MEMORANDUM

TO: Mayor and City Council

FROM: Shawn Raborn, City Manager

DATE: January 24, 2020

SUBJECT: City Council Meeting

Attached is your information packet for the Monday, January 27, 2020, City Council Meeting. If you have any questions about a particular item, please contact me.
NOTICE OF REGULAR MEETING
OF THE CITY COUNCIL OF THE
CITY OF LA GRANGE, TEXAS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code notice is hereby given that a Regular Meeting of the governing body of the City of La Grange, Texas, will be held on the 27th day of January, 2020 at 6:00 P.M. in the City Hall Council Chambers at 155 E. Colorado St., La Grange, Texas.

PLEDGE OF ALLEGIANCE
INVOCATION
ROLL CALL
PETITIONS

SUBJECTS TO BE CONSIDERED FOR DISCUSSION AND/OR ADOPTION, APPROVAL, AMENDMENT, RATIFICATION OR OTHER ACTION AT SUCH MEETING INCLUDE:

CONSENT AGENDA
(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. The Mayor or a Councilmember may pull any item from the Consent Agenda in order that the Council discuss and act upon it individually as part of the Regular agenda.)

1. Discuss and or Consider Appointments to Main Street Advisory Board

REGULAR AGENDA
1. Discuss and or Consider preliminary plat request at 475 E. LaFayette Street owned by Howard Konetzke Jr.
2. Review of Texas Department of Housing/Community Affairs Housing Tax Credit Program.
3. Discuss proposed La Grange Springs Housing Tax Credit Application to the Texas Department of Housing and Community Affairs.
4. Update on Wayfinding Signage project
5. Discuss and or Consider authorizing staff to go out for bid for the installation of Wayfinding Signage project.
6. Discuss and or Consider lease of building at 850 Mode Lane to the La Grange Optimist Club
7. Report on 2020 Street Reclaiming Program

CITY COUNCIL COMMITTEE REPORTS
1. Airport Board
2. Library Board
3. Tax Appraisal Board
4. Main Street Board

CHIEF OF POLICE UPDATE
Review of Current issues and projects

CITY MANAGER UPDATE
Review of Current issues and projects

CITY SECRETARY
The Council will meet in closed Executive Session as authorized by the listed section(s) of The Open Meetings Act, Section 551, Texas Government Code, to discuss the following matters:

The Council may take final action on any of the before mentioned matters while convened in open session pursuant to Chapter 551 of the Texas Government Code; it may also take certain action in executive session on competitive electric matters pursuant to Section 551.086. The Council may also meet in closed Executive Session, pursuant to Section 551.071, to receive advice from legal counsel (consultation with attorney) on any items listed in this notice.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact, Janet Bayer at 979/968-5805 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

More information on the above listed matters is available from the City of La Grange - Office of the City Manager at 979/968-5805.

Posted at 3:00 P.M. on this the 24th day of January, 2020.

Janet Bayer, City Secretary
MEMORANDUM

TO: Mayor and City Council

FROM: Shawn Raborn, City Manager

DATE: January 23, 2020

SUBJECT: Appointment 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. Mr. Dalhart is currently the Chair of the Main Street Art Stroll Committee and is in the process of opening a new business on the square.

Attachment:

Main Street Advisory Board
## La Grange Main Street Advisory Board
2019

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Term (1)</th>
<th>Term (2)</th>
<th>Term (3)</th>
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<td>2019-2020</td>
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<td>2023-2024</td>
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<td>Reappointment by City Council</td>
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<td>Bobbie Nash</td>
<td>Fayette County Historic Preservation Chair</td>
<td>2018-2019</td>
<td>2020-2021</td>
<td>2022-2023</td>
</tr>
</tbody>
</table>
MEMORANDUM

To: Mayor and City Council

From: Mary Goerig, Assistant City Secretary

Date: January 23, 2020

Re: Discuss and or consider preliminary replat request at 475 E LaFayette 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’ wide x 166’ 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 28 letters sent to property owners within a 200’ radius of this address asking if the 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-two (27) letters that were not returned.

Attachments: 1) Request
2) Sketch
Howard Konetzke Jr.
3541 St. Hwy 159
La Grange, Tx 78945
979-249-6401

Jan. 6, 2020

Re: subdivision of 475 E. La Fayette St., La Grange, Tx 78945

I am requesting preliminary approval for the division of 13 lots for residential use only at 475 E. La Fayette Street.

Legal description: 5.039 acres, John H Moore ½ League, A71 and Farm Block 47

See the attached survey. Tax ID # 38067

Howard Konetzke Jr.
MEMORANDUM

TO: Mayor and City Council

FROM: Shawn Raborn, City Manager

DATE: January 23, 2020

SUBJECT: Review of Texas Department of Housing and Community Affairs Housing Tax Credit Program.

Discuss proposed La Grange Springs Development - 2020.

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 US Highway 77 North and FM 2154 just outside the city limits of La Grange.

The developer submitted a preliminary application to TDHCA earlier this month 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 this item for initial discussion only and will bring back at a future meeting for formal consideration by council.

Attachments:
1. Letter from the Developer of La Grange Springs
2. General Information - TDHCA Housing Tax Credit (HTC) Program
3. Site of proposed La Grange Springs Development
4. TDHCA initial shorting sheet of projects
5. Fayette County Low/Mod Income limits
January 8, 2020

Mayor Janet Moerbe
155 E Colorado St
La Grange, TX 78945-

The Honorable Janet Moerbe,

La Grange Springs 2020 LP is making an application for 2020 Housing Tax Credit, HOME Partnership and TCAP Programs with the Texas Department of Housing and Community Affairs ("TDHCA") for the La Grange Springs development proposed to be located in the NEC of Hwy 77 and CR 2145, La Grange, Fayette County, Texas. This new construction development is an apartment community proposed to be comprised of up to 70 total units of which 70 will have restricted rents. The development will have an approximate residential density of 8.75 units per acre.

In accordance with the TDHCA rules, aspects of the Development may not yet have been determined or selected or may be subject to change, such as amenities ultimately selected and provided.

In the spring, the Department will hold public hearings in various locations around the state to gather input on Competitive Housing Tax Credit applications; comments can be made on any and all applications at each hearing. The hearing schedule along with contact information for written public comment will be published on TDHCA’s on website on the Public Comment Center page later in the spring at https://tdhca.state.tx.us/public-comment.htm.

Should you have any questions or if you would like additional information about this proposed development, please contact Robbye Meyer at (512) 963-2555 or email at robbye@arxadvantage.net.

Sincerely,

Robbye Meyer
Housing Consultant
Competitive (9%) Housing Tax Credits

General Information

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. There are two types of Tax Credits: Competitive (9%) and Non-Competitive (4%). The below information corresponds to the 9% Housing Tax Credit round, which 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. Applications are scored and ranked within their region or set-aside and in accordance with rules and laws outlined in the Qualified Allocation Plan (QAP). For more information on the Competitive Tax Credit process and current application cycle FAQs, visit the FAQs page.
Housing Tax Credit Basics - FAQs

What is the TDHCA Housing Tax Credit (HTC) program?

The 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.

How is the HTC program funded?

The HTC program is funded by the U.S. Treasury Department and is overseen by the Internal Revenue Service. Federal Regulations guiding the program can be found in IRC Code Section 42 or by visiting the NOFAs and Rules page.

What is the purpose of the HTC program?

The HTC program was designed to:

1. Provide a source of equity financing for the development of affordable housing;
2. Maximize the number of affordable units added to the state's housing supply;
3. Ensure that the state's affordable housing supply is well maintained and operated, serving as a credit to the communities in which affordable housing is constructed and operated; and
4. Prevent losses in the state's supply of affordable housing.

How do Housing Tax Credits Work?

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. The value associated with the tax credits allows residences in HTC developments to be leased to qualified households at below market rate rents.

Is there more than one type of Tax Credit?

Yes, there are two types of HTCs: 9% HTC and 4% HTC.

9% HTC (Competitive)

- The 9% HTC program is highly competitive.
• The amount of tax credits available in each region is determined through the Regional Allocation Formula ("RAF"); there are separate set-asides for “at risk” and US Department of Agriculture ("USDA") assisted developments.
• At least 10% of the allocation must be used for qualified non-profits.
• Applications are scored and ranked within their region or set-aside.
• Scoring criteria range from financial feasibility, various indicators of local support, size and quality of units, amenities and services to be provided to the tenants, economic health of the community, and more.
• Scoring reflects requirements found in state law and program rules; the program rules are known as the Qualified Action Plan ("QAP").

