



The Columbus Community & Industrial Development Corporation met in regular session on Monday, February 17, 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 – Dwain Dungen
Secretary – David Wiggs
Board Member – Morgan Barten
Board Member – Shalor Townzen
Board Member – Chuck Rankin
City Manager – Donald Warschak
Assistant City Secretary – Dinah Jacobs (absent)
City Secretary – Bana Schneider

1. Call to Order

Board 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 consent agenda as presented.

Moved by: Dwain Dungen

Seconded by: David Wiggs

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

Carried 7-0

- 3.1 Approval of Invoices [Jan25 Invoices.pdf](#)
- 3.2 Approval of Financial Statements for January 2025 [BankRec Jan25.pdf](#)
- 3.3 Approval of Minutes of the Regular Meeting on January 27, 2025
[1.27.2025 Regular meeting draft minutes.pdf](#)

4. Citizens' Presentations and Comments

5. City Manager's Report: Sales Tax [CCIDC February 25.pdf](#) 

6. Discussion and Action, if necessary, to consider moving a portion of the Industry State Bank CD funds to the Lone Star Investment account.

Motion to move \$1,000,000 from the general CD and \$250,000 from the general checking to Lone Star Pool.

Moved by: Shalor Townzen

Seconded by: Michael Ridlen

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

Carried 7-0

7. Discussion and Action, if necessary, to approve a Certificate of Resolution for the sale of property to PDC Atlanta LPIV, LLC. [CCIDC Resolution-PDC.pdf](#) 

Motion to approve resolution with grammatical and date corrections.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

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

Carried 7-0

8. Discussion and Action, if necessary, to approve an Affidavit of Non-Production to PDC Atlanta LPIV, LLC. [Affidavit of Non-Production-CCIDC to PDC.pdf](#) 

Motion to approve affidavit.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen

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

Carried 7-0

9. 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.

This item was not required.

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

This item was not required.

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

Tesch stated the company interested in the last open tract is 99% sure they will want the property. They have had topographical surveys done.

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

There was discussion on what land is still available at the industrial park.

Board Vice-President, Michael Ridlen, suggested the board consider development along the riverbank on the south side of Walnut Street. A committee was suggested with board member, Morgan Barten, stating any development should be prioritized within a strategic plan. Board member, Chuck Rankin, stated the strategic plan should be a written document.

13. Adjournment

Motion to adjourn the meeting at 5:55 p.m.

Moved by: Shalor Townzen

Seconded by: Michael Ridlen

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

Carried 7-0



President - Bruce Tesch



Assistant City Secretary - Dinah Jacobs