



The Columbus Community & Industrial Development Corporation met in regular session on Monday, September 18, 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 (absent)
Secretary – David Wiggs
Board Member – Morgan Barten
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:

Motion to approve the consent agenda as presented.

Moved by: Michael Ridlen

Seconded by: Morgan Barten

Aye Morgan Barten, Chris Davis, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Abstain Bruce Tesch and David Wiggs

Carried 5-0

3.1 **Approval of Invoices** [Invoices for payment 9.18.2023.pdf](#)

3.2 **Approval of Financial Statements for August 31, 2023** [August Bank Reconciliation.pdf](#)

3.3 **Approval of Minutes of the August 21, 2023 Regular Meeting** [8.21.2023 Regular Meeting Draft Minutes.pdf](#)

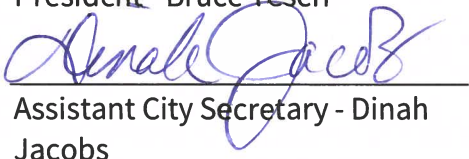
4. Citizens' Presentations and Comments

Lee May and Mandi Kulhanek, Columbus ISD PTO, gave a pre-presentation on their Community Development Grant.

5. **City Manager's Report: Sales Tax [CCIDC September 23.pdf](#)**
City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. Warschak reported the CCIDC payment was up, \$54,420 compared to \$47,637 over the same period. The County, City of Weimar, and City of Eagle Lake all saw increases as well.
6. **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 was adjourned at 5:57 p.m. to enter executive session.
7. **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 6:23 p.m. with all members still present.
There was no action at this time.
8. **Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.**
There was only one inquiry from a Tire Recycling Plant.
9. **Discussion of items to be placed on future agendas and announcements.**
Davis - buying land for affordable housing - talks about the definition of affordable housing. There are pillar citizens in this community as well as foundation citizens in this community. The foundation being police, fire, teachers. Based on their salaries there should be affordable housing. It was questioned what the annual salary range was, which seemed to be \$44K, therefore meaning houses in the \$160-200K range. Townzen stated Habitat Houses cost that much. Future agenda item to discuss this. Tesch stated the City block in question before is for sale for \$600K. P&Z would also have to determine applicable use.
10. **Adjournment**
With no further business, the meeting was adjourned at 6:29 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah
Jacobs