The City Council of the City of Taylor met on December 8, 2016, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Mayor Pro Tem Brandt Rydell, Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:05 p.m. with the following present:

Council Member Robert Garcia
Council Member Chris Gonzales
Council Member Christine Lopez

Isaac Turner, City Manager
Noel Bernal, Assistant City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Mr. Bernal led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION: RECOGNIZING THE TAYLOR HIGH SCHOOL FOOTBALL DISTRICT 14-4A CHAMPIONSHIP.
   Mayor Ancira presented a proclamation to the Coach and his team members recognizing their athletic and academic achievements.

ANNOUNCEMENTS

Mayor Ancira announced that due to the lack of a full council agenda items number 9, 14, 17 and 19 would be rescheduled for a future agenda. Council Member Gonzales acknowledged that he also thought he would be absent from the meeting and apologized for any problem that might have presented with any of the agenda items not being heard. Mayor Ancira also read a list of upcoming community events and activities. Ms. Jill Nalley was introduced as the new Public Information Officer.

CITIZENS COMMUNICATION

Mr. Kent Kunze, 1905 Thorndale Road, expressed his opinion on the City Charter.

CONSENT AGENDA

2. CONSIDER AWARDING BID FOR WATER TOWER REHABILITATION.
3. CONSIDER AWARDING BID FOR 4TH STREET REHABILITATION CDBG GRANT PROJECT.
4. CONSIDER AWARDING BID FOR TRAIL UNDER 4TH STREET OVERPASS.
5. CONCUR WITH PRELIMINARY FINANCIALS FOR SEPTEMBER 2016.
6. CONCUR WITH PRELIMINARY FINANCIALS FOR OCTOBER 2016.
7. APPROVE MINUTES FOR NOVEMBER 10, 2016.
   Mr. Turner requested agenda item number 3 be removed from consent to provide additional information on the grant. Council Member Gonzales moved to approve the consent agenda items numbered 2, 4, 5, 6 and 7 and Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

3. CONSIDER AWARDING BID FOR 4TH STREET REHABILITATION CDBG GRANT PROJECT.
Mr. Turner invited Ms. Jennifer Black with Sledge Engineering to present an update on the bid award for the project. The award came in less than anticipated and staff recommended that Council consider creating a contingency fund with the amount difference from the estimate and the actual bid award. Council Member Lopez moved to approve the bid award to Smith Contracting, Co., Inc. for $615,792.50 with an additional $30,000 for contingency funds for the CDBG project on 4th Street and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

8. CONSIDERATION AND ACTION WITH RESPECT TO AN ORDINANCE AUTHORIZING THE ISSUANCE OF $5,400,000 CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2017; 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.
Ms. Jennifer Douglas, Specialized Public Finance, Inc., presented the results from the competitive sale of certificates of obligation to fund improvements to the wastewater treatment plant ($2,225,000), the airport ($1,445,000), and an energy performance contract ($1,620,740). The CO's were sold at a rate of 2.88%.

Council Member Lopez moved to approve Ordinance 2016-25 authorizing the issuance of $5.4 million certificates of obligation for improvements to the wastewater plant, airport, and an energy performance contract and to approve all other matters related to this issuance as presented. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

9. CONSIDER OPTIONS FOR REQUEST FROM FIRST BAPTIST CHURCH TO WAIVE PERMIT AND BUILDING FEES.
Mayor Ancira passed on this item and requested it be rescheduled for the next council meeting.

10. RECEIVE PRESENTATION FROM LONE STAR CIRCLE OF CARE REGARDING SERVICES AND FACILITY NEEDS.
Ms. Rhonda Mundhenk, CEO, Lone Star Circle of Care (LSCC), presented an update on their plans to reestablish service in Taylor. Due to recent renovations at Baylor Scott and White Medical Center they have been asked to relocate their facility. One option is to renovate the West End school with assistance from a number of partners including the Dell Medical School.

No formal action was taken on this item and Mr. Turner expressed an interest in bringing back additional information after the LSCC finishes their assessment of the building.

11. RECEIVE UPDATE ON WEST END SCHOOL DISPOSITION.
Mr. Turner asked Council to delay this discussion until after the LSCC has time to consider their options regarding potential occupancy of this building.

12. RECEIVE UPDATE ON GROWTH SUMMIT.
Ms. Ashley Lumpkin, Director, Planning and Development Services, presented an overview of plans to host a conference focused on future growth and will address topics including transportation systems, historic preservation, design standards, in addition to economic growth. The Summit is planned for February 2, 2017 with the location still to be determined.

Council Member Garcia moved to accept the report as presented and Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

13. CONSIDER APPROVING ENERGY SAVINGS PERFORMANCE CONTRACT WITH SEIMENS.
Mr. Bernal presented a proposal to approve a contract with Seimens to finance the cost of energy saving improvements to city facilities. Ms. Deval Allums provided an overview of the contract features and estimated savings over the 15 year program life. The project cost of $1,631,943 will be funded with Certificates of Obligation; approximately 65% of this cost will be funded through guaranteed energy savings and the city will fund the remaining 35% at an annual cost of $38,025 for 15 years.

Council Member Garcia moved to approve the contract as presented and Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

14. CONSIDER DISPOSITION OF CONTRACT MOWING SERVICES.
Mayor Ancira passed on this item and asked that it be brought back at a future Council meeting.

15. RECEIVE PRESENTATION FROM HALFF AND ASSOCIATES AND CONSIDER RECOMMENDATIONS REGARDING MDUS PROJECTS.
Mr. Dan Franz, Halff and Associates, presented an update on progress of MDUS projects and a list of those that have been prioritized by severity, costs, and number of homes or properties effected. Mayor Ancira added a comment regarding the Donna Street/Channel project and how the high cost of this project has affected its placement on the timeline.

Council Member Lopez moved to approve moving the projects forward as listed on page 8/9 (3,4,5,7,9,16) and adding project number 10 to the list. Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

16. CONSIDER APPROVING RESOLUTION R16-29 AWARDING THE BID FOR HOME CONSTRUCTION PROJECTS.
Ms. Lumpkin presented a request to approve a resolution awarding the bid for an additional six HOME projects. Ms. Karen Rego, Langford Community Management Services, Inc., provided details on the projects and Council asked to add garages to all of the homes.

    Council Member Garcia moved to approve Resolution R16-29 awarding the bid to Randy Malouf Builders for the base bid of $545,800 plus $15,050 in alternate bids and to add a garage to the four bedroom home if possible. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

17. CONSIDER APPROVING DOWNTOWN AND GATEWAY SIGNAGE PLAN.
Mayor Ancira passed on this item and requested it be brought back at a future meeting.

18. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.
No additional items were presented for future discussion.

    (Mayor Ancira asked to reschedule the evaluation of Judge Pick when a full council was present.)

19. 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 551.074 to discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
    - Evaluation of Randall Pick, Municipal Court of Record Judge

20. CONSIDER ACTION FROM EXECUTIVE SESSION.
No Executive Session was held.

ADJOURN
With no further action Mayor Ancira declared the meeting adjourned at 7:30 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk