

## **REGULAR COUNCIL MEETING – April 9, 2018**

The City Council of the City of La Grange met in Regular Session on Monday, April 9, 2018 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, Chief David Gilbreath, and City Secretary Lisa Oltmann. Visitors: Jackie Skelton, John & Tanya Psencik and others.

Mayor Moerbe called the meeting to order. Councilman Pat Janca gave the invocation.

The first item was a presentation on La Grange ISD construction project. Superintendent Bill Wagner presented an overview and update on the La Grange ISD project to council. The \$37.9 Million in school bonds have been sold and the District has received construction proceeds. Claycomb & Associates of Austin are the architects for the project and Weaver & Jacobs Constructors of Cuero have been chosen as the Construction Manager at Risk. Projects included in the construction project at the Elementary/Intermediate campus are to build a new two-story building for grades 1-4; revamp the auditorium which was originally built in 1968 into a modern performing arts theater; remake the existing Pre-k-6 library into a music room/band hall. The High School campus will have the office complex redesigned in order to enhance security as well as renovations/additions done on the band hall. They will also renovate their property at the old Fayette Memorial Hospital location so it can be used for a CTE/Dual Credit center. They are researching the possibility of having nursing and law enforcement education offered at this location. It is anticipated that the construction documents will be ready for the bid process in early summer and that construction will begin in the summer/fall of 2018 with completion in the fall of 2020. Thanks were extended to Superintendent Wagner for the informative update.

The next item was to discuss and or consider a request from Mr. John Psencik to reduce paving and curbing liens on property at 428 E. Cedar. Mr. John Psencik has submitted a letter requesting that council consider reducing a paving and curb and gutter lien on property he inherited from his parents. In 1973 his parents signed a paving lien and a curb and gutter agreement with the City of La Grange. The original charges/fees for these agreements was \$346.00. The total amount of the liens is currently \$23,219.20. Mr. Psencik is requesting that council consider reducing the amount of the lien due to the fact that he was not aware of the liens. Council reviewed and discussed this request. It was noted that the original agreements included a base interest rate if paid in full within 48 months of the agreement., and if amount due was not received within the 48 months a higher interest rate then came into effect. If the interest rates had been kept at the original rates for the entirety

of the agreement, the total amount due would be \$3,901.89. Council also inquired if it was known what the approximate cost of having this work done at the current rates might be. It was estimated that the costs would be comparable to the \$3,901.89. **MOTION** Councilman Taylor, **SECOND** Councilmember Zbranek to have the amount of the lien at \$3,901.89. Motion carried.

The next item was to discuss and or consider a request from Mt. Calvary Lutheran Church to close the 800 block of N. Franklin on May 20<sup>th</sup> from 10:00 a.m. until 5:00 p.m. Mt. Calvary Lutheran Church has submitted a request to close the 800 block of N. Franklin from 10:00 a.m. until 5:00 p.m. on Sunday, May 21<sup>st</sup> for their 26<sup>th</sup> Annual Homecoming Picnic. Staff recommends approval of this request. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Eilert to approve staff's request. Motion carried.

The next item was to discuss and or consider An Ordinance Adopting Unanimous Settlement Agreement, Setting Rates And Establishing Tariffs For The Provision Of Natural Gas Service By CenterPoint Energy Resources Corp. D/B/A CenterPoint Energy Entex And CenterPoint Energy Texas Gas Company Within The City Of La Grange; Declaring This Ordinance To Be A Final Determination Of Rates; Requiring Acceptance By CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex And CenterPoint Energy Texas Gas Company Of The Rates Prescribed Herein; And Establishing An Effective Date. The City Council suspended the rate increase proposed by CenterPoint Energy Entex back in December. The city also agreed to participate in the Coalition of Cities that are protesting the rate increase. The Coalition and Entex have agreed to settle the rate case as outlined in a proposed settlement agreement. **MOTION** Councilmember Weishuhn, **SECOND** Councilman Taylor to approve this ordinance on first reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley for, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca for, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 8-0.

The next item was to discuss and or consider preliminary replat request from Hazel Kimble to subdivide her property located at 809 E. Fannin St., into two (2) lots. A request was received from Hazel Kimble, the owner of 809 E. Fannin Street to subdivide this lot into two (2) separate lots. Both of the lots will meet the minimum lot size required by the City of La Grange Ordinance. The ordinance states that an interior lot must be 7,000 square feet and a corner lot must be 8,000 square feet. The owner has a flood displaced person interested in one of the lots. In the process of the survey it was found that the Peaceful Rest Missionary Baptist church is encroaching on the current owner's property. Ms. Kimble would like to give some land to the church so that the building is at least five (5) feet off of all property lines and that the steps and handicap ramp located on the East side would also be on church property instead of encroaching on Ms. Kimble's property. This would entail giving the

church approximately 2-5 feet in the rear, the North side of the building, as well as give the church approximately 4-8 feet on the left side or the East side of the building. The church is sitting at an angle in regards to the actual property lines. There were 20 letters sent to all property owners within a 200' radius of this address asking if they are in favor of or opposed to this replat request. There were six (6) letters returned in favor of granting this request, and fourteen (14) letters not returned. **MOTION** Councilman Janca, **SECOND** Councilmember Zbranek to approve this preliminary replat request. Motion carried.

