

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 16, 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 (arrived at 6:39 p.m.)
Treasurer	-	Lori An Gobert (arrived at 6:35 p.m.)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Byron Marburger (absent)
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan
City Attorney	-	Pat Gillespie

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:33 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance was led by Joel Usher. The Invocation was lead by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of invoices.
- b) Approval of November 2013 financial statements.
- c) Approval of Annual meeting minutes for November 18, 2013.
- d) Approval of Regular meeting minutes for November 18, 2013.

Lori An Gobert arrived at 6:35 p.m.

Elizabeth Flint stated that she would like more detail to be added to item 10 of the Regular meeting minutes for November 18, 2013. Kayla Duncan stated that she would add more detail to the item.

Lori An Gobert made the motion to approve the consent agenda with corrections. DyAnn Lauzon seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

Those signed up to speak spoke during item 6. Curtiss Schonenberg moved to item 6.

6. Discussion and Action, if necessary, regarding the 2013-2014 Community Grant Applications received.

The four grants received were the Colorado County Courthouse Square 'Banners' by the Columbus Garden Club, the Spring 2014 Trash Off by the Columbus Garden Club, the relocation of the Boys and Girls Club of Champion Valley – Columbus Unit, and the Softball Field Awning made by the Columbus Little League. Pat Gillespie stated that all four of these grant applications received by the extended deadline fit within the grant guidelines. Curtiss Schonenberg stated that there is currently \$18,000.00 available for community grants.

With regard to the "Colorado County Courthouse Square 'Banners'" by the Columbus Garden Club, Elizabeth Flint stated that it will be good for the downtown area.

Steve Woodall arrived at 6:39 p.m.

DyAnn Lauzon stated that she would like the banners to say something about the "historic downtown" and Elizabeth Flint stated that she would like to see something that would direct people downtown. There was a discussion about who would approve the banners.

Curtiss Schonenberg talked a bit about the Trash Off grant application. There was no further discussion.

Pat Gillespie stated that when a Board member has some connection to the group or individual who is requesting the grant funds that Board member should refrain from both discussion and voting on that grant request.

With regard to the grant request by the Boys and Girls Club of Champion Valley – Columbus Unit for their relocation, Lori An Gobert asked how this would qualify for 4B funding. Pat Gillespie stated that she believed that it fit in under the equipment for children's sports. Elizabeth Flint stated she will never vote to spend economic development money on pool tables, foosball tables, or air hockey tables. Steve Woodall asked how much of what they are asking for qualifies and the Board discussed qualifying expenses. Joel Usher stated that he would like another Boys and Girls Club representative at the next meeting to answer the Board's questions and the Board stated that would be a good idea.

With regard to the Little League Softball Field Awning grant request made by the Columbus Little League. Linda Lakich stated that this park is a City owned park. The Board discussed the need for engineering to be done because of the size of the project. The Board discussed partially funding the project and encouraging the Little League to do fundraising to cover the rest of the expenses and the issues with that. Steve Woodall stated that he would not support a budget increase and stated that he believes the City of Columbus could fund this and that they have plenty of money. The Finance Director, Linda Lakich, corrected that statement.

Curtiss Schonenberg stated that \$14,000.00 has been set aside for the AWOS for the airport out of the Community Grant Funds.

Mike Ridlen spoke to the Board about the project to cover the seating at the high school softball field and answered questions posed by the Board. Assistant City Secretary, Kayla Duncan, explained to Mr. Ridlen that the Community Grant is a reimbursing grant and a discussion ensued regarding how that reimbursement would work. Elizabeth Flint asked if Dr. Ridlen could break it down into phases and bring it back to the Board next month. Donald Warschak spoke to Dr. Ridlen regarding engineering for the project and future expansion.

Curtiss Schonenberg stated that at Pat Gillespie's recommendation he will refrain from further discussion regarding the Columbus Garden Club grant requests and turned the meeting over to the President Elect, Steve Woodall. Steve Woodall asked if there was any further discussion.

Lori An Gobert made a motion to approve the \$2,250.00 for the Downtown Square Banners with the stipulation that they get approval of the banners from the City of Columbus and the \$2,500.00 for the Spring 2014 Trash Off as requested by the Columbus Garden Club. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

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

The motion passed.

Pat Gillespie left the meeting.

Curtiss Schonenberg moved to item 14.

14. Discussion and Action, if necessary, to reschedule the January 2014 regular meeting.

At the recommendation of the Assistant City Secretary, Kayla Duncan, the Board rescheduled their next meeting for January 13, 2014 at 6:30 p.m. Curtiss Schonenberg moved to item 7.

7. Public Hearing, if necessary, regarding the 2013-2014 Community Grants.

This item was not necessary at this meeting. Curtiss Schonenberg moved to item 5.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated that the sales tax revenues for December of \$33,821.86 increased slightly from the same time last year at \$33,497.04. He stated that Colorado County and Eagle Lake saw a decrease in their sales tax revenues and that Weimar experienced an increase for the same time period.

Curtiss Schonenberg moved to item 8.

8. Discussion and Action, if necessary, regarding Budget Amendments.

This item was not necessary and was skipped.

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

Curtiss Schonenberg stated that the land had been plowed. Elizabeth Flint asked for someone with the agricultural exemption process be asked to go out and inspect the land before the end of the year.

No action was necessary.

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

Curtiss Schonenberg stated that the City Council is in favor and that he has made contact with a lawyer and is now waiting for a response.

No action was necessary.

11. Discussion and Action, if necessary, regarding modifications to the City of Columbus and County of Colorado's Tax Abatement Programs.

Curtiss Schonenberg stated that he would like to approach the County and the City about modifying their current abatement programs. Members of the Board stated that they would like examples of other abatement programs and some information from the Comptroller's Office. The Board decided to discuss this topic again at their next meeting. No action was necessary.

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

Donald Warschak stated that E'Kabel is still working on getting a proposal together for the additional 10 acre tract at the park and returning the mineral rights to the CCIDC. He added that there are no changes to report regarding KW International. No action was taken.

13. Discussion and Action, if necessary, regarding an update on prospective companies interested in land at the Crossroads Business Park.

Curtiss Schonenberg stated that Chateau Dominique requested a copy of a contract that the lawyers could look at and that representatives with Chateau Dominique have also contacted Drymalla.

Curtiss stated that, with regards to Allied Machinery, their decision is yet to be made.

With regards to Green Oil (aka Lubritech) they have contacted the state for financing. Elizabeth Flint presented two newspaper articles to the Board which she asked them to read. The first was an item from the Eagle Lake Headlight of February 7, 2013 which was about an Altair waste oil recycling facility facing its second fine from TCEQ. The second article was from the Houston Chronicle of March 10, 2013 about the indicted owner of an abandoned toxic waste site in Houston who is now a fugitive last seen in Turkey. She said that her concern is that Green Oil may contaminate the industrial park, declare bankruptcy, and leave CCIDC with a contaminated park since they have no financial interest or business experience in the United States and no experience doing the process. She said that she would like the Board to be able to make an educated decision when the time comes.

Curtiss Schonenberg moved to item 15.

15. 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.

This item was not necessary and was skipped.

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

This item was not necessary and was skipped.

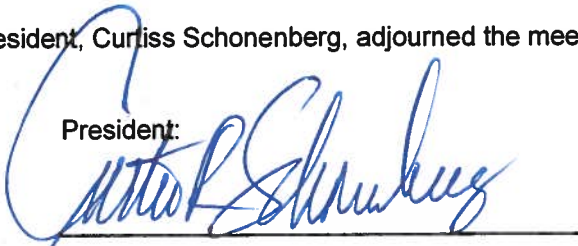
17. Discussion of items to be placed on future agendas and announcements.²

There was none.

18. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:56 p.m.

President:



Attest
Secretary: