

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **February 19, 2018** 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 (absent)
Vice President	-	Lori An Gobert
Treasurer	-	Ryan Thomas
Secretary	-	Joel Usher (arrived at 7:01 pm)
Board Member	-	DyAnn Lauzon
Board Member	-	Curtiss Schonenberg
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

**1. Call to Order.**

Vice President Lori An Gobert 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 Lori An Gobert.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of January 2018 Financial Statements.
- c) Approval of Regular Meeting Minutes for January 23, 2018.
- d) Approval of Annual Meeting Minutes for January 23, 2018.

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

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

The motion passed.

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

Citizen presentations were during agenda items 8 and 13.

**5. City Manager's Report: Sales Tax, E'Kabel, CD Money Transfer, TG Mercer**

City Manager, Donald Warschak, stated the January sales tax revenue portion for CCIDC was \$43,594.87, which was down about \$13,000 from last year's same time period. The County saw a decrease in its sales tax revenue over the same time period from last year, while Weimar and Eagle Lake experienced an increase in their sales tax revenue.

Warschak reported the E'Kabel paperwork had been signed by both parties and has been recorded at the courthouse.

At the last meeting, there was discussion about moving money into a CD. Warschak stated both the checking account and the CD's were drawing the same interest, so there was no need to transfer money. Warschak also reported the TG Mercer crossing contract had been signed.

Vice President Lori An Gobert moved to item 13.

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

David Johnson, Adam Rhodes and Glen Dvorak from Colorado Materials made a presentation for Colorado Materials. They are interested in purchasing land at the Business Park for a hot-mix plant. They stated they believe it will be a valuable asset to the area. They currently use the railroad property to ship and store materials. The facility will be a \$1.25-\$1.5 million plant, buildings and an office, employing 6 workers. They stated they are interested in this type facility because TXDOT has several projects coming to this area so they want to be in a position to serve on the materials side. With this plant, we would be able to sell the aggregate and produce the asphalt material to do the paving. Lori An asked about the smell that the plant produces. Mr. Dvorak answered that he did not really have an answer, but that they have to get permits from TCEQ. They will have to hire a consultant to do the requirements and apply for permits with TCEQ. He said they feel the shape of the property is sufficient to site the plant and meet any restrictions around it. Curtiss said there are covenants that restrict certain type uses at the Park and we would have to see if it fits within the covenants. Curtiss also asked why they needed 24 acres. Mr. Dvorak said they need to be able to site the plant, meet TCEQ requirements, have an area for stockpiles of material, have a staging area for trucks and a shed for mechanic work. Lori An said there is a process that we will have to go through, and the application is not complete. She asked about the time frame to complete the plant. Mr. Dvorak said the overall goal is to have it up and running by the end of December and Mr. Rhodes said it would take 30-60 days to get the plant up and running. DyAnn asked about the noise from the plant. Mr. Dvorak said that would all be part of the TECQ process. Mr. Dvorak said Colorado Materials currently have 5 hot-mix plants. Lori An said once the application is complete, then a special meeting can be called to discuss the application.

Vice President Lori An Gobert moved to item 6.

**6. Discussion and Action , if necessary, to approve the Habitat for Humanity Performance Agreement.**

Curtiss stated the agreement was close to the same as the previous agreement.

Curtiss Schonenberg made a motion to accept the Habitat for Humanity Performance Agreement as prepared by Cary Bovey. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Action to approve an engagement letter from Patillo, Brown and Hill for the September 2017 financial audit.**

Curtiss made a motion to approve the engagement letter from Patillo, Brown and Hill for the September 2017 financial audit. Ryan Thomas seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if necessary, regarding a 2017/2018 Community Development Grant application.**

Billy Kahn, Executive Director of the Chamber of Commerce, gave a presentation on Magnolia Days. He highlighted plans for this year's event, which include vendors, food trucks, 10 bands, kid's activities, petting zoo, camel rides, trackless train, inflatables, and a beer and wine garden. The Chamber is also working with the Weimar and Eagle Lake Chambers to include the rest of the county. They are looking to have 2,000 plus people.

Joel Usher arrived at 7:01 pm

Curtiss Schonenberg made a motion to award the remaining allotted Community Development Grant funds of \$1,700 to the Columbus Chamber of Commerce for the Magnolia Days event. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

**9. Discussion and Action to award the mowing/maintenance bid for the Crossroads Business Park.**

Curtiss recused himself from the discussion and vote on this item.

Donald Warschak read the three bids received for this contract.

- Brushline Dozer- \$2,000 per cut
- John Maertz- \$1,700 per cut- holds the current contract
- Premierscape Services- \$8,505 per cut

Donald stated that after reviewing the bids, the recommendation would be for John Maertz. DyAnn asked if everything was fine with the past years contract with that company. Donald said there was never any issues and he always stayed in contact with us.

Joel Usher made a motion to accept the bid from John Maertz for the mowing contract. Ryan Thomas seconded the motion. The vote was as follows:

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

The motion passed.

Curtiss recommended that a provision be added to future contracts if someone purchases a tract of land and no longer needs the mowing services. Lori An said that could be looked into for future bids.

**10. Discussion and Action, if necessary, regarding billboard/sign marketing at the Crossroads Business Park.**

Bruce Tesch is still gathering information. This item is tabled until next month.

**11. Discussion and Action, if necessary, regarding pamphlet/packet marketing at the Crossroads Business Park.**

Billy Kahn, Executive Director of the Chamber of Commerce, said he would be happy to provide any information that would help us with this project. This item is tabled until next month.

**12. Discussion and Action, if necessary, regarding website marketing at the Crossroads Business Park.**

Curtiss stated he was working on making corrections and updating the information for the current website. Billy Kahn said he could help us find some web-builders. This item is tabled until next month.

**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>**

Joel Usher announced that a Black History event will take place at the Nesbitt Memorial Library at 6:00 on February 20.

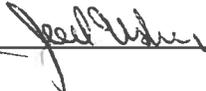
**17. Adjournment.**

Curtiss Schonenberg made a motion to adjourn. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert adjourned the meeting at 7:16 pm.

President:  Attest Secretary: 

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