

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **September 17, 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
Vice President	-	vacant
Treasurer	-	Ryan Thomas
Secretary	-	Joel Usher
Board Member	-	Larry Solansky
Board Member	-	Chuck Hall
Board Member	-	Andy Nunmaker
Board Member	-	Dwain Dungen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

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 September 2018 Financial Statements.
- c) Approval of Regular Meeting Minutes for August 20, 2018.

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

Ayes: Tesch, Thomas, Usher, Solansky, Hall, Nunmaker, and Dungen

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 August sales tax revenue portion for CCIDC was up from last year's same time period. CCIDC's portion was \$40,314 compared to last year this time of \$37,069. The county and City of Weimar saw increases as well; Eagle Lake saw a slight decrease in its sales tax revenue over the same time period from last year.

6. Discussion and Action, if necessary, regarding an update from Colorado Materials.

Bruce Tesch was not able to reach Johnny with Colorado Materials. Johnny did previously indicate they were looking at a couple of other options. Bruce indicated it was a shame, but stated that Johnny would let him know when he was ready to express their feelings to Bruce and the Board.

7. Discussion and Action, if necessary, regarding the election of a Vice President for the remainder of 2017-2018.

Dwain Dungen made the motion to nominate Andy Nunmaker as the interim Vice President for the remainder of the 2017-2018 fiscal year. Chuck Hall seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Solansky, Hall, Nunmaker, and Dungen

The motion passed.

8. Discussion and Action, if necessary, regarding the Assignment and Assumption of Agreement between TG Mercer and Enterprise for the rail spur crossing.

Cary Bovey sent the contract to Enterprises' attorney. Enterprise has signed the contract as it was presented with Cary's changes. This contract is an automatic renewal as long as their lease payment is received by November 1 of each year.

Andy Nunmaker made the motion to accept the signed contract from Enterprise. Joel Usher seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Solansky, Hall, Nunmaker and Dungen

The motion passed.

9. Discussion and Action, if necessary, regarding optional lot maintenance at the Industrial Park.

Bruce reported that he had driven by the Industrial Park area and indicated that the large trees have limbs hanging to the ground and that they should probably be trimmed up. It would also give the area a "facelift". He also reported that the area that E'Kabel was considering previously was very rough and not really able to be mowed. There was discussion regarding getting bids for the tree trimming and plowing of the property out at the business park.

Joel Usher made the motion to advertise for bids for tree trimming and plowing of the property. Chuck Hall seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Solansky, Hall, Nunmaker and Dungen

The motion passed.

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

Bruce Tesch reported that there was another email from a company looking for existing warehouse space. The media site appears to be working because the CCIDC is getting traffic. There was a public comment question regarding the possibility of leasing land out at the Business Park versus selling land. Carl (Chris) Christensen questioned why the CCIDC wants to sell all of the land, because once it is all sold, the CCIDC is basically out of business. Bruce Tesch stated that the goal was to sell the land, because it was income, and then in turn revenues for the City. Dwain Dungen indicated that from his experience in the past, it is all part of the negotiating process and has always been an option. Andy Nunmaker stated that many prospective companies are financing and that owning the land is vital for them to get the financing. Andy Nunmaker also thanked Carl (Chris) Christensen for his comments.

11. 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.

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

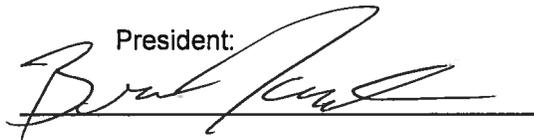
This item was not needed.

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

Joel Usher questioned about signage at the Business Park. Bruce Tesch reported that that had been discussed and approved already at a prior meeting to construct a billboard at the Business Park. It was discussed that they could add "For Sale or Lease" to the sign.

14. Adjournment.

Bruce Tesch adjourned the meeting at 6:48 pm.

President:


Attest
Secretary:
