

The City Council of the City of Columbus, Texas met in regular session on Thursday, January 14, 2016 at 6:30 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  | - | Curtiss Schonenberg                  |
| Councilman     | - | Woody Moore                          |
| Councilwoman   | - | Lori An Gobert (arrived @ 6:35 p.m.) |
| Councilman     | - | Eddie Hernandez                      |
| Councilman     | - | Chuck Rankin                         |
| City Manager   | - | Donald Warschak                      |
| City Secretary | - | Bana Schneider                       |

Other City Staff present included:

|                  |   |            |
|------------------|---|------------|
| Code Enforcement | - | Ford Stein |
|------------------|---|------------|

**1. Call to Order.**

Mayor Dwain Dungen called the meeting to order at 6:30 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 December 21, 2015 Regular Meeting

Councilman Schonenberg made a motion to approve the Consent Agenda as presented. Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilmen Schonenberg, Rankin, Hernandez and Moore  
Absent: Councilwoman Gobert

The motion passed.

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

Citizens signed in spoke during agenda items.

**5. City Manager's Report Including Sales Tax, Gas Line Project Update, and Sewer Averaging**

City Manager, Donald Warschak, gave his City Manager's report, a copy of which is attached to these minutes.

Warschak stated November sales tax collections were up approximately \$6500 over same period as last year. Weimar and Eagle also saw increases while the county as whole saw a decrease.

He continued, stating the City is still in the sewer averaging period. Consumer sewer rates will be based on their average water consumption from December 15<sup>th</sup> to February 15<sup>th</sup>.

Finally, the gas line project has been progressing nicely. The contractor has advanced to the end of Crockett Street where they will enter the cow pasture. The only area left back in town will be the case bore at the railroad. Approximately 7000 feet of line has been installed so the contractor is about halfway through the project. They should advance more quickly once they go off-road.

Dungen asked if there have been any problems. Warschak stated things have been running smoothly.

Councilman Rankin asked when we would be able to do an assessment of the water usage measurement with the new meters. He also stated we should be able to see some return on the project. Warschak indicated consumption comparisons could be made, and now during sewer averaging, would be a perfect time since there are no weather related variables and most people are being conservative with their usage. Warschak stated we could have some sort of report available at a meeting sometime in March.

Councilman Moore asked what will be happening with the roadway after the gas line project is completed. Warschak stated it will be paved after completion. Right now, he said, they are letting the road base material compact.

Councilwoman Gobert arrived at 6:35 p.m.

**6. Consideration and Action to Authorize Purchase of Master Gas Meter to be Installed at Gas Border Station.**

Warschak stated this would be a check against the supplier's meter. He continued that the new meter would be ultrasonic, while the supplier's meter is an orifice plate meter which requires plates to be changed out seasonally.

Rankin voiced concerns that the City would not see a return on the investment. Dungen stated it would be the City's way of monitoring the billing from the supplier.

Councilwoman Gobert asked if this item was in the budget. Warschak stated the budget included remaining bond money from the 2010 bond issuance, and that grant money cannot be used for it.

Councilwoman Gobert made a motion to authorize the purchase of a master gas meter to be installed at the gas border station at a cost of \$34,315.17.

Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilmen Schonenberg, Rankin, Hernandez and Moore; Councilwoman Gobert.

The motion passed.

**7. Consideration and Action to Approve Change Order No. 1 to the TX CDGB Gas Line Project.**

Warschak stated the section of line on the TX DOT right-of-way had to be changed from poly pipe to a coated steel line due to TX DOT requirements. The \$146,851.37 cost increase will be covered partially by remaining grant funds of \$75,000 and the gas bond money that was set aside for contingencies.

Councilwoman Gobert asked how much of the bond money was left. City Secretary, Schneider stated there is approximately \$330,000 left. Councilman Schonenberg asked if the plan to use the TX DOT right-of-way was less expensive than using the railroad right-of-way. Warschak stated the railroad would require a case bore the entire way.

Rankin asked where this section of the project is located. Warschak gave the location.

Councilman Schonenberg made a motion to approve change order No. 1 to the TX CDGB Gas Line Project.

Councilwoman Gobert seconded the motion.

The vote was as follows:

Ayes: Councilmen Schonenberg, Rankin, Hernandez and Moore; Councilwoman Gobert.

The motion passed.

**8. Consideration and Action to Approve the Rolling Closure of Milam Street (Spur 52) from Myrah Jane Drive to Spring Street on January 23, 2016 from 2:00 p.m. to 3:00 p.m. for a March for Life.**

Dungen stated this event has taken place for the past 2 to 3 years with one lane of the street being closed to vehicle traffic for the marchers to use. Patrol cars will monitor to allow vehicle traffic to pass.

Councilman Schonenberg made a motion to approve the rolling closure of Milam Street from Myrah Jane Drive to Spring Street for the March for Life.  
Councilman Hernandez seconded the motion.

The vote was as follows:

Ayes: Councilmen Schonenberg, Rankin, Hernandez and Moore; Councilwoman Gobert

The motion passed.

**9. Consideration and Action to Approve a Manufactured Home Permit for Lot 4 Block 110 Rampart Street as Requested by Luis G Macias.**

The Mayor stated there was an address correction to 810 Rampart. Councilman Rankin and Schonenberg both asked if a plat had been provided with the application. Schonenberg stated he would rather have a plat before giving approval. There was discussion concerning the length of the mobile home and whether or not it will meet the set-back requirements.

Councilman Schonenberg made a motion to table this item until additional information is received.  
Councilman Rankin seconded this motion.

The vote was as follows:

Ayes: Councilmen Schonenberg, Rankin, Hernandez and Moore; Councilwoman Gobert.

The motion passed.

**10. Consideration and Action, if Necessary, on the December 2015 Golf Association Report.**

Mike Craddock of the Columbus Municipal Golf Association gave his report, a copy of which is attached to these minutes. Craddock stated there were 16 cart sheds available to rent, and there would be a \$50 penalty for any current renter who did not pay the rental fees by the 16<sup>th</sup> of January. Craddock stated the association was contemplating leasing 5 pieces of equipment and 15 carts. He continued by saying they were in the process of evaluating their current lease with the previous leaseholder of the golf course. Schonenberg asked how the new lease would work regarding repairs and maintenance. Craddock stated he has not had time to go through the fine print of the agreement. Discussion was made regarding the current equipment, and the operation, as well as value determination. The different lease terms and prices were also discussed as well as the number of carts that would be required for operation during peak times.

Craddock spoke of efforts to increase memberships with the addition of Senior and Junior memberships. Moore commented on the good work with increasing memberships.

Craddock spoke of the repairs needed on the automatic sprinkler system, as well as the course maintenance schedule. They would be using the same schedule for fertilizer application as last year, but he indicated that the greens needed to be aerated with the plugs removed and the holes filled with sand. He said the cost of the sand is not included with the fertilizer and it would cost approximately \$1000.

He stated that all payroll and sales taxes had been paid, and they are working on getting the liquor license.

Gobert thanked Craddock for all of his work with the Association. She also commented that parking around the facility needs to be addressed.

Rankin asked about the mark-up on sales of beer. Dungen stated it is probably 150%.

No action was necessary.

**11. Consideration and Action, if Necessary, on the December 2015 Code Enforcement Report.**

Code Enforcement Officer Stein gave the code enforcement report, a copy of which is attached to these minutes. He stated the two building permits included a nail salon going in at the old Fayette Savings building, and a house on King Drive.

Gobert asked about the plat situation with the mobile home application. Stein stated he spoke to the applicants, and they are going to purchase a totally different sized home that should work for the lot size. Rankin stated the application should not come to Council unless it is complete. Stein asked why it needs to come to Council if it is going in an area approved by the ordinance. Rankin responded that when it becomes routine, then that situation could be addressed. Dungen stated it should not come to Council until Code Enforcement was ready to sign off on the permit.

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

Councilman Moore – None

Councilwoman Gobert – None

Councilman Schonenberg – None

Councilman Hernandez – None

Councilman Rankin – None

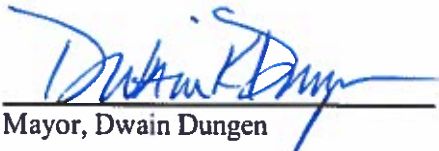
Mayor Dungen – None

**6. Announcements.**

Schneider stated preparations are under way for the election in May and for the upcoming audit.

**7. Adjournment.**

The Mayor adjourned the meeting at 7:26 p.m.



Mayor, Dwain Dungen

ATTEST:



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 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.