

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **June 15, 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
Secretary	-	
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker

City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 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 May 2015 Financial Statements.
- c) Approval of Regular Meeting Minutes for April 20, 2015.
- d) Approval of Special Meeting Minutes for May 4, 2015.
- e) Approval of Regular Meeting Minutes for May 18, 2015.
- f) Approval of Special Meeting Minutes for June 8, 2015.

Concerning the Texas Land Systems invoice, Barbara asked if E'Kabel was responsible for the cost of the replatting of Tract D per the contract. Andy stated that the beneficiary of the land should be paying legal costs and anything to do with the transfer of land. He said maybe that could be done in the future. Byron stated that the Board needs to look at in on a case-by-case basis.

Byron Marburger made the motion to approve the consent agenda as presented. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

Byron Marburger temporarily left the meeting at 6:40 pm.

4. Citizens' Presentations and Comments.¹

The citizen presentation will be during item #8.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the June sales tax revenue was down from last year's same time period. The CCIDC's portion of sales tax revenue was \$33,833.01. The county and Eagle Lake also experienced decreases in their sales tax revenue for the same time period, while Weimar saw an increase.

6. Election of secretary to the CCIDC Board.

Byron Marburger returned to the meeting at 6:42 pm.

The position of secretary was held by Elizabeth Flint. Elizabeth is no longer serving on the CCIDC Board, so the secretary position needs to be filled. The duties of the secretary were read by Traci Edman, a copy of which is attached to these minutes.

Lori An Gobert nominated Joel Usher to serve as CCIDC secretary. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

The Board thanked Elizabeth Flint for her years of dedicated service on the CCIDC Board and wished her the best.

7. Discussion and Action, if necessary, to amend the CCIDC bylaws.

At the last meeting, there was an amendment to the bylaws in Article III, Section 3.02. The City Council approved the amendment. The amendment states " The Board of Directors shall consist of seven members appointed by the Mayor of the City of Columbus and approved by the City Council of Columbus, Texas, for 2 year terms of office which may be staggered, if so provided by the Governing Body. The seven directors must meet the qualifications as specified in applicable state law." No action was necessary.

8. Discussion and Action, if necessary, concerning the Cal Ripken Community Development Grant.

Jason Geisler made a presentation for the 2015 Cal Ripken 10U Regional Baseball Tournament grant. The tournament will be from July 16-22, 2015. It will consist of 10 teams, with 3 being from Texas and 7 from other states. Local hotels, restaurants, gas stations and stores will all benefit from this tournament. Mr. Geisler discussed that the grant was needed for park improvements. The City Council awarded funds to the tournament, along with the Parks Department picking up the cost of infield clay, fertilizer, and setting the poles. City Secretary, Linda Lakich, said there was \$5,750 left from the 10% of the budgeted CCIDC revenue for the grant. A budget amendment would be needed.

Lori An Gobert made a motion to award \$5,750 from the Community Development Grant to the Texas Tri-County Babe Ruth Tournament. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

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

DyAnn Lauzon left the meeting at 6:53 pm.

The Board discussed the new performance agreement for E'Kabel. Barbara asked why "and inventory" was added to the agreement. Byron suggested that it would lower their investment in installation of equipment and they are counting inventory as part of the investment. Lori An stated she thought they were just trying to make sure they were meeting the performance agreement requirements. There was a discussion about the 10 acres being deeded back to CCIDC. Lori An stated that this would happen at the final transaction, when the 10 acres would be deeded back and then CCIDC would deed them the 23.5 acres. Barbara was concerned about something going wrong with the contract and E'Kabel would still have the 10 acres. Andy stated he would rather get the 10 acres back before going to closing. Lori An stated that they have until December and then the 10 acres will convert back to CCIDC. Curtiss stated that they are waiting on the verbage that the bank can be satisfied with concerning the repurchase. Byron stated the only thing that has to be done are the two documents and the land was ready. Donald stated the 60 day window was up on June 29, 2015.

Andy Nunmaker left the meeting at 7:14 pm.

Concerning the 24 employess, Lori An said she was okay with it and that E'Kabel was just making sure it was a realistic number that they could meet. She said she expected it would be at least 24 or more employees and that the time frame was shortened, so it seemed fair and reasonable. Curtiss agreed with Lori An. Joel stated that there would be 24 employess by June 2018 and there were no check ups after that. The Board decided they were okay with the 24 employees and getting the 10 acres back at the time of closing. The next step would be to let Mr. Bovey know this and find out what was going on with the repurchase part of the agreement.

10. Discussion and Action, if necessary, to approve the Habitat for Humanity Performance Agreement.

Three corrections need to be made to the agreement. Under Section 1- Recitals, it should say "City of Columbus, Texas", leaving out "and Colorado County". Under Section 4- Recapture/Termination, leave out "be shall" and under Section 1- Recitals, change "if" to "is". The performance agreement will go back to attorney Cary Bovey for corrections.

Byron Marburger made a motion to adopt the Habitat for Humanity Performance Agreement as amended at tonight's meeting with the three corrections. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

The agreement will then be sent to Habitat for Humanity for their review.

11. Discussion and Action, if necessary, concerning the Colorado County Central Appraisal District appeal.

Byron and Curtiss will be going to the appeal board on June 24, 2015 at 4:00 pm. They will be collaborating to come up with a letter to submit to the appeal board with a synopsis of what happened, including dates, the contract and follow-up letters.

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

The Board is in the process of transferring property, so this will continue to be on the agenda.

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

OIC- This company would like to be considered again for the 24 acres south of Great Southern Wood. They need to submit their application.

Prime- A letter with directives was sent to them. They need to submit their application. Curtiss has also received a call from a building company that does steel construction for homes.

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

Curtiss wanted Andy Nunmaker to be present to discuss his ideas on this item, and he left the meeting earlier. Lori An Gobert made a motion to table item #14. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

15. Discussion and Action, if necessary, regarding a prospective meeting with local businesses and school districts concerning job skills training.

Barbara reported that the Chamber is very willing to work on this project and they are planning on sending out a questionnaire to their members. Curtiss stated that the Board is looking for the Chamber's direction and leadership on this item, so they are waiting for their response. Barbara suggested that CCIDC co-sponsor, but that the Chamber take the lead. Barbara will be the liason and report back to the Board. No action was needed and this item will be left on the next agenda.

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.

No executive session was needed.

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

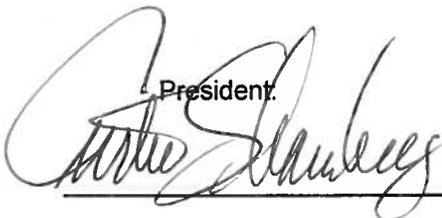
This item was not needed.

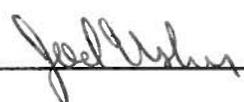
18. Discussion of items to be placed on future agendas and announcements.²

Joel announced the Juneteenth parade will start at 10:00 on June 20, 2015 at the elementary school and end at Midtown Park. This is their 150 year celebration.

19. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:43 pm.

President.


Attest
Secretary:


- 4.03. Any officer may be removed by the Board of Directors at any time, with or without cause. The removal of an officer does not also automatically result in the removal of such person as a Director of the Corporation.

Vacancies

- 4.04. A vacancy in any office may be filled by the Board of Directors for the unexpired portion of the officer's term.

President

- 4.05. The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the Business and affairs of the Corporation. The president shall preside at all meetings of the Board of Directors. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another officer of the Corporation. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

Vice President

- 4.06. When the president is absent, is unable to act, or refuses to act, the vice president shall perform the duties of the president. When acting in place of the president, the vice president shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president.

Secretary

- 4.07. The Secretary shall:
- Give all notices as provided in the bylaws or as required by law.
 - Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.
 - Maintain custody of the corporate record, authenticate corporate documents and affix the seal of the Corporation as required.
 - Keep a register of the mailing address of each Director and officer of the Corporation.
 - Perform duties as assigned by the president or Board of Directors.
 - Perform all duties incident of the office of secretary.

Treasurer