



The Columbus Community & Industrial Development Corporation met in regular session on Monday, August 21, 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 – Michael Ridlen  
Treasurer – Dwain Dungen  
Secretary – David Wiggs  
Board Member – Morgan Barten (Absent)  
Board Member – Shalor Townzen  
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:* Dwain Dungen

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

**Carried 6-0**

**Consent Action**

- 3.1 Approval of Invoices [August Invoices.pdf](#)
- 3.2 Approval of Financial Statements for July 2023 [July Bank Reconciliation.pdf](#)
- 3.3 Approval of Minutes of the 7.17.2023 Regular Meeting [7.17.2023 Regular Meeting Draft Minutes.pdf](#)

- 3.4 Approval of Minutes of the 7.24.2023 Special Meeting [7.24.2023 Special Meeting Draft Minutes.pdf](#) 
- 3.5 Approval of Minutes of the 8.04.2023 Special Meeting [8.04.2023 Special Meeting Draft Minutes.pdf](#) 
- 3.6 Approval of Minutes of the 8.14.2023 Special Meeting [8.14.2023 Special Meeting Draft Minutes.pdf](#) 

**4. Citizens' Presentations and Comments**

There were none.

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

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported sales tax up \$69,736.78 compared to \$61,480.56 over the same time period last year. The County and City of Eagle Lake saw increases, while the City of Weimar saw a decrease.

**6. Discussion and Action, if necessary, regarding approval of the Budget for 2023-2024.**

There was discussion on the overall budget.

Motion to approve the budget as presented.

*Moved by:* Dwain Dungen

*Seconded by:* Shalor Townzen

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

**Carried 6-0**

**7. Discussion regarding affordable housing and a business district.**

Chris Davis discussed a couple of pieces of property he wanted to propose, but they have since been sold.

Billy Kahn spoke regarding the need for affordable housing.

But the real question is "What is affordable housing?"

**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.**

Let the record reflect that Dwain Dungen departed the meeting at 6:02 p.m.

Regular session adjourned at 6:03 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 6:15 p.m.

There was no action at this time.

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

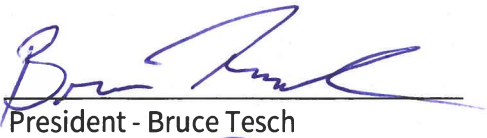
There were none.

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

Affordable housing

**12. Adjournment**

With no further business, the meeting was adjourned at 6:16 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah  
Jacobs