

The City Council of the City of Columbus, Texas met in regular session on Thursday, August 28, 2008 at 6:35 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Mayor	-	Richard Heffley
Mayor Pro Tem	-	Curtiss Schonenberg
Councilwoman	-	Sandra Frnka
Councilman	-	John Wagner
Councilman	-	Charles Richardson
Councilman	-	Bruce Tesch
City Manager	-	David Meisell
City Secretary	-	Patti Glaeser

1. Call to Order.

Mayor Heffley called the meeting to order at 6:35 pm.

2. Pledge of Allegiance and Invocation.

Mayor Heffley led the Pledge of Allegiance and Invocation.

3. Consent Agenda:

- a. Approval of invoices.
- b. Approval of Minutes of August 5, 2008 Special Meeting.
- c. Approval of Minutes of August 14, 2008 Regular Meeting.
- d. Approval of Minutes of August 21, 2008, Special Meeting
- e. Approval of July Financial Statements.

City Manager David Meisell distributed a response to Dr. Hancher's comments on August 14, 2008 in "Citizen's Presentations and Comments". This response is attached to these minutes. Mr. Meisell said the 4-B funds are being spent as originally stated in the original ordinance #12-95.

Councilman Schonenberg moved to accept the consent agenda. Councilwoman Frnka seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner

Councilwoman Frnka

The motion passed.

4. Citizen's Presentations and Comments.ⁱ

There were no citizen's presentations or comments.

The Mayor then moved to Agenda Item #6.

6. Administer Oath of Office to new Police Officer. – Jeremy Castleberry.

Mayor Heffley administered the Oath of Office to new police officer Jeremy Castleberry.

The Mayor then moved to Agenda Item #8.

8. Consideration and Action to Award Bid for Water Line Improvements.

Donald Warschak, City Engineer, discussed the four bids that were received for water line improvement project. The total bids received included:

Uticon of Rosenberg	\$502,292
Supak Construction of Orchard	\$562,036
Mercer Construction of Edna	\$634,024
Sendero Construction of Houston	\$867,317

Mayor Heffley was concerned with past experiences with Uticon and the problems the City had during the recent water line installations. He also asked who the supervisor would be. Mr. Warschak said it would be Charles Swaim, whom he has had good experience with. Because the low bid came in under budget, Mr. Meisell said he could add up to \$125,000 in additional improvements.

Councilman Schonenberg moved to accept the bid of \$502,292 from Uticon that included Alternates 1 and 2. Councilman Tesch seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner
Councilwoman Frnka

The motion passed.

5. Discussion of City Manager's Report including SCADA System Update, Recycling Update, River Status, Water Pumpage History, Revenue Update, Water Line Repairs, Austin Street Grade Crossing, Montezuma Manhole Repair.

Mr. Meisell presented his City Manager's Report, which is attached to these minutes. In addition to the SCADA system update, Mr. Meisell said some components of the system went online today.

7. Consideration and Action to Approve Engagement Letter from Wm Pierce Arthur for the 2008 Audit.

Councilman Richardson moved to approve the Engagement Letter from Wm Pierce Arthur for the 2008 Audit of the City. Councilwoman Frnka seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner
Councilwoman Frnka

The motion passed.

The mayor then moved to Agenda Item #10.

10. Consideration and Action to Approve Industrial Park Appraisals.

Councilman Schonenberg explained that the Columbus Community Industrial Development Corporation (CCIDC) had contracted with Jim Dooley of Bastrop and Larry Smith of Columbus for appraisals of the Industrial Park. He explained the two appraisals. A discussion ensued.

A spreadsheet with variances on three comparable properties was discussed. Councilman Wagner said Bob Stanley, another appraiser, has offered to review the appraisals and see what he can determine.

Per Councilman Wagner, Bill Mitchell, Chief Appraiser at the Colorado County Central Appraisal District said land at Great Southern Wood was valued at \$18,000 per acre, which is approximately 5% – 10% below market.

Councilman Richardson said a real estate agent from Houston said the value of the land was about \$30,000.

Councilman Wagner added that he is meeting with a representative of real estate agent CB Ellis, of Houston, next week.

Councilwoman Frnka asked if the CCIDC would compile incentives distinctively on paper. Councilman Wagner assured her the CCIDC was currently working on them.

Councilman Tesch moved to table this item until the next meeting. Councilwoman Frnka seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner

Councilwoman Frnka

The motion passed.

9. Consideration and Action to Suspend Council Directives dated June 27, 2008, to the Columbus Community Industrial Development Corporation (CCIDC).

Councilman Wagner said the CCIDC had done what the Directives stated and would like to have the Directives suspended. This included having the City Manager back as the City's Liaison to the CCIDC. He said Industrial Park prospects call City Hall for information and that Mr. Meisell's input is valuable.

Councilwoman Frnka voiced her concern with allowing the CCIDC to stand on it's own without Mr. Meisell's input. She doesn't want anyone saying Mr. Meisell influenced the CCIDC.

Councilman Richardson moved to suspend Council Directives dated June 27, 2008 to the CCIDC. Councilman Wagner seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Tesch, Wagner

~~Councilwoman Frnka~~

Abstain: Councilman Schonenberg, Frnka

The motion passed.

11. Consideration and Action to Approve CCIDC 2009 Budget.

Councilman Frnka moved to approve the CCIDC 2009 Budget. Councilman Tesch seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner

Councilwoman Frnka

The motion passed.

12. Consideration and Action to Approve Appointment of Member to the Nesbitt Memorial Library Board.

Councilman Schonenberg moved to approve the appointment of Tracey Wegenhoft to the Nesbitt Memorial Library. Councilman Tesch seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner

Councilwoman Frnka

The motion passed.

13. Discussion of July Police Report.

Chief Jackson presented his July Police Report, which is attached to these minutes. Police staffing was discussed. Currently, his department has 10 in uniform and 1 Administrative Assistant.

14. Discussion of Budget Workshop.

Council agreed to grant Caledonia Lodge an exemption from Ad Valorem Taxes.

A discussion of the Glidden Fresh Water District contract ensued. It was decided to raise the monthly charge for sewer processing for Glidden Fresh Water District from \$3,500 to \$8,000 per month.

Adding an additional police detective was also discussed. Funding the position from the General Fund is a problem. Currently total ad valorem taxes received in the General Fund only amount to half of the Police budgeted expenditures.

Transferring funds from the Utility fund to the General fund were discussed.

15. Consideration and Action to Publish Notice of a Proposed Property Tax Rate for 2008.

Councilman Wagner moved to publish a notice of a proposed property tax rate for 2008 of \$.31000 per \$100 of assessed value with a rate of \$.19202 for Maintenance and Operation and \$.11798 for Debt Service. Councilman Richardson seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Schonenberg, Tesch, Wagner

Councilwoman Frnka

The motion passed.

16. Items from Councilmembers.²

Councilman Wagner said he thinks the support of David Meisell is important to CCIDC. He also said that he would have another "Letter to the Editor" in the paper next week.

Councilman Tesch – no comment.

Councilman Schonenberg said the CCIDC Board was good and he is ready to move forward.

Councilwoman Frnka thanked Councilman Wagner and Schonenberg for their work with the CCIDC.

17. Announcements.

There were no additional announcements.

18. Adjournment.

There being no further business, Mayor Heffley declared the meeting adjourned at 11:10 p.m.

Mayor, Richard Heffley

ATTEST:

Patti Glaeser, 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.

Citizens who wish to comment on a posted agenda item may do so when that item is addressed by the Mayor. Citizen's comments are limited to five minutes.

² 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.
