

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **October 21, 2019** 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
Treasurer	-	Dwain Dungen
Secretary	-	Joel Usher
Board Member	-	Larry Solansky
Board Member	-	Chuck Hall
Board Member	-	Michael Ridlen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

**1. Call to Order.**

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

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

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

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of September 2019 Financial Statements.
- c) Approval of Regular Meeting Minutes for September 16, 2019.
- d) Approval of the Quarterly Investment Report ending September 30, 2019.

Michael Ridlen made a motion to approve the consent agenda as presented. Larry Solansky seconded the motion. The vote was as follows:

Ayes: Nunmaker, Dungen, Ridlen, Hall, Usher, Solansky, and Tesch

The motion passed.

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

The individuals signed up for citizen's comments wished to speak during item seven on the agenda.

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

City Manager, Donald Warschak, gave the report on sales tax, stating sales tax was up almost \$3,000 compared to this time period last year. The sales tax portion for CCIDC was \$46,661 compared to \$43,770 last year. The County and City of Eagle Lake each saw an increase, while the City of Weimar saw a decrease.

**6. Discussion and Action, if necessary, regarding the Great Southern Wood Tenant Application.**

Tesch stated Great Southern was looking to expand. Their application was distributed to members for review. Dwain Dungen questioned if there was anything in the bylaws regarding a timeline for purchase to construction. Discussion continued on commitment or competition on the land they are inquiring about.

Andy Nunmaker made a motion to approve the Great Southern application and to move forward with negotiations. Michael Ridlen seconded the motion. The vote was as follows:

Ayes: Nunmaker, Dungen, Ridlen, Hall, Usher, Solansky, and Tesch

The motion passed.

**7. Discussion and Review of the 2019-2020 Community Development Grants.**

**a) City of Columbus**

Donald Warschak spoke on behalf of the City application. The application is for the remainder of the Texas A&M Corridor Study, \$11,250. There were not enough funds during the last fiscal year. This application is for the remaining balance. Roger Wade and Barbara Peterman have been working with this group as well and have toured with them. Peterman indicated that the study group will bring back a bare bones proposal on October 25, 2019.

**b) Live Oak Art Center**

Vice President Gant Glover spoke on behalf of the Live Oak Art Center. They are requesting \$12,324 for refinishing floors. Glover spoke on the history of the building and the need to refinish the floors. Larry Solansky questioned if the first floor is open to earth below and if there were any termites. Glover responded that the floor is open to the earth below, but there had been no detection of termites at this time. Andy Nunmaker questioned Glover on how long this refinish process would last. Glover replied the upstairs would last longer due to less traffic. President Betty Hovis spoke about the Art Center doing great things and they want to offer free art classes to children in 2020. In order to do this, she stated that they need to find funds in their budget to do these classes and they are having to pull funds from one place to another to cover the floors.

**c) Chamber of Commerce**

**1. Courthouse Electrical Upgrade**

Billy Kahn spoke on behalf of the application request for \$7,500.00. He stated there had been a request in the past about upgrading the courthouse electrical and how it would impact events. He mentioned he had applied for an LCRA grant to help with funds, but had not been approved for this project. He has now turned this project into a joint request between the Chamber, County, and CCIDC. Tesch asked if he could talk the county into doing \$15,000 instead of just \$7,500. Billy responded no, probably not, because their budget cycle is done. Tesch questioned how the CCIDC would benefit by approving the project. Kahn replied that it is celebrating the spirit of Columbus with activities centered on the square and bringing in sales tax. Dungen stated that this project would not bring anyone to town, it would only make the square more vendor friendly. Solansky stated this project would only benefit one event. Kahn replied there are other day time events that would benefit from electricity as well. There was discussion on who pays the electrical bills. Ridlen questioned if there was an overall master plan for downtown. There were comments in regards to the A&M study helping with a plan, but this project would go in with upgrades.

**2. Magnolia Festival**

Billy Kahn spoke on behalf of the \$10,000 request for this application. He spoke on how this festival celebrates the spirit of Columbus, the details of attendance, their strategies, and plans. He stated a grant from CCIDC would really help offset the expenses of promoting and producing the festival. Sponsors are recognized on the performance stage; Todd and Morgan Barton have agreed to again be a major sponsor for 2020. Nunmaker praised Kahn for their efforts and turnaround of this event. Kahn in turn thanked his staff for all of their efforts. Ridlen questioned their metrics on the numbers. Kahn stated the biggest parts were based on hotel taxes during that time period and wrist band purchases.

**d) Colorado County Commissioner's Court**

There was no one present to speak on behalf of their application requesting \$2,153 for Christmas lights for the courthouse lawn.

**e) Columbus Youth Soccer**

Gary Paricio spoke on behalf of the soccer application requesting \$3,000 for a storage shed. He spoke on how the program has grown and the specific needs for this shed. He thanked the board for any funds they might be granted. Paricio has no children in the program, only a very dedicated coach.

Let the record reflect that Andy Nunmaker departed the meeting at 6:14 p.m.

**f) Columbus Garden Club**

1. Banners – Downtown Columbus
2. Midtown Park Garden Project
3. Trash Off Day 2020
4. Courthouse Square / Downtown Beautification

There was no one present to speak on behalf of the Garden Club applications. Each application was for \$2,500.

Tesch reported that application requests totaled \$56,000, but only \$51,000 was available to be disbursed. Applications will go to the attorney for review and compliance. Once returned, the board will vote on disbursing funds. Tesch thanked the applicants for coming and speaking on behalf of their applications.

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

Tesch stated that Great Southern, which was discussed earlier, was the only inquiry.

No action was required.

**8. 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.

**9. 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.

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

Tesch asked Billy Kahn of the Chamber to report any events.

Kahn - Ladies Night Out on December 5 and the CHBT working on getting the Santa Museum open for the month of December.

Solansky – requested a grant summary sheet and applications stapled separately.

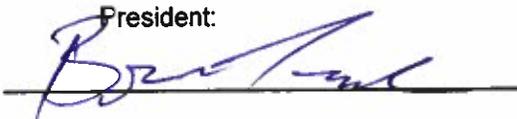
Tesch – asked members to review the applications and be thinking about disbursements

Dungen – suggested reserving some of the funds for other needs that may arise

**12. Adjournment.**

With no further discussion or comments, Tesch adjourned the meeting at 6:22 p.m.

President:



Attest

Secretary:

