

The City Council of the City of Columbus, Texas met in regular session on Tuesday, October 10, 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:

Police Chief	-	Bill Lattimore
Police Lieutenant	-	Skip Edman
Code Enforcement	-	Richard LaCourse

1. Call to Order.

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

2. Pledge of Allegiance and Invocation.

Dungen led the Pledge of Allegiance and Invocation.

3. Consent Agenda:

- a. Approval of Invoices
- b. Approval of Minutes of the September 11, 2017 Regular Meeting
- c. Approval of Minutes of the September 21, 2017 Special Meeting
- d. Approval of July 2017 Financial Statements

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

Debbie Damon gave an update on AEP delivery charges, a copy of which is attached to these minutes. She stated the City should focus on churches and the business community rates. She said the ball cannot be dropped, and PUC wants to see what the churches have to say.

5. City Manager's Report Including Harvey Update and Visitors Center.

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated the storm clean up was winding down. The City had a FEMA kick-off meeting last week. Inspections of City property will be tomorrow and Thursday. Warschak stated Dale Alexander had two dozen volunteers coming in next month to help residents with drywall.

Regarding the Visitors Center, Warschak stated the interior painting was being done. He informed Council there will be a wait to get electrical services connected to the building because of the back log due to the storm.

6. Consideration and Action to Approve a Manufactured Home Permit for Block 135 PT Lot S-7 of Fannin Street as Requested by Linda Cunningham.

Richard LaCourse of Code Enforcement stated this application had been withdrawn by Ms. Cunningham.

Councilwoman Gobert asked if the demolition permit was also being withdrawn. LaCourse stated that permit will most likely go forward.

No action was taken.

7. Consideration and Action to Approve a Manufactured Home Permit for Block 81 Lot S-4 of Preston Street as Requested by Helen Alley.

LaCourse stated the manufactured home for this permit was a 2009 model that was donated to Mrs. Alley. It will be placed on the lot where her house is presently located. LaCourse stated there is a lot size discrepancy. The lot size listed by CAD would be too small for the MH, but the measurement from fence line to fence line would be large enough. Councilman Rankin stated fences don't mean anything. LaCourse stated the fenced lot has been their physical property ever since they have owned it. Councilman Cummings asked what would happen if it were resurveyed. LaCourse stated a hospital organization is trying to get this done for Mrs. Alley. If he uses the CAD lot size, he will have to go to Board of Adjustments for a variance, and then back to Council so it could add 30 days to the process. Councilwoman Gobert stated it was the width not the depth that is in question. LaCourse stated it is 2 feet short.

There was discussion of adverse possession, and the property address and size of the current house and the manufactured home.

Rankin stated he doesn't want to object, but he can't approve something Council is unsure about. Gobert concurred. Dungen stated the lot size needs to be determined before a decision can be made, even if that means a survey has to be done. There was continued discussion of the procedures moving forward.

This item was tabled until the correct lot size can be determined.

8. Public Hearing on Proposed Annexation of 0.705 Acres of Land in the E. Tumlinson Survey, Abstract No. 44, Colorado County, Texas.

The public hearing was opened by the Mayor at 6:44 p.m.

The .705 acres is located on Charter Street.

Dungen closed the public hearing at 6:45 p.m.

9. Consideration and Action to Approve Ordinance 196-17, an Ordinance Annexing 0.705 Acres of Land in the E Tumlinson Survey, Abstract No. 44, Colorado County, Texas.

Councilwoman Gobert made a motion to approve Ordinance 196-17. Councilman Hernandez seconded the motion.

The vote was as follows:

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

The motion passed.

10. Consideration and Action to Approve Ordinance 197-17 Regarding Placing 4-Way Stop Signs at the Intersections of Bowie Street and Wallace Street and also Live Oak Street and Wallace Street.

Principal O'Leary spoke to Chief Lattimore about the new drop-off and pick-up zones after the new construction. Lattimore stated after viewing, he feels the signs should be put in place.

The Mayor stated this would follow what was done at the elementary school.

Councilwoman Gobert made a motion to approve Ordinance 197-17. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

11. Consideration and Action to Approve Ordinance 198-17 Regarding placing Pedestrian Crosswalks at the Intersections of Bowie Street and Wallace Street and Also Live Oak Street and Wallace Street.

The Mayor stated this was in companion to the 4-way stop signs.

Councilman Rankin made a motion to approve Ordinance 198-17. Councilman Hernandez seconded the motion.

The vote was as follows:

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

The motion passed.

12. Consideration and Action to Appoint the 2018 Representative and Alternate to the Houston – Galveston Area Council General Assembly and Board of Directors.

Dungen stated in the past the representative has been the Mayor and the alternate has been the Mayor Pro Tem.

Councilman Rankin made a motion to appoint the Mayor and Mayor Pro Tem as representative and alternate to the HGAC general assembly and board of directors. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

13. Discussion of Proposed Changes to the Manufactured Home Zoning Ordinance.

The Mayor stated the recommendations are from P & Z and from the City Attorney. Dungen read the proposed changes. Rankin stated he was not sure if he understood the changes. Warschak stated the changes say there is only one replacement allowed for a non-conforming MH, but that replacement is only for the owner at the time the ordinance changes are adopted. The right of replacement would not go to a new owner. Schneider stated the wording was the City Attorney's, not hers. Rankin stated he does not understand the "or the lot upon which it sits". Dungen stated the lot determines if the MH is non-conforming. Gobert asked about the age requirement of a replacement MH. There was discussion about homestead requirements for ownership of MH, and property rights.

No action was required.

14. Consideration and Action to Approve Resolution 175-17 Setting a Public Hearing Date for Amendments to the Manufactured Home Ordinance.

The City Secretary stated because of publication requirements, the hearing would be held on November 13th.

Councilman Hernandez made a motion to approve Resolution 175-17. Councilman Rankin seconded the motion.

The vote was as follows:

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

The motion passed.

15. Items from Councilmembers.²

Councilman Cummings – None

Councilwoman Gobert – None

Councilman Swindle – None

Councilman Hernandez – None

Councilman Rankin – None

Mayor Dungen – There are 40-50 residents who are still living in hotels since the storm. The October 9th deadline for closure of hotel benefits was extended until October 24th. The hotel is meant to be temporary/transitional housing, and those staying in hotels need to be making arrangements for long term housing. There has been an effort to bring trailers from FEMA because we know the housing situation is critical in the City. This will probably be the last extension.

16. Announcements.

There were no announcements.

17. Adjournment.

The Mayor adjourned the meeting at 7:12 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 council members 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.

