

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 20, 2015** 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	-	Byron Marburger
Treasurer	-	Lori An Gobert-arrived at 6:37
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon (absent)
Board Member	-	Barbara Peterman (absent)
Board Member	-	Andy Nunmaker

City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:33 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 June 2015 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2015
- d) Approval of Regular Meeting Minutes for June 15, 2015.

Andy discussed that some of the legal expenses incurred during future business deals need to be paid by the business, not all by CCIDC.

Byron Marburger made the motion to approve the consent agenda as presented. Lori An Gobert seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

4. Citizens' Presentations and Comments.¹

The citizen presentation will be during item #7.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the July sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$35,060.17, in comparison to last years portion of \$31,030.50.

6. Discussion and Action, if necessary, regarding the 2015-2016 Budget.

In the budget, the sales tax and revenue will be up from last year. Changes were made in the expenditures. The Community Development Grant was set at 10%. Curtiss requested that the Business Improvement Grant be set higher for the year because people have been inquiring about the grant. The Advertising and Promotion line went back to the original amount. There was a discussion on the Park Infrastructure and Development line, for \$43,500. Lori An was concerned that there would not be enough money in that line due to the upcoming purchase of property, land swap and the upgrades that will need to be done. Donald stated extending the utilities for E'Kabel and Acorn Seekers should be done at the same time. Curtiss asked that Donald have the figures ready for the next meeting. Lori An said that it is something we know is coming up, so why not go ahead and put it in the budget.

Andy Nunmaker made a motion to table the budget until the next meeting. Byron Marburger seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

7. Discussion and Action, if necessary, regarding a meeting with the Chamber of Commerce concerning the Colorado County Employment Initiative.

Michelle Gorman, with the Columbus Chamber of Commerce, presented the Colorado County Employment Initiative to the Board. She stated there were big businesses coming to the Industrial Park and there were concerns with finding employees in the area. The Chamber, along with CCIDC, wanted to explore this and see what opportunities there were in Colorado County. Then figure out the problem areas and then how to fix them. A copy of the initiative, outlining the steps, is attached to these minutes. She stated that the Chamber needs manpower and some small financial help, for postage and surveys, from the CCIDC. Curtiss stated that Barbara Peterman was CCIDC's liaison for this initiative. Michelle stated that Barbara has always been a great help, and asked if anyone else was interested in helping. Lori An suggested asking people from large businesses to have input into the survey so it would be purposeful and helpful to the committee later. Michelle stated they currently have a draft, but would welcome more input. She stated that any business within Colorado County and the school districts would receive the survey, and they do not need to be part of the Chamber to receive the survey. Michelle stated that the survey should be sent out in within the month.

Lori An Gobert made a motion to continue the partnership with the Chamber of Commerce regarding the Colorado County Employment Initiative and pay for postage and surveys as needed, not exceeding \$500. Curtiss seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

8. Discussion and Action, if necessary, concerning the new contracts with E'Kabel.

Curtiss stated that E'Kabel is still trying to get a bond that would cover any deficiencies. E'Kabel's bank did not approve the repurchase agreement. Nothing new has happened with the contract.

9. Discussion and Action, if necessary, concerning the Colorado County Central Appraisal District Appeal.

Donald, Byron, and Curtiss made the appeal at the Central Appraisal District. They did not award the appeal. They disallowed 2012 and 2013 years, but allowed 2014. The ag exemption will start on the first

day of 2018. The Board will have to come up with the difference in taxes to do the land exchange. Curtiss stated that we have the CD from the appeal board, but that he wanted it in writing.

Joel made a motion to get in writing, from the Colorado County Central Appraisal District, the qualifications for the appeal so that the agricultural exemption can be acquired on January 1, 2018. Byron Marburger seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

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

No action necessary. This will continue to be an agenda item until the transfers are complete.

11. Discussion and Action, if necessary, to authorize advertising of the availability of the 2015-2016 Community Development Grant Application.

Curtiss made a motion to start the advertising process for the availability of the the 2015-2016 Community Development Grant applications. Joel Usher seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

12. Discussion and Action to approve the budget amendment for the Cal Ripken Community Development Grant.

Lori An Gobert made a motion to decrease advertising and promotion in the budget by \$5,750, from \$15,350 to \$9,600 and increase the Community Development Grant \$5,750, from \$38,450 to \$44,200. Joel Usher seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg
Absent: Lauzon and Peterman

The motion passed.

13. Discussion and Action, if necessary, regarding the legal documents for the land exchange at the ag complex.

Curtiss stated CCIDC is deeding over the 7.947 acres to the ag complex, they will be deeding us the 12.129 and .658 parcels, and we will be paying the differential based on the \$25,000 per acre. We will reserve our minerals and they will reserve their minerals. They are granting us a .611 acre easement, which is on the east side of their parking lot area. That easement will access the 54 acres that CCIDC owns. This was one of the requirements for the land exchange. If this document meets the Board's approval, then it will go to the ag complex for their review.

Byron Marburger made a motion to accept the agreement between the ag complex and CCIDC for the exchange and purchase of properties as noted in the agreement. Lori An Gobert seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, Nunmaker, and Schonenberg

Absent: Lauzon and Peterman

The motion passed.

14. Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.

OIC is still wanting to move forward with the 24 acres of land south of Great Southern Wood. They could not be at the meeting tonight, so a special meeting may have to be called for that purpose. Curtiss discussed the application process with them.

Andy Nunmaker left the meeting at 7:26 pm.

15. Discussion and Action, if necessary, regarding performance agreements and application Requirements for prospective tenants at the Crossroads Business Park.

Lori An Gobert made a motion to table the performance agreement and application requirements until the next meeting. Joel Usher seconded the motion. The vote was as follows:

Ayes: Marburger, Gobert, Usher, and Schonenberg

Absent: Lauzon, Nunmaker and Peterman

The motion passed.

16. 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.

Curtiss adjourned the Regular Session for Executive Session at 7:27 pm.

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

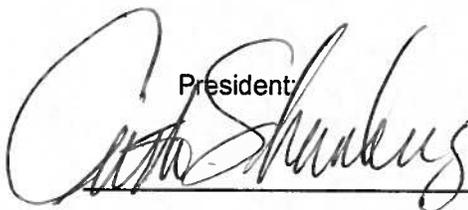
Curtiss reconvened the Regular Session at 7:48, with Marburger, Gobert, Usher and Schonenberg present. No action was needed.

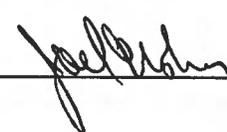
18. Discussion of items to be placed on future agendas and announcements.²

No announcements or items to be placed on future agendas.

19. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:48 pm.

President:


Attest
Secretary:


Colorado County Employment Initiative

The Columbus Chamber of Commerce, in conjunction with the Colorado Community Industrial Development Corporation, is launching an initiative to examine the status of employment opportunities and challenges in the greater Colorado County area.

Our objective is to position the County as a desirable place to find appropriate employees and for employees to find jobs of varying skill levels. We will team with businesses, both large and small, schools, including high schools, junior colleges and Vocational/Tech schools and interested citizens in ascertaining our current employment status and what can be done to improve it.

Below is an outline of the steps that we intend to take in order to complete this process.

Step 1: Survey

Survey local county businesses on current employment status. This survey will ask the types of employees the company employs, what successes or challenges they have with employees, what the business currently does to train employees, and what they are doing to correct any issues. This survey will be mailed to the businesses. Weimar and Eagle Lake Chambers will participate as well.

Step 2: Survey Collection

Survey data will be collected, summarized, and analyzed.

Step 3: Focus Group Formation

A focus group will be formed in order to discuss the information from the survey and formulate a plan of actions needed to be taken to correct the current employment issues. Texas Workforce Commission will be contacted for information and input.

Step 4: Committee Formation

A core committee will be formed. This committee, led by Michelle, will include representatives from CCIDC, various county businesses in varying industries and the school districts.

Step 5: Action Plan Creation

The committee will create an action plan to correct employment issues

Step 6: Action Plan Implementation

The committee will be tasked with putting the created plan into action. Subsequent steps will be created based on the needs of the action plan. The committee will meet as needed to talk about progress, issues, and solutions.