

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **August 15, 2016** 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	-	Byron Marburger (absent)
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 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 July Invoices.
- b) Approval of July 2016 Financial Statements.
- c) Approval of Regular Meeting Minutes for July 18, 2016.

A revision to the minutes need to be made on item #8, changing "application review committee" to "financial review committee." Barbara Peterman asked about changing the order of the reviews on the CCIDC Prospective Tenant Process. Since this item was not on the agenda for discussion and action, it will be placed on the September agenda for discussion and action at that time.

Lori An Gobert made a motion to approve the consent agenda as presented, with the correction being made to item #8 changing "applicaton" to "financial" review committee. DyAnn Lauzon seconded the motion. The vote was as follows:

Ayes: Gobert, Lauzon, Usher, Peterman and Schonenberg  
Absent: Marburger and Nunmaker

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

Citizen comments will be made during agenda item #8.

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

City Manager, Donald Warschak, stated the August sales tax revenue was down slightly from last year's same time period. The CCIDC's portion of sales tax revenue was \$44,272.32. Warschak also reported that Eric Schiebe, consultant doing the drainage study at the Industrial Park, is nearing completion of the study. We will be receiving that soon and will send it to you as soon as we get it. The street lights on

Great Southern Way at the Park have had the power cut since KWI was built, so AEP will be building a section of line to restore power to the street lights.

**6. Discussion and Report of the Ag Complex Sign Committee.**

Byron Marburger was not present to give a report on the Ag Complex Sign Committee. Curtiss spoke with the head of the Ag Complex and they are still wanting to pursue possibilities with the sign.

**7. Discussion regarding E'Kabel.**

E'Kabel is projecting an early to mid-October start date on their project.

**8. Discussion and Action, if necessary, regarding a Community Development Grant Application Request.**

Curtiss stated that he would like to have the entire Board present to act upon this grant application, but Mr. Wade could familiarize the present Board Members through his presentation. Roger Wade gave his presentation on the Courtyard Wine Bar application. The application is attached to these minutes. Curtiss asked Mr. Wade about the projected employment numbers for the project. Mr. Wade replied there would be a manager and wait staff. Curtiss stated that the application was sent to attorney Cary Bovey for review and he sent back his explanation, which is attached to these minutes. Curtiss stated that this application also fits under Section 505.152, which is also attached to these minutes. He stated that the "entertainment, exhibition facilities and concessions" from Section 505.152 fits better to this application than Section 505.158, and it fits within the parameters that 4B law requires. He also said that he thought this was a very good project and that prospective businesses that look into building in the park also look to see how involved the town is with the arts, athletics and youth programs. Barbara said that this was a kind of venue that would not just bring in locals, but people from outside of Columbus. She asked Mr. Wade how they would advertise. Mr. Wade stated the website and social media, but initially they would use radio announcements, newspaper ads and possibly weekend packages with local hotels. Barbara also asked about the proposed hours of operation. Mr. Wade said the proposed hours would be from 6 pm-10 pm on Friday and Saturday, but the hours would be dictated by what people wanted.

Curtiss said that because the amount being requested in the application is over \$10,000, it would have to go to City Council for two readings and also have the approval of the Council. Lori An said she would want this for the community, but was concerned if it really fit into the grant guidelines according to attorney Cary Bovey's email. She questioned if this was the best use of funds and what the community would say about giving \$30,000 for a wine bar. Mr. Wade suggested that was the purpose of the 60 day waiting period was for public feedback. Lori An asked what the \$30,000 would be used for and if the project was approved that there would need to be stipulations specifically for job creation and concession components. Joel agreed with Lori An and said it felt like they were walking a tight line and there would need to be more specifics. Curtiss suggested restating the application to say concessions, not wine bar, because that would fit better. Lori An said she would feel better about that because it would meet the criteria for arts and jobs. Joel asked if it was passed now, would it be for the full \$30,000. Donald stated that the 60 day waiting period makes it go into the next budget year. Mr. Wade said the difference for them was that they have the bids in now, so if it was approved tonight and they started and recognizing the funds may not come through after they go through this entire process, they would be including invoices after tonight. Donald stated that invoices dated prior to October 1 cannot be used because the grant money will be coming out of the new budget cycle. Lori An asked Mr. Wade about editing the project title and he said it could be done. Lori An said she could not approve it with the current title. Mr. Wade said the title could be "The Courtyard at LOAC." Lori An said if the LOAC would amend the title, the purpose of the funds and change wine bar to concessions, then she would move to approve the application as amended. Curtiss said there would have to be a performance agreement for this project.

Lori An Gobert made a motion to approve the grant with the amended verbage. Joel Usher seconded the motion. The vote was as follows:

Ayes: Gobert, Lauzon, Usher, Peterman and Schonenberg  
Absent: Marburger and Nunmaker

The motion passed.

**9. Discussion and Action, if necessary, regarding any prospective companies interested in land At the Crossroads Business Park.**

Acorn Seekers is looking at the old McCoys building outside of Weimar and Prime has not been in contact with Curtiss since the last meeting.

**10. 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.**

Executive Session was not needed.

**11. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property and economic development.**

This item was not needed.

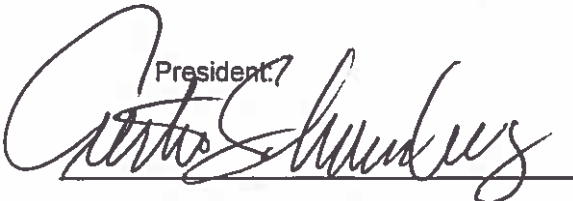
**12. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

The Prospective Tenant Process needs to be placed on the next agenda.

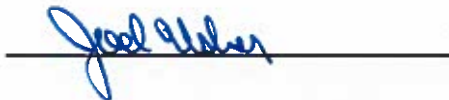
**Reopen Item 5- City Manager's Report-** After requesting that the KWI gas situation and its impact on the budget be placed on next month's agenda, Curtiss reopened Item 5 for further discussion. Donald Warschak stated that they had a meeting with the state last week, but the people at the meeting did not have the authority to say yes or no. They said the City should plead the case in writing, send it in and they would send it up the channels for review and consideration. The approach that is being used for this situation is to let us close out the job at the December quarter, which was around 90 employees. If the state would not have delayed with the security document, the job would have been finished over 9 months ago instead of now. A letter is being drafted to be sent this week. Joel asked the number of employees KWI has now and Donald replied there are 33 eligible employees. Curtiss said he thought we could make a good argument. We had to guarantee the state we would get 100 jobs and instead of that obligation falling on KWI, the City accepted that obligation because it was improving our infrastructure. In trying to get the security agreement, it was ongoing and when they finally did, they relaxed their requirements, so it really wasn't needed. If they would have relaxed that requirement in a timely fashion, it would have been back close to December when they had 93 employees. They did say each action is case by case, so there is not a specific set of guidelines. Money was budgeted for this situation in the upcoming budget.

**13. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:23 pm.

President:  
  
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Attest  
Secretary:

  
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