

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 16, 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 (absent)
Secretary	-	Joel Usher (absent)
Board Member	-	Larry Solansky
Board Member	-	Chuck Hall
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Outgoing Asst City Secretary	-	Traci Edman
Incoming Asst 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 June 2018 Financial Statements.
- c) Approval of Regular Meeting Minutes for June 18, 2018.
- d) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2018

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

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax, Great Southern Wood Tax Abatement

City Manager, Donald Warschak, stated the June sales tax revenue portion for CCIDC was down from last year's same time period. CCIDC's portion was \$35,681.24. Eagle Lake and Weimar saw an increase in its sales tax revenue over the same time period from last year. There was discussion regarding possible reasons for the downward trend in sales tax.

Donald reported that the city council met and approved the tax abatement for Great Southern Wood.

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

TG Mercer's access lease agreement is paid in full until October, but Enterprise is taking over that lease from TG Mercer. It is only a name change as far as who is being given the crossing.

Andy Nunmaker made the motion to accept the Assignment & Assumption of Agreement between TG Mercer and Enterprise for the rail spur crossing. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, regarding the Colorado Materials contract.

Bruce Tesch told the Board that all information was sent to Cary Bovey for review. Bruce indicated that there were additional questions that came up in the interim and a phone call was made to Cary to clarify a few more things. All mineral rights will be retained by CCIDC and there can be no drilling to take place in the industrial park. This will protect all parties involved. There was also a question regarding zoning, and Colorado Materials is in that process now. Approval from the Board is needed for Cary to proceed and send to Colorado Materials' attorney for their review.

Lori An Gobert made a motion to move forward with the processing of the Colorado Materials contract. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

Bruce Tesch then gave direction for Traci Edman to contact Cary to forward the documents to Colorado Materials' attorney.

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

Lori An Gobert made a motion to approve Dinah Jacobs to be granted access to online banking at Industry State Bank. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

9. Discussion and Action, if necessary, regarding marketing at the Crossroads Business Park.

City Manager, Donald Warschak, reported that several bids had been received in the range of \$25,000.00-\$30,000.00 for constructing a 20x40' surface area, with (4)-16' piers, steel structural members with 6" channel iron, and plywood with the single sided graphic vinyl wrap. There is no lighting in the bid, but it can easily be added in as there is power already out there.

Lori An Gobert made a motion to pursue with a cap of \$30,000.00 for the 20x40' sign at the industrial park. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert then stated as an FYI, that Crossroads already owned the website address, as it is painted on the water tower – texascrossroads.com. She indicated that the two websites needed to be merged and linked together with the Go Daddy account.

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

There were no prospective companies interested in land.

11. Discussion and Action, if necessary, to approve the 2018-2019 budget.

Lori An Gobert moved to accept the budget as presented. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

Lori An Gobert stated that the CCIDC budget will now go to the City Council for approval.

12. 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.

13. 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.

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

Bruce thanked Traci Edman for her time and work put in with CCIDC. Bruce reported that Planning & Zoning would have a meeting on Tuesday, July 17, 2018, and that he and Lori An would be attending to answer any questions as well as clarify and clear up any other information circulating within the community. Larry Solansky stated that he had made a personal trip over to Victoria to look at the Colorado Materials plant. It is a crushing plant and hot mix plant in Victoria. He reported that there was dust on the crushing plant side of the highway, but water trucks were running. He also reported that there was no dust on the other side of the highway where the hot mix plant is located, and that is the type of plant that will be here.

15. Adjournment.

Bruce Tesch adjourned the meeting at 6:46 pm.

President:  _____

Attest Secretary:  _____