

The City Council of the City of Columbus, Texas met in regular session on Monday, February 26, 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
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:

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 from the January 22, 2018 Regular Council Meeting
- c. Approval of Minutes from the February 12, 2018 Regular Council Meeting

Councilwoman Gobert asked what the Tier II chemical reporting was. The City Manager stated this was an annual report to the state regarding the chemicals used and where they are located in the City.

Councilwoman Gobert made a motion to approve the Consent Agenda as presented. Councilman Cummings 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.**<sup>1</sup>

All citizens spoke during agenda items.

5. **City Manager's Report Including Filtration Project Bids, Sewer Averaging, McCormick River Bank Update, and Visitors Center Update.**

City Manager, Donald Warschak, presented his City Manager's Report, a copy of which is attached to these minutes. Warschak stated the bid results are included in the Council packets and the vote to award the bid would be held during the meeting.

Regarding sewer averaging, he stated the period for averaging water usage to determine sewer rates was over.

Warschak stated there will be a kick-off meeting with the Corps of Engineers tomorrow for their study of the river bank at the McCormick WWTP..  
In conclusion, Warschak stated the Visitors Center ribbon cutting was well attended.

**6. Consideration and Action to Award the Contract for the Water Filtration Construction Project.**

Warschak stated the results of the five bids that were received were included in the Council packets. The bids ranged from \$580,119.80 to \$870,013. B&D Services had the lowest bid with 126 calendar days for construction. The work would be started the second week of April. Warschak stated the filters are currently being manufactured by Wes Tech. Councilwoman Gobert asked when they would be ready. Warschak stated they would be ready to ship sometime in April or the first part of May. He added the concrete foundations need 28 days of curing time before the equipment can be put in place. Mayor Dungen asked if the contractor would be working with the manufacturer. Warschak stated there would be some coordination, and the manufacturer will actually come and do the start up once the equipment is in place. Dungen also asked if the bid was lower than what had been budgeted for the job. Warschak stated it was a little over \$100,000 less than budget, and said the surplus could be put to use for other water projects.

Councilwoman Gobert made a motion to award the Water Filtration Construction Project contract to B&D Services. Councilman Rankin seconded the motion.

The vote was as follows:

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

The motion passed.

**7. Consideration and Action to Approve the Mayor's Appointment of One Member to the Board of Adjustments.**

The Mayor stated Michelle Gorman has agreed to sit on the Board of Adjustments. He said most of the Council should know her from her time at the Chamber of Commerce. Councilman Rankin asked if someone had left the Board. Dungen stated there had been a vacancy for awhile.

Councilwoman Gobert made a motion to approve the appointment of Michelle Gorman to the Board of Adjustments. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

**8. Discussion Regarding City Council Meeting Times.**

Mayor Dungen stated the first City Council meeting of the month conflicts with the CISD School Board meeting. He suggested not changing the day, but moving that meeting if not both to 5:30 p.m. Councilman Rankin stated if one was going to be changed, then they both should be changed. Vince Leibowitz, with the *Colorado County Citizen*, spoke to Council regarding this matter. His prepared report is attached to these minutes.

**9. Consideration and Action to Submit to Planning & Zoning a Replat of a 40.28 Acre Tract Located in the WB Dewees Survey, Abstract No. 18, of the City of Columbus into Two (2) Tracts (19.85 Acres (Tract F-1), and 20.43 Acres (Tract F-2)) as Requested by KW International, LLC.**

Donnie Templeton of KWI told Council there was a group of investors wanting to purchase the facilities and land, and then they would lease the property back to KWI. He also indicated the sale would be part of a debt restructuring, and give them an opportunity for some capital improvements. Councilwoman Gobert asked why subdivide the tract. Templeton stated KWI would like to retain the undeveloped portion of the property to safe guard for future expansion. Gobert confirmed the company was not interested in selling the subdivided lot. He stressed that KWI was not closing or moving operations. Councilman Rankin asked if there was any restriction within the CCIDC contract for this type of transaction.

Councilman Rankin made a motion to send the replat request to Planning & Zoning. 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 Declare a 1998 Ford Utility Truck, VIN 1FTZX1765WKA72733, as Surplus Property.**

Councilwoman Gobert made a motion to declare the utility department truck as surplus property. 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, if Necessary, Regarding the Fire Marshal Report.**

Code Enforcement Officer, Richard LaCourse, gave the report for Fire Marshal Gorman, who was unable to attend the meeting. A copy of the report is attached to these minutes.

Councilwoman Gobert asked about the re-inspections listed on the report. LaCourse stated Gorman will do a master inspection and give the business owners a set of goals to complete. He will then follow-up with additional inspections.

LaCourse discussed the Knox Security System, explaining it was a lock-box type system with security protocols.

Gobert asked for an explanation of a stand pipe. LaCourse explained a stand pipe would allow firefighters to connect to pipes on higher floors of a structure. They cut down on the amount of hose required to be carried to upper floors, thus allowing firefighting to commence quicker.

The Mayor asked about the nursing homes. LaCourse stated, for the most part, they were all spot on. A complete inspection of the facility on North Street has not been able to occur since they are still making repairs after the hurricane.

No action was required

**12. Consideration and Action, if Necessary, Regarding the January 2018 Code Enforcement Report.**

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

Councilman Rankin asked about permits for remodels. LaCourse stated if the remodel was only cosmetic, then no permit was required. If there were structural changes or additional square footage, then a permit and inspections would be required.

The increase of construction activity in town was discussed.

Rankin stated the list of open lots in town, noncompliant properties, and vacant and available houses need to be supplied to Planning & Zoning. Councilwoman Gobert stated she would like to see an updated spreadsheet of substandard structures.

LaCourse stated that list had been put on the back burner after the hurricane, and he has been overwhelmed with permits and inspections.

LaCourse stated 1022 Jackson, which had been on the substandard housing list, has been rebuilt, and the manufactured home in the 700 block of Preston has been demolished.

Councilman Cummings commented the number of basketball goals on the streets had decreased.

LaCourse stated he has notified some property owners, and he has moved the goals since they were considered abandoned property on the City right of way.

No action was required.

**13. Consideration and Action, if Necessary, Regarding the January 2018 Police Report.**

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

Edman highlighted the training and community events the department participated in during the month.

Councilwoman Gobert stated it was nice to have such a great turnout of officers for the Visitors Center ribbon cutting.

No action was required.

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

Councilman Cummings – None

Councilwoman Gobert – None

Councilman Swindle – None

Councilman Hernandez – None

Councilman Rankin – Asked who would take care of the mapping or identification of the nonconforming properties for P&Z. Warschak stated he and Richard would be responsible for that job. Rankin suggested the list be compiled by severity of dereliction.

Mayor Dungen – None

**15. Announcements.**

There were no announcements.

**16. Adjournment.**

The Mayor adjourned the meeting at 7:06 p.m.

  
\_\_\_\_\_  
Mayor, Dwain Dungen

ATTEST:

  
\_\_\_\_\_  
Traci Edman, Assistant 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.

<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.