



The Columbus Community & Industrial Development Corporation met in regular session on Monday, November 21, 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
(absent)
Treasurer – Dwain Dungen
Secretary – David Wiggs
Board Member – Michael Ridlen
Board Member – Shalor Townzen
Board Member – Chris Davis
City Manager – Donald Warschak
Assistant City Secretary – Dinah
Jacobs

1. Call to Order

President Tesch called the meeting to order at 5:37 p.m.

2. Pledge of Allegiance and Invocation

Pledge and invocation were done at the annual meeting.

MOVED TO ITEM NUMBER 8

3. Consent Agenda:

Motion to approve the consent agenda as presented.





Moved by: Michael Ridlen

Seconded by: Dwain Dungen

Aye Bruce Tesch, Chris Davis, David Wiggs, Dwain Dungen,
Shalor Townzen, Michael Ridlen

Carried 6-0

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

- 3.2. Approval of October 2022 Financial Statements [October 2022 Bank Reconciliation.pdf](#) 
- 3.3. Approval of Minutes of the Special Meeting October 11, 2022 [10.11.2022 Special Meeting Draft Minutes.pdf](#) 
- 3.4. Approval of Minutes of the Regular Meeting October 17, 2022 [10.17.2022 Regular Meeting Draft Minutes.pdf](#) 
- 3.5. Approval of Minutes of the Special Meeting November 4, 2022 [11.04.2022 Special Meeting Draft Minutes.pdf](#) 

4. **Citizens' Presentations and Comments**

Citizens signed in to speak at item number 7.

LET THE RECORD REFLECT THAT DWAIN DUNGEN DEPARTED THE MEETING AT 6:17 P.M.

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

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported the sales tax payment for November was \$58,834.84 compared to \$57,507.37 the same time last year. This is for September collections. The County, City of Weimar, and the City of Eagle Lake also all saw increases.

6. **Discussion and Action, if necessary, regarding the Boys & Girls Club Community Development Grant Application.** [Boys & Girls Club Comm Dev Grant App - 2 - Lighting.pdf](#) 

Motion to approve \$15,000 for lighting for the basketball court at the Boys & Girls Club.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen

Aye Bruce Tesch, Chris Davis, David Wiggs, Shalor Townzen,
Michael Ridlen

Carried 5-0

7. [Bronco - New Building Rendering.pdf](#)  **Discussion and Action, if necessary, regarding the Bronco Walnut Street Grant Application.**

Brad Bryson addressed the Board with information on his grant. This is the Old 300 being leased to Amber McCarthy and Benny Zajicek who were also present.

Bryson was informed he will need to get an engineered plan for the awning, get TxDOT approval, then permit approval from Code, and then the application will come back to the Board for consideration.

No action at this time.

8. 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.

The regular session was closed at 5:37 p.m. to enter executive session.

9. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, consultations with attorney, deliberations regarding real property and economic development.

Regular session reconvened at 6:16 p.m. with all members still present.

Motion to approve the land exchange real estate agreement.

Moved by: Michael Ridlen

Seconded by: David Wiggs

Aye Bruce Tesch, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

Motion to present an incentive package to a prospective client at the Industrial Park.

Moved by: Shalor Townzen

Seconded by: David Wiggs

Aye Bruce Tesch, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

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

There were none.

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

Tesch - wished everyone a safe and Happy Thanksgiving

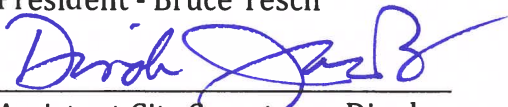
Ridlen - questioned the timing of the December meeting and Christmas -- Tesch replied the holiday has no effect on our meeting

12. Adjournment

With no further business, the meeting was adjourned at 6:39 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah Jacobs