The City Council of the City of Taylor met on April 26, 2012, at City Hall, 400 Porter St., Taylor, Texas. Mayor Donald Hill declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem, Chris Gonzales
Council Member Jesse Ancira
Council Member John McDonald
Council Member Chris Osborn

City Manager, Jim Dunaway
Assistant City Manager, Jeff Straub
City Attorney, Ted Hejl
City Clerk, Susan Brock

INVOCATION
Jeff Straub led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION
Mr. Joe Naizer, 701 Sloan Street, provided comments regarding agenda item number 7. The following citizens came forward to comment on the YMCA Pool Rental Agreement for individuals to use the city pool to teach swim lessons: Ms. Stayci Roznovak Burris, 700 Drake Lane; Ms. Pam O'Conner, 6912 Langston Drive; Mr. Jason Ball, 708 W. 11th Street; and Ms. Donna Suderman, 1801 Lexington.

CONSENT AGENDA

1. MINUTES APRIL 12, 2012.
2. APPROVE ORDINANCE 2012-11 REGARDING A REQUEST TO REZONE LOTS 1, 2, 13, AND 14 IN THE JOHN O. BAKER SUBDIVISION FROM MH (MANUFACTURED HOUSING) TO BP-2 (BUSINESS PARK 2).

ORDINANCE NO. 2012-11

AN ORDINANCE REZONING PROPERTY LOCATED ON AN UNNAMED STREET IN THE JOHN O. BAKER SUBDIVISION, FROM M-H, MANUFACTURED HOUSING, TO BP-2, BUSINESS PARK 2: AND PROVIDING A SAVINGS CLAUSE

3. CONSIDER RETAINING LANGFORD COMMUNITY MANAGEMENT SERVICES TO ADMINISTER THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS HOUSING TRUST FUND AMY YOUNG BARRIER REMOVAL PROGRAM.
4. AUTHORIZE THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT WITH THE TAYLOR ECONOMIC DEVELOPMENT CORPORATION FOR IMPROVEMENTS ASSOCIATED WITH MCCOY'S LUMBER INCORPORATED.
5. CONCUR WITH PRELIMINARY FINANCIALS FOR MARCH, 2012.

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

PROCLAMATION

6. PROCLAMATION: MAY IS NATIONAL HISTORICAL PRESERVATION MONTH.
Mayor Hill presented a proclamation to Deby Lannen recognizing May as National Historical Preservation Month.

PUBLIC HEARINGS/ORDINANCES

7. CONSIDERATION AND ACTION WITH RESPECT TO ORDINANCE 2012-15 AUTHORIZING THE ISSUANCE OF $3,000,000 CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2012; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF CERTIFICATES.
Ms. Rosemarie Dennis, Finance Director, invited Ms. Jennifer Douglas with Specialized Public Finance to provide information regarding the future issuance of debt. Ms. Douglas provided an overview of the sale summary the morning of the meeting and indicated that the lowest interest rate was 2.680027% and is considered extremely good. The city also received its bond rating from Standard and Poor's and received an A+ rating based on a number factors reflecting very positively on the financial stability of the city.

Council Member Osborn expressed his concern regarding the amount of the debt under consideration and a preference to borrow less money to be used specifically for drainage projects. At a previous council meeting he had requested that $2 million in debt be considered rather than $3 million. However, at that meeting the final vote of the Council was 3 to 2 to move forward with the issuance of $3 million in debt.

Mayor Pro Tem Gonzales expressed his concern that the $1 million portion of the debt issuance not be redirected to other projects and that the focus remains on drainage issues. With no further comment or discussion Council Member McDonald moved to approve Ordinance 2012-15 as presented and Mayor Hill seconded the motion. VOTE: Four voted AYE; one vote NO (Osborn). Motion passed.

ORDINANCE 2012-15

ORDINANCE AUTHORIZING THE ISSUANCE OF $3,000,000 CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2012; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND

ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE CERTIFICATES

8. CONDUCT PUBLIC HEARING AND CONSIDER APPROVING ORDINANCE 2012-12 TO NAME STREETS WITHIN THE JOHN 0. BAKER SUBDIVISION.
Mr. Bob vanTil, Director of Planning and Development, presented a request to conduct a public hearing regarding the naming of streets located behind the Davita Dialysis Center at 3100 W. 2nd Street. This ordinance was introduced at the March 22, 2012 meeting which also opened a thirty day comment period. No comments were received.

Mayor Hill opened the Public Hearing; hearing no comments or further discussion Mayor Hill closed the Public Hearing and Council Member Osborn moved to approve Ordinance 2012-12 as presented. Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

ORDINANCE 2012-12

AN ORDINANCE PROVIDING FOR THE NAMING OF CERTAIN UNNAMED STREETS IN THE JOHN O. BAKER SUBDIVISION; PROVIDING FOR A PUBLIC HEARING; PROVIDING A REPEALING CLAUSE; AND PROVIDING A SEVERABILITY CLAUSE

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

9. CONSIDER APPROVING A CONTRACT WITH SPAWGLASS CONTRACTORS, INC. FOR SERVICES AS CONSTRUCTION MANAGER AGENT FOR CONSTRUCTION OF THE CITY OF TAYLOR RECREATION CENTER.
Mr. Sledge presented Council with an agreement for SpawGlass Contractors, Inc. to serve as construction manager agent for the recreation center project. Mr. Pat Williams, President and Regional Manager of SpawGlass, provided an overview of the proposed timeline for the project and what his role will be in managing the project.

Council Member McDonald moved to approve the agreement with revisions to be made by the City Attorney and authorized by the City Manager. Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

10. CONTINUE DISCUSSION ON STREET MAINTENANCE PROGRAM.
Mr. Straub presented Council with a number of options to move forward with developing a plan for street construction as well as a funding mechanism for a maintenance program. Possible options presented included the creation of a Street Utility Fee similar to the MDUS fee used for drainage, the amount of increase that would be necessary if funding were to come from property taxes, and the creation of a fully functional city street department. Citing various pros and cons for each option as well as future needs Mr. Straub recommended the street utility fee as the best option to continue to research.

Council Member Osborn moved to direct staff to develop a proposal to address the creation of a street maintenance utility fee, provide a plan of action for a November, 2012 election and to set a date for a special meeting at the May 24th council meeting once the newly elected council member is in place. Council Member McDonald seconded the motion. VOTE: Five voted AYE. Motion passed.

ADJOURN

With no further business; Mayor Hill adjourned the meeting at 7:40 p.m.

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Don Hill, Mayor

ATTEST:

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Susan Brock, City Clerk