

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, February 15, 2016 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 (arrived at 6:34 pm)
Secretary	-	Joel Usher (absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker (absent)

City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:31 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 January 2016 Financial Statements.
- c) Approval of Regular Meeting Minutes for January 25, 2016.

Lori An Gobert arrived at 6:34 pm.

Lori An Gobert made a motion to approve the consent agenda as presented. Barbara Peterman seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

Item 5 moved to end of Item 8.

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

Byron Marburger discussed the two sign proposals from the Ag Complex Sign Committee meeting. A copy of the two sign proposals are attached to these minutes. Proposal #2, the electronic sign, is the one the committee would like. The sign will be around \$45,000 - \$50,000, plus the electrical and utility runs will be an additional \$6,000 - \$7,000. A prior letter from CCIDC stated that CCIDC agreed to pay 50% of the cost of the sign, but no dollar value was assigned to it. Barbara asked if other events could be posted on the sign. Byron stated that the Ag Complex brought up the fact that there could be notices posted for city

events, so they would probably be flexible. Curtiss stated we would benefit from the sign if we have a good understanding with them to use it. Byron stated that he thought the electronic sign was the only way to go. Barbara asked about the cost of the maintenance and electricity. Lori An said the Board agreed only to help pay for the sign, no maintenance. She also said there was \$19,300 left in the Community Development Grant budget, plus some other money in the advertising budget to make this happen, but there should be a cap put on the amount. Curtiss stated that the Board would want the community to be able to participate in the use of the sign.

Lori An Gobert made a motion to approve assistance to the Colorado County Fair sign for up to \$25,000, with a stipulation that community events also be posted on the sign. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

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

Barbara updated the Board on the Employment Initiative. Ten people were in attendance at the February 24, 2016 meeting. The Columbus Community Hospital, Columbus High School and a few businesses were represented. Barbara stated they were disappointed with the turn out. Terry Higgenbotham from Worksource was a speaker and reviewed several statistical overviews from Columbus and the County. Barbara Peterman will send these to Traci Edman so they can be sent to anyone interested. Mr. Higgenbotham also presented two types of skills programs that could help train new hires and employees through grants. He said he would be willing to make a presentation at other places, if needed. DyAnn said she would like for the Board to know more about the programs for companies coming into the Park with specific needs. Byron stated that having this information for prospective companies would be helpful.

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

There have been no new inquiries from prospective companies.

5. City Manager's Report: Sales Tax, Rail Spur, and Ag Complex

Sales Tax- City Manager, Donald Warschak, stated the February sales tax revenue was up from last year's same time period. The CCIDC's portion of sales tax revenue was \$49,870.15. Weimar and Eagle Lake also saw increases in their sales tax from the same time period as last year, while the county saw a decrease.

Rail Spur- The rail spur bid tabulation is attached to these minutes. Warschak stated 5 bids were submitted, with prices ranging from \$49,000 - \$103,000. After much consideration, RECON Rail Services was awarded the bid. The company is from the Victoria area and all their references spoke highly of the company and their work. They are scheduled to start work on March 7, 2016 and the project should take about 10 days to complete. Wood ties, not composite ties, will be used for this project. Donald stated that wood ties were a proven material and he spoke with other rail companies about composite and steel ties. They did not care for the composite ties, but they do work well for a rail crossing. There were mixed feelings on the steel ties. Lori An asked where the money would come from in the budget. Donald stated that there would have to be an amendment to the budget. He suggested waiting until the final cost was received before doing the amendment. Curtiss said RECON also included the cleaning of the site in their bid, while the other companies did not include this.

9. Discussion and Action, if necessary, regarding the land exchange involving the 54 acres.

Curtiss contacted Mr. Mazac and everything in the contract requested by Mr. Massey has been met. Mr. Stein, attorney for this exchange, will be preparing the paperwork. Lori An stated that in the original paperwork, two appraisers were requested and they were not to be local appraisers. She said she knew this would take some time, so that process would need to be started. Curtiss asked about the lease that is currently on the property that will be exchanged. He said that the Board does not have to keep maintaining an ag exemption on it. Lori An said that it would be very reasonable to let them continue to use it. DyAnn stated an agreement would have to be set up. Curtiss stated that a fence will still need to be built, but the easements have all been taken care of. Byron asked about the current lease on our property, and Curtiss said that was okayed by Mr. Massey. Curtiss also stated that we will have 2 more years of tax obligation.

Lori An Gobert made a motion to start the appraisal process, with two appraisers recommended by Mr. Bovey and approved by Mr. Massey. Byron Marburger seconded the motion. The vote was as follows:

Ayes: Peterman, Gobert, Lauzon, Marburger and Schonenberg

Absent: Nunmaker and Usher

The motion passed.

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

Changes were discussed on the performance agreements and application requirements. The following changes will be made:

Prospective Tenant Process

#3- Change all- " When a completed application is submitted, these reviews will take place:

- a. The City will review the plans with regard to utility needs and usage.
- b. If the project falls outside the approved list suggested in the Planning and Zoning Committee ordinance, the project must to go to the Planning and Zoning Committee for their approval.
- c. The Financial Review Committee of the Board will review and analyze the proposed project based on financials submitted in the application."

#6- Change all- "When these reviews are completed, the committees will give their report and recommendations to the full Board for discussion and deliberation. Thereafter, if the Board agrees to proceed, company representatives will be invited to meet with the entire Board to discuss the project and answer questions."

#9- Take out "no mineral rights owned by CCIDC are transferrable" and add "If a land transaction is included in the business plan, no mineral rights will be conveyed."

Prospective Tenant Application: Required Attachments

At the bottom of the page, add to the end of the sentence," only surface rights will be conveyed."

Bank Reference Information and Authorization

The first sentence, change to "For each bank, please provide CCIDC with your banking information."

Barbara will make the changes to the application.

11. 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.

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

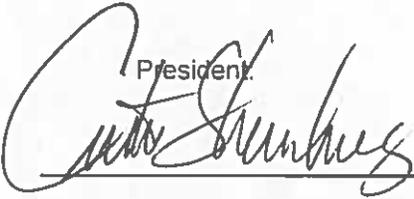
This item was not needed.

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

No items for future agendas or announcements.

14. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:44 pm.

President


Attest
Secretary: Treasurer

