

The City Council of the City of Columbus, Texas met in regular session on Monday, July 9, 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
Councilman	-	Keith Cummings
Councilman	-	Gary Swindle
Councilwoman	-	Sandra Frnka
Councilman	-	Chuck Rankin (Arrived at 5:40 p.m.)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

Other City Staff Present:

Police Chief	-	Skip Edman
Code Enforcement	-	Richard LaCourse

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 June 25, 2018 Regular Meeting

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

The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

Citizens spoke during specific agenda items.

5. City Manager's Report Including Water Filtration Project Update, Hill Well Update, Street Seal Coat Update, and Water System Flushing.

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Regarding the filtration project, Warschak stated the foundation work at the Hill location has been completed. The filter tanks will be delivered tomorrow, and then the assembly work will begin. Warschak stated the camera survey of the Hill water well revealed some blockage. He said the well will be sonar-jetted, then brushed and chemically treated. After the clean up, Warschak stated new accessories will be placed in the well. Dungen asked if it appeared nothing major was wrong with the well. Warschak stated it appeared to just need cleaning. The camera survey showed some corrosion with holes in the pipe coming up, but all of that will be replaced. The City manager stated seal coat plans had been sent to three different contractors, and he had placed advertising in a publication in which contractors subscribe. Warschak concluded his report with the water system flushing. He stated City crews are now flushing on the west side of the City near the high school. During flushing, customers may

experience water clarity and pressure issues. Councilwoman Gobert asked if there had been many phone calls with complaints during flushing. Warschak stated when the protocol first started we did get phone calls, but the orange postcard notifications seem to help in that respect.

Gobert asked if there was an updated timeline for the filtration project. Warschak stated the filter system could go online by the end of September or early October. He continued by stating the filter tank could not be placed at the Hill plant for 28 days, and all of the tanks would require two coats of paint after they are set in place.

Warschak also stated there will be a waterline survey tomorrow in order to start work on the design of the water line project.

6. Consideration and Action for Authorization to Issue Requests for Proposals and Qualifications for Services Related to CDBG-Disaster Recovery Funds as Administered by the General Land Office.

Warschak stated he had been contacted by Grantworks regarding this program. He stated the state has not sent out final plans of the program, but this would be the first step in starting the process. There is a possibility of \$300,000 of funding to focus on low to moderate income areas that were impacted by the storm. Dungen stated advertising would not commit the City to anything if we did not receive any funding.

Councilwoman Gobert made a motion to authorize the issuance of requests for proposals and qualifications. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

7. Public Hearing on Designation of a 28.060 Acre Tract and an 11.940 Acre Tract both located in the WB Dewees Survey, Abstract No. 18 as a Reinvestment Zone.

The public hearing was opened at 5:37 p.m. by Mayor Dungen.

The Mayor stated this land was located in the industrial park. Warschak stated the 28 acres was the portion located in the City limits, and the other portion is located outside of the City limits. He said the whole area has to be declared a reinvestment zone.

There were no public comments.

The Mayor closed the public hearing at 5:38 p.m.

8. Consideration and Action to Approve Ordinance 204-18 Designating a Tax Abatement Reinvestment Zone No. 3.

Councilwoman Gobert made a motion to approve Ordinance 204-18 designating reinvestment zone No.3. Councilwoman Frnka seconded the motion.

The vote was as follows:

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

The motion passed.

9. Public Hearing Concerning Tax Abatement Requested by Goodmark Motel, LLC in Tax Abatement Reinvestment Zone No. 2.

Dungen opened the public hearing at 5:38 p.m.

There were no public comments

The Mayor closed the public hearing at 5:39 p.m.

10. Consideration and Action to Approve Tax Abatement Agreement as Requested by Goodmark Motel, LLC in Tax Abatement Reinvestment Zone No. 2.

Councilman Cummings made a motion to approve the tax abatement agreement with Goodmark Motel, LLC. Councilwoman Gobert seconded the motion.

The vote was as follows:

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

The motion passed.

11. Public Hearing Concerning Tax Abatement Requested by Great Southern Wood Preserving, Inc. in Tax Abatement Investment Zone No. 3.

The Mayor opened the public hearing at 5:40 p.m.

There were no public comments.

Dungen closed the public hearing at 5:40 p.m.

Councilman Rankin arrived at 5:40 p.m.

12. Consideration and Action to Approve Tax Abatement Agreement as Requested by Great Southern Wood Preserving, Inc. in Tax Abatement Reinvestment Zone No. 3.

Dungen stated some verbiage in the agreement needs to be cleaned up.

Councilwoman Frnka made a motion to approve the tax abatement agreement with Great Southern Wood Preserving, Inc. Councilman Swindle seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, and Rankin; Councilwomen Gobert and Frnka

The motion passed.

13. Consideration and Action to Adopt Resolution 182-18, a Resolution Authorizing the Participation, Administration, and Local Match Funding for the Proposed Multi-Jurisdictional Flood Early Warning and Flood Inundation Project.

Warschak stated this would be a grant program to do a study from Columbus to the coast. He said participating in this study would give us the most up-to-date information on the river. The Mayor stated the river has changed so much, this would be very helpful. He also said the funds received from the LCRA could be used for the study. The City's portion would be approximately \$33,708. There was discussion regarding the study and how other projects within the City could be enhanced.

Councilwoman Gobert made a motion to adopt Resolution 182-18. Councilwoman Frnka seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, and Rankin; Councilwomen Gobert and Frnka

The motion passed.

14. Consideration and Action, if Necessary, Regarding the June Golf Association Report.

John Mangini of the CMGA gave the report, a copy of which is attached to these minutes. Mangini stated they had started work on the clubhouse. There was a lot of damaged wood from termites. He said the 4th of July event was a little slow because of the weather. They will not be having an event until the end of August.

There was discussion of the board members.

Not action was required.

15. Discussion and Action, if Necessary, Regarding a Noise Ordinance Variance.

Dungen stated this was something he had thought about, and it started out as an event permit. This is a sample from the City of Brenham. He thought this might take some pressure off of the police department regarding calls for loud music at events.

There was discussion regarding how the permit process would work, and how a variance would work with the City's noise ordinance. There was also discussion regarding how this process would work with existing police procedures.

Dungen suggested tabling the item until next time. Gobert stated she would like to see the variance incorporated into our ordinance.

16. Consideration and Action to Submit to Planning & Zoning Proposed Amendments to the Zoning Ordinance Chapter 14 Manufactured Homes as Requested by Code Enforcement Officer, Richard LaCourse.

Warschak stated this would be for any new property brought into the City. Rankin stated he wanted to make sure the highest restricted zoning classification is placed on new property.

Councilman Rankin made a motion to send the proposed amendments to Planning & Zoning. Councilwoman Gobert seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, and Rankin; Councilwomen Gobert and Frnka

The motion passed.

17. Executive Session: In Accordance with Texas Government Code, Subchapter D, Section 551.074-Personnel Matters.

Mayor Dungen closed the regular session at 6:01 p.m.

18. Reconvene into Regular Session and Consideration and Action, if Any, Regarding Executive Session-Personnel Matters.

Dungen reconvened the regular session at 7:05 p.m. with the same members present before executive session.

The Mayor stated the executive session was for the annual review of City Manager, Donald Warschak. Dungen stated Council is very pleased with the job he is doing, but there are a few minor things to work on. Dungen also stated he hopes Warschak continues to serve the citizens of Columbus.

19. Items from Councilmembers.²

Councilman Cummings – None

Councilwoman Gobert – Told Traci she is very sad she will be leaving. She has been an asset to both CCIDC and Council.

Councilman Swindle – None

Councilwoman Frnka – Thanked Traci as well.

Councilman Rankin – None

Mayor Dungen – Announced Traci would be leaving the City to go back to teaching.

20. Announcements.

There were no announcements.

20. Adjournment.

The Mayor adjourned the meeting at 7:07 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.

