

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, March 15, 2021, at 5:30 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	-	Andy Nunmaker (via telephone)
Treasurer	-	Dwain Dungen
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen
Board Member	-	Chuck Hall
Board Member	-	Shalor Townzen (Arrived at 5:33p.m.)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

**1. Call to Order.**

President Bruce Tesch called the CCIDC meeting to order at 5:30 p.m.

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

Tesch led the Pledge of Allegiance and Invocation.

Let the record reflect that Shalor Townzen arrived at 5:33 p.m.

**3. Consent Agenda:**

a) Approval of Invoices.

b) Approval of February 2021 Financial Statements.

c) Approval of Regular Meeting Minutes for February 25, 2021.

Michael Ridlen made a motion to approve the consent agenda with the disconnection of the water services out at the Industrial Park beginning next month. Chuck Hall seconded the motion. The vote was as follows:

Ayes: Hall, Solansky, Ridlen, Dungen, Townzen, Tesch, and Nunmaker (via telephone)

The motion passed.

**4. Citizens' Presentations and Comments.**

There were none.

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

City Manager, Donald Warschak, gave the report on sales tax. A copy of the report is attached to these minutes. Warschak stated sales tax was down approximately \$4,000 compared to the same time period last year. The sales tax portion for CCIDC was \$38,036.11 compared to \$42,045.43 last year. Warschak stated the City of Eagle Lake saw an increase, while the County and City of Weimar saw decreases.

Michael Ridlen asked if we can account for the downturn since September of last year. Warschak stated the sales tax analysis that had been completed did indicate a downturn. It could also be with things opening back up, people are traveling out to the bigger cities and shopping. Dwain Dungen questioned if Wal-Mart would share their sales tax trends. It was suggested to look at Wal-Mart's tax payment to the City.

Warschak stated the average monthly sales tax payment to the City is \$134,000. That is down approximately 9%. Shalor Townzen stated there is an inverse relationship in people's personal savings

accounts. Those personal savings accounts have increased, therefore with people saving more, there will be less spent, and less sales tax.

**6. Discussion and Action, if necessary, to approve the Mowing Contract for 2021-2022.**

Tesch stated there was only a \$600 difference between the three bidders. We did not pay the Brushline invoice last month, because the work had not been done. Both Maertz and Brushline have done the work for us in the past. Dungen questioned if we need to have the contractor contact us before mowing. He went on to say, we are not mandated to take the lowest bid, but we do need a reason not to. Tesch also stated that if the approximate 30 acres sells, we would need to see how that would affect the contract.

Andy Nunmaker made a motion to accept the Brushline bid and award him the contract. Dwain Dungen seconded the motion. The vote was as follows:

Ayes: Hall, Solansky, Ridlen, Dungen, Townzen, Tesch, and Nunmaker (via telephone)

The motion passed.

**7. Discussion and Action, if necessary, to approve a Negotiation Agreement with Great Southern Wood.**

Tesch stated there was a conference call the prior Friday with Attorney, Cary Bovey, regarding the discussion from the prior meeting and the offer from Great Southern Wood. Bovey compiled this draft document. Great Southern Wood is agreeing to buy the property at the price we offered to sell it to them for. There was discussion of the drafted document. We are giving them four years for the commitment to be completed. If we approve the draft drawn up by Bovey, he will submit it to Great Southern for their review and approval. We want them here, but we have an obligation to create jobs for the community. Townzen questioned if they would be responsible for all closing costs should they not complete the project by said dates if we were to purchase the property back. Tesch responded yes. Dungen questioned if there was any reason not to send it to them. Tesch responded, this just keeps things moving forward.

Michael Ridlen made a motion to have Attorney, Cary Bovey send this contract to the principals of Great Southern for their review. Shalor Townzen seconded the motion. The vote was as follows:

Ayes: Hall, Solansky, Ridlen, Townzen, and Tesch.

Abstained: Nunmaker and Dungen

The motion passed.

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

The only inquiry has been Great Southern Wood.

**9. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.071 consultations with attorney, Subchapter D, Section 551.072 deliberation regarding real property and Section 551.087 deliberation regarding economic development.**

This item was not needed.

**10. 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.

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

Tesch announced that the Columbus Little League did turn in a grant application for a lighting project. It was sent to the attorney, but since the project had already been started, the application for 4B funds was denied. Proper steps were not followed for it to be an approved project.

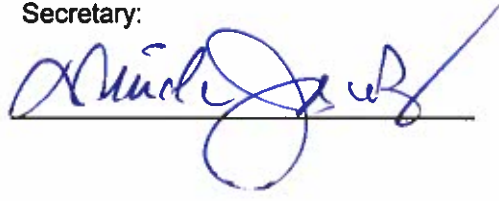
**12. Adjournment.**

With no further discussion or comments, Tesch adjourned the meeting at 5:55 p.m.

President:

A handwritten signature in blue ink, appearing to read "Bruce Tesch", written over a horizontal line.

Attest  
Secretary:

A handwritten signature in blue ink, appearing to read "Michelle J. [unclear]", written over a horizontal line.