



The Columbus Community & Industrial Development Corporation met in regular session on Monday, May 15, 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
Board Member – Michael Ridlen
Board Member – Shalor Townzen
Board Member – Chris Davis (absent)
City Manager – Donald Warschak
Assistant City Secretary – Dinah Jacobs (absent)
City Secretary – Bana Schneider

1. Call to Order

CCIDC Board 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:

Motion to approve consent agenda as presented.

Moved by: Michael Ridlen

Seconded by: Andrew Nunmaker

Carried 6-0

3.1 **Approval of Invoices** [May Invoices.pdf](#)

3.2 **Approval of Financial Statements for April 2023** [April 2023 Ban Rec.pdf](#)

3.3 **Approval of Minutes of the April 17, 2023 Regular Meeting** [4.17.2023 Minutes - draft.pdf](#)

4. Citizens' Presentations and Comments

Attendees spoke during specific agenda items.

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

City Manager, Donald Warschak, stated the sales tax collections for the month were up approximately \$2,000 over the same time period as last year. A copy of the report is attached to these minutes.

6. Discussion and Action, if necessary, regarding the Grazing Lease. [Revised Grazing Lease.pdf](#)



Tesch explained the lease was back on the agenda because the original lease had no mechanism for cancellation. Prior leases were month to month not annual.

Motion to approve grazing lease as presented.

Moved by: Michael Ridlen

Seconded by: Andrew Nunmaker

Aye Bruce Tesch, David Wiggs, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

7. Discussion and Action, if necessary, regarding a Business Improvement Application from Columbus Tire.

Hadley Sciba, owner of Columbus Tire, discussed the new sign he wants to install at his business. The total for the sign and electrical work is \$2,000.

Motion to approve the Business Improvement matching grant for Columbus Tire.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen

Aye Bruce Tesch, David Wiggs, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

8. Discussion and Action, if necessary, regarding a Walnut Street Grant Application from Dairy Cone.

Dairy Cone owner, Tommy Hahn, discussed the Walnut Street improvement grant project to replace the back fencing at his business.

Motion to approve \$10,000 for a Walnut Street Improvement Grant to Dairy Cone.

Moved by: Michael Ridlen

Seconded by: Andrew Nunmaker

Aye Bruce Tesch, David Wiggs, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

9. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from Little Milam/Sarah Koller.

Sarah Koller, proprietor of Little Milam, spoke about the opening of her new business, and the request for a BIG matching fund grant for an approximate \$3,200 project.

Motion to approve grant as requested.

Moved by: Shalor Townzen

Seconded by: Michael Ridlen

Aye Bruce Tesch, David Wiggs, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

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.**

Tesch adjourned the regular meeting at 5:49 p.m.

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

Tesch reconvened the regular meeting at 6:16p.m.

All those present before the executive session remain in attendance.

Motion to authorize President Tesch to continue negotiations regarding the project discussed during executive session.

Moved by: Dwain Dungen

Seconded by: Andrew Nunmaker

Aye Bruce Tesch, David Wiggs, Andrew Nunmaker, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

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

There have been no inquiries.

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

Tesch recognized board member, Andy Nunmaker, for his service to CCIDC, and he personally thanked Nunmaker for all of the help he has extended to Tesch during his tenure as president. Nunmaker will be leaving the board next month.

14. **Adjournment**

Being no further business, Tesch adjourned the meeting at 6:18 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah Jacobs