

The City Council of the City of Columbus, Texas met in regular session on Thursday, March 8, 2012 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	-	Steve Woodall (arrived at 6:35 p.m.)
Councilman	-	John Axel
Councilman	-	Bruce Tesch
Councilman	-	Chuck Rankin
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

Other City Staff present included:

Police Lieutenant	-	Tomas Ramirez
Fire Chief	-	Walter Glaeser
Utilities Supervisor	-	Jody Ripper
Code Enforc. Official	-	Ford Stein
City Attorney	-	Pat Gillespie (arrived at 6:40 p.m.)

**1. Call to Order.**

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

**2. Pledge of Allegiance and Invocation.**

Mayor Dungen led the Pledge of Allegiance and Invocation.

**3. Consent Agenda.**

- a. Approval of Invoices.
- b. Approval of Minutes of February 23, 2012 Regular Meeting.

Councilman Schonenberg made a motion to approve the Consent Agenda as presented. Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilman Axel, Schonenberg, Tesch, and Rankin

The motion passed.

**4. Consideration and Action to Approve Invoices from B & D Graphics.**

Councilman Axel made a motion to approve the invoices from B & D Graphics. Councilman Schonenberg seconded the motion.

The vote was as follows:

Ayes: Councilman Axel, Schonenberg, and Rankin  
Abstain: Councilman Tesch

The motion passed.

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

There were no citizen presentations or comments.

**6. City Manager's Report including Sales Tax, Crossroads Business Park Water Tower, Annual Sewer Rate Averaging, and Cardinal Hill Water Plant Well.**

City Manager, Donald Warschak, presented his City Manager's Report, which is attached to these minutes. He told Council that sales tax receipts for March 2012 were \$77,973.85 compared to \$76,601.06 for the same month last year. Councilman Woodall arrived at 6:35 p.m. Donald also reported to Council that the estimated date for completion of the new water well is the end of June.

**7. Consideration and Action to Approve the Working Agreement for the Champion Valley Youth Achievement Initiative.**

Mayor Dungen told Council that this is an item of support for a grant that the Columbus Independent School District is applying for. Donald Warschak told them that the school district is attempting to form a Boys & Girls Club and that this is support for the next year of the afterschool program that they currently have a grant for. If other government entities approve the working agreement, it helps with the application process.

Councilman Schonenberg made a motion to approve the working agreement for the Champion Valley Youth Achievement Initiative. Councilman Axel seconded the motion.

The vote was as follows:

Ayes: Councilman Woodall, Axel, Schonenberg, Tesch, and Rankin

The motion passed.

**8. Consideration and Action to Regarding Columbus Historic District.**

The Mayor turned the item over to Councilman Woodall. Councilman Woodall said he would have liked to have had a public hearing but, since it was not on the agenda that Roger ~~Ward~~ <sup>Wade</sup> who is on the Historic District Committee would address council.

City Attorney, Pat Gillespie arrived at 6:40 p.m.

Mr. ~~Ward~~ <sup>Wade</sup> gave Council a history of the Historic District Committee and told Council that one of the first things that the Committee looked at was what the boundaries of the Historic District should be. They tried to base the boundaries on an objective criteria of those blocks having 50% or more of their buildings constructed in or before 1940. He distributed a map of the proposed District, a copy of which is included in these minutes. He said that the first ordinance that they worked on was from the Texas Historical Commission, and that the committee made changes to that to adapt it to Columbus. The Committee presented a proposed ordinance that would need to be incorporated into the City's current ordinances. He showed pictures to Council of various buildings in Columbus that the Committee felt were either in sympathy or not in sympathy with the historic buildings surrounding them. He said that with the proposed Historic District Ordinance that new construction in the district would have to be approved and would need to be in sympathy with the historic character of the district. Mayor Dungen asked how subjective the decisions would be. Mr. Wade said that there would be written procedures and that they would focus on changes to current buildings that cannot be reversed. He said that they would not be concerned with paint color. Councilman Woodall said that at the first meetings of the Committee there was some negativity, but that as people got more information that there was buy in. He said that there was no negativity at the January 18<sup>th</sup> forum meeting. He also said that Roger and Laura Ann Rau had done an outstanding job. The Mayor said that the ordinance represents a lot of work and that it would take a lot of dedication for those who would be involved in it. He said that Council and the public would need time to digest it. City Attorney, Pat Gillespie said that she would have questions concerning the proposed ordinance and that it would require some tweaking. Councilman Woodall said that the Board that would be appointed would create a handbook and that Council would have approval of Board members. The Mayor said that he would like those who will be in the District and therefore affected by it to have the opportunity to see the proposals in the newspaper and then the opportunity to express their opinions at a Public Hearing. Councilman Rankin stated that parts of the ordinance seem to overlap with the current zoning ordinance - would they be necessary and would they be separate or included in the current ordinance. Pat Gillespie said that she would have to look into it. Councilman Rankin asked if the proposed City Historic District is the same as the one the City currently has, and was told that the proposed one is narrower.

No action was taken.

**9. Consideration and Action on the City Owned Property on FM 806.**

Councilman Schonenberg asked to have this item placed on the agenda. He said that the three acres on FM 806 was purchased in the mid 1990's to be used for a Police Station. He said that since the City Hall renovation there are no plans to use it for a Police Station and that it is currently being used as a storage lot. He said that it is a valuable piece of property and that Council needs to consider what to do with it. He said that if a place for storage is needed, that the City could look into purchasing more property behind the maintenance facility with some of the proceeds from the sale of the FM 806 property. Councilman Rankin asked if it would be of value to the Cemetery Association that owns property adjacent to it. Councilman Axel said that he would look into that. Councilman Tesch asked if the property that is behind the maintenance facility is for sale and if that is a low area. Donald Warschak said that Texas Disposal puts dumpsters on the property in FM 806 but that they could put them elsewhere. He also said that Mr. Rose had expressed an interest in the property. When asked what the value of the property is, Donald said that he was not sure, but that there are power lines over it. Mr. Axel said that you can hear the lines when you are out there. Councilman Rankin asked how much the property was purchased for. The Mayor said that it was approximately \$31,000. The Mayor said that the City can let it be known that it is available and that if there were an offer the City would consider it.

No action was taken.

**10. Executive Session: In Accordance with Texas Government Code, Subchapter D, Section 551.074 – Deliberations About Personnel Matters.**

Mayor Dungen adjourned the regular session at 7:04 p.m. to enter into executive session.

**11. Reconvene into Regular Session and Consider Action, if Any, Regarding Executive Session – Deliberations About Personnel Matters.**

The regular session was reconvened at 8:07 p.m. with the same members present. The Mayor explained that no action would be taken at this time.

**12. Consideration and Action, if Necessary, on the February 2012 Code Enforcement/Inspection Report.**

Code Enforcement Officer, Ford Stein, presented his February 2012 Code Enforcement/Inspection Report, a copy of which is attached to these minutes. In addition he told Council that since all efforts to contact the owners at 703 Rampart had failed, he had obtained an administrative search warrant to inspect the property and that it was determined that it would need to be removed because of numerous safety issues. He said that the owners have been notified, but that he has not heard from them yet. Councilman Axel said that the owner would contact Ford by the following Friday. Ford also reported that the school district said all necessary work at the schools would be completed by the end of the summer.

No action was necessary.

**13. Items from Councilmembers.<sup>2</sup>**

Councilman Woodall – no comment.

Councilman Axel – no comment.

Councilman Schonenberg – voiced his appreciation that Councilman Tesch and Rankin would be on Council for another two years.

Councilman Tesch – said that he thanked Councilman Schonenberg would also for being on Council for two more years.

Councilman Rankin – no comment.

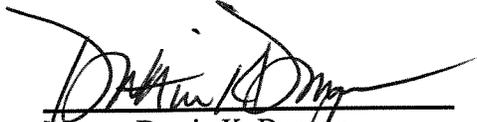
Mayor Dungen said that he felt that this was a good council and that even though there were varying opinions, the Council members dealt with them in a civil manner.

**14. Announcements.<sup>2</sup>**

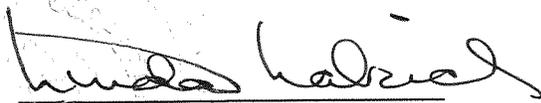
Mayor Dungen announced that the blessing for the new Habitat for Humanity house was held that evening. He said that their goal was to get the house dried-in in one day by Saturday the 17th.

**15. Adjournment.**

The Mayor adjourned the meeting at 8:15 p.m.

  
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Mayor, Dwain K. Dungen

ATTEST:

  
\_\_\_\_\_  
Linda Lakich, 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.

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.

<sup>2</sup>Limited 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.