The City Council of the City of Taylor met on March 20, 2014, 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	Jeff Straub, Interim City Manager
Council Member Scott Green	Ted Hejl, City Attorney
Council Member Donald Hill	Susan Brock, City Clerk
Council Member Brandt Rydell	

INVOCATION

Mr. Bob vanTil led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Ms. Janetta McCoy asked to speak during agenda item number 7. No other citizens came forward during this time.

CONSENT AGENDA

1. APPROVE MINUTES FOR FEBRUARY 27 AND MARCH 6, 2014.
2. APPROVE ORDINANCE 2014-04 AMENDING ORDINANCE 2013-01 REGARDING APPOINTMENTS TO THE PARKS AND RECREATION ADVISORY BOARD.

ORDINANCE NO. 2014-04

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE 2013-01 ESTABLISHING THE PURPOSE, COMPOSITION AND TERM OF THE PARKS AND RECREATION ADVISORY BOARD BY DELETING A PROVISION REGARDING APPOINTMENTS OF BOARD MEMBERS; PROVIDING A SAVINGS CLAUSE.

3. CONSIDER APPROVING RESOLUTION R14-03 AUTHORIZING CHANGE IN SIGNATURES ON THE CITY'S INVESTMENT AND BANK ACCOUNTS.
   Council Member Hill moved to approve the consent agenda as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

4. CONSIDER APPROVING ORDINANCE 2014-02 TO REZONE PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF WASHBURN AND EAST 1ST STREETS FROM B-1 LOCAL BUSINESS TO M-1 LIGHT INDUSTRIAL.
   Bob vanTil, Director of Planning and Development, provided a recap of the history of this ordinance and reminded council that it was introduced at the previous council meeting. Council Member Rydell stated that he continues to have concerns for this type of zoning which is encroaching on the downtown district and stressed the need to have architectural standards and guidelines in place to address future development. Mayor Ancira requested

a workshop or special meeting on this issue to clarify the various overlays and how zoning is addressed in the downtown area and the historical district. Mr. Josh Richards, property owner, stated that his request for a zoning change was to make the property more appealing to potential buyers. Mayor Pro Tem Gonzales repeated his preference to have the future owner of this property request a Specific Use Permit at the time when new development is being considered rather than a zoning change.

Council Member Hill moved to approve Ordinance 2014-02 as presented and to include comments regarding the need for future guidelines and Council Member Green seconded the motion. VOTE: Three voted AYE; Two voted NO (Gonzales and Rydell). Motion passed.

ORDINANCE NO. 2014-02

AN ORDINANCE REZONING PROPERTY FROM B-1 TO M-1 FOR PROPERTY LOCATED AT EAST FIRST STREET AND WASHBURN STREET; AND PROVIDING A SAVINGS CLAUSE

5. <u>RECEIVE PRESENTATION AND DISCUSS FUTURE CAPITAL IMPROVEMENT PROJECTS.</u>
Mr. Casey Sledge, consulting city engineer, presented a review of possible future capital improvement projects. This report was for information only and no action was taken. Council requested an opportunity to continue to discuss these projects in the future.

Mayor Pro Tem Gonzales moved to formally accept the report as presented and Council Member Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

6. <u>CONSIDER AUTHORIZING PUBLICATION OF A REQUEST FOR QUALIFICATIONS (RFQ) FOR THE EVALUATION OF OUR DEVELOPMENT REVIEW PROCESS AND ENGINEERING SERVICES.</u>
In an effort to respond to public comment and to possibly improve the current policies and procedures, Mr. Straub presented a request to Council to authorize staff to seek professional services to conduct a review of the current development and engineering processes of the city.

Council Member Rydell moved to grant staff authorization to publish a Request for Qualifications and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

7. <u>DISCUSS AND CONSIDER AGENDA ITEMS FOR THE MARCH 27TH COUNCIL MEETING AND ITEMS FOR FUTURE AGENDAS.</u>
Mayor Ancira asked Council for their thoughts regarding the scheduling for a joint meeting

with the 7th Street Task Force since the TISD will not be able to meet on March 27th as originally planned. Ms. Janetta McCoy, Task Force Chair, urged Council to keep the meeting as planned to allow specially invited guests an opportunity to present information regarding this project.

Other items to be considered at future meetings included: an update on the Old City Hall property at Heritage Square; an update on the Downtown street project, a report on substandard and abandoned buildings and an update on the vacant building guidelines from the Main Street Advisory Board.

8. EXECUTIVE SESSION I. 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 Overload
   - Project Austin

Mayor Ancira and council members retired to closed session at 7:06 pm.

9. CONSIDER ACTION FROM EITHER EXECUTIVE SESSION.
   Mayor Ancira resumed the open meeting at 8:05 p.m. and stated that there was no action taken on any issue during Executive Session.

ADJOURN

With no further business; Mayor Ancira adjourned the meeting at 8:05 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk