



The Columbus Community & Industrial Development Corporation met in regular session on Monday, July 18, 2022, at 5:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

President – Bruce Tesch
Vice President – Andy Nunmaker
Treasurer – Dwain Dungen
Secretary – David Wiggs (Absent)
Board Member – Michael Ridlen
Board Member – Shalor Townzen (Absent)
Board Member – Chris Davis
City Manager – Donald Warschak
Assistant City Secretary – Dinah Jacobs

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1. Call to Order

President Bruce Tesch called the meeting to order at 5:32 p.m.

2. Pledge of Allegiance and Invocation

Tesch led the pledge and invocation.



3. Consent Agenda:




Motion to accept the consent agenda as presented, as well as the additional US Bank invoice that was added.

Moved by: Michael Ridlen

Seconded by: Dwain Dungen

Carried

- 3.1. Approval of Invoices [JULY INVOICES.pdf](#)  # - #
- 3.2. Approval of June 2022 Financial Statements [JUNE BANK REC.pdf](#)  # - #

- 3.3. **Approval of Minutes of the June 27, 2022 Regular Meeting** # - #
[06272022 MEETING MINUTES.pdf](#) 
- 3.4. **Approval of Minutes of the July 11, 2022 Special Meeting** # - #
[07112022 SPECIAL MEETING MINUTES.pdf](#) 
- 3.5. **Approval of the Quarterly Investment Report ending June 30, 2022** # - #
[QUARTERLY INVESTMENT REPORT ENDING 06302022.pdf](#) 

4. Citizens' Presentations and Comments

Kevin Savoy requested to speak at item number 6.

5. City Manager's Report: Sales Tax [July Sales Tax.pdf](#) 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported the sales tax payment was relatively flat, up only a slight bit. CCIDC payment was \$51,568.47 vs \$51,353.21 over the same time period last year. The County, City of Eagle Lake and City of Weimar also all saw increases.

6. Discussion and Action, if necessary, regarding Great Southern.

Kevin Savoy, with Great Southern, addressed the Board regarding their proposed real estate purchase. Savoy stated they have been part of the Columbus community for over 20 years, and they have invested \$12 million over those years. They plan to expand and build a new sales office in the range of \$2 million. They have grown and maxed out their current acreage and are preparing for future growth. Savoy went on to say that CCIDC graciously accepted their Letter of Intent and things took longer than expected, and he apologized for that. He stated he has a check in hand for the original agreed upon amount, and is prepared to hand it over and sign the necessary documents. Once the survey is complete, should there be additional acreage than originally noted, funds will be made to the CCIDC at closing.

In addition, Savoy stated there was a flooding issue in 2015, as well as in 2017 with Hurricane Harvey. They are committed to working with the City and making a contribution towards a solution out at the park. They feel this shows their commitment to help solve the problem.

Motion to accept the Great Southern offer.

Moved by: Andrew Nunmaker

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker,
Dwain Dungen, and Michael Ridlen

Carried 5-0

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

This item was not needed.

- 8. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, consultations with attorney, deliberations regarding real property and economic development.**

This item was not needed

- 9. Discussion and Action, regarding the 2022-2023 Budget.**

Discussion of the 2022-2023 budget, and an increase of \$4,000 to the 8355-Office Personnel line item to be towards salary, and a \$4,000 decrease in the 8620-Real Estate Transactions. Once approved, the budget will go to Council for approval.

Motion to approve the 2022-2023 CCIDC Budget with an increase in the 8355-line item and decrease in the 8620-line items from the budget that was presented.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker,
Dwain Dungen, and Michael Ridlen

Carried 5-0

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

Dungen questioned the CCH grant request from a prior fiscal year. Tesch explained the sequence and timeline to the Board and the discussion with Cary Bovey, the CCIDC attorney.

11. Adjournment

With no further business, the meeting was adjourned at 5:51 p.m.



President - Bruce Tesch



Assistant City Secretary -

Dinah Jacobs