



The Columbus Community & Industrial Development Corporation met in regular session on Monday, August 19, 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 (Absent)  
Board Member – Shalor Townzen  
Board Member – Chuck Rankin  
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:* Dwain Dungen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

3.1 Approval of Invoices [August Invoices.pdf](#) 

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

3.3 Approval of Minutes of the Regular Meeting on July 15, 2024


[7.15.2024 Regular Meeting Draft Minutes.pdf](#) 

4. Citizens' Presentations and Comments

Citizens requested to speak at respective agenda items.

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

City Manager, Donald Warschak, gave the report. A copy is attached to these minutes. The County saw an increase. The City of Weimar and City of Eagle Lake saw decreases.

6. Discussion and Action, if necessary, regarding the approval of the Audit Engagement Letter with Patillo, Brown, and Hill, LLC. [Audit Engagement Letter 2024 - CIDC.pdf](#) 

Motion to approve the audit engagement letter as presented.

*Moved by:* Michael Ridlen

*Seconded by:* Chuck Rankin

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

Carried 6-0

7. Discussion and Action, if necessary, Exercising the Extension Option of the Depository Bid one more year with Industry State Bank.

City Secretary/Finance Director, Bana Schneider, was brought in to answer financial questions from the Board.


Motion to approve the one-year extension option with Industry State Bank.

*Moved by:* Dwain Dungen

*Seconded by:* Chuck Rankin

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

Carried 6-0

8. Discussion and Action, if necessary, regarding the Termination of the Lease with Enterprise Crude Pipeline. [Enterprise Crude Pipeline Termination Letter.pdf](#) 


Motion to accept the termination letter with Enterprise Crude Pipeline.

*Moved by:* Michael Ridlen

*Seconded by:* Dwain Dungen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

Carried 6-0

9. Discussion and Action, if necessary, regarding the release and acceptance of grant funds from Columbus Historical Preservation Trust. [CPHT Release of Grant Funds.pdf](#) 

Motion to receive the returned funds granted to Columbus Historical Preservation Trust.

*Moved by:* Michael Ridlen

*Seconded by:* Shalor Townzen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

Carried 6-0

10. Discussion and Action, if necessary, regarding a Hwy71/Fannin Street Grant Application.

Charles Potter and Pam Potter were present to discuss their grant application.

Motion to approve \$21,520.10 for the Fannin Street/Hwy 71 Grant.

*Moved by:* Dwain Dungen

*Seconded by:* Michael Ridlen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

Carried 6-0

**11. Discussion and Action, if necessary, regarding Approval of the 2024-2025 CCIDC Budget.**

Schneider was present to assist in budget discussions and make any necessary changes if still needed.

Motion to approve the 2024-2025 CCIDC budget.

*Moved by:* Dwain Dungen

*Seconded by:* Michael Ridlen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

**12. Discussion and Action, if necessary, regarding the approval of a tract agreement between Union Pacific and CCIDC.**

Motion to approve the tract agreement as presented.

*Moved by:* Michael Ridlen

*Seconded by:* David Wiggs

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

**13. Discussion and Action, if necessary, to approve a Union Pacific Joint Use Agreement to be signed at closing.**

We have the agreement with UP. Once closed, the agreement will be between UP and PDC.

Motion to approve the Joint Use Agreement as presented to be signed at closing.

*Moved by:* Dwain Dungen

*Seconded by:* Michael Ridlen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

**14. Discussion and Action, if necessary, to approve a Track Maintenance Agreement with PDC Atlanta to be signed at closing.**

There was discussion on the maintenance as to who is responsible where.

Motion to table this item until next month for further clarification.

*Moved by:* Dwain Dungen

*Seconded by:* David Wiggs

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

**15. Discussion and Action, if necessary, to waive the set-back requirements of Tracts A, B, F2, and H to be sold to PDC Atlanta, LPVI, LLC contingent upon the sale of the property.**

Warschak discussed the setbacks on these tracts.

Motion to approve waiving the setbacks as presented contingent upon the sale of the property.

*Moved by:* Shalor Townzen

*Seconded by:* Michael Ridlen

**Aye** Chuck Rankin, Bruce Tesch, David Wiggs,  
Dwain Dungen, Shalor Townzen, and Michael  
Ridlen

**Carried 6-0**

**16. 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 closed at 6:11 p.m. to enter executive session.

**17. 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 6:31 p.m.

No action at this time.

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

There were none.

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

Item 14 that was tabled this evening.

20. Adjournment

With no further business, the meeting was adjourned at 6:31 p.m.



Vice-President - Bruce Tesch Mike Riden



Assistant City Secretary -  
Dinah Jacobs