

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **August 18, 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:

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|--------------------------|---|--------------------------|
| President | - | Curtiss Schonenberg |
| Treasurer | - | Lori An Gobert |
| Secretary | - | Elizabeth Flint |
| Board Member | - | DyAnn Lauzon |
| Board Member | - | Joel Usher |
| Board Member | - | Byron Marburger (absent) |
| Board member | - | Barbara Peterman |
| | | |
| City Manager | - | Donald Warschak |
| City Secretary | - | Linda Lakich |
| Assistant City Secretary | - | Traci Edman |

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:31 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and Invocation were lead by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of July 2014 Financial Statements.
- c) Approval of Regular Meeting Minutes for June 16, 2014.
- d) Approval of Regular Meeting Minutes for July 21, 2014.

During the July 21, 2014 meeting, it was requested by Elizabeth Flint to possibly rewrite her comments from item 10 on the June 16, 2014 minutes. She approved the minutes as they were originally presented.

Lori An Gobert made the motion to approve the consent agenda as presented. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

Scott Mattingly, executive director for Habitat for Humanity, spoke to the Board about the process of helping Colorado County through Habitat for Humanity. He said he appreciated the Board's assistance last year, and any support they could provide this year would be appreciated.

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 \$44,774.92, compared to last year, which was \$38,255.04. The county and City of Weimar also experienced an increase, while Eagle Lake was slightly down. He stated that when the Industrial Park was built, a piece of property was purchased from the

railroad to put the utilities in. There were gates restricting access there, which were later removed. The gates will now be rehung to restrict travel back and forth. Also, the plywood has been removed from the sign on the 54 acres.

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

Curtiss stated that he had a conversation with Mr. Mitchell from the Appraisal District and he is very concerned about the agriculture exemption issue. He said if we have hay production, we will be okay. Curtiss also talked to Mr. Ruether and told him we need to have hay production. He told him that if he couldn't make a cut, then he needed to explain why to Mr. Mitchell and explain his plan of action. If Mr. Mitchell was agreeable to the plan, then we would work with Mr. Ruether. Elizabeth asked if we had a contingency plan. Joel also asked if there was something else we could do to keep us within the guidelines if he is not able to make hay. Elizabeth asked if we could leave item 6 open and discuss it later on in the meeting.

Curtiss moved to item 7 with no action taken.

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

Attorney Barry Rutta has looked over the correction deed, which was the exact same copy that was prepared by Attorney Pat Gillespie, and said it does everything that we need it to do. All we have to do is sign it and send it to E'Kabel's lawyers. They will get E'Kabel to sign it and then it will be recorded.

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

No updates at this time.

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

Curtiss stated he had not heard from Texas Solar or LubriTech. Elizabeth said there are people in the community that would like to make a presentation if we are considering LubriTech for the Industrial Park.

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

Ty Prause wants to get an economic development specialist to work with us in developing a tax abatement program.. The specialist, Greg Sweeny, is from Connecticut and works with Praxair.

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

Item 11 moved to later in the meeting.

12. 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 7:07 pm.

13. 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 7:24 pm, with the same members present as before. No action was necessary.

Curtiss moved to item 6 on the agenda.

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

Curtiss reopened this item. Elizabeth made a motion for Curtiss and Donald to speak to Mr. Mitchell about alternate actions that would qualify this year as an agricultural exemption year. Joel seconded the motion. The vote was as follows:

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

The motion passed.

Curtiss moved to item 11 on the agenda.

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

Lori An handed out a paper with goals and objectives that she put together. She looked at other economic development boards around the area and took parts from theirs that were appropriate for the CCIDC goals and objectives. Curtiss asked everyone what their primary objective for the Board was and what needed to be addressed. Labor and housing were on the list. This item will remain on the agenda for the next meeting and possibly an additional special meeting will be called to work on this item.

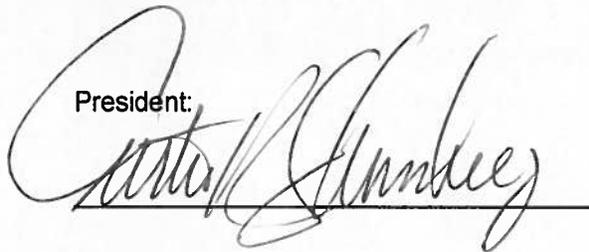
Curtiss moved to item 14 on the agenda.

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

Elizabeth requested that guidelines or requirements for businesses coming to the Industrial Park be added to the next agenda, so there will be some policies and procedures in place.

15. Adjournment

President, Curtiss Schonenberg, adjourned the meeting at 7:33 pm.

President:


Attest
Secretary:
