

REGULAR COUNCIL MEETING – September 10, 2018

The City Council of the City of La Grange met in Regular Session on Monday, September 10, 2018 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, Councilmember Violet Zbranek, and Councilmember Kathy Weishuhn. Councilmember Deborah Bradley was absent. Staff present: City Manager Shawn Raborn, Chief David Gilbreath, and City Secretary Lisa Oltmann. Visitors: Tom Hudson, Deborah Frank, Harvey Busch, Ralph Rosenberg, Neale Rabensburg, Sarah Mabry, Mike Mabry, Ken & Rita Dernehl, Buster Hill and others.

Mayor Moerbe called the meeting to order. Pastor Marcia Kiefer of Shared Lutheran Ministry gave the invocation and introduced Rachel Sieja who is interning with Shared Lutheran Ministry .

Under petitions, Neale Rabensburg addressed the council regarding Hope Hill, Sarah Mabry addressed the council regarding Hope Hill, Ken Dernehl addressed the council regarding FCDRT, and Arnold Romberg addressed the council regarding Hope Hill.

The first item was a Public Hearing on Proposed Tax Rate. The Public Hearing was opened at 6:18 PM. This is the second of the two public hearings on the proposed tax rate. Staff is proposing to set the tax rate at .2093, which is .0079 above the effective rate of .2014. There being no comments from the public, the Public Hearing was closed at 6:19 PM.

The next item was to discuss and or consider request from Mr. Nick Deters to connect to the city sanitary sewer system. Staff is bringing back for your consideration the sewer line extension request from Mr. Nick Deters. We have received a letter requesting that the city allow for the connection of waste water service for a customer located outside the city limits. Mr. Deters has purchased property located at 2001 State Highway 159 and as part of this proposed development of the tract the current sewer system is not adequate to meet the needs of the development. The proposed development will be mixed use of office space and housing. Staff is currently working with Mr. Deters on the proposed layout and plat requirements for the project. Mr. Deters will be responsible for all costs associated with the line extension. Mr. Deters is working with a local contractor on the line installation and it will be designed to city standards so in the event the property is annexed into the city limits in the future it will be to city standards. The extension of sewer service outside the city limits requires formal council approval. **MOTION** Councilman John Eilert, **SECOND** Mayor Pro tem John J. Cernosek to approve this request. Motion carried.

The next item was to discuss and or consider charge off of delinquent utility accounts. Our charge off dollar amount for this period is \$13,471.10 and the number of uncollectible accounts has decreased from the prior period from 60 to 50. Office staff collected \$8,352,523 out of a total sales of \$8,365,994 which is a collection rate of 99.8%. A total of 36,409 bills were prepared and mailed for the period and 36,359 of these were collected and

paid in full. Out of an average of 3,034 bills per month, there is an average of 395 which remain unpaid after the 15th of the month. On the 26th day of the month the Utilities office prepares a list of accounts which remain unpaid. An average of 30 accounts are left unpaid and are dispatched to be disconnected. The office staff works diligently to collect all unpaid bills. They maintained an excellent and outstanding record by collecting 99.8% of all bills mailed for the twelve month period covered in this report. This has been made possible by their adhering to our established disconnect policy. Enforcement of this policy is not always a pleasant job and therefore the office staff and disconnect servicemen are to be highly commended for their hard work and dedication. Mayor Moerbe on behalf of the city council thanked the staff for the outstanding job they do. **MOTION** Councilman Pat Janca, **SECOND** Councilmember Violet Zbranek to approve this item. Motion carried.

The next item was a Public Hearing on the Budget. The Public Hearing was opened at 6:23 PM. As a part of the annual budget process the city is required to hold a public hearing on the adoption of the FY 2018-2019 budget for the City of La Grange. The FY 2018-2019 Operating Budget is \$12,453,288. The General Fund is \$3,311,164; Utility Fund is \$8,935,000; and the Debt Service Fund is \$207,123. There being no comments from the public, the Public Hearing was closed at 6:24 PM.

The next item was to discuss and or consider on First Reading Of An Ordinance Making Appropriations For The Support Of The City Of La Grange For The Fiscal Year Beginning October 1, 2018 And Ending September 30, 2019; Appropriating Money To A Sinking Fund To Pay Interest And Principal Due On The City's Indebtedness; And Adopting The Annual Budget Of The City Of La Grange For The 2018-2019 Fiscal Year Which Includes The General Fund. The Utility Enterprise Fund And The La Grange Economic Development Corp. Budget. **MOTION** Councilmember Weishuhn, **SECOND** Councilmember Zbranek to approve this ordinance on First Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0.

The next item was to discuss and or consider On First Reading Of An Ordinance Levying Ad Valorem Taxes For Use And Support Of The Municipal Government Of The City Of La Grange, Texas For The 2018-2019 Fiscal Year; Providing for Apportioning Each Levy For Specific Purposes; Providing When Taxes Shall Become Due And When Same Shall Become Delinquent If Not Paid; Providing For The Levy And Collection Of Occupation Taxes. Staff is presenting for council consideration an ordinance establishing the tax rate to support the FY 2018-2019 annual budget. A property tax rate of \$.2093 per \$100 valuation is proposed to fund the FY 2018-19 Budget. Of this rate, \$.1438 will be for maintenance and operations. The balance of \$.0655 is for debt service. **MOTION** Councilmember Zbranek, **SECOND** Councilman Janca to approve this ordinance on First Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0.

The next item was to discuss and or consider awarding the management/administrative services contract for the preparation of the City of La Grange's 2019-2020 Texas Community Development Block Grant Program's (TxCDBG) Community Development Fund Application and subsequent contract administration if application is funded. This year as part of the grant application process, we have to select the grant administrator prior to the submission of the TxCDBG Community Development Fund Application. The request for administrative services were due on Wednesday, September 5th and only one proposal was received from Langford Community Management Services. Staff is requesting council authorization to enter into an agreement with Langford Community Management Services to administer TxCDBG Community Development Fund Application and subsequent contract administration if the application is selected for funding. The grant application is due February 7, 2019. The City of La Grange has utilized the services of Langford Community Management Services for the past twenty years on Community Development, HOME and Texas Capital Funds projects and have been very satisfied with the services provided. Staff recommends approval of the management agreement with Langford Community Management Services. **MOTION** Councilman Janca, **SECOND** Councilmember Busch to approve this item. Motion carried.

The next item was to discuss and or consider Resolutions Approving And Authorizing Natural Gas Supply Contract With Municipal Gas Acquisition And Supply Corporation And Texas Municipal Gas Acquisition And Supply Corporation IV, The Issuance Of Gas Supply Revenue Bonds By Texas Municipal Gas Acquisition And Supply Corporation IV, And Other Matters In Connection Therewith. Staff is requesting council approval of a resolution allowing for TexGas IV to issue Gas Supply Revenue Bonds. The structure of the program is the same as the bond issues we have completed in the past. A letter from Mr. Fredric Weber was provided which outlines the resolution under consideration. **Attachment #1** **MOTION** Mayor Pro tem Cernosek, **SECOND** Councilmember Zbrank to approve staff's recommendation. Motion carried.

The next item was to discuss and or consider Second Reading of An Ordinance Amending Chapter 13, CODE OF ORDINANCES, CITY OF LA GRANGE, TEXAS, As Recodified on January 8, 2007 By Amending Article 13.02 Section 13.02.031, Subsection (1)(A) Establishing And Fixing The Charges And Fees For Water Service Furnished To Residential Locations Within The City Limits Based On Water Usage And/Or Conservation; By Amending Article 13.02 Section 13.02.031, Subsection (2)(A) And (2)(B) Establishing And Fixing The Charges And Fees For Water Service Furnished To Commercial Locations For Single Businesses And Multi-Business Buildings, Respectively, Within The City Limits Based On Water Usage And/Or Conservation; Authorizing The City To Collect Same; And Providing For An Effective Date. This is the second reading of the ordinance making changes to the water ordinance that was passed by council on first reading on August 27th. Staff is proposing to increase the base residential water rate from \$25.38 to \$26.40 per month. The change is based on a four percent increase to recognize the debt service required to develop additional water supplies. The volumetric rate for residential water service will increase eight cents per thousand gallons based on the volume of water used. With the

proposed rate modification we are still below the average rates for cities our size in the State of Texas according to the annual TML water survey. The average bill for cities our size with a monthly consumption of 5,000 gallons is \$38.96 compared to \$33.03 in La Grange. We also compare favorably with cities our size with a monthly water consumption of 10,000 gallons, \$60.55 compared to \$44.08 in La Grange. **MOTION** Councilmember Zbranek, **SECOND** Councilmember Weishuhn to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0.

Attachment #2

The next item was to discuss and or consider Second Reading of An Ordinance Amending Chapter 13, CODE OF ORDINANCES, CITY OF LAGRANGE, TEXAS, As Recodified On January 8, 2007, By Amending Article 13.03 Section 13.03.001 Subsection (a) Establishing And Fixing The Charges And Fee For The Sewer Service Furnished To Certain Residential Locations; By Amending Chapter 13, Article 13.03, Section 13.03.001 (a)(1)(B) By Amending The Rate For The Use Of Standard Fixtures In A Single Dwelling Within The City Limits; By Amending Chapter 13, Article 13.03, Section 13.03.001 (a)(2)(B), By Amending The Rate For The Use Of Standard Fixtures In A Single Dwelling Outside The City Limits; And By Amending Chapter 13, Article 13.03, Section 13.03.001 (a)(3)(B), By Amending The Rate For The Use Of Water In Excess of 3,000 Gallons To Commercial Locations; And Authorizing The City To Collect Same And Providing For An Effective Date. This is the second reading of the ordinance making changes to the waste water ordinance that was passed by council on first reading on August 27th. As part of the budget process this year staff is proposing to increase waste water rates by two percent. Staff is proposing to increase the base residential waste water rate from \$11.65 to \$11.98 per month. The volumetric rate for residential waste water service will also change by 2.8 percent or nine cents per thousand. The current rate charged our commercial customers for waste water service is a base rate of \$12.19 for the first 3,000 gallons of water usage and a \$2.00 fee per thousand gallons of water in excess of three thousand gallons per month. The proposal is to increase the base rate to \$12.53 and to increase the volumetric rate from the current \$2.00 to \$2.06 per thousand gallons in excess of the 3,000 minimum. With the proposed rate modifications La Grange is still below the average rates for cities our size in the State of Texas according to the annual TML waste water survey. The average bill for cities our size with an average consumption of 5,000 gallons is \$29.71 compared to \$19.02 in La Grange. **MOTION** Councilman Eilert, **SECOND** Councilman Janca to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0. **Attachment #3**

The next item was to discuss and or consider on Second Reading An Ordinance Amending Chapter 13, CODE OF ORDINANCES, CITY OF LA GRANGE, TEXAS, As Recodified ON January 8, 2007, By Amending Article 13.04 Section 13.04.031, Subsection (1)(B) And (2)(B) Establishing and Fixing the Charges And Fees For Electric Service

Furnished To Residential And Master Meter Dwelling Units; By Amending Article 13.04 Section 13.04.031, Subsection 3(C) Establishing And Fixing The Charges And Fees For Electric Service Furnished To Commercial Locations, Based On Electric Usage; Authorizing The City To Collect Same; And Providing For An Effective Date. This is the second reading of the ordinance making changes to the electric ordinance that was passed by council on first reading on August 27th. The customer charge will increase from \$10.50 per month to \$11.50 per month. The rate change is needed to keep pace with inflation and due to the overall cost increases in providing this service. Staff is also reviewing the implementation of Advanced Metering Infrastructure (AMI) as part of the FY 2018-19 Budget. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Taylor to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0. **Attachment #4**

The next item was to discuss and or consider on Second Reading An Ordinance Amending Chapter 13, Garbage And Trash, CODE OF ORDINANCES, CITY OF LA GRANG, TEXAS, By Amending Chapter 13, Section 13.05.014, By Increasing The Rates For Residences Utilizing Garbage Containers Of A Capacity Of 96 Gallons As Set Forth In Subsection (1) Of Section 13.05.014, By Amending Chapter 13, Section 13.05.014 By Increasing The Rates For Premises Other Than Residences Utilizing Containers Of A Capacity Of 96 Gallons As Set Forth In Subsection (2); And Providing For An Effective Date. This is the second reading of the ordinance making changes to the solid waste ordinance that was passed by council on first reading on August 27th. The rate change is in accordance with our Republic Services contract that we entered into in 2014. The base rate for residential service will increase by 3% in accordance with the contract. The base residential rate will increase from \$23.06 per month to \$23.75 per month. The senior citizen rate will increase from \$21.06 to \$21.69 per month. The additional cart charge will be increasing from \$6.77 to \$6.97 per month. This is the third increase in the residential rate in four years and the second increase in commercial rate in four years. Commercial rates were reduced as part of the new agreement and will increase by three percent in accordance with the contract. The current contract will expire in December of 2021. The rate includes solid waste collection once a week, curbside recycling every other week, quarterly bulk curbside waste collection, two free brush collections a year and two additional cleanup opportunities a year. In addition after a holiday three extra bags, boxes or bundles that are outside the cart are collected at no additional charge. Holidays include New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas. City staff is in discussions with Republic Services regarding the current challenges faced by the recycling industry and possible changes that will have to be made to the rate and or commodities collected. **MOTION** Councilmember Taylor, **SECOND** Councilmember Busch to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0. **ATTACHMENT #5**

The next item was to discuss and or consider the approval of August 2018 minutes. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Janca to approve the minutes. Motion carried.

City Council Committee Reports

The Library Board met recently and discussed a memorial for Board Member Milton Schmidt. Possible replacements for Mr. Schmidt were are considered. The Story Board Walking Trail is in the installation process. The work on the metal display fixtures was completed by the metal shop at La Grange ISD.

Chief Of Police Report

Preparation continues for the National Night Out event which is scheduled to take place on October 2nd at White Rock Park. HEB has donated towards this event and other donations are being accepted.

City Manage Report

Water Well Station E is back in service. October 13th will be the next “Shred-It” day, and individuals can bring their documents which they desire to be shredded to the La Grange Police Department. This will also be the day for the next quarterly Bulk Pickup. The following week will be the Fall Cleanup.

At 6:40 pm a **MOTION** was made by Councilman Weishuhn, with a **SECOND** by Councilmember Zbranek that the meeting be adjourned. Motion carried.

Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

Janet Moerbe, Mayor

REGULAR COUNCIL MEETING – September 24, 2018

The City Council of the City of La Grange met in Regular Session on Monday, September 24, 2018 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, Councilman John Eilert, Councilman Pat Janca, Councilman Ken Taylor, Councilmember Violet Zbranek, and Councilmember Kathy Weishuhn. Councilmember Bonnie Busch and Councilmember Deborah Bradley were absent. Staff present: City Manager Shawn Raborn, Chief David Gilbreath, and City Secretary Lisa Oltmann. Visitors: Sarah Mabry, Tom Hudson, Cleo Wenske, Ken Dernehl, Larry Jackson, Kyle Shimpoock, Dixie Launius, Neale Rabensburg, Scott Givan, Agnes Hannes, Charles E. Ebel, Pastor Candy O’Meara, Sally Bohot and others.

Mayor Moerbe called the meeting to order. Pastor Candy O'Meara of St. Paul Lutheran Church gave the invocation.

Under petitions, Sarah Mabry addressed the council regarding the La Grange Citizens Alliance; Ken Dernehl addressed the council regarding new housing and Hope Hill; and Neale Rabensburg addressed the council regarding Hope Hill.

The first item was to discuss and or consider request to close streets for Trick or Treat on the Square and Schmeckenfest. The Advisory Board of La Grange Main Street is requesting permission for the closing of streets to accommodate Trick or Treat on the Square (Wednesday, October 31st) starting at 3:30 pm and Schmeckenfest (Thursday, December 6th) starting at 4 pm for the safety of the public. **MOTION** Councilman John Eilert, **SECOND** Councilman Pat Janca to approve the request. Motion carried.

The next item was to discuss Hazard Mitigation Grant Program Application. City Manager Raborn updated council on the Hazard Mitigation Grant Program application process. We currently have received interest from 12 property owners that want to participate in the buyout program. Of those that have expressed interest, 2 are commercial, 1 non-profit, 1 vacant parcel and the remainder are rental properties. Given the makeup of those interested in the buyout we will not be able to utilize the CDBG-DR funding as the local 25% match requirements of the HMGP grant. We will need to discuss the use of local funds as the match or require those that are interested in the program to provide the local match. The possible cost to the city has not yet been determined should it be decided to provide the required match.

The next item was to discuss and or consider authorizing staff to sell and dispose of items that are obsolete and are no longer being used. Staff is requesting council authorization to dispose of obsolete items including the following: 2006 Ford F-250, ¾ ton, Animal Control Vehicle; 2011 Ford Crown Vic Police Vehicle; 2006 Ford Crown Vic Police Vehicle (Citizens on Patrol Vehicle); 1997 Ford F-150, ½ ton pick-up truck; 2006 GMC ½ ton pick-up truck; and 1996 Ford Model 1715 tractor w/loader and bucket. These items would be added to GovDeals our on-line auction site or as part of a future local Duncan auction. **MOTION** Councilman Janca, **SECOND** Councilmember Kathy Weishuhn to approve staff's request. Motion carried.

The next item was to discuss and or consider on Second Reading Of An Ordinance Making Appropriations For The Support Of The City Of La Grange For The Fiscal Year Beginning October 1, 2018 And Ending September 30, 2019; Appropriating Money To A Sinking Fund To Pay Interest And Principal Due On The City's Indebtedness; And Adopting The Annual Budget Of The City Of La Grange For The 2018-2019 Fiscal Year Which Includes The General Fund, The Utility Enterprise Fund And The La Grange Economic Development Corp. Budget. The total budget proposed is \$12,453,288 with a General Fund of \$3,311,164, a Utility Fund of \$8,935,000, and a Debt Service Fund of \$207,123. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Janca to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch absent,

Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 6-0. **ATTACHMENT #1**

The next item was to discuss and or consider on Second Reading Of An Ordinance Levying Ad Valorem Taxes For Use And Support Of The Municipal Government Of The City Of La Grange, Texas For The 2018-2019 Fiscal Year; Providing for Apportioning Each Levy For Specific Purposes; Providing When Taxes Shall Become Due And When Same Shall Become Delinquent If Not Paid; Providing For The Levy And Collection Of Occupation Taxes. Staff is presenting for council consideration an ordinance for the second and final reading establishing the tax rate to support the FY 2018-2019 annual budget. A property tax rate of \$.2093 per \$100 valuation is proposed to fund the FY 2018-19 Budget. Of this rate, \$.1438 will be for maintenance and operations. The balance of \$.0655 is for debt service. **MOTION** Councilmember Zbranek, **SECOND** Councilman Janca to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch absent, Councilmember Bradley absent, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 6-0. **ATTACHMENT #2**

The next item was to discuss and or consider allocation of Tourism Funds. Mayor Pro tem Cernosek addressed the council regarding the Tourism Grant Committee meeting which was held earlier. The committee reviewed two funding requests. One from the Texas Czech Heritage Cultural Center to advertise the Heritage Festival and Muziky event to be held on October 19-20, 2018 and one from the Fayette County Tourism Association toward the Countywide Tourism website costs. It is the recommendation of the Tourism Grant Committee for council to fund the two requests as follows: Texas Czech Heritage Cultural Center in the amount of \$5,000 and Fayette County Tourism Association in the amount of \$3,500. **MOTION** Mayor Pro tem Cernosek, **SECOND** Councilman Taylor to approve funding as recommended by the Tourism Grant Committee. Motion carried.

Chief Of Police Update

The department was very busy in August. They are addressing vehicle speed and traffic sign regulations on city streets. The new Animal Control vehicle is in service. Wal-Mart is also contributing toward the National Night Out event to be held at White Rock Park on October 2nd.

City Manager Update

The quarterly bulk pickup will be held on October 13th, with the Fall Cleanup the following week. On Thursday the General Land Office will host a workshop on the buyout program at the Fayette County Ag Office.

At 6:44 pm a **MOTION** was made by Councilman Janca, 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