

The City Council of the City of Columbus, Texas met in regular session on Monday, January 22, 2018 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
Councilman	-	Keith Cummings
Councilwoman	-	Lori An Gobert (arrived at 6:32)
Councilman	-	Eddie Hernandez
Councilman	-	Chuck Rankin
Councilman	-	Gary Swindle
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

Other City Staff present included:

Police Chief	-	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 January 8, 2018 Regular Meeting
- c. Approval of October 2017 Financial Statements
- d. Approval of Investment Report for the Quarter ended December 31, 2017

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

The vote was as follows:

Ayes: Councilmen Cumming, Swindle, Hernandez and Rankin
Absent: Councilwoman Gobert

The motion passed.

4. Citizens' Presentations and Comments.¹

Cheryl Deleon addressed Council regarding a neighboring house on Jackson Street. She stated she had worked with Code Enforcement regarding junk around the home as well as vehicles and a camper parked on the property. Clean up had started, but all of these items make it difficult for her to safely exit her driveway. Mayor Dungen stated Council would address the situation during the Code Enforcement report.

Ann Butler also made complaints about the house on Jackson Street, and loud music coming from a home at the corner of Jackson and Washington Streets. Dungen stated Council would address that situation during the police report.

Councilwoman Gobert arrived at 6:32 p.m.

5. City Manager's Report Including Sales Tax, Sewer Averaging, and Winter Storm Report.

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated the current sales tax allocation, based on November collections, was up approximately \$19,000 over the same time period last year. The County and Eagle Lake both saw increases while Weimar was slightly down from last year.

Warschak stated sewer averaging for residential customers started on December 15th and will continue until February 15th. The average water usage during this time will determine the customer's sewer rate for the next year. Councilwoman Gobert asked if there would be consideration given to those who let their faucets drip during the cold weather. City Secretary, Bana Schneider, stated that situation would be accounted for. Warschak stated residents who had broken pipes due to the weather should contact City Hall. While they are responsible for the water usage, their sewerage average would not be negatively affected.

Regarding the winter storm, Warschak stated the City had no freeze-ups, and City infrastructure was fine. City crews did put out sand at City Hall and at the hospital to help with ice on the sidewalks. Mayor Dungen stated overall the impact was not too bad.

6. Consideration and Action to Approve Resolution 179-18, a Resolution in Support of the Submission of an Application to the 2018 Competitive Housing Tax Credit (HTC) Program Through the Texas Department of Housing and Community Affairs (TDHCA) by Oak Bluff Village Senior Housing Limited Partnership, for the Rehabilitation of Oak Bluff Village Apartments.

Tracey Fine, project manager with National Church Residences which is based out of Columbus, Ohio, gave a presentation, which is attached to these minutes. Fine stated Oak Bluff Village has 39 units for low income seniors. The rent for each unit is 30% of the residence's income.

National Church Residence emphasizes "Home for Life" with all facilities promoting access to primary care, and to help prevent the need to move to a higher care facility.

Fine stressed the competitive application process for the tax credits. She stated all applications must be accompanied by signed resident support, City support in the form of a resolution, and a letter of support from the State Representative. At this time, Fine stated, Representative Shubert will not give his support. She asked that the Mayor and Council help persuade Mr. Shubert to lend his support. Fine highlighted the recent renovations of other properties owned by National Church Residence.

Councilman Rankin asked if the needs assessment for the existing buildings had been done. Fine stated a group called Dominion has done the assessment and determined all of the capital improvements needed as well as federal guidelines that need to be met.

Dungen stated this would benefit the community, and we should throw our full support at the project.

There was discussion regarding the funding for the project, and how the tax credits work.

Councilwoman Gobert made a motion to approve Resolution 179-18. Councilman Rankin seconded the motion.

The vote was as follows:

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

The motion passed.

7. Consideration and Action to Authorize a Rolling Closure of Milam Street (Spur 52) from Myrah Jane Drive to Spring Street on February 3, 2018 from 2:00 p.m. to 3:00 p.m. for a March for Life.

Dungen stated the march has happened for the last several years. Only one lane of Milam would be used by the marchers so vehicle traffic could still travel the street. Police Chief, Skip Edman, stated 200 people were expected to participate.

Councilwoman Gobert made a motion to approve a rolling closure of Milam Street on February 3, 2018. Councilman Hernandez seconded the motion.

The vote was as follows:

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

The motion passed.

8. Second Reading of Resolution 178-18, a Resolution Approving Expenditures of 4B Revenues over \$10,000 of City Created Economic Development Corporations, With Less Than 20,000 Residents for the Funding of a Grant to the Columbus Municipal Golf Association to Assist in Improvements to Recreational and Community Facilities Within the City of Columbus.

The resolution was read by Mayor Dungen.

9. Consideration and Action to Approve Resolution 178-18, a Resolution Approving Expenditures of 4B Revenues over \$10,000 of City Created Economic Development Corporations, With Less Than 20,000 Residents for the Funding of a Grant to the Columbus Municipal Golf Association to Assist in Improvements to Recreational and Community Facilities Within the City of Columbus.

Councilman Rankin made a motion to approve Resolution 178-18. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

10. Consideration and Action Regarding the Abandonment and Closure of Short River Drive.

Warschak stated this street is located on the far north end of the City, and runs between two residences. The property owner adjacent to the street, Patty Eagle, stated she is the only house on Short River Drive. She and her husband use the street as an additional driveway at times, and her neighbor, Shirley Barfield, whose house is addressed on Burford Drive, will use the street for access to her back yard. Mrs. Eagle stated the street basically goes nowhere. She also added that she and her husband currently maintain the road by adding gravel when needed. She stated many people, wanting to see the river, will actually drive over their lawn, damaging sprinkler heads as they go. Mrs. Barfield showed Council a map of where the street is located.

Rankin asked if there were costs involved to the City when the road was put in, and if there was an easement involved. Warschak stated if the Council considers the abandonment, then the subdivision would have to be researched in order to determine if there are any provisions documented pertaining to abandonment. Rankin stated he doesn't have a problem with the

request, but the rules need to be followed. Dungen stated the road serves no useful purpose to the City. There was discussion regarding utility easements. Dungen asked the City Manager what needed to be done. Warschak stated the City Attorney would have to research the property to determine if there are any easements, and to find out what an abandonment would entail.

11. Consideration and Action to Submit to Planning & Zoning a Replat of a 0.422 Acre Tract Located in Block 45 of the City of Columbus into Three (3) Lots (0.140 Acres (Lot 1), 0.141 Acres (Lot 2), and 0.141 Acres (Lot 3) as Requested by Beltom, LLC.

Councilwoman Gobert asked if the requester was a builder. Code Enforcement officer, Richard LaCourse stated he was a builder. He explained what the plans were for the lots. There was discussion regarding the two chapters in the zoning ordinance which regulate subdivisions.

Councilman Hernandez made a motion to send the replat to Planning & Zoning. Councilwoman Gobert seconded the motion.

The vote was as follows:

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

The motion passed.

12. Consideration and Action for the Approval of Polling Places for the 2018 May General Election. Consideración y acción para la aprobación de los lugares de votación para las elecciones generales de mayo de 2018.

The City Secretary stated, as part of the election process, the polling places had to be approved every year. Mayor Dungen verified early voting would be conducted at City Hall. There was discussion regarding the date of the election.

El Secretario de la Ciudad declaró, como parte del proceso electoral, que los centros de votación debían aprobarse cada año. El Alcalde Dungen verificó que la votación anticipada se llevaría a cabo en el Ayuntamiento. Hubo una discusión sobre la fecha de la elección.

Councilwoman Gobert made a motion to approve the polling places as stated in the notice. Councilman Cummings seconded the motion.

Concejal Gobert hizo una moción para aprobar los lugares de votación como se indica en el anuncio. Concejal Cummings secundó la moción.

The vote was as follows:

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

The motion passed.

La votación fue como sigue:

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

La moción aprobada.

