



The City Council of the City of Columbus, Texas met in regular session on Monday, July 10, 2023, at 5:30 PM, 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
Councilwoman – Paige Sciba
Councilman – Michael Ridlen
City Manager – Donald Warschak
City Secretary – Bana Schneider
Assistant City Secretary – Dinah Jacobs

Other City Staff present included:

Police Chief – Skip Edman
Fire Marshal – Brent Gorman, Jr.
Code Enforcement – Richard LaCourse
Fire/Code Admin Assistant – Duane Naiser

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 and invocation.

3. Consent Agenda:

Motion to approve the consent agenda as presented.

Moved by: Ronny Daley

Seconded by: Keith Cummings

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Carried 5-0

3.1

Approval of Invoices [INVOICES_07.10.2023.pdf](#)

3.2 **Approval of Minutes of the June 26, 2023 Regular Meeting**

[MINUTES 20230626.pdf](#) 

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

[INVOICES CVVS.pdf](#) 

Motion to approve the Colorado Valley Veterinary Services invoices as presented.

Moved by: Keith Cummings

Seconded by: Chuck Rankin

Aye Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Abstain Michael Ridlen

Carried 4-0

5. Consideration and Action to Approve Invoices for Columbus Tire Center (Sciba Corporation). [INVOICES COLUMBUS TIRE.pdf](#) 

Motion to approve the Columbus Tire invoices as presented.

Moved by: Michael Ridlen

Seconded by: Chuck Rankin

Aye Michael Ridlen, Chuck Rankin, Keith Cummings, and Ronny Daley

Abstain Paige Sciba

Carried 4-0

6. Citizens' Presentations and Comments¹

Citizens requested to speak at specific agenda items.

7. City Manager's Report Including June 2023 Weather Event, TxDOT Projects Updates, Montezuma Street Sidewalk Grant Application, and the PHMSA Pipeline Grant.

[CM REPORT.pdf](#) 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes.

Regarding the June weather event, Warschak reported the City crews have completed the collection of debris.

Regarding the Hwy 71 (Fannin Street) Signal Light Project, Warschak reported the contractor is continuing installation of the curbing radiuses at the intersection of Fannin and Walnut Street.

Regarding the FM 806 Sidewalk Improvements, Warschak reported the work is completed along the east side of FM 806 from Why 90 to Park Street.

Regarding the Montezuma Street Sidewalk Grant Application, Warschak reported our application has been submitted to TxDOT. TxDOT is targeting October 2023 to compile the list of projects to recommend to the Texas Transportation Commission.

Regarding the PHMSA Pipeline Grant, Warschak reported we are working on the application to submit for the 2023 Natural Gas Distribution Infrastructure Safety and Modernization Grant. The grant applications are due in August.

8. Consideration and Action, if Necessary, Regarding the Colorado County Central Appraisal District's Preliminary 2024 Budget. [CCCAD PRELIMINARY BUDGET 2024.pdf](#)



CCCAD Chief Appraiser, Mark Price, addressed Council regarding the budget. He introduced himself and the current operations of the CCCAD office. He stated he has been tasked to attempt to fix things that are not correct, and get staff trained.

He stated they did not pass the map review. There were also 140 properties in the County that were discovered to not be on the tax rolls.

Price stated it will also take about three years to get all of the data cleaned up.

Rankin questioned what the probability was that everything in the City is covered. Price stated it was low.

City Secretary, Bana Schneider, stated she sent all of the permits issued last year with all of the addresses on them so they could be added.

Rankin stated there should be an automated system for all of the information to be shared.

Price stated the County has very little permitting and therefore hard to pick those properties up.

The homestead adjustment will be next year. \$40k-100k and will suppress the school revenue.

Price stated one of the budget increases was for computer equipment. The computers and servers are way out of date. There are plans to audit the equipment and get it on a rotating schedule.

Collections are working well. That process does not need to be touched.

Ridlen questioned how the other entities have reacted to the CCCAD Budget. Price stated we are the first entity the budget has been presented too.

Schneider stated our jurisdictional liability for the 2023 budget was \$35,000 which is a \$10,000 increase from the prior year.

Ridlen questioned if this budget is a catch up for the past years? Price stated much of the increase is due to salaries for three new positions.

He stated they will most likely not pass the appraisal study this year. They have to be 90-95%, and they were at 50% when he arrived.

Ridlen stated he thought this was the first time a Chief Appraiser has come and made a presentation. He would like to request that the CA come every year to give information, as the presentation given was very informative.

9. Consideration and Action to Approve the Lighted Christmas Parade as an Annual Event as Requested by the Chamber of Commerce. [CHRISTMAS PARADE PETITION.pdf](#)



Janet Holman, Chamber Event Director, addressed Council regarding this parade. She presented the signatures from an electronic petition in support of the parade. The Chamber is willing to budget funds for security and street closures.

It was questioned if Chief was okay with this. Chief Edman stated he has issues with it.

Edman stated there are parades, that have been condensed down. They are still a burden. There are two full closure parades and were long standing.

Motion to approve the Chamber Lighted Christmas Parade as an annual event.

Moved by: Keith Cummings

Seconded by: Ronny Daley

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Carried 5-0

10. Consideration and Action Regarding the Bid for City Owned Real Property Located at 930 Travis Street. [MANSFIELD BID.pdf](#) 

Councilman Daley signed a conflict-of-interest affidavit and left the Council Chambers.

There was one bid received in the amount of \$5,000.00.

Rankin stated there is more value than you will think to this building. It is a concrete building.

Rankin questioned the rules for bidding property.

There are no negotiating rules. We advertise and people bid.

Chris Christensen spoke on this item. He thought it was zoned R. Schneider stated it was zoned B1.

Christensen questioned if someone could put an apartment complex on that.

Motion to reject the bid.

Moved by: Michael Ridlen

Seconded by: Keith Cummings

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Keith Cummings

Carried 4-0

11. Consideration and Action to Award the Bid for the 2023 Street Improvement Project. [2023 STREET IMPROVEMENTS BID.pdf](#) 

Warschak stated we received a single bid from H & C Construction. It was for \$112,000 which was less than what was budgeted.

We are on track with the ten-year plan for this program.

Motion to approve the H & C Construction bid.

Moved by: Michael Ridlen

Seconded by: Chuck Rankin

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Carried 5-0

12. Discussion Regarding Ordinance 269-23, an Ordinance Regulating Mobile Food Vendors

Within the City Of Columbus. [ORD 269-23 - MOBILE FOOD VENDORS.pdf](#) 

Tracy Lilie was present to speak on behalf of the Planning & Zoning Commission. She stated they felt they had addressed the issues for which Council returned the original ordinance.

They were looking at the safety of the citizens.

Special Events Coordinators (Permit Holders) will have to maintain information on the mobile food vendors they allow into their festivals.

Local Organizations they felt were okay because of the size of our community that we know who is cooking.

Cummings questioned who will be inspecting them? Gobert stated we cannot inspect for health concerns because we do not have a Health Department

The mobile food vendors have to be inspected to get their State license.

Rankin stated he felt this was written as best it could be.

Ridlen stated water storage needs to be a short time frame. Water source and when obtained would need to be posted.

Edman stated the Ordinance needs to give authority and penalties.

Christensen spoke again regarding the mobile permits. This is creating a separate class of business that doesn't have to pay all the "dues" a brick and mortar does. He also stated we needed to make sure they have liability insurance.

Schneider stated we cannot require them to have liability insurance.

Sciba stated it is an annual fee, but a permit fee should be required each time the unit moves.

There is no grandfather clause. They were making it effective October 1, so that there was time for notification for the existing mobile food vendors to become compliant.

Our goals is to make it as safe as possible for the citizens. Hopefully the mobile vendors will eventually be able to get to a brick and mortar one day.

Ridlen thanked Lilie for all of their hard work.

13. Consideration and Action, if Necessary, Regarding the 2022 Annual Comprehensive Financial Report.

Schneider stated it was late coming out. We are required to report on the Texas Emergency Services Retirement System. That information came out late and delayed everything. It then pushed back financials .

Rankin asked that financials not be pushed back moving forward, because we are six months without financials. If there are significant changes with the adjusting entries, the financials can be amended.

Motion to approve the ACFR.

Moved by: Chuck Rankin

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Carried 5-0

14. Consideration and Action, if Necessary, Regarding the June 2023 Golf Report. [JUNE](#)

[2023_GOLF.pdf](#) 

Schneider stated they are doing well.

They have not asked for any of their budgeted funding.

No action was needed.

15. Discussion of Budget Workshop

15.1 Preliminary Tax Valuation and Tax Rate

15.2 General Fund

Discussion of the tax rate and sales tax projection.

Discussion of the gas charges.

Discussion of water rates.

16. Items from Councilmembers²

Rankin - none

Ridlen - none

Sciba - none

Daley - none

Cummings - none

17. Announcements

There were no announcements.

18. Adjournment

With no further business, the meeting was adjourned at 7:37 p.m.



Lori An Gobert, Mayor

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 councilmembers 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.