

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **May 18, 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
Treasurer	-	Lori An Gobert- absent
Secretary	-	Elizabeth Flint-absent
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher-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 6:34 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 April 2015 Financial Statements.

DyAnn Lauzon made the motion to approve the consent agenda as presented. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

No citizen presentations or comments were made.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the May sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was up about \$3,600 from last year. The City of Weimar, the county and Eagle Lake also experienced increases in their sales tax revenue for the same time period. He also stated that the land transactions at the Park would all be going to the Planning and Zoning Committee for approval.

6. Discussion and Action, to approve the Annual Financial Report for the year ended September 30, 2014.

Byron Marburger made a motion to accept the annual financial report as presented. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, concerning the new contract with E'Kabel.

The Performance Agreement and Real Estate contracts were discussed. The changes that were asked to be made to the contracts at the last meeting looked to be in order in the new contract drafts. Curtiss told the Board the contracts would probably come back from E'Kabel with some changes. He said that when the documents were approved by the Board, Mr. Bovey would send them to E'Kabel's lawyer, Boots Goldberg. Barbara asked if the 10 acre contract was voided. Byron stated that Mr. Bovey said there would be a one page document and it would be executed at the same time as the real estate contract and performance agreement. Curtiss said he would contact Mr. Bovey about that.

Byron Marburger made a motion to accept the new E'Kabel contracts, as modified by Cary Bovey, and presented in this meeting. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, if necessary, to approve the Habitat for Humanity Performance Agreement.

The Habitat Performance Agreement has not be completed, so this item will stay on the next meeting's agenda.

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

The application for the appeal on the 61.723 acres was discussed. The CCIDC was not awarded the agricultural exemption, so an appeal application needs to be filed. The appeal date that was chosen by the Board was June 19, 2015. Curtiss asked if the Board felt like attorney Cary Bovey needed to be at the meeting. Byron said he thought consulting with him would be enough. He said someone local from the Board would be more meaningful and they would have the background to answer questions from the Appraisal District's appeal board. Barbara said it is very straight forward and the Board has tried their best to fulfill the agricultural exemption requirements. Curtiss said we have documentation and the original lease that was sent to Mr. Ruether. Everything that was done had been documented.

Barbara Peterman made a motion that Byron and Curtiss make the appeal with the Colorado County Central Appraisal District Appeal Board. The case and the facts would be presented at the next meeting. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

The meeting was closed at 6:58 pm. Barbara had to excuse herself from the meeting, so there was not a quorum. Barbara returned at 6:59 pm, so the meeting was reopened.

10. Discussion and Action, if necessary, concerning a proposal from Acorn Seekers.

Acorn Seekers sent some financial information to City Hall to be viewed by Board members. Acorn Seekers is still working on completing their application.

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

This item was covered in item 9.

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

The Board is in the process of transferring property, so this will continue to be on the agenda.

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

Acorn Seekers is the only company interested in land at this time.

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

Mr. Nunmaker was going to bring some modifications he felt would be helpful in the application process, but he was not able to be at the meeting. This agenda item will be on the next agenda.

15. Discussion and Action, if necessary, to amend the CCIDC bylaws to allow more directors to reside outside the city limits.

Curtiss read the Texas Local Government Code, Section 505.052, part(b), a copy is attached to these minutes. He also read the last part of the CCIDC Bylaws, Article 3.03- Board of Directors, which states "...of the 7 directors, at least 5 directors shall reside within the city limits and not more than 2 directors may reside outside of the city limits, but within Colorado County." Curtiss recommended a change in the bylaws to read "... the 7 directors must meet the qualifications as specified in Section 505.052, part (b) of the Texas Local Government Code." He said this would make it more consistent with state law. This change would have to be approved by City Council. Curtiss said he wanted to consult with Cary Bovey to make sure that the Texas Local Government Code can be quoted in the bylaws.

Byron Marburger made a motion to amend the bylaws in section 3.02 to conform with Texas Local Government Code, Section 505.052 (b). Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

16. Discussion and Action, if necessary, regarding a prospective meeting with local businesses and school districts concerning job skills training.

Mr. Nunmaker contacted the superintendent from Weimar about this agenda item. Also, Barbara had a conversation with the director of the Columbus Chamber of Commerce about them participating in the meeting and they were enthusiastic about it. Barbara said she felt like the Chamber and the CCIDC could put together an initiative and get things moving. Their idea was to do a workshop the first time around with the superintendents and some of the bigger businesses. Then it would probably take a couple meetings to get it organized and then take action. Some members of the CCIDC Board felt that

there was too much on the agenda to do this on their own. Maybe a co-sponsorship would be better. Barbara stated that the process needed to be started, with individuals speaking to the superintendent of schools and Barbara speaking with the Chamber. If the Chamber approves that they are going to do this project, then at that point it can be decided who will do what and when it will be done. Byron said it would take resources, and it will be the businesses that would have to put in some resources. They would ultimately be the beneficiary of that. Curtiss asked for conversations to take place with the schools to see if they can participate. DyAnn and Joel will contact Columbus' superintendent.

17. 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

18. 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.

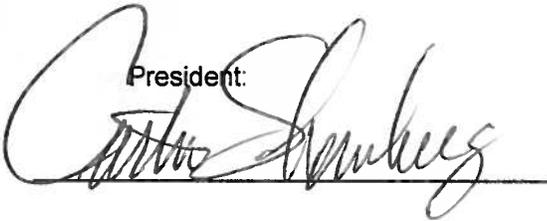
19. Discussion of items to be placed on future agendas and announcements.²

No announcements or items for future agendas.

20. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:19 pm.

President:



Attest
Secretary: