

Columbus Community and Industrial Development Corporation  
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 21, 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
Treasurer	-	Lori An Gobert (arrived at 6:34)
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 6:30 p.m.

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

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

Lori An Gobert arrived at 6:34.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of June 2014 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2014.
- d) Approval of Regular Meeting Minutes for June 16, 2014.

The four grants on the financial statements have not been dispersed and need to be spent by September 30, 2014, or they will be forfeited. Elizabeth stated that item 10 on the June 16 minutes did reflect the intent of her statement but she was not sure it was exactly what she wanted recorded. She asked that she have time to listen to the CD and rephrase her statement concerning the sales tax abatement.

Lori An Gobert made the motion to approve the consent agenda as presented, with the exception of item 10 on the June 16 minutes, which may need to be rewritten and reapproved for the next meeting. Joel Usher 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.<sup>1</sup>**

There were no presentations or comments.

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

City Manager, Donald Warschak, stated the sales tax revenue was up slightly compared to last year's same time period. The CCIDC's portion of sales tax revenue was \$31,030.50, compared to last year,

which was \$30,888.12. Eagle Lake also experienced an increase while the county and Weimar saw slight decreases in their sales tax revenue for the same period. Curtiss and Donald met with engineers from AEP to locate their service area in and around the City. They inquired about the area so they would know if property would fall into an area that is deregulated. This would allow businesses coming in to shop for electrical rates and get the best price, which could be an attraction for businesses. Concerning the Sidewalk Project, they have started construction on Milam since the last meeting. They will try to be completed by the end of August, or early in September.

**6. Nomination and election of Vice President for the CCIDC Board.**

Curtiss stated it was not mandatory to elect a vice president at this time because there would be elections in November, but they would need a vice president in case he was unable to attend a meeting.

Lori An Gobert made a motion to elect Byron Marburger as vice president. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

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

Elizabeth asked that the board have the executive session on real estate before discussing this item. Moved until after Executive Session.

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

The papers regarding the transfer of mineral rights from E'Kabel have been drawn up and approved by both parties. We are waiting on them to go through.

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

E'Kabel has not decided what their plans are going to be for the additional 10 acres, so we do not have any plans on starting dates.

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

Curtiss stated there have been no new inquiries from prospective companies. With LubriTech, their finance package has fallen through, so they are trying to get together with an individual from the states to partner with them. Nothing new on Texas Solar.

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

Curtiss talked to Ty Prause about the tax abatement and, with the exception of one commissioner, they are ready to move forward with modifying the abatement program. They asked for representatives from the Board and City Council to sit in on the meetings. There are some companies interested in projects in the county, so they are very interested in modifying the abatement program.

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

This will be reviewed at the next meeting. Elizabeth had some newspapers articles about technical training being provided by junior colleges and high schools. This showed a need for training for local jobs.

**13. Discussion and Action to authorize change in investment of funds.**

Linda Lakich stated that we have some money invested with Logic, but their interest rates are low. She asked the Board's approval to close the Logic accounts and transfer them somewhere with a better rate. Elizabeth asked that we ask for bids from all the financial institutions in Columbus to be fair. Linda said that wherever the money goes, we will still have to have pledge securities available.

Lori An made a motion to bid out the CCIDC depository and to send every bank in Columbus a notice of the bid. Joel seconded the motion. The vote was as follows:

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

The motion passed.

**14. Discussion and Action, if necessary, regarding the 2014-2015 Budget.**

Linda stated the figures are very close to the ones from last year.

Lori An moved to accept the proposed budget. Curtiss seconded the motion. The vote was as follows:

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

The motion passed.

**15. Discussion and Action to authorize advertising of the availability of the 2014-2015 Community Development Grant Application.**

Elizabeth made a motion to agree to authorize Donald to advertise the Community Development Grant. Dyan seconded the motion. The vote was as follows:

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

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 7:17 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 7:31.

Lori An made a motion, in regards to real property, to move forward with the paperwork regarding negotiations pending final review in the morning. Joel seconded the motion. The vote was as follows:

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

The motion passed.

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

Curtiss stated that we received a letter from chief appraiser, Mr. Mitchell, at the CCC Appraisal District stating that right now the park properties were not in compliance in achieving the agricultural exemption. There has not been enough activity. We have a stated contract with the individual that has the lease. Donald stated that he contacted Mr. Mitchell a few days after we received the letter, and he is trying to prod us into getting something going out there. The same day Donald contacted Kevin Reuther, that has the lease, and told him about the letter and the need to get something going out there. At that time, he indicated he was going to try to get there in a week or so. Donald talked to him again about cutting. His plans were to cut some hay and then fertilize. Elizabeth said that the purpose was to establish an agricultural lease on that property since it is not suitable for economic development. Three years ago, the land was cleared. Last year it was sprayed and disced. This year nothing has been done. We have a contract with Mr. Reuther, prepared by our attorney, but it does not state it has to be done every year. Donald stated the purpose of the contract was solely for hay production and land management or any activities that qualify for an ag exemption. Joel stated that we need to send him a written notice, according to 8c in the contract, that says he has 10 days to comply after written notice is received.

Elizabeth made a motion to ask the city attorney to draw up a letter to the tenant regarding the hay production lease contract and clarify stipulations of said contract. Joel Usher seconded the motion. The vote was as follows:

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

**18. Discussion of Items to be placed on future agendas and announcements.<sup>2</sup>**

Lori An welcomed Barbara Peterman to the CCIDC Board.

**19. Adjournment**

President, Curtiss Schonenberg, adjourned the meeting at 7:50.

President:  
  
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Attest  
Secretary:  
  
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