



The City Council of the City of Columbus, Texas met in regular session on Tuesday, May 28, 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 (Absent)
Councilman – Ronny Daley
Councilwoman – Paige Sciba
Councilman – Michael Ridlen
City Manager – Donald Warschak
City Secretary – Bana Schneider
Assistant City Secretary – Dinah Jacobs (Absent)

Other City Staff present included:

Police Lieutenant – Kevin Daniel
Fire Marshal – Brent Gorman, Jr.
Code Enforcement Assistant – Duane Naiser

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 consent agenda as presented.

Moved by: Ronny Daley

Seconded by: Paige Sciba

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

3.1 Approval of Invoices [INVOICES 20240528.pdf](#)

3.2 Approval of Minutes of the May 13 Regular Meeting [MEETING](#)

[MINUTES 20240513.pdf](#) 

4. Citizens' Presentations and Comments¹

Mike and Renee Long spoke to council regarding drones flying and hovering near their house, outside of windows and above their pool. They indicated several of their neighbors have complained to them about the same issue.

Mayor Gobert read a proclamation designating June 2-8, 2024 as National Garden Week in the City. Gobert took a photograph with Garden club members who were in attendance.

5. City Manager's Report Including TxDOT Projects Update, Windstorm Damage, Midtown Park Improvements, and CDBG-MIT Project. [CM REPORT 05.28.2024.pdf](#) 

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

The Mayor asked Warschak the timeline for receiving the playground equipment. Warschak stated there is a nine-week lead time.

Gobert also commented on the dangers presented on County Road 109 as they are shutting down sections for repair. She asked if Warschak could speak to whomever was in charge of the project about reducing the length of the closures since traffic is backing up onto Highway 71.

6. Presentation and Discussion of a Tax Abatement Project Plan by Dallas Wholesale Distribution.

Kris Thorn from the developer, Panattoni, and Nathan Potter from Dallas Wholesale Distribution attended the meeting via telephone. They made a presentation regarding their plans for a distribution center to be located at the industrial park and answered questions regarding their tax abatement application.

No action was required

7. Public Hearing Regarding the Guidelines and Criteria for Granting Tax Abatement (Phase-In) in the City of Columbus, Texas. [PUBLIC HEARING TAX ABATEMENT](#)

[GUIDELINES.pdf](#) 

Gobert opened the public hearing at 5:52 p.m.

Chris Christensen addressed council about his concerns for the tax abatement guidelines, especially in regards to the allowance of two part-time employees counting as one employee. He also thought the abatement percentages should be reversed with the higher percentage of abatement occurring in years 4 and 5 not in years 1 and 2.

Councilman Rankin stated the guidelines have worked in the past.

Christensen also stated the agreement does not mandate that any workers need to live in Columbus.

Councilwoman Sciba stated a requirement for residency for workers could not be mandated.

The public hearing was closed at 6:04 p.m. by Mayor Gobert.

8. Consideration and Action to Approve Resolution 279-24, a Resolution Re-Adopting the Guidelines and Criteria for Granting Tax Phase-In in a Reinvestment Zone Created in the City of Columbus. [RESOLUTION 279-24 - TAX PHASE-IN POLICY APPROVAL.pdf](#)

Motion to approve Resolution 279-24 re-adopting the guidelines and criteria for tax abatement.

Moved by: Chuck Rankin

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

9. Consideration and Action to Approve the Mayor's Re-Appointment of Bruce Tesch to CCIDC Board of Directors for a Term Ending May 2026.

Motion to approve the reappointment of Bruce Tesch to the CCIDC Board of Directors.

Moved by: Ronny Daley

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

10. Consideration and Action to Approve the Mayor's Re-Appointment of David Wiggs to the CCIDC Board of Directors for a Term Ending May 2026.

Motion to approve the reappointment of David Wiggs to the CCIDC Board of Directors.

Moved by: Paige Sciba

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

11. Consideration and Action to Approve the Mayor's Re-Appointment of Shalor Townzen to the CCIDC Board of Directors for a Term Ending May 2026.

Motion to approve the reappointment of Shalor Townzen to the CCIDC Board of Directors.

Moved by: Ronny Daley

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

12. Consideration and Action to Approve the Mayor's Appointment of Chuck Rankin to the CCIDC Board of Directors for a Term Ending May 2026.

Motion to approve the appointment of Chuck Rankin to the CCIDC Board of Directors.

Moved by: Paige Sciba

Seconded by: Michael Ridlen

Aye Michael Ridlen, Paige Sciba, Chuck Rankin, and Ronny Daley

Carried 4-0

13. Consideration and Action, if Necessary, Regarding the April 2024 Fire Marshal Report.

[FIRE APRIL 2024.pdf](#) 

Fire Marshal, Brent Gorman, Jr. gave his report, a copy of which is attached to these minutes..

Councilman Ridlen asked if the fire call statistics could be included on future reports. With the I-10 construction he would like to see the number of crashes that occur in the corridor.

Mayor Gobert thanked Gorman for all of his hard work on the ESD.

No action was required.

14. Consideration and Action, if Necessary, Regarding the April 2024 Code Enforcement Report. [CODE APRIL 2024.pdf](#) 

Assistant Code Enforcement officer, Duane Naiser, gave the report in Officer LaCourse's absence. A copy of the report is attached to these minutes. Naiser stated grass/weed violation letters would be going out the next day.

No action was required

15. Consideration and Action, if Necessary, Regarding the April 2024 Police Report. [CPD STATS APRIL 2024.pdf](#) 

Lieutenant Kevin Daniel gave the report in Chief Edman's absence. A copy of the report is attached to these minutes. Daniel spoke about the department working during the Magnolia Days Festival and that the two new Tahoes are on the street.

No action was taken.

16. Items from Councilmembers²

Daley - Drones seem like they are a violation of privacy

Sciba - Her son's dog got out over the weekend and she asked everyone to be on the lookout for her

Ridlen - Asked about the property assessments and how they would affect our tax rate

Rankin - None

Mayor - It will be hot and extremely humid, please make sure the guys in the field hydrate

17. Announcements

There were no announcements.

18. Adjournment

With no further business, Gobert adjourned the meeting at 6:24 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.