

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, October 20, 2020, 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 (absent)
Treasurer	-	Dwain Dungen
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen (arrived at 5:35 p.m.)
Board Member	-	Chuck Hall
Board Member	-	Shalor Townzen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

Also in attendance: Mayor Lori An Gobert

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 5:31 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 2020 Financial Statements.
- c) Approval of Regular Meeting Minutes for September 21, 2020.
- d) Approval of the Quarterly Investment Report ending September 30, 2020.

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

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

The motion passed.

4. Citizens' Presentations and Comments.

Beth Easterling of Grand Oaks thanked the Board for her grant and assistance from CCIDC.

Public comments were made by those signed in during specific agenda items.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, gave the report on sales tax, stating sales tax was down compared to this time period last year. This is the October payment for August collections. The sales tax portion for CCIDC was \$40,370 compared to \$46,661 last year. Warschak stated the county, cities of Eagle Lake and Weimar all saw decreases.

Let the record reflect that Michael Ridlen joined the meeting at 5:35 p.m.

6. Discussion and Action, if necessary, to approve Drainage Improvements at the Texas Crossroads Business Park.

Tesch reported that Great Southern had contacted City Manager, Donald Warschak, about water issues after the last rains. They were getting excessive water into their property and facility. There is a need to look at the ditches, the flow, and how water from the west might be diverted along the fence line.

Larry Solansky asked if the velocity of the water was causing erosion. Tesch stated it was running across their asphalt.

Dwain Dungen asked what the county's participation was in this as they have the county road in the park now. He stated this water issue was not a problem until the county put the road in, and it is not our fault. We are the victim of the county's actions, which is now being put on us.

Michael Ridlen asked if there was any agreement with Great Southern that we could mitigate this problem. Great Southern is the victim.

Tesch stated the natural flow of the water changed when the county put the road in. It is a county road within the City at the Industrial Park. He went on to say that maybe it will take suing the county for them to get this resolved. Dungen stated we needed to try to work with the county first. Darrell Kubesch is the Commissioner. There was discussion not to vote to fix anything that is not their fault. Tesch suggested forming a committee to meet and discuss the issue to get it resolved. Committee of Dwain Dungen, Bruce Tesch, Shalor Townzen and the City Manager, Donald Warschak was formed.

Dungen stated he hoped to avoid legal action.

No action at this time.

MOVED TO ITEM 8

7. Discussion and Action, if necessary to update the Business Improvement Grant Application.

Discussion on the current Business Improvement Grant Application, and the need to include verbiage regarding pulling permits and meeting codes for any project within the city limits. Discussion included the need that it is the responsibility of the grantee to pull these permits and meet code requirements.

Michael Ridlen made a motion to have the attorney, Cary Bovey, review and change the BIG application to add any necessary verbiage stating that it is the grantee's responsibility to comply with all applicable permitting and licensing requirements. Shalor Townzen seconded the motion. The vote was as follows:

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

The motion passed.

MOVED TO ITEM 9-13

8. Discussion, Review, and Action, of the 2020-2021 Community Development and Business Improvement Grants.

Discussion of the grant applications –

Tesch stated there were grant applications requests in excess of \$200,000 and there is only a limited amount of funds to grant. Tesch pointed out there was a typo in the grant application spreadsheet for the Garden Club.

- a) Boys & Girls Club – this application was denied as it did not meet the funding criteria
- b) Chamber of Commerce – Magnolia Festival

Billy Kahn spoke on behalf of their application. They are requesting \$20,000 for operational assistance, but would appreciate any amount that could be granted.

Tesch informed the Board that the Chamber is getting approximately \$240,000 from the City (\$185,000 and \$60,000 from last year's remaining funds not spent), in addition to the donations they receive and fundraisers they hold. Kahn stated it wasn't the same dollars, as it comes from hotel taxes and a good portion of it is used for promos and operation. Ridlen asked how much it would cost this year for the festival. Kahn replied that it was \$90,000 two years ago and felt it would not be more than that. Shalor Townzen asked how much they receive in sponsorships. Kahn replied \$50,000.00, and in the end if there are any remaining funds, those get put towards the next year's festival.

- c) Colorado County Fair

Carol Braden spoken on behalf of their application and their desire to expand the rodeo/livestock area for shows.

Tesch questioned the \$650,000 project they were proposing with the list of their things to do. He asked if they had the funds to complete this entire project, and explained how this grant process works. The entire project for which you applied grant funds for has to be completed and paid for entirely by September 30th of next year in order for the grant to be paid out. He went on to ask if they had the funds to complete this entire project, to which Braden responded, no sir, we do not have the entire funds to complete this project by then.

Dungen questioned if they were going to do them in pieces then, to which Braden responded, yes.

Tesch stated THIS application, which is based on the entire \$650,000 project is all that can be discussed. He suggested that if this application project is not doable, he would suggest they withdraw this application and reapply at a later time with something more realistic. Braden responded she was only the spokesperson, not the person in charge, but she did not see the entire project being completed by September 30th of 2021. Tesch suggested again they withdraw and reapply with something more realistic.

Ridlen questioned how much of the \$650,000 did they have for this project. Braden responded they have a note on the property with four years left to pay, and they hope that with sponsorships they can knock that out.

Ridlen questioned if they would own the property when the note is paid off. Braden replied probably not. There were some bookkeeping issues in the past and they are trying to get it all resolved, but more than likely they still will not own the property.

Tesch suggested they come back with something like for lighting and apply next month, and withdraw this unattainable application at this time. Braden thanked the Board for letting them apply.

Dungen went on to say, the arena is the biggest potential for them.

Ridlen's concern is they don't own the property, and probably will not at the end of the note.

d) Columbus Garden Club – there was no one present to speak on behalf of their application.

e) Columbus Historical Preservation Trust

Ester Chandler spoke on behalf of their application, stating the Grand Opera House is a historic cornerstone in Columbus. They are requesting funds for the plaster repair and painting. Tesch stated they were asking for \$48,646, but asked Chandler what she really thought was realistic. Chandler responded, 50% would be a blessing. Ridlen asked if anyone else was helping them, to which Chandler replied, no. Ridlen went on to ask how much they could put up, to which Chandler responded, 50%.

f) Columbus Community Hospital

James Vanek spoke on behalf of their application, and their request for funding for Instrument Flight Navigation system. With time being so important in critical moments, this is a critical piece of equipment for transport. Tesch stated that out of all of the applications, he felt this was the most important one, because it serves everyone in the county as well as anyone passing through that might need transport. Dungen stated that there are three things people consider when looking to relocate – schools, taxes, and medical facilities/healthcare. Dungen went on to state that for full disclosure, he is on the hospital board and would abstain from voting. Townzen questioned if there were any other grant avenues they were seeking, to which Vanek replied, no. Townzen also questioned why the hospital was not a taxing authority. Vanek replied that years ago when the hospital was able to get up on their feet, they dropped the taxing district and became non-profit. Dungen stated they had fundraiser assistance and Vanek added we live based on the services we provide and the quality, and if we can do that without burdening the taxpayers, that is what we want to do. Betty Hajovsky stated people that pay taxes appreciate not having to pay additional hospital taxes. Ridlen questioned the number of transports they do, to which Vanek replied, not having specific statistics with him, but we probably average a daily transport. Ridlen said that speaks volumes for relevancy. Dungen stated any time you transport via ground, it takes a long time. Solansky stated air transport saved his life.

g) Hound Song Brewing – BIG application

Raven Kocurek was present to speak on behalf of their application. Information was previously given to the Board in September, at which time they chose to withdraw that application and submit a new one at this time. Townzen stated he would have to abstain from voting on this application as he is the lender involved helping to fund them. Their application is for \$10,807.50, of which the maximum they could be approved for would be \$5,403.75.

Dwain Dungen made a motion to approve the Hound Song Brewing BIG grant application for a maximum payment of \$5,403.75. Michael Ridlen seconded the motion. The vote was as follows:

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

Absent: Nunmaker

Abstain: Townzen

The motion passed.

Community Grant Application Voting

a) Boys & Girls Club – 0 as they are not eligible

b) Columbus Chamber of Commerce – more discussion to wait and circle back at the end for this one

- c) Colorado County Fair – 0 – revoked this application
- d) Columbus Garden Club

Dwain Dungen made a motion to approve \$1,600 and \$1,800 for the Garden Club. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

- e) Columbus Historical Preservation Trust

Shalor Townzen made a motion to approve \$10,000 for the Columbus Historical Preservation Trust. Dwain Dungen seconded the motion. There was additional discussion.

Michael Ridlen made a motion to amend the CHPT grant amount to \$15,000. Dwain Dungen seconded the motion. The vote was as follows:

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

The motion passed.

Michael Ridlen made a motion to approve \$15,000 for the Columbus Historical Preservation Trust. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

- f) Columbus Community Hospital

Michael Ridlen made a motion to approve \$10,000 for the Columbus Community Hospital. Larry Solansky seconded the motion. The vote was as follows:

Ayes: Townzen, Solansky, Hall, Ridlen, and Tesch
Absent: Nunmaker
Abstain: Dungen

The motion passed.

- b) Chamber of Commerce

There was additional discussion on this grant application. Townzen stated he has seen the Magnolia Festival grow and bring people into the community. Kahn stated last year they did receive a commitment from the CCIDC Board, but when it became evident they were not going to be able to have the festival, the Chamber released the funds back to CCIDC. Discussion continued on all of the uncertainty that continues to linger with so many events and functions. Kahn stated having the knowledge these funds are available would be helpful in their planning. Ridlen went on to say, not knowing what we are going to be able to do and not do is a valid point. If funds are granted in hopes of the festival happening and it doesn't, funds are not available for a project that could have been granted and completed regardless of the pandemic.

Shalor Townzen made a motion to approve \$5,000 to the Chamber of Commerce for the production and promotion of the Magnolia Festival. Larry Solansky seconded the motion. The roll call vote was as follows:

Solansky – aye
Dungen – aye
Hall – aye
Townzen - aye
Ridlen – no

Absent - Nunmaker
Vote: 4-1

The motion passed.

Let the record reflect that Dwain Dungen departed the meeting at 6:43 p.m.

MOVE TO ITEM 7

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

Tesch stated the last information he had received was Great Southern's interest in additional property, but they are currently in a holding pattern. They were looking to increase storage, but it may not be happening now.

Acornseekers was present at the last meeting and gave an updated presentation. Assistant City Secretary, Dinah Jacobs sent the application the next morning, and to date nothing has been returned.

10. 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.

11. 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.

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

Tesch thanked Shalor Townzen for agreeing to serve on the Board.

Kahn - Ladies Night Out is set to be held December 3rd. There will be no vendors in the Opera House. The 50+ vendors will be on the courthouse lawn.

Kahn also stated the Chamber Chili drive thru fundraiser will be on Tuesday. Tickets are \$10.00.

Ridlen - questioned the flags down Milam Street; even though it is a Dale Alexander project, could some other group not do it as well in a different area/street as a fundraiser?

There were no other announcements.

13. Adjournment.

With no further discussion or comments, Tesch adjourned the meeting at 6:57 p.m.

Vice -
President:



Attest
Secretary:

