The City Council of the City of Taylor met on December 12, 2013, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira, Jr. declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem Chris Gonzales	Jim Dunaway, City Manager
Council Member Scott Green	Jeff Straub, Assistant City Manager
Council Member Don Hill	Ted Hejl, City Attorney
Council Member Brandt Rydell	Susan Brock, City Clerk

INVOCATION

Mr. Danny Thomas led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

No citizens came forward during this time.

CONSENT AGENDA

1. APPROVE MINUTES FOR NOVEMBER 14, 2013.
2. APPROVE ORDINANCE 2013-26 AMENDING THE ZONING ORDINANCE TO ALLOW MOBILE FOOD VENDORS WITHIN COMMERCIAL AREAS.

ORDINANCE NO. 2013-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2001-17 ADOPTED BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY ALLOWING MOBILE FOOD VENDORS AND FOOD COURTS AS PROVIDED BY THIS ORDINANCE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500) FOR EACH OFFENSE, EXCEPT WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE, OR FOR ANY VIOLATION OF ANY PROVISION OR REGULATION WHICH GOVERNS FIRE SAFETY ZONING, OR PUBLIC HEALTH AND SANITATION, WHICH SHALL E PUNISHED BY PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2000.00)' PROVIDING SEVERABILITY, REPEALER, AND PUBLICATION CLAUSES.

3. ACCEPT SEMI ANNUAL IMPACT FEE REPORT FROM THE TAYLOR IMPACT FEE ADVISORY COMMITTEE FOR APRIL-SEPTEMBER 30, 2013.
4. RECEIVE THE TAX INCREMENT FINANCING ANNUAL DISTRICT ANNUAL REPORT.
5. CONCUR WITH PRELIMINARY FINANCIALS FOR OCTOBER, 2013.
   Mayor Pro Tem Gonzales moved to approve the consent agenda as presented and Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

RECOGNITION

6. <u>RECOGNIZE THE FINANCE DEPARTMENT FOR RECEIVING A GOLD LEADERSHIP CIRCLE AWARD FOR FINANCIAL TRANSPARENCY.</u>
7. <u>RECOGNIZE THE FINANCE DEPARTMENT FOR RECEIVING A CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING BY THE GOVERNMENT FINANCE OFFICERS ASSOCIATION OF THE UNITED STATES AND CANADA FOR ITS COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR).</u>
   Mr. Dunaway presented Ms. Rosemarie Dennis, Finance Director, and her staff with two awards regarding their financial reporting efforts.

<u>PUBLIC HEARING</u>

8. <u>CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2013-29 REGARDING A REQUEST TO REZONE PROPERTY GENERALLY LOCATED AT 3609 OLD GEORGETOWN ROAD, ALSO KNOWN AS 3.06 ACRES OF LAND OUT OF THE SAMUEL A. PHARRASS SURVEY, ABSTRACT NO. 496, CITY OF TAYLOR, FROM B-1 LOCAL BUSINESS TO B-2 GENERAL BUSINESS.</u>
   Mr. Bob vanTil, Director of Planning and Development presented background information regarding a request to rezone property on Old Georgetown Road. The Planning and Zoning Commission and staff recommended approval of this request citing the proposed use as within the acceptable guidelines established for future land use.

   Mayor Ancira declared the Public Hearing open; hearing no comments, the hearing was closed and Mr. Hejl introduced the ordinance as presented.

ORDINANCE 2013-29

AN ORDINANCE CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED AT 3609 OLD GEORGETOWN ROAD, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM LOCAL BUSINESS B-1 TO GENERAL BUSINESS B-2; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

<u>REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION</u>

9. <u>CONSIDER PUBLICITY AND TOURISM AGREEMENT WITH TAYLOR CHAMBER OF COMMERCE.</u>
   Mr. Straub presented a request to consider approving an amended version of the existing

contract with the Chamber of Commerce. He noted that the changes included the removal of a limit of the amount that could be allotted to the Chamber and to change the payments to monthly rather than quarterly.

Council Member Hill moved to approve the amended agreement as presented and Council Member Green seconded the emotion. VOTE: FIVE voted AYE. Motion passed.

10. <u>RECEIVE EXECUTIVE SUMMARY REGARDING THE WATER AND WASTEWATER RATE STUDY.</u>

Ms. Dennis introduced Ms. Mickey Fishbeck of RimRock Consulting who presented a summary of the results of a rate study regarding water and wastewater rates. The study included a review of revenues both past and projected, cost of providing the services, and an explanation of methodology used to calculate cost recovery figures.

Due to the volume of information and complexity of the study Mayor Ancira asked that staff bring back this subject for further review in a workshop format where future actions can be discussed and possible changes in rates or rate structure determined.

11. <u>AUTHORIZE CITY MANAGER TO EXECUTE AN AGREEMENT WITH HOGABOOM ROAD, INC. TO PARTIALLY FUND A DOCUMENTARY ABOUT THE FORMER GOVERNOR DAN MOODY.</u>

Mr. vanTil introduced Ms. Susan Komandosky, Chair, Moody Museum Advisory Board, and Mr. Chet Garner who are partnering on a project to produce a video focusing on the life of former Governor Dan Moody and his role in the KKK trial proceedings. Mr. Garner provided a brief outline of how he envisions the production to be made and how it could be used to educate local citizens as well as historians on this important piece of history in Taylor.

Council Member Rydell moved to approve the agreement and funding not to exceed $12,000 from the Louis K. Ned monies and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

12. <u>CONSIDER REVISED TAX INCREMENT FINANCING (TIF) PROJECT AND FINANCING PLAN.</u>

Mr. vanTil provided information regarding a revised TIF Project and Financing Plan to clarify how funds could be applied on private improvements. These changes were made at the suggestion of the city attorney and better reflect the intent of the city with regards to specific funding.

Council Member Rydell moved to approve the plan as presented and Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

13. <u>CONSIDER AUTHORIZING CITY MANAGER TO ENTER INTO A 380 AGREEMENT WITH CHISUM PIERCE FOR ASBESTOS ABATEMENT ON PROPERTY LOCATED AT 220 ~~W.~~ E 4TH STREET.</u>
Mr. vanTil presented a request to consider approving an economic development agreement to rebate the costs of asbestos abatement for property located at 220 ~~W.~~ E. 4th Street. The funds would be in the form of a Tax Increment Funding grant which can pay up to 50% of the costs but not to exceed $6000.

Council Member Green moved to approve the agreement as presented and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

14. <u>CONSIDER RESOLUTION R13-19 SETTING JANUARY 23, 2014 AS THE DATE FOR A PUBLIC HEARING TO RECEIVE COMMENTS REGARDING ROADWAY IMPACT FEES.</u>
Mr. vanTil asked Council to approve a resolution that would set a public hearing on January 23, 2014 regarding roadway impact fees. Ms. Fishbeck was hired to conduct a study regarding the updating of our existing fees and presented the information to Council for their consideration. Mayor Pro Tem Gonzales moved to approve Resolution R13-19 as presented and to set the public hearing for January 23, 2014 at 6:00 pm, City Council Chambers, City Hall. Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

15. <u>CONSIDER PROPOSALS TO REMOVE THE 1935 CITY HALL BUILDING.</u>
Mr. vanTil presented the results of a request for proposals to demolish the old city hall building located on Heritage Square. Mayor Ancira stressed his belief is that every opportunity had been taken to find a solution to saving this structure and that a decision is now needed to move this issue forward. Council Member Rydell requested additional time to develop a plan for re-use of the property prior to approving the demolition. Mr. vanTil pointed out that the proposal includes a request to retain approximately 500 bricks, save the cornerstone, and the time capsule.

Council Member Green moved to accept the proposal from Sierra for $49,775 and Mayor Pro Tem Gonzales seconded the motion and added that he would like to have a public discussion regarding the plan for redevelopment. VOTE: Four voted AYE; One vote NO (Rydell). Motion passed.

16. <u>CONSIDER APPOINTMENTS TO TAYLOR ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS.</u>
Mr. Straub presented names of applicants interested in securing a place on the TEDC Board of Directors. Two vacancies were created through resignations received and one additional

member opted not to be reappointed. Council Member Rydell expressed his concern regarding a council member serving on the Board and that he believes that these positions should be reserved for the general citizenry. He also expressed his concern that there is a lack of diversity in the applications and appointments to all city boards and commissions.

Council Member Green moved to reappoint Kelly Cmerek and Council Member Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

(Council Member Green recused himself due to his name being submitted for consideration as an applicant to the TEDC Board of Directors which is addressed in the next appointment.)

Council Member Hill moved to appoint Council Member Green to the TEDC Board to fill an unexpired term that ends in January, 2016. Mayor Pro Tem Gonzales seconded the motion. VOTE: Three voted AYE; one vote NO (Rydell). Motion passed.

(Council Member Green rejoined the meeting.)

Council Member Hill moved to appoint Cecil Bowen for a three year term and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

17. <u>DISCUSS AND CONSIDER SEARCH MECHANISM AND PROCESS FOR RECRUITMENT AND SELECTION OF A CITY MANAGER.</u>
Mayor Ancira presented a draft Request for Proposal (RFP) to solicit responses from executive search firms to conduct a search for a new city manager to replace Mr. Dunaway. The general consensus was to set the deadline for firms to respond by mid or end of January, choose a firm in February and to have candidates to review within the next 120 days. Council Member Green moved to proceed with the publication of the RFP to start the process and Council Member Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

18. <u>DISCUSS FUTURE AGENDA ITEMS.</u>
Mayor Ancira requested a joint meeting or workshop with the TEDC Board after the new city manager is in place and also requested a review of the current city policy regarding the protection of confidential and private information; Council Member Hill asked for a monthly report from the TEDC; and Council Member Green requested that some consideration be given to either lowering the age limit for Taylor 101 attendees or to find a way to include high school students in the government education series planned for next year. Mr. Straub commented that there are plans to consider bringing departmental reports to the council on a regular basis and also to develop a 5 year plan for Capital Improvements.

Mayor Ancira and council members retired to closed session at 8:15 pm.

19. EXECUTIVE SESSION. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, in accordance with the authority contained in Section 551.074 to discuss personnel matters.
    - Interim City Manager compensation

20. CONSIDER ACTION FROM EXECUTIVE SESSION.
Council returned to open session at 8:39 pm and Mayor Ancira stated that no action or vote was taken during either executive session. Council Member Hill moved to approve a $500 per month car allowance for Mr. Straub as Interim City Manager and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

ADJOURN

With no further business; Mayor Ancira adjourned the meeting at 8:41 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk