

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **January 23, 2012** 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
President Elect	-	James Weishuhn
Treasurer	-	Matt Sprague
Secretary	-	Elizabeth Flint
Board Member	-	John Mau (absent)
Board Member	-	Steve Woodall
Board Member	-	Lori An Gobert (absent)
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 p.m.

**2. Pledge and Invocation.**

The Pledge of Allegiance and Invocation were led by Curtiss Schonenberg.

**3. Consent Agenda**

**a. Approval of invoices.**

President, Curtiss Schonenberg, asked if anyone had any questions on the invoices. Curtiss Schonenberg asked the Assistant City Secretary, Kayla Duncan, about the two invoices from Rosenbaum Electric. One invoice was dated February 2, 2012, Curtiss asked if we were not going to pay that invoice until the next meeting. Donald Warschak told Curtiss that the one invoice for \$316.32 was for the repairs for the ground sign and of the one that was \$471.60, \$155.28 was the balance for the repairs that he did at the main entrance sign up front. Curtiss Schonenberg stated that on the pending transactions to be paid in December he saw the \$471.60 on that, but not the \$316.32. Kayla Duncan stated that the total of the two invoices is the \$471.60. Curtiss stated, "So that is the total of both". Donald Warschak explained that he invoiced us on the one that was dated for October with that work he had done prior, he just had the estimated cost in there for the pedestal sign.

Curtiss Schonenberg stated that the quarterly administrative fees were \$3,125.00 and the Infrastructure Costs were \$90,000.00. He then asked if there were any questions on any of those invoices. There were no further questions.

**b. Approval of December 2011 financial statements.**

Curtiss Schonenberg asked if there were any questions on the December 2011 financial statements. There were none.

**c. Approval of annual meeting minutes for December 6, 2011.**

Curtiss Schonenberg stated that there were two meetings held on December 6, 2011 and that one was the annual meeting and then there was the regular meeting, and on December 19, 2011 there was another regular meeting. Elizabeth Flint stated that on the December 6, 2011 annual meeting election of officers she thought that we should be a little more specific on that. She then corrected herself and said that the election of officers was not at the December 6, 2011 meeting and asked which meeting the election of officers was done. Curtiss Schonenberg stated that it was done at the December 19, 2011 meeting. (Continued below, under Item 3.e.)

**d. Approval of regular meeting minutes for December 6, 2011.**

There was no discussion.

**e. Approval of regular meeting minutes for December 19, 2011.**

Curtiss Schonenberg stated that it was Item 6, Election of officers for the 2012 Board. Elizabeth Flint stated that she thought it should say that President, Lori An Gobert, opened the floor for nominations, then that Elizabeth Flint made the motion, and then she (Lori An Gobert) asked if there were any other nominations, and then she (Lori An Gobert) asked for discussion, and then there was voting. Curtiss Schonenberg stated that he thought that what these minutes reflect is what actually happened, but then asked if the Board saw a need for that correction. Elizabeth Flint stated that she did not think so because she remembered specifically prompting her (Lori An Gobert) to do those things. Kayla Duncan stated that she would go back and listen to the recordings. Curtiss Schonenberg stated that was fine and Elizabeth Flint said, "Please try to". Curtiss Schonenberg stated that by correct procedure that is the way it should have been done. Elizabeth Flint stated that she thought that she did prompt her (Lori An Gobert) to do that. Curtiss Schonenberg asked Kayla Duncan if she got those corrections down. Kayla Duncan stated that the possible correction were that she opened for nominations, asked if there were any other nominations and then asked if there was any discussion. Curtiss Schonenberg corrected her by adding that President, Lori An Gobert, opened the floor for nominations. Elizabeth Flint stated that she did not want to go straight to nominations and voting without having the other nominations and discussion. Elizabeth Flint asked Kayla Duncan to give her a call and let her know if it was not as she remembered.

Curtiss Schonenberg then asked if there were any other corrections to the minutes on December 6<sup>th</sup> or 19<sup>th</sup>. There were none.

**f. Approval of Quarterly Investment Report for Quarter Ending December 31, 2011.**

There was no discussion about this item.

James Weishuhn made a motion to approve the consent agenda as presented with possible corrections as noted by Elizabeth Flint to the December 19<sup>th</sup> minutes. Matt Sprague seconded the motion. Curtiss Schonenberg asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

4. **Citizen comments.**

There were no citizen comments.

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

City Manager, Donald Warschak, reported that January 2012 sales tax collection was \$31,025.65 and that this is CCIDC's portion of the sales tax collected. He stated that compared to last year for the same time period, that last year \$28,216.37 was collected. He stated that we are ahead of where we were at last year at this time. He stated that last month we dropped and that this basically takes us back to where we were at the month before last and it puts us back above our budget line based on the running total of averages. He also reported that four large cities in the state, San Antonio, Houston, Austin, and Dallas all showed increases in their sales tax. He reported that our neighbors in the county, Weimar and Eagle Lake as well as Colorado County also saw an increase in their sales tax as compared to last year at the same time. Curtiss Schonenberg asked Donald Warschak if the City of Weimar had 4B tax. Elizabeth Flint stated that yes, she was pretty sure they do.

Donald Warschak also reported that the contractor who's doing the painting work out at the Industrial Park has been working on the interior of the tank and are moving to work on the exterior of the tank. Depending on what the weather does in the next few days, if they get rain or not, it's possible that they could be finished in a week and a half to two weeks on that job.

Donald Warschak stated that concerning the clearing work going on out there, at the Industrial Park, that Brushline Dozer has moved onto the site and they have started working on the area that is Tract D, the area north of Great Southern. Donald stated that there were some trees out there by themselves where the proposed drill site was going to go and they have been working on getting that area cleared off. He stated that they have been working on the west side of that tract also.

Curtiss Schonenberg asked was the status of that well was. Donald stated that he needed to get with Kenny Neuendorff to see if he's got that paperwork and that once he gets the paperwork done then we can go ahead and do it ourselves in house, fill it in with a red clay and then break the well down as far as we can. Elizabeth Flint asked if we had the clay to do that with. Donald stated that we would have to get the material to do it with. Elizabeth Flint asked if it could be filled with gravel and James Weishuhn replied, "Absolutely not".

Curtiss Schonenberg asked if any one on the Board had any questions for Donald concerning the City Manager's Report. There were no further questions.

6. **Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberations about real property.**
7. **Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations about real property.**

Curtiss Schonenberg stated that Items 6 and 7 would not be needed at tonight's meeting. Elizabeth Flint stated that they might need one of them. Curtiss Schonenberg stated that there were two listed and that the one of them that is later is concerning the proposal, not the lease proposal. Curtiss Schonenberg asked Elizabeth Flint if there was a need for the Executive Session concerning the 54 acres and she said that she believed there was.

Curtiss Schonenberg stated that before they go into Executive Session, they were going to move to Item 8.

**8. Consideration and Action to approve engagement letter from Pattillo, Brown & Hill, L.L.P. for the year ended September 30, 2011 audit.**

Curtiss Schonenberg stated that this is for last year's audit and that this is the same auditing group that did that did our last year's audit. Linda Lakich added that they did last year's audit and that they are doing the City's this year. Curtiss Schonenberg stated that it is basically the same letter they received last year. Curtiss asked if there were any questions.

James Weishuhn asked if they submitted a rate sheet for their hourly expenses. City Secretary, Linda Lakich, stated that they did not include on this year, but they did have one last year and that on page 5 of the letter it says that their expenses will not exceed \$2,500.00. James Weishuhn stated that still it was a time and materials budget, so we really need to see their hourly rates. Linda Lakich stated that she does have them. James asked if they were for this year and Linda replied that they were and that they are the same rates.

Curtiss Schonenberg asked if there were any other questions concerning the engagement letter. James Weishuhn asked what was the time to get the work done, if they had committed to a schedule. Linda Lakich stated that they are going to be here on February 27, 2012. She stated that the City's report has to be submitted by March and so CCIDC's report should be finish right around then as well.

James Weishuhn made a motion to accept the engagement letter from Pattillo, Brown & Hill, LLP. Steve Woodall seconded the motion. Curtiss Schonenberg asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

**9. Discussion and Action regarding grazing lease at Industrial Park.**

Curtiss Schonenberg stated that they do not have any people who are interested in that particular piece of property unless it is fenced. Curtiss asked Donald Warschak if he had looked into the cost of fencing. Elizabeth Flint stated that the cost of fencing was \$2.50 a foot and they have 5,856 feet for a total of approximately \$14,640.00. Curtiss asked what the board thought. He asked if they should put that amount of money into it to fence it to make it appealing to somebody that will be interested in the property or do they put that same amount of money, or possibly a little bit more into it, and clear the property and then it can be used for hay also, which is still moving toward an agricultural exemption. Elizabeth Flint stated that she thought that 2/3 of the land looked like it would need heavy clearing and that she guessed it would cost approximately \$600/acre to doze it and burn it or clear it with another method. So if they did 66% of 54 acres, we get 35 acres at \$600/acre and that would be \$21,384.00 and then after that they will need to keep it clean with herbicides. Curtiss stated that what is appealing to him about that would be that fact that it does clear it, it does make it presentable so any suitors that would be interested in the property would be able to look at it for what it is and right now they can't see it. Elizabeth Flint stated that they do have a neighbor that if they fence it off would be willing to start clearing it on his own schedule. She stated that he is an aggressive clearer and that it would be of no cost to them. Curtiss stated "but for that it would have to be fenced".

Elizabeth Flint stated that it all depended on what they wanted to do with the property, whether or not they think getting an Ag exemption will make it more valuable to a prospective buyer at a future date or a like-kind trade at a future date. To her that was the

question, if they invest the money now will it pay us back in obtaining an agricultural exemption, make it more attractive to either buy or swap five years later when we get our Ag exemption, that's the question – do we want to do that? Elizabeth continued saying that it is a lovely piece of land and she thought in the long term it is going to be a very valuable piece of land, but right now for our uses it's not because it floods. She then asked what the Board wanted to do, what was their opinion on it. Curtiss Schonenberg replied that he believed an agricultural exemption would make it more appealing. Elizabeth then went on to state about how much she guessed taxes would be without the agricultural exemption based on information she had gained from other people and then asked the Board what they thought.

Curtiss Schonenberg asked if there was any discussion. Steve Woodall stated that if they were going to get the agricultural exemption they have to put a fence up. Curtiss corrected Steve by added that they would have to put the fence up if they want someone to be interested in it to graze cattle. Curtiss stated that the property used to be the old Schulenburg hay meadow and that you don't have to have a fenced property to make hay. Elizabeth Flint added that would be over \$21,000.00 to clear it. Steve Woodall asked, "What about the long term goal of what we had discussed about swaps". Elizabeth Flint stated that nothing was written down, but certainly we will look to that. She stated that if they were going to buy land it would not be land within the city limits so it would probably currently have an Ag exemption and if they did a like-kind swap, she thought that the tax implications of no Ag exemption would be prohibited for a like-kind swap.

Elizabeth Flint asked if an Ag exemption is the way the Board thinks they should go. James Weishuhn stated that he thought it was, but if they fence it he thought that they would need to advertise for bids again and they may not get a cattleman in there that will clear for us too, so just because we fence it does not mean that it is going to get cleared. Steve Woodall stated that you could add in there that they have to clear the land in "x" amount of time and James Weishuhn stated that then they would not get any bids again.

Matt Sprague stated that he thought for it to be valuable it is probably going to need to be cleared, so he thought they could invest the extra \$7,000.00 and that part of it would be done and it would probably be more attractive to more people and might have a better chance. He added that the fence might be the cheaper way to go, but that he did not know that they will be able to accomplish the end goal. Elizabeth Flint stated that they do have someone interested in the property if it has a fence on it and that they will begin clearing on their own schedule with no cost to CCIDC. Steve Woodall said that he was assuming that that was the same situation that was talked about previously. Steve added that he would like to see a bigger, broader plan for future development of the larger Industrial Park or that they may trade it. He continued to say that it is not very useable to the Board right now. Curtiss Schonenberg stated that from the flood plane stand point it is not. Steve Woodall stated that he would like to see something done where they can actually get rid of that property and get other property that make sense. Elizabeth Flint stated, "A more suitable property".

Curtiss Schonenberg asked what is the wish of the Board. Matt Sprague stated that the less expensive fence with their commitment to clear it on their own schedule seems some-what reasonable. Steve Woodall stated that if they are going to do that, he believes that they need to have some kind of contractual arrangements before they do a fence, to make sure they really have a deal instead of building the fence and then making arrangements. Elizabeth Flint stated that she had been looking at the lease Pat Gillespie did for them and looked at a couple of other leases, of people she knows that have grazing leases. She asked if any of the other Board members would like to look at the lease Pat Gillespie worked up and pull parts from it to make their own lease and then present it to Ms. Gillespie at less cost to the Board.

Matt Sprague stated that he thought even if they have it fenced they would have something that is more appealing to people. Curtiss Schonenberg asked how many people picked up a packet. Donald Warschak stated that he thought it was a total of four people. Curtiss asked if the fencing was the main issue. Donald replied that it was the expense of the fence to put in and then knowing that they may only have it for a year after that, in case someone came in and bought it. Matt Sprague stated that he believed they would be in a better position to negotiate the length of the lease with a fence already in place. Donald Warschak added that what if, as part of their lease agreement, they added that if the property would sell during their lease you could buy back, basically pay them for the improvements they made to the property. Elizabeth Flint stated that she thought that would be alright and that she thought that unless the property is cleared it will carry so few cattle it's not worth fooling with. Curtiss Schonenberg stated that is why he keeps falling back on clearing the property and put it up for hay production. Steve Woodall asked if it would need to be fenced off. Curtiss Schonenberg replied that it would not. He continued to say that they had hay production on the tract that now belongs to KW International. Elizabeth Flint stated that the problem with hay production of that tract was that it had weesatch in it. She continued by saying that if they are going to put this in hay production it is going to require continuous use of herbicides if we go through the expense of clearing it. Steve Woodall asked if they were not talking about a trade anymore. Elizabeth Flint stated that they are and Curtiss Schonenberg added that it is still working towards an agricultural exemption, just using a different approach.

Curtiss Schonenberg stated to Donald Warschak that they have a source of water out there by possibly using the discharge. James Weishuhn stated that they would have to modify the permit. Donald Warschak stated that the discharge was about 30,000 gallons a day. Elizabeth Flint asked if they meant to use it as fertilizer. James Weishuhn replied that they were talking about watering the grass with it, but that would require a \$10,000.00 permit modification to do that. Donald asked if they could do it as a 2/10 permit. James Weishuhn stated that it would be tricky, but yes you could.

James Weishuhn stated that he did not like the idea of spending the \$21,000.00 and that it may be more if you have to get a dozer out there to clear fence lines, but it gives us a more direct approach, there is less degrees of freedom. He continued by saying that if they do get it cleared and spend a little more and someone starts making hay on it we are moving forward to our Ag exemption and then they can do a trade or someone can buy it outright from us; we have a little more flexibility by spending a few thousand more upfront. Curtiss Schonenberg stated that one of the things they could do is put it out for hay lease if they clear it. James Weishuhn stated that the CCIDC could get into the hay business themselves. Curtiss Schonenberg stated the Brushline Dozer Works had approached him and said why don't you let me clear it and then let me use it for hay.

Elizabeth Flint stated that the difference between fencing and clearing is \$6,744.00 and she likes things to be attractive and that for the \$6,000.00 she would prefer to go that way, to clear it. Curtiss Schonenberg stated that he would definitely be in favor of that. Curtiss Schonenberg continued by saying that way they obtain the objective, get it cleared, get it visible so that it's as marketable as we can get it. Elizabeth Flint stated that she thought it was important that they stipulate that none of the pecan trees are damaged and that somehow a herbicide or something is used to keep it clear. Curtiss Schonenberg stated that could be done in the hay lease. Steve Woodall stated that he was okay with it. Curtiss Schonenberg asked how they want to approach it.

James Weishuhn <sup>made</sup> ~~stated that he thought they needed to make~~ a motion to advertise for bids for clearing.

Donald Warschak asked if they wanted to, as part of the bid package, put an alternate item in there and do a herbicide treatment on the weesatch. Donald Warschak and

James Weishuhn then discussed root plowing the land and then James Weishuhn stated that they can add a second line item for root plowing. James Weishuhn also stated that they should leave off the future treatment of herbicide alone and we can either make it a term of the contract with whoever gets it or we do it ourselves, but he said that could get a little messy, so they may roll it into the hay production lease. Elizabeth Flint stated that they aren't going to specify how they clear it, but that they do need to specify that no mature pecan trees will be damaged in any way. James Weishuhn stated that the scope of work would be the high bank at the river channel and back down to the south. Curtiss Schonenberg stated that he thinks they need to specify, if they want this to be a successful clearing, they need to do the best possible means that is going to take care of the weesatch. He continued to say that he thinks it is probably going to need to be dozed, root plowed, pushed up and burned. Matt Sprague asked if they need to put a time table on there as far as how long so that they don't get someone who takes too long or does not have the equipment or manpower. Donald Warschak stated that they could put as part of the bid that they have to list the number of days. James Weishuhn asked if they were going to go lump sum on the bid or time and materials. Curtiss Schonenberg and Donald Warschak both agreed that they should go lump sum.

Curtiss Schonenberg stated that there is a motion on the table to draw up a bid package for the clearing of the 54 acres. He then asked if there was a second. Matt Sprague seconded the motion. Curtiss Schonenberg then asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

Curtiss Schonenberg stated that he did not feel there was a need for the executive session now. Items 6 and 7 were skipped. Moved to Item 10.

**10. Discussion and Action to change Designated Signators for the CCIDC's Depository and Other Financial Institutions.**

Curtiss Schonenberg asked the Assistant City Secretary, Kayla Duncan, to bring them up to speed. He asked if it was because of the officer change. Kayla Duncan stated that it was to take Lori An Gobert off and to put Curtiss Schonenberg on.

James Weishuhn made a motion to change the designated signators for the CCIDC's depository and other financial institutions. Elizabeth Flint seconded the motion. Curtiss Schonenberg then asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

**11. Discussion and Action regarding updating the CCIDC marketing materials.**

Curtiss Schonenberg stated that this was brought up last time by Lori An Gobert. He stated that we don't have any marketing material that we used to have. He then asked if we had any more of those. Donald Warschak and Linda Lakich both told the Board that they do have some of the old materials. Linda Lakich added that she believed Lori An Gobert was saying that they need to be updated. Curtiss Schonenberg asked the Board if they felt the need to have brochures. Curtiss Schonenberg stated that he thought it was something that they needed to have and that he would like to see the old brochures.

Linda Lakich brought marketing packets for the Board members to view. Curtiss Schonenberg stated that he would entertain a motion to table that, so that it would be brought back up at the next meeting.

Elizabeth Flint made a motion to table the development of a new brochure until the next meeting. Steve Woodall seconded the motion. Curtiss Schonenberg asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

James Weishuhn stated that along the lines of marketing, he has something to share.

Curtiss Schonenberg stated that they are reopening Item 11 on discussion and action regarding updating CCIDC marketing materials and that James Weishuhn has some information regarding signage.

James Weishuhn then went on to update the Board on where he was in his research for a billboard. He stated that he contacted Lamar, who is one of the larger players of outdoor advertising in this area, and shared with them our thoughts on what we would like to do. He stated that Lamar basically told him that they have some existing billboard available to you, but they really don't want to build any new billboards or put up any electronic signage unless the board writes them a proposal and tells them why they need to do that. He stated they did give him a list of what they have and how much it costs. This proposal is attached to these minutes.

James Weishuhn stated that he was disappointed in what he got and what it costs and so he does not have a burning desire to convince the Board that we need to spend money on outdoor advertising at this time. He continued by saying that he still thinks signage in the park is a better option, but it is something that they are going to have to do by themselves at some point if that is their pleasure. Elizabeth Flint agreed with him. Steve Woodall added that during the last council meeting somebody from the fair commented that they would like to see a billboard put up and that it may be that we could go with them and find a way to jointly, maybe with the county, find something that would be appropriate. He continued to say that his personal opinion was that it would be really nice to have something over by the Industrial Park facing both North and South so that you can really see it well.

Elizabeth Flint stated that they already have a billboard that they are getting painted right now. Curtiss Schonenberg stated that it was going to have CCIDC's phone number on it. Donald Warschak corrected him by stated that it was going to have the columbustexas.net website.

Curtiss Schonenberg stated that they also have a sign at the park. He stated that it is on KW International's land and eventually they are going to have to move it. He also stated that they still have two C.B. Richard Ellis signs on their property. Elizabeth Flint asked how quick can we take those down. Curtiss Schonenberg stated that what they need to do is tell them that they need to come take them down or we're going to take them down. Steve Woodall stated that they needed to contact C.B. Richard Ellis before they do anything. Curtiss Schonenberg stated that the contract is expired and he did not see anything wrong with taking them down and storing them and that he thought they needed to come down because they did not need to be advertising for C.B. Richard Ellis. Donald Warschak mentioned getting a vinyl wrap to put over it that has new stuff on it. Elizabeth Flint stated that it would not be a bad idea because they would not be defacing their signs. Curtiss Schonenberg stated that the first thing he would do is contact them and tell

them that they still have signs over here. He then asked Kayla Duncan to do that for them, to tell them that our contract with them has expired and we need to have the signs taken down.

Elizabeth Flint made a motion to contact C.B. Richard Ellis and ask them to remove their signs. Steve Woodall seconded the motion. Curtiss Schonenberg asked if there were any questions or discussion. There were none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

**12. Discussion and Action regarding Kerry R. Gilbert study.**

Curtiss Schonenberg stated they just had a meeting on January 19, 2012. He stated they had three really good speakers and he went on to talk about the various speakers. He then asked Steve Woodall if he would like to elaborate. Steve Woodall stated that the next step is that Roger Wade and Laura Ann Rau are going to be driving the City to take a new look at the district and see if we can come up with something that is a little tighter and makes more sense. He continued by saying that they are looking at having a tighter district yet having houses that are outside the district within that district. He stated that once they do that, they will touch up the documentation, have one last meeting, and then present it to City Council for review.

Curtiss Schonenberg asked if there were any questions. There were none.

Curtiss Schonenberg then went on to say that the second portion of that was on the Housing Committee. He asked Donald Warschak if he had made that last meeting. Donald Warschak stated that he had and that they discussed gateways and those types of items. He stated that he had talked to TxDot about the traffic circle and they said it was not feasible and as far as the archways at the gateways they said they needed more information so that they could kick it up higher for review.

No action was necessary.

**13. Discussion and Action regarding KW International.**

Donald Warschak stated that the last time he spoke with them was prior to the last meeting and that they are still working toward a Spring/Summer construction.

Elizabeth Flint asked how long they have to complete construction. Curtiss Schonenberg said that they had 36 months to complete 50% of it, but they are in the engineering phase right now. He continued by asking if they were aware that their engineering needs to come to the ACC committee. Donald added that they are aware that any abatements that they need have to be taken care of before they break ground out there on site. Curtiss stated that he believed Lori An Gobert had made that clear.

Curtiss Schonenberg asked if there was any other discussion. Elizabeth Flint asked for clarification on the 50% that had to be completed and Curtiss Schonenberg did so. She then asked when the number of employees kicks in and Curtiss Schonenberg replied that it was not in the contract.

No action was necessary.

**14. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberations about real property.**

At 7:30 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 7:50 p.m. Curtiss Schonenberg reconvened the regular session.

James Weishuhn made a motion that they forward their counter-offer letter to E'Kabel as amended previously with the additions that were input in executive session relative to dates, tract numbers, etc. Steve Woodall seconded the motion. Curtiss Schonenberg then asked if there was any discussion. There was none. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Flint and Woodall

The motion passed.

**16. Discussion of items to be placed on future agendas.**

Items to be placed on future agendas included:

Curtiss Schonenberg – Keep the Kerry R. Gilbert study on the agenda, the KW International on the agenda, keep the marketing back on there, and he would like to add one more. At the historical meeting on January 19, 2012 it was brought up do we have any type of funding mechanism that would help people out as far as historical and so forth is concerned, and we do have a funding mechanism, it is the Guidelines for Business Improvement Grant Program. The reason that he suggest that it be brought back up is because at the meeting they were talking about limitations of these grants. In the wording of this grant we just say that the grant amount shall be up to but not exceeding 50% of the cost of that such improvements, but there's not a limitation. He thinks they need to discuss putting a ceiling on that amount. Elizabeth Flint disagreed. Curtiss Schonenberg told Elizabeth Flint that they can not discuss it right now because they need to do it under a discussion item and that is why he is proposing to put it on the agenda for next time.

James Weishuhn – None.

Elizabeth Flint – The bid tabulation on the 54 acres.

Matt Sprague – None.

Steve Woodall – None.

**17. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 7:52 p.m.

President:



Attest  
Secretary:

