

REGULAR COUNCIL MEETING – January 13, 2020

The City Council of the City of La Grange met in Regular Session on Monday, January 13, 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 Bonnie Busch, Councilmember Jan Dockery, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Violet Zbranek. Councilmember Kathy Weishuhn was absent. Staff present: City Manager Shawn Raborn, Chief of Police David Gilbreath, and City Secretary Janet Bayer. Visitors: Tom Hudson, Hudson Short, London Gaskins, Mike Mabry DVM, Howard Konetzke Jr., Quenten Gonzalez, and Pastor Candy O'Meara.

Mayor Moerbe called the meeting to order. Next were pledges to the US and Texas Flags. Pastor Candy O'Meara of St. Paul Lutheran Church gave the invocation.

CONSENT AGENDA

Discuss and or Consider approval of December Minutes.

A **Motion** was made by Mayor Pro Tem Cernosek, **Second** Councilman Taylor to approve the Consent Agenda Item as presented. Motion carried 7-0.

REGULAR AGENDA

Discuss and or Consider temporary implementation of one-way streets in the 100 block of South Vail and the 600 block of East Milam. Staff is requesting council authorization to implement temporary one-way streets in the 100 block of South Vail and the 600 block of East Milam Streets during the hours of 7:30-8:30 a.m. and 3:00-4:00 p.m. on days La Grange ISD is in session. It is believed the new traffic pattern will assist improving the flow of traffic during peak hours. The implementation of the new traffic pattern will not alleviate the problem but should make the condition manageable and safer. Based on conversations with LGISD staff, we anticipate the one-way configuration to be in place until April. Beginning in April, the drop off and pickup location will be moved to S. Jackson Street. City Staff and LGISD staff will continue to monitor the situation and make additional recommendations and changes as necessary. **Motion** Councilman Taylor, **Second** Councilman Janca to approve the temporary implementation of one-way streets in the 100 block of S. Vail and the 600 block of E. Milam Streets. Motion carried 7-0.

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 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. Council gave preliminary approval for this on December 9, 2019. **Motion** Mayor Pro tem Cernosek, **Second** Councilman Taylor to approve this final replat request. Motion carried 7-0.

Discuss and or Consider preliminary 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. **Motion** Councilmember Zbranek, **Second** Councilmember Dockery to approve this preliminary replat request. Motion carried 7-0.

Discuss and or Consider an outdoor siren warning system. Staff is bringing back for additional discussion the installation of an outdoor siren warning system. As we discussed back in May, the City of La Grange has never had an outdoor siren warning system. The notification system we had in the past was to alert members of the Volunteer Fire Department of the need to go to the station. The Volunteer Fire Department is currently utilizing a paging system and also a cell phone paging system. Staff has been in contact with Goddard Enterprises regarding the layout of a possible system for the City of La Grange. The estimate to construct the system is in the \$150,000 to \$175,000 range based on the final design. As presented previously, the City of Flatonia installed a system a couple of years ago at a cost of \$186,000 for five sites. The system was funded by a Hazard Mitigation Grant and has not been activated in an emergency capacity since it was installed. The system does operate on a daily basis at noon in the downtown location only and all five locations are tested the first Wednesday of each month. The effectiveness of outdoor warning sirens has been an area of conversation and in certain parts of the country a point of contingency among government agencies, citizens, and emergency managers. Sirens are designed to be heard only in outdoor settings thus providing limited or no warning to citizens in buildings. There are numerous ways to receive severe weather alerts. Severe weather information is disseminated by the National Weather Service through a number of systems including **Warn Central Texas Notification System**, NOAA weather radios, television, internet (www.weather.gov/ewx), Wireless Emergency Cellphone Alerts (WEA) and social media just to name a few. Concerned citizen Mrs. Gaskins addressed council on this subject. Her concerns were that phones are not always reliable and referenced the current AT&T messages that services were interrupted for some customers. She asked why the need for 5 sites and City Manager Raborn stated that was to make sure the entire town had audible coverage. She also believes that the sirens could be heard inside. Her position is in favor of the outdoor siren warning system. Staff is requesting council direction regarding the need for additional information and the development of formal bid documents. **Motion** Mayor Pro tem Cernosek to continue to research outdoor siren warning systems and look for direct grant resources, **Second** Councilmember Busch. Motion carried 7-0.

Discuss and or Consider submitting the review of the City Charter to the General Services Committee. Staff is requesting that the council task the General Services Committee to begin the process to review the City Charter. The City Charter is reviewed periodically and needs to be reviewed at this time. The charge to the Committee will be to review the City Charter and recommend changes to the full City Council by November 30, 2020. The City Council will vote on which possible changes will be included in the May 1, 2021, ballot. The process would involve the initial review by the Committee to determine what if any modifications need to be presented to the voters for consideration. The City Manager, City Secretary and the City Attorney will assist the General Services Committee and will be available as a resource to respond to questions and provide input. **Motion** Councilmember Zbranek for the City Charter review by the General Services Committee, **Second** Councilman Janca. Motion carried 7-0.

Discuss and report on TTHM notice of violation. In December, the quarterly test results for TTHM's were above the 80 MCL (maximum contaminant level) threshold. This was the first violation of the quarterly rolling average since we implemented the aeration system at the Horton Booster Station. Staff determined that the high reading was the result of the aeration system not running due to the very low water consumption during the test period. Staff in consultation with Strand Engineering modified the operation of the aeration system to force it to run every 2 hours regardless of water demand/consumption. Staff modified the operation of the aeration system and we took our own TTHM samples to make sure the changes were effective. The test results showed the change had the desired results, the TTHM level was down to 36 MCL which is well below the 80 MCL threshold. The next testing cycle will take place in late February or early March. The quarterly tests are conducted by an outside firm contracted by TCEQ. The test results are usually made available within 30 days of the field testing. Based on the four-quarter rolling average, we anticipate that we will be out of compliance again during the next reporting period. The quarterly test results will be back in compliance but the average will be above the 80 MCL threshold. We should be back in full compliance by the third quarter of this year.

Chief of Police Update

Chief of Police Gilbreath gave his 2019 end of year report. In 2019, the department implemented new Body Worn Cameras for the officers. The first ever Police Chaplain was selected – Pastor Candy O'Meary of St. Paul Lutheran Church in La Grange. 1 police officer and 2 county deputies will be receiving a hero's award in May of 2020 from the 100 Club for saving the life of a man whom they pulled out of a motel room that was on fire at River Valley Motor Inn in 2019. Officer Bret Meinardus, Fayette County Deputies Herman Olvera and Joe Gonzales are to be commended for their unselfish act of bravery. The Fayette Narcotics Unit was very busy in 2019 – serving multiple search warrants and investigating numerous drug cases resulting in criminal charges. Our community is lucky to have their dedicated service. In 2019, La Grange P.D. received over 4500 calls for service, investigated 193 motor vehicle accidents, responded to over 800 animal control calls for service, and arrested 181 suspects.

City Manager Update

City Manager Shawn Raborn informed of the next quarterly bulk trash pick up on Saturday, January 25th. Items to discard are bulky furniture items and old appliances. LCRA's Steps Forward Program will be helping at Northside Park on April 3rd this year. Their volunteer efforts will help with painting and general clean up. The Recreation Center Splash Pad warranty work has been completed. Weather permitting, it will re-open in the near future. The library is working with AgriLife Extension and will be starting youth and teen cooking workshops in January. Meetings are either the 2nd Tuesday or 2nd Thursday of each month from 4 – 5 pm for the next 4 months. Mr. Raborn also wanted to thank the various city crews and volunteer fire department for their work during the storms that came through our area on Friday, January 10th.

At 6:35 PM a **Motion** was made by Councilman Janca, with a **Second** by Councilman Taylor that the meeting be adjourned. Motion carried.

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

Janet Moerbe, Mayor

REGULAR COUNCIL MEETING – January 27, 2020

The City Council of the City of La Grange met in Regular Session on Monday, January 27, 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: Stacey Norris, Howard Konetzke Jr., Tom Hudson, Paula Vogel, Cooper Dalhart, J. Mihatsch, Mike Mabry DVM, Neale Rabensburg, and Nancy Applebe.

Mayor Moerbe called the meeting to order. Next were pledges to the US and Texas Flags. Pastor Marcia Kifer with Shared Lutheran Ministries gave the invocation.

CONSENT AGENDA

Discuss and or Consider appointment(s) to Main Street Advisory Board. With some questions on how board appointments are assigned, this agenda item was moved to regular agenda #1 for more discussion.

REGULAR AGENDA

Discuss and or Consider appointment(s) to Main Street Advisory Board. The Main Street Advisory Board is requesting that Mr. Cooper Dalhart with the Art Stroll be appointed to the Main Street Board. Councilmember Taylor asked how the Board selections were made and how the public can apply to be on the Board? Main Street does meet and greets for board membership routinely. Citizens can apply to be on the Main Street Advisory Board online from the City of La Grange site. **Motion** Councilmember Weishuhn, **Second** Mayor Pro tem Cernosek to appoint Mr. Cooper Dalhart to the Main Street Advisory Board. Motion carried 7-0

Discuss and or Consider preliminary 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. **Motion** Councilman Janca, **Second** Councilman Taylor to approve this preliminary replat request. Motion carried 7-0.

Review of Texas Department of Housing/Community Affairs Housing Tax Credit Program. The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. Tax credits are awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. La Grange Springs applied for the Competitive (9%) Tax Credit. The Competitive Tax Credit is highly competitive and awarded based on a Regional Allocation Formula (RAF) with additional set asides for developments at risk of losing affordability and subsidy, developments financed through USDA, and those with nonprofit owners.

Discuss proposed La Grange Springs Housing Tax Credit Application to the Texas Department of Housing and Community Affairs. Staff is presenting for review the proposed La Grange Springs Development. La Grange Springs is envisioned to be a 70-unit rental property developed under the Texas Department of Housing and Community Affairs Housing Tax Credit (HTC) Program. 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 for the development with the final application due in March. In order for the development to move forward, the developer will need to obtain support from the city for the proposed development. The developer is currently in the process of updating the market study for the project in order to verify that demand for the proposed development exists in the community. Staff does have some concerns regarding the local markets ability to absorb the number of units proposed. Staff is presenting the item for initial discussion only and will bring back at a future meeting for formal consideration by council.

Update on Wayfinding Signage project. Discuss and or Consider authorizing staff to go out for bid for the installation of Wayfinding project. The La Grange Economic Development Corporation (EDC) is requesting council authorization to go out for bid for the installation of Wayfinding Signage. The EDC has been working on this project for some time and the final design and locations have been identified. The signs are a mix of public and community locations. They are the most frequently asked and visited locations in the community. The size of the signs was set by TXDOT as well as the number of identified locations per sign and the font size. The bids will be due on March 3rd and will be presented to council for consideration at the March 9th or 23rd meeting. Bidders are responsible for the creation of the signs as well as the installation. This is the first phase of the signage project; we will propose the second phase as part of the 2020-2021 EDC budget. **Motion** Councilmember Weishuhn, **Second** Councilmember Zbrank authorizing staff to go out for bid for the installation of Wayfinding Signage project. Motion carried 7-0.

Discuss and or Consider lease of building at 805 Mode Lane to the La Grange Optimist Club. Staff is requesting council authorization to proceed with the development and execution of a lease with the La Grange Optimist Club for the lease of the current AMEN building located at 805 Mode Lane. The initial discussion regarding the lease of the building took place in August of 2017 prior to Hurricane Harvey. With the opening of the new Second Chance facility and the impending relocation of AMEN to the new facility on Reynolds Street, the current AMEN building will become vacant. The Optimist Club is still very interested in relocating from the Fairgrounds to the Mode Lane building. The Optimist Club will use the building as a meeting facility and clubhouse. **Motion** Councilman Eilert, **Second** Councilman Janca to lease the building at 805 Mode Lane to the La Grange Optimist Club. Motion carried 7-0.

Report on 2020 Street Reclaiming Program. A list of the streets which staff has identified to include in the 2020 Street Reclaiming Program was attached for review. The total investment this year in street repair and maintenance is estimated to be right at \$350,000. The reclaiming project will also include some minor draining improvements and replacement of curbs that have failed and impact drainage. We will continue to install ribbon curbs in locations that lack curbs in order to maintain the long-term integrity of the street and improve drainage. The funding for this project was included in the FY 2019-2020 Street Department budget. We are currently in the process of going out for bids at this time and will present to council for consideration in February. This is being presented for discussion purposes only. It was reiterated that the streets will be reclaimed and seal coated.

Chief of Police Update

Chief of Police Gilbreath had nothing to report for this meeting.

City Manager Update

City Manager Raborn confirmed that the projects at White Rock Park are still moving forward and coming along nicely. Staff is working to pick up any bulk trash items that were missed on Saturday, January 25th. La Grange Uncorked is Saturday, February 15th. Cybersecurity Training for City staff, mandated by the State, has to be completed by June 14th. We are looking at multiple options that are available. The General Land Office (GLO) is providing more opportunities for grant monies in relation to areas affected by Hurricane Harvey. The City is hoping to use said monies for drainage projects.

At 6:41 PM a **Motion** was made by Councilman Taylor, with a **Second** by Councilmember Zbranek that the meeting be adjourned. Motion carried.

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

Janet Moerbe, Mayor