

The City Council of the City of Columbus, Texas met in regular session on Monday, January 8, 2018 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 December 21, 2017 Regular Meeting

Councilwoman Gobert 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 Sewer Averaging and Visitors Center Update.**

City Manager, Donald Warschak, gave his report, a copy of which is attached to these minutes. Warschak stated sewer averaging for residential customers started on December 15<sup>th</sup> and will continue until February 15<sup>th</sup>. The average water usage during this time will determine the customer's sewer rate for the next year.

Regarding the Visitors Center, Warschak stated the outside digital display sign was installed today, and the company will work with the Chamber regarding the display. He also stated there are a few minor items, including painting of the handicap parking spot, to finish out before the Visitors Center will be ready to open. The Chamber has started ordering tourism supplies for inside the building, and Billy will expand on that during his report.

**6. Consideration and Action, if Necessary, Regarding Report on Substandard Manufactured Homes.**

Code Enforcement officer, Richard LaCourse, stated he, the City Manager, and the City Attorney met regarding substandard manufactured homes that were not the property of the landowner. LaCourse gave an overview of the existing code of ordinances pertaining to substandard structures, and definitions within the code. He also spoke about the portion of the code regarding demolition of substandard structures.

LaCourse stated the City Attorney felt the existing code covers substandard manufactured homes, and he would have no issue signing a lien against a landowner if it came down to that. Dungen stated at that point it would be a civil matter between the landowner and the owner of the manufactured home. LaCourse concurred. Dungen asked Councilman Cummings if this clarification covered his questions regarding this matter. Cummings stated it did.

Councilman Rankin stated that we can and should act regarding substandard manufactured homes.

**The Mayor moved to agenda item 8.**

**8. Consideration and Action to Approve a Manufactured Home Permit for Block 111 Lot S-1, PT S-2 of Rampart Street as Requested by Robert Stovall.**

LaCourse stated Mr. Stovall wanted to demolish the existing house at the corner of Preston and Rampart Streets due to flood damage. LaCourse confirmed the new manufactured home would more than fit within the setback requirements, and manufactured homes are allowed in that block.

Councilwoman Gobert made a motion to approve the manufactured home permit as requested by Robert Stovall. Councilman Rankin seconded the motion.

The vote was as follows:

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

The motion passed.

**The Mayor moved back to agenda item 7.**

**7. Consideration and Action to Authorize Advertising for Bids for the Water Filtration Construction Project.**

Warschak stated last fall the City took bids for the water filtration equipment, and now it is time to bid for site construction of the project. The date for delivery of the equipment is in April, and once a contractor has been hired, we can zero in on a delivery date. A February 8<sup>th</sup> bid date would allow enough time for site construction. Mayor Dungen asked if 3 to 4 weeks for construction was enough time. Warschak stated it should be sufficient. While it may seem like a lot of construction, there are several redundancies at each site that will make the process much easier. Dungen was concerned if only one bid was received. Warschak stated if the time for bids is getting close, and only one bid had been received, the date could be pushed back a couple of weeks to allow for more time.

Councilman Rankin made a motion to authorize the advertising for bids for the water filtration construction project. Councilman Cummings seconded the motion.

The vote was as follows:

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

The motion passed.

9. **First Reading of Resolution 178-18, 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 the Columbus Municipal Golf Association to Assist in Improvements to Recreational and Community Facilities Within the City of Columbus.**

Mayor Dungen read Resolution 178-18.

10. **Consideration and Action, if Necessary, Regarding the Tourism Quarterly Report for the Quarter Ended December 31, 2017.**

Chamber Executive Director, Billy Kahn, gave the Tourism report, a copy of which is attached to these minutes. Kahn highlighted the Chamber and Tourism events of the last few months including participation in the Houston Bridal Extravaganza, Ladies Night Out, and the Farmers Market.

Kahn also stated they would hold off on spending anymore tourism dollars on advertising until their website had been revamped. He spoke about bus tours coming to the City, and Chamber representatives attending a bus tour expo. Kahn stated the digital sign for the Visitors Center was installed today, and they will be getting a tutorial on the sign software. He also mentioned that the crew from the television show "Texas Bucket List" had been in town to film a segment on the Santa Claus Museum.

Kahn also spoke about upcoming events including a casino night in place of the normal Chamber Gala, and the revamped Magnolia Days in May.

Councilwoman Gobert commended Kahn and the Chamber for creating a vision and starting to execute something that is across the board consistent and reliable. Your work will have a great impact.

No action was required.

11. **Consideration and Action, if Necessary, Regarding the December Golf Association Report.**

John Mangini gave the report, a copy of which is attached to these minutes. He stated it had been a slow month. They wrapped pipes in anticipation of cold weather, and they paid the property taxes for the leased equipment and carts. They are looking at developing a webpage with a gentleman who takes drone pictures, and those pictures of the course can then be integrated into the website. He stated the fee is usually between \$800 and \$1000, but the gentleman would consider doing it for a free golf membership.

Councilman Rankin stated he thought the website was a great idea, and the Association should work closely with the Chamber. If membership does not increase, the course will have a hard time surviving.

No action was required.

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

Councilman Cummings – None

Councilwoman Gobert – Asked about the status of the grant with the state. Dungen stated there has been no news.

Councilman Swindle – None

Councilman Hernandez – None

Councilman Rankin – None

Mayor Dungen – Wished everyone a happy new year.

**13. Announcements.**

There were no announcements.

**14. Adjournment.**

The Mayor adjourned the meeting at 7:04 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 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.