

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **February 20, 2017** 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	-	Bruce Tesch
Vice President	-	Curtiss Schonenberg
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher (arrived at 6:54 pm)
Board Member	-	DyAnn Lauzon
Board Member	-	Byron Marburger (absent)
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

**1. Call to Order.**

President, Bruce Tesch, called the CCIDC meeting to order at 6:45 p.m.

**2. Pledge of Allegiance and Invocation.**

The Pledge of Allegiance and Invocation were led by Bruce Tesch.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of January 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for January 17, 2017.

Curtiss Schonenberg made a motion to approve the consent agenda as presented. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

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

There were no comments or presentations.

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

City Manager, Donald Warschak, stated the February sales tax revenue was up about \$7,000 from last year's same time period. The CCIDC's portion of sales tax revenue was \$56,538.24, which reflects sales tax collected in December. The County and Weimar also saw an increase in their sales tax revenue over the same time period from last year, while Eagle Lake saw a slight decrease.

President, Bruce Tesch, moved to item # 9 on the agenda.

**9. Discussion and Action, if necessary, regarding the drainage study.**

Eric Scheibe, from Scheibe Consulting, made a presentation on the construction document and cost estimate for the drainage at the Industrial Park. Mr. Scheibe reminded everyone that he had made a

presentation on an overall master drainage plan for the property. He came up with several alternatives; some being channel improvements, retention ponds, culverts under the railroad, as well as acquisition of various easements. At the conclusion of the presentation, he was asked to develop a set of construction documents for Phase 1, which was initially improvements around the E'Kabel property. The original cost estimate for everything was around \$2 million. Phase 1 would be about half of the improvements originally planned and half the cost. Mr. Scheibe discussed the drawings and construction plans for Phase 1, which addresses all the details of the construction requirements, temporary erosion control, traffic control, roadway barriers, and guardrails.

Joel Usher arrived at 6:54 pm.

Lori An asked about the impact from the county road on the drainage issues and what percentage of the problem came from the county road and the pipe yard. Mr. Scheibe stated he could not answer that because his focus was on identifying a solution to the drainage issues. Lori An said that at this point E'Kabel and their engineers need to be reassured so they can move forward with their plans. Then they can give us a time frame to extend their completion date. Lori An asked what needed to be done for E'Kabel to move forward. Donald stated that they need a commitment from us that we are going to do some dirt work to allow them to lower their site. He also stated a revised cost estimate, including improvements on the newly aquired 53.24 acres on the west side of the county road needed to be done, and then they could meet with the County and TG Mercer. Bruce stated that he did not see how the Board could make a commitment to do this project until we know who is paying for what and what we are going to pay. Lori An stated that CCIDC does not have enough money to pay for the entire project. Mr. Scheibe stated there is some flexibility in the cost, so they could probably get it down to \$750,000. He also stated that it would take around 6-9 months to complete the project. Donald said to keep in mind that E'Kabel can be doing construcion at the same time.

Curtiss Schonenberg made a motion to have a meeting with TG Mercer, the County, the Railroad, Donald and Bruce concerning the drainage issue. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

President, Bruce Tesch, moved back to item #6 on the agenda.

**6. Discussion and Action to approve an engagement letter from Patillo, Brown and Hill for the September 2016 financial audit.**

Curtiss Schonenberg made a motion to approve the engagement letter from Patillo, Brown and Hill for the 2016 financial audit. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Action, if necessary, regarding the Development Agreement from the City for annexation of the 53.24 acres at the Crossroads Business Park.**

Lori An Gobert made a motion not to exercise the development agreement for the 53.24 acres. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if necessary, regarding Acorn Seekers.**

Acorn Seekers had inquired about their application and where it was in the process and they were told by Donald Warschak that it was still being reviewed. Donald asked them about the utility requirements for the application and they stated they were working on getting that to the Board.

**10. Discussion and Action, if necessary, regarding the extension of the E'Kabel project.**

Lori An Gobert made a motion to table item # 10. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

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

There was no discussion on this item.

**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.**

This item was not 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.<sup>2</sup>**

Curtiss asked for the Façade and Sign Improvement Grant application to be placed on the next agenda to discuss modifications to the application.

**15. Adjournment.**

President, Bruce Tesch, adjourned the meeting at 7:30 pm.

President:

  
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Attest  
Secretary:

  
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