

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, May 9, 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
Treasurer	-	Lori An Gobert (arrived at 6:34 pm)
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon (absent)
Board Member	-	Barbara Peterman (absent)
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 6:30 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 March and April Invoices.
- b) Approval of March 2016 Financial Statements.
- c) Approval of April 2016 Financial Statements.
- d) Approval of Regular Meeting Minutes for March 21, 2016.
- e) Approval of Quarterly Investment Report for the Quarter Ended March 31, 2016.

Lori An Gobert arrived at 6:34 pm.

Byron Marburger made a motion to approve the consent agenda as presented. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

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

Jeremy Doyle from Great Southern Wood will speak during item #8.

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

City Manager, Donald Warschak, stated the sales tax numbers would not be posted until Wednesday, May 11, so he did not have a May report. He did state that the April sales tax revenue was up from last year's same time period. The county and Weimar also saw an increase in their sales tax from the same time period, while Eagle Lake saw a slight decrease.

President Curtiss Schonenberg moved to item #8.

**8. Discussion and Action, if necessary, regarding the drainage issue on CCIDC property.**

City Manager, Donald Warschak, discussed the large amounts of water that were on the west side of the Industrial Park after the flooding in April. Some of the flooding was caused by the construction of the county road and the new pipe yard. Also, additional drainage issues could be caused by E'Kabel's construction of buildings on their land, and the acquisition of additional property west of the park. He stated that now is an opportune time to do a drainage study of the area to see what improvements need to be done to handle the water. Donald presented a proposal from Scheibe Consulting Firm near Austin. The proposal is a preliminary hydrolic analysis of the area that will cost \$18,000, plus any reimbursables.

Jeremy Doyle, of Great Southern Wood, stated that the heavy rain water in October and April has become a problem. There was about 3 feet of water on their yard in April and the water behind them was overcoming their property. He had two primary concerns about the flood waters. The first was that they had invested \$2.7 million repaving the entire yard, and they want to make sure it does not wash out. The second concern was the storm water permitting. He said they have to be concerned about any outside water influencing the storm water ponds and the rain waters had infiltrated their retention ponds. They are ultimately responsible for what collects in their retention ponds. Their storm water permitting is designed so that all the water on their property runs off in a certain area, or outfalls, and those outfalls have to be tested by the state for their storm water permit to be active. So outside influence water is obviously a huge concern because of possible environmental fines.

Donald said that he did not think the county work that has been going on fell under a requirement to have an onsite storm water retention pond. As a City, there are no ordinances that require that. He stated now that the land is cleared off and improved, the water now flows. The pipe company now has a gravel roadway and they firmed up the soil to stack the pipe. He said that as other property develops to the west, there will be more problems.

Lori An asked if we have to seek bids on this proposal. Donald said that this is for professional services, so that is not required. Once there is a plan, it will have to be designed and then go out for bids.

Curtiss stated that TG Mercer ran their berms east and west, which accelerated the drainage to the east. The water went up against the rail spur, which runs from SW to the NE, acted like a dam, and the water went right through Great Southern Wood. He also asked if they should expect TG Mercer and UP to participate in the improvements. Lori An stated that there should be some responsibility on their part after veiwing the video of the flood waters at Great Southern Wood. Donald stated we could do a drainage project, but if the neighbors could do something to retain some of the storm water, it would eliminate the size of what we would have to do. Curtiss said they would probably have to improve the drainage through the 23 acres, plus improvements on the north property line between us and E'Kabel. Donald stated the first step would be to do the study. Lori An suggested that when they are doing the study that they incorporate some of this information, so they are not only looking at our property. Donald said that the study would include 200-300 acres and would give general recommendations of what to do. After the study is completed, then they could sit down and design. Byron Marburger stated that they needed to pursue the TG Mercer because they modified their land, so there is some responsibility there. Curtiss said they could get the county involved too, because their drainage ditches could also be improved. Donald stated that once the study is complete he could meet with different entitites to work as a partnership to improve the drainage. Everyone would benefit from it.

Lori An Gobert made a motion to accept the proposal from the Scheibe Consulting firm to study the drainage around the property, as long as it incorporates adjoining property. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

Lori An thanked Great Southern Wood for being a wonderful tenant and that this issue will be resolved.

President Curtiss Schonenberg moved to item #11 and #12.

**11. 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 6:51 pm.

**12. 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 7:04 pm, with the same members present.

Lori An Gobert made a motion to approve the agreement letter for land exchange and to allow Curtiss to execute that letter and any other documents related to completion of the exchange. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert made a second motion to dedicate easement properties associated with the tract to the City as public right-of-way and road. The motion was seconded by Joel Usher. The vote was as follows:

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

The motion passed.

President Curtiss Schonenberg moved back to item #6.

**6. Discussion and Report of the Ag Complex Sign Committee.**

Byron Marburger stated that he had talked with Mike Whitlock concerning the placement of the sign. The Ag Complex would have preferred higher ground for the sign. The City owns the property they wanted and a future tenant may not want the sign obstructing their view. The Board recommended going down the hill onto the Ag Complex property and they were okay with that. The Ag Complex Board and the Fair Board now need to meet to discuss the sign. Lori An stated that some sign companies will do a split on an invoice, as long as they can come up with their half and then do a 30 day delay on the other half. Byron asked Curtiss to call Ray Corcoran to see if they can get the two Boards together to make a decision. Lori An said that it would have to go through two public hearings at council, so there would be some time delays. Curtiss said there will have to be a performance agreement for the sign.

**7. Discussion and Action, if necessary, regarding the front 18 acres.**

Curtiss contacted the county after the last meeting and they removed most of the metal from the burn pile. The pile was then burned, but afterward revealed more metal. Curtiss contacted Brushline Dozer and he stated that he would remove the remaining metal for \$1,000, plus \$125 per load to haul it away. Donald stated that the City could take care of it. Curtiss said there would still need to be some dozer work done to level it out.

Joel Usher made a motion to table item #7. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion regarding E'Kabel.**

E'Kabel's is wanting to start construction in July, but prior to their start date they need to meet with the ACC. The ACC consists of Donald Warschak, DyAnn Lauzon, and Curtiss Schonenberg. The covenants will be reviewed and a variance for building materials will be applied for concerning the metal building. Jay Altieri, from Drymalla, and Juan Torrealba will be contacted for an ACC meeting date. Lori An asked that the most visible part of the building from the road have some facade on top of the metal. Donald then showed the Board the E'Kabel plans. Curtiss asked the Board members to look over the covenants prior to the June meeting. Curtiss also asked the Board about the enforcement of the covenants with tenants already at the park. The ACC will be an agenda item at the next meeting.

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

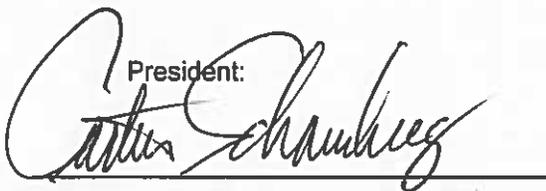
Acorn Seekers is wanting a quick start date, but have not turned in their application. They have a company in Florida that is putting their application together.

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

The Board members received a copy of the CCIDC Annual Financial Report. They were asked to look at the report and come back with questions or comments at the next meeting. The ACC will be an agenda item at the next meeting for questions and approval.

**17. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:24 pm.

President:  


Attest  
Secretary:  
