

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 16, 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 (absent)
Secretary	-	Joel Usher (arrived at 7:07)
Board Member	-	DyAnn Lauzon
Board Member	-	Ryan Thomas (absent)
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 6:34 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 September 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for September 16, 2017.
- d) Approval of Quarterly Investment Report for the Quarter Ended September 30, 2017.

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

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the October sales tax revenue was \$39,859.99, which was up from last year's same time period. Weimar and Eagle Lake also 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.

6. Discussion and Action, if necessary, regarding the 2017-2018 Community Grant applications received.

The grant applications were reviewed prior to this meeting by the attorney and were all within the guidelines for the Community Development Grant.

City Park Playground Project- Eagle Scout Evan Herchek is requesting \$1,500

Curtiss stated this is a nice project and he would be willing to help with a larger amount if Evan wanted to take on a larger project. Donald stated that he has all the money for the project and the equipment has already been ordered. Andy asked if the City was putting up money for this project. Donald responded that the City has a safety net in case he did not meet his goal.

Curtiss Schonenberg made a motion to fund the City Park Playground Project for \$1,500. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

Columbus Youth Soccer Field Lighting- Gary Paricio was in attendance and the grant request is for \$225,000

Curtiss said we do not have the money for this project since the Board is committed to other large projects right now. Gary Paricio said that he looked into renting portable lights, which would cost about \$900/month. To purchase portable lights, the cost could be around \$5,000 for one light unit. If the portable lights were purchased, the City would have them to use for the remainder of the year. They would only need them during soccer season. He said that this is a long-term goal and if permanent lights are never going to be in the budget, then maybe we need to look at portable lighting. Bruce asked how many days per year the lights would be used. Gary Paricio responded that they would use them around the last four weeks of the season. Andy asked how many units would be needed. Gary Paricio said they could use 4 units. DyAnn asked if this is something the City could also use. Donald said the City could use the lights for events at the square and other City projects. Curtiss asked Mr. Paricio to get more information on the portable lighting and bring it back to the Board.

Columbus Garden Club Trash-Off 2018- The Garden Club is requesting \$2,500

Curtiss said this is the 9th Trash-Off and the funds are used for advertising and necessary items.

Andy Nunmaker made a motion to fund the Garden Club's Trash-Off for \$2,500. DyAnn seconded the motion. The vote was as follows:

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

The motion passed.

Habitat for Humanity- Habitat for Humanity is requesting \$25,000

Curtiss stated the CCIDC has previously funded four homes. This grant is only for one home, so he would be willing to fund this one home for \$20,000.

DyAnn Lauzon made a motion to fund the Habitat for Humanity home for \$20,000. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, regarding the review of performance agreements and certificates of completion for two prior Community Development Grants.

Curtiss stated that there were two previous grants from Habitat for Humanity and Live Oak Art Center that were reviewed for completion. The Live Oak Art Center was complete, while the Habitat for Humanity grant needed a letter stating they had finished their project. Scott Mattingly was contacted and he has submitted that letter. Everything is now in compliance for both projects.

8. Discussion and Action, if necessary, to approve Traci Edman to access online banking at Industry State Bank.

Bruce stated that the accounts have been moved to Industry State Bank and Traci needs online access to the accounts to take care of the finances.

Andy Nunmaker made a motion to allow Traci Edman to access online banking at Industry State Bank. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

9. Discussion and Action, if necessary, to restate the depository signators for the the new Industry State Bank accounts.

Curtiss Schonenberg made a motion to restate the depository signators for Industry State Bank as president Bruce Tesch, treasurer Lori An Gobert and City Secretary Bana Schneider. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

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

The Acornseekers contract is with their attorney. Curtiss has a meeting scheduled with Mr. Murga this week.

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

Curtiss stated that at the last meeting, the Board was leaning toward not going with the proposed five year extension from E'Kabel. Curtiss wanted to have a complete Board to have a more thorough discussion. He stated he was not in favor of a five year extension. He asked attorney Cary Bovey to give the Board some possible amendments for the performance agreement. The possible amendments are attached to these minutes. Curtiss stated that Mr. Bovey said the Board is contractually obligated because of a couple critical dates on the original contract that has not come up yet. The only thing we can do right now is to convey to them that we are not in favor of a five year extension, and they have not signed the original extension. Andy asked if there was a deadline for the original extension to be returned, because they could drag their feet for five years. Curtiss said there was not. Andy then asked about the next critical date on the original contract. Donald stated it was September 2018. DyAnn asked if we were following through on the four items from the attorney. Curtiss said the items were things that can be incorporated into a new contract. DyAnn asked if the Board was in favor of doing that. Curtiss said no, but we can discuss it. E'Kabel is wanting to help with the drainage project, so we can tie that into the contract. If we don't want to do a multi-year, then we can tie it into one payment on a certain date. I was just hoping more of the Board would be here. Andy stated he is fine with the four suggested possible

amendments. He did not think E'Kabel would be fine with it. Bruce stated the four amendments would be incorporated if we agree to another contract, but it has nothing to do with the current contract. Curtiss said that E'Kabel is already past the original contract date, as far as the building goes. The only thing that is binding us to the original contract now is the employment portion. Andy stated that if they would put \$450,000 in an escrow account, and would include a provision that requires them to give the 23.5 acres back to CCIDC, I would go with two years. I don't like the five year extension. Curtiss said he can speak with Mr. Bovey and E'Kabel and tell them what the Board is wanting, but he needs some directives from the Board. Bruce asked about having more of the Board here for discussion. DyAnn asked about needing to move on this extension. Bruce said that this is incorporating an extension that the rest of the Board is not in favor of. Curtiss said that any new contract they would sign would have to incorporate the four possible amendments for an extension.

Joel Usher arrived at 7:07 pm.

Bruce suggested calling a special meeting and asked Traci to send an email to everyone to set a date for the special meeting.

Bruce tabled item 11.

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

There has been no new inquiries from prospective companies.

13. 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.

14. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property and economic development.

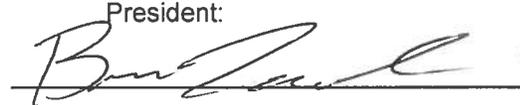
This item was not needed.

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

Bruce announced that next month there will be election of officers.

16. Adjournment.

President Bruce Tesch adjourned the meeting at 7:20 pm.

President:  Secretary: 