



The Columbus Community & Industrial Development Corporation met in regular session on Tuesday, January 17, 2023, 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
Board Member – Michael Ridlen
Board Member – Shalor Townzen (absent)
Board Member – Chris Davis
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 5:32 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: Michael Ridlen

Seconded by: David Wiggs

Aye Bruce Tesch, Chris Davis, David Wiggs, Andrew Nunmaker, and Michael Ridlen

Carried 5-0

- 3.1. Approval of Invoices [Invoices To Be Paid.pdf](#) 
- 3.2. Approval of Invoices [Invoices to be paid - January.pdf](#) 
- 3.3. Approval of November 2022 Financial Statements [Bank Reconciliation.pdf](#) 



- 3.4. Approval of Minutes of the Regular Meeting on November 21, 2022
[11.21.2022 Regular Meeting Draft Minutes.pdf](#) 
- 3.5. Approval of December 2022 Financial Statements [December Bank Reconciliation.pdf](#) 
- 3.6. Approval of the Minutes of the Annual Meeting on November 21, 2022
[11.21.2022 Annual Meeting Draft Minutes.pdf](#) 
- 3.7. Approval of the Quarterly Investment Report ending December 2022
[Quarterly Investment Report Ending 12312022.pdf](#) 

4. Citizens' Presentations and Comments

Lori Meyer addressed the Board regarding a Wine Bar they are opening. She recently found out about grant funding at the last minute. She informed the Board of their plans and requested to see if the Milam Street Grant could be extended further down Milam Street. She is also aware of the Business Improvement Grant.

Tesch stated the extension request could not be addressed tonight as it is not on the agenda.

Terry Rich requested to speak at agenda item number 7.


5. City Manager's Report: [CCIDC December 22 Sales Tax.pdf](#)  Sales Tax [CCIDC January 23.pdf](#) 

City Manager, Donald Warschak gave the report. A copy is attached to these minutes.

Warschak reported the sales tax payment for December was \$52,295.43 compared to \$47,069.57 over the same period last year. The County and City of Weimar saw an increase, while the City of Eagle Lake saw a decrease.

Warschak reported the sales tax payment for January was \$52,557.73 compared to \$49,447.30 over the same period last year.

The County and City of Eagle Lake saw an increase, while the City of Weimar saw a decrease.

6. Discussion and Action, if necessary, to approve the engagement letter from Patillo, Brown, and Hill, LLP, for audit services. [Audit Engagement Letter 2022 - CCIDC.pdf](#) 

Motion to approve the audit engagement letter with Patillo, Brown and Hill, LLP.

Moved by: Michael Ridlen

Seconded by: Andrew Nunmaker

Aye Bruce Tesch, Chris Davis, David Wiggs, Andrew Nunmaker, and Michael Ridlen

Carried 5-0

7. Discussion and Action, if necessary, regarding a Walnut Street Grant Application from Terry Rich.

Terry Rich addressed the Board regarding her plans to add a canopy and benches. Rich stated she applied with the Chamber as well (a \$5,000 grant). She has applied for the same items for both grants. Rich stated she would withdraw her Chamber grant application and redo for just a sign that has already been purchased.

Motion to approve \$10,000 towards the Terry Rich grant application.

Moved by: Michael Ridlen

Seconded by: Andrew Nunmaker

Aye Bruce Tesch, Chris Davis, David Wiggs, Andrew Nunmaker, and Michael Ridlen

Carried 5-0

8. Discussion and Action, if necessary, on where to invest funds from the sale of land at the Industrial Park.

City Secretary, Bana Schneider, discussed options for investing.

She distributed a spreadsheet of options.

Chris Davis questioned how funds can be withdrawn. Schneider replied they are all very liquid with withdrawal at any time. The Lone Star accounts have a 120-day weighted average. The City usually likes to go with a 60 day weighted average. Schneider's recommendation was to go with Logic. This type of account had been previously used.

Motion to invest in Lone Star Investment Pool Corporate Overnight Plus.

Moved by: Andrew Nunmaker

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, David Wiggs, Andrew Nunmaker, and Michael Ridlen

Carried 5-0

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

There were none.

10. **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.

Regular session closed at 6:10p.m. to enter executive session.

11. **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 6:51 p.m. with all members still present.

Motion to move forward with contract negotiations as discussed.

Moved by: Andrew Nunmaker

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, David Wiggs, Andrew Nunmaker, and Michael Ridlen

Carried 5-0

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

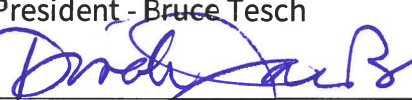
Tesch - discussion and action item to extend the Milam Street Grant parameters.

13. **Adjournment**

With no further business, the meeting was adjourned at 6:55 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah
Jacobs