

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Special session on Monday, **June 11, 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 (absent)
Treasurer	-	Matt Sprague
Secretary	-	Elizabeth Flint
Board Member	-	John Mau (absent)
Board Member	-	Steve Woodall
Board Member	-	Lori An Gobert
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 6:35 p.m.

2. Pledge and Invocation.

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

3. Citizen comments.

There were no Citizen Comments.

4. Discussion and Action regarding clearing of state right-of-way.

Curtiss stated that Mr. Schomburg's insurance does not cover them for the right-of-way and so he would not be able to clear that land. He stated that Brushline Dozer Works' insurance will cover them. He continued by saying that Brushline agreed to clear the land for the same price Schomburg Dozer Service had quoted the CCIDC Board and is willing to start on it immediately. Curtiss stated that the original price that was set by the Board was \$2,500.00 for the clearing with a \$1,000.00 leeway for any additional costs on items that are required by the state. Curtiss stated that in the interest of time he thought they needed to move forward with this and then updated the Board on the progress of all of the clearing projects at the Industrial Park. Elizabeth Flint asked if they had to go through the bid process for this. Donald stated that they did not because of the price. Curtiss stated that the state requires that they put out signs from the north and south on the days that clearing is taking place and that they have access to those signs through the City. Curtiss went over the proposed plan Brushline had set out with him for clearing the right-of-way.

Steve Woodall made the motion to allow Brushline Dozer Works to complete the clearing of that property which belongs to the state. Lori An Gobert seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Sprague and Woodall
Abstain: Schonenberg

The motion passed.

Elizabeth Flint asked if there was a time limit. Curtiss stated that he would be working within the same 45 day limit that Schomburg Dozer Service had. Elizabeth Flint stated that she would like it done as soon as possible and would not want to extend the time if that was not necessary.

5. Discussion and Action regarding leasing land for hay production at the Industrial Park.

Curtiss stated that Mr. Schomburg told him that it would be smart to get that land into hay production as soon as possible because with it clear it needs to be disked and raked because the land is very uneven. Curtiss stated that he needed a directive from the Board to allow Donald start working on that immediately. Elizabeth asked what Donald was going to do. Lori An and Curtiss replied that he would get the bid process started.

Elizabeth asked if there was any chance that someone would undertake hay production with no charge in exchange for disking and weed control. Curtiss stated that hay production for the first couple of years is going to be very costly because of the fact that they are going to have chemical cost to manage regrowth and that they have to disk the land. Curtiss stated that Mr. Schomburg had told him that it would cost approximately \$8,000.00 to get the land smoothed out enough for hay production. Curtiss stated that he thought they needed to write a long term lease and they need to allow that individual some leeway because they will have a lot of money going in right away and if they sell that property in the first year that person will not recover their costs. Donald thought they should do a five year lease and that if the land is sold before the lease contract is fulfilled then that person would be reimbursed for the start-up costs that they put into the land at a prorated value for breaking the terms of the lease. That way they get some of their money back.

Elizabeth asked if anyone knew how much hay could be produced on that piece of land. Donald stated that it would depend on what type of grass they used. Elizabeth Flint brought up the issue of native versus non-native grasses. Elizabeth stated that she would like to see a five year contract at no cost, they do not pay CCIDC anything for 5 years, and that they do not plant any non-natives because that may be important down the road. She added that they should have to disk and rake it and have ongoing weed control. Elizabeth pondered if there will be enough hay production on that land to make such a contract worthwhile. She added that if they were to sell the land before the five years was up they would reimburse them a certain percentage for what they put in. Donald stated that in the bid the Board should have them put in a dollar amount for what it will take to get started and get hay into production. That way they have something to plug into their lease agreement in the event the property does sell. Elizabeth stated that they are not interested in making money off of this and that they only want someone to produce enough bales of hay to work toward the agricultural exemption. Elizabeth added that it would be nice if someone would lease the land at no cost to the CCIDC. Lori An asked why it mattered if there were non-native grasses planted on the land with regards to acquiring an agricultural exemption. Elizabeth stated that she thought it might be important in the future if they were to sell or trade the land. Elizabeth asked if there was anyone who worked at the City and had experience with hay production. Donald replied that Jody Ripper did. Elizabeth asked for Donald to consult with Jody. Curtiss stated that some people had come to him and that he could invite them to the next meeting and they could take part in an active discussion. Curtiss stated that he did not think what Elizabeth wanted them to do anything that would not be practical for them (referring to only using native grasses).

Steve Woodall asked if they were micromanaging this. Elizabeth agreed. Steve stated that the more restrictions they put on leasing the land, the less likely they are to get somebody who is interested. Elizabeth asked the Board if they could invite some people who might be interested in leasing the land to come and share what they might propose in their bid. She also asked Donald to see if Jody Ripper would give a recommendation to the Board.

Elizabeth asked if they had any other land that needed to be mowed now that KW International owns their tract. Lori An stated that the CCIDC still owns land north and south of Great Southern Wood that has to be maintained. Curtiss stated that he had a recommendation for the other property that the CCIDC owns as soon as they finish with the current topic. He stated that what he

would like to see tonight is for the Board to allow Donald to get with the City Attorney and write a lease and bring that proposed lease to Monday's meeting. Elizabeth stated that before a lease is written she would like to have several people come before the Board and tell them what they are willing to do. Lori An stated that she thought Curtiss and Elizabeth were saying the same thing in different ways. She stated that what Curtiss is saying is that he would like to have a rough draft that way they can fill in the blanks into the base format at the next meeting. Elizabeth stated some of the things that the CCIDC wants from whoever leases the land. These items included disking, huisache control, and hay production for five years. She added that the individual would then stipulate how much they would be willing to spend for disking and weed control then the CCIDC would reimburse them a certain amount if the land was sold before the end of the five years (reimbursement clause).

Steve stated that they have to have some performance to work towards the agricultural exemption. Elizabeth replied that she thought that this year they did not need to do anything else and that the step they had already taken this year were enough to satisfy the requirements for this year. Steve asked about the next year. Donald stated that they could add that they require at least one cutting a year. Steve said they could include that they have to do the minimum cutting required by state law to get the exemption. Elizabeth stated she could ask Billy Mitchell how much hay they are going to have to produce off of it. Curtiss stated that if there is a minimum requirement they need to know about it. Donald stated that he would not be at the next meeting, but that he would put together a draft. Curtiss stated that they want to keep the lease simple, but that it does need to satisfy the Board's requirements. Curtiss stated that he would get with Mr. Mitchell. Elizabeth asked for Curtiss to confirm that the work they have done this year will satisfy this year's requirements and that they are not also required to produce hay this year.

The Board and Donald talked about the time necessary to advertise and about when they would start advertising for the bid. Steve mentioned that they should put the advertisement in the paper while the lease is being drawn up. Linda Lakich stated that if they had it in by noon the following Monday, it would be in the paper next Wednesday and they could have the packets available after the Monday meeting. Curtiss stated what he wanted to do was get the Boards directives to Donald and the City Attorney. That way they could draw up the lease and get things going. Elizabeth asked if the Board thought that by next Monday they would have something very simple from the City Attorney to approve at the meeting.

Elizabeth Flint made a motion to instruct Donald to have the City Attorney prepare a lease proposal for the 54 riverfront acres to disk it and rake it, if necessary, in order to get it in good enough condition for hay production. Also, that they have a five year contract for hay production that includes weed control, enough hay production to qualify for agricultural exemption, and some provision for reimbursement of costs should they sell the property before the end of five years that would be prorated. And that the bid be put in the paper.

Steve Woodall added that he thought they needed to add that the City Attorney should use her discretion. Curtiss added that they should give Donald and the City Attorney the leeway to work this out.

Matt Sprague seconded the motion. There was no more discussion. The vote was as follows:

Ayes: Schonenberg, Gobert, Flint, Sprague and Woodall

The motion passed.

Donald asked what the Board wanted to do with the 16 acres. Curtiss stated that they had an individual who would maintain the 16 acres for no cost if he was allowed to bale the hay. He stated that the company was Brushline Dozer Works. Elizabeth Flint stated that this would start that piece of property towards an agricultural exemption.

Lori An Gobert made a motion to accept Brushline Dozer Works' bid to clean and bale hay in the 16 acres, Tract E, at no cost. Elizabeth Flint seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Schonenberg, Gobert, Flint, Sprague and Woodall

The motion passed.

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

At 7:10 p.m. Curtiss Schonenberg closed the special session and opened the executive session.

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

At 7:30 p.m. Curtiss Schonenberg reconvened the special session. All Board Members present remained the same.

Lori An Gobert made a motion to approve the contract as amended. Matt Sprague seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Schonenberg, Gobert, Sprague and Woodall
Abstain: Flint

The motion passed.

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

Lori An Gobert stated that hay production lease would need to be on the next agenda. She also asked if City Council had approved their appointments. Curtiss stated that they are looking at Joel Usher, Diane Lauzon and Steve Woodall.

Matt Sprague stated that he would be gone next Monday and possibly in July as well.

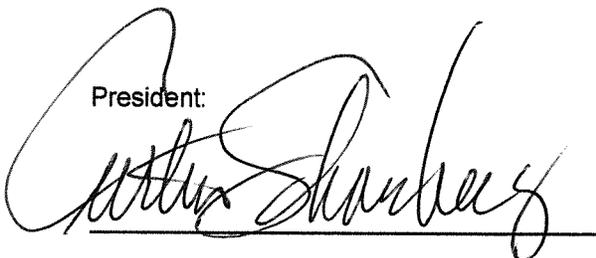
Elizabeth Flint asked Curtiss to get with the new Board members and get them up to date.

Steve Woodall asked for the Scenic City Certification Program to be added to the agenda so that it can be discussed at the next meeting. He gave the Board members the website address (www.sceniccitycertification.org). He stated that this would be on the City Council agenda as well and if the Council approves it, some funding will possibly be coming from the CCIDC.

9. **Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 7:35 p.m.

President:



Attest
Secretary:

