City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
April 25, 2019 at 6:00 p.m.

Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Pro Tem Christine Lopez

Jeff Jenkins, Interim City Manager
Ted Hejl, City Attorney
Dianna Barker, City Clerk

INVOCATION – Commander Branson gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. **Proclaiming May as National Historical Preservation Month**
   Mayor Rydell read the proclamation and presented it to the members of the Taylor Conservation and Heritage Society.

Councilmember Garcia recognized the Boy Scouts present at the meeting, earning their merit badges.

CITIZENS COMMUNICATION

Ron Braley, 3005 Crystal Cr., Finding Discipleship representative - introduced himself and his organization and stated he and his wife would like to get involved in the community.

Shenna Neisen, 1121 W. 7th Street – wanted her concern about her shared driveway with her neighbor documented. Ms. Neisen feels the driveway should have been wider to share the driveway. Also, she feels her neighbor put up a fence without a permit and requested the City come out and review the issue.

Jessie Ramos, 601 N. MLK Jr. Blvd – wants MLK Street to be cleaned up and beautified and is also concerned about speeders on MLK.

Sandy Oranday, 708 Brookwood Cr. – believes development north has caused more drainage problems at her home. Ms. Oranday asked the Council to fix the drainage problem in her area and would like to know the progress of the Donna Channel project.

Mildred Kolinek, 709 Drake Lane – Concerned about flooding in her area.

Ginger Schneider, 622 W. 7th - concerned about flooding in her area and would like the city to fix the problem.

BOARDS & COMMISSION PRESENTATION

2. **Update from Moody Museum Board**
   Chairman Susan Komandosky made a presentation to Council regarding what the Board was working on during 2018 and what their goals are for 2019. The museum had over 500 visitors in the last 5 years.
   Joe Burgess, President of Friends of Moody Museum, stated his organization is in support of everything the Museum is doing and requested a part-time curator in the future.

Motion was made by Councilmember Garcia to receive the Moody Museum Board presentation as presented. Motion was made by Councilmember Drummond. Motion carried unanimously.

CONSENT AGENDA

3. Approve minutes for April 11, 2019.
4. Concur with preliminary financials for March 2019
5. **Consider Ordinance 2019-17, replacing Ordinance 2014-20, adopting a Drought Contingency Plan in accordance with TCEQ Rules.**
6. Consider Ordinance 2019-18 rezoning approximately 1.75 acres, 602 W. 12th Street, from Single-Family Residential Zoning District (R-1) to Commercial Planned Development with Local Commercial Base Zoning (B-1/CPD).
7. **Consider Resolution R19-13, supporting the Williamson County Transportation Bond Projects.**

Mayor Rydell requested item #6 be pulled for separate consideration. He needs to recuse himself from this discussion.
Councilmember Ariola requested items #3 & 4 be pulled for separate consideration.

Motion was made by Mayor Pro-Tem Lopez to approve the consent agenda items 5 & 7 as presented. Motion was seconded by Council Member Garcia. Motion carried unanimously.

3. **Approve minutes for April 11, 2019.**
   Councilmember Ariola gave a brief history of the discussions on the disposition of the Community Center and asked for clarity on the plan for the Givens Community Center. City Attorney Ted Hejl stated that would need to be a separate agenda item for discussion.

   Motion was made by Councilmember Ariola to approve the April 11th meeting minutes as presented. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

4. **Concur with preliminary financials for March 2019**
   Councilmember Ariola asked for clarity on the dollar amount of the money left over after expenses and putting into the reserves and asked for that dollar amount be forwarded to the Council.

   Motion was made by Mayor Pro-Tem Lopez to accept the March financials as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

6. **Consider Ordinance 2019-18 rezoning approximately 1.75 acres, 602 W. 12th Street, from Single-Family Residential Zoning District (R-1) to Commercial Planned Development with Local Commercial Base Zoning (B-1/CPD).**
   Mayor Rydell recused himself from this discussion due to a conflict of interest and left the dais. Mayor Pro-Tem Lopez asked for discussion. None was made.

   Motion was made by Councilmember Garcia to adopt Ordinance 2019-18 as presented. Motion was seconded by Councilmember Drummond. Motion carried 4 to 0.

Council took a break at 7:00pm.
Council reconvened at 7:05pm.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. **Receive update on ATMOS Right-of-Way clearance project.**
   Randy Hartford with Atmos explained the process for clearing the right-of-way along Atmos' L19 Line to be able to maintain their pipeline. Project is set to begin middle of May and should last approximately 3 months.

   Motion was made by Councilmember Garcia to receive the Atmos clearance project as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

9. **Receive Capital Improvement Projects (CIP) update.**
   Kelly Kaatz, HDR Engineering, made a presentation to the Council on the progress of several ongoing capital improvement projects. See attached.

   Motion was made by Councilmember Garcia to receive the CIP update as presented. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

10. **Receive update on Pierce Park construction, signage and grand opening.**
    Kelly Kaatz gave a presentation to Council on the progress Westar Construction has made since September 2018. Final signage design and vendor/material selection has been completed by Brent Humphreys and provided to Westar. Council approved the signage at the November 8, 2018 meeting. HDR is seeking direction from Council on spending additional funds on the 50/50 marque and memorial signs. The Council wanted to go ahead and purchase the 50/50 marque sign.
    City staff noticed seeping water through cracks and control joints in multiple bowls within the park as well as seeping water within the excavation area of 3rd Street. Investigation determined a leak in the irrigation line within the park as well as a leak in the 8" water main within 3rd Street. Repair of these leaks has led to reduced water seepage within the southern bowls of the park and within 3rd Street, but the northern bowls remain actively seeping water. HDR and Public Works remain engaged in investigation and are considering options to alleviate the water issue.
    The park is open for usage.

    Motion was made by Councilmember Ariola to receive the Pierce Park update as presented and to direct HDR Engineering to proceed with ordering the 50/50 art wall sign for $6,958.00. Motion was seconded by Councilmember Garcia. Motion carried 4 to 1 with Mayor Pro-Tem Lopez opposing.

11. **Receive quarterly investment report for quarter ending March 31, 2019.**
    Jeff Wood, Finance Director, introduced Linda Patterson, the city's investment advisor. Ms. Patterson briefly went over the quarterly investment report.

    Motion was made by Councilmember Garcia to receive the quarterly investment report as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Council took a break at 8:15pm.
Council reconvened at 8:20pm.

12. **Receive report on Neighborhood and City Wide Clean Up results.**
Jim Gray, Public Works Director, stated the Community Cleanup held Saturday April 13th was a success. Two sites where the public could bring household debris were established. The City accepted the debris free of charge. There were 225 vehicles that brought in 184,000 pounds of debris. The Neighborhood cleanup was cancelled due to rain. It was recommended that in the future, split the Cleanups and do one Neighborhood Cleanup in the fall and one Community cleanup in the spring.

Motion was made by Councilmember Garcia to approve receive the neighborhood and city wide clean up report as presented. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

13. **Consider appointment to Williamson County Health District Board to fill an unexpired seat.**
Dianna Barker, City Clerk, stated Carol Bachmayer has submitted her resignation as the Taylor representative on the Williamson County Health District Board. Her term would have expired on December 31, 2019. Ms. Bachmayer is recommending Joan Maxfield to fill her unexpired seat. The Health District Board is pleased with this recommendation.

Motion was made by Councilmember Garcia to appoint Joan Maxfield to fill the unexpired seat of Carol Bachmayer to be the Taylor representative on the Williamson County Health District Board. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

14. **Receive update on April 6th flooding.**
Jim Gray, Public Works Director, stated staff received concerns regarding the flooding from the April 6th rain event. Many are in areas we have identified in previous studies or are on the list to study in the future when funding is available. Staff also received several new locations which were not on the City's list. Staff has been forwarding these locations to the city's Drainage Engineer, Dan Franz with Halff and Associates. Dan will provide an update on what he thinks would be appropriate actions for the City in the near future.

Mayor Rydell allowed citizens to speak at this point.
Chris Waters, 1401 Fisher Street – Wanted council to know his home floods.
Sandy Oranday – homeowners have made alterations to help with slowing and diverting water but still have flooding. Ms. Oranday requested the city better maintain culverts and keep them cleared out to help with water flow.

Motion was made by Mayor Pro-Tem Lopez to receive the update as presented. Motion was seconded by Council Member Garcia. Motion carried unanimously.

Mayor Rydell read the executive session meeting announcement and adjourned into executive session at 9:00p.m.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

a. 4th Street Maintenance Project

Executive Session II. The Taylor City Council will conduct a closed executive session under 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees.

a. City Manager position

Executive Session III. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

a. Windy Ridge

The Council reconvened into regular session at 9:37p.m.

Regarding Executive Session item #3,
Motion was made by Councilmember Ariola to approve the Compromise Settlement Agreement with Henry D. & KatiAnn Philhower and Gregory D. and Donna D'Amore as presented. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

Regarding Executive Session item #2,
Motion was made by Councilmember Garcia to approve the management and employment agreement between the City of Taylor and Brian LaBorde, and agree to reimburse for health insurance for the period between the termination of coverage with current employer and start of coverage with the City of Taylor. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

ADJOURN
With no further action Mayor Rydell declared the meeting adjourned at 9:39p.m.

B Rydell

Brandt Rydell, Mayor

ATTEST:
Dianna Barker

Dianna Barker, City Clerk

April 25, 2019

PROJECT UPDATES:

Heritage Square

1) The punch list walk-through for the project was performed on December 17 and the contractor has been working on completion of the punch list to bring the project to final completion.
2) The park was opened to the public on Monday, January 28 and the official Grand Opening was held on April 12.
3) Pay Application No. 11 was received from BWC and no action is being taken until additional progress is made on the punch list to reach final completion. HDR had a follow up conversation with BWC on 4/16/19 to go over the remaining items and informed BWC that no additional payments would be made until the project was deemed to be at final completion. There is $57,054 remaining on the contract.
4) HDR requested a plan/schedule from BWC for completion of the remaining punch list items to achieve final completion.

Skate Park

1) Westar Construction has completed the project with the exception of some of the landscaping items (native ornamental grasses) and installation of the park signage which is contingent on Brent Humphrey's final plan. The skate park was opened to the public on Saturday, February 9.
2) Water has been seeping up through the expansion joints in the bottom of the skate bowl at specific locations. Investigations as to the source of this water have been made. This has not been experienced since the bowl construction was completed by Evergreen over a year ago. Leaks were discovered in the water line in 3rd Street and in the irrigation system around the park. Those leaks were repaired and there is still seepage occurring. Additional investigations on potential water system leakage have been conducted and none have been found. HDR and City staff are still trying to determine the source of the water, if it is from leakage from the water distribution system or from actual perched groundwater.
3) 3rd Street Pavement – With the relocation of a City water line, Atmos gas line, and Oncor underground electric power under 3rd Street, the pavement was in extremely poor condition and warranted a rebuild in this downtown area. HDR prepared a plan for this reconstruction and pricing was received from Westar that was favorable. City

Council authorized a change order in the amount of $118,052.00 to rebuild this half-block of 3rd Street. It is recommended to be completed as part of the plan for the downtown streets funds.

- Westar began construction on 3rd Street on March 16 and have excavated the road to the proposed subgrade level.
- Westar was put on hold by the City on March 20 after the City found a leaking water main. Sections of the water main in 3rd Street were replaced in April.
- Currently, HDR is working with Public Works to identify the source of the seeping water. We've asked Westar to continue in a holding pattern until an implementable solution is determined. We need to take measures to eliminate the groundwater conditions potentially impacting the subgrade of the road before continuing with construction of the pavement.

4th Street Pedestrian Crossing

1) A plan was prepared for the pedestrian crossing across 4th Street to connect the two parks (Heritage Square and Skate Park). The project was advertised for bids and bids were opened on March 20, 2019. A recommendation for award is being prepared and is expected to be presented to City Council on March 28th. The proposed plan for the pedestrian crossing is a Rectangular Rapid Flashing Beacon.
2) Lone Star Sitework was awarded the contract on March 28th for $143,678.20 and a preconstruction meeting was held on 4/5. The anticipated construction time is 6 weeks, but the critical path item is the availability of steel for the RRFB signal poles. As the timeline for the steel becomes clear, construction activities will begin. Anticipating mid-May beginning of construction.

Dickey-Givens Community Center

1) City Council authorized the selection of Reliance Architecture for design of the Dickey-Givens Community Center on February 14. An agreement was executed with Reliance Architecture on March 13 and a kick-off meeting was held on March 20 at the existing building. Following the meeting on March 20, HDR was directed to suspend the project pending further direction.

2019 Street Maintenance Plan

1) 2019 Street Maintenance Plan is ongoing. HDR will be presenting the proposed streets for selection in May. The proposed streets for consideration will include partnering with Williamson County's seal coat program.

Gateway Signage

1) Property acquired on SH79 on west side of the City.
2) Design and property survey completed for the site.
3) Geotechnical investigation for the sign foundation design completed by Raba-Kistner Consultants, Inc.
4) Oncor has brought power to the site and City staff are coordinating to have an irrigation meter set for the project.
5) City Staff has cleared the parcel of debris and brush in preparation for the contractor.
6) SEC Planning completed the final design of the sign and prepared construction plans that were advertised for bids on April 14.
7) Bid opening is scheduled for May 1st, and we expect to bring a recommendation for award to City Council at the first meeting in May.

Amtrak Station Grant

1) Grant application was approved by City Council and submitted by Judy Langford. Awaiting decision on award.

Justice Center

1) HDR provided architectural planning services for planning/concepts and interviews. Planning sessions were conducted in September/October and an initial space plan was drafted. Initial cost estimates indicate that this space plan will exceed the City's proposed budget that was identified in the CIP. Alternative sites have been identified and the next step will be to review these sites with City staff and develop a plan to evaluate them, pending bond funds being received.

Murphy Park Pool

1) HDR assisted City Parks & Recreation staff in preparing bid documents for rehabilitation of Murphy Park Pool. The project includes replacing mastic on angle from the pool to the deck, grinding concrete joints to eliminate trip hazards, replacing

failed sections of deck concrete, replacing the beach entry, and removing the surface and installing a new surface on the entire deck.

2) Bids were opened on 2/19/19 and the contract was awarded in the amount of $115,396.88 to Progressive Commercial Aquatics. Work is on-going. Completion of the work is scheduled for 5/24/19.

Downtown Streets Project

1) HDR presented an exhibit and cost estimate for necessary improvements to the street segments located in the downtown area at the 10/25 City Council meeting. Next steps are to discuss City priorities in the downtown area and identify street segments to move forward with to design and construction.
2) HDR will present recommended street segments this summer once Skate Park, 4th Street Pedestrian Improvements, and 3rd Street Change Order are complete in order to advance an accurate budget for the project.

2019 Infrastructure Bond

City Council approved the proposed project list for the 2019 Infrastructure Bond on 3/14/2019. Design proposals currently are being developed for the projects. Engineering Proposals should be complete in May.

Streets

1) 3rd Street (Shaw to Davis)
2) N. Lynn Street (W. Lake to Gilmore) *(Gilmore to Davis as funds allow)*
3) W. Lake Drive (Carlos Parker to Old Georgetown)
4) Wabash Street (South Main to Beech)

MDUS

1) Edmond Street Phase 2
2) Edmond Street Phase 3
3) 1st/Royal/Walnut
4) McLain Street/Travis Street *(As funds allow)*

Utilities

1) Wastewater Treatment Plant – Replace Influent Pumps & Valves
2) Wastewater Treatment Plant – Launder Replacement

3) Water & Wastewater Trouble Areas and Point Repairs
4) Wastewater Lift Station Portable Generator

GIS Update

1) Project kick-off meeting was held on January 24th, 2019.
2) HDR has updated maps and held map update workshops with City Staff.
3) HDR has helped the City setup ARC GIS online through ESRI and is in the process of readying the site for launching on Taylor's website
4) HDR is providing on-call GIS mapping for development needs and any City request.
5) The Wastewater Manhole survey for 350 manholes will begin on 4/22 with Gorrondona & Associates

Water & Wastewater Models & Master Plans

1) Held kick-off meeting for master plans on 2/26/2019
2) Facilitated workshop with Public Works staff to identify known problem areas and update GIS maps for missing and incorrect data on 3/5/2019
3) Gathering existing water and wastewater data to build into model
4) Received billing information from the City on 4/9 that is being utilized in the usage model.

AFFIDAVIT
(City Council)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, **BRANDT RYDELL** (Name) as a member of the City of Taylor City Council make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Council as those terms are defined in Chapter 171, Local Government Code.

The business entity is: **EAST WILCO 95, LLC**

Date of Meeting: **April 25, 2019** Agenda Item Number: **6**

My wife, JULIE DAVIS RYDELL, ("I" or name of relative & relationship) has a substantial interest for the following reasons (check all which are applicable):

_________Ownership of 10% or more of the voting or shares of the business entity.

_________Ownership of $15,000 or more of the fair market value of the business entity.

_________Funds received from the business entity exceed 10% of_____(my, her, his) income for the previous year.

_________Real property is involved and______(I, he, she) have an equitable or legal ownership with a fair market value of at least $2,500.00.

_________A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.

X Other: **Julie is employed by East Wilco 95, LLC and has received taxable income from East Wilco 95, LLC (or an affiliated entity controlled by the same principals) that exceeds $2,500.00 during the preceding 12-month period.**

Upon filing of this affidavit with the City Secretary, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this **25th** day of **April, 2019**.

Signature of Official

Mayor

Title

BEFORE ME, the undersigned authority, this day personally appeared Brandt Rydell and on oath stated that the facts herein-above stated are true to the best of his knowledge or belief.
Sworn to and subscribed before me on this 25 day of April, 2019.

Dianna Barker

Notary Public, State of Texas

Printed Name: Dianna Barker

My Commission Expires: 10-29-21

DIANNA BARKER
Notary Public, State of Texas
Comm. Expires 10-29-2021
Notary ID 4860449