

## Minutes

### Columbus Community and Industrial Development Corporation Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 17, 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 (absent)           |
| Secretary                | - | Elizabeth Flint                   |
| Board Member             | - | DyAnn Lauzon                      |
| Board Member             | - | Joel Usher (arrived at 6:36 p.m.) |
|                          |   |                                   |
| 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.**
- b) **Approval of November 2012 financial statements.**
- c) **Approval of regular annual meeting minutes for November 19, 2012.**
- d) **Approval of regular meeting minutes for November 19, 2012.**

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

Elizabeth Flint stated that she would like to add that there was the opportunity for discussion during the nomination and election of officers to the first meeting on November 19, 2012. Kayla Duncan, Assistant City Secretary, stated that she could go back and check if that was in the recording of the meeting.

Joel Usher arrived at 6:36 p.m.

Elizabeth Flint and Curtiss Schonenberg agreed that they could approve them as they are and if Kayla Duncan finds that it needs to be changed she could make them aware of that at the next meeting.

There was no further discussion or other corrections.

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

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

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

Curtiss Schonenberg asked Holly Adams, with the Boys and Girls Club – Columbus Unit, to speak during Item #6. He asked Dr. O'Connor if he wished to speak as well; he did not.

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

Donald Warschak, City Manager, stated that the CCIDC's portion of the December 2012 sales tax was \$33,497.04 and that this compares with \$22,158.98 for the same time period last year. He stated that the County and Eagle Lake both saw increases in their sales tax and Weimar was more or less flat for that reporting period. Donald explained that the sales tax paid in December 2012 is for the October 2012 sales.

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

Curtiss Schonenberg explained that this agenda item was not finalized at the last month's meeting because the Board wanted a more detailed list of the items the Boys and Girls Club was requesting.

Holly Adams presented some information regarding the items the Boys and Girls Club of Champion Valley – Columbus Unit would like to purchase with the Community Grant Funds and how much each specific item might cost. These items included, air hockey tables, ping pong tables, desktop computers, educational computer software, program manuals and supplies, arts and crafts supplies/games, and storage lockers. She stated that the computer systems would be their priority.

Curtiss stated that at the consensus of the last meeting was that the Board was stressing the technical component in the computers.

Curtiss explained that the remaining available balance in the current community grants budget account is \$5,500.00. He stated that they could exceed that amount, but that they would have to make a budget amendment.

Elizabeth Flint stated that she thought ongoing and operating expenses for things such as program supplies and arts and crafts supplies did not qualify. Curtiss agreed. Dr. O'Connor spoke and informed the Board that the numbers being thrown around would strictly go to technology and that the rest of the items are a wish list.

Elizabeth Flint asked about storage and security of the items that would be bought with the grant money. Dr. O'Connor explained that they would be stored in the cafeteria. He also explained that Joel Usher is there all day.

Elizabeth Flint stated that she thought that the educational software to go with the computers should be an important component of it unless they already have it some other way. Holly explained that they have access to grant applications to get software but that it is a lot harder for them to get computers.

The size and growth, programs, and other information about the Boys and Girls Club of Champion Valley – Columbus Unit were discussed by the Board and Holly Adams.

Curtiss Schonenberg recommended that the Board max out the budget at \$5,500.00 and make that a grant available to them. He added that if the program continues to blossom, then the Boys and Girls Club should come back and make another appeal to the Board at a future time. Elizabeth Flint stated that she would like for them to get all of the computers they are asking for, all of the software they are asking for, and the two storage lockers. Steve Woodall stated that they might be able to get most of that. He stated that he thought there is some room in some of the numbers quoted. Holly stated that for the prices she went from a resource that they typically use and went off their pricing.

Curtiss Schonenberg made the motion to grant the Boys and Girls Club of Champion Valley – Columbus Unit \$5,500.00. Steve Woodall seconded the motion. DyAnn Lauzon stated that she would like this grant application revisited in a few months. Elizabeth Flint stated that the school year will be over in a few months. Curtiss Schonenberg and Holly Adams stated that this programs continues into the summer. Curtiss stated that he would like to modify that motion to give the Boys and Girls Club the occasion to come back at a future point in time and that this would be an open situation. Elizabeth Flint stated that

she would vote against his amended motion because she thinks that the amount should be more. DyAnn Lauzon stated that this is very important. The Board discussed the process of amending the budget. The vote was as follows:

Ayes: Woodall, Lauzon and Schonenberg

Nos: Flint

Abstain: Usher

The motion passed. Curtiss stated that this item can be revisited.

**7. Public Hearing regarding the 2012-2013 Community Grants.**

The Public Hearing was opened by President, Curtiss Schonenberg, at 7:06 p.m.

No one wished to speak.

The Public Hearing was closed by President, Curtiss Schonenberg, at 7:07 p.m.

Joel Usher asked about the Wayfinding and Acknowledgment signing. Curtiss Schonenberg explained that it was the Gateway that was declined by City Council, not the Wayfinding and Acknowledgement Signing.

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

Item #8 was skipped.

**9. Discussion and Action to approve a resolution to authorize Curtiss Schonenberg as President to execute closing documents – Ekabel Projekts sale.**

Curtiss explained that they are scheduled for a closing on the 27<sup>th</sup> at 10 in the morning. Curtiss stated that this is necessary for the closing process and that this gives him the authority to make that closing. He read the Resolution. Elizabeth Flint asked if this was done with KW International. Donald stated that this was at the City Attorney's recommendation. Elizabeth Flint asked if they were going to have anything more specific. Elizabeth Flint asked about the actual document and stated that it had never been given to her. Steve Woodall stated that the closing documents are legal documents that Pat Gillespie, City Attorney, drew up based on the Board's requirements.

Steve Woodall made the motion to approve the Resolution to authorize Curtiss Schonenberg as President to execute closing documents. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

Elizabeth Flint asked if the document states how many people they have to employ. Curtiss Schonenberg stated that it does not and that it was based on infrastructure.

**10. Discussion regarding the Automated Weather Observing System (AWOS).**

Elizabeth Flint stated that she asked for this to be an agenda item because she had specifically asked if the Airport Advisory Board had approved their request at the October 15, 2012 meeting. She stated that the minutes reflect that Chuck Rogers stated that it had been approved. She stated that she knows that the question had also been asked at the City Council meeting. She stated that she had the minutes from the Airport Advisory Board for September 1, 2012. She noted that those minutes were a draft and that they had not been approved. She stated that the minutes reflect that the Airport Advisory Board did not

approve the AWOS. Elizabeth Flint stated that she felt as if it was misrepresented. Curtiss stated that he had called Mr. Tesch and he had assured him that it had been approved by the Advisory Board. Elizabeth Flint asked at what meeting they did that and Curtiss replied that he had not asked for minutes. Steve Woodall stated that it sounds like there have been some deeper discussions that what they, the CCIDC members, had been part of and that the County has the governing authority over this. He stated that the County wants to do this and the Airport Advisory Board said that's fine with us. He stated that they do not have to take any action if the County wants to do it. Elizabeth Flint stated that she is not saying that they should not have approved it, that they should rescind their approval of it, or that the County did not want it. Elizabeth Flint expressed her dissatisfaction with the situation and asked if anyone else was disappointed. Curtiss explained that the Airport Advisory Board acts on behalf of the Commissioners' Court and that they are just there to bring advice. He added that it was the consensus of the Commissioners' Court that they want it. Curtiss stated that it does not change the fact that he thinks it is a very worthwhile project. Elizabeth Flint agreed. Curtiss stated that he would speak with Ty Prause and that he could deal with it as he sees fit. Elizabeth Flint stated that she wanted Curtiss to point out to Ty that she was not questioning the integrity of the Board, but instead the integrity of the people who say they were representing the Board.

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

Curtiss Schonenberg stated that he still had not gotten a response from the Railroad on this matter.

No action was necessary.

**12. Discussion and Action regarding the northern 54 acres at the Industrial Park.**

Elizabeth Flint stated that she drove out to the park and was surprised to see the sign that was on the northern 54 acres because what she expected to be on the sign and what she thought they had agreed on was that the value of that property lay in the fact that it is riverfront property. Curtiss Schonenberg explained that is still the old sign and that the sign had not been upgraded yet. Curtiss Schonenberg stated that he did not recommend that they do anything until after this next legislative session because there could be a change in status of that 54 acres. Elizabeth Flint also indicated that she felt that both the sign and the appraisals needed to be updated. Steve Woodall asked how much the sign would be. Curtiss replied that they had budgeted \$2,500.00. Steve Woodall stated that he did not have a problem with a sign being put up and getting appraisals.

DyAnn Lauzon asked the Board how sure they are that they are going to sell that land. Elizabeth Flint stated that they did not know. Curtiss Schonenberg stated that there might be the potential to trade it for another piece of property. DyAnn stated that she did not want to mislead people. Curtiss suggested that they sit on this until they find out what this legislative session is going to do. Steve Woodall spoke in favor of putting a new face on the sign. The Board discussed whether or not they should put a new face on the sign because of a possible trade.

Elizabeth Flint stated that she believes they do need to get the appraisals up to date. Curtiss stated that the appraisals had already been a directive from the Board. Elizabeth asked if they had been update and Curtiss stated that he needed to check on the status of that. Steve Woodall asked what action would she like to see happen. She stated that she would like to see the appraisals updated and that after their discussion she would be agreeable to waiting until after the legislative session with regards to the sign.

