



The Columbus Community & Industrial Development Corporation met in regular session on Monday, February 19, 2024, 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

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, Chris Davis,
Dwain Dungen, Shalor Townzen, and Michael
Ridlen

Carried 6-0

- 3.1 Approval of Invoices [February 2024 Invoice.pdf](#) 
- 3.2 Approval of Financial Statements for January 31, 2024
[January 2024 Bank Rec.pdf](#) 
- 3.3 Approval of Minutes of the January 16, 2024 Regular Meeting
[1.16.2024 Regular Meeting Draft Minutes.pdf](#) 
- 3.4 Approval of Minutes of the January 23, 2024 Special Meeting
[1.23.2024 Special Meeting Draft Minutes.pdf](#) 
- 3.5 Approval of Minutes of the February 13, 2024 Special Meeting
[2.13.2024 Special Meeting Draft Minutes.pdf](#) 
- 3.6 Approval of the Audit Engagement with Patillo, Brown, & Hill,
LLP. [Audit Engagement Letter 2023.pdf](#) 

4. Citizens' Presentations and Comments

There were none.

5. City Manager's Report: Sales Tax [CCIDC FEB24.pdf](#)

City Manager, Donald Warschak, gave the report. A copy is attached to these minutes.

The sales tax payment this month was \$69,334.46, which was a decrease compared to \$71,360.91 over the same period. The County, City of Weimar, and City of Eagle Lake all saw decreases as well.

6. Discussion and Action, if necessary, regarding the CCIDC Strategic Plan.

Board Member, Chris Davis, drafted a letter for the Board to review to be sent to community leaders inviting them to attend a round table discussion. Board Member, Dwain Dungen, will draft a list of invitees.

The tentative meeting date will be Monday, April 29, 2024.

No action at this time.

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


There was only one from a real estate broker just trying to buy land.

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

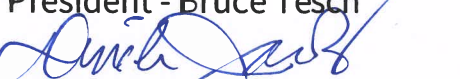
Tesch stated the negotiated documents have been signed and are back with our legal counsel. Tesch will sign off soon, and then closing will be within 30 days.

11. **Adjournment**

With no further business, the meeting was adjourned at 5:46 p.m.



President - Bruce Tesch



Assistant City Secretary -
Dinah Jacobs