



The City Council of the City of Columbus, Texas met in regular session on Monday, May 9, 2022, at 5:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

Mayor – Lori An Gobert
Mayor Pro Tem – Chuck Rankin
Councilman – Keith Cummings
Councilman – Ronny Daley
Councilman – Gary Swindle
Councilwoman – Sandra Frnka
City Manager – Donald Warschak
City Secretary – Bana Schneider
Assistant City Secretary – Dinah Jacobs

Other City Staff present included:

Police Chief – Skip Edman
Fire Chief – Dusty Dittmar
Code Enforcement – Richard LaCourse
Code/Fire Assistant – Duane Naiser

1. Call to Order

Mayor, Lori An Gobert, called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance and Invocation

Gobert led the pledge and invocation.

3. Consent Agenda:

Motion to approve the consent agenda as presented.

Moved by: Gary Swindle

Seconded by: Sandra Frnka

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

3.1. Approval of Invoices [INVOICES_05.09.2022.pdf](#)

- 3.2. Approval of Minutes of the April 25, 2022 Regular Meeting

[MINUTES_04.25.2022.pdf](#) 

- 3.3. Approval of the February 2022 Financial Statements [FEBRUARY 2022.pdf](#)



4. Citizens' Presentations and Comments¹

Citizen requested to speak at specific agenda item.

Gobert read a thank you note from Dr. Tom Hancher.

Gobert read a thank you from Bill Smith.

5. City Manager's Report Including the McCormick WWTP Riverbank Project and the MLK Street Sidewalk Project. [CM REPORT.pdf](#) 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes.

Regarding the McCormick WWTP Riverbank Project, Warschak reported the contractor has completed the installation of the outfall line and structure. Today they were installing the geotextile fabric and rock rip-rap on the slope of the riverbank.

Regarding the MLK Street Sidewalk Project, Warschak reported the contractor is making good progress. They are currently working on the section located between Back Street and BUS Hwy 71 and the section between BUS Hwy 17 and Prairie Street. Curbing and sidewalk are being installed in these areas. The pavement widening will start once these improvements are complete. Upon completion, painting of crosswalks will be done.

6. Consideration and Action to Approve Change Order #1 for Contract with B&D Services, LLC for the GLO Storm Drainage Project. [CONSTRUCTION CHANGE ORDER GLO GRANT.pdf](#) 

Warschak stated, the engineer, David Sheblak, could not be here tonight. There will be a change in piping - 6" larger and a different material.

Rankin questioned where the money was going to come from. City Secretary, Bana Schneider, stated from the ARP funds.


Motion to approve change order #1 for Contract with B&D Services, LLC for the GLO Storm Drainage Project.

Moved by: Gary Swindle

Seconded by: Keith Cummings

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

7. Consideration and Action to Approve Resolution 247-22, a Resolution Authorizing the Commitment of Local Funds up to \$93,094.53 for the Completion of Phase 2 of the CDBG-DR Contract 20-065-030-C097. [RESOLUTION 247-22 GLO.pdf](#) 

Motion to approve Resolution 247-22.

Moved by: Keith Cummings

Seconded by: Chuck Rankin

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

8. Public Hearing on the Property Located at 1105 Washington Street, Block 85 Lot S-2 that has been Determined to be in Violation of Article 3.07 Unsafe or Substandard Buildings, Structures, and Premises. [PUBLIC HEARING.pdf](#)

Gobert opened the public hearing at 5:39 pm.

Code Enforcement officer, Richard LaCourse stated he started this project back in June of 2021. He stated all proper notifications have been given to the property owner. They have made no contact or had no response. LaCourse went over the violations, all field notes, and showed photos. The property owner has mowed, but done no work to the structure. Property has been secured from entry. LaCourse recommended giving them the 30 days. They have had almost a year to do something, and nothing has happened. At that time the City would demo the structure.

Public hearing was closed at 5:50 p.m.

9. Consideration and Action Regarding Property Located at 1105 Washington Street, Block 85 Lot S-2 that has been Determined to be in Violation of Article 3.07 Unsafe or Substandard Buildings, Structures, and Premises.

Motion to accept the recommendation of LaCourse to repair, remove, or demolish the substandard property after 30 days.