Elizabeth Flint also mentioned that the Board had discussed keeping a 100 foot strip on that tract of land and getting a permanent easement over it. She stated that someone had mentioned moving the strip down by the highway and talked about how, if they were to do that, some of that land could be taken away if the highway were even enlarged in the future. She stated that they could take that land that gave them river access and therefore water rights. She stated that she thinks that the land the CCIDC keeps needs to be away from the highway.

No action was necessary.

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

Curtiss explained that they were not able to have the celebratory groundbreaking that had been scheduled. Elizabeth Flint suggested that they wait to have a ceremony at the Industrial Park until KW International opens. Curtiss Schonenberg agreed. Curtiss stated that he had a Christmas card that he wish to have all of the Board members sign to send to KW International.

No action was necessary.

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

It was stated the closing with Ekabel was scheduled for December 27, 2012.

No action was necessary.

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

Curtiss Schonenberg updated the Board on the prospective company that does oil recycling. He stated that he had received the feasibility study for the company. He stated that it is a \$14,500,000 project with 48 employees and \$3 million payroll. Curtiss stated that this is going to be a refinery and that a refinery is one of the types of businesses that the Planning and Zoning Committee has to review. Curtiss stated that he believed this was a very good project but that it is a refinery. Curtiss stated that he would like the Board to review the feasibility study. The Board discussed what this type of refinery does. Curtiss stated that he thought if the Board feels like this project would benefit the City that they should move forward to the Planning and Zoning Committee so that they could look at it. Steve and DyAnn spoke in favor of this. Curtiss stated that an environmental study was not included and that was something else that was requested from the company. DyAnn spoke about having a joint session where the company could come and speak. Steve Woodall stated that the Board's issue is "does it fit the City" and that he thought it did. Joel Usher and DyAnn Lauzon agreed. Donald stated that the Planning and Zoning Committee would have to sign off on the project. Elizabeth Flint stated that she would like to know what KW International thought about it. Linda Lakich, City Secretary, asked if there were other facilities like this in this area. Donald Warschak<sup>stated</sup> that this particular company does not but that there are other similar companies that are in the state. Curtiss mentioned that there is one in Peachtree, Georgia that is in the process of being built. He stated that he would like to see one that has already been built and see what the impact has been on that community. Elizabeth Flint agreed and added that she would like to see how safe it is. Curtiss stated that this would be a 40 year project and that the infrastructure would last 40 years. Elizabeth Flint stated that she is really reluctant to encourage this type of business to be in the Park and that she sees it as extremely dangerous. Steve Woodall and DyAnn Lauzon disagreed. DyAnn talked about the quality of the jobs. Steve Woodall and Joel Usher talked about it attracting other businesses to Columbus.

The Board agreed that this should go to the Planning and Zoning Committee. Elizabeth Flint stated that they needed to have a presentation to the Planning and Zoning Committee, the CCIDC, and City Council.

Joel Usher asked about the tract they are looking at. Curtiss stated that they are looking at the southwest corner of the Business Park, right below Great Southern Wood.

DyAnn asked if there was any way that they could contaminate the water and how they go about filtering. She stated that they are going to have to prove that they cannot contaminate the water. Elizabeth Flint asked if they were aware of how many hoops they are going to have to jump through to do this. Curtiss replied in the affirmative.

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

Due to Lori An Gobert being absent, Item #16 was skipped.

**17. 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.**

Item #17 was skipped.

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

Item #18 was skipped.

**19. Discussion and Action to reschedule the January 2013 meeting.**

Curtiss Schonenberg stated that the regularly scheduled meeting would fall on Martin Luther King Jr. Day and that the City's recommendation is that they move it to January 28, 2013. He stated that he was in favor of doing that.

Curtiss Schonenberg made the motion to change the meeting to January 28, 2013. Elizabeth Flint seconded the motion. Steve Woodall mentioned that it would be three weeks after that before City Council has a meeting. There was no further discussion. The vote was as follows:

Ayes: Woodall, Flint, Lauzon, Usher and Schonenberg

The motion passed.

**20. 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 – Thanked the Board for a very productive year.

Steve Woodall – No comment.

Joel Usher – No comment.

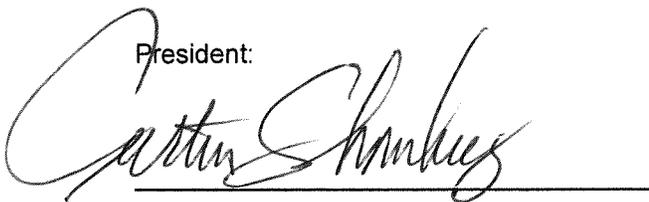
DyAnn Lauzon – Talked about information and read from the Oil Tech Feasibility Study.

Elizabeth Flint – Suggested inviting the local Groundwater Conservation District to a future meeting about Oil Tech. DyAnn stated that she believed that they would be the biggest opposition.

**21. Adjourn.**

President, Curtiss Schonenberg, adjourned the meeting at 8:00 p.m.

President:

  
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Attest  
Secretary:

  
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