

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **August 17, 2015** 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
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

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 and invocation were led by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of July 2015 Financial Statements.
- c) Approval of Regular Meeting Minutes for July 20, 2015.

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

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the August sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$45,077.27, in comparison to last year's portion of \$44,774.92. Weimar and Eagle Lake also saw an increase in their sales tax and the county saw a decrease. Curtiss asked about the response on the community development grant applications, and Donald replied that it would be posted in the newspaper this week.

6. Discussion and Action, if necessary, regarding the 2015-2016 Budget.

Donald Warschak explained the improvements for the water, sewer and gas to the 54 acres. A map of the park was displayed and Donald explained where the lines could possibly go. Sanitary sewer lines

with contingencies, engineering and construction costs are estimated at \$262,000. Water lines with contingencies, engineering and construction costs are estimated at \$339,000. Gas lines, with related fees, are estimated at \$138,000. Donald recommended waiting to see what will happen with the 54 acres and interested businesses before moving forward. Barbara asked the source of the \$600,000 for these improvements. Donald replied that we could apply for grants and Lori An suggested the money in the reserves. Donald suggested doing all the sewer, bringing water across the road and and waiting on the gas lines, which will be approximately \$300,000. Lori An stated to budget the \$300,000 if E'Kabel comes in and not to do the rest unless there is a contract with a new business. At that point, an application for a grant could be submitted. Lori An asked if an adjustment to the budget for the ag complex had been done. Curtiss stated that it had not been done and it will take \$125,000 to complete the transaction. Lori An asked about the ag complex contract. Curtiss stated that they have agreed with everything and they are going to be calling a meeting and signing their part on August 24, 2015. Then it is just a matter of us paying them. The cost of the 54 acre land swap is going to be approximately \$9,000. \$12,000 will need to be put in to bring water, gas and sewer lines for E'Kabel. A total of \$146,000 will be needed for the 3 projects; E'Kabel, the Ag Complex and 54 acre land swap. Curtiss recommended raising the Professional Services line item to \$25,000, based on the expenditures that have accrued since bringing Cary Bovey on as our attorney. We are paying more for his services, but we are also getting more. Andy stated that in future deals, reasonable legal costs should be covered by the business coming into the Park. He stated there is still no contract with E'Kabel and we are paying all the legal fees. Dyann said that we will be using some of the contracts he has prepared this year for future projects. The Park Infrastructure line item will be \$60,000, Advertising and Promotion line item will be \$10,000 and the Tenant Assistance line item will drop to \$10,000. The Community Development Grant line item will be dropped to \$35,000, the Business Improvement Grant line item will go up to \$33,800, and the Economic Development Grant line item will drop to \$2,000.

Andy Nunmaker left the meeting at 7:29 pm.

A new line item will be added to expenditures, which will be Real Estate Transactions for \$129,000. The total expenditures for the 2015-2016 budget will be \$585,940. A new line item will be added to the revenues, which will be Transfer from Reserve Funds for \$108,800. The total revenues for the 2015-2016 budget will be \$585,940.

Lori An Gobert made a motion to adopt the said budget as discussed. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, regarding a meeting with the Chamber of Commerce concerning the Colorado County Employment Initiative.

Barbara gave Board members the questionnaire that will be sent to businesses. She read and discussed the questions on the questionnaire. Dyann recommended putting a signature and phone number line on the questionnaire. Michelle Gorman, Director of the Chamber of Commerce, will be sending the questionnaire out by email and mail. She has emailed the Weimar Chamber of Commerce and the Eagle Lake Chamber of Commerce to see if they would like to be involved in this initiative. Barbara said she would be the contact person for the CCIDC on this project and they are open for any suggestions. No action was needed.

8. Discussion and Action, if necessary, concerning the new contracts with E'Kabel.

Curtiss stated that Wallis State Bank would not approve the repurchase agreement. E'Kabel tried to find an insurance company to write a non-performance bond, but no insurance company would write it. The

purpose of the bond was if E'Kabel did not do what they were supposed to do in the performance agreement, the stipulated amount of money in that bond would go to CCIDC.

9. Discussion and Action, if necessary, concerning the Colorado County Central Appraisal District Appeal.

Curtiss stated that we will pay for 2 years of taxes.

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

No action was necessary. This will continue to be an agenda item until the land transfers are complete.

11. Discussion and Action, if necessary, regarding the legal documents for the land exchange at the Ag Complex.

Curtiss said the ag complex has reviewed the documents and everything is in order. They will have a meeting on August 24, 2015 to sign it. Lori An asked if the Board has signed it. Curtiss stated that we have not signed it.

Lori An made a motion to authorize Curtiss to sign the contract with the Ag Complex. Barbara Peterman seconded the motion. The vote was as follows:

Ayes: Gobert, Usher, Lauzon, Peterman, and Schonenberg

Absent: Marburger and Nunmaker

The motion passed.

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

OIC- Curtiss said the main person supporting this project is on board 100%, but he was not able to be at tonight's meeting. They have an application, but it has not been returned to the Board. No action was needed.

13. Discussion and Action, if necessary, regarding performance agreements and application requirements for prospective tenants at the the Crossroads Business Park.

Andy Nunmaker is working on suggestions and revisions to the present applications. Andy had to leave the meeting, so there was no discussion.

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.

No Executive Session was needed.

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

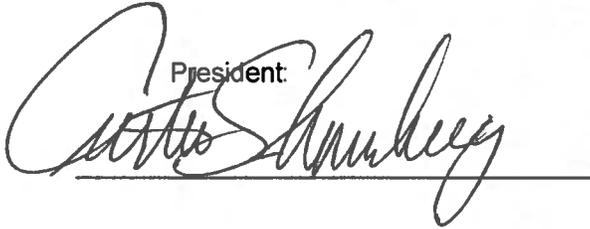
This item was not needed.

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

Lori An stressed the importance of closing on the ag complex deal within this fiscal year.

17. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:58 pm.

President:


Attest
Secretary:
