

**Minutes**  
Columbus Community and Industrial Development Corporation  
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 20, 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(absent)
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 6:35 p.m.

**2. Pledge of Allegiance and Invocation.**

The Pledge of Allegiance was led by Joel Usher and the Invocation was lead by Curtiss Schonenberg.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of September 2014 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ending September 30, 2014.
- d) Approval of Regular Meeting Minutes for September 15, 2014.
- e) Approval of Special Meeting Minutes for October 6, 2014.

The bank reconciliation statement, under pending transactions, needs to have the amount for Boys and Girls Club changed from \$65,641.74 to \$9,600. Linda reported that the investments in Logic were moved to First State Bank, but the CD's were not yet reflected on the Quarterly Investment Report because they were opened on Oct. 1, 2014. The Special Meeting minutes line on the agenda needs to be changed from October 20 to October 6.

DyAnn Lauzon made the motion to approve the consent agenda as presented, with corrections to the bank reconciliation and agenda. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

Curtiss asked that the citizen presentations wait until agenda item 7, since they pertained to the the Community Development Grant.

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

City Manager, Donald Warschak, stated the sales tax revenue was up compared to last year's same time period. The CCIDC's portion of sales tax revenue was \$39,902.13, compared to last year, which was \$30,820.74. The City of Weimar, Eagle Lake and the county also experienced an increase. Donald also gave a report on the Sidewalk Project. The workers would be pouring the last of the concrete and then go back and saw cut, then pressure wash. Donald complimented the workers, as they have been working well with the downtown business owners. DyAnn said she talked to some of the downtown merchants and they were fine with the project and process.

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

There were four applications received for the Community Development Grant. They were Habitat for Humanity, LOAC Whiskey Warehouse Ceramics Center, Columbus Trash Off Day, and the Development of J'Rae Sports Academy.

Scott Mattingly gave a presentation for Habitat for Humanity. He stated that Habitat for Humanity's goal was to eliminate poverty housing. He asked for CCIDC's assistance with this goal. He explained that every dollar put into a Habitat house is repaid by the the home owner. Habitat then turns around and reuses it to build more houses. Roger Wade gave a presentation for the LOAC Whiskey Warehouse Ceramics Center. They would like to make the building into a ceramics center for youth and adult education classes and provide a handicap accessible bathroom for use at various functions. The building also needs renovations to make it safe. Elizabeth asked if there was any way to break up the requested \$100,000 over a 2-3 year period to reduce the impact on the CCIDC budget. Mr. Wade commented that he thought they could possibly get a loan based on a commitment from CCIDC. Curtiss commented it didn't fit all the criteria, but some of it did. He stated that the restoration work and securing the building would be better suited for HOT funds.

There were no presentations for the Trash Off Day or J'Rae Sports Academy, but were discussed by Board members. The Trash Off Day has been awarded money the past 6 years. Curtiss stated that attorney Pat Gillespie said that according to the grant, J'Rae Sports Academy would fit in as a sports facility, but he was concerned that it was a single private entity. He said that he would like to see it more as a facade or signage grant.

Curtiss stated that all Board members were not present, so they would be awarding the grants at the next meeting so the remainder of the Board would have time to look over the grant applications.

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

No public hearing was needed because no grants were awarded at the meeting.

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

Curtiss and Donald had a conversation with Mr Ruether. He said that Neal Zajicek was supposed to start cutting later in the week or the following week. Elizabeth thanked Curtiss and Donald for their ongoing efforts in this matter.

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

Donald spoke to attorney Barry Rutta and told him that the Board wanted the City to have possession of the minerals, but the Board would receive royalties, lease money, or any income from leases. A copy of the draft should be available at the next meeting.

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

E'Kabel had been inquiring about the status of the revisions to the tax abatement program. Donald stated they can still get abatements on the original ten acres because they haven't broke ground or started construction. Curtiss stated that the tax abatement item would be on the agenda later, so it would be discussed at that point.

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

A pipe coating company, Oil Industrial Coating, is interested in the property south of Great Southern Wood. A pipe threading company is possibly interested in moving their company also. There were no other new companies interested.

**12. Discussion and Action, if necessary, regarding a maintenance contract at the Crossroads Business Park.**

Curtiss stated this is typically the month to advertise for a new maintenance contract for the Park.

Elizabeth Flint made a motion to advertise for a maintenance contract at the Industrial Park. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

Curtiss and Donald made a presentation at Commissioner's Court on October 14, 2014 about the recommended changes that came about from the meeting with the mayors and city managers from Eagle Lake, Weimar and Columbus. The changes were well received and they are moving forward to develop a final abatement policy. The recommended changes were to move from a 5 year program to a 10 year program, to add a third tier to allow negotiations on larger projects on a case by case basis. With the current program, no gas or electrical producing companies were allowed, including Lincoln Energy and Praxair. It was recommended that electrical providers be allowed to be included in the tax abatement program. The abatement policy was looked at by a company called Ryan. They made some recommended changes that would be consistent with current tax abatement law.

**14. 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 7:27 pm.

**15. 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 8:24 pm, with the same members present as before. Joel Usher made a motion for Curtiss to continue negotiations on the items stated in Executive Session. Elizabeth Flint seconded the motion. The vote was as follows:

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

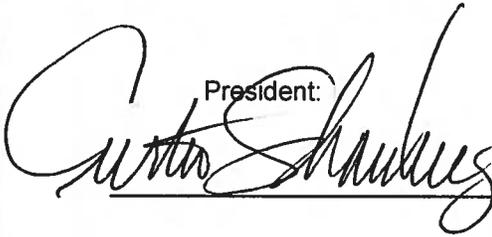
The motion passed.

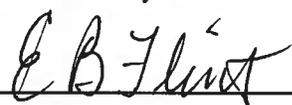
**14. Discussion of items to be placed on the future agendas and announcements.**

Elizabeth Flint asked for the agricultural exemption of the 54 acres, the transfer of mineral rights to the City, and the CCIDC goals and objectives be on the next agenda.

**15. Adjournment**

President, Curtiss Schonenberg, adjourned the meeting at 8:26 pm.

President:  
  
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Attest  
Secretary:  
  
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11-17-14