



The Columbus Community & Industrial Development Corporation met in regular session on Monday, November 15, 2021, at 5:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

President – Bruce Tesch
Vice-President – Andy Nunmaker
Treasurer – Dwain Dungen
Secretary – Larry Solansky
Board Member – Michael Ridlen (departed 5:59 p.m.)
Board Member – Shalor Townzen
Board Member – Chuck Hall
City Manager – Donald Warschak
Assistant City Secretary – Dinah Jacobs

Call to Order

President Bruce Tesch called the meeting to order at 5:34 p.m.

2. Pledge of Allegiance and Invocation

3. Consent Agenda:

Motion to approve the consent agenda.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Shalor Townzen, Chuck Hall, and Michael Ridlen

Carried 7-0

3.1. Approval of Invoices [Invoices.pdf](#)

3.2. Approval of October 2021 Financial Statements [October 2021 Financials.pdf](#)

3.3. Approval of Minutes of the Regular Meeting for October 18,
2021 [Minutes 21.10.18.pdf](#) 

4. Citizens' Presentations and Comments

Citizens signed in to speak at respective agenda items.

MOVED TO ITEM 8

5. City Manager's Report: Sales Tax [SALES TAX NOVEMBER 2021.pdf](#)


City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Sales tax was up approximately \$7,500 over the same time period last year. CCIDC payment was \$57,507 vs \$50,479 last year.

6. Update on 1120 Milam Street property.

Phase I & Phase II have been completed. There are several interesting things going on. A meeting has been requested with CCIDC, the Edmistons, and Weishuhn Engineering.

7. Update on Great Southern Wood.

Letter of Intent has been executed. Earnest money contract will be the next step.

8. Discussion and Action, if necessary, to approve a Business Improvement Grant Application AND Economic Development Application from Blake's.

Blake Schulte spoke on behalf of his applications. he distributed building renovation renderings and answered questions from the Board. Schulte gave projected employment and potential sales figures that could be generated with this business expansion.

Motion to approve a \$65,000 economic development grant to Blake's towards the an access driveway, covered patio, guard rail painting, and parking lot striping and fire lanes.

Moved by: Dwain Dungen

Seconded by: Andrew Nunmaker

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Chuck Hall, and Michael Ridlen

Abstained Shalor Townzen

:

Carried 6-0

Motion to approve the Business Improvement Grant for Blake's, a 50% reimbursement up to \$7,500, for signage.

Moved by: Michael Ridlen

Seconded by: Dwain Dungen

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Chuck Hall, and Michael Ridlen

Abstained Shalor Townzen

:

Carried 6-0

MOVED TO ITEM 5

Michael Ridlen departed the meeting at 5:59 p.m.

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

Tom Raetzsch was present to answer any questions on behalf of their Milam Street Grant Application.

Motion to approve \$2,260 for a Milam Street grant for Tom and Lollie Raetzsch.

Moved by: Dwain Dungen

Seconded by: Chuck Hall

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Shalor Townzen, and Chuck Hall

Carried 6-0

10. Discussion and Action, if necessary, to approve a Milam Street Grant Application from Kimberly and Drew Lynch.

Drew Lynch spoke on behalf of their Milam Street Grant application. He stated they were very committed to downtown and improving the property and securing more tenants.

Motion was made to approve \$16,578.44 for the Milam Street Grant for painting and awnings.

Moved by: Shalor Townzen

Seconded by: Larry Solansky

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Shalor Townzen, and Chuck Hall

Carried 6-0

11. Discussion and Action, if necessary, to approve a Business Improvement Grant Application from Lynch Global.

Drew Lynch spoke on behalf of the Lynch Global Business Improvement Grant Application.

Motion to approve \$3,038.91 for the Business Improvement Grant, of which 50% is reimbursable up to \$7,500 (\$1,519.46).

Moved by: Shalor Townzen

Seconded by: Chuck Hall

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Shalor Townzen, and Chuck Hall

Carried 6-0

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

There was no one present to speak on behalf of the Boys & Girls Club Application.

Motion to approve \$26,000 for lighting and security cameras for the covered basketball court/pavilion.

Moved by: Andrew Nunmaker

Seconded by: Larry Solansky

Ayes: Bruce Tesch, Andrew Nunmaker, Larry Solansky, Dwain Dungen, Shalor Townzen, and Chuck Hall

Carried 6-0

13. Discussion and Action, if necessary, to extend the Columbus Community Hospital Grant from 2020-2021 to 2021-2022.

There was no one present from the Columbus Community Hospital.

There was no motion. Therefore no future will be taken on this item.

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

There was an inquiry from a Ryan Drapela of Drapela Woodworks. Warschak stated the wood truss company inquiry was for a ready built facility.

15. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.071 consultations with attorney, 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, consultations with attorney, deliberations regarding real property and economic development.

This item was not needed

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

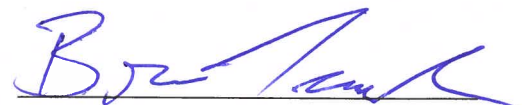
Tesch read a thank you letter from the Boys & Girls Club for last fiscal year's community development grant.

Solansky stated the Cushman/Wakefield inquiry is dead. It was going to cost them \$20 million to extend rail and they backed out.

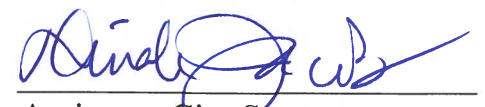
Tesch stated the grant recipients receiving over \$10,000 will have to have two resolution readings by Council before there is any fund disbursement, which falls into the 60 day reimbursement waiting period anyway.

18. Adjournment

Meeting was adjourned at 6:21 p.m.



President - Bruce Tesch



Assistant City Secretary -
Dinah Jacobs