

Minutes

Joint Meeting of Columbus Community and Industrial Development Corporation Board of Directors and Columbus City Council

The Columbus Community & Industrial Development Corporation met in a Special Joint Meeting with Columbus City Council on Monday, **June 16, 2014** 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
Vice President	-	Steve Woodall
Treasurer	-	Lori An Gobert
Secretary	-	Elizabeth Flint(arrived at 6:35)
Board Member	-	DyAnn Lauzon(absent)
Board Member	-	Joel Usher(absent)
Board Member	-	Byron Marburger

The following City Councilmen were present:

Curtiss Schonenberg	-	Mayor Pro Tem
Steve Woodall	-	Councilman
Eddie Hernandez	-	Councilman
Chuck Rankin	-	Councilman

Also in attendance:

City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Traci Edman

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 lead by Curtiss Schonenberg.

3. Consent Agenda:

- a) **Approval of Invoices.**
- b) **Approval of May 2014 Financial Statements.**
- c) **Approval of Regular Meeting Minutes for May 19, 2014.**

Lori An Gobert made the motion to approve the consent agenda as presented. Byron Marburger seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no presentations or comments.

Elizabeth Flint arrived at 6:35.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the sales tax revenue for June was up compared to last year's same time period. The CCIDC's portion of sales tax revenue was \$35,522.33, compared to last year's \$32,505. The county saw an increase, while Eagle Lake and Weimar saw decreases in their sales tax

revenue for the same time period. On the 54 acres, Donald talked to Kevin Reuther and they will be making their way to the Park to mow.

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

Curtiss stated the E'Kabel situation is still the same as it was last meeting. Elizabeth asked how long CCIDC was going to wait to transfer the mineral rights to the City. Curtiss responded that they would have to wait until the mineral rights were returned from E'Kabel and then proceed. Every indication has been made that E'Kabel was going to do that.

Elizabeth stated that last time the correspondence went to Attorney Pat Gillespie, rather than to Attorney Barry Rutta. She asked if Rutta had actually received the communication from them. Curtiss responded that Rutta was aware and they have the information, but he had not heard back from Barry if there had been contact. Curtiss will get in touch with Barry to make sure he has been in contact with E'Kabel.

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

Curtiss stated E'Kabel is possibly wanting to move on the additional 10 acres but he has not heard anything more from them.

8. Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.

Allied Machinery, out of China, has decided to move their project to Mexico. With Texas Solar, there had been no progress beyond what was discussed at the last meeting. LubriTech was still trying to find interim financing. There were no updates on anything else.

9. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2013.

Lori An Gobert made a motion to accept the annual financial report for the year ended September 30, 2013. Elizabeth Flint seconded the motion.

Ayes: Woodall, Gobert, Marburger, Flint, Schonenberg
Absent: Lauzon, Usher

The motion passed.

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

A packet containing the county's current tax abatement and a list of tax abatements of surrounding areas from the State Comptrollers Office was given out. Curtiss stated that of the 18 abatements, six were at 10 years, two at 8 years, and three at 7 years. Eleven exceed the county's 5 year current abatement. This information showed the need of revamping the abatement program. Curtiss suggested getting the approval of the Board, City Council, Eagle Lake, and Weimar to approach the county for an amended tax abatement. He also stated that the abatement package needs to be enhanced to be more attractive to businesses moving into the area. Elizabeth stated that since our tax rates are so low, the additional abatement should not be needed. Lori An said that all CCIDC can do is go to the City and County and ask them to reevaluate this based on the given information and maybe they would be willing to extend or modify a longer plan in hopes it would be an incentive for a business to come into our area. Steve pointed out that our pool of skilled workers is low. Byron stated that from a company's point of view, a 10 year plan was needed to make the first cut. City Councilman, Chuck Rankin, stated that he thinks that while Ms. Flint's point was well taken, that it is a marketing issue. He suggested looking at the possibility of adding a higher tier for larger capital investments. Byron liked the tier approach and having a 10 year plan available that would keep us competitive. Steve suggested establishing a committee to come up with a plan to look into the matter.

Lori An Gobert, from the CCIDC Board, made a motion to take the information to the County and request an evaluation on their tax abatement program so we could be more economically competitive. Byron Marburger seconded the motion.

Ayes: Gobert, Marburger, Woodall, Schonenberg
Opposed: Flint
Absent: Lauzon, Usher

Chuch Rankin, City of Columbus Councilman, made a motion to persue the discussion with the county on the tax abatement program. Councilman, Steve Woodall, seconded the motion.

Ayes: Rankin, Woodall, Hernandez, Schonenberg

The motion passed.

11. Discussion and Action, if necessary, regarding developmental plans and goals for CCIDC.

Curtiss asked members to read through the plans and goals of CCIDC for discussion at the next meeting. Chuck Rankin added that commercial development needs to be emphasized in the plans because sales tax is a crucial part of the city's finances. Training programs and housing are other issues that need to be addressed. Steve made a point that putting ideas on paper was not enough. Finding people committed to make the plans happen is needed.

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.

Curtiss adjourned the City Council members at 7:31 pm from the Joint Meeting.
Curtiss adjourned the CCIDC Board Members for Executive Session at 7:31 pm.

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

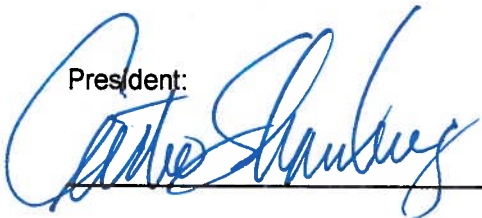
Curtiss reconvened the Regular Session at 7:48. No action was needed.

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

The transfer of mineral rights, developmental plans and goals, and the tax abatement programs will all be left on next months agenda.

15. Adjournment

President, Curtiss Schonenberg, adjourned the meeting at 7:49.

President:


Attest
Secretary:

