

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **June 18, 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 (arrived at 6:33 pm)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

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 May 2018 Financial Statements.
- c) Approval of Regular Meeting Minutes for May 21, 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 and Hall
Absent: Usher, Thomas and Nunmaker

The motion passed.

4. Citizens' Presentations and Comments.¹

Citizens spoke during the appropriate agenda items.

5. City Manager's Report: Sales Tax, Great Southern Wood Tax Abatement, Hydroaxing Bids and Repair of the Rail Spur.

City Manager, Donald Warschak, stated the May sales tax revenue portion for CCIDC was up slightly from last year's same time period. CCIDC's portion was \$36,031. Eagle Lake and Weimar saw an increase in its sales tax revenue over the same time period from last year, while the County saw a decrease over the same time period.

Donald reported that Great Southern Wood made a presentation at the last City Council meeting. They are applying for a tax abatement and are going through the process right now. It will be July before the tax abatement could be approved.

Andy Nunmaker arrived at 6:33 pm.

Two quotes were submitted for the hydroaxing to remove the mesquite trees. Maertz had the lowest price, which was \$1,200 for the first 6 hours. The other quote from Backwoods Construction was \$3,450 for the first 6 hours. Maertz will be doing the work.

Concerning the rail spur repair, there was a derailment a few weeks ago between the switch and the crossing going into the TG Mercer side. A company that has done repairs previously is going to make the repairs some time this week. The price, as of now, for the repairs will be less than \$6,000.

Lori An Gobert asked to return to item 3, the consent agenda.

3. Consent Agenda

a.) Approval of Invoices.

The Garden Club invoices were \$172.05 short of their allotted grant amount from the submitted invoices. Lori An would like to see them fully reimbursed through other funds.

6. 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.

Bruce Tesch adjourned the Regular Session for Executive Session at 6:38 pm.

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

The regular meeting was reconvened at 6:55 pm by Bruce Tesch, with the same members present as before. It was unanimous to move forward with the discussion of real property.

8. Discussion and Action, if necessary, regarding the Colorado Materials presentation and discussion on real property.

Johnny Weisman, President of Colorado Materials, and Curt Campbell with Westward Environmental gave presentations. Mr. Campbell showed a power point presentation to explain the environmental impact of the plant on the Industrial Park. He compared the existing facilities at the Industrial Park to Colorado Materials from an environmental standpoint. The plant will only be hot and warm mix asphalt, not cold mix. The cold mix is what creates most of the odors at this type of facility. Lori An Gobert asked what would be done to avoid dust violations. Mr. Weisman explained that any citizen can report violations to TCEQ. TCEQ has to repond by coming to the facility to see if there is an actual violation. The majority of the violations that were printed in the newspaper were from a crushing plant in Uvalde. Mr. Weisman reported that TCEQ reviewed the complaints and found they were not in violation, in most instances. Mr. Campbell also added that this facility would not be a crushing plant. Andy Nunmaker asked if the protocol for dust control would be the same for this plant. Mr. Weisman stated they very seldom have dust issues at a hot mix plant. Lori An Gobert asked about the amount of gas supply that would be needed for the plant. Mr. Weisman stated that they should be able to share the gas line with KWI. Mr. Wiesman then proposed to purchase the 24.57 acres of land for \$452,545.00

Larry Solansky made a motion to accept the offer of \$452,545 for the 24.57 acres of land as presented. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

Lori An then stated that there is a process that they will have to go through. It will have to go to the Planning and Zoning Board and the Architectural Control Committee. Bruce added that our attorney will have to start working on the contract and contact their attorney.

9. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2017.

Lori An Gobert made a motion to approve the annual financial report for the year ended September 30, 2017. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

10. Discussion and Action, if necessary, to authorize advertising of the availability of the 2018-2019 Community Development Grants.

Andy Nunmaker made a motion to authorize advertising of the availability of the 2018-2019 Community Development Grants. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

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

There was a discussion on the billboard size, but no decision was made. This item will be on the next agenda.

12. Discussion and Action, if necessary, to approve the Texas Crossroads Business Park logo.

The new logo for the Texas Crossroads Business Park was approved. Logo #2, with the gold color being changed to red, was selected.

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

There were no prospective companies interested in land.

14. Discussion of the 2018-2019 budget.

The following line items were discussed:

- Business Improvement Grant increased to \$30,000
- Park Infrastructure Development decreased to \$321,000
- Tenant Assistance increased to \$20,000
- Advertising and Promotion increased to \$75,000

There was no action taken on this item.

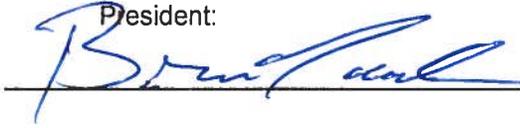
15. Discussion of items to be placed on future agendas and announcements.²

Bruce thanked Curtiss Schonenberg and DyAnn Lauzon for the time they served on the CCIDC Board. He also thanked Chuck Hall and Larry Solansky for joining the CCIDC Board. Bruce announced that Traci Edman would be leaving the City of Columbus at the end of July. The budget and marketing items need to be placed on the next agenda.

16. Adjournment.

Bruce Tesch adjourned the meeting at 7:40 pm.

President:



Attest
Secretary:

