

The City Council of the City of Columbus, Texas met in regular session on Monday, June 11, 2018 at 5:30 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 (Absent)
Councilman	-	Keith Cummings
Councilman	-	Gary Swindle
Councilwoman	-	Sandra Frnka
Councilman	-	Chuck Rankin (Arrived at 5:49 p.m.)
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

Other City Staff Present:

Police Chief	-	Skip Edman
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**1. Call to Order.**

Mayor, Dwain Dungen, called the meeting to order at 5:30 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 May 14, 2018 Regular Meeting
- c. Approval of Minutes of the May 29, 2018 Regular Meeting
- d. Approval of April 2018 Financial Statements

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

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

Citizens spoke during specific agenda items.

**5. City Manager's Report Including Sales Tax, Water Filtration Project Update, and Water System Flushing.**

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated the sales tax payment this month was up slightly from the same time period as last year. He stated Eagle Lake and Weimar saw increases in their sales tax as well, while the County as a whole saw a decrease.

Regarding the filtration project, Warschak stated the backwash tank foundation at the Hill plant has been poured. Site excavation will continue at the Hill plant in anticipation of the main foundation being formed and placed.

Warschak concluded his report with the water system flushing. He stated City crews have continued with the flushing protocol, and are now down near HEB. During flushing, customers may experience water clarity and pressure issues.

Mayor Dungen asked if there was an updated timeline for the filtration project. Warschak stated they are nearing completion of the fabrication, and there are some components they want to add while the vessels are in fabrication instead of adding them while in the field.

**6. Consideration and Action to Authorize the Rehabilitation of Water Well No. 9 – Hill Well.**

Warschak stated the Hill well is located at the Cardinal Water Tower. This year's budget had included the rehab of the Tait well, but the Hill well has seen a decrease in production. He said a camera survey and chemical treatment to clean the screens would need to be performed. Warschak stated he had received three quotes, and they were all below budget.

Councilman Swindle made a motion to have the City Manager move forward with the rehabilitation of Water Well No. 9. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

**7. Consideration and Action to Approve Authorization to Advertise for Bids for 2018 Street Seal Coating.**

Warschak showed Council the street seal coat map, and he highlighted the areas slated for this year's project. He stated \$200,000 dollars was budgeted this year.

Dungen stated in hopes of getting more bidders, the seal coating will now be done every other year so the project will be larger. In the past \$100,000 was budgeted every year.

Councilman Swindle made a motion to authorize the City Manager to advertise for bids for 2018 street seal coating. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

**8. Consideration and Action on the Mayor's Appointment of Chuck Hall to the Columbus Community and Industrial Development Board.**

Councilwoman Frnka asked if the appointment was for a specific term. Dungen stated it was a 2 year appointment. Chuck will be replacing DyAnn Lauzon.

Councilwoman Frnka made a motion to approve the Mayor's appointment of Chuck Hall to the CCIDC Board. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

9. **Consideration and Action on the Mayor's Appointment of Larry Solansky to the Columbus Community and Industrial Development Board.**

Dungen stated Larry would be replacing Curtiss Schonenberg on the board.

Councilman Cummings made a motion to approve the Mayor's appointment of Larry Solansky to the CCIDC Board. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

10. **Consideration and Action to Approve the Reappointment of Bruce Tesch to the Columbus Community and Industrial Development Board.**

The Mayor stated Mr. Tesch is currently the president of the board.

Councilwoman Frnka made a motion to approve the Mayor's reappointment of Bruce Tesch to the CCIDC Board. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

11. **Consideration and Action to Approve the Reappointment of Joel Usher to the Columbus Community and Industrial Development Board.**

City Secretary, Bana Schneider, stated Mr. Usher is the secretary of the board.

Councilman Swindle made a motion to approve the Mayor's reappointment of Joel Usher to the CCIDC Board. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings and Swindle; Councilwoman Frnka  
Absent: Councilman Rankin and Councilwoman Gobert

The motion passed.

12. **Consideration and Action, if Necessary, Regarding the May Golf Association Report.**

John Mangini of the CMGA gave the report, a copy of which is attached to these minutes. Mangini stated the CVFD tournament was held on June 2<sup>nd</sup>, and was very successful. He asked if they could get some help with a large oak tree on the course that split in half. He also told Council they had taken bids for painting and renovations of the club house and the chosen contractor will start this week.

The Mayor asked about the work on the pump house. Warschak stated valves needed to be replaced, and they are looking at having Supac do the work. Warschak stated there is also some electrical work that needs to be done in the well house. The City has a metal building frame that can replace the existing building. It would only need some metal sheathing. This new building would allow more working room inside. Warschak stated it would take approximately 1 to 2 weeks to tear

apart. Dungen asked if it would be done this summer. Warschak stated it will take a week or two to tear it apart and fix it, but we would have to wait for a time when they did not need to irrigate.

Not action was required.

**13. Consideration and Action, if Necessary, Regarding the Guidelines and Criteria for Granting Tax Abatement in the City of Columbus, Texas.**

Schneider stated Council had a copy of the existing ordinance setting the guidelines and criteria. These guidelines and criteria should be adopted every two years. She stated the new ordinance would be up for passage at the next meeting. If no changes were needed the ordinance would be readopted with a new effective date.

Councilman Cummings asked if any changes were required. Schneider stated she thought the current ordinance was done after state statutes were changed, and it should be up to date. Dungen stated it follows the county guidelines.

Not action was required.

**14. Presentation and Discussion of a Tax Abatement Project Plan by Goodmark Motel, LLC.**

Owner, Mark Dhutary, spoke to Council regarding his plans to bring a 65 room hotel to the City. It will be adjacent to the Holiday Inn Express that is owned by his father. He will be requesting Tier II abatement for the hotel, a 3,000-5,000 square foot restaurant, and a 3,000-4,000 square foot entertainment venue.

His plan is to break ground in September or October. He stated he was very excited for his first solo project. He thanked the City for all of the help he has received thus far.

**Councilman Rankin arrived at 5:49 p.m.**

**15. Presentation and Discussion of a Tax Abatement Project Plan by Texas Great Southern Wood Inc.**

Jeremy Doyle of Great Southern Wood showed a power point presentation detailing the history of the company. He stated the company was now expanding to become more of a distributor instead of only concentrating on manufacturing. He stated they want to create a west region hub, and it would be at one of their current plants in the west. The Columbus site would be competing with plants in Mansura, LA and Greenwood, AR. Doyle's presentation charted the growth of the Columbus plant from 2012-2017, and the increase of employees and payroll during that time.

Graphics of the proposed expansion in Columbus were shown, and Doyle stated if the project did not come here, most likely, the Columbus plant would see a decrease in employees.

Frnka asked if all of the expansion was located within the City limits. Doyle stated part of the project would be in the Glidden Fresh Water District. Doyle pointed out the City limits on the graphics. The distribution warehouse would be located in the GFWD. That building would be approximately 2/3 of the entire project cost.

Dungen asked if increased rail access would be needed. Doyle commented, typically, the company only receives between 6 and 8 rail cars per year. There is a potential for more rail deliveries if the expansion happens.

Frnka asked if the employees lived in the county. Josh Volking of Great Southern Wood stated 90% of the employees live within the county.

Doyle stated if the project was awarded to the Columbus plant, ground breaking would be in the fall.

**16. Consideration and Action to Approve the Closure of Milam Street (Spur 52) Beginning in front of the Elementary School and Ending at Walnut Street (Highway 90), and the Closure of Walnut Street (Highway 90) to Legion Drive from 10:00 a.m. to Noon on June 16, 2018 for the Juneteenth Parade.**

Chief Edman stated he may revisit the rolling closure option of the parade depending on the number of participants. Cummings asked if rolling closures were preferable. Edman stated fewer personnel

are needed, but even if it is a small parade and candy is being thrown, full closures would be better. The Chief stated he was preparing for a full closure.

Councilman Swindle asked who was organizing the event. Schneider stated the request was received from Joel Usher. She said she got it the day after the last Council meeting. Originally they wanted a route that would take them down Fannin and across to Mid Town Park. Schneider said she alerted TxDOT about the request, and asked for guidance because of the bridge construction. When Schneider alerted Usher that TxDOT recommended shortening the route from Fannin to MLK to Fannin to Dewees, he said they would do the normal parade route to the stadium. Swindle asked if the parade committee had parade participants that they have identified, or if it was just a group of people. Schneider said she did not know. Cummings stated he did not know either. Dungen stated we should ask the organizers for the number of participants by Thursday so a decision on what type of closure can be determined. Councilman Rankin commented the state would still need to be notified. As a safety measure, Dungen suggested approving a full closure, and if the number of participants warranted a rolling closure then that decision can be made at the time.

Councilman Swindle made a motion to approve the parade closure as presented with the stipulation a participant count is given to Chief Edman. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, and Rankin; Councilwoman Frnka  
Absent: Councilwoman Gobert

The motion passed.

**17. Consideration and Action to Submit to Planning & Zoning a Replat of a 3.652 Acre Tract Located in the E. Tumlinson Survey, Abstract No. 44 of the City of Columbus into Six (6) Lots (1.961 Acres (Lot 1), 0.408 Acres (Lot 2), 0.341 Acres (Lot 3), 0.274 Acres (Lot 4), 0.310 Acres (Lot 5), and 0.358 Acres (Lot 6)) as Requested by Verne H. John.**

Dungen asked if this property on North Street was recently annexed into the City. Schneider stated it was annexed in 2016. Warschak stated Mr. John mentioned donating Lot 6 to the City. Councilman Rankin asked if these were buildable lots. There was a discussion about the high bank buildable portions of the lots, as well as if the lots would meet zoning requirements. Rankin stated the zoning should be closely looked at, and manufactured homes should not be allowed to go in there. There was discussion regarding Planning & Zoning looking at the applicable zoning ordinance.

Councilman Rankin made a motion to send the replat request to P&Z. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, and Rankin; Councilwoman Frnka  
Absent: Councilwoman Gobert

The motion passed.

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

Councilman Cummings – None

Councilwoman Gobert – Absent

Councilman Swindle – None

Councilwoman Frnka – None

Councilman Rankin – None

Mayor Dungen – None

**19. Announcements.**

There were no announcements.

**20. Adjournment.**

The Mayor adjourned the meeting at 6:23 p.m.



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Mayor, Dwain Dungen

ATTEST:



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Bana Schneider, 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 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.