

The City Council of the City of Columbus, Texas, met in regular session on Thursday, August 27, 2015 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 (absent)
Councilman	-	Woody Moore
Councilwoman	-	Lori An Gobert
Councilman	-	Eddie Hernandez
Councilman	-	Chuck Rankin (absent)
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

Other City Staff present included:

Assistant City Secretary	-	Traci Edman
Police Chief	-	Bill Lattimore
Utilities Superintendent	-	Jody Ripper
Code Enforcement	-	Ford Stein
Library Director	-	Susan Chandler
Utility Billing Clerk	-	Judy Weaver

1. Call to Order.

Mayor 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 August 13, 2015 Regular Meeting.

Councilwoman Gobert made a motion to approve the Consent Agenda as presented. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilman Moore, and Hernandez, Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

Mayor Dwain Dungen moved to item 5, the City Manager's report.

5. City Manager's Report Including 2015 Street Improvements and Water System Flushing.

City Manager, Donald Warschak, presented his City Manager's Report, a copy of which is attached to these minutes. He stated that H & C Construction will begin the seal coat process during the month of September and that the public works department has been prepping the area targeted for the seal coating this year. The seal coat area ranges south of the Courthouse, East of Milam Street down to Harbert Street.

Also, the City Manager discussed the smoke testing on the sewer lines. He indicated that the testing was to detect any infiltrations in the sanitary sewer lines. He explained that a blower is placed into a manhole and smoke is blown down line to detect any cracks or missing clean out covers. Warschak indicated the possibility that smoke might be visible from residential vent pipes outside and in rare cases from the drains inside the house. The area slated for testing was indicated on a partial map of the city which was provided to the council and projected on the Council Chamber wall during the meeting. The contractor will be handing out fliers in the testing area as well as alerting the police and fire departments in case of reports of smoke in the area. If any calls are received for visible smoke, Ford Stein of Code Enforcement will respond. Warschak also said that the last time smoke testing was done in the City was in the 1990's in the Northwest section of town.

The City Manager indicated that the current water flushing program should be completed by the end of next week. Friday flushing will be done near the Junior High School and next week they will start the last phase in the area west of Rampart. He indicated the flushing was later this year due to maintenance being done in other areas of the water system. The steps taken by the City to meet the TCEQ requirement after the positive test for coliform bacteria, which had been discussed at a prior meeting, were mentioned again by the City Manager

6. Discussion Regarding Water System

Mayor Dungen stated that the City is aware of the issues regarding the water system, and that steps are being taken to improve the quality of said system. In regards to the positive testing of the coliform bacteria, he stated several factors that could contribute to a positive test. They included heat, which can deteriorate the chemicals used to prevent bacteria, as well as the delay in the flushing program. The City has been in constant contact with TCEQ since the positive test. In regards to the discoloration in the water, he stated that it is accumulated iron in the system and that flushing can cause discoloration inside of homes. We are trying to tweak the line cleaning program in order to be more proactive. There will be monthly flushing of dead end lines to keep the sediment to a minimum.

The Mayor stated that the alternative is to go in and replace all of the metal lines in town with an approximate cost of \$6 million. This would result in a \$20 charge for every customer every month for the next 30 years.

The Mayor also spoke about the use of ice pigging and how the city has budgeted more money for this program.

Mayor moved back to item 4, Citizens' Presentations and Comments

4. Citizens' Presentations and Comments.'

Chad Henneke, Chris Christensen and Rey Rodriguez all spoke about the issues they have experienced with the city's water and their concerns with the use for drinking, bathing and washing clothes.

Mr. Henneke asked about the number of licensed employees and if this met the requirements of TCEQ. He also asked the council about their experiences with their water quality. Additionally, he asked about the debris that came out of the tanks during cleaning.

Mr. Christensen commented and asked about the filtering and use of phosphates. Also he asked if the cost of phosphates, ice pigging and consultants versus the replacement of lines had been compared.

Both Henneke and Christensen commented that they would be willing to pay more for the lines to be replaced.

Mr. Rodriguez stated that he had the same concerns as the other speakers and that many of his neighbors are having the same problems.

7. Public Hearing on the Property Tax Rate for Tax Year 2015 and Fiscal Year 2016.

At 7:28 p.m. the Public Hearing was opened.

Mayor Dungen stated the tax rate was unchanged, but the tax values have increased so there will be an increase in revenues so it must be reported as an increase in the tax rate.

Chris Christensen voiced his concerns that not raising the tax rates will lead to crumbling infrastructure.

The Public Hearing was closed at 7:29 p.m.

8. Consideration and Action to Approve Resolution 150-15 Authorizing Designated Signators for the City's Depository and Other Financial Institutions.

Mayor Dungen explained that he needed to be removed as a signator and the new City Secretary be added.

Councilwoman Gobert made a motion to approve the Resolution as presented. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilman Moore, Hernandez, and Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

9. Consideration and Action to Authorize the Mayor to enter the City of Columbus into a contract for Audit Services.

Mayor Dungen stated that the City's current Auditor, Patillo, Brown & Hill, LLP submitted the lowest bid.

Councilman Hernandez made a motion, with discussion, to approve Patillo, Brown & Hill, LLP as the City's Auditor for the next 5 years. Council Moore seconded the motion.

Councilwoman Gobert asked if the auditor should be changed or if they were still in the guidelines the previous City Secretary had stated earlier. Mayor Dungen indicated that they are within those suggested guidelines.

The vote was as follows:

Ayes: Councilman Moore, Hernandez, and Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

10. Consideration and Action to Approve the Columbus Community and Industrial Development Corporations 2015-2016 Budget.

Councilwoman Gobert stated the Board has some large purchases and improvements that reflect the use of some general funds. About 10% of the expenditures are for grants and a large portion for advertising.

Councilman Hernandez made a motion to approve the 2015-2016 Budget for the Columbus Community and Industrial Development Corporation as shown. Councilman Moore seconded the motion.

The vote was as follows:

Ayes: Councilman Moore, Hernandez, and Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

11. Consideration and Action to Approve a Manufactured Home Permit for 1199 Rampart as Requested by Victor Galvan.

The mayor explained that this permit was originally approved, but no action was taken on the part of Mr. Galvan and the permit expired.

Citizen Christensen asked if mobile homes had to comply with all of the code requirements of a conventional home. Ford Stein from Code Enforcement informed him that they do.

Councilwoman Gobert made a motion to approve a Manufactured Home Permit for 1199 Rampart as Requested by Victor Galvan. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilman Moore, Hernandez, and Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

12. Consideration and Action to Submit to the Planning and Zoning Commission a Proposed Replat of the McCormick Addition No. 4 to the City of Columbus, as recorded in slide 141, Plat Records, Colorado County, Texas, located in the E. Tumlinson League, Abstract No. 44, Colorado County, Texas, as Requested by PMG Custom Homes, Inc.

City Manager Warschak stated that this would be a replat from 6 to 8 single family residential lots and that each lot would still be larger than the City's requirement for residential lots.

Councilwoman Gobert made a motion to submit to the Planning and Zoning Commission a Proposed Replat of the McCormick Addition No. 4 to the City of Columbus, as recorded in slide 141, Plat Records, Colorado County, Texas, located in the E. Tumlinson League, Abstract No. 44, Colorado County, Texas, as Requested by PMG Custom Homes, Inc. Councilman Moore seconded the motion.

The vote was as follows:

Ayes: Councilman Moore, Hernandez, and Councilwoman Gobert
Absent: Councilman Schonenberg and Rankin

The motion passed.

13. Consideration and Action, if Necessary, on the July 2015 Police Report.

Police Chief Bill Lattimore presented a copy of his July 2015 Police Report, a copy of which is attached to these minutes

Councilman Moore asked if peddlers within the city needed to be permitted and what citizens should do if they are approached. Chief Lattimore stated that yes, a permit is required and citizens should request to see it. If they are not shown it, they should report them to the police.

No action was necessary.

14. Discussion of the Budget Workshop.

Mayor Dungen asked if there were any questions concerning the budget, and explained about the different funds of governmental accounting. He stated the general fund had expenditures of \$3,335,139 budgeted for 2015/2016, which would result in a loss of \$241, and in the utility fund budgetary expenditures of \$5,158,770, resulting in a loss of \$190,048. Mayor also stated much of the utility expenditures were for the increase in the maintenance program in the water department.

15. Items from Councilmembers.²

Councilman Moore – was interesting in learning what the best practices and progressive initiatives were being adopted by other cities the size of Columbus. Asked how the word would be gotten out regarding the smoke testing. He also thanked Warschak and Stein for showing him around the city facilities.

Councilwoman Gobert – officially welcomed Bana Schneider as the new City Secretary.

Councilman Schonenberg – absent.

Councilman Hernandez – thanked citizens for attending and that the city is being proactive with regards to the water situation.

Councilman Rankin – absent.

Mayor Dungen – no comment.

16. Announcements.

No announcements.

17. Adjournment.

The Mayor adjourned the meeting at 7:48 p.m.



Mayor, Dwain K. Dungen

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.

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.