

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 17, 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
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 7:03 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 June 2017 Financial Statements.

c) Approval of Regular Meeting Minutes for June 27, 2017.

Curtiss asked for corrections to the June 27, 2017 minutes. The corrections on item #9 were to change "... not have to wait for them" to "...not have to wait for the Massey family", and "then it could be taken under Great Southern Way in that ditch" to "... then it could be taken under Great Southern way into that ditch." Item #11 corrections would be from "...so all of their improvements will not be within the city limits" to "...so all of their improvements will not be within the city taxing district."

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

Ayes: Usher, Lauzon, Schonenberg, and Tesch

Absent: Nunmaker, Marburger and Gobert

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 July sales tax revenue was \$39,328.34, which was up from last year's same time period. The County, Weimar and Eagle lake also saw an increase in its sales tax revenue over the same time period from last year.

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

Medical Skin Associates applied for a facade improvement grant for \$7,500. The entire project will be \$19,500.

Curtiss Schonenberg made a motion to fund \$7,500 for facade improvements to the Medical Skin Associates. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

The contract with Acornseekers was submitted to their lawyer. Their lawyer requested a Deed of Trust, so our attorney prepared the document and sent it to their lawyer.

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

Donald reported that Eric Schiebe is working on the revisions discussed at the previous CCIDC meeting. He has a preliminary drawing, but the ditch on the south side of E'Kabel will encroach into the E'Kabel tract. BEFCO said E'Kabel will probably want to keep at least 35-40 feet. That will give us 30-35 feet to play with for the ditch. He is waiting for the final okay from BEFCO and then he will finish the final design drawings and then get the project out for bids. Curtiss stated that if the revisions go through, the water will not affect the Massey property.

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

Juan Torrealba has scheduled a meeting on July 19, 2017 at 2:00pm to discuss some concerns in regards to CCIDC.

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

Curtiss stated that an Economic Development Assistance application has been given to them. Bruce asked if they anticipate any new jobs with this expansion. Curtiss said possibly 10 new jobs.

11. 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.

12. Discussion and Action, if necessary, of the 2017-2018 budget.

Traci stated that only 80% of the beginning fund balance can be used for the expenditures. Approximated \$170,000 of the expenditures need to be reduced to make that happen. Donald stated that on the Park Infrastructure Development line item, the sewer needs to be put in prior to the ditch going in and the gas for Acornseekers needs to be kept in this line item. The water can be put in later, so that amount can be taken out right now.

The shared cost of the gas line grant is reflected in the City Infrastructure Costs line item. Another extension has been applied for and looking at KWI's job forecast, it is looking positive. The current extension runs out September 2017. If the jobs for the project are met, that will free up \$237,000 that could go toward the water.

Curtiss stated that if the water is taken out of the Park Infrastructure Development line item, that will bring the \$915,000 down to \$681,000. This would bring the total expenditures down to \$1,305,069 and would

keep the budget under the 20%. The funds available required from the fund balance will then be changed to \$808,869, which would make the funds available for expenditures match the total expenditures.

Curtiss Schonenberg made a motion to adopt the budget with the corrections to the Park Infrastructure Development line as discussed. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

13. Discussion and Action, if necessary, regarding the Economic Beautification Award.

Curtiss stated that he would like to start this as a program and award a plaque to businesses to encourage them to continue to enhance their business and beautify the City. The award would be up to \$200 and the size would be 18" x 24".

Curtiss Schonenberg made a motion to approve the economic beautification award up to \$200. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

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.

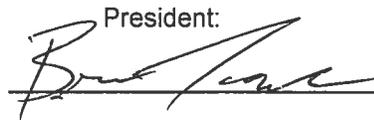
This item was not needed.

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

Bruce announced that the Boys and Girls Club will be hosting The Taste of Columbus at Braden Hall on July 20, 2017.

17. Adjournment.

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

President:


Attest
Secretary:
