The City Council of the City of Taylor met on December 8, 2011, at City Hall, 400 Porter St., Taylor, Texas. Mayor Hill declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Jesse Ancira
Council Member Chris Gonzales
Council Member John McDonald
Council Member Chris Osborn

Assistant City Manager, Jeff Straub
City Attorney, Ted Hejl
City Clerk, Susan Brock

INVOCATION
Jeff Straub led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION
The following citizens came forward to express their opinions regarding the future use of third party inspections: Tim Trembly, Andreas Leal, and Dan Dowdy.

CONSENT AGENDA

1. MINUTES NOVEMBER 10, AND NOVEMBER 15, 2011.
2. APPROVE RESOLUTION R11-26 REGARDING RENEWAL OF INVESTMENT POLICY.
3. CONCUR WITH PRELIMINARY FINANCIALS FOR OCTOBER, 2011.

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

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

4. PROCLAMATIONS; IN RECOGNITION OF ASSISTANCE FROM WEIR AND COUPLAND VOLUNTEER FIRE DEPARTMENTS.
   Mayor Hill and Chief Ekiss presented proclamations to both the Weir and Coupland Volunteer Fire Departments recognizing their assistance to the City of Taylor.

5. RECOGNIZE FINANCE DEPARTMENT FOR RECEIVING 2011 A GOLD LEADERSHIP CIRCLE AWARD REGARDING FINANCIAL TRANSPARENCY.
   Mr. Straub took an opportunity to recognize the Finance Department staff in their efforts to achieve transparency in providing online access to financial records and reporting procedures. Ms. Rosemarie Dennis, Director, was present to receive the award.

6. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2011-36 TO AMEND FUTURE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PROJECTS, AND WATER AND WASTEWATER IMPACT FEES.

John Elsden, City Planner, presented a request to amend water and wastewater impact fees, capital improvement projects, and future land use assumptions. Ms. Mickey Fishbeck, Rimrock Consulting, presented the results of her study regarding the determination of an effective fee (the fee actually charged) and a maximum fee (the amount needed to pay for the improvements) for the City of Taylor. The Planning and Zoning Commission reviewed the study and recommended an effective fee of $1425 and a maximum fee of $2500. Staff noted that these fees are still well below those of surrounding communities.

Mayor Hill opened the public hearing. Mr Johan Borge, a local developer, expressed his concern for the adoption of higher fees when growth is slow and is concerned that any increase could result in less development in Taylor. Mr. Jose Orta also expressed his concern for such a large increase in the proposed fees. Without further public comment Mayor Hill declared the hearing closed and asked Mr. Hejl to introduce the Ordinance.

ORDINANCE 2011-36
WATER AND WASTEWATER IMPACT FEES

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE 2001-53, AMENDING CHAPTER 5 OF THE TAYLOR CITY CODE BY ADDING ARTICLE 6, UPDATING IMPACT FEES FOR WATER AND WASTEWATER UTILITIES; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE; PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.

7. <u>CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2011-33 REGARDING A REQUEST TO REZONE PROPERTY LOCATED AT 404 CARLOS G. PARKER BLVD NW FROM R-1 TO B-1.</u>
Mr. Elsden presented a request to consider a request from Ms. Candy Buzan to rezone property located at 404 Carlos G. Parker Blvd. Ms. Buzan’s intent is to convert the property into office space.

Mayor Hill opened the public hearing. Mr. Orta expressed his support of this rezoning. Without further public comment, Mayor Hill declared the hearing closed and asked Mr. Hejl to introduce the Ordinance.

ORDINANCE 2011-33

AN ORDINANCE CHANGING THE ZONING OF PROPERTY BEING 0.924 ACRES OF LAND MORE OR LESS IN THE WILLIAM J. BAKER SURVEY, ABSTRACT, GENERALLY LOCATED AT 404

CARLOS G. PARKER BOULEVARD TAYLOR WILLIAMSON COUNTY, TEXAS, LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE FAMILY R-1, TO LOCAL BUSINESS B-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

8. CONSIDER REQUEST TO PARTNER WITH THE EAST WILLIAMSON COUNTY CHALLENGER LEAGUE AND THE CAL RIPKIN, SR. FOUNDATION FOR THE DEVELOPMENT OF ABILITY FIELDS AT THE TAYLOR REGIONAL PARK AND SPORTS COMPLEX.
Mike Devito, Parks Superintendent, presented a request to enter into an agreement to develop baseball fields for the disabled and physically challenged. Mr. John Lorek with the Williamson County Challenger League expressed his eagerness to work with the city to bring the first such field to the county and one of the first to ever be built in a rural community. He strongly believes this project could serve as a benchmark for future fields to be developed in rural areas.

Council Member McDonald moved to enter into a partnership with the East Williamson County Challenger League and the Cal Ripkin Sr. Foundation to develop Ability Fields as presented. Prior to the second, Mr. Andreas Leal expressed his support of this project but also a concern for current guidelines and restrictions to the use of the other fields at the TRPSC. Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

9. CONSIDER INTRODUCING ORDINANCE 2011-34 AMENDING THE SIGN ORDINANCE TO REMOVE LANGUAGE IN CONFLICT WITH SECTION 3.10.2 WHICH ALLOWS A FREESTANDING OR LOW PROFILE SIGN EVERY 150 FEET FOR PARCELS WITH MORE THAN 150 FEET FRONTAGE WITHIN A NON RESIDENTIAL DISTRICT.
Mr. Elsden presented a request to amend the sign ordinance to allow one or more freestanding or low profile signs in a non-residential district with a minimum separation of 150 feet between the signs.

Hearing no further discussion, Mayor Hill asked Mr. Hejl to introduce the Ordinance.

ORDINANCE 2011-34

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE NO. 2008-20 TO DELETE LANGUAGE IN CONFLICT WITH SECTION 3.10.2 WHICH ALLOWS A FREESTANDING SIGN FOR EVERY 150 FEET OF FRONTAGE ALONG THE RIGHT OF WAY OF A PARCEL; PROVIDING A SEVERABILITY CLAUSE.

10. CONSIDER INTRODUCING ORDINANCE 2011-23 AMENDING THE ZONING ORDINANCE REGARDING INSTITUTION FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE AND 'NON-PROFIT" ACTIVITIES BY A CHURCH, AND TO ADD FOOD BANK OR PANTRY AND HOMELESS SHELTER DEFINITIONS AND AMENDING THE FUTURE LAND USE MAP.

Mr. Elsden presented a revised ordinance regarding zoning changes recommended by council at the October 27 meeting. These changes primarily affect the addition of some specific definitions and adding zoning districts for these items defined. After much discussion about the legality of not adding this type of use to our zoning ordinance council asked staff to rewrite the ordinance and to bring it back in a more restrictive form. This ordinance was not introduced.

ORDINANCE 2011-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2001-17 ADOPTED BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY ADDING HOMELESS SHELTER AND FOOD BANK OR PANTRY TO TABLE 3, PERMITTED USES; DELETING REHABILITATION CARE FACILITY/HALFWAY HOUSE AND ADDING REHABILITATION CARE FACILITY AND HALFWAY HOUSE AS SEPARATE USES TO TABLE 3; MODIFYING TABLE 3 FOR MAJOR AUTO REPAIR, MINOR AUTO REPAIR, AND AUTOMOBILE ACCESSORY INSTALLATION (MINOR) WITHIN TABLE 3; ADDING HOMELESS SHELTER AND FOOD BANK OR PANTRY TO SECTION 11, DEFINITIONS; MODIFYING CHAPTER 11, DEFINITIONS, FOR AUTOMOBILE ACCESSORY INSTALLATION (MINOR), AUTOMOBILE REPAIR, MINOR, AND AUTOMOBILE REPAIR, MAJOR; AND DELETING NON-PROFIT ACTIVITIES BY A CHURCH AND INSTITUTION FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE FROM TABLE 3; MODIFYING THE FUTURE LAND USE MAP; AND PROVIDE A SAVINGS CLAUSE.

11. CONSIDER SETTING A DATE TO CONDUCT WORKSHOP REGARDING PROCUREMENT PROCEDURES FOR THE RECREATION CENTER AND STREET IMPROVEMENT PROJECTS.

Mr. Straub presented a request to council to consider setting two special meetings for discussion on two different issues.

At the end of their discussion of this item Council agreed to set the meeting on procurement procedures for Tuesday, December 13 and the street improvement project meeting on Thursday, January 19, 2012.

ADJOURN

With no further business; Mayor Hill adjourned the meeting at 8:10 p.m.

____

Don Hill, Mayor

ATTEST:

____

Susan Brock, City Clerk