4% HTC (Non-Competitive)

• 4% HTCs are awarded to developments that use tax-exempt bonds as a component of their financing.
• Applications are accepted throughout the year.
• 4% HTCs are available statewide; they are not subject to regional allocation.

What kind of activities can be completed under the HTC program?

The HTC program funds the development of affordable multifamily rental properties or rehabilitation of existing properties that are willing to maintain affordable rents for an extended period of time.

Who is eligible to apply for housing tax credits?

Private for-profit and nonprofit multifamily housing developers.

Who will occupy the multifamily units built by the HTC program?

After the property is developed by the applicant, the applicant will affirmatively market the property in the surrounding community. Tenants earning up to 60% of the area median family income (AMFI) for the area for their household size and who meet the screening and eligibility restrictions of the property may qualify for a reduced rent unit.

How are HTC units different from Section 8 subsidy?

HTC units offer income qualified tenants a unit at a reduced rental rate that is restricted by annually published rent guidelines. Section 8 determines the rent based on 30% of a tenant’s actual income. HTC rental rates may increase or decrease annually based on
published limits, but Section 8 rents increase only when the occupying household's income increases or decreases or amended budgets containing proposed rent increases are requested by the Section 8 development owner.

How do I apply for Tax Credits?

Nine percent (9%) credit applicants may complete a voluntary Pre-Application; 4% and 9% credit applicants must complete the Uniform Multifamily Application and any supplemental forms requested. Visit the Apply for Funds page to review application materials and guidelines.

Where can I find additional information about how my application will be scored?

Scoring and general threshold requirements can be found in the Qualified Allocation Plan (QAP), the Uniform Multifamily Rules, and state law. Visit the NOFAs and Rules page for more detail.

Does the HTC program give preferences to federally subsidized properties or properties owned by nonprofits?

There are set-asides for "at risk" (affordable multifamily federally subsidized or HTC properties that are nearing the end of their contract/affordability terms) and USDA assisted developments; at least 10% of the tax credits allocated every year must be used by qualified nonprofits.

How can I give my input on a Housing Tax Credit development that is being proposed in my area?

- Public comment is taken at all TDHCA board meetings and is accepted during the application review process.
- Regional public hearings are held to take public comment on 9% HTC applications (Applications for 4% HTC have hearings associated with their bond funding; no separate hearing is held for the 4% HTCs.)
- Under the 9% HTC program, the following entities may affect an application's score by submitting comment reflecting support, neutrality, or opposition:
  - a city council and/or county commissioner's court (through a resolution);
  - neighborhood associations that contain all or a portion of the proposed development and that are registered with the state or county;
  - and state representatives.
• Under the 4% HTC program, the local governing body (city council and/or commissioners’ court) may submit a certified resolution to TDHCA expressing objection or no objection to the proposed development.

• Hearing schedules, TDHCA board meeting announcements, and other informational notices are posted on TDHCA's Calendar.

Public Comment Resources

Please visit the TDHCA Public Comment Center for general explanatory information, forms, and other resources to assist with participation in the Department’s public comment process.

Who makes the final decisions on whether a tax credit award will be made?

Final funding decisions on all HTC applications are made by TDHCA’s Governing Board. For more information or a list of members, visit the TDHCA Governing Board page.

When will final award decisions be made?

Nine percent (9%) HTC applications are considered for approval in July. Four percent (4%) HTC applications are considered for approval throughout the year.

Are HTC developments monitored after they are constructed?

TDHCA monitors and physically inspects all properties that have received tax credits and/or multifamily funds from any TDHCA program. Property owners who do not follow applicable guiding program rules and regulations and property standards may be subject to certain actions designed to encourage compliance. These actions, if not promptly addressed, may lead to other more serious actions such as the assessment of administrative penalties or, in extreme instances, debarment from TDHCA’s affordable multifamily programs.

How often and for how long will the Department monitor properties that have received funds from TDHCA?

The Department monitors properties on a routine schedule depending on their funding source. Properties that receive HTCs are generally monitored once every three years; additional inspections may be done as a result of complaints or to rectify serious compliance violations. TDHCA will continue to inspect and monitor properties for program compliance for up to 40 years (or the term of their affordability period).
How do I find a list of TDHCA-supported affordable rental properties in my area?

Affordable rental properties can be searched using the Vacancy Clearinghouse. The Vacancy Clearinghouse is also linked from Help for Texans.

I have a complaint about an HTC property in my area. Whom should I contact?

Please call the TDHCA Housing Resource Center (HRC) line toll free at 1-800-525-0657. An HRC Representative will connect you with the appropriate contact in the Compliance Division (if the property is in the TDHCA portfolio) or will provide you with a resource number if the property is funded by or under the jurisdiction of another entity.
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Development Name</th>
<th>Development Address</th>
<th>City</th>
<th>ZIP Code</th>
<th>County</th>
<th>Region</th>
<th>Rural</th>
<th>At-Risk</th>
<th>USDA</th>
<th>Program</th>
<th>Construction Type</th>
<th>Low-Income Units</th>
<th>Total Units</th>
<th>Target Population</th>
<th>HTC Request</th>
<th>Primary Contact</th>
<th>Secondary Contact</th>
<th>Census Track(s)</th>
<th>Self-Finance Total</th>
<th>SHAC(80%)</th>
<th>SHAC(100%)</th>
<th>VAC(80%)</th>
<th>VAC(100%)</th>
<th>LAC(80%)</th>
<th>LAC(100%)</th>
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**Cenlar Amount Available to Allocate: $600,000**

**Total HTC Requested: 5,700,000**
**FY 2019 Income Limits Summary**

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

<table>
<thead>
<tr>
<th>FY 2019 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2019 Income Limit Category</th>
<th>Persons in Family</th>
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* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:
MEMORANDUM

TO: Mayor and City Council

FROM: Shawn Raborn, City Manager

DATE: January 23, 2020

SUBJECT: Update on Wayfinding 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.

This is the first phase of the signage project; we will propose the second phase as part of the 2020-21 EDC Budget.

Attachments:
1. Wayfinding Signage Master Plan
2. Notice to Builders
Table of Contents

PROJECT SUMMARY
  Project Team
  Introduction and Goals

PROPOSED SIGNAGE
  Vehicular Directional Sign Placement
  Vehicular Directional Sign Design
  Graphic Standards and Typography
  Vehicular Directional Sign Details

ATTACHMENTS
  Attachment A – TXDOT SMD(GEN)-08
  Attachment B – TXDOT SMD(SLIP-1)-08 through SMD(SLIP-3)-08
PROJECT TEAM

CITY OF LA GRANGE PUBLIC OFFICIALS
Janet Moerbe  Mayor
John Cernosek  Mayor Pro Tem
Bonnie Busch  Councilmember
Pat Janca  Councilmember
Violet Zbranek  Councilmember
John Eilert  Councilmember
Jan Dockery  Councilmember
Kathy Weishuhn  Councilmember
Ken Taylor  Councilmember

CITY OF LA GRANGE LEADERSHIP
Shawn Raborn  City Manager
Stacey Norris  Director of Community Development & Tourism
Kim Newton  Manager of Community & Economic Development

DESIGN TEAM
Studio16:19  Landscape Architects & Urban Planners

INTRODUCTION & GOALS

This manual shall serve as the guideline for the construction of all vehicular directional signage along all major entryways to the City. Illustrated and defined herein are the graphics standards and locations of the proposed wayfinding signage.

In the due diligence phase of this project, the team reviewed prior concepts designed by Texas A&M University’s Texas Target Communities, as well as gathered input, and TxDOT guidelines. From that, the team created a set of goals to guide the development of the project:

1. DEFINE & IDENTIFY MAJOR ENTRY POINTS & POINTS OF INTEREST
2. VISUALLY CREATE A STRONG SENSE OF PLACE
3. IDENTIFY VISITOR GROUPS & HOW THEY WILL MOVE AROUND TOWN
4. HIGHLIGHT LA GRANGE’S ASSETS, AMENITIES, AND DESTINATIONS
Vehicular Directional Sign Placement
Vehicular Directional Sign Placement
Vehicular Directional Sign

Scale: 1/2” = 1’-0”
© (1 EA) 0.125 MM ALUMINUM PANEL, DIRECT PRINTED; RETROREFLECTIVE LETTERING PER TXDOT STANDARDS & GUIDELINES (DMS-8300).

2. BACK OF ALUMINUM PANEL TO BE PAINTED OR PRINTED BLACK

3. 3’ SCHEDULE 80 ALUMINUM ALLOY POLE, POWDERCOAT BLACK, PER TXDOT STANDARD SMD(SLIP-3)-08; SIGN SUPPORT CODE: SM RD SGN ASSM TY S80 (1) SA (U)

4. TXDOT BREAKAWAY BASE ON CONCRETE FOOTING, PER TXDOT STANDARD SMD(GEN)-08

NOTES:

1. WHERE SIGNS ARE INSTALLED IN OPEN DITCH SECTION, 7'-0" CLEARANCE MUST BE MAINTAINED FROM EDGE OF TRAVEL LANE TO BOTTOM OF SIGN. REFERENCE TXDOT STANDARD SMD(GEN)-08. HEIGHTS MAY VARY.

2. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY OWNER AND/OR OWNER’S REPRESENTATIVE PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO PROVIDE RETROREFLECTIVITY SAMPLE AND SPECIFICATIONS FOR OWNER’S REPRESENTATIVE AND TXDOT APPROVAL PRIOR TO CONSTRUCTION.

4. CONTRACTOR TO CONTACT TEXAS 811 PRIOR TO CONSTRUCTION TO CONFIRM SIGN LOCATIONS.
Phase 1 Wayfinding Signage Construction Project
NOTICE TO BIDDERS

Sealed bids addressed to the La Grange Economic Development Corporation Board (EDC) of Directors will be received at the office of Kim Newton, Community and Economic Development Manager, City of La Grange; 155 E. Colorado Street; La Grange, Texas 78945 until 2:00 p.m. on Tuesday, March 3, 2020 for furnishing all labor, material and equipment and performing all work required for the project titled Phase 1 Wayfinding Signage Construction (project includes installation of new sign package with scope including but not limited to structural concrete and sign graphics and framing in the City of La Grange, Texas.) Bids must also be accompanied by a “Statement of Bidder’s Safety Experience” included in the Project Manual. No bids may be withdrawn after the scheduled opening time. Any bids received after scheduled bid opening time will be returned unopened. The bids shall be labeled:

Phase 1 Wayfinding Signage Construction
La Grange, Texas

Bids must be submitted on the Bid Forms provided and must be accompanied by a cashier’s check, certified check, or acceptable bidder’s bond payable without recourse to the City of La Grange, Texas, in an amount not less than five (5) percent of the bid submitted as a guarantee that the bidder will enter into a contract and execute a Performance Bond and a Payment Bond within ten (10) days after the notification of the award of the contract.

The bids will be publicly opened and read aloud in City Council Chambers at City Hall at 2:00 p.m. on Tuesday, March 3, 2020. The La Grange EDC Board of Directors will officially review the bids at their next regularly scheduled meeting and award the contract as soon thereafter as practical.

In case of ambiguity, duplication, or obscurity in the bids, the La Grange EDC reserves the right to construe the meaning thereof. The La Grange EDC reserves the right to accept or reject any and all bids, as the best interest of the City may require, and to waive any informalities and irregularities in the bids received. The La Grange EDC also reserves the right to award the Contract as may be advantageous to the City.

Plans, specifications and bidding documents may be secured beginning Friday, January 31, 2020, online at www.civcastusa.com or at La Grange City Hall, 155 E. Colorado Street, La Grange, Texas; 979-968-3017.

A Pre-Bid Meeting will be held in the City Council Chambers at La Grange City Hall; 155 E. Colorado Street, La Grange, Texas at 2:00 p.m. on Wednesday, February 12, 2020.

The Fayette County Record Publications: CITY OF LA GRANGE, TEXAS
Friday, January 31, 2020
Friday, February 7, 2020
MEMORANDUM

TO: Mayor and City Council
FROM: Shawn Raborn, City Manager
DATE: January 23, 2019
SUBJECT: Discuss and or Consider lease of building at 850 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 850 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.

Attachment:

Draft Lease of the Building at 850 Mode Lane
THE STATE OF TEXAS,

COUNTY OF FAYETTE.

COMMERCIAL LEASE

1. PARTIES. This agreement is between the City of La Grange, hereinafter called Owner, and Optimist Club, a Texas not-for-profit organization, hereinafter called Renter, (collectively the Parties), whereby Owner leases to Renter and Renter leases from Owner, the Property hereinafter described.

2. PROPERTY. The Property leased hereby is described as approximately 1,784 square feet wood frame building located at 805 Mode Lane, La Grange, Texas, on the plat of that certain 1.2194 acre tract owned by CITY OF LA GRANGE, situated within the City of La Grange, County of Fayette, State of Texas, which plat is attached hereto and incorporated by reference herein for all purposes.

3. PERIOD. This lease is for a period of five (5) years, beginning on the 1st day of June, 2020 until the 31st day of December, 2025. This lease may be renewed on the same terms for an additional five (5) years period, at Renter’s option, provided that Renter gives Owner written notice of intent to renew not earlier than ninety (90) days before the expiration of the original term hereof.

4. RENTAL. No rental shall be paid; however, the consideration for this lease shall be that the Optimist Club shall be responsible for all improvements or additions made to the interior of the Property, at its sole cost and expense, with the agreement that all such leasehold improvements made by OPTIMIST CLUB shall become permanently affixed to the building and shall become the property of CITY OF LA GRANGE upon the termination hereof or any renewal hereof. Prior to making any such improvements, OPTIMIST CLUB obtain prior written approval of CITY OF LA GRANGE to proceed with the proposed improvement(s).

5. SECURITY DEPOSIT. N/A

6. DEPOSIT DEDUCTIONS. N/A
7. TERMINATION. The Parties agree that each party shall have the right to terminate this agreement by written notice, provided, however, that during the initial term hereof neither party may give such written notice earlier than sixty (60) days prior to the expiration of the original five (5) year term. In the event Renter shall have exercised its option to renew this lease, then the parties agree that each party shall have the right to terminate this agreement by written notice, provided, however, that during the renewal term hereof neither party may give such written notice earlier than sixty (60) days prior to the expiration of the renewal term hereof. Any termination of this lease and vacation of the Property pursuant to this provision shall not constitute a default or an abandonment under this lease agreement.

8. ABANDONMENT. Renter agrees Renter will not vacate or abandon the Property at any time during the term of this lease except as provided in this lease. If Renter nevertheless does abandon, vacate or surrender the Property in violation hereof, or is dispossessed by process of law or otherwise, any personal property belonging to Renter and left on the Property shall be deemed abandoned, at the option of Owner, except such property as may be mortgaged to Owner.

9. LIEN. Owner shall have such liens on Renter’s personal property as permitted by law and as are perfected thereunder.

10. DEFAULT. If Renter shall (i) abandon the Property in violation hereof, or (ii) violate any material term of this lease, Owner at his option may terminate Renter’s right of occupancy by giving Renter a thirty (30) day written notice of termination and to vacate, delivered or by certified or registered first class mail, postage prepaid. In the event Owner exercises this option to terminate this contract pursuant to this paragraph, then Renter’s future obligations shall cease at the expiration of thirty (30) days from the date of the notice of termination. Owner shall also have the right to file a Forcible Entry and Detainer suit in the proper court for possession of the Property in the event of default by Renter as set forth herein.
11. **USE OF PROPERTY.** The Property shall be used for the purpose of providing a meeting location in support of youth sports in La Grange. Renter shall not (i) sublet or assign any part of the Property or (ii) use the premises for any other purpose unless Owner provides written approval in advance of that use for the Property.

12. **CARE AND MAINTENANCE.** Renter accepts the Property in its present condition. Renter is responsible for electrical expenses incurred in securing or maintaining electrical and/or for other utility services, as Owner will not provide utility services of any kind to Renter. Renter agrees to use reasonable diligence in the care of the Property and agrees to not (i) make any further alterations or repairs without written permission from Owner, or (ii) remove any part of the Property for any purpose. Renter shall be responsible for any maintenance of heating and air conditioning systems and will properly care for the heating and air conditioning systems if used. Renter shall be responsible for any damages to doors, walls, windows, supplying and replacing light bulbs, cost of pest extermination if required, and removal of trash or materials deposited upon or created by Renter. At the termination of this lease, Renter agrees to surrender the Property in the same condition as when received, reasonable wear and tear and improvements previously approved by CITY OF LA GRANGE excepted.

13. **REPAIRS.** Renter shall, at its sole cost and expense, maintain the following portions of the Property and its fixtures in good working order: (i) Building interior of the rented area, (ii) all plumbing and water service systems, and (iii) all electrical systems, including heating/air conditioning systems used.

14. **INSURANCE.** Renter is responsible for any damage to persons or property resulting from Renter's use of the Property or from the acts or omissions of Renter, its employees, servants, permittees, invitees, or agents and shall be insured at an appropriate level to the use, considering the nature and extent of the use, with proof of coverage provided to the Owner and with Owner as a named insured. A
reasonable level is regarded to be $1,000,000.00 for general public liability coverage. Renter shall be solely responsible for insuring the value of its contents maintained within the Property. Owner shall be responsible for purchasing and maintaining such fire and extended coverage for property damage to that portion of the building rented in such amount as Owner deems sufficient and appropriate.

15. UTILITIES. Unless otherwise specified herein, all charges, electrical work and deposits for utilities will be paid by Renter.

16. INSPECTION. Owner, Owner's agents and employees, may enter the Property by any reasonable means at all reasonable times without notice to (i) inspect the Property, or (ii) make repairs, or (iii) show the Property to prospective tenants or purchasers, provided however, that Owner shall have properly exercised its rights pursuant to paragraph 7 hereof, or (iv) exercise a statutory lien.

17. ENTIRE AGREEMENT. The Parties hereto agree that this lease contains all the agreements between them, that no oral agreements have been made and this agreement may be altered only by an agreement in writing, signed by all Parties hereto. Renter acknowledges a receipt of a duplicate original of this lease.

Executed in duplicate originals on this the ___ day of ____________, 2020.

LA GRANGE ECONOMIC DEVELOPMENT CORPORATION
Owner

By: ________________________________
    President

Optimist Club
Renter

By: ________________________________
    City Manager

Address for Owner's Notices: Mr. Shawn Raborn, City Manager
Address for Renter's Notices:
ACKNOWLEDGMENT

THE STATE OF TEXAS  §
COUNTY OF FAYETTE  §

This instrument was acknowledged before me on the ____________ day of, 20__,
by
____________________, the ____________, of ________________, a
________________________, as its authorized act and deed.

Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS  §
COUNTY OF FAYETTE  §

This instrument was acknowledged before me on ___________ day of __________, 20__,
the ________________

by Shawn Raborn, the City Manager, of the City of La Grange.

After recording return to:  _______  
City Secretary
155 E
Colorado
La Grange,
Texas 78945

Notary Public, State of Texas
MEMORANDUM

TO: Mayor and City Council
FROM: Shawn Raborn, City Manager
DATE: January 24, 2020
SUBJECT: Review of 2020 Street Reclaiming Program

Attached for your review is a list of the streets which staff has identified to include in the 2020 Street Reclaiming Program. 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 2019-20 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.

Attachment:

1. List of Streets to be reclaimed
Reclaim Paving Program  
FY 2019-2020  
Bad Spots to be Reclaimed

<table>
<thead>
<tr>
<th>Street</th>
<th>Approximate Square Yards</th>
<th>Estimated Price</th>
<th>Total</th>
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<tr>
<td>650 S Meyer</td>
<td>3,536</td>
<td>$2.00</td>
<td>$7,072.00</td>
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<td>526 S Monroe</td>
<td>966</td>
<td>$2.00</td>
<td>$1,932.00</td>
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<td>Monroe &amp; Walnut Intersection</td>
<td>4,480</td>
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<td>439 S Monroe</td>
<td>1,620</td>
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<td>$3,240.00</td>
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<td>100-200 S Monroe</td>
<td>18,224</td>
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<tr>
<td>654 S Madison</td>
<td>1,335</td>
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<td>$2,670.00</td>
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<td>606-628 S Madison</td>
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<td>403 S Madison</td>
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<td>400 S Madison</td>
<td>325</td>
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<td>331 S Madison</td>
<td>1,680</td>
<td>$2.00</td>
<td>$3,360.00</td>
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<td>200 Block S Madison</td>
<td>4,640</td>
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<td>$9,280.00</td>
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<tr>
<td>100 S Madison</td>
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<td>$2.00</td>
<td>$800.00</td>
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<td>100 S Madison</td>
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<td>$11,900.00</td>
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<tr>
<td>Madison &amp; Crockett Intersection</td>
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<td>400 E Lowerline</td>
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<td>100 E Milam</td>
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<tr>
<td>E Pecan &amp; S Monroe Intersection</td>
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<td>100 E Pecan</td>
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<td>$1,600.00</td>
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<td>$3,312.00</td>
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<tr>
<td>452 E Cedar</td>
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<td>$2.00</td>
<td>$9,120.00</td>
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<tr>
<td>Eblin Street</td>
<td></td>
<td></td>
<td>$135,000.00</td>
</tr>
</tbody>
</table>

**TOTAL**                               **73,837**   **$311,266.00**