

The City Council of the City of Columbus, Texas met in special session on Tuesday, August 4, 2009 at 6:30 p.m., in the Council Chambers of City Hall located at 1538 Hwy 71 S, Columbus, Texas, with the following present:

Mayor	-	Dwain Dungen
Mayor Pro Tem	-	Curtiss Schonenberg
Councilman	-	Charles Richardson
Councilman	-	John Axel
Councilman	-	Bruce Tesch
Councilman	-	John Wagner
City Manager	-	David Meisell
City Secretary	-	Patti Glaeser
Police Chief	-	Danny Jackson
Assistant City Secretary-		Linda Lakich

And the following absent:

1. **Call to Order.**

Mayor Dungen called the meeting to order at 6:30 pm.

2. **Pledge of Allegiance and Invocation.**

Mayor Dungen led the Pledge of Allegiance and Invocation.

3. **Citizen's Presentations and Comments.**<sup>1</sup>

There were no citizen's presentations or comments.

4. **Approval of Matula and Matula Invoice.**

Councilman Schonenberg moved to approve the invoice from Matula and Matula for work done at the Sewer Plant for \$324,978.93. Councilman Tesch seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Axel, Schonenberg, Tesch, Wagner

The motion passed.

5. **Discussion of Budget Workshop.**

David Meisell, City Manager, initiated the Budget Workshop with proposed capital items. The General Fund capital items discussed totaled \$326,878. Included was \$30,000 for Administration Office Furniture and Equipment; Court Security of \$12,000; Police Car for \$28,000. Digital video and Surveillance Equipment for the Police Department totaling \$108,878 was also included. \$130,000 for the Sweetbriar Street Extension was also included. The Public Works department was allocated a vehicle for \$18,000. The Utility Fund was allocated \$5,000 for a new boring tool.

Also discussed were the remaining monies for the 2008 Certificates of Obligation of approximately \$2,000,000. This will be allocated for the gas system improvement, Charter Street water improvements, possibly a new water plant, and the completion of the City Hall Renovation.

The Council also discussed adding a cool deck surface to the swimming pool perimeter. The estimated cost for this would be \$20,000.

Councilman Schonenberg asked about sidewalks on Montezuma. Councilman Axel discussed his concerns with the school kids crossing the busy streets at Rampart and Walnut and MLK and Fannin. The Council discussed several options including designating part of Walnut to be in the school zone and having signs and lights installed. An engineering study on adding sidewalks along Rampart to the Junior High was done previously during the "Safe Route to School" grant application process. The City and Columbus ISD jointly applied for the grant however, it was not funded.

Mr. Meisell discussed the tax values received from the CAD. The City's values increased due to new construction of \$3.3 million. The City's current tax rate of \$.27312 was reviewed. Mr. Meisell also

reviewed the revenue projections for next year. Revenue should remain constant next year, however the water and gas revenues are a function of the weather, making it difficult to predict.

**6. Consideration and Action Regarding the Colorado County Central Appraisal District (CAD) Certified Tax Values.**

Mr. Meisell discussed the CAD Values of Great Southern Wood (GSW). GSW's current values in the City limit are 10%. GSW values in the Glidden Fresh Water District (GFWD) are 90%. After reviewing the maps, plats and other documents, it appears the percentages are incorrect. A building built in 2002, and clearly in the City limits is not included in the City on the CAD records. It also appears the proportionate share of the main building is also incorrect. An estimate of the correct percentage would be that 60% of the paved area is in the City Limit and 40% of the buildings should be in the city limits. Mr. Meisell has met with Bill Mitchell, Chief Appraiser, of the CAD about this. The CAD will review the percentages. Mayor Dungen said Mr. Mitchell was out today measuring at GSW.

Councilman Wagner asked Mayor Dungen how the percentages were determined at the time GSW was added. Mayor Dungen said that the CAD set it up.

Councilman Wagner said that the CAD enters notes every year into their system. He would like to get the printed notes from the back years. Councilman Tesch would like to see drawing of the building placement on original blue prints and would like to know when and if the building placement was changed. Mayor Dungen said that there was no benefit to have the building in the GFWD because at one time the Glidden tax rates were higher than the City's. Mr. Meisell refuted that statement. He showed a chart of both Glidden's past tax rates and the City's past tax rates. At no time were Glidden's rates higher than the City's.

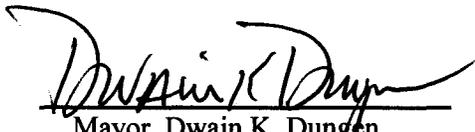
Councilman Wagner moved to direct management to continue discussions with the Colorado County Central Appraisal District to verify the correct valuation and allocation of the Great Southern Wood property, to gather background information on how the evaluations were determined, and to ask about the collection of back taxes. Councilman Richardson seconded the motion. The vote was as follows:

Ayes: Councilman Richardson, Axel, Schonenberg, Tesch, Wagner

The motion passed.

**7. Adjournment.**

The mayor adjourned the meeting at 8:07 pm.

  
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Mayor, Dwain K. Dungen

ATTEST:

  
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Patti Glaeser, 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.

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.

<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.