

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **November 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 (absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Ryan Thomas
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman
Police Chief	-	Skip Edman

**1. Call to Order.**

President Bruce Tesch 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 Bruce Tesch.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of October 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for October 16, 2017.
- d) Approval of Special Meeting Minutes for October 25, 2017.

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

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

The motion passed.

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

Citizen presentation will take place during item 6 on the agenda.

**5. City Manager's Report: Sales Tax, KWI gas line project, attorney fees and drainage project fees**

City Manager, Donald Warschak, stated the November sales tax revenue was \$45,668.53, which was a few dollars down from last year's same time period. Weimar and Eagle Lake saw an increase in its sales tax revenue over the same time period from last year, while the County saw a decrease in their sales tax revenue.

The total number of jobs that count for the KWI gas line project is 85. A request has been put into the state to count the 50 temporary employees that have been employed for a period of time. KWI has been actively trying to fill positions.

Spreadsheets with E'Kabel attorney fees and drainage project fees are in the agenda packet, as requested at the last meeting.

**6. Discussion and Action, if necessary, regarding a Business Improvement Grant application.**

Tom and Lollie Raetzsch presented their Business Improvement Grant application. The total amount of the project for the overhead door is \$7,875. They discussed their improvement plans for the building, which include a more contemporary style overhead door on the front of the building. They distributed a picture of what the door will look like on the front of the building, which will make it look more appealing. Bruce asked if the grant had been submitted to Cary Bovey. Traci responded that it had not been submitted yet. Curtiss stated that if the grant was awarded, they would have to pay half of the cost, which is \$3,937.50. Ryan asked the number of employees at their business. Mr. Raetzsch said they have 3 employees.

Curtiss Schonenberg made a motion to fund the Business Improvement Grant from Tom and Lollie Raetzsch, with the contingency that it passes all 4B specifications and goes to Cary Bovey for approval. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Action, if necessary, regarding a Community Development Grant application.**

The grant was not available for discussion.

**8. Public Hearing, if necessary, regarding the 2017-2018 Community Development Grants.**

President Bruce Tesch adjourned the regular meeting at 6:42 pm and opened the public hearing for the Community Development Grants at 6:43 pm. The grants were for the City Park Playground Project, the Habitat for Humanity and the Garden Club Trash-Off 2018. There were no comments. President Bruce Tesch closed the public hearing at 6:44 pm and reopened the regular meeting at 6:44 pm, with the same members present.

**9. Discussion and Action, if necessary, regarding Acornseekers.**

Curtiss Schonenberg stated he had been in contact with Mr. Murga and their lawyer has a concern about the utility easement that currently goes down the north side of the 6 acres, which splits that 6 acres and the 12.5 acres. He said we need to get something from Acornseekers stating exactly what they want because they are not the property owners. We are still the property owners, so we will have to submit something to the City that would abandon the right of way. Donald stated that the only thing that will need to go in the right of way would be their internal power. He said that before we abandon it, we may want to see a layout of the building and perhaps just abandon a section of it. He didn't foresee a need for the City to have any utilities there. Bruce said that they should put the adjustments in the contract to the easements so we will have something to discuss at the meeting. We do not want to abandon an easement and then have the possibility of them not coming to the Park. Curtiss said he would be glad to take care of that, but there is a protocol item farther down the agenda. He did not want to do something he should not be doing. Bruce said we will get Cary to send Acornseekers an email stating we heard about their concerns, for them to send the revisions to Cary and then we can go forward. We need something on paper.

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

Donald stated that Cary Bovey notified E'Kabel of our request to turn the 23.5 acres back to CCIDC. According to Mr. Bovey's email, E'Kabel is receptive to this. Attorney Bovey is doing the paperwork. Andy said they have been receptive to many things, but do not always follow through. Andy asked if we are going to give them a deadline. Donald said they had 30 days to remedy the situation.

**11. Discussion and Action, if necessary, regarding a maintenance contract at the Crossroads Business Park.**

This is for our annual maintenance contract for mowing services. Authorization is needed to advertise for bids.

Lori An Gobert made a motion to give the City authorization to go out for bids for the maintenance contract at the Crossroads Business Park. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

**12. Discussion and Action, if necessary, regarding protocol for potential businesses at the Crossroads Business Park.**

Ryan said we need to make sure things go through the proper channels. Bruce said Cary Bovey sends emails to Traci and she sends them to me, or from me to Cary. Lori An said the previous issue was that different people had their hands on things and it made it confusing. We need to have one point of contact. Sometimes we have appointed a person or persons. At this point, it should be going through our secretary to the attorney and then back to the secretary to disseminate appropriately to the Board. Curtiss said that as being president and point man for quite a while, a lot of things went through him. He tried to be there with Donald and Traci to do that because he did not want anything happening. Lori An said it was not a criticism, it is just an improvement in performance. We now have a confident attorney and I think we need to pay for a professional who is more knowledgeable than any of us. Bruce said that Curtiss was the only one that knew about Acornseekers. Curtiss said he asked Mr. Murga if he had any issues about the contract and he told him about the easement. Bruce said that if Acornseekers is ready to move forward, they should have sent an email or questions to our attorney. Curtiss said he knew the Board was going to be asking about Acornseekers issue, and he wanted to keep things rolling. Bruce said that he would think that if they were moving forward, his attorney would ask how it could be resolved. Curtiss made a recommendation that Traci contact Mr. Murga and let him know that if there are any questions concerning the contract to address Traci so she can address us by email.

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

Donald said he is to meet with an individual from Brenham after Thanksgiving. He is looking for potential property and wants to see what Columbus is all about.

**14. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.071 consultations with attorney, 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.**

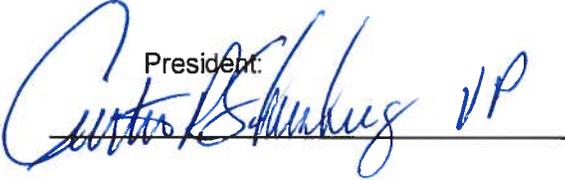
This item was not needed.

**16. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

Bruce announced that next month there will be the election of officers. He also congratulated Chief Edman on his new position.

17. Adjournment.

President Bruce Tesch adjourned the meeting at 7:00 pm.

President:  
 VP

Attest  
Secretary:  
