

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, July 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                  |
| Treasurer                | - | Dwain Dungen (Absent)          |
| Secretary                | - | Larry Solansky – via telephone |
| Board Member             | - |                                |
| 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 5:31 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 June 2020 Financial Statements.
- c) Approval of Regular Meeting Minutes for June 15, 2020.

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

Ayes: Nunmaker, Ridlen, Hall, Solansky(via telephone), and Tesch  
Absent: Dungen

The motion passed.

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

Barbara Peterman and Roger Wade were signed in to speak on the Task Force Recommendations from the Texas A&M study that was completed. A copy of the proposed improvements they spoke on is attached to these minutes.

Tesch brought up that later on the agenda, there will be a review of the Grand Oaks grant application and Andy Nunmaker questioned if they had spoken to Grand Oaks about this study.

There was question about granting funds and then the project not "fitting in" with the study recommendations.

Wade stated they were concentrating on the Walnut, not Milam area, but may need to take a look to see how it all fits in.

Michael Ridlen questioned if there was a theme coming down 90. Wade replied there was no unifying theme.

Ridlen responded an improvement theme should be suggested, so things do not get hodge podge.

Wade replied the street lighting and crossings would be the common theme. Ridlen went on to suggest they put together some guidelines to follow or direct businesses wanting to do improvements so everything would fit together.

Nunmaker questioned if the city had any enforcements.

City Manager, Donald Warschak stated there were previously some specs, but a House Bill now states it can't be specified. The City can only make a suggestion to a business.

Wade stated if the business is on the National Historic Register, and they are marked, they have to have approval to make changes of any kind.

There was then a discussion on the Business Improvement Grant and Community Development Grants and how 4B funds can be disbursed.

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

City Manager, Donald Warschak, gave the report on sales tax, stating sales tax was up compared to this time period last year. This is the July payment for May collections. The sales tax portion for CCIDC was \$47,206 compared to \$43,915 last year. Warschak stated the cities of Eagle Lake and Weimar were both up, while the county had a decrease.

**6. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2019.**

Michael Ridlen made a motion to approve the Annual Financial Report for the year ended September 30, 2019. Chuck Hall seconded the motion. The vote was as follows:

Ayes: Nunmaker, Hall, Solansky (via telephone), Ridlen, and Tesch  
Absent: Dungen

The motion passed.

**7. Discussion and Action to approve the engagement letter from Patillo, Brown, & Hill, LLP for September 2020 financial audit.**

Andy Nunmaker made a motion to approve the engagement letter from Patillo, Brown, & Hill, LLP for September 2020. Michael Ridlen seconded the motion. The vote was as follows:

Ayes: Nunmaker, Hall, Solansky (via telephone), Ridlen, and Tesch  
Absent: Dungen

The motion passed.

**8. Discussion and Action, if necessary, to approve a Business Improvement Grant Application from Grand Oaks Antiques & Gifts.**

Tesch discussed the application and how it could tie in with future improvements. The application is for \$10,781.23, of which up to 50% would be reimbursable for approximately \$5,300.00. Tesch stressed his concern of wanting to help them, but if they do something now and it doesn't really tie in to the downtown improvement plans, it could be wasted. Tesch suggested they be invited to the next meeting to discuss their application. Ridlen applauded them for wanting to spruce their business up, but want to do it as efficiently and effectively as possible.

Michael Ridlen made a motion to table the application until a future business meeting, and invite the applicant to come and have a discussion. Andy Nunmaker seconded the motion. The vote was as follows:

Ayes: Nunmaker, Hall, Solansky (via telephone), Ridlen, and Tesch  
Absent: Dungen

The motion passed.

**9. Discussion and Action, if necessary, to approve the Texas Crossroads Business Park Pavement Repair project.**

Warschak spoke about the project, and that it was currently out for bids. He also stated it would need to go to Council for a resolution reading since the amount of funds would be greater than \$10,000. There was discussion on whether this was better from the City or CCIDC. Warschak stated this was out at the Business Park and it was a City street. He stated there was \$300,000 in the budget for infrastructure outside of the \$90,000 one time per year payment for bonds.

Ridlen stated it seemed like it should be the City's responsibility. It is still a city street and city maintenance. Tesch stated the ad valorem taxes from residents at the park go to the city. He went on to state that maybe we should send this to the city and then the city could request the help from CCIDC. Warschak stated if that is the case, then this will not happen until next year.

Ridlen stated he was looking for clarification on where this body's dollars needed to go.

Nunmaker stated that if it is kicked back to the city, it would force conversation as to whose responsibility it really is.

Andy Nunmaker made a motion to send this item to the City for Council consideration. Chuck Hall seconded the motion.

Ayes: Nunmaker, Hall, Solansky (via telephone), Ridlen, and Tesch  
Absent: Dungen

The motion passed.

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

Tesch stated there was only one email inquiry looking for a building on the property.

**11. 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.

**12. 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.

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

Tesch – invite Beth Easterling of Grand Oaks to come to the next meeting.

Tesch stated that his, Daniel Pore, Larry Solansky, and Chuck Hall had terms expire in May 2020. Tesch, Solansky and Hall have all confirmed their desire to remain on the Board. Pore is resigning due to time constraints. These term renewals will go to Council for reappointment. If anyone has any suggestions to fill Pore's position, please let the Mayor know. Tesch also thanked Pore for the time he served.

**14. Adjournment.**

With no further discussion or comments, Tesch adjourned the meeting at 6:29 p.m.

President:



Attest

Secretary:



**City of Columbus/A&M's TTC Project**

**Task Force Recommendations**

**Proposed Improvements for Hwy 71**

1. Proceed with work from I-10 to North Bridge
2. Entrance signage and plantings both at I-10 interchange and North Bridge
3. Traffic flow plan in front of Schobel's
  - a. Roundabout?
  - b. Crosswalks
  - c. Plantings
  - d. Median before Schobel's, i.e. between Shell and Exxon stations
4. Medians - South to North
  - a. Placement and construction /design
  - b. Vegetation
  - c. Left turn lanes
5. Signage – uniform
6. Lighting – uniform
7. Crosswalks at
  - a. Schobel's
  - b. Houston St.
  - c. 71/90 intersection
  - d. Across 71 near junior high school and bridge (TXDOT project in the works...)
  - e. Striping, but anything more attractive, bricks, etc.? Which crossings?
8. Back of curb
  - a. Sidewalks – where?
  - b. Plantings – where (everywhere!)
  - c. Mural on underpass walls
9. Other