The City Council of the City of Taylor met on January 11, 2018, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Council Member Chris Gonzales, 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
Mayor Pro Tem Christine Lopez

Isaac Turner, City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION
Pastor Qualley led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION: MARTIN LUTHER KING, JR. DAY, JANUARY 15, 2018.
   Mayor Rydell invited the Martin Luther King Jr. Day Parade Committee to come forward as he read the proclamation. Mr. Shorty Mitchell, Chair, introduced the members, thanked all who provided assistance, and invited everyone to attend the event.

CITIZENS COMMUNICATION

Mayor Rydell invited those who signed up in advance to come forward during this time. Those who had submitted speaker forms opted to speak when their agenda item was presented.

CONSENT AGENDA

2. APPROVE ORDINANCE 2017-28 REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR MOTORCYCLE SALES AND REPAIR USE LOCATED AT 1100 W. 2ND STREET.

ORDINANCE NO. 2017-28

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING DOAK's ADDITION, BLOCK 53, LOT 15, LOCATED AT 1100 WEST SECOND STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A MOTORCYCLE SALES AND REPAIR USE IN THE LOCAL BUSINESS DISTRICT B-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

3. APPROVE ORDINANCE 2017-29 REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR FLORAL SHOP USE LOCATED AT 2210 W. 2ND STREET.

ORDINANCE NO. 2017-29

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING 1.4505 ACRES OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, LOCATED AT 2210 WEST SECOND STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A FLORIST SHOP USE IN THE LIGHT INDUSTRIAL DISTRICT M-1; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

4. APPROVE ORDINANCE 2017-33 REGARDING A REQUEST FOR VOLUNTARY ANNEXATION OF APPROXIMATELY 89.95 ACRES IN THE H. & T.B.R.R. SURVEY, ABSTRACT No. 315 M. DENTLER SURVEY, ABSTRACT NO. 211 AND THE GEORGE M. REESE SURVEY, ABSTRACT 533.

ORDINANCE NO. 2017-33

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PROVIDING FOR THE ANNEXATION OF THE TRACT OF LAND HEREINAFTER MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS TO THE CITY OF TAYLOR, TEXAS FOR ALL MUNICIPAL PURPOSES; AND LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TAYLOR, TEXAS; PROVIDING FOR AN ANNEXATION SERVICE PLAN AND THE EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF TAYLOR, TEXAS TO INCLUDE THE ANNEXED TRACT; PROVIDING FOR PARTIAL INVALIDITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

5. APPROVE ORDINANCE 2017-32 REGARDING A REQUEST TO REZONE 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 315 AND DENTLER SURVEY, ABSTRACT NO. 211, FROM THE (ANNEXATION DEFAULT) SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT TO A RESIDENTIAL-PLANNED DEVELOPMENT (R-PD) DISTRICT WITH BASE DISTRICTS OF APPROXIMATELY 65 ACRES OF SINGLE FAMILY RESIDENTIAL(R-1) DISTRICT AND 5 ACRES OF LOCAL BUSINESS (B-1) DISTRICT, AND SUBJECT TO A DEVELOPMENT PLAN AND CONCEPT SITE LAYOUT, TO BE KNOWN AS SUNDANCE SUBDIVISION.

ORDINANCE NO. 2017-32

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, T. B. R. R. SURVEY, ABSTRACT NO. 315, AND M. DENTLER SURVEY, ABSTRACT NO. 211, GENERALLY LOCATED ON THE WEST SIDE OF FM 973 SOUTH OF CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT R-1 (ASSIGNED AT ANNEXATION) TO PLANNED DEVELOPMENT, R-1 PD AND B-1 PD; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

6. CONCUR WITH PRELIMINARY FINANCIALS FOR NOVEMBER 2017.
7. APPROVE MINUTES FOR DECEMBER 14, 2017.

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

Mayor Rydell requested Council enter into closed session at 6:10 p.m. prior to the Regular Agenda to address those items listed under agenda item 18 in Executive Session.

EXECUTIVE SESSION

18. EXECUTIVE SESSION I. The Taylor City Council will hold a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, in accordance with the authority contained in (1) Section 551.072 to deliberate the purchase, exchange, lease, or value of real property since such deliberations in an open meeting would have detrimental effect on the position of the governmental body in negotiations with a third person; and (2) 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 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 West
    - Project Duck

19. CONSIDER ACTION FROM EXECUTIVE SESSION.
Council members returned from closed session at 6:34 p.m. and Mayor Pro Tem lopez moved to accept the terms of the 380 Agreement with J. P. Hart Lumber as presented. Council Member Ariola seconded the motion. VOTE: Four voted AYE. Motion passed.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. CONSIDER APPROVING ORDINANCE 2017-27 REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR AUTO SALES USE LOCATED AT 1400 W. 2ND STREET.
Ms. Ashley Lumpkin, Director of Planning and Development Services, presented a request for reconsideration that was first presented to Council on November 9, 2017 and was scheduled to be brought back with a full council seated and on a date when the property owner was also available. Staff reported that the Planning and Zoning Commission resulted in a split vote with 3 FOR and 3 AGAINST approving the request. Staff opinion is that, if approved, this could set a precedence to allow auto related uses in any commercial corridor and recommends denial based on the existing ordinance standards.

   Mayor Rydell invited Council to adjourn into closed session at 7:03 p.m. to discuss specific legal issues with this request and to consult with the city attorney. Council returned to open session at 7:11 p.m. and stated that no action had been taken during the closed part of the meeting. Mayor Pro Tem Lopez moved to deny the request based on staff recommendation and Council Member Ariola seconded the motion. VOTE: Three voted AYE; One voted NO (Garcia). Motion to deny the request passed.

9. <u>CONSIDER INTRODUCING ORDINANCE 2017-31 REGARDING A REQUEST TO REZONE PROPERTY LOCATED AT 205 DOAK STREET.</u>
Ms. Lumpkin presented a request to rezone property located at 205 Doak Street. Staff stated that the property is not a "legal lot" and will require platting before any development can occur. Staff recommends denial based on the size of the lot, its location adjacent to the Union Pacific property which makes it incompatible for residential use, the surrounding Light Industrial District zoning, and the Future Land Use map that designates this property as more suited as a Business Park. The Planning and Zoning Commission recommended denial of this request.

Mayor Pro Tem Lopez moved to deny the request and Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion to deny the request passed.

10. <u>CONSIDER INTRODUCING ORDINANCE 2017-34 REGARDING A REQUEST TO REZONE PROPERTY LOCATED AT 304 POTOMAC STREET.</u>
Ms. Lumpkin presented a request to rezone property located at 304 Potomac Street from the current B-1, Local Business to B-2, General Business allowing more intense commercial activity. Staff recommended denial based on the Future Land Use map, the current zoning which should not be intensified, and the adjacent parcels current use.

Mayor Pro Tem Lopez moved to deny the request and Council Member Ariola seconded the motion. VOTE: Four voted AYE. Motion to deny the request passed.

11. <u>RECEIVE UPDATE ON HOTEL DEVELOPMENT</u>.
Mr. Nimesh Patel, project developer, presented an update on the hotel project. He stated that he has selected two contractors and anticipates a groundbreaking in mid-February with the hotel open for business before March 2019 as per the amended agreement presented to council at the November meeting. With no further comments or discussion Council Member Garcia moved to accept the report as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

12. <u>CONSIDER APPROVING RESOLUTION R18-3 APPROVING THE CITY INVESTMENT AND STRATEGIC POLICY</u>.
Ms. Rosemarie Dennis, Finance Director, introduced Ms. Linda Patterson who presented an overview of modifications made within the policy. Last year, Council approved an agreement with Ms. Patterson to provide full advisory management services regarding the city's investment portfolio. Specific changes include a built-in liquidity buffer, greater diversification in all market sectors, and a reduction in maturity limit from 10 to 3 years for greater flexibility.

Council Member Garcia moved to approve Resolution R18-3 and the strategic policy as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

13. <u>CONSIDER APPROVING RESOLUTION R18-1 AUTHORIZING AN APPLICATION AND RESOLUTION R18-2 ADOPTING AN AFFIRMATIVE FAIR HOUSING MARKETING PLAN WITH REGARDS TO THE HOME PROGRAM</u>.
Ms. Lumpkin presented a request to approve two resolutions related to the HOME grant program with the Texas Department of Housing and Community Affairs (TDHCA). New requirements include a marketing plan which is attached to Resolution R18-2. Applications are due February 2018 and awards will be made later this year. Council Member Garcia moved to approve Resolutions R18-1 and R18-2 as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

(The following item was taken out of order and actually presented as the first item on the Regular Agenda.)

14. <u>RECEIVE INFORMATION FROM PRIOR CHARTER REVIEW COMMITTEE ON CHARTER AMENDMENTS</u>.
Mayor Rydell invited those who had signed up to speak to come forward and present their comments to the Council. Mr. John McDonald, former Chair of the 2012 Charter Review Committee, Mr. Ed Komandosky, and Mr. Joe Naizer, all provided details on the charge and make up of the committee as well as what was included in their final report to Council. Council accepted their remarks and invited them to join them at a special meeting when they will have an opportunity to address this item more fully. Council Member Garcia moved to accept the report as presented and Council Member Ariola seconded the motion. VOTE: Four voted AYE. Motion passed.

council instructed staff to schedule a special called mtg. to!

15. <u>DISCUSS AND CONSIDER APPROVING A GUARANTEED MAXIMUM PRICE PROPOSAL TO THE HERITAGE SQUARE PARK IMPROVEMENTS.</u>
Mr. Casey Sledge, consulting city engineer, presented a revised update on the Heritage Square Park project and a request to approve a Guaranteed Maximum Price of $3,419,856. Mr. Sledge restated that in order to include all of the desired elements of the approved park concept plan the cost presented will not change. Council Members continued to ask for a reduction in costs and to be provided with a "bottom up" approach with alternative bids for each design element with specific details so that they can have options as to the actual construction costs for each element based on its size, materials used, etc.

Mr. Gary Gola spoke to the issue of whether or not Tax Increment Funds are eligible to use on this project. Mr. Turner had Mr. Hejl confirm that use of these funds for this project were allowed under the current ordinance as written.

Council took no action and asked to have this item brought back for additional review at a future special meeting.

16. <u>RECEIVE UPDATE ON BOARD AND COMMISSION APPOINTMENTS FOR JANUARY 25TH</u>.
Ms. Brock presented a brief overview of what new information has been provided to Council prior to making their appointment decisions on January 25th. Council confirmed

that they will not be accepting any additional applications beyond the January 8th deadline so that they may have ample time to review the information.

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

17. CONSIDER APPROVING RESOLUTION R18-4 CALLING AN ELECTION ON MAY 5, 2018 TO ELECT ONE COUNCIL MEMBER FROM DISTRICT 2 AND ONE COUNCIL MEMBER FROM DISTRICT 3.

Ms. Brock presented a request to consider approving a resolution to officially call a council election on May 5, 2018 to elect a member for District 2 and one for District 3. Candidate applications will be accepted between January 17 and February 16.

Mayor Pro Tem Lopez moved to approve Resolution R18-4 as presented and Council Member Garcia seconded the motion. VOTE: Four voted AYE. Motion passed.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 10:05 p.m.

Brandt Rydell, Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk