

Minutes
Columbus Community and Industrial Development Corporation
Directors Board Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **February 21, 2011** at 6:30 pm, 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
Treasurer	-	Matt Sprague
Secretary	-	Elizabeth Flint
Board Member	-	Curtiss Schonenberg
Board Member	-	John Mau (arrived 6:40 p.m.)
City Manager	-	Donald Warschak
City Secretary	-	Cathy Ezell

Absent: Board Member James Weishuhn

1) **Call to Order.**

President Gobert called the CCIDC meeting to order at 6:38 pm.

2) **Pledge and Invocation.**

President Gobert led the Pledge of Allegiance and Invocation.

3) **Consent Agenda**

- a) **Approval of meeting minutes January 24, 2011.**
- b) **Approval of invoices.**
- c) **Approval of January 2011 financial statements.**

Mr. Mau arrived at 6:40 p.m. After the Board received clarification on some of the invoices, Mr. Schonenberg made a motion to approve the consent agenda. Ms. Flint seconded the motion.

Ayes: Flint, Sprague, Gobert, Schonenberg, Mau, Woodall

The motion passed.

4) **Citizen Comments.**

There were no citizen comments.

5) **City Manager's Report.**

City Manager, Donald Warschak went over the twelve month running average of sales tax. He stated that the taxes received in February were for December and that in February 2011 CCIDC received \$39,434.64 as compared to February 2010 when they received \$37,074.43. He then went over the comparison of sales tax received in the four largest cities and the comparison of the sales tax received by the neighboring cities in the county. He stated that Kerry R. Gilbert and Associates had picked up the information last month but that he has no contact with them since.

City Secretary, Cathy Ezell stated that she had given out two of the business grant applications; one to Mrs. Williams for the renovation of the Top Cat Café and the other to a person interested in purchasing the movie theater and renovating it.

6) Consideration and action on the provisions for the Promissory Note from Great Southern Wood Preserving.

Mr. Schonenberg stated that City Council had rescinded the resolution thus giving the decision making authority back to the Board. He stated that legal council had advised Council that all of the terms of the note had been met. President Gobert asked if there was record of this. Mr. Schonenberg stated that it is in the minutes of the City Council meeting. He also stated that he would like a joint letter from the Board and City Council be sent to Great Southern Wood Preserving. President Gobert stated that she would like to thank them for ten years of service in the letter and asked for City Secretary, Cathy Ezell to prepare the letter. Mr. Schonenberg stated that he would help prepare the letter.

Mr. Woodall made a motion to forgive the Promissory Note from Great Southern Wood Preserving due to all the terms of the Note being met. Mr. Sprague seconded the motion.

Ayes: Flint, Sprague, Gobert, Schonenberg, Mau, Woodall

The motion passed.

Ms. Flint made a motion to write a letter to Great Southern Wood Preserving forgiving the Note and thanking the company for its hard work. Mr. Woodall seconded the motion.

Ayes: Flint, Sprague, Gobert, Schonenberg, Mau, Woodall

The motion passed.

President Gobert stated that she would like this done by the end of the month.

7) Review, discussion and take action as necessary on the project of constructing a sidewalk along the south side of Montezuma Street.

President Gobert asked how the research on this project was progressing. City Manager, Donald Warschak stated that the total project would cost approximately \$200,000. He stated that he broke out the project into four areas. The first area being from Rampart Street to the existing sidewalk; the second being from where the existing sidewalk ends to between the two structures; the third continues from the two structures to FM 806; and the fourth being from Montezuma Street to Park Street.

President Gobert asked if there was any sidewalk in front of the High School. Donald Warschak stated that there was not.

Donald Warschak stated that he looked at the placement of the sidewalk based on the future installation of a forty foot curb street. He stated that the best location for the sidewalk would be on the south side of the street and this would maintain the open ditch drainage system. He stated the cost estimates for the four areas are: a little over \$60,000 for area one; a little over \$40,000 for area two; \$27,000 for area three; and \$26,000 for area four. He stated that he only looked at using concrete because he was worried about erosion. He also stated that the over all maintenance of the concrete was the best for the area.

President Gobert stated that the engineering cost was for all four projects together. She stated that the area from the Little League Park to Oak Bluff Village is the most alarming area with traffic and a sidewalk in this area would help with safety.

Mr. Woodall asked why CCIDC would want to do this project. President Gobert stated that CCIDC has given a lot of funds to improve this park. She stated that it is unsafe when they have tournaments and people are crossing the street. She stated that the City needs to look at traffic. She stated that a lot of money has been spent but it is unsafe.

Mr. Woodall asked what area should be considered for the sidewalk. President Gobert stated area two would be the one she would recommend. Mr. Woodall asked how this would make it safe. President Gobert stated that there was nothing to delineate that area.

Mr. Woodall stated that he believed that the extra revenue should be used to retire debt and also buy property along Highway 71. President Gobert stated that there is not a lot of property to purchase along Highway 71.

Mr. Schonenberg stated that there is a nice park system in place but that it is not the safest park. He stated that Montezuma Street is busy and there is not a place for pedestrian traffic. He stated that his opinion was that the area from the park to Oak Bluff Village was the most important and then it should continue to FM 806.

Ms. Flint stated that there would be more control in the park if there was designated parking, a push button traffic light and a fence. President Gobert stated that you would still have people walking along the fence. Mr. Mau stated that you would still have parking issues because parking would be taken away to create the sidewalk. He asked if the north side of the street was looked at for the construction of the sidewalk. Donald Warschak stated that there would be drainage issues if the sidewalk was placed on the north side and those drainage issues do not exist on the south side.

Mr. Sprague stated that he would like to see if input from the Little League could be received. He stated that he was not sure how much a sidewalk would be utilized and that the danger was more from people crossing the street. He stated the price of the project was expensive and he does not know there will be a benefit. He stated that no one really walks up and down the street. He stated that the more danger is the parking for the soccer field. He stated that there is not enough parking. He stated that there is a bigger issue than the sidewalk. He stated that the parking lot needed to be enlarged. He stated that there is no flow to the traffic and no police presence. He stated that if the goal is safety then the sidewalk is misguided.

President Gobert stated that they all realize that there is a safety issue. Mr. Sprague stated that he felt a better option for the money was to have a plan done as where to park and the capacity of the parking lot. He stated that he thinks not very many people will use the sidewalk. Ms. Flint stated that she agreed with Mr. Sprague and a sidewalk is a disjointed approach to fix the issue.

Mr. Schonenberg stated that he recommended tabling this item and to work with Donald Warschak to come up with a better solution. He stated that the cost figures seemed a little high.

Ms. Flint asked if it would possible to install speed bumps and a push button pedestrian traffic light.

Mr. Sprague asked if there could be a flashing light with a cross walk. He asked who could evaluate the surface area of the parking at the soccer field. Donald Warschak stated that he could do this. He stated that he would look at the parking lot at the soccer field and the parking lot near the bus barn to determine the maximum number of cars that could park.

Mr. Sprague stated that the best solution would be a combination of improvements to the parking lot and signage directing traffic. Mr. Mau stated he would like to look at a second entrance at the soccer field.

Mr. Sprague stated that he had no issues at all investing in something like this but he was opposed to a sidewalk. Mayor, Dwain Dungen stated that this issue was bigger than CCIDC and would recommend CCIDC working with City Council and the Little League to decide the best solution to the issue.

Mr. Schonenberg made a motion to table this item. Mr. Woodall seconded the motion.

Ayes: Flint, Sprague, Gobert, Schonenberg, Mau, Woodall

The item was tabled.

8) **Review, discussion and take action as necessary on the future acquisition of property adjacent to Highway 71.**

City Secretary, Cathy Ezell stated that she had spoken to the Delinquent Tax Attorney and that the status of the property at 1624 Highway 71 was they are in the process of serving the owners and it would not go to tax sale until the fall. Ms. Flint stated that the property is three parcels and asked if only one parcel was looked at or were all three taken into consideration. Cathy Ezell stated that she only looked at the parcel associated with the address.

Ms. Flint stated that this property has multiple owners and would be hard to purchase. Cathy Ezell stated that if the Board wanted to buy the property they could send a representative with a maximum amount to be spent on the property to the tax sale and purchase the property that way.

Mr. Mau asked what the purpose of purchasing the property is. He also asked if the CCIDC was in the business of buying property or trying for the goal of economic development. President Gobert stated that they are trying to clean up Highway 71 to make it presentable to future economic growth and if it is not possible the Board can look at purchasing the property to make a viable business offer. Mr. Woodall stated that if a reputable real estate firm is advertising the property it would increase interest.

9) **Review, discussion and take action as necessary on CB Richard Ellis monthly report of marketing of Industrial Park.**

President Gobert stated that she has had many discussions with Jeff Pittman. She stated that Mr. Schonenberg just happened to be at the Industrial Park when a prospect was there. Mr. Schonenberg stated that the interested party is looking for thirty acres with rail and truck access. He stated that he has stayed in contact with the company. President Gobert stated that this company has been in contact with Jeff Pittman. She stated that there had been a total of three companies showing interest in the Industrial Park; one being the company just talked about, the second being a company that would need forty acres with rail access and there was one other company but she was not sure exactly what that company needed. She stated that Jeff Pittman was working to get each company the information that they need. She stated that there is a renewed interest in the Industrial Park.

10) **Review, discussion and take action as necessary on the renegotiation of the contract with CB Richard Ellis for the Exclusive Sales Listing Agreement.**

President Gobert presented the agreement from CB Richard Ellis stating it would extend their services until December 31, 2011. However, they would be willing to extend their services for six months. She stated that she had spoken with Jeff Pittman about the communication issues. She stated that the agreement would be to have Jeff Pittman and George Jones as co-brokers.

Mr. Schonenberg stated that the Board had agreed to stay with CB Richard Ellis but to change agents. President Gobert stated that she left messages to that regard but the messages were sent to Jeff Pittman. Mr. Schonenberg stated that he likes the exposure that the Industrial Park is getting but that the agent is still an issue. Mr. Mau asked if Jeff Pittman could be the secondary agent and someone else be the primary agent not to loose the knowledge base. President Gobert stated that she had had ample communication with Jeff Pittman about the issue.

Mr. Woodall stated that the Board could stay with CB Richard Ellis this year and look for another national firm next year.

Mr. Woodall made a motion to extend the contract with CB Richard Ellis for the Exclusive Sales Listing Agreement for six months from December 31, 2010 to June 30, 2011. Mr. Schonenberg seconded the motion.

Ayes: Flint, Sprague, Gobert, Schonenberg, Mau, Woodall

The motion passed.

11) Discuss items to be placed on future agendas.

Creation of a sub-committee to look into the safety issues at the Little League Park.
Address the parking issue at the Little League Park.

12) Adjourn.

President Gobert adjourned the meeting at 7:56 p.m.

President:



Attest

~~Secretary:~~

Treasurer


