrete was \$193,532.00. Other alternatives were \$203,000 for the aged look and \$225,000 for the worn look. Elizabeth wanted City Council to consider not having the whole thing look alike, such as have an aged look in one place and worn in another place, to make it look more like it evolved naturally. DyAnn asked if

it was possible to bring in people from the community to look at samples before a decision about the look of the concrete was made. Donald stated that they could bring in samples to show the different types of looks. Curtiss stated that the actual construction and vote would have to come from Council. The meeting was strictly for the spending process. Curtiss said the Council took the option of moving it above the base price of \$193,000 and enhancing it with the weathered look at \$203,000 plus \$50,000 for administrative costs. The City was appealing to the Board for \$103,000. If we wanted to go beyond the worn look, then it would be up to this Board to set a higher amount. It will be \$225,000 for the aged look all the way across. We are going to ask for the base, plus the aged look, throughout. Byron asked if the Board was only in a position to say "yes" or "no", or if they have a say in what the final product would look like. Steve said that the Board was strictly the money side. He stated he wasn't originally for this, but he talked to businesses downtown and they unanimously said something must be done. People were tripping on the sidewalk and it was dangerous. There were safety concerns and that changed his opinion. He wants the integrity of the historical downtown maintained, but upgrades are needed. Elizabeth stated she wanted to give the City enough funds to make good choices. Lori An stated it needed to be done. Curtiss made a motion to fund the project to the amount of \$125,000, which would allow the city to do the Sidewalk Project as they originally wanted with an additional \$22,000. This would allow them to consider the aged look. Lori An asked to amend the motion to approve the grant request, with a contingency fund to meet additional finishing in the amount of \$103,000, not to exceed \$125,000. Curtiss rescinded his first motion.

Curtiss then made a motion to fund the project for the \$103,000 and to add a contingency fund to the amount of \$22,000 to allow for optional finishes to be made as desired.

Lori An seconded the motion.

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

The motion passed.

**5. Discussion and Action to approve a budget amendment for matching funds for the Downtown Sidewalk Project.**

Curtiss stated the Community Development Grant has \$32,500.00 and if the budget is amended it will allow us to pay for it out of that line item.

Lori An Gobert made a motion to transfer \$125,000 to the Community Development Grant, increasing it from \$32,500 to \$157,500.

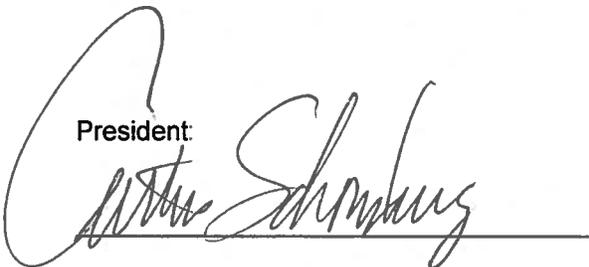
Elizabeth Flint seconded the motion.

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

The motion passed.

**6. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:09.

President:  


Attest  
Secretary:  
