

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 17, 2016** 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 (absent)
Secretary	-	Joel Usher (arrived at 6:43)
Board Member	-	DyAnn Lauzon
Board Member	-	Bruce Tesch
Board Member	-	Andy Nunmaker (left at 7:40)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:35 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 September Invoices.**
- b) **Approval of September 2016 Financial Statements.**
- c) **Approval of Regular Meeting Minutes for September 19, 2016.**

Andy Nunmaker made a motion to approve the consent agenda as presented, with the exception of the B&D Services invoices. Bruce Tesch seconded the motion. The vote was as follows:

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

The motion passed.

Donald Warschak explained that there were two separate invoices from B&D Services. One was for ditch work on the west side of the Park, from Great Southern Wood to where the county road and Crossroads Boulevard come together. The second invoice was for the gas line installed from the regulator station, located near the northeast corner of Great Southern Wood to the west side of the Industrial Park. A line was installed in the 50 foot right-of-way along the north side of the Great Southern track.

DyAnn Lauzon made a motion to accept the B&D Services invoice. Andy Nunmaker seconded the motion. The vote was as follows:

Ayes: Nunmaker, Lauzon, and Schonenberg
Absent: Gobert, Marburger, Usher
Abstain: Tesch

The motion passed.

4. Citizens' Presentations and Comments.¹

Eric Scheibe from Scheibe Consulting will speak during item #11.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the October sales tax revenue was down about \$6,000 from last year's same time period. The CCIDC's portion of sales tax revenue was \$29,591. Weimar also saw a decrease in their sales tax revenue, while Eagle Lake and the county saw an increase in their sales tax revenue over the same time period from last year.

Joel Usher arrived at 6:43 pm.

12. Discussion and Action, if necessary, regarding E'Kabel.

E'Kabel's project is tentatively on hold because the drainage issue at the Park would cause the cost of their project to increase considerably. They would be almost 30% over budget because an additional 2-3 feet of fill dirt would be needed to get them out of a flood situation. There was a preliminary meeting with E'Kabel and they were assured that there would be improvements with the drainage. The hold on their project could also effect their July 2017 completion deadline. The Board agreed that they should have an extension, but the length of the extension would be predicated on the extent and length of the drainage project. This item will be left on the agenda for the next meeting.

11. Discussion and Action, if necessary, regarding the drainage study.

Eric Scheibe, from Scheibe Consulting, made a presentation on the conclusions from their drainage study at the Park. They looked at the overall drainage area and the area that contributes to the property when it rains. He explained the drainage flow of the property on his map. They looked at a series of improvements, starting downstream and working their way up; fixing ditches, adding box culverts and improving ditch sizes. Mr. Scheibe discussed an Option 1 and Option 2 plan. Option 1 would include all of the ditches, improvements on the railroad right-of-way, three more 48 inch pipes under the railroad track, plus some additional unknown costs. This option would be \$1.8 million. Option 2 would include a retention pond, which would be an additional \$200,000. Part of Phase 1 of the project would include what is needed to take care of the drainage for the E'Kabel project. This part of the project would be approximately \$400,000. Joel asked the time frame on Phase 1 of the project from beginning to end. Mr. Scheibe estimated about 6 months, but there were many things that could go into play. E'Kabel needs to know the plans before they can go forward with their project. Andy asked about liability that the Board could incur if the project is completed and it still floods. Mr. Scheibe said that if the ditches are not maintained, there could be some liability, but that would be a question for an attorney. Andy said he liked doing the project in phases. Curtiss said Phase 1 would directly affect the Great Southern Wood and the E'Kabel project.

The Board also discussed joint responsibility with the county, TG Mercer and Union Pacific, due to the road that was built by the county and the pipe yard installed by TG Mercer. Bruce commented that the majority of the cost in Phase 1 would be the area adjacent to the county road. Bruce said, "They need to be shown how much is on the county and how much is our problem. It is their water coming to us and I feel they need to contribute most of the cost." Bruce suggested putting this item on the next agenda.

Andy Nunmaker left the meeting at 7:40 pm.

Bruce made a motion to table item 11 and to meet with the county. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

6. Discussion and report on the Ag Complex Sign Committee.

Curtiss stated that Ray Corcoran said they are no longer asking for assistance for a sign, but he submitted a letter requesting that the money committed for the sign be put toward other types of projects at the fairgrounds. Curtiss recommended to Mr. Corcoran that they put in a grant application for specific projects. Bruce said since the sign project is done, then we should keep the money. Curtiss said this item will be placed on the next agenda.

7. Discussion and Action, if necessary, regarding withdraw signator addendum from the First State Bank.

This agenda item was left on the agenda from the last meeting because Andy Nunmaker wanted to do some research on it. Curtiss stated the bank will now only look for one signature, but the Board will continue using two signatures on checks over \$5,000 for our protection. The policy of the Board will remain the same.

8. Discussion and Action, if necessary, regarding the 2016-2017 Community Grant application received.

The Garden Club Trash Off grant application was received. It will be submitted to attorney Cary Bovey for review and will be brought to the Board at the next meeting.

9. Discussion and Action, if necessary, on maintaining the ag exemption on the 54 acres.

Curtiss stated that the 54 acre ag exemption needs to be maintained. He recommended allowing Mr. Saul to continue running cattle on the land.

Bruce Tesch made a motion to move forward with an ag exemption on the 54 acres recently acquired from Mr. Massey in the form of an ag lease. The motion was seconded by DyAnn Lauzon. The vote was as follows:

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

The motion passed.

10. Discussion and Action, if necessary, to take care of requirements for the land exchange.

A letter of acknowledgement is attached to the minutes to announce the land exchange. Curtiss discussed the Board's requirements for the land exchange. A gate will be installed at the eastern end of the 54 acres. Another 24 foot gate at the entrance by the sewer plant, with another gate and road improvements going into Mr. Massey's property. Mr. Mazac and Mr. Saul submitted a bid from B&B Fence for the gates, a company that Mr. Massey approved to complete the project. Their bid was for \$6,284. A bid from Brushline Dozer was also included in the packet for the road work. Their bid was for \$2,145.

DyAnn Lauzon made a motion to move forward with an appropriate vendor and service provider that Mr. Massey agreed to. Curtiss stated the fence builder satisfies that, but Brushline was not approved. Brushline gave the bid because they do the mowing at the Park. Bruce commented that the bid from Brushline seemed high. He asked if that part could be completed by the City. Donald responded that the City could possibly do the work.

DyAnn Lauzon rescinded her motion and made a new motion.

DyAnn Lauzon made a motion to adopt the B&B fence bid and have the City look into working on the road entrance. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

Items 11 and 12 were discussed earlier.

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

Acorn Seekers is interested again in the property at the Park, with possible additional acreage. A new investor would like a new facility to be built.

14. 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.

This item was not needed.

15. 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.

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

The annual meeting agenda next month will have election of officers. Curtiss stated he will serve out his term that ends in May. He is willing to help the individual that will be elected or serve as president in capacity until his term ends in May. He stated he wanted a smooth transition.

17. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 8:03 pm.

President:



Attest

Secretary:


