

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **April 16, 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 (absent)
Board Member	-	John Mau (absent)
Board Member	-	Steve Woodall
Board Member	-	Lori An Gobert
City Manager	-	Donald Warschak
Assistant City Secretary	-	Kayla Duncan

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:35 p.m.

**2. Pledge and Invocation.**

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

**3. Consent Agenda**

**a. Approval of invoices.**

Curtiss asked Kayla Duncan, Assistant City Secretary, to give the Board an update on what the invoices are for this month. Kayla explained the invoices and at the request of Curtiss explained the payment structure of the Bond that the CCIDC holds. There were no other questions.

**b. Approval of March 2012 financial statements.**

There were no questions about the March 2012 financial statements.

**c. Approval of regular meeting minutes for March 19, 2012.**

There were no questions or corrections for the March 19, 2012 minutes.

**d. Approval of Investment Report for Quarter Ended March 31, 2012.**

There were no questions about the Investment Report for the Quarter Ended March 31, 2012.

Lori An Gobert made a motion to accept the consent agenda as presented. Steve Woodall seconded the motion. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Woodall and Gobert

The motion passed.

#### **4. Citizen comments.**

Chris Christensen, pilot, began by thanking the Board for their service to the City and saying that he appreciates their interest in aviation. He then continued by saying that his comments were based on what he read in the newspaper and he felt that there were some misconceptions or misperceptions about Automated Weather Observation System (AWOS) and how it fits into the airport plan and how it's funded. He talked about how the newspaper article stated that AWOS is necessary under federal aviation guidelines to apply for an instrument approach. He described what an instrument approach is and when it's used. He stated that the layout of the airport is very challenging and that a study would have to be done to determine if an instrument approach is doable at our airport and how such a study might be funded. He talked about how having a weather system before getting an instrument approach system is almost like putting the cart before the horse because it is really of no functional necessitated value without an instrument approach. He also stated that an AWOS would be a nice convenience to have, but it is not a necessity. He explained how landing an airplane works when an airport has an instrument approach but no AWOS. He continued by stating that he would like to see an instrument approach at Columbus if one could be done. He talked about the obstacles the airport has faced in the past when looking at getting an instrument approach. Mr. Christensen went on to state that even before getting an instrument approach you need a place to park airplanes and that we are very limited on parking at the airport. He stated that all of this fits with a plan and that when the airport sponsor decides they want to improve the airport what typically happens is that they come up with a plan of where they want to be in so many years and how do they get there. He talked about what different things the plan might contain and how the Airport Advisory Board is usually the one to come up with this plan along with the stakeholders at the airport and the county. He also stated that TxDot will come up with a master plan and explained what that is and about how much it might cost. Mr. Christensen felt that by putting in the AWOS first things were not happening in the correct order and that the Board should know that. The other issue he talked about is that the funding for the AWOS. He stated that he is under the understanding that no one can ask TxDot to put money into the airport except for the airport sponsor and that he did not know if the Board could donate money and then ask the county to spend it at the airport. He stated that he thought the way to go about this prudently is to get into contact with the Airport Advisory Board and ask them what their plan is for the airport, have them share it with the Board, ask how the Board might be able to participate, and get Commissioners' Court involved. Lastly, on the technical issue of the AWOS, he talked about the different types of systems, the costs involved with maintenance, and the types of parameters he thought the system should have. He asked the Board to take this information into consideration and consult with some experts before they spend the money.

Chuck Rogers, County Emergency Management Coordinator, stated that the airport is a sponsored airport and that they have been receiving grant funding for several years. He continued by saying that they have been on TxDot's radar for improvements as usage improves, but the need must be brought forward and shown. He talked about the purpose of an AWOS besides getting the instrument approach. He talked about the various improvements that could be made to the airport. He stated that this system "is not the whole pie" and that AWOS will not fix everything, but that it is a hurdle that is keeping the airport from moving forward. He stated that it will give the airport an instrument approach, but that it will not give the airport an instrument landing system. He talked about how the system that they will be getting is expandable (able to add additional parameters). He stated that maintenance will be included in the grant money and TxDot has stated that they will help maintain the system. He stated that TxDot has written a layout plan to get the airport to a point where they will develop a master plan and that he has the feeling that if we get that far grant funding will be available. He talked about having to get weather plans from other towns that may be different from the weather in Columbus and other issues from

the emergency management stand-point. He stated that this system is the "best bang for the buck".

Lori An Gobert asked if anyone in attendance was part of the Airport Advisory Council or worked for the county. They all replied in the negative. Chuck Rogers stated that he does work for the county but is not part of the Airport Advisory Council.

Curtiss stated that before there were any more presentations, the Board cannot discuss this issue at this particular time and that the only thing they can do is take their comments. Curtiss updated everyone present on the current status of the AWOS in relation to CCIDC and City Council. He stated that during the City Council meeting on April 26, 2012 the second reading for the AWOS will occur and with their blessings it will come back to the Board for funding. Lori An asked if they were able to have a discussion about it if it comes back. Curtiss stated that they can have discussion at the discretion of the Board and that it can be put as an agenda item. Curtiss asked the others who had signed up for citizens' comments, Clifford Wenske and Richard Green, if they had anything else to add.

Clifford Wenske talked about the AWOS that they are looking at getting including the price and where it will be set up at the airport. He stated that the maintenance will be \$2,700.00 per year and TxDot is saying that it is possible that they will pay 75 percent (%) of that, but at worse a 50/50 grant program will pay on it. He stated that a GPS approach will be easier to get at the airport. He talked about the parameters the AWOS has to have.

Richard Green stated that he supported Chris's idea of looking into this further before we spend the money. He talked about how a weather system is important if we want to develop the airport. He stated that for any type of commercial operation, they cannot shoot an instrument approach into any airport unless there is weather reporting there. He talked about how this system will allow for easy access and current information. He stated that we needed to support our emergency/medical helicopter system.

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

Donald Warschak, City Manager, stated that everyone saw an increase in sales tax revenue this month. He stated that we took a big jump in sales tax revenue as compared to last month. He stated that in April of this year the CCIDC's portion of the sales tax was \$30,117.82 as compared to \$22,820.02 at the same time last year. Looking at the four (4) largest cities in the state, he stated that San Antonio, Houston, Austin and Dallas all saw increases in their sales tax revenues. Looking at our neighbors and the county, he stated that Colorado County, Weimar, Eagle Lake also saw increases in their sales tax revenues.

Curtiss asked how they stood with the first clearing bid at the Industrial Park. Donald stated that he had not talked to Brushline, but he had heard that he was trying to get back in. He stated that they will need to look at opening the fence up on the west side of the property where the railroad right of way is at. He stated that they might want to look at putting up their fence where it should be and that right now they are using Great Southern's chain-link fence. He stated that they might want to go ahead and put up a barb wire fence. Curtiss stated that it sounds like that needs to be an agenda item for a future meeting and asked Kayla to put that down.

Donald continued by stated that first reading for the acreage by the river was done at the Council meeting last week and that we still have to have a second reading at the next meeting.

There were no further questions.

**6. Discussion and Action of application to begin history of agricultural exemption at Industrial Park.**

Curtiss stated that this item had been brought forth because of the agricultural exemption at the Industrial Park. He stated that he had talked to Bill Mitchell and found out that there is a form that needs to be filled out. He stated that Elizabeth Flint had asked for this to be brought up as an agenda item and that she has those forms. He stated that at this time it does need to be applied for and on record with the appraisal district.

Lori An Gobert made a motion to have Curtiss Schonenberg or Elizabeth Flint fill out the paperwork to get it initiated. James Weishuhn seconded the motion. The vote was as follows:

Ayes: Schonenberg, Weishuhn, Sprague, Woodall and Gobert

The motion passed. Curtiss stated that they will move ahead on that exemption project.

**7. Discussion and Action regarding small acreage tracts at Industrial Park.**

Item # 7 was skipped. The Board moved to Item #8.

**8. Discussion and Action regarding an update on potential prospects at the Industrial Park.**

Curtiss stated that they have two potential projects at the Industrial Park. He stated that the first one is that they have a company looking for five acres and they are an oil related company. He stated that he had received a call from a William "Dub" Sutherland out of San Antonio and he wants to meet with Donald Warschak and Curtiss on the 18<sup>th</sup> of April and at that time they will find out more detail about what they want to do. He stated that they need to make sure it is a fit with their P&Z before they can move forward with that.

He stated that they have also been approached by another company that is only needing a very small parcel. He stated that it is a firm that does machining. Curtiss stated that they cannot sell anything less than four (4) acres, but according to Section 2. Development of Property in the Covenants "...no lot shall consist of less than four (4) acres unless approved by the ACC". Curtiss stated that this individual is very interested in moving forward. Curtiss stated that he thought they need to designate an area within the park that they can use to accommodate small tracts. He stated that he believed the area south of the fair grounds would be a good place.

Lori An Gobert stated that she is a little confused by this. She asked if this is to grow this particular business. Curtiss stated that this individual wants to buy a parcel at the park and he is looking for about an acre. Donald talked about how the incubator project was originally set up and then went on the say that the tract of land, where the incubator building was originally going to go, would be well suited for small tracts. They looked at the map of the Industrial Park and the tract of land in question. James Weishuhn stated that they are going to incur some engineering costs to replat that area if they go forward with this. They also talked about other issues, such as having to put in a road and that cutting down on the amount of land available. James asked what this company is going to bring to the table, as far as sales taxes and employees before they make a decision on subdividing further. Curtiss stated that he can bring that information to the next meeting. James stated that he is not opposed to subdividing the land, but that there has to be a balance between the benefits and the expenses. Lori An stated that with the proper motivation they might be willing to, but at this point it is a little premature to send it to ACC. Steve Woodall asked what kind of expense is there in isolating one acre of property like this. He also talked about how if they sell land at the edge of the tract there is still a large tract of land left. James

stated that there would probably be at least \$1000 of surveying costs and then some recording fees. Steve talked about how any reasonable investment in the area needs to be looked at. Curtiss stated that he will bring the information from that individual to the next meeting and then they can move forward.

No action was necessary.

**9. Discussion and Action regarding updating the CCIDC marketing.**

Curtiss stated that Kayla has done a lot of work as far as the updating is concerned. Donald explained the different aspects of the updated plat of the Industrial Park that is posted on the CCIDC website. James asked if there was a plat of the river property on the web page and if we can get that on there. Donald said that we could do that, but we would probably do it as a separate drawing. James agreed that it should be on a separate page. Donald talked about doing an overlay on top of an aerial view of the property. The Board all agreed with this idea. James questioned the legality of using free aerial photos. Donald talked about pulling one from the state site. James asked that he just be careful about what he grabs as his base.

Curtiss asked Kayla to explain some of the updates she had made to the website. She walked the Board through some of the changes. Lori An Gobert asked about a print out of the main page with the logos of the companies at the park, which were not currently on the website's home page. Kayla explained that she had taken those images down because she would like to get permission from those companies to use their logos on the website for legal reasons. Kayla stated that she would email the companies to get a confirmation that we are able to use their logos. James asked if it was possible to put another, more zoomed in, map where the location of the Industrial Park is clearly located. Lori An talked about how she would like to see the opposite with the position of Columbus marked relative to other large cities within the state. In reply to James's concern, Kayla stated that on the Industrial Park's page there was a Google.com map that clearly showed where the Industrial Park is located.

James talked about how you can list your business on Google.com and asked that Kayla looked into doing that if it's free.

Kayla stated that there were some PDF's that were linked to the website that she changed to pages on the website because as PDF's the information is not searchable in web searches. Kayla asked that the Board go through and look at the website and e-mail her feedback if there is something that they would like to see changed. James stated that he did a cursory look and he thought that she did a good job up front. Kayla asked that they please give her feedback. Kayla pointed out that they may want to take a closer look at the service providers page because the information was taken from a PDF and may be outdated.

Lori An asked if they could just have an open dialogue and just send some general discussion and do some brainstorming online. Curtiss stated that he did not have any problems with that.

Steve Woodall asked where Kayla got the service providers from. She stated that it was a PDF that was on the old website and that some of them go as far out as Bellville. Steve asked if the Board really wants to promote service providers in Bellville. Lori An added that even as far out as Alleyton CCIDC does not receive funds from them. Lori An stated that she was not sure what the benefit of this page was and that she needed to think about it.

Lori An asked if there was anything about the school districts on there because that is one of the top questions they always get. Kayla stated that there was not, but she could get

some information off a state website. Lori An stated that the Chamber has that information on their website. Kayla asked if there was any specific information. Lori An replied that rankings, student population size, and teacher/student ratios are top ones that she has gotten.

Curtiss added that they want to accentuate the positives of the community and he thinks that we have a good medical facility that we need to bring up.

Steve Woodall talked about only having service providers listed who are members of the Chamber of Commerce.

No action was necessary.

#### **10. Discussion and Action regarding Kerry R. Gilbert study.**

Curtiss stated that they are making strides on the Historical situation and that they have had discussions at council meetings. Curtiss asked Steve to update the Board. Steve talked about how people who aren't in favor of the historical district are starting to come forward. He stated that they want this to be a positive thing so he made the suggestion to the City Attorney, Pat Gillespie, to try and re-draft the ordinance in her words and giving it enough teeth but also making it user friendly. Curtiss stated that there is going to be a workshop that came out of this discussion.

Curtiss asked Donald if anything is going on with the corridors. Donald stated that they are still looking at various options regarding the various corridors. He stated that at the last Housing meeting they had they kicked a few ideas around to be further discussed at their meeting in May.

No action was necessary.

#### **11. Discussion and Action regarding KW International.**

Curtiss stated that they still have not gotten any engineering from them so that they can bring it to ACC. Lori An stated that she spoke to Corby Collins a week and a half ago and they have turned in some preliminary things. Donald talked about some of the things they brought to him and what they had talked with Drymalla about. Lori An stated that they are a little bit delayed for two reasons. One being that the scope of the project is significantly bigger than what they first approached them with and the second being that they are back-logged eight (8) months right now and everything that they can produce is already sold for the next eight months. Lori An stated that she suggested that they try and do some bookings out of the office here in good faith and that he replied that they are working on that. She stated that they are in a great position, but that they are just "slammed" which is good for the CCIDC in the long term.

Curtiss stated that he and Donald went and spoke with Donnie Templeton and one of the issues that were brought forth is a power provider. Curtiss stated that he thinks the Board needs to think about that as well because the available power at the park is below what they need and on top of that they have E'Kabel coming in and they will need a lot of power.

Lori An stated that they have talked to AEP and that once they get them specifics they said if they had to they would put in another substation or increase the substation, the Board just has to have data to take to them so they can start the process. Curtiss stated that the Board does not have their data yet. Lori An stated that she thinks both companies will have their information at about the same time.

No action was necessary.

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

An Executive Session was not necessary at this meeting. Items 12 and 13 were skipped.

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

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

Items to be placed on future agendas included:

Curtiss Schonenberg – Kerry R. Gilbert Study, KW International, Item 9. Curtiss announce that there are three (3) board members whose terms are ending soon and he asked for everyone to think about possible people to fill those positions.

Lori An Gobert – AWOS discussion, fence on the west side of the Industrial Park, and items 7 and 8, and budget adjustment for AWOS. On the line item adjustment, Kayla stated that she had talked to Linda Lakich, City Secretary, and she did not feel the need to do a line item adjustment because what happen with the lighting at the baseball field was that the Board increased the Community Grants and right now there is enough money in Community Grants to cover the system. Lori An stated that in the future, from feedback that she has gotten, they need to do more research and she would like to have someone on the Board directly in contact with someone from TxDot and someone from the County as a representative from there so that the Board know what they are doing. Matt Sprague agreed. Steve Woodall stated that they can also make it performance based and that they don't just have to write a check.

James Weishuhn – No comment.

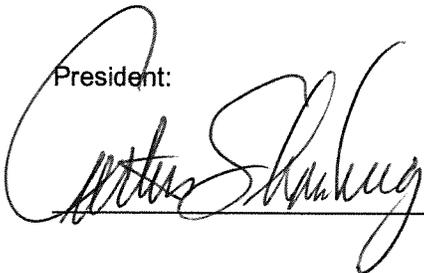
Matt Sprague – No comment.

Steve Woodall – No comment.

**15. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 7:45 p.m.

President:



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Attest  
Secretary:



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