



The Columbus Community & Industrial Development Corporation met in regular session on Monday, July 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 (arrived at 5:32 pm)  
Treasurer – Shalor Townzen  
Secretary – David Wiggs  
Board Member – Morgan Barten  
Board Member – Dwain Dungen (absent)  
Board Member – Chuck Rankin  
City Manager – Donald Warschak  
Assistant City Secretary – Dinah Jacobs (absent)  
City Secretary – Bana Schneider

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**1. Call to Order**

CCIDC Board President, Bruce Tesch, called the meeting to order at 5:30 pm.

**2. Pledge of Allegiance and Invocation**

Tesch led the pledge and invocation.

**3. Consent Agenda:**

Motion to approve consent agenda as presented.

*Moved by:* Shalor Townzen

*Seconded by:* Morgan Barten

**Aye** Chuck Rankin, Bruce Tesch, Morgan Barten, David Wiggs, and Shalor Townzen

**Carried 5-0**

3.1 Approval of Invoices [July2025 CCIDC Invoices.pdf](#) 

3.2 Approval of Financial Statements for June 2025 [BankRecJune2025.pdf](#)  


- 3.3 Approval of Minutes of the Regular Meeting on June 16, 2025 [06.16.2025 Regular Meeting Draft Minutes.pdf](#) 
- 3.4 Approval of the Investment Report for the Quarter Ended June 30, 2025 [CCIDC Invest Report 06-30-2025.pdf](#) 

**4. Citizens' Presentations and Comments.**

Comments were made during specific agenda items.

**Let the record reflect Board Vice-President, Michael Ridlen arrived at 5:32 pm.**

**5. City Manager's Report: Sales Tax** [CCIDC July 2025.pdf](#) 

City Manager, Donald Warschak gave the report on sales tax a copy of which is attached to these minutes.

There was discussion with City Secretary, Bana Schneider, regarding the sales tax budget projections for the current fiscal year.

**6. Discussion and Action, if necessary, regarding a Fannin Street Grant Application from Schobel's Restaurant.**

Tesch stated, as requested, the Schobel's presented another estimate for the grant application. He also stated only \$15,000 remained in this budget line item.

Motion to approve \$15,000 for the Fannin Street Grant project for Schobel's Restaurant.

*Moved by:* Michael Ridlen

*Seconded by:* Morgan Barten

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

**Carried 6-0**

**7. Public Hearing, Discussion and Action, if necessary, concerning proposed project described in grant application submitted to CCIDC by the Cardinal Athletic Booster Club for a State Championship Memorial Monument.**

Tesch opened the public hearing at 5:38 pm.

Tesch stated the agenda packet included the grant application and the opinion of the board's legal counsel. He shared that counsel advised against awarding the grant, but it was up to the board's discretion.

Booster Club President, Carla Wiggs, shared a model depiction of the proposed monument. She stated the community at large had benefited economically from the

football team's success. Not only by increased retail sales, but there should have been an increase in hotel room stays.

Wiggs also stated because of the culture created around the football program and the success of the team, the school district has been able to recruit the best coaches and teachers to work in our community.

There was discussion regarding the legal advice received, and the likelihood of a suit being filed against the CCIDC if they were to approve the grant. The board also discussed that the booster club would need to get written permission from the board of trustees in order to erect the monument on school property.

Tesch closed the public hearing at 6:01 pm.

Motion to approve the grant application from the Columbus Booster Club for the full requested amount pending written approval from the school district.

*Moved by:* Michael Ridlen

*Seconded by:* Morgan Barten

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

**Carried 6-0**

**8. Discussion and Action, if necessary, regarding the 2025-2026 CCIDC Budget. CCIDC**

[BUDGET 2025-2026.pdf](#) 

**Tesch moved to agenda item 9.**

**Tesch returned to this item after the action on agenda item 10.**

The budget was reviewed with Schneider. The board decided to increase the real estate transaction item from \$1M to \$2M.

Motion to approve the 2025-2026 budget as discussed with the \$1M increase.

*Moved by:* Michael Ridlen

*Seconded by:* Shalor Townzen

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

**Carried 6-0**

**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.**

Tesch adjourned the regular session at 6:05 pm.

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

At 6:32 pm, Tesch reconvened the regular session with all members remaining present.

Motion to allow CCIDC Board President, Bruce Tesch, to conduct negotiations as discussed in executive session.

*Moved by:* Michael Ridlen

*Seconded by:* David Wiggs

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

**Carried 6-0**

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


There have been no new inquiries.

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

There was no new items to place on agenda.

**13. Adjournment**

With no further business, Tesch adjourned the meeting at 6:47 pm.

  
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President - Bruce Tesch

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