



The Columbus Community & Industrial Development Corporation met in regular session on Monday, February 20, 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 (Absent)
Treasurer – Dwain Dungen
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

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: Dwain Dungen

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

Carried 5-0

- 3.1 **Approval of Invoices** [January Invoice.pdf](#) 
- 3.2. **Approval of January 2023 Financial Statements** [Bank Rec CCIDC Jan 2023.pdf](#) 
- 3.3 **Approval of Minutes of the Regular Meeting on January 17, 2023**
[CCIDC 1.17.2023 Minutes - draft.pdf](#) 
- 3.4 **Approval of the Minutes of the Special Meeting on January 30, 2023**
[CCIDC 1.30.2023 Special Meeting Minutes - draft.pdf](#) 

4. Citizens' Presentations and Comments

Citizens requested to speak at respective agenda items.

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

City Manager, Donald Warschak, gave the report. A copy is attached to these minutes. Warschak reported sales tax was up with a payment of \$71,360.91 compared to \$61,065.20 over the same time last year. The County, City of Weimar, and City of Eagle Lake also saw increases.

6. Discussion and Action, if necessary, regarding the Lone Star Investment Pool

Resolution and Application. [LONE STAR RESOLUTION.APPLICATION.pdf](#)

City Secretary/Finance Director, Bana Schneider, went over the resolution and application. She stated as of Friday, they were paying 4.78%.

Motion to approve the Lone Star Investment Pool Resolution and Application to establish the account.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

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

Carried 5-0

Motion to invest the entire sale proceeds into the investment account.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

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

Carried 5-0

7. Discussion and Action, if necessary, to approve an extension of the Milam Street Grant parameters.

Motion to extend the Milam Street grant parameters from Spring Street to the south side of Preston Street.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

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

Carried 5-0

8. Discussion and Action, if necessary, to approve an Economic Development Grant Application from the Magnolia Society.

Sherry Tucker was present on behalf of their application. Their request was for \$50,000 for interior and exterior renovations.

Demolition was already started on the interior which makes anything on the application for interior ineligible for grant funding, as no project can begin before being granted any funds.

Motion to approve \$31,950 for the remaining eligible portions of the application, the kitchen and patio.

Moved by: Dwain Dungen

Seconded by: Chris Davis

Aye Chris Davis, David Wiggs, Dwain Dungen, and Michael Ridlen

Abstain Bruce Tesch

Carried 4-0

9. Discussion and Action, if necessary, to approve a Business Improvement Grant Application from Magnolia Society.

Sherry Tucker was present to discuss the application.

This would be for signage, landscaping, and decking - things from the front of the property out to the street.

Motion to approve \$30,000 for landscaping, decking, and signage with reimbursement of up to \$7,500.

Moved by: Michael Ridlen

Seconded by: David Wiggs

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

Carried 5-0

10. Discussion and Action, if necessary, to approve a Milam Street Grant Application from Magnolia Society.

Sherry Tucker was present to speak on behalf of this application.

Patio furniture, lanterns, signage, landscaping - things to the front of the property.

Motion to approve \$25,000 of the \$29,800 for the items listed for the exterior that pertain to the front portion of the property.

Moved by: Michael Ridlen

Seconded by: David Wiggs

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

Carried 5-0

11. Discussion and Action, if necessary, to approve an Economic and/or Community Development Grant Application from the City of Columbus.

City Manager, Donald Warschak, spoke on behalf of the City application. Warschak provided a power point overview of the project. Brandon Blount was also present to speak on behalf of the Little League. City Secretary, Bana Schneider, stated she has had numerous complaints about the rest rooms at the Little League fields. David Wiggs questioned what Little League's plans were. Blount stated LL was told CCIDC could grant \$85,000, and then they were going to put in the \$25,000 to meet the \$110,000 estimate. He felt if the bid was now less, LL should not have to put in the full \$25,000. Michael Ridlen stated LL should not have to pay for the restrooms, the City and CCIDC should be paying for the restrooms. Dwain Dungen stated CCIDC has never denied LL grant funding and they have been awarded funding over the years more than \$140,000. David Wiggs stated there are several groups that use those facilities, not just the LL and they are not solely their restrooms. Anyone using the facilities there for any reason has access to those restrooms. Wiggs asked if the City had any funding for the restrooms, to which Schneider stated no. Ridlen stated the City would be doing "in kind" work for the project, and did not know where they would get any other funding from. Ridlen also stated he wanted CCIDC to fund the entire project.

Motion to approve the City of Columbus restroom renovation application funding with \$46,950 from the Community Development budget, and \$53,050 from the Economic Development budget, for a total of \$100,000 in funding.

Moved by: Dwain Dungen

Seconded by: Chris Davis

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

Carried 5-0

12. Discussion and Action, if necessary, regarding a lease agreement for the 53-acre tract of land at the Industrial Park.

There was a lease from September 2016, that has not been updated. The Board discussed updated terms and conditions to be sent to the attorney to draft a new lease agreement.

No action was needed.

13. 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.

14. **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.

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

Lease agreement

KC Fish Plates

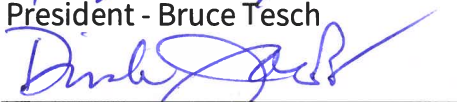
Fire Department Oyster Fry Sunday

16. **Adjournment**

With no further business, the meeting was adjourned at 6:57 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah
Jacobs