

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 19, 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 7:18
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman (absent)
Board Member	-	Andy Nunmaker (absent)

City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

Roger Wade presented pictures of the ADA restrooms that were updated at the Whiskey Warehouse with the 2014-2015 CCIDC Community Development Grant funds.

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 7:13 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 September 2015 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ending September 30, 2015.
- d) Approval of Regular Meeting Minutes for September 21, 2015.

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

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

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

There were no citizen presentations or comments.

**5. City Manager's Report: Sales Tax**

City Manager, Donald Warschak, stated the October sales tax revenue was down about \$2,000 from last year's same time period. The CCIDC's portion of sales tax revenue was \$35,559.99.

**6. Discussion and Action, if necessary, regarding the 2015-2016 Community Grant Applications received.**

Due to the late start of the meeting, there was no discussion on this item.

**7. Discussion and Appointment of a CCIDC Board Member to the Ag Complex Sign Committee.**

The Ag Complex requested help with a sign for the property. Byron Marburger volunteered to be on the committee. Curtiss instructed Byron that he would meet with the Ag Complex and find out what they are looking for, the amount of money they would like to spend, and then bring that information back to the Board.

Curtiss Schonenberg made a motion to accept Byron Marburger for the position on the Ag Complex Sign Committee. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if necessary, regarding the land exchange with the Ag Complex.**

The paperwork is at the title office and we are waiting on the 60 day waiting period to end.

**9. Discussion and Action, if necessary, to allow Traci Edman, CCIDC Secretary, and Bana Schneider, City of Columbus Finance Director, to access online banking and communication concerning the CCIDC First State Bank Accounts.**

Since Linda Lakich resigned, Traci Edman and Bana Schneider needed permission to access the accounts.

Byron Marburger made a motion to allow Traci Edman, CCIDC Secretary, and Bana Schneider, City of Columbus Finance Director, to access the First State Bank accounts. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert arrived at 7:18 pm.

**10. Discussion and Action, if necessary, regarding an agreement with T.G. Mercer on crossing the Rail Spur at the Crossroads Business Park.**

T.G. Mercer had a Rail Crossing Memorandum of Understanding drawn up. The document was sent to attorney, Cary Bovey, for review. Mr. Bovey wanted a Licensing Agreement for Rail Crossing, which would offer CCIDC better protection. Curtiss had concerns about the Memorandum of Understanding because it did not address being in compliance with Union Pacific and there was not an out clause if there was a failure to perform. Mr. Munro suggested using composite rails, which are guaranteed for 40 years. They cost more, but are a longer lasting rail. Mr. Bovey added these to the Licensing Agreement for Rail Crossing.

Lori An Gobert made a motion to submit the Licensing Agreement for Rail Crossing to T.G. Mercer, as revamped by attorney Cary Bovey. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

**11. Discussion and Action, if necessary, regarding E'Kabel Contracts.**

The E'Kabel contracts were passed in the last CCIDC meeting. When they went to City Council, they felt like the Performance Agreement remedies needed addressed. The remedies have been addressed on the bottom of page 3 of the Performance Agreement. It now states that the Board will receive a certified copy of the reports that are submitted to the Texas Workforce Commission, which references the total number of employees and the total amount of compensation for each quarter. The total number of employees and salary over the course of the year can then be averaged to see if they meet the requirements. The dates were changed to correspond with the reporting times of the Texas Workforce Commission. Supplies were scratched from the agreement because the Board did not agree to supplies, only inventory and equipment. This updated Performance Agreement was sent to E'Kabel's attorney. The next step will be to take it to City Council on Thursday.

DyAnn Lauzon made a motion to accept the Performance Agreement as presented by attorney Cary Bovey to E'Kabel. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

**12. Discussion and Action, if necessary, regarding the Colorado County Employment Initiative.**

This item will be discussed at the next meeting. No action was necessary.

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

No action was necessary for this item.

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

OIC is still waiting on a more stable oil market. Acorn Seekers is still gathering information regarding their building and analyzing the site.

**15. Discussion and Action, if necessary, regarding a maintenance contract at the Crossroads Business Park.**

Lori An Gobert made a motion to authorize the City to advertise and receive bids for the maintenance contract. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

Barbara, Andy and Joel are working on this application. This item will be on the agenda for the next meeting.

**17. 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.

**18. 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.

**19. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

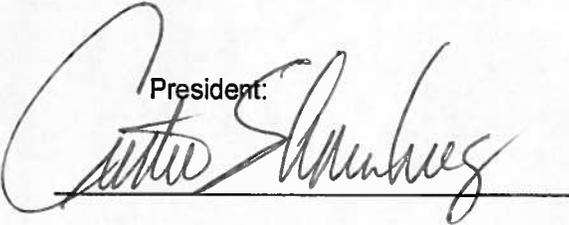
Curtiss announced that there would be elections at the annual meeting in November. He also stated that he would like to have an application review committee. He would like Board Member, Andy Nunmaker, and another individual that has agreed to sit on this committee, to be on it if the Board decided to form this committee. He wants to make sure the companies that apply are in good standing before being brought before the Board. Curtiss also wants the Rail Spur Track maintenance on the next agenda. The last thing he wants on the next agenda is budget amendments for 2014-15 Budget to get it ready for the auditors.

DyAnn Lauzon left the meeting at 7:40 pm.

Lori An Gobert asked about the Colorado County Fairgrounds Grant application. She said she did not mind contributing on the City's behalf, but wanted to see them going to several other people for assistance. She did not see that in their grant request.

**20. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:44 pm.

President:  


Attest  
Secretary:  
