

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 19, 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	-	Bruce Tesch
Vice President	-	Curtiss Schonenberg (absent)
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher (absent)
Board Member	-	DyAnn Lauzon
Board Member	-	Byron Marburger(absent)
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

**1. Call to Order.**

President, Bruce Tesch, called the CCIDC meeting to order at 6:40 p.m.

**2. Pledge of Allegiance and Invocation.**

The Pledge of Allegiance and Invocation were led by Bruce Tesch.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of November 2016 Financial Statements.
- c) Approval of Regular Meeting Minutes for November 21, 2016.
- d) Approval of Annual Meeting Minutes for November 21, 2016.

Lori An Gobert made a motion to approve the consent agenda as presented. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

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

There were no comments or presentations.

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

City Manager, Donald Warschak, stated the December sales tax revenue was down about \$2,300 from last year's same time period. The CCIDC's portion of sales tax revenue was \$34,386.63, which reflects sales tax collected in October. The County, Eagle Lake, and Weimar also saw a decrease in their sales tax revenue over the same time period from last year.

Concerning the annexation, Warschak stated that a copy of the petition requesting annexation was in the agenda packet. The petition will need to be signed and submitted to City Council, and then the annexation process will start. It typically takes 6 weeks for the entire annexation process.

**6. Discussion and Action, if necessary, to reschedule the January 2017 meeting.**

Lori An Gobert made a motion to move the January meeting to January 17<sup>th</sup> at 6:30 pm. DyAnn Lauzon seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Action, if necessary, to approve the 54 acre ag lease agreement.**

Andy Nunmaker said there was not a dollar amount stated in the lease. Warschak said the reason for the lease was to keep the ag exemption. Lori An stated that the lease is to run cattle on the 54 acres that was just aquired. It had cattle on it when it belonged to Mr. Massey and we were going to let him continue, with no money involved. Andy asked if there was any warranty in the lease for them to maintain the ag exemption and any consequences for not maintaining it. He stated he would not approve the lease unless there was a warranty stating that. Bruce suggested consulting the attorney concerning the lease amount and what has to be done to maintain the ag exemption and the consequences of not maintaining it. The agenda item was tabled and will be put on the next agenda.

**8. Discussion and Action, if necessary, regarding the drainage study.**

Donald stated that Eric Scheibe had contacted a local surveyor to shoot the elevations so he can design a drainage elevation for Drymalla's civil engineer. No action was needed.

**9. Discussion and Action, if necessary, regarding the extension of the E'Kabel project.**

Donald stated that Jay Alteiri from Drymalla said, hypothetically, if they started by the end of January, it would take 12-14 months to finish the project. Lori An asked if there had not been a drainage problem, would they have already started. Donald said that Juan Torrealba has requested a meeting with us between Christmas and New Years. They want to get things resolved because they are on a tight schedule. Concerning extending their completion date, Donald said a reasonable date can be given, and then it can always be extended. Lori An said there is a reverter clause in their contract, so the land will come back to us if they do not meet their date. Donald said they can start their work concurrent with the drainage work. Bruce asked if the date should be left at June 30, 2017, as stated in the contract, until the meeting with E'Kabel. The extension can then be revisited in January. Lori An suggested the dirt work needs to be done by June, then the date can be extended at that time. Andy said he agreed and to let Donald, Curtis's and Bruce negotiate at the upcoming meeting with E'Kabel and come back to the Board for discussion. The item was tabled and will be placed on the next agenda.

**10. Discussion and Action, if necessary, regarding a reverter clause in future contracts.**

Curtiss had suggested this and wanted this item on the agenda. Donald said that if someone acquired a piece of property and they developed only a portion of it, there should be some type of reverter clause in the contract the unused portions after a certain number of years reverts back to us, with an option to purchase it back. If not, it ties up the land that someone else may want to purchase. Donald suggested using good judgment when someone comes in, look at their project and then determined at that time what needs to be done. Andy suggested each deal needs to stand alone. No action was needed.

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

There were no current contacts with prospective companies.

**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.**

This item was not needed.

**13. 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.

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

Lori An encouraged everyone to visit the Live Oak Art Center Courtyard and complimented the LOAC on the project.


**15. Adjournment**

President, Bruce Tesch, adjourned the meeting at 7:12 pm.

President:

  
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Attest  
Secretary:

  
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