

**Minutes**

Columbus Community and Industrial Development Corporation  
Directors Board Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 17, 2011** 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	-	Lori An Gobert
President Elect	-	Steve Woodall
Secretary	-	Elizabeth Flint
Board Member	-	Curtiss Schonenberg
City Manager	-	Donald Warschak
Assistant City Secretary	-	Kayla Duncan

Absent: Treasurer Matt Sprague and Board Members John Mau and James Weishuhn

**1. Call to Order.**

President, Lori An Gobert, called the CCIDC meeting to order at 6:35 pm.

**2. Pledge and Invocation.**

President, Lori An Gobert, led the Pledge of Allegiance and Invocation.

**3. Consent Agenda**

- a. Approval of regular meeting minutes September 19, 2011.
- b. Approval of invoices.
- c. Approval of September 2011 financial statements.

Curtiss Schonenberg asked that the minutes be amended so that the last paragraph of Item 6 reads, "Steve Woodall made a motion to send back to the ACC committee to see if there is a mid-point and once they come up with a midpoint then Donald can put out a new bid. John Mau seconded the motion."

Curtiss Schonenberg made a motion to approve the consent agenda as amended. Steve Woodall seconded the motion.

Ayes: Gobert, Woodall, Flint, and Schonenberg

The motion passed.

**4. Citizen comments.**

Dee Brabham with the Housing Committee spoke to the Board about the Housing Committee's grant applications for their 2011 Fall Trash Off and Gateway to Columbus Project. Dee Brabham stated that she was excited about the City's monthly large trash pick up and, depending on if there is a need, this may be their last fall trash off if the program is successful. She stated that she has received many calls from citizens expressing the need to contact LCRA for the disposal of hazardous materials, such as tires, paint, and batteries. Curtiss Schonenberg stated that automotive batteries can be taken to the business next to Southern Comfort. Dee Brabham also stated that she is seeing more and more tires on the riverbank at Beason's Park. She stated that Howell Fire has a group that picks up trash along the river banks during the fall trash off and that

Canoe  
River

she was worried that if the fall trash off is completely abandoned there will not be an avenue for this type of clean up. She stated that they only used about half of the funds requested last year due to not keeping track of receipts.

With regards to the Gateway Project, Dee Brabham stated if they do get granted any money they would take that money and start putting it into projects and banners so that citizens do see things happening. She stated that the Housing Committee is trying to do things that CCIDC and City Council want to see done.

Lori An Gobert asked if they had received actual quotes or pricing for the project. Dee Brabham stated that they did not have time to get quotes or pricing, but that it was one of those things where how much you get will determine what you can do. She stated that they do not have exact bills at the moment.

Lori An Gobert stated that for the grant application the total amount of funds requested was \$65,000.00 and the total expense for the project was \$75,000.00. Dee Brabham stated that they planned on having private donations and fundraisers as well.

Lori An Gobert thanked Dee Brabham for coming and told her that they would hopefully be making a decision on granting funds at the next month's meeting.

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

City Manager, Donald Warschak, showed a graph and stated that October's collections were \$29,846.18 and that this was up from last year at the same time, which was \$25,651.96.

Donald Warschak then showed a graph comparing Columbus with the four large cities in the state. All cities, Columbus, San Antonio, Houston, Austin, and Dallas saw an increase in sales tax revenue.

Donald Warschak also showed a graph looking at our neighbors in the county. Both Colorado County and Columbus saw an increase in sales tax. Weimar also showed an increase, while Eagle Lake had a slight decrease.

**6. Discussion and Action to award the 2011-2012 Economic Development Grants.**

Lori An Gobert stated that the grants needed to be looked at by the City Attorney. City Secretary, Linda Lakich, stated that the City Attorney, Pat Gillespie, had reviewed the grants and that she thought she was going to be there for the meeting. Lori An Gobert stated that she believed some of the grant applications did not meet the requirements. Elizabeth Flint agreed. Donald Warschak stated that the only one Pat Gillespie did not think met the requirements was the one to buy Kindles. Lori An Gobert stated that she did not believe the transport one would meet the requirements either.

Steve Woodall stated that he believed that they as a board should watch the grants that they give out. He stated that with the new heavy garbage pick-up being done by the city, he did not believe that it would be necessary to spend as much money on Trash-Offs as has had been done in the past. He stated that he believed the money should be spent on the Gilbert study more so than picking up trash, if the Gilbert study is worth pursuing. He wanted to make sure that the board is looking at the long term and not just short term. Elizabeth Flint stated that there was another component to the Trash Off besides the heavy garbage pick up, which is picking up litter. Lori An Gobert stated that there is a beautification component to the Trash Off.

Steve Woodall asked if the board had to allocate these monies to specific tasks right now. Lori An Gobert stated that as part of the Community Grants, this is the one time of year that they accept applications and award monies. She also stated they can do a line item amendment at a later time. Steve Woodall asked if the board could postpone anything with these grants. Lori An Gobert stated that they could not because it has been posted in the paper and a timeline had been established. She stated that the Community Grants are only during one time of the year, but the Business Grants are open all year long. She stated that she did not believe it would be fair to delay awarding grant funds for the community grants because they did not announce that they would be altering the process from previous years. She stated that they did not have to award all of the monies set aside and that there was still flexibility in the process.

Elizabeth Flint stated that the Housing Committee has requested grant funds, but that there was not reason why the Board could not control the process of improving these areas. Lori An Gobert stated that there could be a sub-committee made up of members from the Housing Committee, CCIDC, and City Council.

Steve Woodall stated that he wanted to make sure that the money was spent in the best way possible.

No action was taken.

#### **7. Discussion and Action regarding Kerry R. Gilbert meeting and study.**

Lori An Gobert asked Steve Woodall if he had taken this to the city and he stated that he had. Steve Woodall stated that the suggestion that he had was that City Council get involved and form a three (3) to five (5) person committee that does not have to follow the Open Meetings Act just because they can work faster. He stated that they would take the Gilbert study and prioritize it and maybe sort it by free versus money items and would then work to get qualified people on other various committees that would tackle the projects. Steve Woodall stated that at the last Council meeting the Mayor, Dwain Dungen, suggested that a committee be formed to strictly look at the historical district. He stated that the people who will be looking at that were himself, Nancy Stiles, someone from the Planning and Zoning Committee, Barbara Peterman, and Charlotte Tilotta. He stated that nothing else is to be worked on from the side of City Council at this time.

Elizabeth Flint stated that she would like to see an ad hoc committee formed that was open to anyone who wanted to work and review the Kerry R. Gilbert study. She stated that she would like different people to take charge of different parts of the study and review it. She stated that she would like Lori An to go before council and tell them that CCIDC would like to form this ad hoc committee.

Lori An Gobert stated that part of this process is planning and that planning is not CCIDC's responsibility. She also stated that she is more than happy to go and request that City Council look at it. She stated that they need to know if City Council is willing to get the Planning and Zoning Committee to do some of these things. Elizabeth Flint stated that she would like to have some members of the Planning and Zoning Committee be part of the ad hoc committee. Lori An Gobert stated that while they funded the study, at this point, there are not many action steps that the Board can take.

Lori An Gobert stated that the historical district would not be her first priority and instead she would like to see something done with the corridors. Steve Woodall stated that the historical district is a stair step in getting federal funding, but it does come with restrictions to the owners of historical houses.

Lori An Gobert asked what the Board wants to do to keep the ball rolling. Elizabeth Flint stated that she would like Lori An Gobert to go before Council on behalf of CCIDC and tell them that they have a member or two who are willing to form an ad hoc committee to review the study and make recommendations on what they think would be appropriate and to work towards achieving those recommendations.

Curtiss Schonenberg stated that the way he saw it, he thought that the Mayor had suggested that Steve Woodall's group take charge of the whole thing. Steve Woodall state that that is not what he heard and that he heard they were doing the historical district only. Curtiss Schonenberg stated that he can clearly see three different areas of interest, the historical interest, the planning and zoning, and the gateways. He stated that they would probably need three groups.

Lori An Gobert stated that what she would like to do is go to City Council and make the recommendation that they create and appoint subcommittees. Curtiss Schonenberg agreed. Lori An Gobert stated that these committees would report to City Council and from there City Council would be able to take action. Lori An Gobert stated that these subcommittees would have deadlines that they would have to meet. Lori An Gobert stated that she would be happy to go before Council and request this. Curtiss Schonenberg stated that there are two City Council members on the Board and that there is no reason that she should have to do that. Lori An Gobert stated that she did not mind. Curtiss Schonenberg stated that if she gave the directives to himself and Steve Woodall, they would be happy to take it to council.

Elizabeth Flint stated that the summary of the Gilbert study put together by Steve Woodall seemed to have three big categories with many things under each. She explained her approach to creating the ad hoc committees.

Lori An Gobert stated that the Board was appointed by Council and that they do not have the power to make appointments. She stated that this would need to go back to Council, who can make appointments and if they choose to delegate something back to CCIDC they would be happy to take action on it. Elizabeth Flint stated that she disagreed that City Council would need to appoint the committees. Lori An Gobert stated that they can go before council as independent people and make recommendations. Steve Woodall stated that he did not want to step on City Council's toes.

Curtiss Schonenberg stated that he believed this would carry more weight if City Council directs it. Lori An Gobert stated that there are ways that CCIDC can help and assist Council.

Lori An Gobert decided that she would go before Council to make CCIDC's recommendations. Curtiss Schonenberg stated that the next Council meeting would be on October 27, 2011.

No action was taken.

#### **8. Discussion and Action to award bid for clearing at Business Park.**

Donald Warschak presented the bid tabulation document to the Board. He stated that two bids were received for the revised clearing at the Industrial Park. He stated that, instead of clearing all of the underbrush, the revised clearing would include a perimeter and 50 feet into the site within that perimeter of tracts A, B, and D. He stated that Brushline Dozer Works was the low bidder with \$8,120.00. Lori An Gobert stated that they would have a drivable perimeter. Steve Woodall asked if they were basically moving the

underbrush back 50 feet. Donald Warschak said yes, along with dead trees and stumps. He added that contractors were asked to have it piled on site to be burned at a time when the burn ban has been lifted.

Curtiss Schonenberg stated that because of his relationship with Brushline Dozer Works, if he abstains they will lose their quorum.

Elizabeth Flint stated that she believed this matter should be tabled until next time.

Curtiss Schonenberg stated that if they are going to display property for sale and try to get people interested in it, they need to get those properties cleaned up. He stated that they have \$8,000.00 worth of monies above and beyond what had originally been budgeted because they have received more income than had been previously budgeted. He suggested that they take more of those monies and come up with a figure that they can put to this project and get those properties cleaned up. He stated that he had talked to some of the contractors and that they had told him their bids would have been less if they would have been allowed to get in there with a dozer. Lori An Gobert stated that she would not be in favor of doing that. She stated, why should they clear land for someone else if they do not know what their needs are and that they may want some of that stuff. Lori An Gobert stated that she would rather see their money go into other things than just clearing. Elizabeth Flint stated that they would be better served if they keep the public's money in the bank. Lori An Gobert stated that she believed clearing the perimeter and other sections met ACC requirements.

Curtiss Schonenberg stated that he believed the property would be much more marketable if people could see what they were buying. Dee Brabham, with the Housing Committee, stated that it makes it more marketable the more attractive you can make the property. She said there will be people who will see all the brush and will be turned off right away because they see the expense of having to clear the land. Lori An Gobert stated that the land clearing makes the price some-what negotiable. Dee Brabham stated that they should be careful because for it to be totally marketable they want it to have all the options possible. She stated that she thinks that people have to be able to see around. Elizabeth Flint stated that if they just clear the perimeter it leaves more options, but if they clear all of it the wildlife option is gone. Dee Brabham stated that she would take it as far as they can to make it look the most attractive to businesses coming in. She stated that they have to be able to drive around the perimeter.

Elizabeth Flint made a motion to table this discussion of the clearing project until the next meeting. Steve Woodall seconded the motion.

The item was tabled until the next meeting.

Dee Brabham volunteered to go and look at the Industrial Park. Steve Woodall stated that he thought it was wise for Dee to go out there and that he would love to hear from a real estate professional.

9. **Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberations about real property.**

At 7:46 pm Lori An Gobert closed the regular session and opened the executive session.

**10. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations about real property.**

At 8:03 pm Lori An Gobert reconvened the regular session.

Elizabeth Flint made a motion to advertise for a grazing lease for the purpose of acquiring an agricultural exemption on the 54 acres north of the ag complex that borders on the river. Curtiss Schonenberg seconded the motion.

Ayes: Gobert, Woodall, Flint, and Schonenberg

The motion passed.

**11. Discussion of items to be placed on future agendas.**

Items to be placed on future agendas included:

Steve Woodall – Asked if we would be leaving the Gilbert study as an agenda items. Lori An Gobert stated that it could be left as a standing item for a while.

John Mau – Absent.

Curtiss Schonenberg – None.

James Weishuhn – Absent.

Matt Sprague – Absent.

Elizabeth Flint – None.

Lori An Gobert – None.

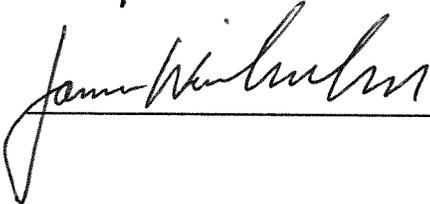
Donald Warshak – Last week had the open application day for applicants for the Home Grant project. Had nine (9) applicants that came, two (2) of them however did not qualify because they did not own the property that they live in and that was a requirement. That leaves us with seven (7) potential applicants. He stated that it will take about a year before any construction begins. He stated that if any new applicants come in we can send their information to GrantWorks.

Linda Lakich – The November meeting is the annual meeting.

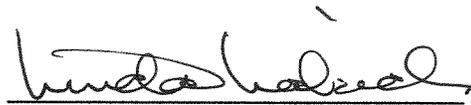
**12. Adjourn.**

President, Lori An Gobert, adjourned the meeting at 8:05 pm.

~~Secretary~~  
~~President~~

  
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Attest  
Secretary:

  
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