



The Columbus Community & Industrial Development Corporation met in regular session on Monday, July 17, 2023, 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 – Michael Ridlen  
Treasurer – Dwain Dungen  
Secretary – David Wiggs (absent)  
Board Member – Morgan Barten  
Board Member – Shalor Townzen  
Board Member – Chris Davis  
City Manager – Donald Warschak  
Assistant City Secretary – Dinah Jacobs  
City Secretary – Bana Schneider

**1. Call to Order**

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

**2. Pledge of Allegiance and Invocation**

Tesch led the pledge and invocation.

**3. Consent Agenda:**

Motion to approve the consent agenda as presented.

*Moved by:* Michael Ridlen

*Seconded by:* Shalor Townzen


**Aye** Bruce Tesch, Morgan Barten, Dwain Dungen, Shalor Townzen, and Michael Ridlen

**Carried 5-0**

3.1 Approval of Invoices [INVOICES FOR 07172023.pdf](#)

3.2 Approval of Financial Statements for June 2023 [Bank Rec CCIDC June 2023.pdf](#)

3.3 Approval of the Quarterly Investment Report ending June 30, 2023  
[INVESTMENT REPORT 06.30.2023.pdf](#)

3.4 **Approval of Minutes of the June 19, 2023 Regular Meeting [6.19.2023 Regular Meeting Draft Minutes.pdf](#)** 

**4. Citizens' Presentations and Comments**

Ryan Thomas addressed the Board regarding the Magnolia Society and their feelings of being denied. Tesch replied, it has not been denied, the correct corresponding information has just not been received. Tesch explained the process and how everything must match up to what was submitted and granted.

Dungen stated all grants go through legal counsel first.

Missy Parker was here representing the Columbus Historical Preservation Trust. They have \$500,000 worth of repairs that need to be done, including a roof and non-working elevator. She was questioning what funds are available and how to apply. She stated this is very urgent and there is so much at stake that could be lost.

Let the record reflect Chris Davis arrived at 5:53 p.m.

**5. City Manager's Report: Sales Tax [CCIDC July 23 Sales Tax.pdf](#)** 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported the sales tax for this period was \$61,083 compared to \$51,568 over the same period last year. The County and City of Weimar also saw increases, while the City of Eagle Lake saw a slight decrease (relatively flat).

**6. Discussion and Action, if necessary, to approve the Financial Audit for Fiscal Year Ending September 30, 2022.**

City Secretary, Bana Schneider, was present and reported on a few noted items Chris Davis pointed out. They were typos and rounding.

Motion to approve the Financial Audit for the Fiscal Year Ending September 30, 2022.

*Moved by:* Morgan Barten

*Seconded by:* Michael Ridlen

**Aye** Bruce Tesch, Morgan Barten, Chris Davis, Dwain Dungen, Shalor Townzen, and Michael Ridlen

**Carried 6-0**

**7. Discussion of 2023-2024 Budget**

Schneider was present to assist with the budget. Discussion of line items and proposed dollar amounts.

**8. 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.

- 9. 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.

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

There were none.

- 11. Discussion of items to be placed on future agendas and announcements.**

There were none.

- 12. Adjournment**

With no further business, the meeting was adjourned at 6:19 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah  
Jacobs