

AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

OCTOBER 27, 2011, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. The Mayor or any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Minutes for October 6, 2011. (Susan Brock)
2. Consider approving transfer of license agreement for property located at 1008 James Street. (Bob vanTil)
3. Consider accepting the Comprehensive Plan Implementation Committee semi-annual Status Report for October, 2011. (John Elsdon)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

4. Consider economic development agreement with Ringer Windows (Bob van Til)
5. Consider accepting quarterly report from the Taylor Chamber of Commerce for July-September, 2011. (Thomas Martinez)
6. Provide update on indoor recreation/teen/community center funding and extend time to gather information. (Jim Dunaway)
7. Consider introducing Ordinance 2011-32 regarding Texas Municipal Retirement System retirement vesting. (Starla Hall)
8. Consider extending contract with the TISD for portable buildings on 5th street to house Legacy Early College High School program. (Jeff Straub)
9. Consider interlocal agreement with the City of North Richland Hills to authorize a cooperative purchasing program. (Pat Ekiss)
10. Conduct Public Hearing and 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. (John Elsdon)
11. Conduct Public Hearing and consider introducing Ordinance 2011-29 regarding a Special Use Permit to operate a bed and breakfast facility in a single family residential district. (John Elsdon)
12. Conduct Public Hearing and consider introducing Ordinance 2011-30 amending the zoning for property located at 1520 and 1600 North Main Street from B-1, Local Business, to B-2, General Business. (John Elsdon)
13. Conduct Public Hearing and consider introducing Ordinance 2011-31 amending the zoning for property located in the vicinity of 400-408 South Doak Street from M-1 Light Industrial, to R-1, Single Family. (John Elsdon)
14. Consider appointments to the Moody Museum Advisory Board. (Bob vanTil)
15. Consider reimbursement request with the TISD for utilities. (Jim Dunaway)
16. Consider approving Resolution R11-23 setting a date for a public hearing regarding water and wastewater impact fees. (John Elsdon)

17. Consider awarding the contract for sanitary sewer construction for the Airport West wastewater project. (Danny Thomas)
18. Consider approval of first amendment to the Interlocal Agreement with Williamson County for the Second Street Project. (Jim Dunaway)
19. Executive Session. 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 Venture
 - Project Willie
20. Consider action from Executive Session.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on October 24, 2011 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

In compliance with the ADA the City Hall and Council Chambers are wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact Susan Brock, City Clerk, at least 24 hours prior to the meeting for special assistance.

Posted By:  Date/Time 10/24/11
Susan Brock, City Clerk



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 1
Agenda Title: Minutes for October 6, 2011.
Council Action: Motion to approve or approve with corrections
Initiating Department: City Management/City Clerk
Staff Contact: Susan Brock, City Clerk

1. INTRODUCTION/PURPOSE

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the “Minutes” of each City Council must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. DESCRIPTION/ JUSTIFICATION

N/A

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. REFERENCE FILES

1a. [Minutes, October 6, 2011](#)

The City Council of the City of Taylor met in a special meeting on October 6, 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

City Manager, Jim D. Dunaway
Assistant City Manager, Jeff Straub
City Attorney, Ted Hejl
City Clerk, Susan Brock

INVOCATION

Danny Thomas led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

No citizens came forward during this time.

CONSENT AGENDA

1. MINUTES SEPTEMBER 20, and September 22, 2011.
2. CONSIDER ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE MUSTANG COVE SIDEWALK PROJECT.

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:

3. QUARTERLY RECOGNITION OF CITY EMPLOYEES.
Mr. Straub presented a brief account of the recent actions of two city employees who went above and beyond their job duties. Mr. Cisco Flores, Public Works Department, and Mr. Dennis Kleppe, City Building Inspector were presented with Certificates of Appreciation and gift cards to recognize their efforts.
4. PROCLAMATION: OCTOBER IS FIRE PREVENTION MONTH.
Mayor Hill presented a proclamation to Chief Pat Ekiss and members of his department recognizing October as Fire Prevention Month.
5. CONSIDER AMENDING TAYLOR PUBLIC LIBRARY INTERLIBRARY LOAN POLICY.
Ms. Karen Ellis, Library Director, presented a request to consider amending her existing Interlibrary Loan Policy. The current policy allows the library to recover postage. However, due to recent changes in state funding, the Texas State Library and Archives Commission Interlibrary Loan program no longer allows libraries to charge lending libraries for delivery charges. In addition to the change in charges, Ms. Ellis also requested sole discretion over determining the number of requests a patron can make. Council Member Osborn suggested she consider establishing a specific number to make the program more equitable and manageable.

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

6. CONSIDER APPROVING RESOLUTION R11-22 NOMINATING CANDIDATES TO THE BOARD OF DIRECTORS FOR THE WILLIAMSON CENTRAL APPRAISAL DISTRICT.

Mr. Straub presented a request on behalf of the Williamson Central Appraisal District (WCAD) for Council to submit nominations for the Board of Directors. Each taxing entity is assigned a specific number of votes to apply towards nominations and then again for the actual election of board members. Out of a total of 5,000 votes the City of Taylor is allotted 40 votes to cast. After a brief discussion and no nominations Council Member Osborn moved to pass on this item and Council Member McDonald seconded the motion. VOTE: Five voted AYE. Motion passed.

7. CONSIDER REAPPOINTMENT OF PAMELA SANFORD TO THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT.

Mr. Dunaway presented a request to reappoint Ms. Sanford to the WCCHD prior to their next board meeting. She has served on this board since 2006. Ms. Sanford provided an overview of her duties as a board member and expressed an interest in continuing to serve.

Mayor Pro Tem Gonzales moved to reappoint Ms. Sanford and Council Member Ancira seconded the motion. VOTE: Five voted AYE. Motion passed.

8. CONSIDER APPOINTMENT TO THE MOODY MUSEUM BOARD.

Mr. Bob vanTil, Director of Planning and Development, presented a request from the Moody Board of Directors to appoint Ms. Carol Preuss to fill one of three vacancies on the board. The Board is still seeking other applicants to fill the remaining two seats and hopes to do this in the very near future.

Council Member McDonald moved to appoint Carol Preuss to fill an unexpired term on the Moody Museum Board through January 2014 and Council Member Osborn seconded the motion. VOTE: Five voted AYE. Motion passed.

9. CONSIDER AWARDING CONTRACT TO LANGFORD COMMUNITY MANAGEMENT SERVICES TO ADMINISTER THE TDHCA HOME GRANT PROGRAM.

Mr. vanTil presented a request to consider awarding a contract for grant administration services for the HOME grant program. Only one response was received as a result of a Request for Proposals; the responding applicant was Langford Community Management Services.

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

10. CONSIDER UPDATE ON THE MUNICIPAL DRAINAGE UTILITY SYSTEM (MDUS) AND DISCUSS FEES AND PRIORITIZATION OF PROJECTS.

Mr. Dunaway and Case Sledge, consulting city engineer, presented an update on the monies collected since the fee was approved last year. A list of possible projects was presented to be considered with these funds. Staff recommended that in order to move forward with these projects in a timely manner the fee should be increased from \$1 to at least \$2 for each ERU (equivalent residential unit or 2,500 sq. ft.). Citing the added burden to businesses, Council Member Osborn expressed his reluctance to increase the fee without any consideration for exemptions. Council Member Ancira requested time to review the street assessment when completed prior to making any decision on future drainage projects.

Council Member McDonald moved to increase the MDUS fee to \$2.00 effective January 1, 2012 and to move forward with plans to issue \$2 million and Mayor Hill seconded the motion. VOTE: Two voted AYE (Hill and McDonald); three voted NO (Ancira, Osborn, Gonzales). Motion failed. After additional discussion Council Member Osborn moved to pass on this item until the street assessment is completed and Mayor Pro Tem Gonzales seconded the motion. VOTE: Four voted AYE. One voted NO (McDonald). Motion passed.

11. EXECUTIVE SESSION. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, 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 Venture

Mayor Hill and council members retired to closed session at 7:40 pm.

12. CONSIDER ACTION FROM EXECUTIVE SESSION.

Mayor Hill resumed the open meeting at 9:15 p.m. and stated that there was no action taken on any issue during Executive Session.

ADJOURN

With no further business; Mayor Hill adjourned the meeting at 9:15 p.m.

Don Hill, Mayor

ATTEST:

Susan Brock, City Clerk



City Council Meeting September 26, 2006 Agenda Item Transmittal

Agenda Item #: 2

Agenda Title: Consider transfer of license agreement for 1008 James Street between the City of Taylor and Sara O'Hearn.

Council Action to be taken: Approve by consent

Initiating Department: Planning and Development

Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

Sara O'Hearn is in the process of buying this home. As part of the closing, the owners have requested the transfer of the license agreement to the new owner. The home extends in to the city right of way by 2.5 feet. The home at that point is 29 feet wide. Ms. O'Hearn is purchasing the property from Abraham Davidson and Barbara Taft. The City also approved a license agreement with them back in September 2006. The original agreement was approved in early 2006 with Jone Henson.

2. DESCRIPTION/ JUSTIFICATION

a) Background

Location of the Property

1008 James Street

Property Owner and Applicant

Abraham Davidson and Barbara Taft selling to Sara O'Hearn

Current Use of Property

Single family residential

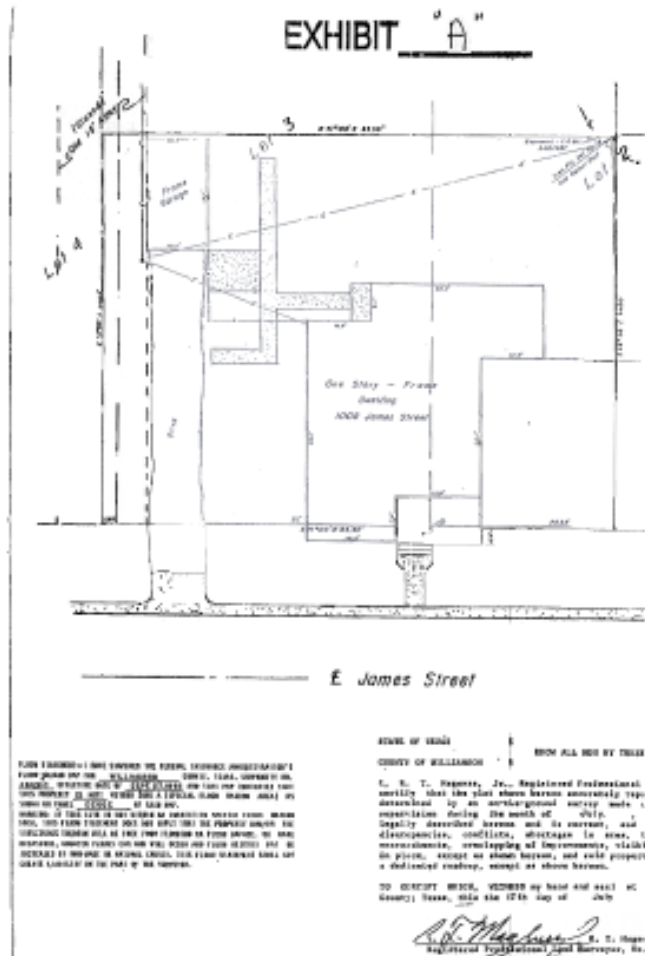
b) Issues and Analysis

1008 James Street is currently under contract to be sold by Abraham Davidson and Barbara Taft to Sara O'Hearn. A License Agreement was approved by City Council with Mr. Davidson and Ms. Taft in September 2006. The agreement states that it is granted to the licensee only, and licensee may not transfer or assign the license agreement without City approval. Thus, any new owners of the property must sign a new agreement with

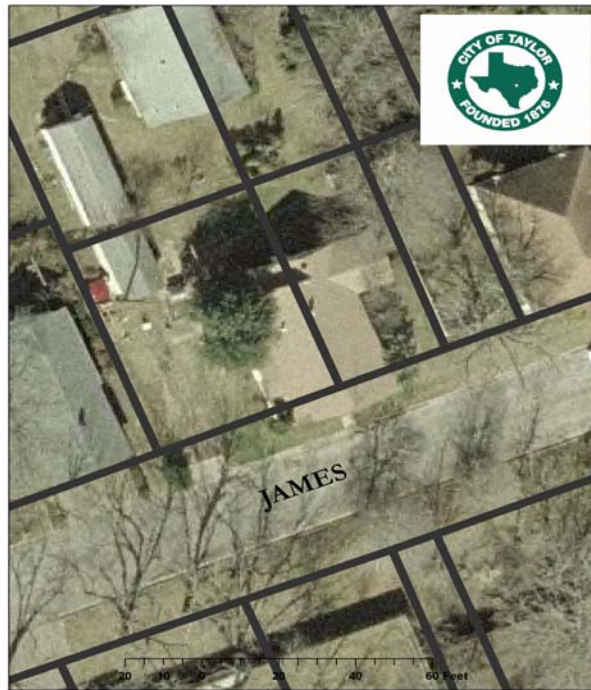
the City. If the home is removed for whatever reason, the agreement becomes null and void.

