

The City Council of the City of Columbus, Texas met in regular session on Monday, September 10, 2018 at 5:30 p.m., in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

Mayor	-	Lori An Gobert
Mayor Pro Tem	-	Chuck Rankin
Councilman	-	Keith Cummings
Councilman	-	Michael Ridlen
Councilman	-	Gary Swindle
Councilwoman	-	Sandra Frnka
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

Other City Staff Present:

Police Chief	-	Skip Edman
Code Enforcement	-	Richard LaCourse (Late)
Fire Chief	-	Dusty Dittmar
Asst. Fire Chief	-	Sydney Schollett

1. Call to Order.

Mayor, Lori An Gobert, called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance and Invocation.

Gobert led the Pledge of Allegiance and Invocation.

3. Consent Agenda:

- a. Approval of Invoices
- b. Approval of July 2018 Financial Statements

City Secretary, Bana Schneider, stated the July Financials were not available for this meeting.

Councilman Swindle made a motion to approve the Consent Agenda as presented. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

4. Consideration and Action to Approve Invoices from Colorado Valley Veterinary Services.

Schneider stated the invoices had to be approved separately since Councilman Ridlen cannot vote on their approval. Councilman Rankin stated this is just a formality.

Councilman Rankin made a motion to approve the invoices for Colorado Valley Veterinary Services. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle and Rankin; Councilwoman Frnka
Abstain: Councilman Ridlen

The motion passed.

5. **Citizens' Presentations and Comments.**¹

Citizens spoke during specific agenda items.

6. **City Manager's Report Including Water Filtration Project Update, Hill Well Update, Wastewater Collection System Cleaning and Televising, and 2018 Street Improvements.**

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated B&D Services started fitting the face piping on each filtration vessel. They have found some alignment issues with the factory installed fittings. He stated they were waiting to hear from the factory representatives who came and inspected the vessels for their solution to the alignment issues.

Regarding the Hill Water Well, Warschak stated J&S had reinstalled the pump components and preliminary tests were good. They will be coming back next week to restart the well.

Warschak said City crews are patching and leveling the designated areas in anticipation of H&C Construction coming the latter part of the month to do the street seal coating.

Warschak finished his report on the cleaning and televising of the wastewater collection system. He stated at several locations, the sewer pipes were cleaned and televised in order to evaluate their condition. He said they saw what was expected from 50 year old concrete and clay pipes. There was exposed aggregate and hairline cracks in some places. Additionally, there are a couple areas on Milam Street where holes are beginning to form on the top of the pipes, and they will need repairs. The inspection of the lines should conclude this week.

7. **Consideration and Action to Award Bid for Bank Depository.**

Schneider stated the bid results were included in the Council packets. She said First State Bank bid 2.02 with .15 basis points, and Industry State Bank bid 1.5 with .65 basis points for deposits under \$100,000 and .75 for deposits over \$100,000. She stated with the T-Bill rate at 2.08, she felt the depository should remain with Industry. She also stated the rate could be reviewed in two years, and if there was a significant downturn in the rate, bids could go out again at that time.

Councilman Rankin made a motion to award the bank depository to Industry State Bank. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

8. **Public Hearing on Designation of 3.700 Acres of Recently Annexed Property in the E. Tumlinson Survey, Abstract No. 44, as District R, Residential.**

Mayor Gobert opened the public hearing at 5:41 p.m.

There were no public comments.

The hearing was closed at 5:41 p.m.

9. **Consideration and Action to Approve Ordinance 205-18 Designating 3.700 Acres of Recently Annexed Property in the E. Tumlinson Survey, Abstract No. 44 as District R, Residential.**

Schneider stated the Planning & Zoning report and recommendation was in favor of making the permanent designation of District R Residential.

Councilman Rankin stated he feels it should be at the highest restriction with no mobile homes allowed. There was a discussion of the property and the Planning & Zoning Commission's planned discussion of the Manufactured Homes Ordinance.

Councilman Cummings made a motion to approve Ordinance 205-18. Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

10. Public Hearing Regarding Proposed Changes to Article 8.05 Noise Ordinance, Section 8.05.004, Variance, of the Municipal Code of the City of Columbus, Texas.

The Mayor opened the public hearing at 5:47 p.m.

There were no public comments.

Gobert closed the hearing at 5:48 p.m.

11. Consideration and Action to Approve Ordinance 206-18, an Ordinance Amending Article 8.05 Noise Ordinance, Section 8.05.004, Variance, of the Municipal Code of the City of Columbus, Texas.

Gobert stated the Ordinance had been written without a specified cost for the publication of the notice. Right now it is \$50, but in case there is an increase in the future, the ordinance will not have to be rewritten.

Councilman Cummings made a motion to approve Ordinance 206-18. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

12. Consideration and Action to Approve a 2017-2018 Budget Amendment for Library Memorials and Donations and Associated Expenditures.

Councilman Rankin made a motion to approve the budget amendment for the Library. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

13. Consideration and Action, if Necessary, Regarding the August Golf Association Report.

John Mangini of the CMGA gave the report, a copy of which is attached to these minutes. He stated it had been a quiet month, and play had been slow due to the heat. Now that they have been getting rain, they are expecting the grass to be really good. He told Council about a joint tournament between Columbus and Weimar. On the 29th of September Weimar will play in Columbus, and on the 30th, Columbus will play in Weimar.

