

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 21, 2013** 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
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon (Absent)
Board Member	-	Joel Usher (Absent)
Board Member	-	Byron Marburger
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 6:31 p.m.

2. Pledge of Allegiance and Invocation.

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

3. Consent Agenda:

- a) Approval of invoices.
- b) Approval of September 2013 financial statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended September 30, 2013.
- d) Approval of Regular meeting minutes for September 16, 2013.

Assistant City Secretary, Kayla Duncan, went over the invoices to be paid. With regards to the invoices, the Board decided to reimburse the Columbus Garden Club only \$2,243.75 for the 2013 Trash Off Day grant reimbursement request of \$2,354.00 because they did not feel that the advertisement in the Colorado County Citizen on November 14, 2013 for America Recycles Day fell under what the 2013 Trash Off Day grant was awarded for.

Lori An Gobert made the motion to approve payment of \$28.50 for in front on the Industrial Park, \$1310.60 for the Columbus Trash Off Day 2013, and \$933.15 for the Hazardous Collection Day for the Columbus Garden Club. The Board did not approve payment of \$110.25 for an ad for America Recycles Day in November 2012. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

Kayla Duncan continued to go over the remaining invoices. City Manager, Donald Warschak, explained how the hand dug well at the Industrial Park was plugged using concrete.

Steve Woodall asked if anyone knew when the AWOS would be put into place. The Board was informed that it would be completed in the 2013-2014 fiscal year and that they had budgeted to pay it in the 2013-2014 fiscal year. There were also questions regarding the wayfinding sign grant for the Columbus Housing Committee.

Elizabeth Flint requested that a change be made to the September 16, 2013 regular meeting minutes. Ms. Flint requested that under item 8 it be added that she suggested contacting representatives of Chateau Dominique and inviting them for a tour of Festival Hill and other local attractions to show them the craftsmanship in the area. She also requested that a copy of the newspaper bid for the land swap be added with the minutes. Kayla Duncan stated that she would make the revisions to the September 16, 2013 minutes asked for and would bring the revised minutes to the November 2013 meeting for approval.

Steve Woodall made the motion to approve the consent agenda with the changes mentioned. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

4. Citizens' Presentations and Comments.¹

Curtiss Schonenberg introduced David Johnson with Colorado Materials who spoke briefly about what his business does.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated that the sales tax revenues for October 2013 of \$32,820.74 increased from the same time last year. He stated that Colorado County and Weimar saw an increase in their sales tax revenues and that Eagle Lake saw a slight decrease for the same time period.

6. Discussion and Action, if necessary, regarding the 2013-2014 Community Grant Application and Grant Requests.

The Board discussed extending the deadline for the 2013-2014 Community Grant Application and briefly discussed the grant requests received thus far.

Lori An Gobert made the motion to accept the proposal to extend the deadline for the 2013-2014 Community Grant Application to December 2, 2013. Steve Woodall seconded the motion. Kayla Duncan showed the Board the proposed calendar and the proposed ad to go to the newspaper. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

7. Discussion and Action, if necessary, regarding the agricultural exemption on the northern 54 acres at the Crossroads Business Park.

Donald Warschak stated that he spoke with Billy Mitchell and also Kevin Ruether. Mr. Ruether stated that that now that there is moisture out there they would start to get out and work the land. Donald stated that he told them that the work needed to be started before the end of the year.

8. Discussion and Action, if necessary, regarding a maintenance contract at the Crossroads Business Park.

Kayla Duncan went over the current contract and the proposed ad and bid materials. Steve Woodall questioned the insurance policy. Curtiss Schonenberg questioned the possible sale of property and what would happen with the contract if there was property sold. They discussed the bids being due around November 15, 2013.

Steve Woodall made the motion to advertise to accept bids for a new maintenance contract at the Crossroads Business Park. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

9. Discussion and Action, if necessary, regarding the transfer of mineral rights to the City of Columbus.

The Board discussed different options in how they could transfer the mineral rights and still retain any future income. The Board discussed the pros and cons of transferring the mineral rights to the City of Columbus.

Elizabeth Flint made the motion to make a proposal to the City of Columbus that they accept the ownership of the current and any future mineral rights that the CCIDC has at the Industrial Park with the stipulation that any income from those mineral rights will be retained by the CCIDC. Steve Woodall seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

10. Discussion and Action, if necessary, regarding updates about the existing Crossroads Business Park Tenants: KW International and E'Kabel.

Curtiss Schonenberg stated that the representatives with E'Kabel are still in Venezuela. Donald Warschak stated that they said that they will be in contact with CCIDC soon. He added that they seemed favorable to a transfer of mineral rights back to the CCIDC.

With regards to KW International, Curtiss Schonenberg stated that there were complications with the mineral rights. They discussed a grand opening, the grant for the gas line to KW International and job expansion.

11. Discussion and Action, if necessary, regarding an update on prospective companies interested in land at the Industrial Park.

Curtiss Schonenberg stated that he has been in contact with Glenn Wind with Chateau Dominique and that they are looking at moving forward. Elizabeth Flint asked Curtiss to remind Mr. Wind that job training is available and reminded the Board that she thought that they should be invited to Columbus for a tour of the area. Curtiss Schonenberg let the Board know that BAE is shutting down.

Curtiss Schonenberg stated Lubritech is still looking for financing and that they are contacting the State for possible financing.

Curtiss Schonenberg stated that Lee White with DelSol, a foundry and machining firm, will come through Friday and they are looking to hire between 200-400 employees. He talked about what the business does and what their needs would be for infrastructure and land.

12. 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 7:27 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

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

At 8:07 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

With regards to item A, Elizabeth Flint made the motion to authorize Lori An Gobert to continue negotiations concerning real property matters. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

With regards to item B, Byron Marburger made the motion to authorize Curtiss Schonenberg to speak to a real estate attorney regarding property negotiations. Lori An Gobert seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Flint, Gobert, Marburger, Woodall and Schonenberg

The motion passed.

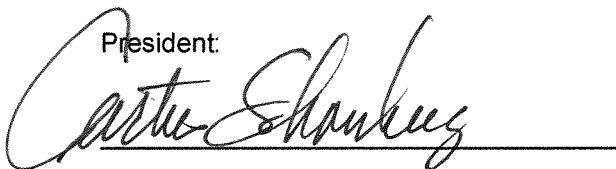
14. Discussion of items to be placed on future agendas and announcements.²

Elizabeth Flint – asked that an update on the Ag lease with the 54 acres remain on the agenda.

Curtiss Schonenberg – announced that in November 2013 there will also be an annual meeting.

15. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 8:09 p.m.

President:


Attest
Secretary:
