

REGULAR COUNCIL MEETING – December 9, 2019

The City Council of the City of La Grange met in Regular Session on Monday, December 9, 2019 in the City Hall Council Chambers at 155 E. Colorado St. with the following members present: Mayor Pro Tem John J. Cernosek, Councilmember Bonnie Busch, Councilmember Jan Dockery, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Violet Zbranek. Mayor Janet Moerbe and Councilmember Kathy Weishuhn were absent. Staff present: City Manager Shawn Raborn, Chief of Police David Gilbreath, and City Secretary Janet Bayer. Visitors: Tom Hudson, Mike Mabry DVM, Howard Konetzke Jr., Ken Dernehl, Neale Rabensburg, Ginger Friemel and Brandon Schielack.

Mayor Pro tem Cernosek called the meeting to order. Next were pledges to the US and Texas Flags. Pastor Marcia Kiefer of Shared Lutheran Ministries gave the invocation.

Under petitions, Ken Dernehl of La Grange Citizens Alliance spoke.

CONSENT AGENDA

Mayor Pro tem Cernosek stated that Consent Agenda item #1 was inadvertently listed there incorrectly and should be moved down to Regular Agenda where it was also listed for second reading approval.

Discuss and or Consider approval of November Minutes.

A **Motion** was made by Councilmember Zbranek, **Second** Councilman Janca to approve the Consent Agenda Item as presented. Motion carried 6-0.

REGULAR AGENDA

Discuss and or Consider on Second reading an ordinance amending Chapter 3, Building Regulations, Article 3.02, Building Code, Section 3.02.004, permit fees, by repealing the existing section and replacing it entirely thereby creating a distinction for permit fees to be charged between residential and commercial construction; providing for a penalty for commencement of construction prior to obtaining a permit; and providing for an effective date. During the last legislative session H.B. 852 prohibited the use of the value of the work to be undertaken as a way to calculate a building permit fee. The City of La Grange, like most cities in Texas used the value of work to develop the permit fee. The use of value for commercial projects is still allowed and will not change. We are proposing to move to a per square foot basis for the development of the permit fee. Staff is proposing that we have a base permit fee of \$25.00 plus forty cents (\$.40) per square foot for new construction and thirty cents (\$.30) per square foot for a remodel project. **Motion** Councilmember Zbranek, **Second** Councilman Janca to approve this ordinance as presented on second reading. A roll call vote was taken: Councilmember Busch for, Councilmember Dockery for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Zbranek for. Motion carried 6-0.

Discuss and or Consider preliminary replat request of property located at 475 W LaFayette Street owned by Howard Konetzke, Jr. Mayor Pro tem Cernosek stated that the provided address from the owner was incorrect, it should read 475 EAST LaFayette Street. A request was received from Howard Konetzke Jr. to subdivide this lot into six (6) separate residential lots with the lots measuring approximately 70 feet wide x 166-foot depth and the driveways exiting on both LaFayette Street and Fannin Street. All lots meet the minimum size requirements required by City of La Grange Ordinances. There were twenty-eight (28) letters sent to property owners within a 200-foot radius of this address asking if owners are in favor of or

opposed to the subdivision request. There were six (6) letters returned in favor of granting this request and twenty-two (22) letters that were not returned. **Motion** Councilman Eilert, **Second** Councilmember Dockery to approve this replat request. Motion carried.

Discuss 2020 City Officers' Election Calendar. The calendar submitted by City Secretary Janet Bayer was for informational purposes concerning the May 2, 2020, election for 4 councilperson positions.

Discuss and/or Consider awarding an engineering services contract for the EDA funded project, contract #08-79-05325. Staff recently issued a Request for Qualifications for engineering services related to our funded EDA project, contract #08-79-05325. We received one proposal from BEFCO Engineering to serve as the project engineer for the EDA project. Staff recommends the selection of BEFCO Engineering as the project engineer. We have utilized the services of BEFCO in the past on Community Development applications and have been satisfied with the services provided. **Motion** Councilmember Zbranek, **Second** Councilmember Dockery to award BEFCO Engineering the engineering services contract for EDA funded project, contract #08-79-05325. Motion carried.

Discuss and or Consider renovation options for City Hall. For the past several years we have been reviewing and discussing options to undertake a major remodel of City Hall. While a major remodel is needed, the funds necessary to undertake such a project are not readily available at this time. Staff is proposing that we complete a refresh of the building interior spaces and improve accessibility (A.D.A. compliance) for customers and employees. The proposed minor modifications should meet the immediate issues with the facility. The funds to complete this project were included in the current year General Administration capital budget. Included in the packet were the current layout of City Hall, a proposed layout of City Hall for a major remodel, and preliminary estimated cost of a minor remodel. Staff will collaborate on the remodeled floor plan. Councilman Taylor asked if we would try to use local businesses/contractors as much as possible and all were in agreement that we would. The City would be the contractor that then hires out subcontractors. **Motion** Councilman Janca, **Second** Councilmember Busch to move forward with outlining minor renovation options for City Hall. Motion carried.

Tourism Partnership Committee

Discuss and or Consider Allocation of Tourism Grant Funds for Bugle Boy Foundation, The Best Little Cowboy Gathering in Texas for marketing, and Texas Quilt Museum for online marketing. The Tourism Grant Committee reviewed these three (3) requests for funding under the Tourism Grant Program. The Tourism Grant Committee made funding recommendations to council. **Motion** Councilman Eilert, **Second** Councilmember Zbranek to approve these requests. Motion carried.

Chief of Police Update

Chief of Police Gilbreath reported there were 386 calls for the month of November, 46 of those were animal complaints. There were 18 wrecks within the city limits in November – mainly citizens disregarding yield and stop signs. The STEP (Selective Traffic Enforcement Program) is in progress through October 1, 2020. The STEP grant was awarded to law enforcement agencies to enforce traffic safety laws such as speeding, seat belt violations, cellular and texting device violations, driving while intoxicated, and disregarding traffic control devices (stop/yield signs and traffic lights). Open house at the police station is December 13th from 2pm-4pm.

City Manager Update

Schmeckenfest was a huge success again this year. The KABOOM Adventure Course build day is complete. There was lots of community support and the City of La Grange is thankful for the community really coming together. The Parks Department was majorly involved in both activities and needs to be recognized for their hard work. Breakfast with Santa at the

Randolph Recreation Center is December 14th from 8:30 – 11:00. Christmas Open House at the Public Library is December 18th from 10:00 – 2:00.

At 6:27 PM a **Motion** was made by Councilmember Zbranek, with a **Second** by Councilman Eilert that the meeting be adjourned. Motion carried.

Janet Bayer, City Secretary
These Minutes Approved by City Council on:

John J. Cernosek, Mayor Pro tem