



The City Council of the City of Columbus, Texas met in regular session on Monday, June 10, 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

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:

Notion to approve the consent agenda as presented.

Moved by: Ronny Daley

Seconded by: Paige Sciba

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

Carried 5-0

3.1 Approval of Invoices [INVOICES_20240610.pdf](#) 

3.2 Approval of Minutes of the May 28, 2024 Regular Meeting [MEETING_MINUTES_20240528.pdf](#) 

4. **Consideration and Action to Approve Invoices for Columbus Tire Center (Sciba Corporation).** [COLUMBUS TIRE 20240610.pdf](#) 

Motion to approve the Columbus Tire invoices as presented.

Moved by: Michael Ridlen

Seconded by: Keith Cummings

Aye Michael Ridlen, Chuck Rankin, Keith Cummings, and Ronny Daley

Abstain Paige Sciba

Carried 4-0

5. **Consideration and Action to Approve the Annual Comprehensive Financial Report for the Fiscal Year Ending September 30, 2023.** [ACFR 2023 COLUMBUS FINAL.pdf](#)



Cameron Aaron of Patillo, Brown, and Hill was present to go over the audited financials. The City was given the cleanest opinion possible for an organization. The City had no instances of non-compliance with internal controls. He stated the audit process went very smoothly and everyone was very cooperative. He thanked the City for choosing Patillo, Brown, and Hill.

Rankin questioned if he was reading the audit as being clean and clear. Aaron reiterated yes, that is what it states in auditor terms.

Gobert asked if he would be reviewing the CCIDC financials.

He stated the CCIDC audited financials came back with the cleanest opinion that can be given as well.

Gobert thank Aaron and Patillo, Brown, and Hill for their thoroughness and presentation of the audited financials.

Motion to approve the audited financial statements as presented by Patillo, Brown, & Hill.

Moved by: Chuck Rankin

Seconded by: Keith Cummings

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

Carried 5-0

6. **Citizens' Presentations and Comments¹**

There were no public comments.

7. **City Manager's Report Including TxDOT Projects Update, City Projects Update, Midtown Park Improvements, and Drone Ordinances and Regulations. [CM](#)**

[REPORT 20240610.pdf](#) 

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

There was discussion regarding drone ordinances and regulations.

Citizens can help "police" drone activity by documenting with photos and videos during the action for proof as to what they feel is wrong or think is going wrong.

Councilman Daley will follow up with the citizens who brought the complaint to let them know that Council is trying to do their part.

Gobert asked Warschak to follow up with the citizens as well.

8. **Public Hearing Designating a 34.71 Acre Tract and a 20.43 Acre Tract both located in the W.B. Dewees Survey, Abstract No. 18 as a Reinvestment Zone. [NOTICE OF](#)**

[PUBLIC HEARING-REINVESTMENT ZONE 4.pdf](#) 

Gobert opened the public hearing at 6:03 p.m.

With no public comments, the public hearing was closed at 6:04 p.m.

9. **Consideration and Action to Approve Ordinance No. 277-24 Designating Tax Reinvestment Zone No. 4. [ORD 277-24 TARZ 4.pdf](#)** 

Motion to approve Ordinance no. 277-24.

Moved by: Chuck Rankin

Seconded by: Paige Sciba

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

Carried 5-0

10. **Public Hearing Concerning Tax Abatement Requested by Dallas Wholesale Distribution in Tax Abatement Reinvestment Zone No. 4.**

Gobert opened the public hearing at 6:04 p.m.

With no public comments the public hearing was closed at 6:05 p.m.

11. **Consideration and Action to Approve a Tax Abatement Agreement as Requested by Dallas Wholesale Distribution in Tax Abatement Reinvestment Zone No. 4. [TAX](#)**

[ABATEMENT DWD.pdf](#) 

Motion to approve the tax abatement agreement with Dallas Wholesale Distribution as presented.

Moved by: Paige Sciba

Seconded by: Michael Ridlen

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

Carried 5-0

12. **Consideration and Action to Send to Planning & Zoning a Re-subdivision of Two (2) Tracts (0.6267 (Tract 1) and 0.2172 (Tract 2)) Situated in Block 99 of the City of Columbus into Two (2) Tracts (0.569 Acres (Tract 1) and 0.2749 Acres (Tract 2)) as**

Requested by Dewayne and Connie Kotrla. [REPLAT KOTRLA.pdf](#) 

Motion to send the subdivision to P&Z.

Moved by: Michael Ridlen

Seconded by: Keith Cummings

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

Carried 5-0

13. **Consideration and Action, if Necessary, Regarding the May 2024 Golf Association Report. [GOLF MAY 2024.pdf](#)** 

City Secretary, Bana Schneider reviewed the golf reports with Council.

No action was needed.

14. **Items from Councilmembers²**

Cummings - none

Daley - none

Sciba - their dog was found; thanked everyone for helping to locate her

Ridlen - none

Rankin - none

Gobert - questioned about the citizen with the sewer back up; welcomed Dinah back, she was missed; requested a breakdown of sales tax for budget purposes

15. **Announcements**

There were no announcements.

16. **Adjournment**

With no further business, the meeting was adjourned at 6:18 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.