

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, November 16, 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 (via telephone)
Vice President	-	Andy Nunmaker
Treasurer	-	Dwain Dungen
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen
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.**

Vice President Andy Nunmaker called the CCIDC meeting to order at 5:30 p.m.

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

The Pledge of Allegiance and Invocation were led by Vice President Andy Nunmaker.

**3. Consent Agenda:**

- a) Approval of Invoices.
- b) Approval of October 2020 Financial Statements.
- c) Approval of Regular Meeting Minutes for October 20, 2020.

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

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

The motion passed.

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

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 November payment for September collections. The sales tax portion for CCIDC was \$50,479 compared to \$51,794 last year. Warschak stated the county and City of Weimar saw increases, while the City of Eagle Lake saw a decrease.

**6. Public Hearing on Community Development Grants approved at the October 20, 2020 meeting.**

Michael Ridlen made a motion to adjourn the regular meeting. Dwain Dungen seconded the motion. The vote was as follows:

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

The motion passed.

Nunmaker opened the Public Hearing at 5:34 p.m. with Chuck Hall, Dwain Dungen, Larry Solansky, Michael Ridlen, Shalor Townzen, and Bruce Tesch (via telephone) present.

There were no comments.

Shalor Townzen made a motion to adjourn the Public Hearing at 5:34 p.m. Dwain Dungen seconded the motion. The vote was as follows:

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

The motion passed.

Reconvene the Regular Meeting at 5:35 p.m. with the same members present.

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

CCIDC Attorney, Cary Bovey, reviewed the application and made suggested changes based on the direction of the Board at last month's meeting. Suggested changes appear in Section 4(G) and Section 6(A) of the application.

Dwain Dungen made a motion to approve the changes to the BIG application as suggested by Attorney Cary Bovey. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if necessary, to approve the Economic Development Grant Application from the Columbus Fire Department.**

Richard LaCourse, Dusty Dittmar, and Sydney Chollett spoke on behalf of the Fire Department application. The application request was for \$100,000, but that was before there were commitments from the City and the County. There was discussion on the needs, uses, repairs, salvage, and funding of the Fire Department vehicles. It was noted there is a replacement schedule in place for 2023 for a truck that will have to be funded. Tesch stated these funds would come from the economic development line item, not the community development line item. There was rumor that Little League would request funds from CCIDC. Tesch stated there has been no application or formal inquiry from them.

Dwain Dungen made a motion to approve \$50,000 for the Columbus Volunteer Fire Department to go towards the purchase of a Ladder Truck. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

**9. Discussion and Action, if necessary, to approve the Community Development Grant Application from the Boys & Girls Club of Champion Valley.**

Morgan Barton spoke on behalf of the Boys & Girls Club application. This is for Phase 3 at the Club. Tesch stated their first application was denied because it did not meet the 4B funding criteria. Tesch proposed granting \$10,000 towards this project.

Dwain Dungen made a motion to approve \$10,000 for the Boys & Girls Club of Champion Valley for Volleyball, Badminton, and Soccer Improvements and Equipment. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

**10. Discussion and Action, if necessary, regarding the Acornseekers Tenant Application.**

Nunmaker stated he knows Acornseekers is shopping around for a location. They have been on our agenda forever. The last he had heard was they were looking for a location 20-30 minutes from a largely populated area. Our labor force is hampering us; It is not very deep, and that is a problem. Tesch stated the next step

after an application is received is to move into contract negotiations. Nunmaker stated if they don't respond to the contract, we move on. Larry Solansky pointed out several discrepancies in their application, as well as no financials were included. He stated he did not feel their application was very well thought out. He wants it to be a sustainable business, but this application did not present that to him. Nunmaker echoed Solansky and agreed. But like Tesch stated, we now have to move into the contract negotiation phase in order to get a decision.

Discussion continued regarding the labor force locally, and the need for readymade facilities, but no one wants to invest and do that. There are others that do not want to own the land, just move in and set up their business. Shalor Townzen pointed out Sealy's growth. Dungen stated he did not have a warm, fuzzy feeling about Acornseekers.

Tesch stated he will meet with Assistant City Secretary, Dinah Jacobs, to get a response sent back to Acornseekers to move forward.

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

The only inquiry was from a professional brewer looking for a readymade facility to move into.

**12. 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.

**13. 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.

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

Nunmaker – we need to work on something to help Columbus grow and move forward

Dungen – suggested a workshop on Nunmaker's topic

There were no other announcements.

**13. Adjournment.**

With no further discussion or comments, Nunmaker adjourned the meeting at 6:09 p.m.

President:



Attest

Secretary:

