



The Columbus Community & Industrial Development Corporation met in regular session on Monday, June 16, 2025, 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 – Shalor Townzen
Secretary – David Wiggs
Board Member – Morgan Barten (absent)
Board Member – Dwain Dungen
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 5:31 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: Shalor Townzen


Seconded by: Michael Ridlen

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

Carried 6-0

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

3.2 Approval of Financial Statements for May 2025 [BanRec05312025.pdf](#) 

3.3 Approval of Minutes of the Regular Meeting on May 19, 2025 [5.19.2025 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 June 2025.pdf](#) 

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

6. **Discussion and Action, if necessary, to approve the Financial Audit for the Fiscal Year ending September 30, 2024.**

Motion to approve the financial audit ending September 30, 2024, as presented by Patillo, Brown, & Hill.

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

7. **Public Hearing, Discussion and Action, if necessary, regarding proposed project described in grant application submitted to CCIDC by the Columbus Municipal Golf Course Association for Cart Paths.**

Public Hearing was opened at 5:36 p.m.

Larry McGrath with the Columbus Municipal Golf Course was present to go over their application with the board and to answer any questions.

With no other comments, the Public Hearing was closed at 5:45 p.m.

Motion to approve \$125,000 for cart paths from the Community Development Grant line item.

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

8. **Public Hearing, Discussion and Action, if necessary, regarding proposed project described in grant application submitted to CCIDC by Potter's Western Wear for a building mural.**

Public Hearing was opened at 5:45 p.m.

Charles Potter with Potter's Western Wear was present to go over their application with the board and answer any questions.

With no other comments, the Public Hearing was closed at 5:57 p.m.

Motion to approve \$25,000 to Potter's Western Wear for a mural from the Fannin Street Grant line item.

Moved by: Michael Ridlen

Motion Failed for a lack of a second.

Public Hearing was opened at 5:45 p.m.

Charles Potter with Potter's Western Wear was present to go over their application with the board and answer any questions.

Public Hearing was closed at 5:57 p.m.

Motion to approve \$35,000 to Potter's Western Wear for a mural from the Fannin Street Grant line item.

Moved by: Chuck Rankin

Seconded by: Dwain Dungen

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

Carried 6-0

9. Public Hearing, Discussion and Action, if necessary, regarding proposed project described in grant application submitted to CCIDC by Schobel's Restaurant for a concrete parking lot.

Public Hearing was opened at 5:57 p.m.

No one was present to speak on behalf of their application and answer questions from the board.

With no other comments, the Public Hearing was closed at 5:58 p.m.

Motion to table this item until the next meeting.

Moved by: Chuck Rankin

Seconded by: Michael Ridlen

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

Carried 6-0

10. Budget Workshop Discussions.

Discussion of the 2025-2026 CCIDC budget.

11. 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 6:17 p.m. to enter into executive session.

12. 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 6:27 p.m.

Motion to authorize President Bruce Tesch to enter into negotiations on a real estate transaction as discussed in executive session and bring information back to the Board.

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

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

There were none.

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

There were none.

15. Adjournment

With no further business, the meeting was adjourned at 7:00 p.m.



President - Bruce Tesch



Assistant City Secretary - ~~Dinah Jacobs~~
Bana Schneider