

REGULAR COUNCIL MEETING – June 12, 2017

The City Council of the City of La Grange met in Regular Session on Monday, June 12, 2017 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, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, and Councilmember Kathy Weishuhn. Councilmember Deborah Bradley and Councilmember Violet Zbranek were absent. Staff present: City Manager Shawn Raborn, Chief of Police David Gilbreath, and City Secretary Lisa Oltmann. Visitors: Austin Pfender, Tom Hudson, Dianna Berg, Bobbie Nash, Mike Holt, Cheryl Holt, Dusty Littrell, Joseph Orona and others.

Mayor Moerbe called the meeting to order. The Pledge of Allegiance to the United States and Texas was recited and Councilman Pat Janca gave the invocation.

Under petitions, Austin Pfender spoke on “Love”.

The first item was a report on the Neighbor to Neighbor Program. Mrs. Bobbie Nash, along with Dianna Berg and Cheryl Holt updated the council on the Neighbor to Neighbor Program. Currently there are over 400 of these “Villages” set up in the United States. The one in La Grange is the first “Village” in a rural area. The program is designed to help older adults stay in their own homes as they age. Background checks are required for all individuals to be a volunteer in the program. Volunteers assist the members with various items from shopping, pet sitting, technical support, minor home assistance, technology assistance, and many other types of services. If a member requires repair work to be done at their home, the Village staff will provide them with the names of at least two qualified and pre-screened handymen/repair service men. Sometimes these repair men will offer their services at a reduced rate. There is an annual single membership due for the program of \$300, annual couple dues is \$500. These funds are used to assist the organization with their various expenses. A fee was also put in place, as during one of their organizational meetings, it was noted that this might encourage members to take full advantage of all of the various services that are available to them as they are members of the organization and not simply individuals asking for a “handout”. Mrs. Nash noted that their website has much more information included on it, the site also has many links to other sites which their members might find helpful.

The next item was to discuss and or consider City Council Committee appointments. Mayor Moerbe recommends that the following City Council Committees be appointed as follows: **General Services Committee**-John Cernosek-Chair, Deborah Bradley, Kathy Weishuhn, and John Eilert; **Utility Enterprise Committee**-Bonnie Busch-Chair, Pat Janca, Violet Zbranek, and Ken Taylor; **Tourism Partnership Grant Committee** – Violet Zbranek-Chair, Kathy Weishuhn, and Deborah Bradley; **Main**

Street Committee – Kathy Weishuhn; **Library/Airport** – John Cernosek; and **Beautification**- Deborah Bradley. **MOTION** Councilmember Kathy Weishuhn, **SECOND** Councilman Pat Janca to approve the committee appointments as recommended. Motion carried.

The next item was to discuss and or consider appointment to the La Grange Economic Development Corporation Board of Directors. The La Grange Economic Development Corporation Board of Directors is comprised of 7 members. At this time there is one vacancy on the La Grange EDC Board. It is the recommendation of Mayor Moerbe that Councilmember Bonnie Busch be appointed to the La Grange EDC Board of Directors. **MOTION** Councilmember John Eilert, **SECOND** Councilman Ken Taylor to approve the appointment of Bonnie Busch as recommended. Motion carried.

The next item was to discuss and or consider reappointment to the La Grange Economic Development Corporation Board of Directors. It is also the recommendation that Arnold Romberg, along with the other current members of the La Grange Economic Development Corporation Board of Directors be reappointed. **MOTION** Councilman Janca, **SECOND** Councilmember Weishuhn that the recommendation be approved. Motion carried.

The next item was to discuss and or consider extending lease of office space within the La Grange Police Station located at 243 S. College to the Texas Department of Public Safety for office space. Staff is requesting council approval to extend the lease with the Texas Department of Public Safety (DPS) for office space at the police station. The city entered into a lease agreement with DPS fifteen years ago and the arrangement has been very beneficial to both parties. Staff recommends extending the agreement for five years. The key provision of the contract is that it is for office space from January 1, 2018-December 31, 2022. **MOTION** Mayor Pro tem John J. Cernosek, **SECOND** Councilmember Bonnie Busch to approve the lease as per staff's request. Motion carried.

The next item was to discuss and or consider a Resolution Imposing A Moratorium On The Issuance Of Permits For Ninety (90) Days On The Issuance Of Permits For The Construction And/Or Erection Of Any Industrialized (Modular) Single-Family Or And/Or Two-Family Dwellings Within The City Limits Of La Grange. Staff is proposing that council consider a moratorium on the issuance of permits for the construction of modular homes within the City of La Grange for a period of 90 days. The moratorium will allow for the council and staff to review the issue and formulate changes to the current regulations, if warranted. **MOTION** Councilmember Bonnie Busch, **SECOND** Councilman Pat Janca to approve a Resolution Imposing A Moratorium On The Issuance Of Permits For Ninety (90) Days On The Issuance Of Permits For The Construction And/Or Erection Of Any Industrialized (Modular) Single-Family Or And/Or Two-Family Dwellings Within The City Limits Of La Grange. Motion Carried.

Attachment #1

The next item was to discuss and or consider draft procedures for Industrialized Housing. It was noted that these particular guidelines were very strict. It was also noted that there is a need for affordable housing in La Grange. Guidelines are to be reviewed by the General Services committee.

The next item was to discuss a Resolution Imposing A Moratorium On The Issuance Of Permits For Ninety (90) Days On The Issuance Of Permits For The Construction And/Or Erection Of Any Double-Wide Manufactured Home Outside Of a Licensed Mobile Home Park Within The City Limits Of La Grange. **MOTION** Councilmember Weishuhn, **SECOND** Councilmember Busch to approve a Resolution Imposing A Moratorium On The Issuance Of Permits For Ninety (90) Days On The Issuance Of Permits For The Construction And/Or Erection Of Any Double-Wide Manufactured Home Outside Of a Licensed Mobile Home Park Within The City Limits Of La Grange. Motion carried 5-1 with Councilman John Eilert voting against the motion. **Attachment #2**

The next item was to discuss and or consider authorizing staff to proceed with engineering study of water system interconnection between La Grange Utilities and Fayette Water Supply. For the past year, staff has been in conversations with Fayette Water Supply Corporation (FWSC) regarding their request to transfer water from the west side of town to a receiving point on the north side of town. We currently have a 4” interconnection between the systems. A larger and additional interconnection between the systems could be beneficial to both FWSC and allow us another source of potable water. Staff has been in general discussions with O’Malley Strand Associates about the concept of the interconnection but in order to move the project forward we will need to undertake a formal evaluation. The study will include the following: 1. Update the existing KYPIPE model of the City’s water system to reflect changes made since the last update. 2. Meet with City and Fayette Water Supply Corporation (FWSC) representatives to determine the maximum daily volume of water to be transferred through the City’s system from the take point in the area of existing Pump Station G to the delivery point, which is a proposed FWSC ground storage tank to be located at the northeastern edge of the City. 3. Evaluate the ability of Pump Station G and the Horton Street Pump Station to pump the required volume of water without having a negative impact on the City’s system with regard to meeting the TCEQ’s minimum pump capacity criteria and determine improvements needed to achieve the transfer. 4. Evaluate whether additional ground storage volume needs to be added at Pump Station G and the Horton Street Pump Station to achieve the required transfer without reducing the capacity available to meet the City’s current needs. 5. Model various fill rates into the proposed FWSC ground storage tank under different system wide demands to determine the impact on the distribution system pressures. 6. Prepare an estimate of probable project cost to construct upgrades to the City’s system and prepare a letter report describing needed

improvements. Staff is requesting council authorization to proceed with the engineering study. The project is estimated to cost \$22,000 and will be funded with Water Capital Funds. During discussion it was noted that there are multiple items to be reviewed and agreed upon between the two entities. Some of these are the cost issue/cost share for the project and the long-term cost/effect to our water system. **MOTION** Councilman John Eilert, **SECOND** Councilmember Busch to proceed with engineering study of water system interconnection between La Grange Utilities and Fayette Water Supply. Motion carried.

The next item was to discuss and or consider a request from Fayette County to extend a Temporary Special Use Permit for the EMS Station No. 1 Site at 740 E. Camp St. The City of La Grange has received a request from Fayette County to continue to have a Temporary Special Use Permit for a single-wide manufactured home located at 740 E. Camp St. to be used as crew quarters at the EMS Station No. 1 site. The first Temporary Special Use Permit was issued on July 31, 2015 and will expire on July 31, 2017. Staff is recommending that the time period for this Temporary Special Use Permit not exceed 24 months. There were 13 letters sent to property owners within a 200' radius of this address asking if the owners are in favor of or opposed to the Temporary Special Use Permit request. There were four (4) letters returned in favor of granting this request, one (1) not in favor and eight (8) letters not returned. During review it was noted that council requires the home to be removed once the new EMS facility is complete and they vacate this location. **MOTION** Mayor Pro-tem Cernosek, **SECOND** Councilmember Weishuhn that the Temporary Special Use Permit be granted for up to 24 months, however the manufacture home must be removed once the new EMS facilities are complete and they have vacated this location. Motion carried.

The next item was to discuss and or consider a Resolution cancelling the July 24th City Council Meeting. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Janca to approve the Resolution cancelling the July 24th City Council Meeting. Motion carried. **Attachment #3**

The next item was to discuss and or consider approval of May 2017 minutes. **MOTION** Councilman Janca, **SECOND** Councilman Taylor to approve the May 2017 minutes. Motion carried.

Chief Of Police Update

The two new patrol cars are in use. Counterfeit \$100 are being passed in town.

City Manager Report

Movie night on the square on June 9th had approximately 250 people in attendance. Demolition has begun on the home which had been condemned as a result of a fire on N. Monroe St.

The Juneteenth Parade was held on Saturday, June 10th.

It is anticipated that the pool will be ready to open on Saturday, June 17th.

At 6:58 a **MOTION** was made by Councilmember Weishuhn, with a **SECOND** by Councilman Taylor that the meeting be adjourned. Motion carried.

Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

Janet Moerbe, Mayor

REGULAR COUNCIL MEETING – June 26, 2017

The City Council of the City of La Grange met in Regular Session on Monday, June 26, 2017 in the City Hall Council Chambers at 155 E. Colorado St. with the following members present: Mayor Janet Moerbe, Councilmember Bonnie Busch, Councilmember Deborah Bradley, Mayor Pro tem John J. Cernosek, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Kathy Weishuhn, and Councilmember Violet Zbranek. Staff present: City Manager Shawn Raborn, and City Secretary Lisa Oltmann. Visitors: Jeff Wick, Tom Hudson and others.

Mayor Moerbe called the meeting to order. The Pledge of Allegiance to the United States and Texas was recited and Councilmember Deborah Bradley gave the invocation.

Under petitions, Tom Hudson spoke on notifications.

The first item was to discuss and or consider authorizing the City Attorney to proceed with the acquisition of properties at 605 and 621 E. Pearl and take all necessary actions to acquire said properties including filing a lawsuit. The City Attorney is requesting council authorization to proceed with all necessary steps to acquire the properties at 605 and 621 E. Pearl located adjacent to the Randolph Recreation Center. **MOTION** Councilmember Kathy Weishuhn, **SECOND** Councilmember Violet Zbranek to authorize the City Attorney to proceed with the acquisition of properties at 605 and 621 E. Pearl and take all necessary actions to acquire said properties including filing a lawsuit. Motion carried.

The next item was to discuss and or consider appointment of Assistant City Attorney. Staff is requesting council to approve the appointment of Mr. James Herbrich as the Assistant City Attorney for Municipal Court in July. Ms. Beck will be out of the

office on medical leave for the month of July. **MOTION** Councilman John Eilert, **SECOND** Mayor Pro tem John Cernosek to appoint Mr. James Herbrich as the Assistant City Attorney until such time as Ms. Beck returns. Motion carried.

The next item was to discuss and or consider a final replat request for property located at 255 N. Jackson owned by the Thomas Bednar Estate. The City of La Grange received a request from the Thomas Bednar Estate, the owner of 255 N. Jackson Street to subdivide this lot into two (2) separate lots. City Council granted preliminary approval of this request at the April 10, 2017 City Council Meeting. **MOTION** Councilmember Violet Zbranek, **SECOND** Councilman Pat Janca to approve this final replat request. Motion carried.

The next item was to discuss and or consider blocking off the square for the La Grange Oktoberfest. The Rotary Club of La Grange would like to host an Oktoberfest on Saturday, October 7, 2017. The event will begin at 3pm and is expected to end by 8pm. The Rotary Club of La Grange is requesting permission for the closing of the following locations to accommodate event set-up and for the safety of the public. 1) The inner parking area by the north entrance of the courthouse which will be utilized for the tent set-up and band to perform. 2) The inner parking area by the east entrance of the courthouse which will be utilized as a seating area for participants. The food and music portion of the event will be under the tent serving along the various craft beer stations. **MOTION** Councilmember Weishuhn, **SECOND** Councilmember Bonnie Busch to approve this request. Motion carried.

The next item was to discuss and or consider amending FY 2016-17 Equipment Fund Budget to purchase a new tractor for the Parks Department. Staff is requesting council approval to amend the Equipment Fund Budget in the amount of \$35,000 for the purchase of a new tractor for the Parks Department. The new tractor will include an enclosed cab for increased employee safety and will replace a 1998 Kubota tractor. The Kubota will be auctioned on GovDeals. The note payable will be included in the FY 2017-2018 Budget. The current balance in the Equipment Fund is \$509,001. **MOTION** Councilman Janca, **SECOND** Councilman Ken Taylor to approve staff's request. Motion carried.

City Council Committee Reports

The General Services Committee met and reported that after discussion the committee directed staff to proceed with the development of regulations for the construction of manufactured and modular housing. Drafts will be posted on the city website and public hearings will be held.

Participation in the Library Summer Reading program is higher than last year.

Movie night on the square which was on Friday, June 23rd was well attended and this event has lots of support from various local businesses and other organizations.

City Manager Raborn expressed thanks to the newspaper for their article regarding the counterfeit money being circulated. City Manager Raborn reviewed the Active Project Report with council. Items included noting that the aeration media has been cleaned at Well Station H and staff continues to work toward the removal of Trihalomehanes. The water line replacement project on Walnut Street is in the final phase. It is anticipated that the street will be reclaimed in August to complete the water line project. Well Station B is having some piping replaced and it is anticipated that the well will be in service by the middle of July. There is no new information on the interconnection project with Fayette Water Supply Corporation. The railroad continues to impose additional requirements on the water and sewer line project from Madison to Jefferson on LaFayette Street. The engineer for the project is now evaluating if the line can be slip lined in place due to the additional requirements imposed by Union Pacific. The review of the Industrialized and Manufactured Housing process is moving forward. TXDoT is in the process of completing their work for erosion control at the parking lot by the boat ramp in addition to their survey work for the parallel bridge, and working on the erosion control of the ditch. The contractor has been authorized to proceed with the painting of the Fair Pavilion. Staff is evaluating a wireless solution to connect city facilities.

The Budget Workshop was then held. Some of the projects anticipated for the upcoming fiscal year include the update of the City Master Plan; continue the Community Shred It Program 2 times a year. Implement an eCitation system in the Police Department. The Street Department will continue with the annual chip seal program and the street reconstruction program, as well as implement a Storm Drain cleaning program. The Parks Department will continue to Improve Outdoor Recreation Facilities and to work with the Fayette County Fair Association on the Fairgrounds Master Plan. The Cemetery and Parks Departments will possibly be combined into a Parks and Facility Maintenance Department. They will evaluate the installation of a Columbarium adjacent to the Gazebo as well as develop a long range beautification plan for the cemetery. The Recreation Department will continue to provide quality recreation programs for the community at the Randolph Recreation Center. Complete the Splash Pad and Play structure for All, and additional parking at the RRC. It is anticipated that the Recreation Department will also have a minor facility facelift in the west gym and restroom. Facility Improvements include continuing with the planning process to renovate City Hall, paint various city buildings, replace the covered storage facility at the service center. The Community and Economic Development Department will work to complete and implement a wayfinding project. The Library will continue to catalog and archive items. They will continue the Summer Reading Program, and the weekly story time program. They will also look at installing a Story Walk in the Park.

At 7:35 PM a **MOTION** was made by Councilmember Weishuhn, with a **SECOND** by Councilman Eilert that the meeting be adjourned. Motion carried.

Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

Janet Moerbe, Mayor