The City Council of the City of Taylor met on December 11, 2014, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Council Member Scott Green, 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	Isaac Turner, City Manager
Council Member Donald 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

RECOGNITION

1. RECOGNITION: FINANCE DEPARTMENT RECEIVES PLATINUM LEADERSHIP CIRCLE AWARD FOR FINANCIAL TRANSPARENCY.
2. RECOGNITION: FINANCE DEPARTMENT RECEIVES CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR FISCAL YEAR ENDED SEPTEMBER 30, 2013.

   Mr. Turner presented both awards to Ms. Rosemarie Dennis, Finance Director and her staff for outstanding service regarding the city financials.

CITIZENS COMMUNICATION

No one came forward at this time.

CONSENT AGENDA

3. APPROVE MINUTES FOR NOVEMBER 10, NOVEMBER 13, AND DECEMBER 2, 2014.
4. APPROVE ORDINANCE 2014-19 AMENDING ORDINANCE 2012-20 INCREASING THE TREE ADVISORY BOARD FROM FIVE TO SEVEN MEMBERS.

ORDINANCE NO. 2014-19

AN ORDINANCE OF THE CITY OF TAYLOR TEXAS, AMENDING ORDINANCE 2010-12, PREVIOUSLY AMENDED BY ORDINANCE 2012-20, BY AMENDING PARAGRAPH 6.5, SECTION D, SUBSECTION (A), TO INCREASE THE TREE ADVISORY BOARD FROM FIVE (5) MEMBERS TO SEVEN (7) MEMBERS; PROVIDING FOR SAVINGS AND SEVERABILITY CLAUSES.

5. CONCUR WITH PRELIMINARY FINANCIALS FOR OCTOBER 2014.

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

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

6. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2014-21 REGARDING A REQUEST FROM BO BRASFIELD, REPRESENTING THE PROPERTY OWNER, EQUITY TRUST COL, CUSTODIAN PAUL MILSAP, IRA, TO REZONE PROPERTY FROM B-1 LOCAL BUSINESS TO B-2 GENERAL BUSINESS FOR PROPERTY LOCATED AT 1900 N. MAIN STREET, ALSO KNOWN AS AW0065 BAKER, WM. J. SURVEY, .575 ACRES, WILLIAMSON COUNTY.

   Ms. Laura Rouse-DeVore, Deputy Building Official, presented a request to rezone property located at 1900 N. Main in an effort to expand the potential uses for this site. Ms. DeVore reported that the zoning change is consistent with adjacent and surrounding properties. Council expressed some concern for the broad category of B2, General Business, and the fact that this property is on a major corridor coming into the city.

   Mayor Ancira opened the Public Hearing; hearing no comments, the hearing was closed and he asked Mr. Hejl to introduce the Ordinance as presented.

   ORDINANCE NO. 2014-21

   AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP ADOPTED BY ORDINANCE NO. 2001-17 BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING THE CLASSIFICATION OF PROPERTY DESCRIBED AS AW0065 BAKER, WM. J. SUR., ACRES .575, LOCATED AT 1900 N. MAIN STREET, SITUATED IN WILLIAMSON COUNTY, FROM LOCAL BUSINESS (B-1) TO GENERAL BUSINESS (B-2) DISTRICT.

7. CONSIDER AMENDING THE ECONOMIC DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 5TH AND VANCE STREETS.

   Council requested this item be readdressed at this meeting when the parties involved were unavailable at the November meeting to provide input on the planned development of the property. Mr. van Til reported that the original agreement allowed the interested parties two years to complete development. The current agreement has since expired and this is a request to extend that agreement an additional two years. Mr. Northcutt, property owner, stated that he feels he only needs an additional 12 months to complete the planned project. His current plans submitted to city staff are for a meeting facility with a kitchen.

   Council Member Hill moved to approve the amended agreement for an additional twelve months and Mayor Pro Tem Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

8. RECEIVE UPDATE REGARDING STREET AND DRAINAGE PROJECTS FOR CONSIDERATION TO BE FUNDED WITH MUNICIPAL DRAINAGE UTILITY SYSTEM (MDUS) FUNDS.

   Mr. Danny Thomas, Director of Public Works, introduced Mr. Steven Dorman, Sledge Engineering, who presented an overview of future drainage projects to be considered with the MDUS funds available. Staff was instructed to bring individual projects back for further consideration at a later date. Council Member Rydell asked if it would be possible for staff to request updated maps from FEMA indicating the changes recently made to homes previously designated in the floodplain. Staff has received a proposal for updating the maps from KSA Engineering for future consideration.

Mayor Pro Tem Gonzales moved to accept the report as presented and to discuss specific project selection at a meeting in February. Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

9. <u>CONSIDER APPROVING RESOLUTION R14-18 UNDER SECTION 221-030 OF THE TEXAS HEALTH FACILITIES DEVELOPMENT ACT GRANTING THE CITY'S CONSENT TO HFDC OF CENTRAL TEXAS, INC. TO FINANCE AND REFINANCE THE SPJST PROJECT.</u>
Ms. Dennis presented a brief overview of a request from the HFDC (Health Facilities Development Corporation) for consent from the city to move forward with financing for the SPJST expansion project. Mr. Bart Fowler, with our legal counsel firm of McCall, Parkhurst, and Horton, explained that this is a common request for health facility financing and the city is under no financial obligation or liability by approving the resolution for the project.

Council Member Hill moved to approve Resolution R14-18 as presented and Council Member Rydell seconded the motion. VOTE: Four voted AYE. Motion passed.

10. <u>CONSIDER APPROVING A RECOMMENDATION TO NEGOTIATE ENGINEERING SERVICES FOR THE MAIN STREET HIKE AND BIKE AND PARKS TRAIL PROJECTS.</u>
Mr. Bob van Til, Director of Development Services, presented a request to allow staff to begin negotiations with the KSA firm for engineering services for the park trail improvements and for the hike and bike trail on Main Street. The Main Street project will be funded with $1.38 million dollar grant from the Federal Highway Administration, approved by TxDot, and a local match of approximately $500,000. The park trail project is funded with a grant of $158,250 from the Texas Parks and Wildlife Department. Local match is $53,000 plus an additional $20,000 for property acquisition.

Council Member Rydell to authorize staff to negotiate with KSA for engineering services for the Main Street Hike and Bike, and Parks Trail Projects. Mayor Pro Tem Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

11. <u>CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.</u>
Mayor Ancira asked council members for any items in need of further discussion. His own topics included a request that staff research what current funding options are available for municipal water projects, any funding for sidewalk maintenance and repair, a reminder to discuss corridor standards in the upcoming strategic planning workshop, and a request to

obtain more detailed sales tax reports. No other topics were mentioned by any other council members.

12. CONSIDER MEETING DATES FOR JANUARY 2015.
Mr. Turner asked Council if they would like to formally cancel the January 22, 2015 council meeting due to a conflict with the Taylor Chamber of commerce banquet that is scheduled for the same evening. Mayor Pro Tem Gonzales moved to cancel the January 22nd meeting and Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

(Mayor Ancira and council members retired to closed session at 7:16 pm.)

13. EXECUTIVE SESSION. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.087 to discuss or deliberate regarding commercial and/or financial information on a business prospect that the City of Taylor, Texas, seeks to have locate, stay, or expand in or near the City of Taylor, Texas, and with which the City of Taylor, Texas, is conducting economic development negotiations and/or deliberate the offer of financial or other incentives to the business prospect.
    - Project Blimp
    - Allison Drive

14. CONSIDER ACTION FROM EXECUTIVE SESSION.
Mayor Ancira resumed the open meeting at 7:46 p.m. and stated that there was no action taken during Executive Session.

ADJOURN

With no further business, Mayor Ancira adjourned the meeting at 7:46 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk