

The La Vernia City Council held a Regular City Council Meeting on July 11, 2013 at 6:30 p.m. at City Hall, La Vernia, Texas.

**Item No. 1. Call to Order** Mayor Robert Gregory called the meeting to order at 6:30 p.m. Council members present were Marie Gerlich, Randy Leonard, John Richter, Eloi Cormier, and Jennifer Moczygamba. Staff member present were City Secretary-Treasurer Angela Cantu, Code Enforcement Officer/Special Projects Coordinator Janet Thelen, Municipal Development District Director Jennifer Kolbe, Public Works Director Jason Mills, and Police Chief Bruce Ritchey.

**Item No. 2. Pledge of Allegiance and Invocation** The Pledge of Allegiance was recited and Councilwoman Moczygamba gave the invocation.

**Item No. 3. Citizens to be Heard** There were no citizens to be heard.

**Item No. 4.A. – C. Consent Agenda** Councilwoman Gerlich made a motion to approve the consent agenda and Councilman Cormier seconded. **Motion carried 5 – 0.**

**Item No. 5.A. Proclamations** Mayor Gregory presented a proclamation to Shirley Richter and the Richter family in honor of Bobby Richter for his integrity, leadership, and selfless service to his beloved community.

**Item No. 7.C. Discussion/Action** Bryan Stahl from the Wilson County Appraisal District presented the Wilson County Appraisal District's 2014 Operating Budget.

**Item No. 5.B. Proclamations** Mayor Gregory presented a proclamation to Jennifer Kolbe, Municipal Development District Director, and Elaine Stephens, Greater La Vernia Chamber of Commerce Vice President, adopting the "Live Vibrantly" tag line for the City of La Vernia.

**Item No. 6.A. Public Hearing and Ordinance** A public hearing on ORDINANCE NO. 071113-01 AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF C-1 (RETAIL) TO R-2 (GENERAL RESIDENCE) CITY LOT #414, LOCATED AT 102 SAN ANTONIO ROAD, LA VERNIA, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE was opened at 6:42 p.m. With no citizens to be heard the public hearing was closed at 6:43 p.m.

**Item No. 6.B. Public Hearing and Ordinance** Mayor Gregory explained Ordinance No. 071113-01 amending the zoning district classification from C-1 (Retail) to R-2 (General Residence) on the property located at 102 San Antonio Road. Code Enforcement Officer Thelen stated that she sent out 12 notices of the change and received four replies, two in favor of the change and two against. Mayor Gregory stated that the Planning and Zoning Commission is in favor of the change and believes the Council should approve the amendment. Councilman Leonard asked if multifamily could be built in C-1 (Retail) and Code Enforcement Officer Thelen stated that is correct. Councilman asked for clarification stating that you can have a residence in C-1 (Retail) but not a multifamily structure. Code Enforcement Officer Thelen stated that is correct however, the specific use chart is currently under review by the Planning and Zoning Commission so that may change. Councilwoman Gerlich asked if the

property owner could wait until the review was completed and Code Enforcement Officer Thelen stated that they are interested in making the necessary changes to the property now. Councilwoman Moczygamba stated that she believes that the requested change fits with what is already surrounding the property. Councilman Cormier made a motion to approve Ordinance No. 071113-01 and Councilwoman Moczygamba seconded. **Motion carried 5 – 0.**

**Item No. 7.A. Discussion/Action** Mayor Gregory stated that the only items to report regarding the City's well projects are, first, the bid opening on July 23<sup>rd</sup> at 1:30 p.m. here in the Council Chambers of City Hall. Also, TXDot sent an email stating that we may need to get a sanitary control easement at well site 6. He stated that it is a requirement but is rarely enforced so an exception has been submitted and we will be told at a later date if we will need to meet the requirement. Public Works Director Mills and Clarence Littlefield met with FELPS to discuss upgrading the transformers on the elevated storage tank and well #6. They also discussed whether or not a pole needs to be added or moved also at the well #6 site. Councilwoman Gerlich asked for clarification on the process asking if we open the bids here and then evaluate them and accept a bid. Mayor Gregory stated that yes the bids are opened here and Southwest Engineers will evaluate them and make a recommendation but the Council makes the final decision as to who gets hired.

**Item No. 7.B. Discussion/Action** Mayor Gregory explained the information received from American Tower regarding the lease agreement options and what would happen if we took one of the options and they lost the current customer. In the discussions with Mr. Miller from American Tower he indicated that there is room to negotiate if the tenant vacates the tower in year four or five of the agreement. Mayor Gregory stated that he would recommend option #2 for 10 years but option #1 for 5 years would be good as well. Councilwoman Moczygamba stated that option #1 would give the City more money. Mayor Gregory stated that he would contact Mr. Miller and negotiate for option #1 with 5 years of payments.

**Item No. 8.A. Staff/Council Updates** Police Chief Ritchey stated that he will be having a meeting with a representative from Motorola as well as Sheriff Tackitt regarding the repeater tower that the Sheriff's Office is giving to the police department. Chief Ritchey also updated the Council regarding the Patsy Ritchey case letting them know that the case is going to the grand jury tomorrow. Chief Ritchey also informed Council that the stop signs and streets signs had been received however they were all incorrect and not up to TXDot standards. He said that the sign company is already working on fixing them

**Item No. 8.B. Staff/Council Updates** Public Works Director Mills stated that they have been fighting leaks and getting a lot of mowing completed. He also gave an update on the roads stated that first they prep the roads then they come back and pave. Cummings Paving is supposed to be putting out door hangers to let the citizens know what is going on with the streets.

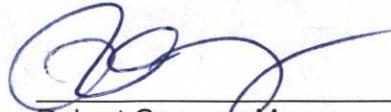
**Item No. 8.C. Staff/Council Updates** Code Enforcement Officer Thelen stated that she sent out tall grass notices going out. She also stated that she has been working on zoning issues with commissioners and while the Ordinance will not be perfect they mainly erred on the side of property rights.

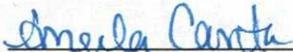
**Item No. 8.D. Staff/Council Updates** City Secretary Cantu reviewed the calendar of upcoming events and meetings that the Council received stating if there needs to be any changes that she be contacted as soon as possible.

**Item No. 9. Items Specific to Future Line Items on the Agenda** The following items will appear on future agendas.

1) The bids we received to outsource the City's mowing needs.

**Item No. 10. Adjourn** With no further business Councilwoman Moczygemba made a motion to adjourn and Councilwoman Gerlich seconded. The meeting was adjourned at 7:08 p.m.

  
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Robert Gregory, Mayor

  
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Angela Cantu, City Secretary-Treasurer

