

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 15, 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	-	Steve Woodall
Treasurer	-	Lori An Gobert (arrived at 6:45 p.m.)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
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 6:40 p.m.

**2. Pledge and Invocation.**

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

**3. Consent Agenda**

- a) **Approval of invoices.**
- b) **Approval of September 2012 financial statements.**
- c) **Approval of regular meeting minutes for September 17, 2012.**

Assistant City Secretary, Kayla Duncan, explained the invoices to be paid.

Kayla Duncan, Assistant City Secretary, stated that the format of the sales tax revenue chart had changed and that the bond payment had been made. Curtiss explained the history of the CCIDC Bonds to the new members. There were no further questions.

There were no questions regarding the regular meeting minutes for September 17, 2012.

Lori An Gobert arrived at 6:45 p.m.

Elizabeth Flint made the motion to approve the Consent Agenda as presented. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

**4. Citizen comments.<sup>1</sup>**

Judge Ty Prause (Colorado County), Charles Rogers (Emergency Management Coordinator, Colorado County) and Clifford Wenske signed up to speak. They all wished to speak during Item #5.

**5. Discussion and Action regarding Automated Weather Observation System (AWOS) at Robert R Wells Jr Airport.**

Judge Ty Prause stated that he was at the meeting on behalf of the Commissioners' Court and requested a grant in the amount of \$14,000.00 for the purchase of the Automated Weather Observing System (AWOS). He spoke in favor of the AWOS and ceilometer. He talked about the benefits it would have for the airport, Colorado County and the City of Columbus. He talked about how County will pay for the ceilometer and maintenance of the equipment.

Charles Rogers, Emergency Management Coordinator and Airport Advisory Board member, spoke in favor of the purchase of the AWOS and ceilometer.

Curtiss Schonenberg asked for clarification regarding what the County was asking for and what the County would be purchasing and responsible for and Charles Rogers explained. Elizabeth Flint asked if the Airport Advisory Board had approved this request and Charles Rogers replied in the affirmative. Steve Woodall spoke in favor of this expenditure and Curtiss Schonenberg stated that it would have to go to City Council because of the amount.

Lori An Gobert made the motion to approve it pending City Council readings. Curtiss Schonenberg seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

**6. Discussion and Action regarding the 2012-2013 Community Grant Applications.**

Kayla Duncan, Assistant City Secretary, stated that the CCIDC had budgeted \$24,500.00 for Community Grants.

Curtiss stated that he would like the Housing Committee's application for \$93,800.00 to be treated separately and have a budget amendment for it.

Lori An Gobert stated that she has some questions and indicated that she would like to be able to ask the applicants some questions. Several members of the Board indicated that they did not understand how the application of A Brighter Day Child Care qualifies for funding. Steve Woodall spoke against the application for A Brighter Day Child Care.

Lori An Gobert spoke in favor of the Columbus Garden Club application and the Housing Committee's application for the Wayfinding & Acknowledgement Signs. She also talked about approving the Housing Committee's application for the Gateways in steps and start by approving only a portion of the request. Donald Warschak spoke about funding the engineering side of it first and have them have them come back later once they have plans for the funding of the construction side of the project. Lori An stated that there is a lot more engineering that will have to go into to this because of the drainage. She indicated that this is going to be a process that might include around three (3) phases. Donald Warschak talked about the process, the phases, and the estimated costs associated with the beginning phases. Steve Woodall asked about providing funding for engineering, up through getting permits, and having everything ready to go and then hit the construction after that. Lori An stated that is what she would like because it is going to be a process. Lori An and Donald agreed that they need the engineering complete to be able to come up with a final design.

The Board discussed the grant application for A Brighter Day Child Care again. Steve Woodall stated that he would like an explanation for how it fits. Lori An stated that she could not see any economic development with it. DyAnn Lauzon questioned if the business received federal or state funding. Lori An stated that she did not feel that it was impacting a large enough percentage of the community.

Lori An Gobert made the motion to approve the Columbus Garden Club-2013 Columbus Trash Off Day request for \$2,500.00, Housing Committee for partial funding up to \$15,000.00 for the Gateway to Columbus, Housing Committee-Wayfinding & Acknowledgement Signing for the full amount of \$2,500.00, and to decline A Brighter Day Child Care CTR. Steve Woodall seconded the motion. Lori An explained her motion to the Board and stated that the \$15,000.00 for the Gateway to Columbus would be specifically for engineering. Elizabeth stated that she did not share Lori An's enthusiasm for the Gateway and asked that the motion be changed and that they vote on each item independently. Lori An Gobert withdrew her original motion.

Lori An Gobert made the motion to approve the Columbus Garden Club for the 2013 Columbus Trash Off Day in the amount of \$2,500.00. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

With regards to the Housing Committee's Gateway to Columbus, Lori An Gobert made the motion to approve up to \$15,000.00 for the engineering and permits. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Usher, Lauzon and Schonenberg  
Nos: Flint

The motion passed.

With regards to the Housing Committee's Wayfinding & Acknowledgement Signing, Lori An Gobert made the motion to approve the full amount of \$2,500.00. Elizabeth Flint seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

With regards to A Brighter Day Child Care CTR Renovation/Expansion of Classroom, Lori An Gobert made the motion to decline. Elizabeth Flint seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Lauzon and Schonenberg  
Abstain: Usher

The motion passed.

Lori An Gobert asked that the remaining two applications be tabled until the next meeting.

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

Donald Warschak stated that the CCIDC portion of the October 2012 sales tax was \$29,617.15 and this compares to last year at the same time period with \$29,846.18 which is a little over \$200.00 difference. He stated that the County saw a slight decrease along with Weimar. He added that Eagle Lake did see an increase in their sales tax. There were no questions.

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

Curtiss Schonenberg stated that the tax abatement process is moving forward.

Elizabeth Flint talked about how after their tax abatement ends they will be paying to the community as a whole \$358,000.00 a year in ad valorem taxes.

Curtiss Schonenberg explained the structure of the tax abatement that KW International applied for.

No action was necessary.

**9. Discussion and Action regarding invitations to the KW International groundbreaking.**

Elizabeth Flint stated that she would like to formally send written invitations to the elected officials of 1995 and the original Board members of the Development Committee and to have some sort of recognition of their foresight. Curtiss Schonenberg mentioned extending the invitation to all past Board members. Elizabeth Flint stated that she would be happy to take on the task.

No action was necessary.

**10. Discussion and Action regarding Ekabel Projekts.**

Items 10 & 11 were combined. Please see Item 11.

**11. Discussion and Action regarding the ACC's recommendations on variance requested by Ekabel Projekts.**

Please see the attached ACC meeting minutes. Curtiss Schonenberg explained the recommendations made by the ACC committee to the Board. He explained that Ekabel Projekts is asking to be able to use metallic buildings and that because of the covenants a variance must be granted.

Lori An Gobert made the motion to approve the ACC's recommendation of the variance. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

**12. Discussion regarding an update on prospective companies interested in land at the Industrial Park.**

Curtiss Schonenberg stated that he has not heard from the piping company since the last meeting.

**13. Nomination and Election of Treasurer for the CCIDC Board.**

Curtiss Schonenberg stated that Matt Sprague has resigned and left that office vacant.

Steve Woodall nominated Lori An Gobert for the position of Treasurer. DyAnn Lauzon seconded the nomination. Lori An Gobert accepted the nomination. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

**14. Discussion and Action regarding changing the Depository Signators.**

Curtiss Schonenberg explained that Matt Sprague had been a depository signator and now that he is no longer on the Board they need a new signator.

Curtiss Schonenberg made the motion to have Lori An Gobert made the new depository signator. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher, Lauzon and Schonenberg

The motion passed.

**15. Discussion and Action to award the maintenance contract bid at the Industrial Park.**

Donald Warschak stated that they only received one bid from Brushline Dozer Works. He explained the bid and stated that Brushline Dozer Works' bid was for \$1,250 per mowing for a total bid of \$5,000.00. He explained this would be for the cleared areas of tracts A, B, D-1, and E.

Lori An Gobert made the motion to approve the bid from Brushline Dozer Works in the amount of the unit price of \$1,250.00. Curtiss Schonenberg stated that because of his relationship with Brushline Dozer Works he will refrain from discussion and will not vote on this issue. Joel Usher seconded the motion. Steve Woodall stated his concern about only receiving one bid for this. The Board discussed the possibility of advertising for bids in more than one newspaper. The vote was as follows:

Ayes: Gobert, Woodall, Flint, Usher and Lauzon

Abstain: Schonenberg

The motion passed.

**16. Discussion regarding Promotional and Advertising Expenses.**

Kayla Duncan explained that she was still in the process of speaking with the City Attorney, Pat Gillespie. She explained that as a 4B Corporation the Board is only allowed to spend up to 10% of budgeted revenue on advertising and promotion. Elizabeth Flint stated that if they had budgeted money in previous years and had not spent it, that can be added to the 10% for the current year. Kayla Duncan stated that she had asked the City Attorney about that issue. Curtiss expressed concern over the Garden Club's advertising expenditures being part of that 10% because it was their project not CCIDC's. Elizabeth Flint stated that she did not believe the Garden Club's expenditures would fall into this. Kayla Duncan explained that she had asked Pat Gillespie about it and she had indicated that she believed it should be. Curtiss Schonenberg stated that he would like clarification on this. Curtiss asked for this to be on the agenda for the next meeting.

No action was necessary.

**17. Discussion and Action regarding Budget Amendments.**

Lori An Gobert stated that right now they do not need to do anything because they only approved \$20,000.00 for the Community Development Grant. She stated that there's no action needed at this time, but asked for it to be on the agenda for the next month.

Lori An Gobert asked about the sidewalk grant for the City of Columbus. Donald Warschak stated that at this time they are in the funding eligible category, but they have not gotten final approval for the grant yet. He stated that once they have the grant in hand and need the match they will come to the CCIDC. Donald Warschak explained the history and details of the grant.

**18. Discussion and Action regarding the CCIDC land west of Great Southern Wood Preserving at the Industrial Park.**

Curtiss Schonenberg explained that this is the 100 foot right of way that is directly west of Great Southern Wood between the Great Southern Wood property and the Railroad property. He explained that CCIDC's property was fenced off when they put the fence in. He stated that they have contacted the Railroad to

see if they will correct that. Both he and Donald Warschak indicated that they had not yet heard back from Doug Woods, the Railroad representative they had spoke with.

No action was necessary.

**19. Discussion and Action regarding Municipal Development Districts.**

The Board discussed Local Government Codes Title 12, Subtitle A, Chapter 377 Municipal Development Districts and Title 12, Subtitle A, Chapter 379A Municipal Development Corporations. Curtiss Schonenberg stated that this would have to be done by vote and the vote would have to include the people in the extraterritorial jurisdiction (ETJ). Elizabeth Flint stated that there is a great deal that is different than what the CCIDC has now and discussed some of those differences including how monies can be spent. Elizabeth Flint stated that she thinks it will give them more powers to fund job training, early childhood development, and the promotion of literacy. Elizabeth Flint stated that she believed this would give them a lot of leeway to do a lot of good things. Steve Woodall stated that what he is hearing is that they get more ability to do things and nothing gets taken away from them. Elizabeth Flint indicated that they might see a lot more people seeking funding from the CCIDC and so they may see a shift away from economic development. She stated that they will be investing in the people of the community rather than the businesses of the community. Steve Woodall and Elizabeth Flint both indicated that they were in favor of this. They discussed the steps they would need to take place to change to this and discussed how they would have to tell City Council that this is something that they would like to move forward on. Elizabeth Flint stated that they should not forget that economic development is a very important part of this group even if they go into this. Lori An Gobert talked about how it almost takes the priority away from the economic development and business. Steve Woodall stated that he thought it is just expanding what they can do. Elizabeth Flint stated that she could see Lori An's point that they are getting away from economic development and into community development. Lori An Gobert stated that there are things that she likes about it, but that she also has misgivings about it. Steve Woodall stated that he would like to table this until the City Attorney, Pat Gillespie, is here so they can ask her some questions. The rest of the Board agreed.

No action was necessary.

**20. Discussion and Action regarding the Planning and Zoning Committee as related to the Kerry R. Gilbert Study.**

Lori An Gobert explained what happened when she spoke with the Planning and Zoning Committee at their last meeting and asked if the Board was okay with her pulling some stuff together and taking it to them. Curtiss Schonenberg stated that when she is ready she should make him aware of it so he can put it as an agenda item.

No action was necessary.

**21. Discussion and Action regarding moving the annual meeting and amending the CCIDC's Bylaws accordingly.**

Curtiss explained that new members come in during the spring and according to the CCIDC's Bylaws officers must be elected annually by the Board at the Regular Annual Meeting, which is supposed to be in November. Lori An Gobert explained that they did that so that the new people have six months to acclimate themselves and get up to speed. Steve Woodall and Lori An Gobert indicated that they both liked it the way it currently is.

No action was necessary

**22. 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.**

At 8:00 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 8:10 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

No action was necessary.

**24. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

The following items were requested to be on the next agenda:

Curtiss Schonenberg – No comment.

Lori An Gobert – Items 16, 17, and 19 need to be left on the next agenda.

Steve Woodall – Stated that they still need a new Board member to be appointed.

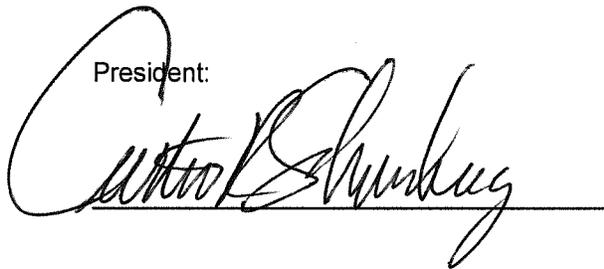
Joel Usher – No comment.

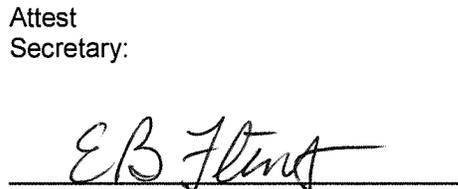
DyAnn Lauzon – No comment.

Elizabeth Flint – Complimented the two new members.

**25. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 8:15 p.m.

President:  


Attest  
Secretary:  




**Minutes**  
Architectural Control Committee Meeting

The Architectural Control Committee met on Monday, **October 15, 2012** at 5:30 p.m., at City Hall located at 605 Spring Street, Columbus, Texas. The following individuals were present:

President/Presiding Officer	-	Curtiss Schonenberg
Vice-Chairman/City Manager	-	Donald Warschak
ACC Member	-	Elizabeth Flint
Assistant City Secretary	-	Kayla Duncan

Other individuals present:

Donnie Templeton	-	KW International
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**1. Call to Order.**

President, Curtiss Schonenberg, called the ACC meeting to order at 5:40 p.m. to discuss the requested variance submitted by Ekabel Projekts.

**2. Discussion and recommendations for the requested variance submitted by Ekabel Projekts.**

Curtiss Schonenberg read the variance request letter to those present, please see the attached letter from Ekabel. He then read Section 5. Construction Standards from the Declaration of Covenants, Conditions, Restrictions and Easements for Texas Crossroads Business Park. Curtiss then asked what were the wishes of the committee.

A discussion among those present followed in which Elizabeth Flint expressed her concern about the situation. She stated that she wanted to see their plans and that she would like to know exactly what they are going to do. Curtiss explained what had been previously discussed with Ekabel representatives. Donnie Templeton talked about how KW International would be constructing their buildings. Donald Warschak explained that they are asking for the variance prior to closing on the contract. Curtiss explained that Ekabel's request was no different than KWI's request. Elizabeth Flint expressed her concerns and stated that she thought they needed to be very careful about protecting themselves. Elizabeth explained that she thought this request was very non-specific and that it left them open without much recourse. She stated that she thought it would be prudent to be a little more careful about what they are do so that if something does go wrong they would have some recourse. She stated that she would like to know a little bit more about it.

Donnie Templeton stated that he did agree with Elizabeth. With regards to the variance requested, he stated that as a representative of KW International he does not foresee any problems with it.

Elizabeth talked about how she would not object to this if they understand that their plans, the appearance and construction, will have to come before the Architectural Control Committee. Donald stated that right now they are wanting to know what they will be allowed to design. Elizabeth talked about how she wants them to understand that the tilt walls will have to be covered with something else and how she does not want raw or painted concrete.

The following is the recommendation from the Architectural Control Committee coming from this meeting:

Donald Warschak made a motion to approve the materials of construction to be masonry tilt wall and metal fabrication and that when the owner of the property has prepared architectural and engineering drawings of the proposed improvements that it be brought back again before the ACC for final approval. Curtiss Schonenberg seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Warschak, Flint and Schonenberg

The motion passed.

**3. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 5:55 p.m.

