

## REGULAR COUNCIL MEETING – February 10, 2020

The City Council of the City of La Grange met in Regular Session on Monday, February 10, 2020, in the City Hall Council Chambers at 155 E. Colorado St. with the following members present: Mayor Janet Moerbe, Councilmember Bonnie Busch, Mayor Pro tem John J. Cernosek, Councilmember Jan Dockery, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Weishuhn, and Councilmember Violet Zbranek. Staff present: City Manager Shawn Raborn, Sergeant Justin Koehne, and City Secretary Janet Bayer. Visitors: Tom Hudson, Howard Konetzke Jr., Nancy Applebe, Kristen Denham, Mike Mabry DVM, Stacey Norris, and Quenten Gonzalez.

Mayor Moerbe called the meeting to order. Next were pledges to the US and Texas Flags. Reverend Hill of The Remnant gave the invocation.

### CONSENT AGENDA

Discuss and or Consider January minutes.

Discuss and or Consider blocking off the square for La Grange Uncorked. The La Grange Main Street Advisory Board is requesting permission for the closing of the inner parking area by the north entrance of the courthouse to be used for registration and music tent starting at 5:00 pm on Friday, February 14, 2020, to accommodate La Grange Uncorked Wine Festival this Saturday, February 15<sup>th</sup>.

Discuss and or Consider appointment(s) to Main Street Advisory Board. The Main Street Advisory Board is requesting that Mr. Erich Lehmann with Thrivent Financial be appointed to the Main Street Board. Mr. Lehmann is currently a downtown building and business owner.

A **Motion** was made by Councilman Taylor, **Second** Councilman Janca to approve the Consent Agenda Items as presented. Motion carried 8-0.

### REGULAR AGENDA

Discuss and or Consider Final replat request of property located at 475 E. LaFayette Street owned by Howard Konetzke, Jr. A request was received from Howard Konetzke Jr. to subdivide this lot into thirteen (13) separate residential lots with the lots measuring approximately 70 feet wide x 166-foot depth and the driveways exiting on LaFayette Street, Fannin Street, and College 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 was one (1) letter returned in favor of granting this request and twenty-seven (27) letters that were not returned. Council gave preliminary approval for this on January 27, 2020. **Motion** Mayor Pro tem Cernosek, **Second** Councilman Taylor to approve this final replat request. Motion carried 8-0.

Discuss and or Consider Final replat request of property located at 1047 N. Franklin Street owned by Eugenia Cornett Cook, Glen W Michalk, and Susan Michalk Richards. A request was received from Eugenia Cornett Cook, Glen W Michalk, and Susan Michalk Richards to subdivide the property into two (2) separate lots located at 1047 N. Franklin Street. Lot 1 would be approximately 75 feet wide x 143 feet deep. Lot 2 would be approximately 88 feet wide x 138 feet deep with both driveways exiting on Franklin Street. Both lots meet the minimum size requirements required by City of La Grange Ordinances. There were seventeen (17) 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 eleven (11) letters returned in favor of granting this request and six (6) letters that were not returned. Council gave preliminary approval

for this on January 13, 2020. **Motion** Councilman Janca, **Second** Councilman Taylor to approve this final replat request. Motion carried 8-0.

Discuss and or Consider support Resolution of the proposed La Grange Springs Housing Tax Credit Application to the Texas Department of Housing and Community Affairs. Staff is bringing back for additional review and discussion the proposed La Grange Springs Development. La Grange Springs is envisioned to be a 64-70 unit rental property on 8 acres developed under the Texas Department of Housing and Community Affairs Housing Tax Credit (HTC) Program. Not all units would be low/mod income limits, a small percentage would be at market rate. The development will be located at the North East corner of the intersection of U.S. Highway 77 North and FM 2145 just outside the city limits of La Grange. The developer submitted a preliminary application to TDHCA earlier in January and the project scored very well. In order for the development to move forward, the developer will need to obtain support from the city for the proposed development. With the final application deadline of February 28<sup>th</sup>, Robbye Meyer asked for final consideration at this council meeting. The cost estimate to take water and sewer service to the corner of US Highway 77 North and FM 2145 is \$766, 056, figures provided by BEFCO Engineering. The developers stated the economic benefits to the La Grange community would include affordable rents, increased tax base for the improved property, as well as construction jobs. **Motion** Councilman Taylor, **Second** Councilmember Weishuhn to support the proposed La Grange Springs development proposed to be located at the northeast corner of Hwy 77 and County Road 2145. Motion carried 7-1 with Councilmember Busch voting against.

Presentation of Racial Profiling data for 2019 by La Grange Police Department as required by Article 2.132 Texas Code of Criminal Procedures. The report submitted is a racial breakdown of all the traffic stops conducted by the La Grange Police Department from January 1, 2019, through December 31, 2019. From the Tier 2 data provided, the La Grange P.D. does not have a problem regarding racial profiling practices. The continuing effort to collect police contact data assures an on-going evaluation of the La Grange Police Departments' practices.

Discuss and or Consider a 30-day moratorium on new mobile food vendors in La Grange. Staff is requesting council consideration of a 30-day moratorium on the installation of new mobile food vendors in La Grange. We currently do not regulate mobile food vendors. During the next 30 days, staff will review with council the issue of mobile food vendors and determine if we need to develop an ordinance that would regulate such vendors. **Motion** Councilman Janca **Second** Councilmember Busch to impose a 30-day moratorium on new mobile food vendors in La Grange. Motion carried 8-0.

Discuss and or Consider Order of Election for Municipalities. The general election is to be held on Saturday, May 2, 2020, for 1 Councilmember in each Ward (Ward 1,2, 3, and 4). **Motion** Councilmember Zbranek, **Second** Councilmember Dockery for Order of Election for Municipalities. Motion carried 8-0.

#### Chief of Police Update

Sergeant Koehne reported there were 140 calls for service taken in January. 17 accidents occurred last month. There were 157 animal control calls/responses. 7 arrests took place in January.

#### City Manager Update

La Grange Uncorked is Saturday, February 15<sup>th</sup>, in downtown La Grange. The City of La Grange's Office of Community Development and Workforce Solutions-Rural Capital Area office are hosting La Grange Career Fair on Tuesday, February 18<sup>th</sup> from 3-6 pm at the Historic Casino Hall. Adults and students are encouraged to meet with over 25 local area employers that are participating. The Geekbus TEAM will also be there to provide interactive career exploration activities. Youth and Teen cooking workshops are continuing at the public Library on February 11<sup>th</sup> and 13<sup>th</sup> from 4-5 pm. The 14-inch water line extension from Water Well D to Water Well B hopes to start early next year. City Manager Raborn noted that both

electric and water sales were down in January in relation to mild temperatures and routine showers. Raborn informed council of the promotion of Danny Moerbe as Street Foreman following the retirement of Bo Janda, Jr. after 30 years of service.

At 6:56 PM a **Motion** was made by Councilmember Weishuhn, with a **Second** by Councilman Taylor that the meeting be adjourned. Motion carried.

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

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Janet Moerbe, Mayor

## **REGULAR COUNCIL MEETING – February 24, 2020**

The City Council of the City of La Grange met in Regular Session on Monday, February 24, 2020, in the City Hall Council Chambers at 155 E. Colorado St. with the following members present: Mayor Janet Moerbe, Mayor Pro tem John J. Cernosek, Councilmember Jan Dockery, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Weishuhn, and Councilmember Violet Zbranek. Councilmember Bonnie Busch was absent. Staff present: City Manager Shawn Raborn, Chief of Police David Gilbreath, and City Secretary Janet Bayer. Visitors: Martha Langford, Justin Lopez, Laurie Janda, Candy O’Meara, Mike Mabry DVM, Rebecca Todd Koenig, Sarah Jo Marrou, Billye Beth Baker, Quenten Gonzalez, and Bo Janda.

Mayor Moerbe called the meeting to order. Next were pledges to the US and Texas Flags. Associate Pastor Justin Lopez of First Baptist Church gave the invocation.

Under petitions, Brandon Schielack addressed the council.

Mayor and Council recognized Bo Janda, Jr. for his 30+ years of service and presented him with a retirement plaque.

### **REGULAR AGENDA**

Discuss and receive presentation by Billye Beth Baker regarding the truck traffic through La Grange. The issue of regulating truck traffic in La Grange has been a problem for a number of years. The primary discussion has been related to State Highway 77 at the Bluff. The Bluff is outside the jurisdiction of the city and State Highway 71 Bypass is not entirely within the city limits which limit the City of La Grange’s ability to regulate truck traffic. Cities have the ability to develop truck routes but the truck route must be entirely within the city limits. Recently, Senator Kolkhorst addressed this issue and is looking into drafting new legislation that may change this requirement so that unique situations like the one here in La Grange may be addressed. Ms. Billye Beth Baker along with other concerned citizens of Fayette County hopes the La Grange City Council along with Commissioners, the Sheriff’s Office, the Department of Transportation, and our state Legislators will form a committee to devise a plan to prevent 18-wheeler type commercial truck accidents before they happen. They hope we try and devise an alternate route to prevent overweight or long commercial trucks from traveling in our cities and on our

narrow county roads. They also want to establish lower speed limits for the large heavy trucks. The need to solve the major concern of heavy truck traffic through La Grange is great. Judge Weber and City Manager Shawn Raborn have had numerous discussions regarding this issue and Judge Weber is actively working with TxDOT to explore all options to limit through truck traffic on State Hwy 77.

Discuss and or Consider approval of the Certification of Unopposed Candidates. Discutir y/o considerer la aprobacion del Certificado de Candidatos Sin Oposicion. The 2020 City Officers Election was called on February 10, 2020. Friday, February 14<sup>th</sup>, was the last day to file for a place on the ballot, and Tuesday, February 18<sup>th</sup>, was the last day for a write-in candidate to declare candidacy. Friday, February 21<sup>st</sup>, was the last day for ballot candidate or write-in to withdraw. The following candidates are unopposed for the corresponding positions. Kathy Weishuhn – Councilmember Ward 1; Violet “Patsy” Zbranek – Councilmember Ward 2; Jan Dockery – Councilmember Ward 3; Quenten Gonzalez – Councilmember Ward 4. Current Councilmember John Eilert – Ward 4 withdrew his application in effect leaving Quenten Gonzalez unopposed. The City of La Grange’s General Election for May 2, 2020, has been cancelled. **Motion** Councilman Eilert, **Second** Councilman Janca to approve the Certification of Unopposed Candidates. Motion carried 7-0.

Discuss and or Consider selection of Langford Management Services for the preparation and administration of General Land Office (GLO) CDBG-MIT applications for 2015, 2016, and Harvey funding for flood mitigation projects and subsequent implementation of awarded projects. Staff recently issued a request for consultant/management services to assist in the preparation and administration of General Land Office (GLO) CDBG-MIT applications for 2015, 2016, and Harvey funding for flood mitigation projects and subsequent implementation of awarded projects. Management proposals were submitted by Langford Community Management Services and GrantWorks. An evaluation committee was formed to review the Management proposals and was comprised of Brett Wolff, Frank Menefee and Shawn Raborn who independently reviewed and scored the proposals. The ranked result of the scoring process was Langford Community Management Services and then GrantWorks. The City of La Grange has utilized the services of Langford Community Management Services on numerous grants and staff is recommending the selection of Langford Community Management Services to assist in the development of the application. **Motion** Councilmember Zbranek **Second** Councilman Janca to select Langford Community Management Services to assist in the development of the application. Motion carried 7-0.

Next was a report on Active Projects. City Manager Shawn Raborn gave an active project status report for the month of February. Some highlights are: LED lights on the square are being replaced as well as street lights throughout town as the current lights fail. Strand Engineering has started the engineering plans to upgrade the water well line between Well Station D and B. We anticipate going out for bid in September of this year with construction to begin in January 2021. The waste water line replacement from Lower Line to the plant is back under construction and completion is anticipated by the end of this July. The new restroom installation at White Rock Park should be completed by mid-March. LCRA plans to start repairs at White Rock Park this week, starting on February 26<sup>th</sup>. The repairs from Hurricane Harvey damage include the canoe launch, the pedestrian sidewalk to the river and possible repair to fishing pier if approved by FEMA. Staff is working with the Tocker Foundation on a grant request to install new shelving at the library. The goal of the project is to allow for more flexible space for library operations. The grant is due this summer. Residential property owners impacted by the flood will receive buyout letters regarding the CDBG-DR Buyout Program within the next 45 days.

#### Chief of Police Update

Chief of Police Gilbreath reported that the two (2) new patrol cars are in use. The department is working to update the decals on the existing fleet of patrol cars. Gilbreath also addressed traffic flow and

parking concerns at La Grange ISD. This problem is temporary and stated patience is key while the remaining construction projects are completed.

City Manager Update

The La Grange Career Fair on Tuesday, February 18<sup>th</sup>, at the Historic Casino Hall was a success. The City of La Grange will continue this event annually – again next February. The City of La Grange currently has four (4) active grant projects with another two (2) already approved. We will be applying for three (3) other grants between the summer and fall of this year.

At 6:46 PM a **Motion** was made by Councilmember Zbranek, with a **Second** by Councilman Taylor that the meeting be adjourned. Motion carried.

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

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Janet Moerbe, Mayor