

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Tuesday, **June 27, 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
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 6:31 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 May 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for May 31, 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: Usher, Lauzon, Schonenberg, Gobert, and Tesch
Absent: Nunmaker and Marburger

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the June sales tax revenue was \$35,598.44, which was down slightly from last year's same time period. The County also saw a decrease in its sales tax revenue over the same time period from last year, while Eagle Lake and Weimar saw an increase.

6. Discussion and Action, if necessary, to authorize advertising of the availability of the 2017-18 Community Development Grant.

Curtiss Schonenberg made a motion to authorize advertising of the 2017-18 Community Development Grant in the newspaper. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

Joel Usher inquired about the process of using 4B funds for training for trade programs in the district. He asked about the process, how it works and what funds would be used. Lori An said the best source would be our attorney, Cary Bovey.

8. Discussion and Action, if necessary, regarding Acornseekers.

Curtiss stated that there are some corrections that need to be made on Acornseekers' contract. The following corrections need to be made:

Page 1- Recitals- first "Whereas"-

"...by constructing and operating a facility for raising, processing and selling its specialized and associated products." Remove the word "raising"

Page 1- Recitals- third "Whereas"-

"no later than December 31, 2017", should be December 31, 2018

Page 3- Section 3(a)

change "December 31, 2017" to December 31, 2018

Page 6- Section 4- paragraph 1

"...then the CCIDC may terminate this agreement and or pursue any remedies available at law or equity." Add "all" to make it read ... "then the CCIDC may terminate this agreement and or pursue any and all remedies available at law or equity."

Page 7- Section 5

"on or before January 31, 2018", should be January 31, 2019

Lori An Gobert made a motion to approve the contract for Acornseekers as amended. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

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

President Bruce Tesch turned the meeting over to Vice President Curtiss Schoneberg and stated he would be abstaining from any discussion and action on this item.

Curtiss stated that before the bids for the drainage project were accepted, a representative from the Massey family stated they were concerned about this project because of how it could impact their property. The bid process was stopped until further notice. Curtiss said that the last engineering study had a partial ditch on the south side and if that ditch is completed, it may take care of the water load. If it would, then we could keep the process moving and not have to wait for the Massey family. Donald suggested taking the overflow down the old pipeline. Curtiss said that we could use that in conjunction with the improvements on the north side. Then it wouldn't have to go through the 54 acres. Donald said if we agree to take it along the pipeline, then it could be taken under Great Southern Way into that ditch. It would eliminate taking the water to the new 54 acres. Curtiss said if we move on with the new

engineering, then we can keep going because it will not affect the Massey property. Donald said modified drawings can be issued to the bidders to reflect the changes.

Curtiss Schonenberg made a motion to make the necessary modifications to the drainage and move forward with the bid process. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

Donald said he would contact Scheibe Consulting to see if the changes are possible. He also said he would suggest putting the sanitary sewer line in while they are doing the ditch work. Curtiss said the price of the sanitary sewer would need to be included in the upcoming budget.

The meeting was turned back to President Bruce Tesch.

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

E'Kabel has received their new contract with the modifications on the dates. They are concerned about any modifications there might be to the drainage project.

11. Discussion and Action, if necessary, regarding assistance for potential expansion at Great Southern Wood.

Curtiss stated he had a meeting with Jeremy at Great Southern Wood. They may be doing some improvements to their site and they are asking for possible assistance with permits, tax abatements or potential grants that may be available. Part of their site falls into the Glidden Fresh Water District, so all of their improvements will not be within the city taxing districts.

Joel Usher left the meeting at 7:10 pm.

Lori An stated they need to fill out an application. While everyone would love to see additional jobs and economic growth, nothing can be done until the application is completed. Curtiss made a motion to table this item, but Lori An said that it does not need to be tabled. The discussion and action is that they get an application to complete and leave the item on the next agenda. The application will be sent to them.

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

Curtiss stated he talked to the broker that is handling the potential leasing of the KWI plant. The company did not get the bid on the first phase on I-10. They are supposed to bid on the next phase, so they still may be interested. Lori An stated that bid would not happen until 2018. There is also a chemical company looking for 24 acres west of the Houston area. They also need rail access.

13. Discussion of the 2017-2018 budget.

Lori An discussed the preliminary budget. She said that line item 8375, City Infrastructure Costs, has the \$237,000 for the KWI gas deficiencies and line 8270, Park Infrastructure Development, has the \$450,000 for the drainage project. Everything looked good, except there was not any infrastructure improvements on any of the west 54 acres in the budget. Donald stated that it would be \$234,000 for water to the west, \$50,000 for the gas line to Acornseekers and \$181,000 for sanitary sewer to the 54 acres. This would make the Park Infrastructure Development line item increase from \$450,000 to \$915,000. There is a required 20% for the restrictive fund balance, so Lori An said the amount can be increased the most that it can be and still meet our obligations.

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.

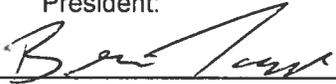
16. Discussion of items to be placed on future agendas and announcements.²

Curtiss announced that Schobels' Restaurant has done a remarkable job redoing their business. He also would like to recognize businesses that make improvements to their business. A plaque was suggested to present to recipients that will be recognized. Traci will look at pricing for the plaques. Donald announced the Visitor's Center is under construction.

17. Adjournment.

President Bruce Tesch adjourned the meeting at 7:35 pm.

President:



Attest
Secretary: