



The Columbus Community & Industrial Development Corporation met in regular session on Monday, March 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
Treasurer – Dwain Dungen
Secretary – David Wiggs (absent)
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 Bruce Tesch called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance and Invocation

Tesch led the pledge and invocation.

3. Consent Agenda:

- 3.1 Approval of Invoices [March Invoices.pdf](#) 
- 3.2 Approval of Financial Statements for February 2023 [Feb Bank Rec.pdf](#) 
- 3.3 Approval of Minutes of the February 20, 2023 Regular Meeting [2.20.2023 Regular Meeting Draft Minutes.pdf](#) 

Motion to approve the consent agenda as presented.

Moved by: Andrew Nunmaker

Seconded by: Dwain Dungen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker, Dwain Dungen, and Shalor Townzen

Carried 5-0

4. Citizens' Presentations and Comments

Let the record reflect Michael Ridlen joined the meeting at 5:33 p.m.

Susie Shank with ACCSS gave an overview of the program.

Alliance for College and Career Student Success, an \$850,000, three-year grant program to train students and prepare them for the workforce.

They are creating an advisory committee and looking for volunteers.

Andy Nunmaker volunteered to be on this committee.

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

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported sales tax for CCIDC for February was \$48,971.87 compared to \$49,274.74. It was flat compared to the same time last year. The County and City of Eagle Lake saw increases, while the City of Weimar saw a decrease.

Regarding the Little League restrooms, Warschak reported that demo and reconstruction are under way. Work is being done at both locations simultaneously. They are on schedule for completion in early April.

6. Discussion and Action, if necessary, to approve a Lease Agreement on the 53.24 acre tract at the Industrial Park. [CCIDC - Saul Grazing Lease\(3-14-23 Updated\).pdf](#)

Motion to table this item until next month.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

7. 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 and the Board entered executive session at 5:47 p.m. with all members still present.

8. 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 6:10 p.m. with all members still present.

Motion to approve the proposed changes in the negotiation contract.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

Motion to reject an initial proposal from an interested party wanting to purchase property at the Industrial Park.

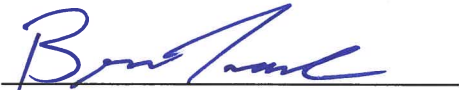
Moved by: Andrew Nunmaker

Seconded by: Michael Ridlen

Aye Bruce Tesch, Chris Davis, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

9. **Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.**
10. **Discussion of items to be placed on future agendas and announcements.**
There were none.
11. **Adjournment**
With no further business, the meeting was adjourned at 6:12 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah
Jacobs