13. Consideration and Action to Approve the Polling Places for the 2018 May Special Election. Consideración y acción para la aprobación de los lugares de votación para las elecciones especial de mayo de 2018.

Councilman Rankin made a motion to approve the polling places as stated in the notice. Councilman Cummings seconded the motion.

Concejal Rankin hizo una moción para aprobar los lugares de votación como se indica en el Concejal Cummings secundó la moción.

The vote was as follows:

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

The motion passed.

La votación fue como sigue:

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

La moción aprobada.

14. Consideration and Action to Adopt Resolution 180-18, a Resolution of the City of Columbus Authorizing a General (Regular) Municipal Election and a Special Municipal Election to be Held on May 5, 2018. Consideración y acción para adoptar la resolución 180-18, una resolución de la ciudad de Columbus que autoriza un elección municipal (regular) general y elección municipal especial para ser sostenido el 5 de mayo de 2018.

Dungen stated the general election will be for Council places 3, 4 and 5, and the special election will be for Council place 1. Schneider stated the resolution included the times for early voting, appointment of the election judge and alternate. Dungen asked when filing starts. Schneider stated the filing period had already begun. For the general election, the filing period goes until February 16th, and for the special election, filing goes until March 5th, Schneider explained.

Dungen declaró que las elecciones generales serán para los puestos del Consejo 3, 4 y 5, y las elecciones especiales serán para el Consejo en el lugar 1. Schneider declaró que la resolución incluía los horarios para la votación anticipada, el nombramiento del juez electoral y el suplente. Dungen preguntó cuándo comienza la presentación. Schneider declaró que el período de presentación ya había comenzado. Para las elecciones generales, el período de presentación se extiende hasta el 16 de febrero, y para las elecciones especiales, la presentación se extiende hasta el 5 de marzo, explicó Schneider.

Councilwoman Gobert made a motion to adopt Resolution 180-18 ordering a general and a special election on May 5, 2018. Councilman Cummings seconded the motion.

La concejal Gobert hizo una moción para aprobar la resolución 180-18 ordenando una general (ordinario) elección y una elección especial, el 5 de mayo de 2018. Concejal Cummings secundó la moción.

The vote was as follows:

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

The motion passed.

La votación fue como sigue:

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

La moción aprobada

15. Consideration and Action, if Necessary, Regarding the Fire Marshal Report.

Code Enforcement Officer, Richard LaCourse gave the report since Fire Marshall Gorman could not attend the meeting. A copy of the report is attached to these minutes.

LaCourse stated LaQuinta has agreed to retrofit the hotel with a standpipe. Baymont Inn and Hartz Fried Chicken have received their initial inspections.

Councilman Rankin asked if the schools were all up to date. LaCourse stated the schools are on the list, but normally they are inspected before the start of the school year.

Councilwoman Gobert asked if the McDonalds remodel was due to a fire. LaCourse stated McDonalds Corporation mandates remodels every so often for all of their establishments, and this remodel was due to that.

No action was required.

16. Consideration and Action, if Necessary, Regarding the December 2017 Code Enforcement Report.

Richard LaCourse gave the report, a copy of which is attached to these minutes. LaCourse stated the variance request for Habitat for Humanity was approved. There was discussion regarding how to proceed with 819 Jackson Street.

No action was required.

17. Consideration and Action, if Necessary, Regarding the December 2017 Police Report.

Chief Edman gave the report, a copy of which is attached to these minutes.

Edman spoke about the racial profiling report. He stated the department can do a Tier 1 report because of the use of body worn cameras; however, he chose to do the more extensive Tier 2 report since the Tier 1 reporting may be discontinued.

No action was required.

18. Items from Councilmembers.²

Councilman Cummings – Thanked the Mayor and Police Chief for attending the MLK walk.

Councilwoman Gobert – Thanked City workers, police and fire department for their handling of the winter storm.

Councilman Swindle - None

Councilman Hernandez – None

Councilman Rankin – None

Mayor Dungen – None

19. Announcements.

The City Secretary stated candidate election packets were available.

20. Adjournment.

The Mayor adjourned the meeting at 7:25 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.

