

The City Council of the City of Columbus, Texas met in regular session on Monday, June 14, 2021, 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	-	Ronny Daley
Councilman	-	Gary Swindle
Councilwoman	-	Sandra Frnka
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider
Asst City Secretary	-	Dinah Jacobs

Other City Staff present included:

Police Chief	-	Skip Edman
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**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 Minutes of the May 24, 2021 Regular Meeting
- c. Approval of the March 2021 Financial Statements

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

The vote was as follows:

Ayes: Councilmen Swindle, Rankin, Cummings, Daley, and Councilwoman Frnka

The motion passed.

**4. Citizens' Presentations and Comments. <sup>1</sup>**

Debbie Damon addressed Council regarding the petrified wood on her home.

Toni Carter addressed Council regarding drainage on her side of town.

Ed Thomas addressed Council regarding drainage on the Wallace/Fannin/Back street area.

**5. City Manager's Report Including Sales Tax, the Water Filtration Project Update, the Transportation Alternatives Sidewalk Application Update, and 2021 Paving Improvements.**

City Manager, Donald Warschak gave his report. A copy of the report is attached to these minutes. Regarding sales tax, Warschak stated the June payment was \$140,482, compared to \$133,913 last year over the same time period. The County saw a decrease, while the Cities of Weimar and Eagle Lake both saw increases.

Regarding the Water Filtration Project update, the Hill Plant filter has been set. The media contractor will be installing the media into the filter. Wes-Tech is scheduled to be here next week to inspect and begin the startup.

Regarding the Water Well Rehabilitation Project, the Tait Water Plant well is back in service. Regarding the Transportation Alternative Sidewalk Application, Warschak stated the application for the Montezuma project is in the final stage and will be submitted June 14<sup>th</sup>. Regarding the 2021 Paving Improvements, Warschak stated they will be advertising for bids for the annual sealcoat project. The current project area this year is the Texas Crossroads Park. The bid date for the concrete paving improvements at the industrial park has been cancelled due to the current market conditions and material costs being too high.

**6. Consideration and Action to Approve Change Order No. 1 for the TxCDBG-GLO Grant No. 20-065-030-C097.**

Warschak reported this was the project in which we received funds for drainage in the area near the junior high, and Dewees/Rampart/Preston Street. This change order reflects some of the changes in the asphalt quantities. The main purpose of this change order is to utilize some of the funds we have on this project to repair the outfall at the river on Back Street to the main trunk line. Over the years the pipe has deteriorated causing sink holes and collapses on the line. There are funds left in the grant that should cover most of the cost with the exception of about \$7,000. The change order has a line item Well Point Dewatering that is for \$7,500. If we don't have to use the Well Point, we would stay pretty close to the grant funds. My recommendation would be to proceed with the change order in order to get that area stabilized. Councilman Rankin clarified it was an expansion of the project. Warschak replied yes, it is in the same area. It is a different project within that project area. The line work previously done in that area all feeds into this area.

Councilman Rankin made a motion to approve Change Order No. 1. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Swindle, Rankin, Cummings, Daley and Councilwoman Frnka

The motion passed.

**7. Public Hearing Regarding Proposed Amendments to Zoning Ordinance Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Division 3 District Regulations, Amending Parts VII-X to be renumbered Parts VIII-XI, and Parts VII to now Read District B-1 Neighborhood Business District of the Municipal Code of the City of Columbus, Texas.**

Public Hearing was opened at 5:41 p.m.

Warschak gave a recap of the area. This was sent to Planning & Zoning some time ago. There are commercial areas that border residential areas. This ordinance puts a sub category in the zoning that would allow for certain types of businesses to go within that area of the commercial zoning that is currently in place. This could still allow commercial property within the area, but this change would be there to protect the integrity of the residential area that resides within the commercial area. This ordinance doesn't establish any areas in town, although P & Z did point out a few areas they had some recommendations to be considered under another public hearing that Council could take action on in the future. On the table this evening is to put that tool in the toolbox for future use.

There was discussion on the map and how it is currently zoned. Rankin questioned if all of the property owners adjacent will be notified of the change. City Secretary, Bana Schneider, stated yes, they legally have to be notified. So if Council wants to move forward to start rezoning properties from B to B-1, the property owner, as well as the adjacent property owners have to be notified and have public hearings. Council would then have to ask P & Z to start the process of rezoning at a later date. This is approving an ordinance that doesn't reference a specific map. It just creates the sub category.

Public Hearing was closed at 5:51 p.m.

**8. Consideration and Action to Approve Ordinance 241-21, and Ordinance Amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance , Division 3 District Regulations, Amending Parts VII-X to be renumbered Parts VIII-0XI to now Read District B-1 Neighborhood Business District of the Municipal Code of the City of Columbus, Texas.**

Councilman Rankin made a motion to approve Ordinance 241-21. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Swindle, Rankin, Cummings, Daley, and Councilwoman Frnka

The motion passed.

**9. Consideration and Action, if Necessary, Regarding the May 2021 Golf Association Report.**

Golf Association Board members were present. President Stein gave the report. A copy of the report is attached to these minutes. The equipment lease was discussed.

No action was needed.

**10. Executive Session: In Accordance with Texas Government Code Section 551.072 Deliberation Regarding Real Property – Discussion Concerning the Sale and Conveyance of Realigned Easement on City-Owned Real Property.**

Council entered into Executive Session at 6:04 p.m.

**11. Reconvene into Regular Session and Consideration and Action, if Any, Regarding Executive Session – Discussion Concerning the Sale and Conveyance of Realigned Easement on City-Owned Property.**

Council reconvened at 6:14 p.m. with all members still in attendance.

David Birmingham of LCRA addressed Council questions. They are not abandoning the easement, only realigning it and asking for an amendment to the old one.

Councilman Daley made a motion to approve the Sale and Conveyance of Realigned Easement on City-Owned Property. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Swindle, Rankin, Cummings, Daley, and Councilwoman Frnka

The motion passed.

Before moving further, Gobert announced there was a Boy Scout in attendance, Shawn Korell, who was completing the requirements for a merit badge by attending a municipal government meeting. Korell then addressed council about his Boy Scout plans for the future.

**12. Budget Workshop – Budget Schedule, Preliminary Property Tax Rates, General Fund Revenues.**

There was discussion on the budget schedule to set future budget workshop dates. There was discussion on the property tax rate if it stayed the same or possible implications of change.

**13. Items from Council members.<sup>2</sup>**

Councilman Cummings – none

Councilman Daley – none

Councilman Swindle – none

Councilwoman Frnka – none

Councilman Rankin – none

Mayor Gobert –Gobert stated she and Warschak had attended the Commissioners Court meeting. Commissioner Kubesch was trying to have the City annex some property and give us the road that has issues that we gave them in exchange for the railroad crossing. That can't be done and the Commissioners also said that couldn't be done. The City Attorney and County Attorney are in discussions regarding this topic. Gobert also gave a shout out to the Grievance Committee on a job well done.

**15. Announcements.**

Schneider stated she did not receive any street closures for Juneteenth. Chief Edman stated he had reached out to them as well, but had not heard anything.

**16. Adjournment.**

The Mayor adjourned the meeting at 7:10 p.m.



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Mayor Lori An Gobert

ATTEST:



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Dinah Jacobs Assistant City Secretary

<sup>1</sup>During 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.

<sup>2</sup>Limited 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.