

The City Council of the City of Columbus, Texas met in regular session on Monday, September 9, 2024, at 5:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

Mayor – Lori An Gobert
Mayor Pro Tem – Chuck Rankin
Councilman – Keith Cummings
Councilman – Ronny Daley
Councilwoman – Paige Sciba
Councilman – Michael Ridlen
City Manager – Donald Warschak
City Secretary – Bana Schneider
Assistant City Secretary – Dinah Jacobs

Other City Staff present included:

Police Chief – Skip Edman

Code Enforcement – Richard LaCourse

Library Director – Susan Chandler

1. Call to Order

Mayor Lori An Gobert called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance and Invocation

Gobert led the pledge and invocation.

3. Consent Agenda:

Motion to approve the consent agenda as presented.

Moved by: Ronny Daley

Seconded by: Keith Cummings

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith

Cummings, and Ronny Daley

Carried 5-0

- 3.1 Approval of Invoices INVOICES 20240909.pdf

- 3.3 Approval of Minutes of the August 29, 2024 Special Meeting 20240829 MINUTES.pdf ©
- 3.4 Approval of Financial Statements for May 2024 MAY 2024.pdf
- 3.5 Approval of Financial Statements for June 2024 JUNE 2024.pdf @

4. Consideration and Action to Approve Invoices for Columbus Tire Center (Sciba Corporation). COLUMBUS TIRE 20240909.pdf Ø

Motion to approve the Columbus Tire invoices as presented.

Moved by: Michael Ridlen Seconded by: Chuck Rankin

Aye

Michael Ridlen, Chuck Rankin, Keith Cummings, and

Ronny Daley

Abstain

Paige Sciba

Carried 4-0

5. Citizens' Presentations and Comments¹

Gobert read a proclamation for Constitution Week. A photo was taken with the DAR and the Mayor.

Library Director, Susan Chandler, addressed Council regarding the children that have read "1000 Books by Kindergarten". Lincoln Commanda, along with parents Jesse & Jessica Commanda and Dewey Turk, along with parents Brooke Bonordnen and Robert Turk, were present to accept their awards. Photos were taken with the recipients.

Others present spoke during specific agenda items.

6. City Manager's Report Including TxDOT Projects and City Projects Updates, WWTP Permit Renewals, and the Lead and Copper Rule Improvements.

CM REPORT 20240906.pdf

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes.

Sciba thanked management for making a smooth transition with the overlay, and not chip seal.

7. Consideration and Action, if Necessary, Regarding the August 2024 Golf Association

Report. GOLF AUGUST 2024.pdf

Mike Sewell, president, and Larry Zajicek, treasurer, were present to discuss their report. They are down 20 members. They are trying to make a bigger presence on social media. Course is in good shape. Things are looking up. We appreciate the City's support.

No action was needed.

8. Consideration and Action, if Necessary, Regarding the Colorado County CAD 2025

Budget. CCCAD 2025 BUDGET.pdf Ø

Olga Poncik and Jane Armentrout were present to discuss the CCCAD budget. They have made a few adjustments from the prior submission. The total budget has not changed, but the distribution has changed. There was a change in salaries and funds were moved to legal services. There are a number of lawsuits pending and they expect more to come. Appraisal districts state wide are having the same issues. Ridlen asked what the average number of cases filed in District Court in the last 10 years, Armentrout stated 3-4, but they are expecting 3-4 cases this year alone. Hotels state wide are filing cases.

Gobert asked the advantage of filing in court vs arbitration. Armentrout stated the dollar amount determined if it had to be filed in District Court.

There was a discussion regarding CCCAD personnel budget.

No action was required.

9. Consideration and Action to Approve a Contract with Colorado County CAD for Assessment and Collection Services for the 2024 Tax Year.

CCCAD CONTRACT 2024.pdf

2023 payment for their services was \$44,569

2024 payment for their services would be \$51,497

Motion to approve the contract for services with CCCAD.

Moved by: Michael Ridlen Seconded by: Paige Sciba

Aye

Michael Ridlen, Paige Sciba, Chuck Rankin, Keith Cummings, and Ronny Daley

Carried 5-0

10. Discussion Regarding an Ordinance Review and Amendment Regarding Zoning for Small, Patio, or Town Home Subdivisions as Requested by Bruce and Shannon

Binder. SUBDIVISION BINDER.pdf

Shannon and Bruce Binder addressed Council regarding affordable housing and looking for options. They are proposing and requesting looking at making an exception for lot sizes.

11. Consideration and Action, if Necessary, to Request the Planning & Zoning Commission Review and Draft Zoning Ordinance Additions or Amendments to Allow for Small, Patio, or Town Home Subdivisions within the City.

Motion to approve the request presented above to go to P&Z.

Moved by: Michael Ridlen Seconded by: Chuck Rankin

Aye

Carried 5-0

12. Consideration Regarding the Planning & Zoning Commission's Recommendation and Report on a Mobile Food Ordinance. PZ REPORT.pdf

13. Consideration and Action to Approve Ordinance 278-84, an Ordinance Amending Chapter 4 Business Regulations of the Code of Ordinances by Adopting Article 4.07

Regulating Mobile Food Vendors. ORD 278-24 - MOBILE FOOD VENDOR.pdf

Gobert thanked P & Z for their hard work and tireless efforts to work on this project in making mobile food trucks safe.

Motion to approve Ordinance 278-84.

Moved by: Paige Sciba

Seconded by: Keith Cummings

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, Keith

Cummings, and Ronny Daley

Carried 5-0

14. Consideration and Action Regarding a Noise Ordinance Variance Request for the Colorado County for September 12, 2024 through September 14, 2024 as Submitted

by the Colorado County Fair Association. CC FAIR NOISE VARIANCE.pdf @

Motion to approve the noise ordinance variance request.

Moved by: Paige Sciba Seconded by: Chuck Rankin

Aye

Michael Ridlen, Paige Sciba, Chuck Rankin, Keith

Cummings, and Ronny Daley

Carried 5-0

15. Consideration and Action to Award the Bid for The Nesbitt Memorial Library

Improvement Project. <u>LIBRARY IMPROVEMENTS BID.pdf</u>

Chandler stated she had received funds from an estate. They were hoping to spruce up the exterior of the library. Kimberly Mercer was the architect for this project. There are plans for a mural, and Chandler will seek funding for the mural. There were two good bids for the exterior project.

Gobert asked Chandler for her recommendation.

Chandler stated she had worked with Michelle Gorman when she was part of Five Oak. She is now on her own. Gorman has a stone mason that has knowledge of some of the needed repairs. Chandler stated she has really liked working with Gorman and would recommend using her company, Leaning Oak.

Motion to award the bid to Leaning Oak.

Moved by: Ronny Daley

Seconded by: Keith Cummings

Aye

Michael Ridlen, Paige Sciba, Chuck Rankin, Keith

Cummings, and Ronny Daley

Carried 5-0

16. Consideration and Action to Award the Bid for Bank Depository. DEPOSITORY

BID.pdf

Charles Bittner, Columbus State Bank, addressed Council.

Gobert stated Industry State Bank bid was a little more competitive.

Bittner stated they are very strong, liquid, and stable. They believe they made a responsible bid. He wanted to be present and address Council.

Schneider stated the bank in their contract has to be collateralized at 110%. We can use the depository for our clearinghouse for our checks. The remaining can be placed in an investment pool or CDs at another institution.

Rankin stated that more than one vendor was a good idea.

Schneider and the new executive assistant, Anne Faichtinger, have been in discussions regarding the bids and options.

Gobert stated that maybe consensus to keep the current depository but diversify the rest of the funds.

Motion to award the depository bid to Industry State Bank.

Moved by: Chuck Rankin Seconded by: Ronny Daley

Aye

Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny

Daley

Nay

Keith Cummings

Carried 4-1

17. Discussion of Budget Workshop:

There were general discussions on the Utility fund. Including rate adjustments.

17.1 General Fund

17.2 Utility Fund

Schneider to plug in the proposed numbers for review at the next meeting.

18. Executive Session: In Accordance with Texas Government Code Section 551.072, Deliberations about Real Property.

Regular session closed at 7:27 p.m. to enter executive session.

19. Reconvene into Regular Session and Consideration and Action, if Any, Regarding Executive Session - Deliberations about Real Property.

Reconvene at 7:39 p.m. with all members still present.

Motion to allow the Board to move forward as discussed in executive session.

Moved by: Paige Sciba

Seconded by: Keith Cummings

Aye

Michael Ridlen, Paige Sciba, Chuck Rankin, Keith

Cummings, and Ronny Daley

Carried 5-0

20. Items from Councilmembers²

Cummings - none

Daley - none

Sciba - none

Ridlen - hope to see everyone at the fair

Rankin - none

Gobert - all should have received an invitation for the opening ceremonies of the fair - 5:00pm at the flagpole - everyone is suggested and encouraged to attend; Francine has been named; AEP has already been mobilized; appears to be Wednesday for landfall as a Category 1

21. Announcements

There were none.

22. Adjournment

With no further business, the meeting was adjourned at 7:43 p.m.

Lori An Gobert, Mayor

Attest:

Bana Schneider, 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.

²Limited 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.