

The City Council of the City of Columbus, Texas met in special session on Tuesday, September 28, 2010 at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

Mayor	-	Dwain Dungen
Mayor Pro Tem	-	Curtiss Schonenberg
Councilman	-	Charles Richardson
Councilman	-	John Axel
Councilman	-	Bruce Tesch
Councilman	-	Chuck Rankin (Absent)
City Manager	-	Donald Warschak
City Secretary	-	Cathy Ezell

Other City Staff present included:

Police Chief	-	Danny Jackson
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1. Call to Order.

Mayor Dwain Dungen called the meeting to order at 6:30 pm.

2. Pledge of Allegiance and Invocation.

Mayor Dungen led the Pledge of Allegiance and Invocation.

3. Citizen's Presentations and Comments.¹

There were no citizen's presentations or comments.

4. Consideration and action for the property tax rate to be increased by the adoption of a tax rate of \$0.27312, which is effectively a 1.4 percent increase in the tax rate and approve Ordinance 110-10 an ordinance amending Ordinance No. 98-09 and levying ad valorem taxes for the City of Columbus.

Councilman Axel made a motion to adopt a tax rate of \$0.27312, an M&O rate of \$0.22364 and an I&S rate of \$0.04948, which is effectively a 1.4 percent increase in the tax rate and approve Ordinance 110-10 an ordinance amending Ordinance No. 98-09 and levying ad valorem taxes for the City of Columbus. Councilman Richardson seconded the motion

Ayes: Councilman Richardson, Axel, Schonenberg, and Tesch
Absent: Councilman Rankin

The motion passed.

5. Consideration and action to authorize management to solicit proposals for professional auditing services.

Mayor Dungen stated that the notice to bidders was part of the packet and that this is an annual process.

Councilman Tesch made a motion to authorize management to solicit proposals for professional auditing services. Councilman Axel seconded the motion.

Ayes: Councilman Richardson, Axel, Schonenberg, and Tesch
Absent: Councilman Rankin

The motion passed.

6. Discussion, review, and take action if necessary on the oil and gas lease at the Industrial Park.

Councilman Schonenberg stated that CCIDC has 94.54 net mineral acres and that CCIDC had entered into an agreement with Devon energy for \$600.00 per acre and 1/5 of the royalties.

Councilman Tesch asked what CCIDC's mineral rights were.

Councilman Schonenberg stated that CCIDC has fifty (50) percent of the mineral rights.

Councilman Tesch asked who had the other fifty (50) percent.

Councilman Schonenberg stated the Schulenburg estate.

Lori An Gobert stated that she has a meeting with City Manager, Donald Warschak and City Attorney, Ty Prause on Thursday, September 30, 2010 to discuss the three (3) proposed five (5) acre drill sights to be part of the lease; the first being close to the river, the second just south of the sewer plant, and the third being south of Great Southern Wood.

Councilman Tesch stated that the lease not only needed to include the drill sights but where the pipelines could be ran.

Ms. Gobert stated that she had talked with Ty Prause and the pipelines would run along the boundaries of the easements that were already in place.

Councilman Richardson stated that the pipelines could be high pressured and to make sure to have a good plat. He also stated that he did not want the position of the pipelines to hurt future development.

Ms. Gobert stated that with the three (3) proposed drill sights the pipeline could be ran without hurting future development.

Councilman Tesch asked about depth markers.

Ms. Gobert stated that CCIDC had only approved the terms of \$600.00 per acre and the 1/5 of the royalties.

Mayor Dungen stated that Council was not averse to doing the lease but they would want to review it before signed.

Councilman Richardson asked to get a copy of the lease to review before approved.

Councilman Tesch stated that the Industrial Park needed to be protected.

Ms. Gobert stated that she needed to get approval to move forward with the negotiations.

Councilman Axel made a motion to authorize CCIDC to negotiate a lease with the final draft to come back to City Council for approval. Councilman Tesch seconded the motion.

Ayes: Councilman Richardson, Axel, Schonenberg, and Tesch
Absent: Councilman Rankin

The motion passed.

7. Discussion, review, and take action if necessary on the future transfer of mineral rights.

Lori An Gobert stated that CCIDC approved to never transfer future mineral rights to protect the interests of CCIDC.

Councilman Schonenberg made a motion to never transfer future mineral rights. Councilman Axel seconded the motion.

Ayes: Councilman Richardson, Axel, Schonenberg, and Tesch
Absent: Councilman Rankin

The motion passed.

8. Adourn to Executive Session for the purpose of discussing real estate matters pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Code Annotated. In accordance with the authority contained in Chapter 551.072 to discuss real estate matters.

Mayor Dungen adjourned regular session at 6:52 p.m.

9. Return to open session for the purpose of taking action relative to Executive Session in reference to real estate matters.

Mayor Dungen called the regular session back to order at 7:07 p.m.

Councilman Tesch made a motion to authorize CCIDC to continue negotiations with the prospective business. Councilman Schonenberg seconded the motion.

Ayes: Councilman Richardson, Axel, Schonenberg, and Tesch
Absent: Councilman Rankin

The motion passed.

10. Items from Councilmembers.²

Councilman Richardson – no comment.

Councilman Axel – no comment.

Councilman Schonenberg – no comment.

Councilman Tesch – no comment.

Councilman Rankin – absent

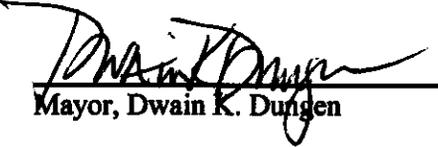
Mayor Dungen – thanked City Council and management for all of their work on the budget.

11. Announcements.

City Secretary, Cathy Ezell stated that the next Council meeting would be the regular meeting on October 14, 2010.

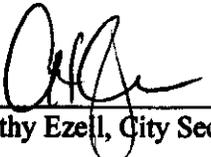
12. Adjournment.

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



Mayor, Dwain K. Dungen

ATTEST:



Cathy Ezell, 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.

Citizens who wish to comment on a posted agenda item may do so when that item is addressed by the Mayor. Citizen's comments are limited to five minutes.

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.