



The Columbus Community & Industrial Development Corporation met in regular session on Monday, April 21, 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
Board Member – Dwain Dungen
Board Member – Chuck Rankin
City Manager – Donald Warschak (absent)
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:

Let the record reflect that Dwain Dungen arrived at 5:32 p.m.

Motion to approve the consent agenda as presented.

Moved by: Shalor Townzen

There was discussion regarding bank rec and profit/loss.

Motion to approve the consent agenda with corrected bank reconciliation and profit / loss statement due to incorrect formulas.

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

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

3.2 Approval of Financial Statements for March 2025 [BankRec03312025.pdf](#)

- 3.3 Approval of Minutes of the Regular Meeting on March 17, 2025 [3.17.2025 Regular Meeting Draft Minutes.pdf](#) 
- 3.4 Approval of the Quarterly Investment Report ending March 31, 2025 [CCIDC Invest Report 03-31-2025.pdf](#) 

4. Citizens' Presentations and Comments

There were none

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

City Manager Donald Warschak was not present. A copy of the sales tax report is attached to these minutes.

6. Discussion and Action, if necessary, regarding a License Agreement with Troy Construction.

Tesch stated the rail spur at the Industrial Park was still being used, even after the contract with Dunn Transportation expired. After investigation, it was discovered that Troy Construction was still using the rail spur crossing. The Board needs to decide if they want to extend a contract or not. Troy is doing the work for Whitewater. Troy stated they did not know there was a contract.

Motion to send the rail spur crossing annual contract to Troy Construction in the amount of \$50,000, with the contract being backdated to December of 2024 when the Dunn Transportation contract expired, due to their continued use during that time.

Moved by: Michael Ridlen

Seconded by: Chuck Rankin

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

Carried 7-0

7. 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 5:47 p.m. to enter executive session.

8. 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 6:03 p.m.

No action at this time.

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

Tesch stated there was only one from a land acquisition company.

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

The meeting was reopened at 6:05 p.m.

David Wiggs presented an idea about a monument for the state championship team. The monument is around \$15,000. Dungen asked if there was an "add to" type monument. Wiggs stated no. Tesch asked if this was something the Board was interested in helping support this endeavor. If so, Tesch will get with Attorney Bovey to see how to proceed with who needs to apply.

11. Adjournment

With no further business, the meeting was adjourned at 6:04 p.m.

Second adjournment at 6:08 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah Jacobs