Moved by: Gary Swindle

Seconded by: Sandra Frnka

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

10. Consideration and Action to Send to Planning & Zoning a Proposed Subdivision of a 4.364 Acre Tract Situated in the W.B. Dewees League A-18 in the City of Columbus into Five (5) Tracts (0.4419 Acres (Lot 1), 0.5133 Acres (Lot 2), 0.3855 Acres (Lot 3), 0.3810 Acres (Lot 4) and 2.6423 Acres (Residual)) as Requested by Deborah Herring.

[HERRING.pdf](#)

Deborah Herring spoke regarding the proposed property replat. Then the other two front properties would be zoned commercial. LaCourse confirmed lots were good sized.


Motion to send to P & Z the 4.364 acre tract for replat.

Moved by: Keith Cummings

Seconded by: Ronny Daley

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

11. **Consideration and Action to Send to Planning & Zoning a Rezoning Request for a 0.4419 Acre Tract and a 0.5133 Acre Tract in the W.B. Dewees League A-18 from District R-1, Multi Family, Apartment, Townhouse or Condominium to District B, Business or Commercial as Requested by Deborah Herring.** [HERRING REZONING.pdf](#) 

Motion to send to P&Z a rezoning request for a 0.4419 acre tract and a 0.5133 acre tract.

Moved by: Keith Cummings

Seconded by: Chuck Rankin

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

12. **Consideration and Action to Approve Resolution 245-22, a Resolution Denying AEP's Application to Amend its Distribution Cost Recovery Factors to Increase Distribution Rates within the City.** [RESOLUTION 245-22 AEP.pdf](#) 


Motion to approve Resolution 245-22.

Moved by: Keith Cummings

Seconded by: Chuck Rankin

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

13. **Consideration and Action to Approve Resolution 246-22, a Resolution Authorizing the Selection of an Administrative Service Provider for the 2022 Community Development Block Grant (CDBG) Fire, Ambulance and Service Trucks (FAST) Program Administered by the Texas Department of Agriculture (TDA).** [RESOLUTION 246-22 ADMINISTRATION.pdf](#) 

Schneider asked for three. There was only one submission. Langford. She stated if the grant is not received, there will be no fees to Langford.

Motion to approve Resolution 246-22.

Moved by: Ronny Daley

Seconded by: Keith Cummings

Ayes: Chuck Rankin, Keith Cummings, Ronny Daley, Gary Swindle, and Sandra Frnka

Carried 5-0

14. Consideration and Action, if Necessary, Regarding the April 2022 Golf Report.

[GOLF APRIL 2022.pdf](#) 

Schneider gave the recap. They did very well, but it included the bulk of their annual dues. Frnka asked how many members they had. Schneider stated she was not really sure. \$45,000 was budgeted and so far they have collected \$50,000. It is estimated to be over 100 members.

Schneider stated there are some plumbing issues at the clubhouse. Warschak stated there are cast iron pipes that have started to collapse. He proceeded to explain a resolution to repair. Gobert questioned how it will be funded. Schneider stated they have used some of their funding. They have approximately \$20,000 left in the budget.

No action was needed.

15. Executive Session: In Accordance with Texas Government Code, Subchapter D, Section 551.074, Personnel Matters – Annual Review of City Manager.

Gobert adjourned the regular session at 6:03 p.m. to enter into executive session.

16. Reconvene into Regular Session and Consideration and Action, if Any, Regarding Executive Session – Annual Review of City Manager.

Gobert reconvened the regular session at 6:40 p.m.

No action at this time.

17. Items from Councilmembers²

Cummings - none

Daley - none

Swindle - none

Frnka - thank you to everyone, I have enjoyed it. I am getting 4 new grandsons this year. Two great new members will be joining you guys.

Rankin - none

Gobert - presented a token of appreciation to Frnka and Swindle and thanked them for their service over the years. Encouraged everyone to go to the Fire Department Memorial Service.

18. Announcements

Warschak - Police Memorial Wednesday at 6:00 p.m.

Schneider - Canvass meeting at 5:30 p.m. 2 members needed in attendance.

19. Adjournment

Gobert adjourned the meeting at 6:47 p.m.



Lori An Gobert, Mayor

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.