

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 15, 2014** 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	-	Curtiss Schonenberg
Vice President	-	Byron Marburger (absent)
Treasurer	-	Lori An Gobert (absent)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Barbara Peterman
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Asst. City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:34 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and invocation were led by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of October 2014 Profit and Loss Statement.
- c) Approval of November 2014 financial Statements.
- d) Approval of Annual Meeting Minutes for November 17, 2014
- e) Approval of Regular Meeting Minutes for November 17, 2014.
- f) Approval of Special Meeting Minutes for December 1, 2014.

In the Annual Meeting Minutes from November 17, 2014, Elizabeth Flint asked that changes be made on item 3 from "with no further discussion," to "opportunity for discussion was offered and no comments were made."

Elizabeth asked that on the Special Meeting Minutes for December 1 that "chief appraiser" be added to Billy Mitchell's name on item 3.

Barbara Peterman made the motion to approve the consent agenda as presented, with the two corrections being made. Elizabeth Flint seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

4. Citizens' Presentations and Comments.¹

Roger Wade, with the Live Oak Art Center, would make a presentation during agenda item 6. Will Kearney spoke about the 54 acre agricultural exemption. He proposed to fence in the 54 acres, with the price of fencing going toward the lease and then running cattle on it. His presentation pertained to agenda item 9, so he was asked to finish his presentation during that time.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the December sales tax revenue was up compared to last year's same time period. The CCIDC's portion of sales tax revenue was \$34,038.29, compared to last year, which was \$33,821.86. The City of Weimar, Eagle Lake and the county also experienced increases. Donald also reported that the Sidewalk Project would soon be finished and there would be an ADA inspection on December 16. The last invoice for the project will be for retainage and adjustments and the project was paid for entirely by grant funds and CCIDC. The Board expressed that they were pleased with the results of the Sidewalk Project.

6. Discussion and Action, if necessary, regarding the 2014-2015 Community Grant Applications received.

Habitat for Humanity and the Columbus Garden Club were awarded their grants at the last meeting. Roger Wade, from the Live Oak Art Center, brought a revised budget list from the the original grant he presented at the last meeting. The grant request changed to only include making the bathroom in the Whiskey Warehouse ADA compliant. The total estimated amount for this adjusted project was \$14,500. Mr. Wade explained that they were waiting on other grants from other organizations to stabilize the building before the bathroom could be started. He was instructed that the funds from CCIDC would need to be spent by September 30, 2015. Curtiss explained that of the items requested on the original grant, the ADA bathrooms would make the building more accessible for other events, not just the ceramics center. This would be in compliance with the Economic Development Act.

Curtiss made a motion to fund the LOAC bathroom request in the amount of the balance of the Community Development Grant money, which was \$11,300. Elizabeth Flint seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

Elizabeth requested that Donald Warschak contact City Attorney Pat Gillespie to write the TML attorney to seek an opinion on whether the original LOAC grant application would be allowed under Subchapter D, Secion 505.152, since he was more familiar with the Economic Development Act. Elizabeth felt strongly that the original grant application would be appropriate under the Act.

Elizabeth made a motion to ask our legal council to contact, in writing, the TML legal council concerning the appropriateness of the original LOAC grant under Subchapter D, Section 505.152, for clarification now and in the future. Joel Usher seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

City Secretary, Linda Lakich, stated that since the revised LOAC grant was over \$10,000, it had to go to City Council for two readings and approval.

7. Public Hearing, if necessary, regarding the 2014-2015 Community Grants.

Curtiss closed the Regular meeting at 6:57 pm and opened the public hearing concerning the 2014-15 LOAC Whiskey Warehouse Ceramics Center grant for \$11,300. There were no concerns or comments from citizens, so the public hearing was closed at 6:57 pm. The regular meeting was reopened at 6:57 pm.

8. Discussion and Action, if necessary, regarding the agricultural exemption of the 54 acres at the Crossroads Business Park.

The Colorado County Central Appraisal District was aware that there had been an additional 12 bales of hay cut at the 54 acres. There were a total of 20 bales at the property. Curtiss had not heard anything else from them about the agricultural exemption to know if the qualifications were met or if an appeal would be necessary. Curtiss discussed an email sent from Vice President, Byron Marburger, in his absence. Byron has been the liason with Brushline Dozer Works. In his letter, which is attached to these minutes, he complimented Brushline for their efforts in cutting the hay so quickly and recommended Brushline Dozer Works when it was time to take over the annual contract. Also, Brushline sustained some equipment damage in the recent hay making effort. He supported CCIDC in reimbursing Brushline for the damage sustained during the cutting process. The invoices from Brushline were \$2,040 for cutting and baling hay and \$1,740 for repairs to equipment. Curtiss recused himself from the discussion. Secretary Elizabeth Flint led the meeting.

