

The City Council of the City of Columbus, Texas met in regular session on Monday, February 27, 2017 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	-	Lori An Gobert
Councilman	-	Keith Cummings
Councilman	-	Gary Swindle
Councilman	-	Eddie Hernandez
Councilman	-	Chuck Rankin
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

Other City Staff present included:

Code Enforcement	-	Richard LaCourse
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1. **Call to Order.**

The Mayor 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 13, 2017 Regular Meeting

Councilman Rankin made a motion to approve the consent agenda as presented. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

4. **Citizens' Presentations and Comments.**¹

Keith Loeffler, from MASA MTS gave a presentation to Council regarding their membership program for ground and air emergency transportation. He explained that this supplemental benefit would be available to employees through payroll deductions.

5. **City Manager's Report Including TxDOT Update, Visitors' Center Update, and Water System Flushing.**

City Manager, Donald Warschak, gave his City Manager's Report, a copy of which is attached to these minutes.

Warschak stated the Highway 71 signal light project was very close to activation. The lights will be in flash mode for approximately a week before full activation.

Per Warschak, the drawings for the Visitors' Center should be in this week. Bid ads will go to the paper next week.

Lastly, the City Manager stated the flushing of the water system will begin on Monday next week. Citizens have been notified via bright orange postcards.

6. Public Hearing on the Property Located at 1022 Jackson Street, Block 74, Lot PT 2, 3 that has been Determined to be in Violation of Article 3.07 Unsafe or Substandard Building, Structures and Premises.

At 6:38 pm, Mayor Dungen opened the public hearing.

Code Enforcement Officer, Richard LaCourse, gave an overview of the minimum standards per code, and what he based his grading of the structure on. LaCourse also presented photographs of the structure which highlighted both exterior and interior damage, mold and a partial structure collapse. LaCourse commented on the issuance of order.

Dungen commented the house had been vacant for quite awhile.

Vastine Olier, the administrator for the property owner asked for a 3 month extension in order to complete the sale of the home. Dungen asked date the extension would expire. LaCourse stated 90 days from today.

Councilman Cummings asked if they would be willing to demolish the structure if they were unable to sell it. Olier stated it would be sold. Cummings asked if the buyers understand that the structure will need to be demolished. Olier indicated all of the reports from the City will be furnished to the buyer.

Councilman Rankin stated the property needed to be posted and secured to insure no illegal entry.

At 6:51 pm the public hearing was closed.

7. Consideration and Action on the Property Located at 1022 Jackson Street, Block 74, Lot PT 2, 3 that has been Determined to be in Violation of Article 3.07 Unsafe or Substandard Building, Structures and Premises.

Councilman Rankin made a motion to approve a 90 day extension from February 27, 2017 for the subject property to become compliant. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

8. Consideration and Action, if Necessary, Regarding the January Code Enforcement Report.

LaCourse gave the Code Enforcement report, a copy of which is attached to these minutes.

He discussed various properties that are on his watch list. Councilwoman Gobert asked about a property off of Front Street. She had concerns that it may not be safe. Councilman Swindle asked about properties with trash, old appliances, etc., and what could be done about them. LaCourse explained that at this point, that he addresses these types of properties after he receives a complaint.

No action was required.

9. Consideration and Action, if Necessary, Regarding the Annual Fire Department Report.

LaCourse gave the Fire Department report, a copy of which is attached to these minutes. He stated the department currently has 36 members, including the department's first female fire fighter. He highlighted the E-Dispatch system which allows for communication via cell phones. The department is looking at utilizing this tool. Hernandez asked about the cost. LaCourse stated it will be between \$1000 and \$2000, and they may ask the County to help with that cost. There was discussion regarding the Milentz storage unit fire.

No action was required.

The Mayor moved to item 18.

18. Consideration and Action, if Necessary, Regarding the Library Board Planning Presentation.

Library Foundation President, Jim Kearney, spoke about the property the Foundation had acquired adjacent to the Library, and the plans they are making for that property. Kearney stated the Foundation is in the discovery phase, and will be seeking input from the stakeholders, i.e. the City and County, to determine the needs of the community along with the best use of the property. He spoke about the opportunity to partner with Lake/Flato architecture firm. They hope to have the discovery phase completed by the end of the summer. He gave a brief history of the gift of the library to the City from the Nesbitt Trust. He stated any new building would be gifted to the City, and the City would be responsible for maintenance and operation expenses, as well as any additional staffing requirements. Kearney spoke about a building walk through with the lead architect and a project manager from Drymalla Construction. While the building is sound, some problems with the roof were detected.

Foundation member, Tracy Wegenhoft, commented that any new buildings would not be to house more books, but would be utilized as public and meeting space.

10. Consideration and Action to Approve a Contract with Colorado Valley Communications for the Mounting of Communications Equipment on the Industrial Park Water Tower.

Warschak stated CVC's current equipment on the Cardinal tower has reached its peak capacity. This contract would allow for equipment to be placed on the Industrial Park tower. The current contract was for a five year term, and the new contract would be for 10 years. Currently, CVC provides the communications for 10 police mobile units and 5 fixed mount connections. The new contract will provide an additional 5 fixed mount units. Warschak stated one of the new fixed mounts could be for use at the new Visitors' Center.

Councilwoman Gobert made a motion to approve the contract with Colorado Valley Communications with a beginning date of March 1, 2017. Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

11. Consideration and Action on Funding Support to the Columbus Garden Club for the Spring Trash-Off Event.

Garden Club President, Margaret Miller, stated the Trash-Off would take place on Saturday, April 8, 2017. The kick-off will be at 8:00 am at St. Paul Lutheran Church. She stated the annual event collects approximately 50,000 pounds of trash every year with 200 volunteers participating. Miller also thanked Parks/Public Works Superintendent, Michael Poncik, for all of the work he does for the event.

Councilwoman Gobert made a motion to support the Columbus Garden Club's Spring Trash-Off event. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

12. Public Hearing Regarding the Commercial Corridor Overlay District.

The Mayor opened the public hearing at 7:33 pm.
There were no comments.
The public hearing was closed at 7:34 pm.

13. Consideration and Action to Approve Ordinance 188-17, an Ordinance of the City of Columbus, Texas Amending Chapter 14 Zoning, District Regulations, By Addition of Part X, District CCO, Commercial Corridor Overlay District.

Councilwoman Gobert made a motion to approve Ordinance 188-17 creating the Commercial Corridor Overlay District. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

14. Public Hearing on Proposed Annexation of 53.24 Acres of Land in the WB Dewees Survey, Abstract No. 18, Colorado County, Texas.

The public hearing was opened by Dungen at 7:35 pm.
There were no comments.
The Mayor closed the public hearing at 7:36 p.m.

15. Consideration and Action to Approve Ordinance 189-17, an Ordinance Annexing 53.24 Acres of Land in the WB Dewees Survey, Abstract No. 18, Colorado County, Texas.

Councilman Rankin made a motion to approve Ordinance 189-17 annexing 53.24 acres in the WB Dewees Survey. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

16. Certification of Unopposed Candidates in the Regular and Special Municipal Elections. *Certificación de los candidatos sin oposición en las elecciones municipal de regular y especial.*

The City Secretary certified that the candidates in the Regular election, which include Dwain K. Dungen for Mayor, and Lori An Gobert for Councilmember Place Two were unopposed. Schneider also certified that the candidate, Gary Swindle, for Councilmember Place Three, in the Special election was unopposed. Gobert asked if there was a vacant seat. Schneider stated Council Place One was vacant.

La ciudad Secretario certifica que los candidatos a la elección ordinaria, que incluyen Dwain K. Dungen para alcalde, y Lori An Gobert concejal de lugar dos fueron sin oposición. Schneider también certificó que el candidato, Gary Swindle, concejal de colocar tres, en la elección especial fue elegido sin oposición. Gobert preguntó sobre si había una vacante. Schneider declaró Consejo lugar uno estaba vacante.

17. Consideration and Action to Adopt Ordinance 190-17, an Ordinance of the City of Columbus, Texas Declaring the Unopposed Candidates for the Offices of Mayor, City Councilmember Place Two, and City Councilmember place Three as Elected. Examen y medidas encaminadas a adoptar Ordenanza 190-17, una Ordenanza de la ciudad de Columbus, Tejas Declarar los candidatos sin oposición para la oficina Alcalde, concejal de la Ciudad de la Lugar Dos y Concejal de la Ciudad Lugar Tres como Elegido.

Councilman Hernandez made a motion to adopt Ordinance 190-17 declaring unopposed candidates elected. Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez and Rankin; Councilwoman Gobert

The motion passed.

El concejal Hernández hizo una moción para aprobar la ordenanza 190-17 declarando sin oposición a los candidatos elegidos. Concejal Rankin secundó la moción.

La votación fue como sigue:

Ayes: Concejales Cummings, Swindle, Hernández y Rankin; Concejal Gobert

La moción aprobada.

19. Consideration and Action, if Necessary, Regarding the January 2017 Police Report.

A copy of the January report is included in the minutes.

No action was required.

20. Items from Councilmembers.²

Councilman Cummings – None

Councilwoman Gobert – Stated concern about the flashing lights on Highway 71.

Councilman Swindle – None

Councilman Hernandez – None

Councilman Rankin – None

Mayor Dungen – None

18. Announcements.

There were no announcements.

19. Adjournment.

The Mayor adjourned the meeting at 7:41 p.m.



Mayor, Dwain 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.

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.