

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 15, 2019** at 6:30 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(Absent)
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 6:30 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 June 2019 Financial Statements.
- c) Approval of Regular Meeting Minutes for June 17, 2019.
- d) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2019.

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

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

The motion passed.

4. Citizens' Presentations and Comments.

None

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, gave the report on sales tax, stating sales tax was up about \$8,000 compared to this time period last year. The sales tax portion for CCIDC was \$43,915 compared to \$35,681 Last year. The County saw an increase, while the cities of City of Eagle Lake and Weimar both saw decreases.

6. Discussion and Action, if necessary, to approve the Habitat For Humanity Performance Agreement.

Tesch reported that Habitat had completed their home and submitted all paperwork for the completion. The performance agreement is the last document showing that the home was completed within the grant guidelines.

Dwain Dungen made a motion to approve the Habitat for Humanity Performance Agreement. Joel Usher seconded the motion. The vote was as follows:

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

Absent: Nunmaker

The motion passed.

7. Discussion and Action, if necessary, regarding the City of Columbus Community Development grant.

City Manager Donald Warschak gave the details of the application requesting funds for the Texas A&M study the City is having done to beautify the corridors. There was a discussion and questions on the details of the study; when the study would begin, and the process. Dwain Dungen also gave the history of the steering committee that was formed 10 years ago when he was elected Mayor, brainstorming for ideas to beautify the City overall. This study will cost approximately \$15,000. The grant application during this fiscal year is for the 25% down payment of \$3,750. The remainder of the cost will be applied for during the 2019-2020 fiscal year application period.

Michael Ridlen made a motion and to approve the City grant application for \$3,750. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, to approve the engagement letter from Patillo, Brown, & Hill, LLP for the September 2019 financial audit.

Dwain Dungen made a motion to approve the engagement letter from Patillo, Brown, & Hill, LLP. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

9. Discussion and Action, to approve Resolution 01-2019 to change the regular board meeting time.

Dwain Dungen made a motion to approve Resolution 01-2019 changing the regular board meeting time to 5:30 p.m. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

10. Discussion and Action, if necessary, regarding the Great Southern Way street improvement.

Discussion on the need to make repairs to Great Southern Way in the Industrial Park. City Manager Warschak stated that the City currently is out for bids and we could possibly piggy back this project with the City project. Ridlen questioned if this was a City street. Warschak and Tesch responded, yes. Tesch stated it is CCIDC property and our responsibility to maintain. Dungen stated the street is only going to get worse. Consensus was to move forward and get pricing so that a dollar amount to fund could be approved. Great Southern would need to then be notified when repairs are scheduled to be made, as there is only one entrance to their property. Tesch also stated there is currently \$321,000 for infrastructure in the budget for improvements at the Industrial Park.

No action at this time.

11. Discussion and Action, if necessary, for a budget amendment to move funds for the corridor study.

Discussion to move \$10,000 from Real Estate transactions that will not be used to Community Development Grants.

Dwain Dungen made a motion to approve the budget amendment. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

12. Discussion and Action, if necessary, regarding the 2019-2020 budget.

City Secretary, Bana Schneider, was present to review the current budget with the board, and ask questions regarding the upcoming fiscal year budget items. Sales tax is forecasted to increase which will increase the funds that can be distributed for community development grants. The debt service is decreasing. Schneider will prepare final budget numbers to be presented and approved at the next meeting.

No action at this time.

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

Tesch reported there was only one inquiry and they were wanting the land for free, and then develop themselves.

14. Discussion and Action, if necessary, regarding the meeting time for the CCIDC Board meetings.

This item was discussed last month and not needed.

15. 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.

16. 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.

17. Discussion of items to be placed on future agendas and announcements.²

Tesch - There is a listening session sponsored by the HGAC area on July 31, 2019, at 8 a.m. at the Wharton Civic Center. If anyone is interested in attending, please let him know. Also, Board Member, Andy Nunmaker was under the weather after surgery.

Dungen – questioned if any funding had been received for Hurricane Harvey damages; Schneider and Warschak replied that funding had started coming in for several projects.

There were no other comments or suggestions of items for the next agenda.

18. Adjournment.

With no further discussion or comments, Tesch adjourned the meeting at 7:03 p.m.

President:


Attest
Secretary