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

### City Council Committee Reports

The Beautification Committee awarded Yard Of The Month to Jack & Kathy Tipton at 444 S College.

Main Street will host the annual Merchant Dinner on April 19<sup>th</sup>.

The Airport will host a fly-in on Saturday April 14<sup>th</sup>. This will showcase the 2.8 million dollar makeover at the airport. There is also a WWII bomber scheduled to be on display at this event.

### Chief Of Police Update

The Citizens On Patrol will assist with traffic control at the fly-in at the Airport on the 14<sup>th</sup>. Investigator Stevens is at training this week. The department investigated 2 thefts within the city limits recently. The new patrol vehicles have arrived at the dealership, they are being outfitted at this time and it is anticipated that they will be available for patrol within 1-5 months.

### City Manager Update

City Manager Raborn reviewed the active projects report with council. The street paving contractor has indicated that they will begin work in La Grange on April 23<sup>rd</sup>. Work continues on property acquisition by the Randolph Recreation Center.

At this time, there are still 16 displaced individuals/families from Hurricane Harvey. There are 23 FEMA units located in Country Way Village Park and 1 in the Saunders Park.

There will be an appreciation dinner at Kruschel Park on Tuesday evening for the Mennonites for their services. They will be back in the fall for additional service opportunities. There will be a blessing for the N. College Street home on Wednesday and the Horton Street home on Friday.

Thanks were extended to LCRA for the work done at the Swimming Pool during their Step Forward day.

Applications for the HOME program through the Texas Department of Housing and Community Affairs are available at City Hall. This program will allow several homes for low-income persons within the city limits, to be rehabilitated/reconstructed.

The Spring Cleanup will be the week of April 23-April 28.

Riders for the BPSM150 is down to an estimated 8,500. The ride/fundraiser is April 28-29.

At 7:10 pm a **MOTION** was made by Councilmember Weishuhn, with a **SECOND** by Councilman Janca that the meeting be adjourned. Motion carried.

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Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

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Janet Moerbe, Mayor

### **REGULAR COUNCIL MEETING – April 23, 2018**

The City Council of the City of La Grange met in Regular Session on Monday, April 23, 2018 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 Ken Taylor, Councilmember Kathy Weishuhn and Councilmember Violet Zbranek. Councilman Pat Janca was absent. Staff present: City Manager Shawn Raborn, Sgt. Steve Pohorelsky, and City Secretary Lisa Oltmann. Visitors: Jackie Skelton, and others.

Mayor Moerbe called the meeting to order. Pastor Marcia Kiefer of Shared Lutheran Ministries gave the invocation.

The first item was to discuss and or consider awarding bid for Phase 1 of the Recreation Center Splash Pad and facility improvements. Staff is requesting council approval of Phase 1 of the improvements and additions to the Randolph Recreation Center. We divided the project into three Phases due to the distinct elements of the project. The first phase includes the updated and improved entrance to the gym, additional parking and site work and restroom facility. We are recommending that the low bid in the amount of \$708,000 submitted by Gaeke Construction be approved. Work is continuing with the contractor to value engineer the project to reduce the total price. Funds for this project were included in the FY 2017-2018 Capital Fund Budget. The La Grange EDC committed \$400,000 to the project. We are currently out for bid for the Splash Pad at this time with bids due April 26<sup>th</sup>. The play structure is being obtained under a Buy Board contracted price. It is estimated that the splash pad and play structure will be an additional \$325,000. **MOTION** Councilmember Weishuhn, **SECOND**

Councilman Taylor to approve staff's recommendation and accept the low bid by Gaeke Construction. Motion carried.

The next item was to discuss and or consider authorizing staff to contract with Langford Management Services for consultant/management services for FEMA Hazard Mitigation Assistance (HMA) if awarded a State contract through the Texas Division of Emergency Management (TDEM).

The next item was to discuss and or consider authorizing staff to contract with BEFCO Engineering for engineering services contract with a State of Texas registered engineer to assist with pre-award and post-award engineering services of its proposed HMA project(s) if funded by FEMA through TDEM. Notice has been received from the Texas Department of Emergency Management that our Notice of Intent to undertake hazard mitigation activities was approved. The city can now proceed with submitting a formal application for mitigation funding. City Staff recently issued a request for consultant/management and engineering services to assist in the development and management of the Hazard Mitigation Assistance grant. We have received two proposals for management services and one proposal for engineering services. Management proposals were submitted by Langford Community Management Services and Provision Specialized Resources. After reviewing and scoring the consultant/management proposals staff is recommending Langford Community Management Services to assist in the development of the application. We are also recommending BEFCO Engineering to assist in the development of the mitigation activities. **MOTION** Councilmember Weishuhn, **SECOND** Councilmember Zbranek to approve contracts with Langford Management Services and BEFCO Engineering. Motion carried.

The next item was to discuss and or consider a Resolution Authorizing The Mayor Of The City Of La Grange, Texas, To Cause Notice Of Intention Of The City Of La Grange, Texas, To Lease Four (4) Tracts Of Land Consisting Of 130.060 Acres Of Land Situated In The William H. Carson Survey, A-28, Survey No. 21 Owned By The City Of La Grange, Fayette County, Texas, For Oil, Gas, Sulphur And Hydrocarbons Found In Suspension With Oil And Gas To Be Published; Providing For A Hearing On Such Notice For The purpose Of Receiving And Opening Bids And Awarding Lease, Or Rejecting Any And All Bids, And In The Event Of Rejection Of All Bids, Authorizing The Mayor Of The City Of La Grange, Texas, To Proceed A New For Lease Of Such Four (4) Tracts Of Land Owned By The City Of La Grange, Texas For Oil, Gas, Sulphur And Hydrocarbons Found In Suspension With Oil And Gas. This item was pulled as clarification was still needed on sites for the properties.

The next item was to discuss and or consider An Ordinance On Second Reading Adopting Unanimous Settlement Agreement, Setting Rates And Establishing Tariffs For The Provision Of Natural Gas Service By CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex And CenterPoint Energy Texas Gas Company Within The

City Of La Grange; Declaring This Ordinance To Be A Final Determination Of Rates; Requiring Acceptance By CenterPoint Energy Resources Corp., D/B/A CenterPoint Energy Entex And CenterPoint Energy Texas Gas Company Of The Rates Prescribed Herein; And Establishing An Effective Date. This is the second reading of the ordinance to approve the settlement agreement between Entex and the Coalition of Cities. The City Council suspended the rate increase proposed by CenterPoint Energy Entex back in December. The city also agreed to participate in the Coalition of cities that are protesting the rate increase. The Coalition and Entex have agreed to settle the rate case as outlined in the attached settlement agreement. **MOTION** Councilman Eilert, **SECOND** Councilman Taylor to approve this ordinance on Second Reading. A roll call vote was taken: Councilmember Busch for, Councilmember Bradley for, Mayor Pro tem Cernosek for, Councilman Eilert for, Councilman Janca absent, Councilman Taylor for, Councilmember Weishuhn for, Councilmember Zbranek for. Motion carried 7-0. Insert #1

The next item was to discuss and or consider a resolution cancelling the City Council Regular May 28<sup>th</sup> meeting and calling a Special City Council meeting on May 29<sup>th</sup>. Regular City Council meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month. The 4<sup>th</sup> Monday in May falls on the Memorial Day Holiday which is observed by the City of La Grange. A resolution has been prepared should the council desire to cancel the Regular meeting scheduled for Monday, May 28, 2018 and call a Special meeting to be held on Tuesday, May 29, 2018. **MOTION** Councilmember Zbranek, **SECOND** Councilmember Busch to approve the resolution cancelling the May 28<sup>th</sup> council meeting and calling a special council meeting on May 29<sup>th</sup>. Motion carried. Insert #2.

#### City Council Committee Reports

Main Street hosted the annual Merchants Dinner on April 19<sup>th</sup>, this was well attended and very informative for those in attendance. On May 3<sup>rd</sup> there will be an open house which will showcase vacant or underutilized properties in downtown for individuals that might be interested in business opportunities. This will be from 5:30-7:30 and the tour begins at 143 N. Main Street. On May 1<sup>st</sup> the final public meeting for the Comprehensive Plan will be held at the Casino Hall starting at 5:30.

The Library/Museum held their 40<sup>th</sup> Anniversary Open House on April 20<sup>th</sup>. This event was also well attended and the displays were very well done and informative.

The Fly-In at the airport which showcased their renovations was a success. The bad weather, strong winds, did have an effect on the turnout as well as creating issues for some of the planes both arriving and leaving the event.

#### Police Department Update

Sgt. Pohorelsky reported that Chief Gilbreath attended a Crime Stoppers meeting on the 17<sup>th</sup> and presented 2 cases to them. At that meeting he also introduced Investigator Stevens. The department also investigated credit card abuse cases and a theft case. They also have also provided three mental health transports. The department will also take part in Juvenile 101 training which is an 8 hour training course.

City Manager Update

The BPMS150 is this weekend.

Registration for the Summer Camps thru the Recreation Department will be on May 2<sup>nd</sup>.

The request for a rehearing on a Private Club Application (TABC Application), on Guadalupe Street was denied.

Sales tax was in line with this same time period as last year.

At 6:38 pm a **MOTION** was made by Councilmember Weishuhn, with a **SECOND** by Councilmember Zbranek that the meeting be adjourned. Motion carried.

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Lisa Oltmann, City Secretary

These Minutes Approved by City Council on:

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Janet Moerbe, Mayor