



The Columbus Community & Industrial Development Corporation met in regular session on Monday, July 15, 2024, 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  
Board Member – Shalor Townzen  
Board Member – Chuck Rankin (absent)  
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:* Dwain Dungen




*Seconded by:* Michael Ridlen

**Aye** Bruce Tesch, Morgan Barten, Dwain Dungen,  
and Michael Ridlen

**Carried 4-0**

3.1 Approval of Invoices [Invoices for 7.15.2024.pdf](#)

3.2 Approval of Financial Statements for June 2024 [Bank Rec June 2024.pdf](#)

- 3.3 Approval of Minutes of the Regular Meeting on June 17, 2024.  
[06.17.2024 Regular Meeting draft Minutes.pdf](#) 
- 3.4 Approval of Minutes of the Special Meeting on July 1, 2024.  
[7.01.2024 Special Meeting draft minutes.pdf](#) 
- 3.5 Approval of the Quarterly Investment Report ending June 30, 2024. [CCIDC Invest Report 06-30-2024.pdf](#) 

**4. Citizens' Presentations and Comments**

There were none.

**5. City Manager's Report: Sales Tax [CCIDC July 24.pdf](#)** 

City Manager, Donald Warschak, gave the report. A copy is attached to these minutes.

**6. Discussion and Action, if necessary, regarding the Dun Transportation Lease Agreement.**

Motion to extend their contract and charge them \$25,000 for 6 months.

*Moved by:* Michael Ridlen

*Seconded by:* Dwain Dungen

**Aye** Bruce Tesch, Morgan Barten, Dwain Dungen,  
and Michael Ridlen

**Carried 4-0**

**7. Discussion and Action, if necessary, regarding the Enterprise Lease Agreement.**

Motion to approve changing the current lease agreement with Enterprise Leasing and charging Enterprise Leasing \$25,000 for an annual lease for crossing the rail spur.

*Moved by:* Michael Ridlen

*Seconded by:* Morgan Barten

**Aye** Bruce Tesch, Morgan Barten, Dwain Dungen,  
and Michael Ridlen

**Carried 4-0**

**8. Budget Workshop.**

Budget discussions regarding the upcoming fiscal year.

9. **Discussion and Action, if necessary, regarding authorizing the President to enter and sign a sales contract for Tracts E2 and the 12.129 acres at the Industrial Park.**

Motion to approve the authorization of President Bruce Tesch to sign on behalf of CCIDC for any documents to carry out the sale of the above-mentioned property.

*Moved by:* Michael Ridlen

*Seconded by:* Morgan Barten

**Aye** Bruce Tesch, Morgan Barten, Dwain Dungen,  
and Michael Ridlen

Carried 4-0

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.**

Regular session closed at 5:41 p.m. to enter into executive session.

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

Reconvene into regular session at 6:07 p.m.

No action at this time.

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

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

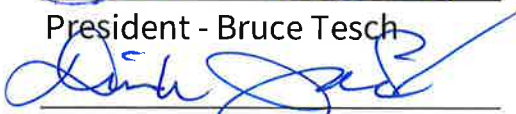
Ridlen thanked Mr. Henry Potter for his contribution to the City.

14. **Adjournment**

With no further business, the meeting was adjourned at 6:19 p.m.



President - Bruce Tesch



Assistant City Secretary -

Dinah Jacobs