

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, September 20, 2021, 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 (arrived 5:40 p.m.)
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen
Board Member	-	Chuck Hall
Board Member	-	Shalor Townzen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

**1. Call to Order.**

President Bruce Tesch called the CCIDC meeting to order at 5:33 p.m.

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

Tesch led the Pledge of Allegiance and Invocation.

**3. Consent Agenda:**

- a) Approval of Invoices
- b) Approval of September 2021 Financial Statements
- c) Approval of Regular Meeting Minutes for September 20, 2021
- d) Approval of the Quarterly Investment Report ending September 30, 2021

Shalor Townzen made a motion to approve the consent agenda. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

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

Those signed in requested to speak at respective agenda items.

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

City Manager, Donald Warschak, gave the report on sales tax. A copy of the report is attached to these minutes. Warschak stated sales tax for September was up compared to the same time period last year. The sales tax portion for CCIDC was \$44,366, compared to \$40,370 last year. The County, City of Weimar, and City of Eagle Lake, all saw increases as well.

**6. Discussion and Update of Phase 1 Report on 1120 Milam.**

Tesch reported on the inspections of the property. Contaminations were found. The property was previously a funeral home, battery station, tin shop, and had fuel tanks. They were saying everything had been remediated with the fuel tanks, but James Weishuhn stated there is no paperwork to indicate that. This will probably go to a Phase II inspection. Seller did not disclose, they stated they were not aware of this.

Let the record reflect that Dwain Dungen arrived at 5:40 p.m.

**7. Discussion and Action, if necessary, to approve a Business Improvement Grant Application from Sunshine Design Enterprises.**

Andrea Utz of Sunshine Designs was present and spoke on behalf of her application. Her application was for \$6,150, of which up to 50% would be reimbursable if approved. There was discussion on the items she was requesting in her grant. Dungen explained the intent of the grant.

Shalor Townzen made a motion to approve \$5,550 of the grant with up to 50% of that being reimbursable (\$2,775). Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if Necessary, to approve a Business Improvement Grant from The House.**

Sarah Koller was present and spoke on behalf of her application. Solansky questioned how many bikes the bike rack would hold, to which Koller replied, 6. She also stated she is seeking a grant for an electric car charging station. Dungen questioned if she had spoken to the Ag department at the High School about making a bike rack. Koller replied no, but would be happy to check into that.

Dwain Dungen made a motion to approve \$4,170 of the grant with up to 50% of that being reimbursable (\$2,085). Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

**9. Discussion and Action, if necessary, to approve a Business Improvement Grant OR Economic Development Grant from Blake's.**

Tesch stated this is between the Raetzschs and Blake Schulte. Schulte is applying for items to a building that is owned by the Raetzschs. Schulte does qualify for the BIG and the signage portion would qualify. Dungen explained the intent of the economic development grant, being to attract and assist new businesses from the ground up into the business park or into town. He stated Blake's was not new to town, just an expansion. Lollie Raetzsch stated their main concern was to help with getting this business expansion going. They were not trying to be greedy with their other application, the item in the new application just required a waiting period and thus they had to wait to do that portion. She thanked the Board very much for their previous grant. It was very much appreciated. Schulte stated this will be a major upgrade to that area of town. Dungen stated construction on the Blake's renovation / expansion project has started on the interior. Does that constitute the project being started? That is an attorney question. Townzen stated a big holdup is that he does not own the building.

Dwain Dungen made a motion to table this application. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

**10. Discussion and Action, if necessary, to approve a Milam Street Grant Application from Tom and Lollie Raetzsch.**

Ridlen stated there is a limited number of resources, with a lot of people wanting funding. Tesch suggested tabling this item as well, so there is no conflict of interest in applications.

Michael Ridlen made a motion to table this application. Shalor Townzen seconded the motion. The vote was as follows:

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

Absent: Nunmaker

The motion passed.

**11. Discussion of Community Development Grants.**

There was discussion of each of these applications being considered. There was once again no one present to discuss the Garden Club application. There was a golf association representative to speak on their application. Tesch asked if the Board approves all, none, or a portion, do they have the funds to make the purchase of the JD tractor. The golf representative replied yes we are prepared to spend the rest. Betty Hajovsky spoke on behalf of the Columbus Community Hospital grant extension request. There was a lot of uncertainty on whether the hospital project would even be completed within this next year if an extension were to be granted. This is basically tying up funds that could have been distributed to other worthy causes. The hospital feels their hands are tied by the FAA. Dungen questioned what legal options the Board might have? We approved the project. They started the project. Project has been delayed by COVID. He suggested tabling this application until next month.

**12. Discussion and Action, if necessary, to approve Community Development Grants.**

**a) City of Columbus – Golf Course – John Deere Tractor**

Larry Solansky made a motion to approve \$12,250 towards the purchase of the John Deere tractor. Chuck Hall seconded the motion. The vote was as follows:

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

Absent: Nunmaker

The motion passed.

**b) Columbus Garden Club – Trash Off, Park Beautification, Benches, Downtown Beautification**

Michael Ridlen made a motion to approve \$4,500 for concrete benches. Chuck Hall seconded the motion. The vote was as follows:

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

Against: Solansky

Absent: Nunmaker

The motion passed.

**c) Columbus Community Hospital – Grant Extension**

This item was tabled until next month.

**13. Public Hearing On Community Development Grants.**

Tesch opened the public hearing at 6:29 p.m.

Chamber Director, Billy Kahn, stated it was a good idea to ask for a plaque to be placed on the Garden Club park benches indicating these were provided by CCIDC.

With no further comments, the public hearing was closed at 6:30 p.m.

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

Tesch reported only a warehouse space inquiry.

Solansky stated he had been given a telephone number regarding an inquiry that was not for out at the Industrial Park. It was from Cushman-Wakefield, looking for railroad frontage space. They were looking for 150 acres in the Glidden area. He helped the gentleman locate 600 acres that the property owner was willing to subdivide. They are a Fortune 500 company, and they are moving from the east coast. They could bring approximately 90 new families to the area if the deal goes through. He stated he made the connection, and is out of the picture moving forward.

Solansky also reported he had contacted the Houston Business Journal. They can do \$475 for a one time ad. If we would decide to run it all year, we would design an ad, and they would give us a quote at a lower rate for continued advertising throughout the year. There would be a contract involved if we did a year long advertising campaign.

Solansky reported that Assistant City Secretary, Dinah Jacobs, had given him an email with contact information from a Karen Dickson, who is in charge of the LCRA Economic Development. She would like to reach out and give a presentation to the Board in the future.

**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.<sup>2</sup>**

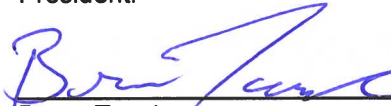
Tesch stated we are still moving forward with Great Southern Wood. The attorneys have been bouncing back and forth. Escrow is close.

As stated earlier, the downtown land purchase is still in the inspection phase, and the real estate agent is aware of the initial inspection results.

**13. Adjournment.**

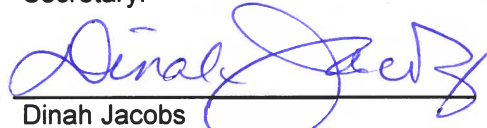
With no further discussion or comments, Tesch adjourned the meeting at 6:35 p.m.

President:

  
Bruce Tesch

Attest

Secretary:

  
Dinah Jacobs