

The City Council of the City of Columbus, Texas met in regular session on Monday, November 13, 2017 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	-	Lori An Gobert
Councilman	-	Keith Cummings
Councilman	-	Gary Swindle
Councilman	-	Eddie Hernandez
Councilman	-	Chuck Rankin
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

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 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 the October 23, 2017 Regular Meeting

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

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez, and Rankin; Councilwoman Gobert

The motion passed.

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

Citizens signed in spoke during specific agenda items.

**5. City Manager's Report Including Harvey Update and Visitors Center.**

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated the sales tax revenue received was approximately \$100 less than the same time last year. Weimar and Eagle Lake both saw increases, and the County experienced a decrease.

Regarding the Visitors Center, he stated the electric meter had been installed by AEP, and there is power to the building. The contractor is on schedule to complete the project by the end of the month. Warschak also stated the Garden Club has volunteered to design and install the landscaping for the Visitors Center. We have worked with them in the past on various projects, and we are glad to have their expertise for the Visitors Center grounds.

Warschak stated he had been working with FEMA reps regarding City damages. This will be an ongoing process. We have a conference call with representatives from the state on Wednesday. Dungen asked if Warschak had a feel on how long it would take for FEMA to act upon our request. Warschak stated once he has uploaded the information to the grants portal, FEMA should respond

quickly. City Secretary, Bana Schneider, stated she had received the last invoice for debris removal, and she has compiled the information for force account labor and equipment. She stated debris removal should be reimbursed 100%.

In closure, Warschak stated the east river bridge will be closed today and tomorrow for inspection. Warschak said he had not received an update on the start date for the new bridge, but he knew TxDOT was waiting closer to the delivery date of the steel box beams they will be using in the bridge construction before they start the project.

**6. Public Hearing for Citizen Review and Comment Regarding the Columbus 2013 Texas CDBG Program Community Development Contract No. 713052 for Gas Improvements.**

The public hearing was opened by the Mayor at 6:36 p.m.

Michele Goerke with Grantworks gave an overview of the grant project. She stated KWI had 85 full-time eligible employees at the contract end of September 18, 2017. Grantworks will draft a letter for the City asking for the application of the 55 contract workers KWI currently has towards the 100 employee requirement of the grant. Goerke also spoke about requesting the draw for the remaining funds in the grant.

Mayor Dungen stated the City lost 15 months on the front end of the contract with the state giving back 12 months on the end.

There was discussion concerning the amount that would need to be repaid to the state, as well as the contract labor.

Dungen closed the public hearing at 6:43 p.m.

**7. Second Reading of Resolution 177-17, a Resolution Approving Expenditures of 4B Revenues over \$10,000 of City Created Economic Development Corporations, with Less than 20,000 Residents for the Funding of a Grant to Colorado County Habitat for Humanity to Assist in Providing Affordable within the City.**

Mayor Dungen read the resolution.

**8. Consideration and Action to Approve Resolution 177-17, a Resolution Approving Expenditures of 4B Revenues over \$10,000 of City Created Economic Development Corporations, with Less than 20,000 Residents for the Funding of a Grant to Colorado County Habitat for Humanity to Assist in Providing Affordable within the City.**

Councilwoman Gobert made a motion to approve Resolution 177-17. Councilman Rankin seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez, and Rankin; Councilwoman Gobert

The motion passed.

**9. Public Hearing Regarding Proposed Changes to Article 14.02 Zoning Ordinance, Division 3 District Regulations, Part IX District MH, Manufactured Housing District, Section 14.02.746 and Section 14.02.747 of the Municipal Code of the City of Columbus, Texas.**

Mayor Dungen opened the public hearing at 6:47 p.m.

Councilman Cummings stated he did not believe the ordinance goes far enough regarding the liability when someone abandons a manufactured home on someone else's property.

Councilman Rankin stated the abandoned MH would fall under the substandard housing ordinance. Code Enforcement officer, Richard LaCourse, stated the City Attorney concurs with Councilman

Rankin's assessment. The landowner is responsible for whatever is on his property, and would have to recoup any expenses by suing the MH owner.

Dungen asked Police Chief, Skip Edman, how abandoned vehicles are handled. Edman explained the statute for dealing with abandoned vehicles.

Councilwoman Gobert asked LaCourse if the changes to the ordinance will make it easier to enforce. LaCourse stated they would.

Rankin asked what we were going to do to address Councilman Cummings' concerns. There was discussion on the statutes that should be used for guidance. Rankin stated he wanted the record to reflect that we need to have, from the City Attorney, how this specific situation should be approached, and if there is sufficient language in our ordinance to address it.

Linda Lipperdt and Jonitress Jones both signed in to speak about a manufactured home permit issue. They informed Council regarding their situation. Richard LaCourse stated, after researching the lot, all he needed was the survey plat and the survey stakes placed in the ground to move forward in the permitting process.

The public hearing was closed at 7:00 p.m.

**10. Consideration and Action to Approve Ordinance 199-17, an Ordinance Approving Changes to Article 14.02 Zoning Ordinance, Division 3 District Regulations, Part IX District MH, Manufactured Housing District, Section 14.02.746 and Section 14.02.747 of the Municipal Code of the City of Columbus, Texas.**

Councilman Rankin made a motion to approve Ordinance 199-17 approving changes to Article 14.02 Zoning Ordinance. Councilman Cummings seconded the motion.

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez, and Rankin; Councilwoman Gobert

The motion passed.

**11. Consideration and Action to Submit to Planning & Zoning a Proposed Replat of Lot 5, Part 1, a 0.0957 Acre Tract and Lot 5 Part 2, a 0.3556 Acre Tract of the Legion Addition, City of Columbus, into Two (2) Lots (0.226 Acres (Lot A) and 0.226 Acres (Lot B)) as Requested by Madelyn Braden.**

There was discussion of the orientation of the lots and the existing structures.

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

The vote was as follows:

Ayes: Councilmen Cummings, Swindle, Hernandez, and Rankin; Councilwoman Gobert

The motion passed.

**12. Consideration and Action, if Necessary, Regarding the October Golf Association Report.**

John Mangini gave the report, a copy of which is attached to these minutes. He stated they had been a little slow because of the weather and deer season. They had a large group from out of town come play last month, and they indicated they would be back. They have a night tournament scheduled for November 18<sup>th</sup> and a two-man scramble on the 19<sup>th</sup>. They are getting ready to fertilize the course, and get it ready for winter.

Mangini stated there is a leak in the clubhouse roof.

Dungen stated he had heard good things about the night golf.

Mangini stated, included in the report, was the number of green fee rounds and member rounds played during the month, and he would make sure that was included with every report.

No action was required.

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

Councilman Cummings – None

Councilwoman Gobert – She would like a CCIDC update on the agenda the first meeting in December.

Councilman Swindle – None

Councilman Hernandez – None

Councilman Rankin – None


Mayor Dungen – The Garden Club has invited all Council members to a reception for Hurricane Harvey first responders they will be hosting on Wednesday at 10:00 a.m. at the First United Methodist Church Family Life Center.

**14. Announcements.**

There were no announcements.

**15. Adjournment.**

The Mayor adjourned the meeting at 7:10 p.m.

  
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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 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.