

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **September 21, 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 (absent)
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher- arrived at 6:58 pm
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:32 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 2015 Financial Statements.
- c) Approval of Regular Meeting Minutes for August 17, 2015.
- d) Approval of Special Meeting Minutes for September 14, 2015.

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

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments. Mr. Murga, from Acorn Seekers, will speak during item #9.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the September sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$35,659. Weimar, the county, and Eagle Lake also saw an increase in their sales tax.

6. Discussion and Action, if necessary, regarding an agreement with T.G. Mercer on crossing the rail spur at the Crossroads Business Park.

Bruce Munro, T.G. Mercer Executive VP of Operations, is working on a proposed contract. He is in contact with Trac-Work to develop a crossing. He has made recommendations to the Board, which will be referred to in item #7. There still has not been an agreement for a contract.

7. Discussion and Action, if necessary, regarding track maintenance of the rail spur at the Crossroads Business Park.

Trac-Work has a rail maintenance division. T.G. Mercer will pay for the inspection. CCIDC will not have to use the \$7,500 for the inspection that was passed at the September 14, 2015 meeting. Curtiss stated that the company is approved by Union Pacific.

Lori An Gobert made a motion to have RITD hold off on any inspection process. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert made a motion to allow Trac-Work to do the inspection of the track. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

Curtiss stated that Trac-Work will do the design work on the crossing. In keeping with the directives of the Board, it will be engineered to the standard that is acceptable to Union Pacific. They will look at the design of the track and what it will take to get it back to acceptable standards. It has been red flagged, so there cannot be any activity on it. The inspection will make us aware of the scope of the work that will need to be done to bring it back into compliance.

8. Discussion and Action, if necessary, concerning the transfer of mineral rights to the City of Columbus.

The Board is waiting on the completion of the Ag Complex transfer to continue with this item.

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

OIC- The investors in this company are still interested, but do not want to commit themselves until they see some stability in the oil market. They are interested in 24 acres south of Great Southern Wood. They could possibly apply for more acreage.

Prime- There has been no contact from Prime.

Acorn Seekers- There has been some changes and expansion to their project, so they may need more property. They have not returned their completed application yet. Andy stated that he was under the opinion that before any presentation was made, the application has to be completed. Lori An said that everyone was in concurrence with that.

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

Barbara Peterman undated everyone on this initiative. Michelle Gorman sent out 250 questionnaires and she had received 26 to date. She is in the process of putting the data together and analyzing it. The next step will be a focus group, which may meet before our next meeting.

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

Andy Nunmaker made some changes to the current application, a copy of which is attached to these minutes. He highlighted in yellow the things that he added to the application and the items in red were things he had questions about. The Board discussed these changes and questions. He stated that if the Board had all the required attachments, then they could make informed decisions about companies. He stated that when an application is returned to the Board, there needs to be a process of looking at the information and the completed application should be given to the Board before any action is taken.

Joel Usher arrived at 6:58 pm.

Barbara Peterman also presented some ideas for the application, a copy of which is attached to these minutes. After discussion, it was decided that Barbara and Andy will work on the application together before the next meeting. No action was needed on this item. This item will be on the next agenda.

Curtiss told Mr. Murga that the Board would like a completed application before they voted on any changes. Mr. Murga stated that he had not completed the application.

12. 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.

13. 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.

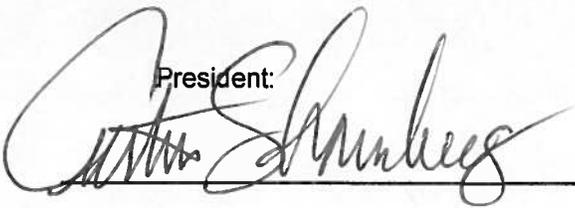
14. Discussion of items to be placed on future agendas and announcements.²

Barbara told the Board about the Texas Main Street event on November 3-5, 2015.

15. Adjournment.

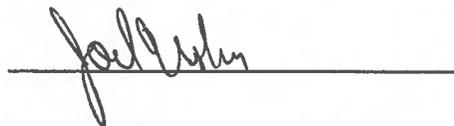
President, Curtiss Schonenberg, adjourned the meeting at 7:17 pm.

President:



A handwritten signature in cursive script, appearing to read "Curtiss Schonenberg", written over a horizontal line.

Attest
Secretary:



A handwritten signature in cursive script, appearing to read "Joel Usher", written over a horizontal line.