

**CITY OF SCHULENBURG
SCHULENBURG, TX
MARCH 29, 2017**

The City Council of the City of Schulenburg met in special session on Wednesday, March 29, 2017, at 6:00 P.M. in the Council Chambers, 607 Upton Avenue, Schulenburg, Texas, 78956. Elected officials present included Mayor Roger Moellenberndt and Aldermen Rodney Gresser, Brenda Rehak, Arnold Stoever, Harvey Hercik and Larry Veselka. City Staff included City Administrator Tami Walker, City Attorney Monte Akers and Candace Berger. Guests attending were Otto Kocian, Ryan Wotipka, Lisa Mederos, Gary Adamek, Wendy Fietsam and Phil Leaman.

Mayor Moellenberndt called the meeting to order and turned it over the City Attorney Monte Akers for a review and understanding of the purpose of the current meeting. Up for review and discussion was the proposed Ordinance setting city regulations of modular homes, HUD code homes, mobile homes, container homes, barnminiums, tiny homes, travel trailers, manufactured home parks, prohibiting installation of additional (pre-1976) mobile homes in the city, and designating locations where such homes may be located in the City.

Alderman Hercik began the discussion by revisiting the topic of selecting a specific date for HUD manufactured homes to be located within certain districts. In a straw vote, it was unanimously decided to limit late model homes – those being less than 10 years old - to the R5 District and mobile home parks. In another straw vote, City Council voted to allow homes constructed from 1976 to more than 10 years in age to be located only in mobile home parks.

City Council also agreed that silo homes should be added to the prohibition list; however, these structures could be used for other purposes.

A correction in wording on page 19 of the Ordinance was addressed and proper wording should be Planning and Zoning.

Alderman Hercik distributed copies of the Manufactured Home District Map with his suggested changes. He proposed to delete the corridor along Highway 77 South and the Catholic Cemetery property and leave as is and/or add Block B, Block 59 and Block 62. Council unanimously agreed to delete the corridor along Highway 77 South and the Catholic Cemetery property and to add Block B, 59 and 62.

Attorney Akers then asked for comments from the audience. Ryan Wotipka wanted clarification of Section 5.39 regarding the definition of barnminiums and the reasoning behind the prohibition of them in the city limits. It was agreed to amend the definition to prohibit homes with a specified metal and exposed screws. It was also agreed that the prohibition was limited to pre-fab buildings designed for agriculture use with living quarters. Structures meeting the definition and designed to be used strictly as a residence would be allowed.

Once the draft ordinance is complete to all of the changes the council agreed upon, the City will need to hold a public hearing before the Planning and Zoning Commission and citizens for their input and approval. Then the ordinance can be adopted.

Alderman Veselka made a motion, seconded by Alderman Hercik to adjourn the meeting at 6:46 P.M. The motion passed unanimously.