



The Columbus Community & Industrial Development Corporation met in regular session on Monday, October 17, 2022, 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 - Absent  
Secretary – David Wiggs - Absent  
Board Member – Michael Ridlen  
Board Member – Shalor Townzen  
Board Member – Chris Davis - Absent  
City Manager – Donald Warschak  
Assistant City Secretary – Dinah Jacobs  
City Secretary – Bana Schneider

**1. Call to Order**

President Bruce Tesch called the meeting to order at 5:38 p.m.

**2. Pledge of Allegiance and Invocation**

Tesch led the pledge and invocation.

**3. Consent Agenda:**





Motion to approve the consent agenda as presented.

*Moved by:* Andrew Nunmaker

*Seconded by:* Shalor Townzen

**Aye** Bruce Tesch, Andrew Nunmaker, Shalor Townzen, and Michael Ridlen

Carried 4-0

- 3.1. **Approval of Invoices** [CCIDC Invoices.pdf](#) 
- 3.2. **Approval of September 2022 Financial Statements** [Bank Reconciliation 9.30.2022.pdf](#) 
- 3.3. **Approval of Minutes of the September 19, 2022 Regular Meeting** [Minutes September 19, 2022.pdf](#) 
- 3.4. **Approval of the Quarterly Investment Report ending September 30, 2022** [Investment Report 9.30.2022.pdf](#) 

**4. Citizens' Presentations and Comments**

There were none.

**5. City Manager's Report: Sales Tax** [Sales Tax October 22.pdf](#) 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported the sales tax payment for October was up approximately \$9,000. All entities, including the County, City of Eagle Lake, and City of Weimar, all saw increases as well.

**6. Discussion of all Grant Application: Community Development, Economic Development, and Walnut Street Grants.**

Community Development grant discussions - Boys & Girls Club application was not an approved project. Steve McCullough spoke on the Habitat for Humanity application request; application was tabled until there is a clarification on the of city sales tax dollar use outside of the city limits. Bana Schneider, City Secretary, spoke on behalf of the City application. Tesch suggested doing this in a two-stage process. One this year, the other next year. Townzen questioned if dollars could be saved if the City did some of the demolition. Permit fees would be waived. The City could also take care of the disposal fees. Ridlen questioned moving funds, but by law the tax dollar amount for community development disbursement must meet specific criteria. Walnut Street Grants - Southern Comfort - no one present to discuss

their application. Bronco application - Ronny Daley and Brad Bryson are the owners. We are not sure of the goal of the project as there was no one present to discuss their application. They are looking to put an awning and make it historically correct. He will need to go to TxDOT for approval. For full disclosure, Townzen stated his financial institution is the lienholder. Community Development grant application from the Garden Club - no one was present to discuss their application.

**7. Discussion and Action, if necessary, regarding the Boys & Girls Club Community Development Grant Application - Van Purchase Assistance.**

Per attorney, Cary Bovey, this application did not qualify.

**8. Discussion and Action, if necessary, regarding the Habitat for Humanity Community Development Grant Application - Build Assistance.**

Motion to table this item until further information is received.

*Moved by:* Andrew Nunmaker

*Seconded by:* Michael Ridlen

**Aye** Bruce Tesch, Andrew Nunmaker, Shalor Townzen, and Michael Ridlen

**Carried 4-0**

**9. Discussion and Action, if necessary, regarding the Columbus Garden Club Community Development Grant Application - Trash Off, Trash Receptacle, Visitor Center Garden Maintenance.**

Motion to approve \$1,800 for Trash Off expenses.

*Moved by:* Michael Ridlen

*Seconded by:* Shalor Townzen

**Aye** Bruce Tesch, Andrew Nunmaker, Shalor Townzen, and Michael Ridlen

**Carried 4-0**

**10. Discussion and Action, if necessary, regarding the City of Columbus Little League Grant Application - Restrooms.**

Discussion for the City to get the three required bids. Detailed plans and bid packets need to be put together for the project and advertising. Warschak stated they could try to fast track it as fast as possible, but there are still steps that must be taken. Ridlen stated this project must be done. Warschak stated maybe the City could be the General Contractor.

No action at this time.

**11. Discussion and Action, if necessary, regarding the Southern Comfort Walnut Street Grant Application.**

There was no one present to discuss their application.

Motion to approve \$10,000 for the Southern Comfort project on Walnut Street.

*Moved by:* Michael Ridlen

*Seconded by:* Andrew Nunmaker

**Aye** Bruce Tesch, Andrew Nunmaker, Shalor Townzen, and  
Michael Ridlen

**Carried 4-0**

**12. Discussion and Action, if necessary, regarding the Bronco Walnut Street Grant Application.**

More information and approvals are needed before a decision can be made.

No action at this time.

**13. Public Hearing On All Grants.**

Public hearing was opened at 6:29 p.m.

Schneider stated she was appreciative of the consideration of the City grant application.

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.**

There were none.

**15. Discussion and Action, if necessary, regarding the early payoff of Debt Service balance.**

City Secretary, Bana Schneider, gave an update and information on the early payoff of the debt service payment.

Tesch questioned if we wanted to pay it off early.

Schneider stated at this point, it is not really a savings.

No action at this time.

**16. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberation regarding real property - Industrial Park.**

Regular session was adjourned at 6:37 p.m.

Executive session was opened at 6:41 p.m. with all members still present.

Adjourn executive session at 6:49 p.m.

**17. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property - Industrial Park.**

Regular session reconvened at 6:50 p.m.

No action at this time.

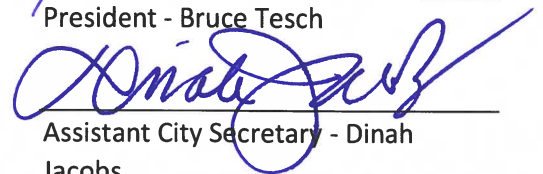
**18. Discussion of items to be placed on future agendas and announcements**

**19. Adjournment**

With no further business the meeting was adjourned at 6:51 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah  
Jacobs