

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
February 14, 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 - Chief Pat Ekiss gave the invocation.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Nancy Burgess, 1801 Oaklawn - concerned about the perceived notion that the city is obligated to intercede at the T. Don Hutto facility and that the facility is regulated by Federal government, not local government.

Sela Finau, 2309 Gladnell St. – concerned about water puddling near her house during heavy rains and would like to City to fix the drainage, and feels called to assist those at the T. Don Hutto facility.

Carolyn Donovan, 1321 Solitaire, Round Rock – advocates for closure of the T. Don Hutto facility.

Claudia Munoz, Austin – trying to understand why the city says it does not have authority to intercede at T. Don Hutto, but there is a MOU with the Fire Department.

Heidi Williams – called on the Council to rise up and help the women at the T. Don Hutto facility.

Rev Chuck Freeman, 1001 Zodiac Lane #10 – feels the T. Don Hutto facility is a prison and wants the city to cancel the MOU with the Taylor PD.

Lamora Aquire, Austin – shared a story about a women in the facility and asked for help to close facility.

Elbia Cabrerra, Austin – (thru a translator) would like city to close facility and wants an answer if the city will do that.

Jeymi Moncada, 2009 Deer Run Dr. – (thru a translator) detained for 1 year at T. Don Hutto facility and suffered abuse.

Fernando Arista – feels citizens have a disconnect with the Council, feels citizens are being put aside.

Sabina – (thru a translator) released from T. Don Hutto facility and wants the Council to make a change.

Sofa Casini, 2711 E. 22nd St., Austin – spoke against the facility and wants the city to remove itself from the MOU.

Bethany Carson – spoke against the facility and wants the city to end the MOU with T. Don Hutto.

Council took a break at 6:45PM.

Council reconvened at 6:50PM.

BOARDS & COMMISSION PRESENTATION

1. **Update from Planning & Zoning Commission (Don McAlister)**

P&Z Chairman Don McAlister briefly went over the commission's authority, number of meetings they have conducted in the past few years and the number of cases they heard in 2017 & 2018. Feels 9 member commission is a good number of members.

Motion was made by Councilmember Garcia to receive the Planning & Zoning Commission presentation as presented. Motion was made by Councilmember Drummond. Motion carried unanimously.

CONSENT AGENDA

2. **Approve minutes for January 24, 2019.**
3. **TIF (Tax Increment Financing) Annual Report.**
4. **Accept donation from Koch for Public Safety equipment and approve expenditures**

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

PUBLIC HEARING/ORDINANCES

5. **Conduct public hearing and consider introducing Ordinance 2019-04 regarding the juvenile curfew for minors and consider re-adoption.**

Police Chief Henry Fluck stated the LGC requires that a city review and readopt its juvenile curfew ordinance every three years. Chief Fluck briefly went over the times stipulated in the ordinance for juvenile curfew, stated the number of citations and warnings issued during 2016, 2017, & 2018 and recommended the City Council readopt the ordinance.

City Attorney Ted Hejl read the caption of the Ordinance.

ORDINANCE 2019-04

AN ORDINANCE ESTABLISHING A CURFEW FOR MINORS IN THE CITY OF TAYLOR; DEFINING OFFENSES FOR MINORS, PARENTS OF MINORS AND BUSINESS ESTABLISHMENTS VIOLATING THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$500.00 FOR VIOLATION HEREOF; PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES TO THE EXTENT OF SUCH CONFLICT AND PROVIDING AN EFFECTIVE DATE.

No action was taken.

6. **Consider introducing Ordinance 19-05 reauthorizing the Neighborhood Empowerment Zone #1 and Ordinance 19-06 reauthorizing the Neighborhood Empowerment Zone #2.**

Development Services Director Tom Yantis stated this is a follow up to the last Council meeting where Council directed staff to draft these ordinances. In 2003 the City created two Neighborhood Empowerment Zones under Chapter 378 of the Local Government Code. The purpose of these zones is to enhance the creation of affordable housing, increase economic development in the zone as well as in the City, increase the quality of social services, education, and public safety provided to residents of the zone, the rehabilitation of affordable housing in the zone, that the creation of the zone benefits

and is for the public purpose of increasing the public health, safety, and welfare of persons in the municipality.

City Attorney Ted Hejl read the caption of the Ordinances.

ORDINANCE NO. 2019-05

AN ORDINANCE AMENDING ORDINANCE NO. 2003-24 RENEWING NEIGHBORHOOD EMPOWERMENT ZONE # 1 UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT AND THE TEXAS TAX CODE CHAPTER 312; PROVIDING A TERM OF FIVE YEARS WHICH MAY BE RENEWED FOR SUCCESSIVE FIVE YEAR TERMS AS PROVIDED IN THE TEXAS TAX CODE; PERMITTING TAX ABATEMENT UNDER THE ORDINANCE, CHAPTER 378 LOCAL GOVERNMENT CODE AND CHAPTER 312 OF THE TEXAS TAX CODE; AND PROVIDING A SAVINGS CLAUSE.

ORDINANCE NO. 2019-06

AN ORDINANCE AMENDING ORDINANCE NO. 2003-25 RENEWING NEIGHBORHOOD EMPOWERMENT ZONE # 2 UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT AND THE TEXAS TAX CODE CHAPTER 312; PROVIDING A TERM OF FIVE YEARS WHICH MAY BE RENEWED FOR SUCCESSIVE FIVE YEAR TERMS AS PROVIDED IN THE TEXAS TAX CODE; PERMITTING TAX ABATEMENT UNDER THE ORDINANCE, CHAPTER 378 LOCAL GOVERNMENT CODE AND CHAPTER 312 OF THE TEXAS TAX CODE; AND PROVIDING A SAVINGS CLAUSE.

No action was taken.

7. Consider introducing Ordinance 19-07, reflecting new residential recycling fees.

Finance Director Rosemarie Dennis introduce Ordinance 2019-07 to amend the current fee schedule for the FY2018-19 to reflect the new residential recycling fee. The program initial cost was \$3.25 per month per resident. Council approved a one-time cost sharing program with the City paying \$.75 a month per resident for one year. This ordinance dissolves the sharing/subsidized program. The increase resulting from this ordinance will appear on the customer's utility bill in March 2019. Steve Shannon with Waste Connection gave a history of recycling products and where they end up.

City Attorney Ted Hejl read the caption of the Ordinances.

ORDINANCE NO. 2019-07

AN ORDINANCE AMENDING ORDINANCE NO. 2019-03 ADOPTED ON JANUARY 28, 2019 BY CHANGING CERTAIN RATES AND OTHER SERVICES PROVIDED BY THE CITY.

No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. Receive street and infrastructure bonded projects process.

Jacob Walker with HDR Engineering went over a presentation on the bonded projects process and the 2019 street reconstruction program. Mr. Walker requested the City Council provide feedback to assist HDR and Halff to select priority projects from the list for refined scope development, engineering and design fee, and construction cost estimate. The Council will have a month to review list of streets and prioritized. Prioritized projects will be heard by Council on March 14th, 2019. The funds available total \$13,120,000 million. An additional \$489,000 is available through CDBG funding and is planned for 3rd Street reconstruction.

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

Council took a break at 8:20PM.

Council reconvened at 8:30PM.

9. Receive monthly update on current Capital Improvement Projects (CIP).

Kelly Kaatz with HDR Engineering gave a brief update on the current capital improvement projects. Councilmember Garcia expressed concern about skateboarding tearing up edges of the walls. Mr. Kaatz suggested placing signage stating no biking or skateboarding in Heritage Park.

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

10. Receive update on the Givens Community Center.

The City has received two individual CDBG Grants totaling \$300,000 in funding for the project. Taylor Conservation Heritage Society has teamed up with Welfare Workers Club to apply for two other grants from Meadows Foundation for \$100,000.00 and the Leo Livingston Foundation for \$10,000.00. Council now needs to select a site, an Architect, and a design plan. Assessments were done and it was found to be less costly to construct a new structure. Former Mayor Don Hill gave a history of the Center and asked that the Welfare Workers Club be allowed to give input on where the new building will be constructed and to not tear down the tennis courts due to them being constructed by community resources in the 1970's.

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

11. Consider Architect selection for the Givens Community Center.

Kelly Kaatz with HDR Engineering stated that a Request for Qualifications for a Professional Architect was issued on December 17, 2018 to a pool of seven architecture firms. The City received three responsive Statement of Qualifications, Reliance Architecture, Place Designs, and Thoughtbarn. HDR also engaged Doug Moss to help with the review and rankings. Staff asked City Council to approve the rankings of the professional architecture firms and authorize the Interim City Manager to negotiate a contract for professional architecture services with the highest ranked firm. Recommends Reliance Architecture.

Motion was made by Mayor Pro-Tem Lopez to approve the rankings of the professional architecture firms as follows: #1. Reliance Architecture, #2. Place Designs, #3. Thoughtbarn, and authorize the Interim City Manager to negotiate a contract for professional architecture services with Reliance Architecture. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

12. Receive quarterly investment report for October – December 2018.

David Meserve with Patterson & Associates gave a brief presentation on the city's investment portfolio for the 1st fiscal year quarter of 2019. The City's portfolio book value, excluding operating cash account as of December 31, 2018 is \$22,151,897.

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

13. Receive Taylor Chamber of Commerce Quarterly Report for July – September and October – December 2018.

Tia Stone, Chamber President, briefly went over the Chamber's quarterly reports which included a report of activities and budget for the Chamber as it pertains to the administration of the Hotel Occupancy Tax contract with the City.

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

14. Update on Development Services Department.

Development Services Director Tom Yantis gave a presentation on his evaluation on the overall effectiveness of the department in achieving its mission. The presentation went over development policies and processes, customer interface, measures of success, and priorities and cost. Mr. Yantis felt the overall evaluation of the department was poor and feels that is due to a lack of training, staff turnover and written procedures.

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

15. Consider changes to the Boards & Commission Handbook, member term limits and attendance.

City Clerk Dianna Barker recommended two changes to the Handbook, add the newly created Public Arts Advisory Board to the list of boards and change the 72 hour timeframe to get new applications to Council before appointments to 10 business days. Due to the late hour, Council decided to discuss member term limits and attendance requirements at the next Council meeting.

Motion was made by Councilmember Garcia to amend the Boards and Commission Handbook to include adding the Public Arts Advisory Board to the list of boards and change 72 hours to 10 days for application submittal deadline. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

16. Consider Tax Increment Financing (TIF) Fund application from Edward Hile for a Fire Suppression and Alarm System at 104 E. 2nd Street.

Development Services Director Tom Yantis presented an application for grant funds from Mr. Ed Hile for his building at 104 E. 2nd Street to install a fire suppression system in his existing building. The TIRZ Board considered this application and unanimously recommended awarding \$25,000.00 in grant funds to Mr. Hile.

Motion was made by Councilmember Garcia to grant the Tax Increment Financing (TIF) Fund application from Edward Hile for a Fire Suppression and Alarm System at 104 E. 2nd Street in the amount of \$25,000.00 and authorize the Interim City Manager to prepare and execute the agreement. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the executive session meeting announcement and adjourned into executive session at 10:09p.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.

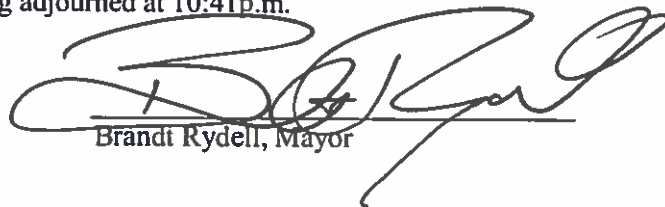
a. Windy Ridge

The Council reconvened into regular session at 10:41p.m.

No action taken.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 10:41p.m.


Brandi Rydell, Mayor

ATTEST:


Dianna Barker, City Clerk