

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **August 20, 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	-	Lori An Gobert
Treasurer	-	Ryan Thomas
Secretary	-	Joel Usher
Board Member	-	Larry Solansky
Board Member	-	Chuck Hall
Board Member	-	Andy Nunmaker
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City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

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

Andy Nunmaker wanted additional information on the Delgado's Wrecker invoice. There was discussion regarding the specifics of the invoice for the train derailment of the loaded Great Southern Woods rail car. Bruce Tesch indicated that it is our rail and part of the rail spur, and that the rail has since been repaired by a company out of Victoria.

Lori An Gobert made a motion to approve the consent agenda as presented. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

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

There were no citizen presentations or comments.

**5. City Manager's Report: Sales Tax**

City Manager, Donald Warschak, stated the July sales tax revenue portion for CCIDC was up from last year's same time period. CCIDC's portion was \$51,324.03 compared to last year this time of \$50,589. The county, Eagle Lake and Weimar saw a decrease in its sales tax revenue over the same time period from last year.

**6. Discussion and Action, if necessary, regarding the review of performance agreement and certificate of completion for a Community Development Grant.**

Habitat for Humanity submitted their letter of completion and certificate of occupancy for review.

Lori An Gobert made the motion to accept the performance agreement between Habitat for Humanity as completed.

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

The motion passed.

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

The original TG Mercer agreement with Enterprise name changes was sent to Enterprise for approval. Enterprise submitted the agreement to their attorney for review and their attorney made changes. The Enterprise proposed changes were then submitted back to Cary Bovey for review. Bovey made additional changes to Enterprise's submission, looking out for the best interest of CCIDC.

Andy Nunmaker made the motion to have Bovey's revised and recommended changes sent back to Enterprise for their review. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

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

Donald Warschak reported that there was an email from The Boyd Company looking for existing distribution space, but that we currently have nothing that meets their need request. (300,000-500,000 sq ft range; 40-50' ceiling height; 25' minimum column spacing).

There was additional discussion from the Colorado Materials P & Z meeting. Bruce Tesch, Lori An, Gobert, and Larry Solansky attended this meeting. There was a lot of misinformation out there. Board members felt very bad for Colorado Materials and the attack that was made on them due to the misinformation. Colorado Materials is coming to the area, be it in the business park if approved, or somewhere else in the Colorado county area. Now they are looking at other options and have not come back to us or communicated any more on their plans. We are still waiting to hear the response to our questions which they tabled.

Andy Nunmaker moved to give Bruce Tesch permission to reach out to Colorado Materials and get an updated plan from them. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

**9. 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.

**10. 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.

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

Colorado Materials update from Bruce Tesch after reaching out for their updated plans.


Lori An Gobert is now the Mayor. Tonight will be her last meeting. Someone will need to be elected to her position at the next meeting. Bruce thanked Lori An Gobert for all of her time on the board and wished her well in her new position.

Joel Usher indicated that he was glad to be here and that his new job will allow him to be here more often.

**12. Adjournment.**

Bruce Tesch adjourned the meeting at 7:03 pm.

President:



A handwritten signature in blue ink, appearing to read 'Bruce Tesch', written over a horizontal line.

Attest  
Secretary:



A handwritten signature in blue ink, appearing to read 'Joel Usher', written over a horizontal line.