DyAnn Lauzon made a motion to pay Brushline Dozer Works \$2,040 for for cutting and baling and \$1,740 for damage to their equipment. Barbara Peterman seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, and Usher
Absent: Marburger and Gobert
Abstain: Schonenberg

The motion passed.

Elizabeth Flint turned the meeting back over to President, Curtiss Schonenberg.

9. Discussion and Action, if necessary, on establishing a new contract for aquring the agricultural exemption at the 54 acres at the Crossroads Business Park.

Will Kearney continued his proposal for the 54 acres. Mr. Kearney would like a 2-5 year lease to graze cattle in some sort of pasture rotation, put some portable pens in and figure out the water situation. He stated that the property is bounded by Massey's property on the west, but would need a fence on the south and east, which would come out to about 3,000 feet. No fence would be needed along the river. He would build and pay for the fence, but would want that to be taken into account on the lease at \$1.50 per foot with 4-5 wires. Curtiss said this would definitely be an avenue for the agricultural exemption.

Curtiss recommended advertising in the paper for an ag lease proposal that would work toward an agricultural exemption since the last one was terminated. The Board would then address the one that best suits their needs and a contract to that effect would be written up. Donald suggested a couple of parameters for the proposal, which include a 5 year contract and Huisache control.

Curtiss made a motion that he and Donald would write up and accept bid proposals to aquire the agricultural exemption. The ad for proposals would then be posted in the newspaper. Elizabeth seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

10. Discussion and Action, if necessary, regarding the transfer of mineral rights to the City of Columbus.

Curtiss stated there had been no movement on the exchange of land, so this item will be left on the next aganda.

11. Discussion and Action, if necessary, regarding updates about the existing Crossroads Business Park Tenants: E'Kabel

A meeting has been scheduled with E'Kabel on Wednesday, December 17, 2014. They are wanting to address the additional 10 acres and they are supposed to break ground soon. Elizabeth and Barbara asked if any personal references or financial information had been received from E'Kabel. Nothing had been received. Elizabeth commented that the City will be giving this company the property of the citizens of Columbus and we are not really sure to whom we are giving it. Joel said that is something the Board should look into for the future. Barbara volunteered to look for sources that would give information about this company and possibly contact legal council. Curtiss stated that the Board would have to authorize legal council beforehand. Elizabeth said that she would like to make sure this is a legitimate business and CCIDC is not in the real estate business, but in the jobs business.

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

OIC- Donald and Curtiss met with Chuck Owen and one of OIC's investors. They are still very interested in land.

Klauber Candies- They have contacted us and are very interested in 3 acres at the Park.

Acorn Seekers- Barbara Peterman gave an update on this company. Mr. Murga met with management in Spain. They have reconfigured the building, making it horizontal instead of vertical, since the land is not conducive to a basement. They would like to have 6 acres of land. They are still working on the number of employees, shipping and utility needs. They will get that information to the Board as soon as possible.

13. Discussion and Action, if necessary, regarding modifications to the City of Columbus and County of Colorado's Tax Abatement Programs.

The scheduled meeting with the county judge had to be rescheduled for Thursday, December 18. No discussion was needed.

14. Discussion and Action, if necessary, regarding developmental plans and goals for CCIDC.

This item was not discussed and will be put on next month's agenda.

15. Discussion and Action, if necessary, to reschedule the January 2015 regular meeting.

After discussion of dates to reschedule the January meeting, Curtiss moved to reschedule the meeting on January 12, 2015. Joel Usher seconded the motion. The vote was as follows:

Ayes: Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

16. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberation regarding real property and Section 551.087 deliberation regarding economic development.

Curtiss adjourned the Regular Session for Executive Session at 7:40 pm.

17. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations regarding real property and economic development.

Curtiss reconvened the Regular Session at 8:18 pm, with the same members present as before. Elizabeth Flint made a motion to pay an invoice from Appraisal Resources of Texas for \$1,000. Joel Usher seconded the motion. The vote was as follows:

Ayes: : Lauzon, Flint, Peterman, Usher and Schonenberg
Absent: Marburger and Gobert

The motion passed.

18. Discussion of items to be placed on the future agendas and announcements.

Curtiss proposed that the Board have a meeting with local school districts and local businesses so the needs of employers can be discussed, since our schools are turning out the employees that these businesses are looking to hire. Elizabeth added that the Board needs to concentrate their direction to job training. Schools need to be aware of the skills to teach to make their students more valuable to these companies.

18. Adjournment

President, Curtiss Schonenberg, adjourned the meeting at 8:24 pm.

Vice-President:

Byron Marburger

Attest
Secretary:

EB Flint