No action was required.

14. Consideration and Action Regarding the Request for Stop Signs to be Placed on Jackson Street at the Intersection of Austin Street as Requested by Cheryl Deleon.

Gobert asked if the Council members had a chance to drive by the area where the stop signs had been requested. Swindle stated this property has been on the radar of Code Enforcement. Gobert said she did not think anything could be done. Police Chief, Skip Edman, stated they are parking on their property, and adding a stop sign will not help in any way.

Councilman Ridlen asked if the house was in compliance with current zoning. Rankin stated the house was probably there before the road.

No action was taken on this item.

15. Consideration and Action to Submit to Planning & Zoning Proposed Amendments to the Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part VI District B Business or Commercial District, Section 14.02.632 Use Regulations of the Municipal Code of the City of Columbus, Texas.

Gobert stated she would like Planning & Zoning to review the uses in District B, and to add "manufacturing and/or distilling and sale of alcoholic spirits" making it more attractive if a microbrewery or similar business would like to come to Columbus.

Councilman Rankin made a motion to submit the proposed amendment to Chapter 14 Zoning Ordinance to Planning and Zoning. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

16. Consideration and Action Regarding Changes to Chapter 4 Business Regulations, Article 4.02 Alcoholic Beverages, Section 4.02.003 Sale Near School, Church or Hospital of the Municipal Code of the City of Columbus, Texas.

Gobert stated the current ordinance includes two variances for businesses no longer operating, and they should be revoked. She stated a new variance could be created, not for a specific business or address, but for a defined area, almost like a corridor.

The map, which is attached to these minutes, illustrates the suggested area on Milam Street from the back of the Stafford Opera House to the railroad tracks; Walnut Street from the east river bridge to Prairie Street; and the blocks of Travis and Spring Streets around the Courthouse Square.

Rankin asked if the business would have to face one of these streets. There was discussion of platted lots and the possibility of businesses at the rear of a building. Roger Wade stated there was a business interested in the rear of the old "Silver Barn" building. Warschak suggested the business address would determine if it was in the "corridor". Gobert stated she thought this option would cover any festivals held in downtown and new businesses without the need to add variances to the ordinance. Swindle stated the corridor could always be extended if needed. Rankin thinks it is a good idea to clean up the ordinance and make it more flexible for businesses. Warschak stated there will need to be a public hearing before changes can be made. Schneider stated the public hearing must be publicized at least 15 days in advance. Ridlen asked if there was a time line for this to happen. Chamber President, Kathleen Townzen stated there was a business interested in coming in, but they will not act until the ordinance is changed.

Councilman Rankin made a motion to amend Article 4.02 by revoking variances (c) and (d), and adding language to include a variance for the areas as described on the map. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

17. Consideration and Action to Reschedule the First City Council Meeting in October.

Gobert stated both Donald and Bana will be out of town. The suggested date was Thursday, October 11th at 5:30 p.m.

Councilwoman Frnka made a motion to reschedule the first October meeting to Thursday, October 11, 2018. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Ridlen, Swindle and Rankin; Councilwoman Frnka

The motion passed.

18. Discussion of Budget Workshop – Tax Rate, General Fund, Special Revenue Fund.

The tax rate along with the maintenance and operations and debt service components were discussed. Schneider stated the budget was based on a tax rate of .285 with .255 going to M&O and .03 for debt service. There was a comparison of revenues based on last year's tax rate versus the higher proposed rate. An informal consensus vote was taken to set the rate at .285.

Increases for wages, healthcare, and insurance were discussed.

The tourism budget for the Chamber was set at \$228,000 with operation, maintenance, and cleaning of the Visitors Center as separate line items in the HOT budget.

The Golf Course budget was discussed. There will be a slight decrease in the draws the course will make from the City.

Wish list items were discussed, including the vehicle lease through Enterprise Fleet Management. The fleet program was discussed at length. Ridlen asked Schneider to speak with a city who has been with the program for at least 5 years.

The Fire Department budget was discussed including an increase in the firemen attendance bonus, and a paid administrator/director. Gobert explained the concept of the administrator. Fire Chief Dittmar expressed his surprise and concern regarding this addition to their budget. There was a lengthy discussion regarding the needs of both the Fire Department and Code Enforcement.

The general fund beginning and projected ending fund balances were reviewed. Anticipated FEMA recoveries were also discussed.

19. Items from Councilmembers.²

Councilman Cummings – None

Councilman Ridlen – None

Councilman Swindle – None

Councilwoman Frnka – None

Councilman Rankin – None

Mayor Gobert – None

20. Announcements.

Schneider stated there will be a Special meeting on September 18, 2018.

21. Adjournment.

The Mayor adjourned the meeting at 7:14 p.m.



Mayor, Lori An Gobert

ATTEST:



Bana Schneider, City Secretary

¹During this agenda item, citizens may comment for the record on items, which are not on the agenda. However, the Council may not participate in discussion or deliberation on any item that is not on the agenda. Citizens may request that a topic be added to a future agenda.

²Limited to statements. Issues raised by council members under this item cannot be deliberated by Council. The Open Meetings Act does not allow Council to deliberate items that don't appear on the agenda.