

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 21, 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(absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
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 led by Curtiss Schonenberg.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of November 2015 Financial Statements.
- c) Approval of Annual Meeting Minutes for November 16, 2015.
- d) Approval of Regular Meeting Minutes for November 16, 2015.

Curtiss asked that the word "and" be corrected on the November 16, 2015 regular meeting minutes on item #7. DyAnn Lauzon made the motion to approve the consent agenda as presented. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

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

Beth Esterling, a member of the Chamber of Commerce and a downtown business owner, spoke to the Board concerning improvements of the Columbus downtown lighting. She passed out a chart of the downtown businesses that she had contacted about this project. She discussed vintage street lighting, canopy lighting and lights on the historical buildings. Tim Rau, a business owner, was also in attendance. Curtiss stated that CCIDC had a facade grant that could be submitted and considered for this project. Lori An stated that the grant was a matching fund grant, so the building owners would have to come up with half of the money.

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

City Manager, Donald Warschak, stated the December sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$36,632.60. Weimar and the county also

saw increases in their sales tax from the same time period as last year. Eagle Lake's sales tax was around the same as last year. This tax revenue was based upon the October sales tax received. Warschak discussed the rail spur crossing section that was rebuilt using composite ties. He also stated that the bid process for the upgrade of the rail spur would go out after the first of the year.

**6. Discussion and Action, if necessary, to reschedule the January 2016 meeting.**

Andy Nunmaker made a motion to reschedule the January 2016 meeting to January 25, 2016. Lori An Gobert seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Report of the Ag Complex Sign Committee.**

Byron Marburger is on the committee, but was not in attendance at this meeting to give a report. Curtiss stated that the committee did have their first meeting.

**8. Discussion and Action, if necessary, regarding the land exchange with the Ag Complex.**

The documents for the exchange are attached in the agenda packet. The Exchange Agreement was discussed. In Section 1.4, Curtiss discussed that we are keeping the minerals, but conveying the surface rights. Also on Section 1.1, the slide number will need to be changed from 102 to 120.

Lori An Gobert made a motion to approve the land exchange agreement with the Ag Complex as presented and authorize Curtiss Schonenberg to sign the Ag Complex documents for CCIDC. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

**9. Discussion and Action to allow the CCIDC President to sign the Ag Complex Certificate of Resolution.**

Lori An Gobert made a motion for the CCIDC President to sign the Ag Complex Certificate of Resolution. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

**10. Discussion and Action, if necessary, regarding E'Kabel.**

E'Kabel is moving forward with the tax abatement process. This will be left as an agenda item.

**11. Discussion and Action, if necessary, regarding the Colorado County Employment Initiative.**

Barbara Peterman discussed the Employment Initiative. Two dates set for the meeting are set, January 19 and January 28. Thirty invitations were sent, including Weimar, Eagle Lake and Columbus superintendents, Blinn College, and larger corporations. Terry Higgenbottom, from TWC, will be the

facilitator. Chamber requested funds for the luncheon. Approval of funds for the luncheon will need to be placed on the next agenda.

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

No action needed for this item. It will remain on the next agenda.

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

Curtiss stated there were no new companies interested in land. He also stated that he had not heard from Acorn Seekers.

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

Barbard Peterman discussed her part of the requirements. Donald will work on the utility section. This item will remain on the next agenda.

**15. Discussion and Action, if necessary, regarding a performance agreement and application review committee.**

Curtiss proposed that Andy Nunmaker chair this committee, along with Josh Werland, who works at Bellville State Bank and is a CPA. The committee would review the applications and bring recommendations to the Board.

Curtiss Schonenberg made a motion to establish the Performance Agreement and Application Committee. Lori An Gobert seconded the motion. The vote was as follows:

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

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 Schonenberg adjourned the Regular Session for Executive Session at 7:15 pm.

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

Curtiss Schonenberg reconvened the Regular Session at 7:27 pm, with the same members present as before. No action was needed from the Executive Session.

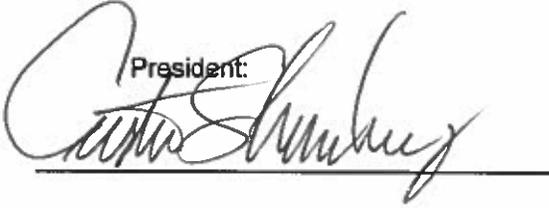
**18. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

Curtiss wished everyone a happy holiday.

**19. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:28 pm.

President:



A handwritten signature in cursive script, appearing to read "Curtiss Schonenberg", written over a horizontal line.

Attest  
Secretary:



A handwritten signature in cursive script, appearing to read "Joel Adams", written over a horizontal line.