

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **November 16, 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
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker (absent)

City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman
City Secretary	-	Bana Schneider

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:44 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and invocation were done at the annual meeting, prior to this meeting.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of October 2015 Financial Statements.
- c) Approval of Regular Meeting Minutes for October 19, 2015.
- d) Approval of Special Meeting Minutes for November 2, 2015.

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

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

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 November sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$43,150.93, compared to last year at \$41,867.74. Weimar and the county also saw increases in their sales tax from the same time period as last year. Eagle Lake was down slightly.

Warschak discussed a letter from Jim Kearney, stating that the huisache and mesquite control was completed at the 54 acres, per their contract.

First State Bank CD's were discussed. The finance directors will put monies above \$200,000 into CD's, as needed.

A drainage issue at the Industrial Park was discussed. There are some areas on the back side of Great Southern Wood that are holding water. A contractor will be used to clean out the ditch along the county road to alleviate the standing water.

6. Discussion and Action to approve an engagement letter from Patillo, Brown and Hill for the September 2015 financial audit.

Lori An Gobert made a motion to approve the engagement letter from Patillo, Brown and Hill for the 2015 audit. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action to approve a budget amendment for the 2014-15 budget.

The budget amendment is attached to these minutes. Barbara asked if we expect to spend less in professional services on this year's budget. Curtiss stated that we will be closing on the Ag Complex and the mineral rights this budget year.

Byron Marburger made a motion to accept the budget amendment for the 2014-2015 budget. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, if necessary, regarding the 2015-2016 Community Development Grant Applications received.

The Courthouse Lighting grant was approved at the November 2, 2015 Special Meeting, contingent upon approval from the Commissioner's Court. The Commissioner's Court was in favor of the grant. Curtiss abstained from discussion and action on this item due to his wife's involvement in the four Columbus Garden Club applications. Curtiss did state that he contacted attorney Bovey, and he said there was nothing in 4B law that states that he cannot discuss and vote on these grants because there is no ethics violation, and he is not economically involved. The grants are just for the betterment of the community.

Vice President, Byron Marburger, led the meeting. Lori An stated that \$35,000 was budgeted for all the grants and \$8,500 was granted to the Commissioner's Court. The four Columbus Garden Club grants total \$7,200. This leaves a balance of \$19,300. The Fairgrounds grant was not voted on because it did not fit into this type of grant. Melissa Kilpatrick was advised that she could submit another grant under the exhibition facility grant for the Fairgrounds.

Lori An Gobert made a motion to approve the 4 Columbus Garden Club projects, which include \$2,500 for the Trash-off Day, \$2,200 for the Midtown Park Landscaping, \$1,500 for the Nesbitt Memorial Library Landscaping, and \$1,000 for the Courthouse Square Irrigation updates. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

Vice President, Byron Marburger, turned the meeting back over to President Curtiss Schonenberg.

9. Public Hearing, if necessary, regarding the 2015-2016 Community Development Grants.

The regular meeting was closed at 7:10 pm and the public hearing was opened. There were no comments, so the public hearing was closed at 7:10 pm and the regular meeting was reopened at 7:10 pm.

10. Discussion and report of the Ag Complex Sign Committee.

Byron Marburger, who serves on the sign committee, reported that there was going to be a meeting on Wednesday, November 18, 2015 at 6:30. Byron asked Curtiss if he would also attend the first meeting to get them stated in the right direction. The sign was a term in the agreement of the property exchange. It was a matching fund and the sign would advertise the Colorado County Fairgrounds and Ag Complex.

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

Mr. Bovey is working on a closing date and the Board has not seen the deeds. The Board will be paying the difference, which is around \$122,000, and the closing costs.

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

This document would allow the President to sign the paperwork for the land exchange. Lori An stated that she was not comfortable with this since the Board had not seen the paperwork for the exchange. Curtiss suggested a special meeting to review the deeds prior to the President signing the Certificate of Resolution. He also stated that the Ag Complex still owes on the property, but Mr. Bovey was aware of this.

Lori An Gobert made a motion to table this item. Curtiss Schonenberg seconded the motion. The vote was as follows:

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

The motion passed.

13. Discussion and Action, if necessary, regarding maintenance on the Rail Spur at the Crossroads Business Park.

This project will be at least \$54,000 and will require multiple bids. Curtiss stated that every third tie would need to be replaced to bring it out of red flag and he would like for Donald to state in the bid packet an option on the composite ties. It was stipulated to TG Mercer that any work they did on the crossing would have to be with the composite ties.

Byron Marburger made a motion to allow Donald Warschak to advertise bids for the Rail Spur maintenance. Joel Usher seconded the motion. The motion was as follows:

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

The motion passed.

Donald stated that we will take bids after the first of the year. Lori An asked if Great Southern knows the approximate completion time.

14. Discussion and Action, if necessary, regarding E'Kabel contracts.

The contracts are complete and executed. E'Kabel is working on the tax abatement application, which CCIDC is assisting them in this process.

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

Barbara Peterman gave an update on this initiative. The results of the questionnaire were distributed at the last meeting and the Chamber is now in the process of forming a focus group. They should have a meeting at the beginning of January. Superintendants of schools, Blinn and Wharton County Junior College representatives and business owners will be invited to the meeting. Two dates will be offered at noon. The Chamber will host it at the Buddy Rau Room and provide lunch. The Chamber is also meeting with the Texas Workforce Commission on November 17, 2015. This will remain an agenda item.

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

This item will remain on the agenda. No action needed.

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

Curtiss talked with a company that will be doing railcar renovations that is looking for 30 acres. They would also need a rail spur. Curtiss discussed the current rail spur situation with them and they said they would be willing to help with the maintenance.

Acorn Seekers showed Barbara Peterman a brochure with their plans, but they have not turned in their application.

18. Discussion and Action, if necessary, regarding a maintenance contract at the Crossroads Business Park.

Donald Warschak stated that one maintenance contract bid was received from Brushline Dozer Works for \$5,200 (\$1,300 per cut for 4 cuttings). The mowing will be on the remaining open tracts that CCIDC owns and the perimeter of the wooded tracts. 12 acres, that will be acquired through the Ag Complex, was added to the bid packet, along with a reduction in the size of Tract E.

Curtiss Schonenberg abstained from discussion and action on this item because of his involvement with this company. Vice President, Byron Marburger, led the meeting.

Lori An Gobert made a motion to accept the bid from Brushline Dozer Works for the maintenance contract at the Crossroads Business Park. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

The meeting was turned back over to Curtiss Schoneberg.

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

No action was necessary at this time.

20. 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.

21. 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.

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

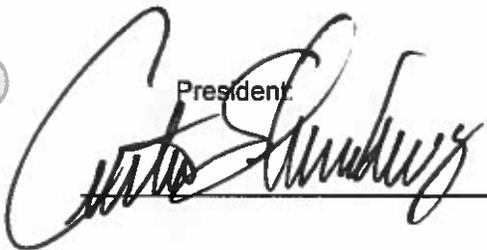
Curtiss asked that an application review committee be added to the next agenda. He has contacted a person that is a CPA and works for a bank that is willing to meet with Andy to review the applications before they go before the Board. This will not be a paid position. They would then bring recommendations to the Board.

Lori An asked about the Board terms and when they expire. They are not on the website.

23. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:43 pm.

President:



Attest
Secretary:

