

REGULAR COUNCIL MEETING – May 8, 2017

The City Council of the City of La Grange met in Regular Session on Monday, May 8, 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, Councilmember Kathy Weishuhn, and Councilmember Violet Zbranek. Councilman Arnold Romberg was absent. Staff present: City Manager Shawn Raborn, Chief of Police David Gilbreath, and City Secretary Lisa Oltmann. Visitors: Tom & Robin Hudson, Ken Taylor, Vicki Konetzke, Di Ann Schlabach, Pastor Candis O’Meara, Clement Trliceck, Jr., Jim C. Trliceck, Buster Hill, Kimory Lueders, and others.

Mayor Moerbe called the meeting to order. The Pledge of Allegiance to the United States and Texas was recited and Pastor Candis O’Meara of St. Paul Lutheran Church gave the invocation.

Under Public Petitions Tom Hudson spoke regarding the sign ordinance. City Manager Raborn will review the ordinance with Mr. Hudson.

The first item was to discuss and or consider a rate request proposed by CenterPoint Energy Entex. As discussed in April, CenterPoint Energy Entex is proposing to increase the current base residential gas rate by \$2.04 per month effective May 29, 2017. Entex is framing the issue as a gas reliability infrastructure program (“GRIP”) adjustment and not as a rate increase. The end result is that the customer bill will increase from the current rate of \$21.20 to \$23.24. Staff is recommending that council suspend the rate for 45 days in accordance with the rules governing rate adjustments. If suspended for 45 days the new rate would go into effect on July 13, 2017.

The next item was to discuss and or consider a Resolution By The City Of La Grange, Texas, (“City”) Responding To The Application Of Centerpoint Energy Entex, South Texas Division To Increase Rates Under The Gas Reliability Infrastructure Program; Suspending The Effective Date Of This Rate Application For Forty-Five Days; Determining That The Meeting At Which The Resolution Was Adopted Complied With The Texas Open Meetings Act; Making Such Other Findings And Provisions Related To The Subject; And Declaring An Effective Date. **MOTION** Mayor Pro tem John J Cernosek, **SECOND** Councilman Pat Janca to approve this Resolution. Motion passed 7-0 **Insert #1**

The next item was to discuss Modular Housing. City Manager Raborn reviewed Modular Housing and how it differentiates from Manufactured Housing. Manufactured housing has been allowed in La Grange since 1987 provided it meets with the specifics in current ordinances. Manufactured homes are considered personal property while

modular homes are considered real property. As per TDLR, modular housing in the State of Texas is constructed to the same codes as site built housing, must be installed on a permanent foundation system, titles are not issued for modular homes, once installed the home becomes part of the real property, and a municipality may not differentiate between modular homes built under the Texas IHB program and site built homes. Individuals must abide by any deed restrictions and subdivision or architectural controls. As per TML, a city can however, enforce general city ordinances on industrialized or modular homes, just as it enforces ordinance on homes or buildings constructed on site. In addition a city can adopt an ordinance that requires an industrialized home to have a “value equal to or greater that the median taxable value for each single-family dwelling “located within 500 feet” of where the industrialize housing is proposed to be located and have “exterior siding, roofing, roof pitch, foundation fascia, and fenestration: A city can also adopt an ordinance that requires industrialized homes to comply with certain city aesthetic standards that are applicable to single-family dwellings or require that the industrialized home be securely fixed to a permanent foundation. A city might possibly be able look into zoning regulations to assist with regulation should they desire to. Citizens speaking on this topic were Vickie Konetzke, Buster Hill & DiAnn Schlabach. City Council wishes staff to continue to research this topic. Mayor Moerbe thanked everyone for their participation.

The next item was to discuss the 2017-2018 Budget Schedule. The proposed schedule is the same as in previous years with a budget workshop anticipated to being held on June 26th.

Committee Reports

The Library Board met the previous week. During April the library held four story times with a total of 74 people in attendance. The Summer Reading Club Program will begin on June 7th.

The Airport Board will meet on Tuesday, May 9, 2017.

Main Street would like to remind everyone that May is Historical Preservation Month.

The La Grange Main Street hosted a walking tour of downtown La Grange on May 6th and the tour was completely booked. They are also holding a “Where is this located” contest with the information being included in the *Fayette County Record*.

The Beautification Committee awarded Yard of the Month to Robert & Julie Hill at 929 N. Horton St.

Chief of Police Report

The department is working with the county narcotics unit and there were recently arrests made as a result of this effort. The police department is also working on forgery & fraud cases. There have also been referrals to CPS. The BPMS 150 bike-a-thon from Houston to Austin which was held on April 29-30 went smoothly. The number of riders participating in the event was lower that what had been anticipated. It was estimated that there were 9,000 riders in the event.

City Manager Report

The library received a donation from the Luck and Loessin Collection Trust of a lithograph by German Artist Conrad Caspar Rohrdorf who was killed at Nassau Plantation near Round Top. There was a presentation by Dr. James C. Kearney on Saturday morning prior to the dedication of the painting.

Registration for Summer Camp was last week and of the 40 spaces most weeks have, there are around 15 spaces left each week.

Staff is working with Texas A&M Target City Project to update the 2020 Master Plan and beautification of the downtown area as well as wayfinding signage. It is anticipated that this project should begin in July and take approximately 1 year to complete.

Staff is looking at possibly modifying the spring and fall “cleanup events”. There were 351 piles of brush picked up during the spring event as well as 3.5 rolloff containers being filled.

The pool has been drained and work to replace skimmers and upgrade some pumps as well as replaster the pool is underway. The opening day for the pool is anticipated to be June 3rd.

The Casino Hall continues to hold a number of events. The Community Play “Mama Won’t Fly” will be held this Friday, Saturday, and Sunday. The play “The Cowboy Ain’t Dead Yet” will be performed on May 20th.

At 7:05 PM a **MOTION** was made by Councilman Janca, with a **SECOND** by Councilmember Weishuhn that the meeting be adjourned. Motion carried.

Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

Janet Moerbe, Mayor

REGULAR COUNCIL MEETING – May 22, 2017

The City Council of the City of La Grange met in Regular Session on Monday, May 22, 2017 in the City Hall Council Chambers with the following members present: Mayor Janet Moerbe, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Kathy Weishuhn, Council Councilmember Violet Zbranek, Councilmember Deborah Bradley, Councilmember Bonnie Busch and Mayor Pro tem John Cernosek. Staff present: City Manager Shawn Raborn, Police Officer Steve Pohorelsky, Assistant City Secretary Mary Goerig. Visitors: Ken Dernehl, Karen Woods, Buster Hill, Debbie Taylor, James Lewis, 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 Public Petitions James Lewis spoke about a Score Board for LGYF at White Rock Park.

The first item was the ceremonial Oath of Office of newly elected Council Members. The Oath of Office was administered to Janet Moerbe – Mayor; Ken Taylor – Councilmember Ward 1; John J “Honza” Cernosek – Councilmember Ward 2; Bonnie B Busch – Councilmember Ward 3 and Pat Janca – Councilmember Ward 4.

The next item was the presentation of plaque to Arnold Romberg for his service and dedication as Councilman for the City of LaGrange.

The next item was to discuss and or consider selection of Mayor Pro-tem. **MOTION** Councilmember Kathy Weishuhn, **SECOND** Councilman John Eilert to select Councilman John J Cernosek as Mayor Pro tem. Motion carried.

The next item was to discuss and or consider request from the Juneteenth Committee to block off the inside loop of the square for the Juneteenth Celebration from 4:00 p.m. until 10 p.m. on June 10th. The Juneteenth Parade will take place on the square at 10:00 a.m. on Saturday, June 10th. **MOTION** Councilmember Kathy Weishuhn, **SECOND** Councilmember Violet Zbranek to approve staff’s request. Motion carried.

The next item was to discuss Master Planning Project. Staff continues to work with the Texas A & M Target Communities program to develop Signage and Wayfinding Plan and a Master Planning Plan for the City of La Grange. The signage and wayfinding project is set start in June and should be completed by the end of September. The total cost of the project is \$11,757 and will be cost shared between the EDC and the Main Street Dept.

The next item was to discuss and or consider regulation of Manufactured Housing, Modular Housing and Industrialized Housing. During the last council meeting council requested that staff review the possible regulation of manufactured and industrialized housing within our community. The city currently allows for the installation of manufactured and industrialized housing in any residential zoned area. The current ordinance (adopted 1987) allows for manufactured housing to be placed in any residentially zoned area. Ken Dernehl presented a packet to each councilmember about the Occupations Code Chapter on manufactured and industrialized housing. Buster Hill also spoke about his concerns about this item too. Following discussion Councilmembers has ask that more research be done by staff.

Police Report

Police Officer Steven Pohorelsky has reported there have been cases of theft and credit card abuse.

Officer Pohorelsky expressed thanks to Arnold Romberg for always supporting the police dept.

City Manager

June 9 – First Movie on Square

443 N Washington – The Board of Adjustments met and gave 90 days to resolve condemnation issues.

710 N Monroe – Condemned House has met all the steps for the removal.

Report on Well Station H for trihalomethane and water test will be done next week.

Annexation Concerns from Texas Legislative Session

At 6:55 a **MOTION** was made by Councilmember Weishuhn, with a **SECOND** by Zbranek that the meeting be adjourned. Motion carried.

Mary Goerig, Assistant City Secretary

These Minutes Approved by City Council on:

Janet Moerbe, Mayor