Other Information

Survey



Aerial photo



3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Staff recommends approval of this request.

6. REFERENCE FILES

- 2a. [License Agreement L11-1](#)
- 2b. [Letter from current owners](#)

LICENSE AGREEMENT ASSIGNMENT NO. 11-1

This Agreement is by and between the City of Taylor, Texas, a home rule city, whose address is 400 Porter Street, Taylor, Texas, 76574, hereinafter referred to as "Licensor" or "City", and Sara O'Hearn, whose address is 1008 James Street, Taylor, Texas, 76574 hereinafter referred to as "Licensee".

Licensee desires a written license agreement allowing Licensee encroachment upon a City right of way and Licensor has agreed to grant a license for Licensee's encroachment. A License Agreement was approved at this address during 2006, thus this will be a transfer of license to the new property owner stated above.

The property licensed under this License Agreement is approximately 29 feet by 2.5 feet and designated in the survey attached hereto as Exhibit "A" and incorporated by reference herein ("License Tract") upon which is located a portion of the house owned by Licensee which is an encroachment to city property ("Improvement").

Licensee requested authority to allow the Improvements to remain on the License Tract and the City agrees to allow the Improvement to remain on the License Tract subject to the following terms and conditions.

1. Licensor grants Licensee a license for location of the Improvement depicted in Exhibit "A".
2. This License Agreement does not constitute or represent abandonment by Licensor of the License Tract nor does this License Agreement grant Licensee any further right or authority of use of the License Tract.
3. No further encroachments shall be placed on the License Tract.
4. Licensee shall comply with all laws, rules, ordinances and regulations pertaining to the License Tract and Licensee use of the License Tract.
5. Licensee stipulates and agrees this License Agreement does not represent nor assert claims of ownership or title to the License Tract by Licensee. The license granted by this Agreement shall remain in effect until (i) the Improvement is removed from the License Tract for whatever cause or reason or (ii) until this License Agreement is revoked by and at the sole option of the City. Upon termination of this License Agreement by the City, Licensee shall be obligated to remove the Improvement from the License Tract.
6. This license Agreement is granted to Licensee only. Licensee may request that this License Agreement be transferred to a subsequent owner of the property

shown in Exhibit "A" provided Licensee furnish prior written notice to Licensor requesting the transfer and approval is granted by Licensor at Licensor's sole option.

7. Licensee and Licensee heirs, executors, administrators, successors or assigns shall indemnify, defend, and hold Licensor harmless against all claims, demands, liabilities, suits or damages including without limitation attorney fees, to property and persons arising from Licensees use of the License Tract and benefit from this License Agreement.
8. Licensee acknowledges and agrees Licensor shall have no obligation or duty to maintain or repair any property, including without limitation pipes or pipelines, located within the License Tract.
9. Venue, jurisdiction and performance for this License Agreement shall be in Williamson County, Texas.

DATED this the _____ day of _____, 2011.

CITY OF TAYLOR, TEXAS

By: Jim D. Dunaway
Its: City Manager

LICENSOR

ATTEST:

Susan Brock, City Clerk

Sara O'Hearn

LICNESEE

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the _____ day of _____, 2011 by Jim D. Dunaway, City manager, of the City of Taylor, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated and as the act and deed of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2011.

Notary Public in and for the State of Texas

STATE OF TEXAS

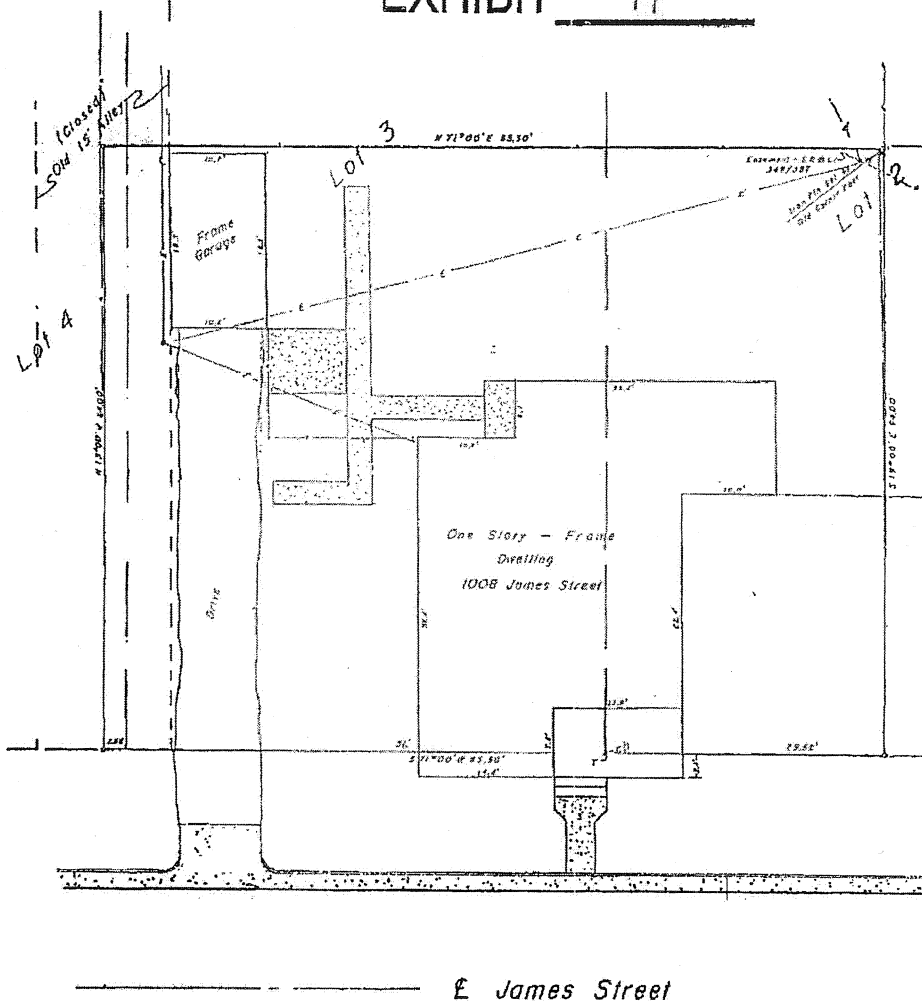
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the _____ day of _____, 2011 by _____.

Notary Public in and for the State of Texas

EXHIBIT

A



E James Street

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY NO. 488481E, EFFECTIVE DATE OF SEPTEMBER 1992 AND THIS MAP INDICATES THAT THIS PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL 0265C OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREAT FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CITY OF TAYLOR
400 PORTER ST.
TAYLOR, TX 76574

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE

I, R. T. Hegner, Jr., Registered Professional Surveyor, certify that the plat shown hereon accurately represents the on-the-ground survey made under my supervision during the month of July, 2006, and legally described hereon and in correct, and discrepancies, conflicts, shortages in area, encroachments, overlapping of improvements, visible in place, except as shown hereon, and said property a dedicated roadway, except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at County, Texas, this the 17th day of July

R. T. Hegner, Jr.
R. T. Hegner, Jr.
Registered Professional Land Surveyor, No. 10000
State of Texas

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2006085685

Nancy E. Rister

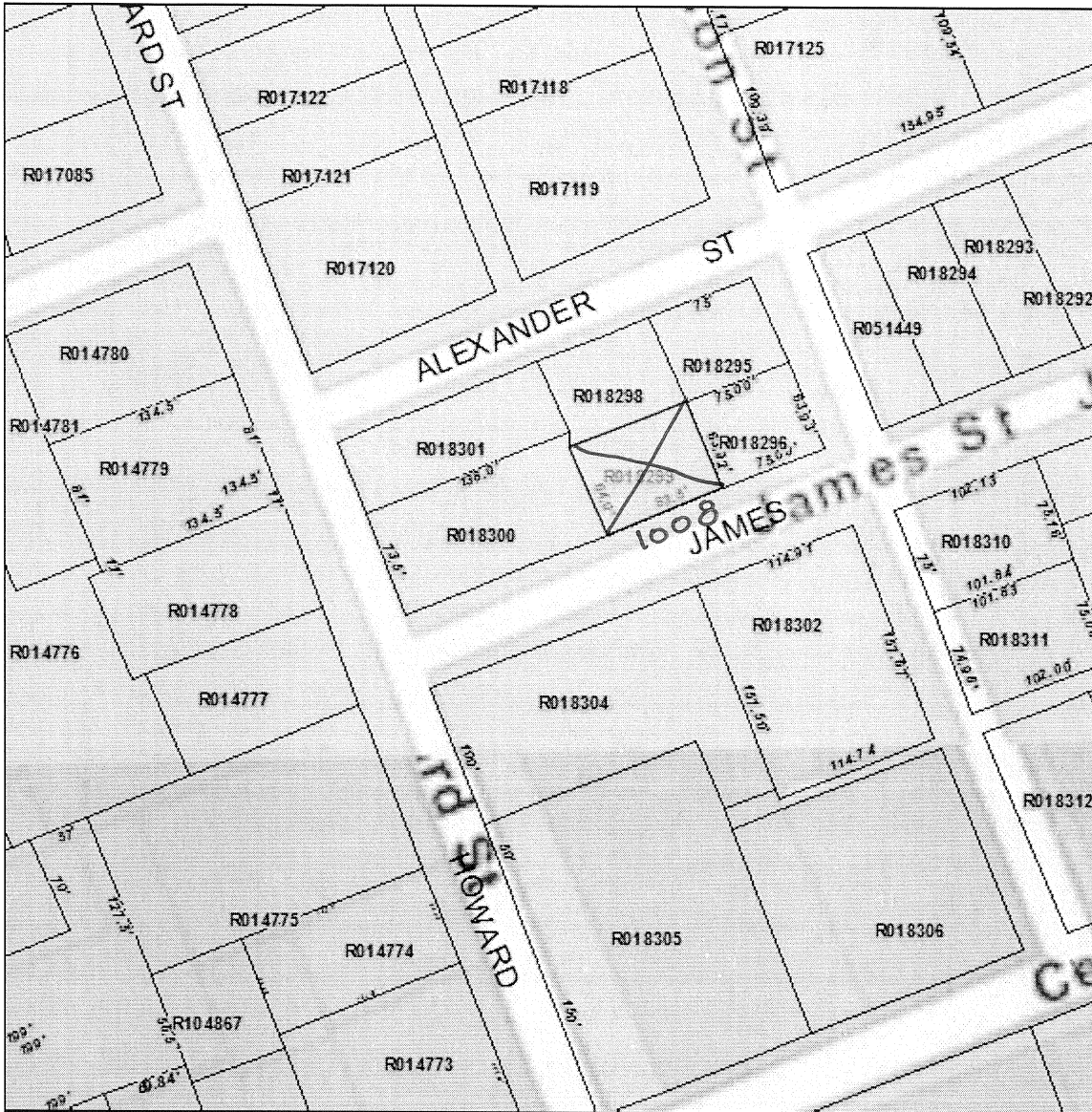
10/02/2006 03:15 PM

CARRILLO \$28.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Map10/20/2011



PIN	R018299	Abstract	S4800 - Thompson	Deed Date	10/16/2006
Owner Name	DAVIDSON, ABRAHAM & BARBARA TAFT! DAVIDSON, ABRAHAM & BARBARA TAFT	Entities	Williamson CAD, City of Taylor, Williamson CO, Wmsn CO FM/RD, Taylor ISD	Sq Feet	5575.68
Owner Address	!19818 COLINA DR LAGO VISTA, TX 78645-7130	Book	DOC#	Land	\$14,000.00
Site Address	1008 JAMES ST TAYLOR, TX 76574	Page	2006091225	Improvement	\$54,750.00
				Total	\$68,750.00
				Map Name	3-2793



Williamson Central Appraisal District

625 FM 1460, Georgetown, TX 78626-8050
Austin Metro: (512) 930-3787 Taylor Metro: (888) 331-7807



[Home](#)

[General Information](#)

[News](#)

[FAQ](#)

[Searches](#)

- [Property ID Search](#)
- [Account Search](#)
- [Owner Search](#)
- [Address Search](#)

[Property Data](#)

- [Detail Sheet](#)
- [Datasheet](#)

Property Detail Sheet (R018299)



[History](#)



[GIS Map](#)



[Datasheet](#)

Owner Information

Owner ID: **O0343517**

Owner Name: **DAVIDSON, ABRAHAM & BARBARA TAFT**

Owner Address: **19818 COLINA DR
LAGO VISTA, TX 78645-7130**

Property Address: **1008 JAMES ST
TAYLOR, TX 76574**

Parcel Information

Legal Description: **S4800 - Thompson, BLOCK 2, Lot 2-4(PTS), ACRES 0.128**

Neighborhood: **T542(T542 - TAYLOR OLD TOWN H1, H2, H3 REMODEL)**

Acreage: **0.128**

Cross Reference: **R-13-2001-0020-30000**

Undivided Interest:

Exemption Codes:

Entity Codes: **CTA (City of Taylor)
GWI (Williamson CO)
RFM (Wmsn CO FM/RD)
STA (Taylor ISD)**

Deed Type: **General Warranty Deed With Vendors Lien**

Deed Book:

Deed Page: **2006091225**

Map Page: **3-2793**

Links:

[Click here](#) to view your 2011 certified values and prior history.

Improvements

ID	Type	SPTB	Segs	Value
<u>Imp1</u>	R (Residential)	A1 (A1 - Residential Single Fami	4	<i>Unavailable</i>

Land

ID	Type	SPTB	Acre	Market
<u>Land1</u>	R (Residential)	A1 (A1 - Residential Single Fami	0.12	<i>Unavailable</i>



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents.
Acrobat Reader is a free program available [here](#).

September 27, 2011

To: City of Taylor

Re: 1008 James Street, Taylor, TX 76574
Legally described as Lot 2-3-4 (PTS), Block 2, Thompson Addition

We, Barbara A. Taft and Abraham Davidson, owners of the above referenced property, of the home located on the above property, acknowledge that the property encroaches on City of Taylor right of way for a distance of 28.4 feet by 2.4 feet.

I hereby request that the City of Taylor grant the new owner a License Agreement.

It is apparent that this encroachment has been in effect since the home was built.

Thank you for your immediate response to this matter.

Sincerely,

Barbara A. Taft

Abraham Davidson



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 3

Agenda Title: Consider accepting the Comprehensive Plan Implementation Semi-annual status Report for October, 2011.

Council Action: Accept report on consent agenda

Initiating Department: Planning and Development

Staff Contact: John Elsdon, AICP
City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is for the City Council to consider accepting the October 2011 semi-annual Comprehensive Plan Implementation Status Report.

2. DESCRIPTION/ JUSTIFICATION

Chapter 11 of the Taylor Comprehensive Plan recommended the formation of a Comprehensive Plan Implementation Committee to review and report on the implementation status of the of the Comprehensive Plan. This Committee was officially established by City Council during January of 2007.

The Chapter 11 Actions are identified by Plan chapter, responsibility, and importance as ranked by the Comprehensive Plan Steering Committee, other stakeholders, and the Council in late 2004.

The October 2011 Plan Status Report indicates new or added information underlined, along with deleted information. The attachment “Comprehensive Plan Actions Summary” shows the total number of Actions adopted, along with a breakout of short range, medium range, and long range Actions completed, in progress or pending for the last report and this report.

Two actions have been completed during this time period.

The results of this status report will also be shared verbally or in writing as requested with other stakeholders within the community, including the Taylor ISD, Capitol Area Rural Transportation System (CARTS), the Scott and White Hospital Board, the Interagency Support Council of Eastern Williamson County, and others who are interested in the implementation of the Plan. The Report will also be posted on the city’s website.

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

On September 29, 2011, the Comprehensive Plan Implementation Committee voted to recommend approval of the attached Comprehensive Plan Implementation Status report.

5. TIME LINE CONSIDERATIONS

None

6. REFERENCE FILES (Attachments)

3a [Status Report – October 2011](#)

3b [Actions Summary – October 2011](#)

City of Taylor Comprehensive Plan Implementation Semi-annual Report: October 2011

Developed by the Comprehensive Plan Implementation Committee

Accepted by Taylor City Council, _____ 2011

Comprehensive Plan Chapter 11: Ranked by Priority Score

Priority Score: 51 Responsible Department: City Planning, County – Grants Admin.

Number 28, Chapter 5, Housing. Time Range: Short

Objective H1: Stabilize neighborhoods with sound, but aging housing through requiring and assisting in the rehabilitation of substandard housing and the demolition of dilapidated housing throughout Taylor.

Action H1.1: Work with Williamson County in the development of their 5-Year HUD Consolidated Plan for use of CDBG funds. This will help ensure that the City will get its fair share of CDBG funds for housing rehabilitation and infrastructure repairs.

Status:

~~The County completed their most recent Consolidated Plan in August 2009. The City has been approved for a grant to construct five (5) new homes under the Texas HOME OCC grant program, which will begin during this year. From 2004 – 2007, the City participated in this same HOME OCC grant program to build eight (8) new homes for low income residents. (Housing is not an identified high priority in the County's Consolidated Plan.) City staff is also working to identify dilapidated housing for demolition and reintroduction as affordable housing. Since 2008, Habitat for Humanity has built three homes on property donated to them by the City. This is expected to be an on-going project for the next few years. The City has also received several CDBG Grants (\$900,000) to improve the drainage in the Dickey Street area, but was not awarded funding during 2009 or 2010. In 2009 the Senior Resource Center received CDBG funds to turn the former TISD middle school into a Senior Resource Center. The funds assured the site to be handicapped accessible. Habitat ~~started~~ completed their third and most recent home ~~the first quarter of during~~ 2011 on Doak street. The Senior Center has received funds from Williamson County CDBG to replace the sidewalk from the Old Middle School/Switzer Center to the Taylor Public Library. This project was substantially complete during February 2011.~~

Priority Score: 49 Responsible Department: City Planning, CARTS

Number 45, Chapter 6, Transportation Time Range: Ongoing

Objective T2: Explore alternative transportation modes that could be available to the residents of the City.

Action T2.3: Work with CARTS to expand existing routes to provide service to major retail and service establishments within the City.

Status:

CARTS has ~~nearly~~ completed construction on its Transportation Terminal on West Second Street (~~Groundbreaking was held on the week of August 2, 2010~~) with a grand opening during September 2011, which will include and includes a small waiting room, parking, fueling station, and a location to store buses. CARTS completed a transit plan for Williamson County in 2003. This plan identified Taylor as one of the most likely towns where a bus route would work the best. CARTS and the City will continue to explore transit options for Taylor commuters.

Priority Score: 48 Responsible Department: City Planning, Engineering

Number 19, Chapter 4, Land Use. Time Range: Ongoing

Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.

Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.

Status:

The most recent commercial and industrial activity along accessible roadways in Taylor includes the Wilco Recycling Center, a single-stream recycling facility located on the new Chandler Road Right of Way. Alliance Geotechnical plans to construct a new 8,800 square foot facility also to be located at Mustang Creek Industrial Park. Clark Travel Service has located their maintenance facilities at the old S & D location on West 2nd Street. During August Mr. Beveridge has begun construction of a building at the corner of East Fourth and Gym Streets. KD Convenience Store at the intersection of Mallard and Carlos G. Parker Boulevard, Wilco Recycling at 1551 CR 394, The Williamson County Activity Center on West Second Street, and the Randig Business Park is currently in the approval process have been approved.

KG Industries has completed construction on its new facility in the Mustang Creek Industrial Park, which opened during December 2010. Additionally the Heartwood property on North Main Street was purchased at auction by a developer for demolition and construction of a new but yet to be named facility. ~~Other new commercial along arterial roadways includes ERCOT, Sirloin Stockade, Whataburger, Tractor Supply, Kunisch Wellness Center, CVS, Walgreen's, Wal-Mart, HEB, and Chicken Express. Currently under construction are the Carl's Jr. has been approved for construction and is currently on hold pending financial approval. The old Wal-Mart building may begin began flea market operations. The former Wal-Mart building was occupied by Marketplace Taylor during early 2011, Eccentrix Wireless has located along West 2nd Street, Coufal-Prater has applied for a Specific Use Permit received approval for a tower on W 2nd Street to control farm equipment with Global Positioning System technology, and the Flea Market at Hidalgo Park should begin began operating during the spring of 2011. During February 2009 City Council designated a Reinvestment Zone for the large industrial structure~~

along Carlos G. Parker Blvd. In July 2009, the TEDC secured an option to purchase 139 acres for future projects. The City and the TEDC also worked with a development company to assemble 50 acres in north Taylor for a mixed use project. Recent annexations have allowed the City to zone newly annexed areas for commercial and industrial development as appropriate for future uses. In 2008, the Taylor EDC completed a rail-design for a new spur in Mustang Creek Industrial park.

Priority Score: 47 Responsible Department: City Management, Engineering

Number 41, Chapter 6, Transportation Time range: Ongoing

Objective T1: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action T1.2: Work with the City of Taylor and develop a program that allocates city funds to repair and/or replace streets that will benefit the community as a whole.

Status:

Funding was allocated for street repair annually (approximately \$500,000 per year); several streets are resurfaced each year. During 2008, approximately six (6) to seven (7) miles, or 8% of the City's roadways have been resurfaced. No funds have been identified for roadway improvements for 2009 thru 2011 due to the economic recession and subsequent drop in local revenues.

Priority Score: 46 Responsible Department: City Planning, Main Street, CARTS, TXDOT, Union Pacific

Number 46, Chapter 6, Transportation Time range: Short

Objective T2: Explore alternative transportation modes that could be available to the residents of the City.

Action T2.4: Continue to work with Taylor's Main Street program, CARTS, TXDOT and the Union Pacific Railroad to assure the construction of an intermodal transportation facility to the City of Taylor.

Status:

CARTS received an intercity bus transit grant in 2003 to build an intermodal depot in Taylor which will provide local commuters multi-modal transportation alternatives. The multi-modal transportation alternatives were never approved by the railroad authorities (UP), thus CARTS started construction on its Transportation Terminal at a different location on West Second Street. Opening is expected sometime ~~during April~~ September 2011

Priority Score: 46 Responsible Department: City Planning, Main Street, CARTS, TXDOT, Union Pacific

Number 46, Chapter 6, Transportation Time range: Short

Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.

Action L3.7: Coordinate with the Economic Development plan to attract specific desired uses (retail, cinema, entertainment, etc.) through targeted recruiting and incentives.

Status:

The City Leadership annually attends the ICSC Annual conference to raise the Taylor profile and recruit retail and service industries to Taylor. The Taylor Marketing Team continues to develop and implement marketing strategies to market Taylor. Taylor EDC continues to work with the City, businesses, and potential developers to attract new industries. TEDC has exchanged property with the City for economic development in the future. In 2Q 2008, TEDC facilitated ~~local expansions for Flyrite Choppers (who have recently moved back to Austin), Blackland Publications dba Taylor Daily Press (who located in the Taylor ETJ) and~~ an expansion of facilities for Alliance Chemical. The TEDC formally established a business retention program and worked with four local companies in 4Q 2009 and 1Q 2010 to recalibrate their loan agreements as part of a job-retention strategy. During December 2010 KG Industries opened their new facility at Mustang Creek Industrial Park, which is a gun coating facility and has numerous overseas and US Government contracts. Also, AAA Storage on N Main Street completed expansion of its existing facility to add three more storage buildings with an additional 35,000 square feet. Paradigm Metals has located along Old Thorndale Road providing welding and sheet metal services. Durcon has added 65 new jobs , expecting to close their Canton facility by November 1, 2011. Citizens National Bank is constructing office space on the third floor of its building, and bookkeeping from Rockdale will relocate there. Scott and White has recently renovated its building on Mallard Drive.

Priority Score: 45 Responsible Department: City - Planning, Airport Board, Engineering, TxDOT

Number 52, Chapter 6, Transportation Time range: Ongoing

Objective T5: Ensure that all airport plans be incorporated into future City plans.

Action T5.2: Work with TxDOT and the Regional Airport developers on ensuring that the Taylor residents are kept informed of all decisions affecting this airport.

Status:

Future planning efforts will ensure all stakeholders are notified of airport activities including airport expansion using the internet, newspaper, and direct mailing. TEDC exchanged real property with the city of Taylor in September 2008 to facilitate expansion of the runway by

giving the city necessary property for the RPZ that can be used as the local matching for future state/FAA grants (i.e. the extension of the runway). During 2009 the area around Taylor Airport was rezoned to Business Park 1 (BP-1), which will not allow residential uses or uses that include assembly of large crowds to avoid any accidents that typically occur around airports. Staff is working to integrate a Global Positioning System (GPS) for airport operations in the future, along with an extension of the airport runway to 5,000 feet.

Priority Score: 45 Responsible Department: WCCHD and Interagency Support Council

Number 101, Chapter 10, Health & Human Services

Time range: Short

Objective HH1: Work with area providers to expand and promote optimum health and human services for Taylor residents.

Action HH1.4: Strive to provide better and more coordinated information to people about the availability of services in Taylor.

Status:

John's Community Hospital merged with Scott & White during 2010 to be Scott & White for the Taylor area. Scott & White maintains a web site www.sw.org for information pertaining to hospital services and other information. The Williamson County and Cities Health District has upgraded their web site www.wcchd.org to include information on public health alerts and have started distributing the prescription drug discount card. The Interagency Council's website www.interagencyeast.org also has links to service provider's websites and contact information and has produced a hard copy resource guide in conjunction with WBCO that is circulated around the community.

The Old Middle/High School has been renovated as the Fred Switzer Senior Citizens Center, Meals on Wheels, Literacy center, and Food bank. Still needed is a service provider tracking system to ensure that clients are not receiving duplicate services from various agencies. The Senior Center was opened for services on January 22, 2009 for Meals on Wheels, and in December 2009, approximately 1200 persons received food for the holidays with assistance from Interagency Support Council, Seton- Williamson, Scott & White Hospital, Kiwanis Club of Taylor, Thrall PTO, and the Lutheran Church- Other partnership agreements include:

- Taylor Area Ministerial Alliance (TAMA) will continue to house Shepherd's Heart Food Pantry at the senior campus. The food pantry provides basic assistance with food, clothing, and emergency shelter.
- Taylor CNET ceased operations in December 2010 due to economic constraints. The equipment was donated to Taylor ISD, and the City of Taylor is working to maintain free Internet Access at some public areas including public parks.
- WBCO, already located in the resource center, will continue to provide the Senior Nutrition Program, including both congregate meals and meals-on-wheels, and the Taylor Neighborhood Center, which provides financial support to individuals and families in the area who qualify for utility and rental assistance.

- TISD Clothes Closet, located in the resource center, will continue to provide clothing that meets the standards of the school dress code to children of local school districts who have been referred by a school nurse or counselor.
- The Switzer Senior Center will continue to provide recreational, social, and educational opportunities for anyone 50 and older.
- ~~Johns Community~~ Scott and White Hospital will continue to support the center by providing the following services at least once a month: healthy living cooking class, exercise class, and health education class.
- Taylor YMCA will continue to support the center through providing an exercise class appropriate for seniors and people with disabilities once a week, and may trade land with TISD for future construction of a new exercise/fitness center.
- Lighthouse Hospice will continue to provide a monthly grief support group, quarterly medical forms seminars to support individuals and families in the center, and bi-annual SAVVY Caregiver Classes.
- The Alzheimer's Association will train two support group leaders and provide monthly materials and support to the leaders.
- CARTS will continue to provide free transportation to the center for people who are 60 and older and are registered with the WBCO Senior Nutrition Program.
- The Area Agency on Aging of the Capital Area (AAA-CA) will have a benefits counselor available to meet with seniors twice a month and a caregiver support/care coordination staff member once a month to assist seniors in locating benefits that they qualify for and review long-term care options that meet each individual's need. AAA-CA will also provide Matter of Balance classes to seniors bi-annually.
- Catholic Charities will provide an outreach worker once a month to the center to follow up with the services received from the AAA-CA benefits counselor by assisting seniors in the entire application process for state programs for which they qualify.
- www.taylorrc.org is the new senior web site that is working very effectively to keep residents up to date on the resources available at the Senior Center.
- The Interagency Support Council received a grant from CAPCO Area Agency on Aging to fill a part time coordinator for senior services.
- The Lone Star Circle of Care Health Center at Scott & White provides services for low income residents on a sliding scale.
- Keep Taylor Beautiful, Taylor Garden Club and Interagency Support Council have 51 Community Garden beds ready for families to plant fresh vegetables.
- 450 lbs of fresh produce was donated to Shepherds Heart food pantry.
- Interagency Support Council with funding from CDBG funds rebuilt the sidewalk from the Senior Center to the Taylor Public Library to meet handicap accessibility standards.
- An average 125 families access services at the Taylor Resource Center each week
- Interagency Support Council manages four Mental Health Social workers in TISD schools 2011/12 school year thanks to funding from TISD, United Way of Williamson County and St. David's Community Foundation.
- The Switzer Senior Center offered twenty four exercise classes this quarter at the Senior Center.
- Six healthy lifestyle classes were presented at the senior center this quarter
- A rose garden has been designed behind the Switzer Center Center this quarter

Priority Score: 45 Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning

Number 116, Chapter 10, Health & Human Services

Time range: Ongoing

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.8: Support the coordination of school programs and Temple Community College.

Status:

~~The East Williamson Higher Education Center (EWCHEC) will be an extension of the educational successes of Temple College at Taylor and will provide a portfolio of educational and workforce opportunities for the citizens of rural East Williamson County. In addition,~~ Temple College and Texas State Technical College established an electro-mechanical training program called the Sustainable Technology Academy located at the former Taylor Middle School. Temple College also began offering overflow classes at that same facility. The Community Based Mental Health Program funded by the St. David's Community Health Foundation set up a counseling office in the Williamson County Annex to assist families with children in Taylor, Granger, and or Coupland ISD to deal with issues effecting their achievement in school. A community task force has also been established to address issues concerning school achievement of African American Students. A K-8 section for social and educational purposes may be added. Taylor ISD also created a Career and Technical Education advisory board to connect industry with secondary-to-higher education; and the new high school includes a welding program.

Lifetime learning classes will begin during January 2011 for people over 50 at the Taylor Resource Center.

Free Tax assistance will be offered at the City of Taylor Administrative offices and the Public Library.

Interagency Support Council's Children coordinator trained 350 day care workers about Shaken Baby , Brain Development and SIDS this quarter.

Priority Score: 44 Responsible Department: City Planning

Number 1, Chapter 4, Land Use

Time range: Short

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.1: Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities)

Status:

The Future Land Use Plan indicates appropriate areas for residential development. The Downtown Neighborhood District was approved by City Council during October 2008, and the Business Park District was approved during February 2009. The Downtown District was updated by the Planning and Zoning Commission during September 2011, to move it north away from West Second Street. Recent annexations have added land for residential, commercial and industrial development. Future land use designations and zoning are added to the areas that have been annexed on an annual basis for appropriate development and use of land.

Priority Score: 44 Responsible Department: WCCHD, Interagency, United Way, Faith Based Community

Number 121, Chapter 10, Health & Human Services

Time range: Short

Objective HH4: Work with local organizations and providers to support services to meet food, clothing, shelter, transportation and other basic material needs.

Action HH4.1: Develop new and utilize existing partnerships between public agencies and private citizens to coordinate efforts that support food pantries and nutrition programs, especially for infants, children and the elderly, and other vulnerable populations.

Status:

WCCHD's Women, Infants and Children (WIC) program, the Taylor (and Georgetown) garden program including field trips for some elementary students, and the From the Garden to the Table Healthy Cooking classes are specifically responsive to this item. Planning efforts are in place with the Taylor Ministerial Alliance, Corporation for National and Community Service and Interagency Support Council to support efforts for the Senior Center in Taylor as well as a one stop social services center. The Interagency Support Council of East Williamson County, Inc. and the United Seniors of Taylor have formed a partnership with the Taylor Ministerial Alliance and Shepherds Heart Food Ministries and opened a five day food pantry operation during 2008 at the Senior Resource Center. The Pantry expects to give away more than 200,000 pounds of food this year. This resource will assist all the families in East Williamson County. WCCHD may assist in planting new gardens on Doak Street in the vicinity of the new Habitat homes. The first two Habitat homes were dedicated during 2009 and Keep Taylor Beautiful, City of Taylor, Duck University and Interagency Support Council built the second community garden on Doak Street during February 2009. The CHESS (Community Health Education Social Services) division of WCCHD provides a G3 program (Get fit, Get moving, Get healthy) to children and their parents/guardians of Williamson County. Cost is free, age requirements are 6-15 yrs of age, and must have a BMI >24. It's a 6 month program.

Keep Taylor Beautiful, Taylor Garden Club and Interagency Support Council have 51 Community Garden beds ready for families to plant fresh vegetables. 450 lbs of fresh produce was donated to Shepherds Heart food pantry.

Scott and White –Taylor conducted 15 nutritional classes for seniors this quarter at the senior center.

Priority Score: 43 Responsible Department: City Management, Engineering/Planning

Number 29, Chapter 5, Housing Time range: Ongoing

Objective H1: Stabilize neighborhoods with sound, but aging housing through requiring and assisting in the rehabilitation of substandard housing and the demolition of dilapidated housing throughout Taylor.

Action H1.2: Invest in road repairs in the declining residential areas, particularly Subareas C, D and G. The poor street conditions lead to lowered property values, poor navigation, poor drainage and general decay of the neighborhoods.

Status:

The City has increased investment for road repairs over the years and established a program for road repair and maintenance. The Dickey Street Drainage Project cost a total cost of \$1.3 million, with approximately \$34,000 spent during 2010 from previous year's grant funding. The City has also established a Municipal Drainage Utility District citywide.

Priority Score: 43 Responsible Department: City Planning

Number 39, Chapter 5, Housing Time range: Short

Objective H5: Encourage the development of new larger homes and high-end retirement developments in Taylor and its ETJ.

Action H5.2: Provide appropriate land use designations, zoning if applicable, and development guidelines for new subdivisions of larger homes for professionals commuting to surrounding employment centers.

Status:

Changes were made in the zoning text for larger residential lot sizes. The City also recently adopted the updated Economic Development Incentives Guidelines which includes incentives for "upper-end" housing. However, the recent downturn in the economy has put this project on hold.

Priority Score: 43 Responsible Department: City Planning, Engineering

Number 40, Chapter 6, Transportation Time range: Ongoing

Objective T1: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action T1.1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Status:

The Thoroughfare Plan is consulted each time a new development is proposed to determine need for right of way for arterial and collector streets. The City recently agreed to assume maintenance of West Second Street from TxDOT which will happen once the project is completed to allow for Williamson County bond funds to be expended for roadway and the drainage system improvements. The City has agreed to provide funding for the relocation of utilities. A section of the Chandler Boulevard extension was completed during late 2010, and is part of the future loop system.

Priority Score: 43 Responsible Department: City Planning

Number 53, Chapter 6, Transportation Time range: Ongoing

Objective T5: Ensure that all airport plans be incorporated into future City plans.

Action T5.3: Review all development in and around the flight zones in accordance with the Future Land use plan to ensure the protection of any future neighborhoods as well as preserving the functional ability of the airport.

Status:

Additional land for the runway protection zone (RPZ) to accommodate the runway extension to 5,000 feet was received from the TEDC. The City has also completed the Business Park Zoning District and has completed the Airport Height Hazard Protection ordinance. The existing tie downs for airplanes are being monitored more closely with a daily report and log. ~~RFP's submittals will be reviewed during September 2010 in regards to~~ Work was completed during 2011 for the removal of airport penetrations (utilities, trees, etc.) with a \$250,000 grant from TXDOT Aviation received this year.

Priority Score: 43 Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning

Number 117, Chapter 10, Health and Human Services Time range: Ongoing

Objective HH3: Formalized planning relationship among the school district, Temple College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.9: Work with Temple Community College to promote life-long learning opportunities for residents of Taylor and encourage the broadest possible use of the library, Taylor CNET (disbanding by the end of 2011), and other existing facilities throughout the city, focusing on developing these resources in neighborhoods.

Status:

TISD will invite Temple College to participate in Community Education Courses for local residents in the Taylor area. ~~A welding class was developed by TSTC in Taylor, which may return during the next year at EWCHEC,~~ and Biomedical equipment has been obtained. The new

High School will also have facilities for welding classes. The Interagency Support Council of East Williamson County, Inc. will work with Temple College on holding lifetime learning classes at the Senior Resource Center. The Interagency Support Council recruited two VISTA volunteers during 2009 (Volunteer in Service to America) and they will schedule classes and set the calendar for enrichment classes at the Senior Center. In 2010 funds are being sought to complete the conversion of the former TISD High/Middle School into an Aging and Disabled Resource Center with a full array of services including a Senior University. Lifetime learning classes ~~will begin~~ began in January 2011 for people over 50 at the Taylor Resource Center. Scott and White –Taylor conducted 15 nutritional classes for seniors this quarter at the senior center.

Interagency Support Council's Children coordinator trained 350 day care workers about Shaken Baby, Brain Development and SIDS this quarter.

Priority Score: 43 Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning

Number 118, Chapter 10, Health and Human Services Time range: Short

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.10: Work with Taylor ISD and Temple Community College, community organizations, state of Texas and Williamson County to develop strong linkages between education and training programs and employability development resources.

Status:

~~The original Eastern Williamson County Higher Education Center (EWCHEC) was to be developed with a master plan for land use and would have considered joint usage of college, high school and park facilities, but is currently on hold pending a vote in Hutto that could fund the EWCHEC center there. A bond for \$42 M was approved during the Fall of 2008 to construct a new high school for TISD, which has been completed for the Fall 2011 school year. The High School is well underway and should be completed in time for the 2011-2012 school year.~~ Interagency Support Council's Children coordinator trained 350 day care workers about Shaken Baby, Brain Development and SIDS this quarter.

Priority Score: 42 Responsible Department: City Planning, County, TISD

Number 4, Chapter 4, Land Use Time range: Short

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.4: Coordinate, through interlocal agreement, partnerships and action committees, City, County and school district facilities planning and land acquisition that will create joint usage for school and park facilities.

Status:

The Taylor ISD passed a bond election during November 2008 to build a new high school, among other items.

Priority Score: 42 Responsible Department: City Code Enforcement

Number 12, Chapter 4, Land Use Time range: Ongoing

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.12: Support the continued rehabilitation and restoration of the Downtown Neighborhoods through appropriate, but considerate code enforcement.

Status:

~~2003 IEBC (electrical) and IPMC (property maintenance) codes were adopted in 2005 to address existing buildings and maintenance issues.~~ During 2011 the City adopted the 2009 International Building Code (effective October 1 2011) to stay current with other cities in Texas. The Downtown Neighborhood Zoning District was established in 2008 to encourage walkability, preservation of neighborhoods, and the development of small businesses in the new area. The City has increased Code Enforcement during the past two years, including enforcement of demolition requirements for dilapidated structures. The City is also developing a new Downtown Plan, and encouraging stakeholders to be involved in this process to help determine the best uses for this area. The old City Hall at Heritage Park will also be considered for rehabilitation or demolition during this process the next year. The Taylor EDC adopted incentives (façade grants) for historic property redevelopment, targeted for primary employers as a way to augment the Main Street program and assist local industry.

Priority Score: 42 Responsible Department: City Code Enforcement

Number 103, Chapter 10, Health and Human Services Time range: Short

Objective HH1: Work with area providers to expand and promote optimum health and human services for Taylor residents.

Action HH1.6: Create with Economic Development and local health care providers a recruitment strategy to secure more CHIP, Medicaid and Medical Specialty providers.

Status:

Scott & White continually recruits for physicians on an ongoing basis for CHIP, Medicaid and Medical Specialty providers. However, labor and delivery and mental health services are still lacking in the Taylor area. During this quarter a Board Certified Psychiatrist has been contracted to see students in Taylor when they are referred by the school based mental health staff. The CHES division (Community Health Education Social Services) of WCCHD has a Case Manager working out of the Taylor WCCHD office 3 days a week (Monday, Tuesday, Thursday). The Case Manager can assist clients with a wide range of health issues/referrals. See number 101 above.

Priority Score: 42 Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning

Number 112, Chapter 10, Health and Human Services

Time range: Ongoing

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.5: Coordination of the City capital improvement and functional plans with school district plans.

Status:

TISD works with the City and the City Engineer to coordinate future planning and development issues with the city. The use of East 5th Street between North Main Street and Porter Street by closure of this street ~~has been~~ was approved by the City from the Fall of 2010 for a maximum of 2 years to allow four portable buildings for the Legacy Early College High School Program

Lifetime learning classes ~~will begin~~ began in January 2011 for people over 50 at the Taylor Resource Center.

Funds have also been located to assist a student enrolled in the Mental Health Program to enroll in a welding class with TSTC.

Interagency Support Council's Children coordinator trained 350 day care workers about Shaken Baby, Brain Development and SIDS this quarter.

Priority Score: 41 Responsible Department: City Planning

Number 3, Chapter 4, Land Use

Time range: Medium

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.3: Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.

Status:

The Subdivision Ordinance requires the dedication of land or the payment of fees in lieu of park land dedication. This provision will need to be reviewed to ensure adequate land is included or the fee is reflective of the recreational needs in our community. Bike and Pedestrian Trails were

extended through Murphy Park and Bull Branch Park via State Park grants and city contributions. The new Downtown Neighborhood Zoning District also promotes walkability. An additional park grant was approved during early 2010 which will help walkability in the community, and during 2011 for a park with a trail, fishing areas, a climbing structure and a playscape.

Priority Score: 41 Responsible Department:, City Planning, Engineering

Number 44, Chapter 6, Transportation Time range: Long

Objective T2: Explore alternative transportation modes that could be available to the residents of the City.

Action T2.2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

Status:

A Safe Routes to School grant of \$750,000 was received by the City for sidewalks connecting schools on the north side of the City, and this project is now complete. The Trail System continues to be developed as noted above.

Priority Score: 41 Responsible Department: City Planning, Airport Board, Engineering

Number 51, Chapter 6, Transportation Time range: Ongoing

Objective T5: Ensure that all airport plans be incorporated into future City plans.

Action T5.1: Work with the area residents and develop a plan that works with the existing local airport to ensure that the airport does not hinder growth in this part of the City.

Status:

The City adopted the Airport Height Hazard Zoning during early 2008 to ensure compatibility with neighboring areas as well as updated FAA regulations. The City has developed the Business Park Zoning District as shown on the Future Land Use Plan that will include land use limitations around and near the airport.

Priority Score: 41 Responsible Department: WCCHD, Interagency, United Way, Faith Based Community, City Planning/TISD

Number 122, Chapter 10, Health and Human Services Time range: Short

Objective HH4: Work with local organizations and providers to support services to meet food, clothing, shelter, transportation and other basic material needs.

Action HH4.2: Develop new and utilize existing partnerships to explore the use of existing facilities and co-location of services, including joint use of schools, the City of Taylor and Williamson County facilities, to make services more available in the neighborhoods.

Status:

In partnership with the Taylor ISD, the United Seniors of Taylor, the Interagency Council, WBCO, and other social service providers, the old Taylor Middle/High School is the site of the new Taylor Senior Center and Resource Center. The Center will house the Meals on Wheels program, Shepherd's Heart Food Pantry, Senior Activities, Neighborhood Center, and so on. The renovations and full operations was completed early 2009. The senior nutrition site has opened and a full functioning senior center is being developed by the United Seniors of Taylor, the Interagency Support Council, and Williamson Burnet County Opportunities. In 2010 funding is being sought to complete the Senior Resource Center into a stated funded Information and Referral Center for seniors and children with disabilities.

A major drive for food and turkeys was done in December 2010 and 525 families received food assistants in December 2010 with 435 turkeys being delivered.

CAPCO funding allowed for a senior coordinator to be at the resource center part time.

Keep Taylor Beautiful, the Taylor Garden Club and Interagency Support Council had 325 lbs of produce donated to the food pantry from the gardeners with community garden plots.

Priority Score: 40 **Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning**

Number 17, Chapter 4, Land Use Time range: Ongoing

Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.

Action L3.3: Upgrade utilities and roadways, as needed, in areas designated for commercial, business park and industrial uses on the Future Land Use Plan to attract new and expanding development.

Status:

Taylor continues to participate in funding the upsizing of water and wastewater installations associated with new development. The city has participated with developers along US 79 for upsizing of water and wastewater lines. The City also participated in the installation of the wastewater line up the east side of US 95. New water towers and water lines are being installed during 2009-2010 to increase water pressure in the upper plane of the city. City of Taylor is participating in extension of water and wastewater lines to the new Taylor High School, opening up another development corridor in Southwest Taylor. Wastewater ~~will also be~~ was continued north under Carlos G. Parker Boulevard to supply the First Assembly of God Church with this service, and will then be available to lands to the east and west of their development site. Clark Travel Service has also been assisted by the City with sewer extension to their facility. Taylor EDC is supporting an ISO rating study with the Taylor Fire Department which will in turn assist

local residents and businesses to lower their insurance premiums as the city gains a more favorable ISO rating, as a major result of adopting the 2009 International Building Code.

Priority Score: 40 Responsible Department: City Planning, Taylor Housing Authority

Number 30, Chapter 5, Housing Time range: Short

Objective H1: Stabilize neighborhoods with sound, but aging housing through requiring and assisting in the rehabilitation of substandard housing and the demolition of dilapidated housing throughout Taylor.

Action H1.3: Work to assist non-profits in acquiring a state CHDO (Community Housing Development Organization) status and apply for state HOME funds for new low-income housing and housing rehabilitation.

Status:

The city received a State grant program (HOME) to build housing for low income residents (7 homes were demolished and rebuilt), and a new grant application was approved to build 5 new homes during 2010-2011. City Council approved the creation of a CDC (Community Development Corporation) during late 2008, and board members were appointed by Council during 2010. Habitat for Humanity has partnered with the City and is building new homes in Taylor. As of March 2011, three homes have been built on South Doak Street, with plans to build more homes on South Doak and throughout the City in conjunction with the City's "214" program, and other homes are planned for construction.

Priority Score: 40 Responsible Department: City Planning, Taylor Housing Authority

Number 32, Chapter 5, Housing Time range: Short

Objective H1: Stabilize neighborhoods with sound, but aging housing through requiring and assisting in the rehabilitation of substandard housing and the demolition of dilapidated housing throughout Taylor.

Action H1.5: Seek partnerships with public and private entities to eliminate dilapidated housing.

Status:

Through the City's "214" program, the code enforcement staff is working to identify dilapidated housing through out the community. 17 structures were demolished during 2008, 15 were demolished during 2009, and 2 during 2010, and 12 have been approved for demolition during 2011, with an estimate to demolish 7 this year, for a four year total of approximately 53 dilapidated homes demolished. pending funding. The plan is to clear the lots and foreclose on the properties. Once the City has ownership, affordable homes or new homes can be built on these lots. The lots that have been cleared are going through the delinquent tax sale process. A private sector partner is currently Habitat for Humanity who has built ~~two~~ three homes on city owned land located on Doak Street.

Priority Score: 40 Responsible Departments: Interagency, WCCHD, City Planning

Number 127, Chapter 10, Health and Human Services Time range: Ongoing

Objective HH6: Work with local organizations to celebrate diversity through community activities and events that recognize different groups

Action HH6.1: Improve access to City and community services and to remove obstacles that keep people from receiving the services they need.

Status:

Scott & White provides access to all persons within the community that need medical care. The Ministerial Alliance and Shepherds Heart Food Alliance and Interagency will encourage other social service providers to join them at the Senior Resource Center and by 2009 to have a one stop shop for folks in need of social services. The TISD Clothes Closet distributed 327 coats during the month of December 2010. Mission of Mercy conducted a free dental workshop in June 2010 for free dental care for thousands of citizens from Williamson County, many from Taylor and East Williamson County. A total of 875 people were served, and a total of \$517,161 of free dental care was provided. Lifetime learning classes will begin in January 2011 for people over 50 at the Taylor Resource Center.

Scott and White Hospital in Taylor sponsored healthy eating classes at the Senior Resource Center in November and December. They also offered a Diabetes foot care class.

A six weeks Manage Your Diabetes class was completed at the Resource Center during early 2011.

Taylor YMCA led 15 exercise classes at the Senior Center during early 2011.

Scott and White –Taylor conducted 15 nutritional classes for seniors this quarter at the senior center.

Priority Score: 40 Responsible Department:, Interagency, WCCHD, City Planning, Faith Based Community

Number 128, Chapter 10, Health and Human Services Time range: Ongoing

Objective HH6: Work with local organizations to celebrate diversity through community activities and events that recognize different groups

Action HH6.2: Enhance opportunities for people with low income, disabilities, limited English-speaking ability, and other barriers to service to participate fully in community life and to access assistance.

Status:

Scott & White provides for equal access for low-income, disabled and persons with other barriers. The Ministerial Alliance and Shepherds Heart Food Alliance and Interagency will encourage other social service providers to join them at the Senior Resource Center and to have a one stop shop for folks in need of social services.

Lifetime learning classes ~~will begin~~ began in January 2011 for people over 50 at the Taylor Resource Center.

Scott and White Hospital in Taylor sponsored healthy eating classes at the Senior Resource Center in November and December. They also offered a Diabetes foot care class.

A six weeks Manage Your Diabetes class was completed at the Resource Center during early 2011.

The Taylor YMCA led 15 exercise classes at the Senior Center during early 2011.

All activities at the Resource Center are open to all folks 50 and older.

CDBG funds were issued to the United Seniors of Taylor for completion of the sidewalk from the Senior Center to the Taylor Public Library during February, 2011.

Scott and White –Taylor conducted 15 nutritional classes for seniors this quarter at the senior center.

Priority Score: 39 Responsible Department: City Planning, Engineering

Number 8, Chapter 4, Land Use Time range: Medium

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.8: Ensure that standards for streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control are maintained through design standard requirements.

Status:

Design standards are contained within the subdivision, zoning, sign and landscaping ordinances. Additional standards have been developed for the Business Park and will also be developed for the Gateway Commercial Districts. The City Engineer has published an Engineering Manual to address and standardize these design standards for all public works projects.

Priority Score: 39 Responsible Department: City Planning, Engineering, TxDOT

Number 8, Chapter 4, Land Use Time range: Medium

Objective T4: Ensure adequate access and circulation within the City.

Action T4.1: Complete continuous loop around Taylor to create additional access in and around the City.

The Thoroughfare Plan will be modified to show the new Chandler Road westward as a potential link for the new loop system in the mid-to distant future. A section of Chandler Road was completed during the Fall of 2010.

Priority Score: 39 Responsible Department: TISD, Interagency, TCAT, WCCHD, City Planning

Number 113, Chapter 10, Health and Human Services Time range: Medium

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.5: Develop a cooperative school sidewalk program to enhance the safety, appearance, and access for neighborhood residents.

Status:

With the help of WCCHD, Taylor ISD, and other agencies, the City received a Safe Routes to School grant. This grant has provided sidewalks throughout the northern portion of the city that lead to schools. The City also revised its sidewalk policies to encourage the placement and preservation of sidewalks for new and existing neighborhoods, with a fee-in-lieu available to apply for instead of installing sidewalks on certain projects.

Priority Score: 39 Responsible Department: TISD, Interagency, TCAT, WCCHD, City - Planning

Number 114, Chapter 10, Health and Human Services Time range: Medium

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.6: Develop recommendations for neighborhood plans when developing school sidewalk programs.

Status:

No formal planning relationship exists, but TISD and other agencies are willing to partner in the future for grant applications for school sidewalk programs or other mutually beneficial programs

or services. The Safe Routes to School Grant was awarded to the City during 2008, and sidewalks have been constructed.

Priority Score: 39 Responsible Department: WCCHD, Interagency, Faith based Community, City - Police, Planning

Number 124, Chapter 10, Health and Human Services Time range: Medium

Objective HH5: Work with local organizations and providers to help individuals, families, and neighborhoods address their safety concerns.

Action HH5.1: Coordinate efforts that enhance strong family relationships and healthy child development and work in partnership with the county and state and community agencies to prevent violence and injury, in areas such as child abuse, sexual assault, domestic violence, and violence associated with substance abuse.

Status:

Scott and White provides screening services for domestic violence and works closely with local law enforcement on this issue. WCCHD staff are required to take child abuse reporting/training every year. WCCHD staff do report suspected child abuse. WCCHD staff provide information and resources to adult clients who are (suspected to have been) victims of domestic violence. A member of the Interagency Support Council Staff has received her certification as a master trainer for early brain development and is the only certified trainer in Williamson County. All child care facilities in Taylor have received this training for their staff. The Interagency Support Council child development staff and the TISD staff finalized the 40 asset survey and established a community steering committee to work on developing 40 assets for all our children. The Interagency Support Council with support from the St. David's Community Foundation provides School Based Mental Health Services to TISD students. In school year 2008/09 324 students received services. During early 2011 35 shaken baby classes have been offered by Interagency Support Council staff. The CHER department of WCCHD offers a Safe at Home program, which is a child injury prevention program that teaches parents and guardians of children 0-4 how to reduce their child's injury risks related to cars, choking, burns, drowning, falls, and poisoning. The parent completes a short computer survey, then receives information on their risk from their Doctor. This is offered at the Taylor Health Center. DSHS has put this program on hold. Data is still being collected, but no actions are taking place at this time.

The Taylor Fire Departments has offered fire safety classes at the Senior Center 5 times during early 2011.

The Taylor Police Department conducts several events and programs in an attempt to reach out to our youth. Besides providing a fulltime police officer to interact with students at our high school and other schools, we offer:

- National Night Out - neighborhood block parties with gifts and prizes especially geared towards fostering officer interaction with youth.

- CSI camp - This is a "crime scene investigation" day camp, scheduled to coincide with Spring Break, geared towards allowing interested youth to interact with investigations professionals and learn by performing numerous investigative processes.
- Christmas with a Cop - Select youth from our community are nominated and chosen to spend a day shopping for Holiday gifts for free, spending one on one time with a police officer. In addition to the shopping, officers assist in gift wrapping then play games and eat lunch with the participants.
- Explorers - The Taylor Police Department is a sponsoring agency of a Boy Scouts of America chartered local Explorer Scout Program - Teens learn about law enforcement practices and procedures, perform community service and assist in community events.
- Citizen's Police Academy - Since graduating from the Taylor Police Department Citizens' Police Academy in March 2011 students have begun having monthly meetings where they are discussing the possible creation of a formal Alumni Association to help support the Taylor Police Department.
- The graduates of the Citizen's Police Academy have assisted the Taylor Police Department with several events already. In August Taylor held National Night Out 2011. Graduates rode with officers, visited parties and assisted in taking photos of the event. They have also helped with several retirement and promotional ceremonies. Several graduates are scheduled to assist with upcoming events as well; Taylor Police Department Annual Awards Banquet, Flying Vikings and the Taylor Police Department/DEA Drug Take Back day.

Interagency Support Council's Children coordinator trained 350 day care workers about Shaken Baby, Brain Development and SIDS during the second quarter of 2011.

Priority Score: 38 Responsible Department: WCCHD, Interagency, Faith based Community, City Planning, Police

Number 6, Chapter 4, Land Use Time range: Medium

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.6 Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.

Status:

The Downtown Neighborhood District was adopted to address, among other things, pedestrian access through the neighborhood. Bike and pedestrian pathways are being developed to help connect residential areas. The new Engineering Manual also addresses these design concerns. During early 2010 the city adopted the new "Park" zoning district which will help identify what uses will be allowed in this District.

CDBG funds were issued to the United Seniors of Taylor for completion of a sidewalk from the Senior Center to the Taylor Public Library during February, 2011.

Priority Score: 38 Responsible Department: City Planning, Engineering

Number 7, Chapter 4, Land Use Time range: Medium

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.7: Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication.

Status:

Requiring trails in the platting process has not yet been addressed in the ordinance. Parkland dedication (5% of total development not in the floodplain) is required with residential development of 20 acres or more. Also, the City extended trails through Bull Branch Park, Murphy Park, and Robinson Park with local and State grant funds, and continues to purchase land that may be used for the extension of the park trails within the City.

Priority Score: 38 Responsible Department: City Planning, TEDC

Number 23, Chapter 4, Land Use Time range: Medium

Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.

Action L3.9: Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.

Status:

The city recently adopted the new "Institutional" Zoning District to comply with the Institutional designations shown on the existing Future Land Use Plan. Several Institutional uses have recently been rezoned to this new designation. The "Downtown Neighborhood" zoning District was also adopted to encourage walkability and mixed-use activities, and one property owner has rezoned to DN to install an industrial home on their site. Another district that still needs to be adopted is the Gateway District, which will adopt standards for uses at the main gateway entrances to the city.

Priority Score: 39 Responsible Department: WCCHD, Interagency, Faith based Community, City - Police, Planning

Number 124, Chapter 10, Health and Human Services Time range: Medium

Objective T3: Create a “front door” entry and identity for the City.

Action T3.2: Require that major entry roads reflect the character of Taylor with landscaping, additional setbacks, preservation of existing trees and planting of additional trees.

Status:

These regulations are not yet included in the City's codes. TxDOT completed landscaping work within their right of way in the city's entry areas on US 79 and US 95. Code enforcement efforts have been enhanced on the major thoroughfares. Additional landscaping policies are pending for the "Gateway Zoning" district. Taylor EDC president offered to assist the city in establishing a public-private Gateway Improvement District for beautification of the major gateways into Taylor, starting first with second street revitalization and SH-95.

Priority Score: 38 Responsible Department: City Planning, Engineering

Number 6, Chapter 4, Land Use Time range: Medium

Objective T4: Ensure adequate access and circulation within the City.

Action T4.2: Improve appearance and function of streets so that they are similar to Lake Drive through landscaping and sidewalks to increase “walkability” and access.

Status:

Sidewalks are required for all newly platted residential and commercial areas to increase walkability and access. West 2nd Street received funding for renovation and rehabilitation and will address, to some extent, these aesthetic issues. Newly platted areas will also be required to install new sidewalks or request to pay a “fee-in-lieu” when construction occurs on the property. A new park has recently been awarded a grant for playscape items, and a railway will be included within this new park which will encourage walkability. During 2011 the City is assessing pavement condition.

Priority Score: 38 Responsible Department: WCCHD, Interagency, United Way, Faith Based Community, City Planning

Number 123, Chapter 10, Health and Human Services Time range: Medium

Objective HH4: Work with local organizations and providers to support services to meet food, clothing, shelter, transportation and other basic material needs.

Action HH4.3: Develop new and utilize existing partnerships to encourage effective, efficient community-based and community-delivered services using a combination of public, private, community and personal resources.

Status:

Interagency Council is working on extending the opportunity for needy citizens to obtain emergency food and clothing. In the past, WCCHD has done ISD-based Youth Activity Weight and Nutrition (YAWN) surveys. Results are on the WCCHD website and the WCCHD epidemiologist may be able to provide additional data or resources for Taylor. The development of the Senior Resource Center where Meals on Wheels, Utilities Assistance and Food will be available to people in need will enhance the quality of life in Taylor. The next YAWN surveys will coincide with the start of the 2010 school year. Taylor ISD in association with Sodexo foods delivers food to economically stressed families. Food is delivered every other Friday and is available to any family with children attending Taylor schools.

A VISTA volunteer has been recruited by the Interagency Support Council with a nutrition background and will be developing a nutrition plan with Duck University to address some of the challenges of our families with limited resources for food. During 2009 the second Taylor Community garden was developed at Doak and Rio Grande thanks to the Interagency Support Council and Keep Taylor Beautiful as well as Duck University. Nineteen families gardened at the new site and contributed 88 lbs of produce to the Senior Center in 2009. An herb garden was also designed and planted at the Taylor Senior Center in 2009 with monthly classes given on the creative ways to include herbs in your daily meals. During 2010 the City made available the City Hall Auditorium to provide lunch to the Legacy Early College High School Program, as well as the use of East 5th Street between North Main Street and Porter Street for four portable buildings for this program.

The WILCO Wellness Alliance for East Williamson County is being formed. It is based off of the ACHIEVE program-(Action Communities for Health, Innovation, and EnVironmental change). The group brings together local leaders and stakeholders to build healthier communities by promoting policy and environmental change strategies with a focus on obesity, diabetes, heart disease, healthy eating, physical activity, and preventing tobacco use. The group consists of about 50 city leaders and organization representatives from area health care providers, schools, etc. WCCHD is leading the coalition. This same initiative has been introduced and has become successful in Georgetown.

Priority Score: 37 Responsible Department: City Planning, TEDC

Number 31, Chapter 4, Land Use Time range: Medium

Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.

Action L3.8: Provide existing businesses economic development programs, incentives, and assistance for expansion and or relocation to areas designated on the Future Land Use Plan.

Status:

TEDC and the City have policies to assist existing businesses. The City updated their Economic Development Incentives Guidelines in late 2008 that include policies that are incentives for new and local businesses. The TEDC, Chamber and the City assist with local business retention and expansion efforts via the newly formed "BR & E" partnership. Tracking software was purchased and interlocal agreements were approved between the Chamber and the City; and the Chamber and the TEDC. In late 2008, the City and The TEDC exchanged land to allow TEDC to develop another industrial park on an 87-acre tract of land. The TEDC also adopted Economic Development Incentives Guidelines in February 2010. The Blackland Prairie's restoration project was created as a biology-education and passive recreation center at the new Taylor Regional Park. In 2009, the TEDC worked with Temple College and TSTC to secure \$805,000 from the Legislature to establish an electro-mechanical training center as part of EWCHEC to support existing and new industrial employers' needs.

Priority Score: 37 Responsible Department: City Planning

Number 47, Chapter 6, Transportation Time range: Long

Objective T3: Create a "front door" entry and identity for the City.

Action T3.1: Develop a design for city entrance signs and landscaping that reflect the character of Taylor.

Status:

Designs for city entrance signs and landscaping are pending creation of the Gateway Zoning district. In Summer 2009, the city adopted the community brand "The Zest of Texas" and the Taylor Marketing Team began an internal and external marketing campaign to promote a better image of Taylor. Taylor EDC president offered to assist the city in establishing a public-private Gateway Improvement District for beautification of the major gateways into Taylor, starting first with second street revitalization and SH-95.

Priority Score: 36 Responsible Department: City Planning

Number 9, Chapter 4, Land Use Time range: Long

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.9: Require and/or install appropriate landscaping along major arterials and local streets. Develop requirements and list of approved plants and materials.

Status:

No action has taken place on this goal. The City's Landscaping Ordinance does cover most of the intent of this goal, but does not highlight the major corridors as opposed to any other part of the

City. The Landscaping Plan contains a list of appropriate plants and trees for Taylor's climate, as well as a list of invasive or prohibited plants for Taylor.

Priority Score: 36 Responsible Department: WCCHD, Interagency

Number 107, Chapter 10, Health and Human Services Time range: Long

Objective HH2: Work with area providers so that health and human services are supported and delivered in an effective and efficient manner.

Action HH2.1: Establish a strategic planning committee to develop and review recommendations periodically on public accessibility to various health and human services facilities, to include effectiveness of the public transit system.

Status:

CARTS has begun construction for a Transportation Terminal at West Second Street, which will allow for a small bus terminal, as well as an area to store CARTS buses, parking areas for bus users and a fueling station for their propane buses, which ~~should be opened~~ during ~~March~~ September of 2011. A comprehensive steering committee has been formed in 2010 to develop a request to the Department of Aging and Disabled Services for funding a comprehensive Aging and Disabled Resource Center for Williamson and Bastrop Counties located in Taylor at the former Middle/High School.

Interagency Support Council updated the list of services available to families in Taylor in the Summer of 2011

Priority Score: 35 Responsible Department: City Planning, Habitat for Humanity, CHDO

Number 35, Chapter 5, Housing Time range: Long

Objective H3: Assist in the provision of new low-income rental and ownership units, and a variety of housing to meet the needs of Taylor's growing and changing population.

Action H3.2: Support the development of a volunteer home repair service for the elderly and disabled.

Status:

Habitat for Humanity began construction of single family homes during 2008 and continued into 2011. However, a volunteer driven effort to help repair homes is not yet available. The local Kiwanis Club occasionally installs ramps to homes for needy residents about once per quarter.

Priority Score: 34 Responsible Department: City Planning, Main Street, TEDC

Number 26, Chapter 4, Land Use Time range: Long

Objective L4: Preserve and enhance Downtown and Downtown Neighborhoods character and economic investment.

Action L4.3 Create a Community Development Corporations (CDCs), and Community Housing Development Organizations (CHODOs) to address redevelopment and new housing.

Status:

The City has formally created a Community Development Corporation (CDC) and appointed a Board for the organization to help with affordable housing, small business assistance/development, and neighborhood redevelopment.

Priority Score: 34 Responsible Department: City Planning, Building Inspections

Number 37, Chapter 5, Housing Time range: Long

Objective H4: Assist in the preservation and rehabilitation of historic housing units.

Action H4.1: Revisit the housing code regarding historic preservation and rehabilitation. Investigate the use of alternative or sub codes for rehabilitation of older buildings. Currently the cost to bring historic homes up to the current building code and to the codes of historic preservation make the investment too costly.

Status:

See Action H1.4 above.

Priority Score: 34 Responsible Department: WCCHD, Interagency

Number 106, Chapter 10, Health and Human Services Time range: Long

Objective HH2: Work with area providers so that health and human services are supported and delivered in an effective and efficient manner.

Action HH2.1: Establish a strategic planning committee to develop and review recommendations periodically on manpower and expertise of the labor force needed to meet current and projected health and human services needs.

Status:

See Action HH2.1 above.

Priority Score: 33 Responsible Department: City Planning

Number 11, Chapter 4, Land Use Time range: Long

Objective L1: Provide suitable areas for a variety of residential types and densities.

Action L1.11 Permit, through the zoning ordinance, second story residential uses in the downtown area.

Status:

~~This is permitted in the Downtown Neighborhood District. Residential uses are now allowed within the downtown area but several code concerns need to be clarified such as fire rated walls for mixed use occupancies, and parking, for example. The first rezone to Downtown Neighborhood happened during 2009 within an area that was zoned Industrial, but the rezone to DN will now allow a home to be placed on the lot.~~ **COMPLETED**

Priority Score: 33 Responsible Department: City Planning

Number 27, Chapter 4, Land Use Time range: Long

Objective L4: Preserve and enhance Downtown and Downtown Neighborhoods character and economic investment.

Action L4.4: Direct compatible new construction (infill) on vacant lots or as replacement of deteriorated structures through CDCs, CHDO, reduced development fees, low interest bank loans, City acquisition and resale.

Status:

~~A CDC was created for the City of Taylor during late 2008 (See Action L4.3 above). Resale of lots has occurred within and adjacent to the downtown area. Infill is encouraged and incentivised through the Enterprise Zone and the Neighborhood Empowerment Zone (half price permit fees, etc.) within the downtown and within the older existing areas of the City.~~

Mario Carlin has begun his project between West 6th and 7th Streets east of Kimbro to develop several lots for homes, which will include infill of lots in this block. **COMPLETED**

Priority Score: 33 Responsible Department: City Planning

Number 34, Chapter 5, Housing Time range: Long

Objective H3: Assist in the provision of new low-income rental and ownership units, and a variety of housing to meet the needs of Taylor's growing and changing population.

Action H3.1: Provide appropriate land use designations, zoning if applicable, and development guidelines for a senior housing complex with independent living, assisted living and nursing home care for the aging population who are no longer able to care for their homes.

Status:

Specific future policies are pending. The Gardens of Taylor is the latest independent living facility for seniors within the Taylor area. During 2011 a new 75 unit senior housing facility is planned for North Main Street, with the applicant having received tax credits from TDHCA for

this project. Other developers have evaluated Taylor as a good market for senior housing. During 2009 SPJST completed the addition of 36 units to their assisted living facility on Lakeview Drive. ~~During early 2011 a realtor has shown interest in developing a lot with a 75-unit senior apartment complex.~~

Priority Score: 33 Responsible Department: City Planning, WCCHD, Interagency, Faith Based Community

Number 131, Chapter 10, Health and Human Services Time range: Long

Objective HH6: Work with local organizations to celebrate diversity through community activities and events that recognize different groups

Action HH6.5: Support community efforts that work toward achieving a diversity of ages, incomes, household types and sizes, and cultural backgrounds throughout the City of Taylor.

Status:

The City has not developed any formal policies to this effect. However, the Council has supported applications for Housing Tax Credits in the past for senior housing.

Priority Score: 33 Responsible Department: City Planning, WCCHD, Interagency, Faith Based Community

Number 132, Chapter 10, Health and Human Services Time range: None stated

Objective HH6: Work with local organizations to celebrate diversity through community activities and events that recognize different groups

Action HH6.6: Coordinate the planning effort to assess the need for a Community Health and Human Services Center which would include a senior citizen center.

Status:

The United Seniors of Taylor has opened a center to be used by Taylor senior citizens for the betterment of their lives by offering various activities, fellowship and learning experiences. Monies were received for repairs, renovation and furnishing of a local facility (the old Taylor Middle School) for this purpose See Objective HH2.1

Priority Score: 32 Responsible Department: TISD, Interagency, TCAT, WCCHD, City Planning

Number 108, Chapter 10, Health and Human Services Time range: Long

Objective HH3: Formalized planning relationship among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging

strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.1: Publicly recognize neighborhoods which have shown individual initiative to improve schools within their neighborhoods.

Status:

No formal program has been developed to initiate Neighborhood Planning and consequently recognize neighborhoods for their efforts to improve their areas. However other efforts are underway. The East Williamson County Interagency Council and Alcoa during 2009 paid for student leadership and extra activities with community partners. This provides opportunities for Duck University students in Taylor Independent School District's 21st Century Community Learning Center After School Program to improve reading, math, and science skills (The new TEA Grant expires May 2014). Gardens of Taylor, a low income senior citizen apartments, is providing training rooms for Duck Students and volunteers. The Interagency Support Council worked with Duck University to secure a partnership with Southwestern University to have their students come to Taylor weekly to develop more neighborhood involvement and this quarter a talent show was organized and neighborhood families participated. See HH2.1

Priority Score: 32 Responsible Department: City Planning

Number 109, Chapter 10, Health and Human Services Time range: Long

Objective HH3: Formalized planning relationships among the school district, Temple Community College, Williamson County, neighborhoods, and the City of Taylor by encouraging strong and continuing community and school relationships beyond the walls of facilities by utilizing the neighborhood as an educational resource.

Action HH3.2: Establish incentives which encourage neighborhoods to support their schools.

Status: Within its PTA PTO Program, the TISD makes babysitting and food available.

Priority Score: 30 Responsible Department: City Planning, Engineering

Number 43, Chapter 6, Transportation Time range: Long

Objective T2: Explore alternative transportation modes that could be available to the residents of the City.

Action T2.1: Provide designated on and off street bike routes.

Status:

Off street pedestrian and bike trails are being developed through state grants (Safe Routes and STPMM). The city completed a fee in lieu of sidewalk construction application during 2009 to allow individuals who are required to build sidewalks to apply to pay a fee of \$3.00 (lowered

from \$6.00) per square foot instead. No action has been taken to develop an updated policy or plan for on and off street bike routes outside of the Comprehensive Plan. A sidewalk plan will need to be developed in the near future to address how and where the sidewalk funds will be expended from the fee in lieu program.

Priority Score: 29 Responsible Department: City Planning, THA

Number 33, Chapter 5, Housing Time range: Long

Objective H2: Assist in the relocation of displaced tenants due to the demolition or renovation of rental housing.

Action H2.1: Work with non-profits, church and community groups to help provide assistance to displaced tenants by providing temporary shelter.

Status: Pending

Priority Score: 24 Responsible Department: City Planning

Number 38, Chapter 5, Housing Time range: Long

Objective H5: Encourage the development of new larger homes and high-end retirement developments in Taylor and its ETJ.

Action H5.1: Provide appropriate land use designations, zoning if applicable, and development guidelines for a new community for retirees, centered around a recreational facility. (Such a development is not dependent on the employment climate and could be sustained in the ETJ, while bringing more retail and support dollars to City businesses).

Status:

The City of Taylor adopted updated Economic Development Incentive Guidelines in August 2008 and updated it during late 2010 to encourage development of higher-end homes.

Acronyms

1. BR & E - Business Retention and Expansion
2. CARTS - Capitol Area Rural Transportation System
3. CDBG - Community Development Block Grant
4. CDC - Community Development Corporation
5. CHDO - Community Housing Development Organization
6. CHESS - Community Health Education Social Services
7. DN - Downtown Neighborhood Zoning District
8. ERCOT - Electric Reliability Council of Texas
9. ETJ - Extra Territorial Jurisdiction
10. EWCHEC - Eastern Williamson County Higher Education Center

11. FAA -	Federal Aviation Administration
12. GPS -	Global Positioning System
13. HUD -	Department of Housing and Urban Development
14. IBEC -	International Building Electric Code
15. IPMC -	International Property Maintenance Code
16. PTA - <u>PTO</u>	Parent – Teachers Association Organization
17. RFP -	Request for Proposals
18. RPZ -	Reduced Pressure Zone
19. STPMM -	Surface Transportation Program Metro Mobility
20. TCAT-	Temple College at Taylor
21. <u>TDHCA</u> -	<u>Texas Department of Housing and Community Affairs</u>
22. TEA -	Texas Education Agency
23. TEDC -	Taylor Economic Development Corporation
24. THA -	Taylor Housing Authority
25. TISD -	Taylor Independent School District
26. TSTC -	Texas State Technical College
27. TxDOT -	Texas Department of Transportation
28. VISTA -	Volunteers in Service to America
29. WBCO -	Williamson-Burnet County Opportunities
30. WCCHD -	Williamson County and Cities Health District
31. YMCA -	Young Men’s Christian Association

Comprehensive Plan Actions Summary - October 2011

	Adopted	Mar-09	Apr-10	Sep-10	Mar-11	Oct-11
Total Number of Actions	88					
Total Number of Actions Completed		28	1	3	1	2
Number of Actions Remaining		60	59	56	55	53
Number of Short Range Actions:	19					
Completed		9	0	0	0	0
In Progress		10	10	10	10	10
Pending/No Action		0	0	0	0	0
		19	10	10	10	10
Number of Medium Range Actions:	26					
Completed		12	1	1	0	0
In Progress		13	13	13	13	13
Pending/No Action		1	0	0	0	0
		26	14	14	13	13
Number of Long Range Actions:	22					
Completed		6	0	1	1	2
In Progress		16	15	14	13	12
Pending/No Action		0	1	1	1	1
		22	16	16	15	15
Number of On Going Actions:	20					
Completed		1	0	2	0	0
In Progress		19	19	17	17	17
Pending/No Action		0	0	0	0	0
		20	19	17	17	17

88

28

1

3

1

2

Total Actions Completed

35



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 4
Agenda Title: Consider economic development agreement with Ringer Windows.

Council Action to be taken: Consider approval

Initiating Department: Planning and Development

Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

Ringer Windows proposes to build a 40,000 square foot facility in the Mustang Creek Industrial Park. They will both manufacture windows and offer some limited retail sales from the facility. The owner has indicated that he will add at least eight new jobs and 15 in the next few years.

This item on the agenda is intended for the Council to consider an economic development agreement with Ringer Windows.

2. DESCRIPTION/ JUSTIFICATION

The outline of the proposed agreement is as follows:

Company agrees to:

- Base year that the values will appear on the tax rolls: January 1, 2013.
- Build a 35,000 SF addition
- Add a minimum of \$1 million to the ad valorem tax rolls and maintain this value for at least ten years.

City agrees to:

- Rebate 50% of the property taxes paid by the company for this project for ten years (land, building, and new equipment),
- Reduce the permit fees by 50 percent (site plan review, building, mechanical, electrical, plumbing, gas, impact fees and tap fees).

3. FINANCIAL/BUDGET

The fiscal analysis reveals that over a period of ten years the community will earn approximately \$ 308,600 in property taxes and fees. The projected community wide “return on investment” (ROI) is in approximately \$1.7 (for every dollar we invest, the

community receives two). The minimum ROI established by the City's Economic Development Incentives is \$0.75.

4. TIMELINE CONSIDERATIONS

Based on conversations with the owner of the Company, the project is expected to be completed in early to mid 2012.

5. RECOMMENDATION

Staff recommends that the Council approve the agreement for economic development incentives with Ringer Windows.

6. REFERENCE FILES

4a. [Ringer Windows Economic](#) Development Agreement

RINGER WINDOWS, INC; MRB HOLDINGS, LLC
AND

THE CITY OF TAYLOR, TEXAS,
CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement ("Agreement") is entered into by and among and the CITY OF TAYLOR, TEXAS, a Texas home rule municipal corporation ("CITY"), RINGER WINDOWS, INC, a Texas business corporation ("RINGER"), and MRB HOLDINGS, LLC, a Texas Limited Liability Corporation ("MRB").

WHEREAS, the CITY adopted Ordinance 2010-38 on September 9, 2010, ("Ordinance"), establishing and authorizing the CITY to make economic development grants; and

WHEREAS, the CITY is granting economic benefits to RINGER and MRB in recognition of the positive economic benefits to the CITY through the RINGER and MRB (i) construction and operation of a window manufacturing business ("Facility") on the real property shown in *Exhibit "A"* attached hereto and incorporated by reference herein ("Property"), and (ii) installation of machinery and equipment in the Facility for the purpose of supporting Facility operations("M&E"), all of which is described herein as the project ("Project"); and

WHEREAS, the purpose of this Agreement is to promote economic development contemplated by Chapter 380 and the Development Corporation Act, Chapter 501 of the Texas Local Government Code, whereby RINGER and MRB will construct, develop and operate the Project in compliance with the CITY'S development approvals for the Project, and the CITY will reimburse fifty (50%) per cent of the CITY ad valorem taxes imposed on (i) the Facility (ii) the Property, and (iii) the M&E, for a period of ten (10) years in accordance with the terms of this Agreement including without limitation Section 3 below and grant other 380 economic benefits set forth herein; and

WHEREAS, RINGER and MRB in consideration of this Agreement agree to develop and operate the Project in conformance and compliance with the terms and provisions of this Agreement and as required in *Exhibit "B"* attached hereto and incorporated by reference herein;

NOW, THEREFORE, in consideration of the mutual benefits and promises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITY, RINGER and MRB agree as follows:

1. AUTHORITY. The CITY'S execution of this Agreement is authorized by Chapters 380 and 501 of the Texas Local Government Code, and the Ordinance and constitutes a valid and binding obligation of the CITY in the event RINGER and MRB proceed with the Project on the Property. The CITY acknowledges that RINGER and MRB are acting in reliance upon the CITY'S performance of its obligations under this Agreement in making their decision to commit substantial resources and money to construct the Project on the Property. RINGER and MRB'S execution and performance of this Agreement constitutes a valid and binding obligation upon and of RINGER and MRB in the event RINGER and MRB proceed with the Project.

2. PROJECT. RINGER and MRB shall be obligated at all times to comply with all terms and provisions this Agreement, including without limitation, those required in Exhibit "B" in order to receive the economic benefits described within this Agreement. Subject to Section 7 of this Agreement, the CITY shall be entitled to withhold economic benefits granted under this Agreement if RINGER or MRB default under this Agreement in addition to all other relief provided to the CITY under law and equity.

3. CITY 380 GRANTS.

A. AD VALOREM TAX REIMBURSEMENT. The CITY shall reimburse RINGER and MRB as follows:

For a period of ten (10) years beginning on January 1, 2013, the CITY shall annually reimburse to RINGER and MRB a Chapter 380 Payment equal to fifty (50%) per cent of the CITY ad valorem tax paid on (i) the Facility located on the Property (ii) the Property, and (iii) the M&E (collectively, "Assets") that exceeds the January 1, 2012, WCAD value of the Assets, which value shall hereinafter be referred to as the "Grant Value", for each tax year during the term in the manner and at the times set forth below.

For example, if the value of the Assets determined by the WCAD on January 1, 2013, is two million (\$2,000,000.00) dollars and the WCAD Asset value on January 1, 2012, is one million (\$1,000,000.00) dollars, the Grant Value would be one million (\$1,000,000.00) dollars.

Notwithstanding anything stated herein to the contrary, the Grant Value on January 1, 2013, must exceed one million

(\$1,000,000.00) dollars before the City shall become obligated to make any Chapter 380 payment under this agreement.

Further, RINGER and MRB must maintain a Grant Value exceeding one million (\$1,000,000.00) dollars during the term of this Agreement as a condition precedent to the payment of Chapter 380 Payments. In the event the Grant Value becomes less than one million (\$1,000,000.00) dollars at any time during the term of this Agreement, the Chapter 380 Payment, reimbursement, contemplated in this Agreement shall not apply to such tax year and this Agreement shall be in Default.

With respect to each Chapter 380 Payment described above, RINGER and MRB shall notify the CITY in writing of any sums paid by RINGER and MRB to the Williamson County tax collection authority in the form of CITY ad valorem taxes on the Grant Items during the term of this Agreement on or before February 1 each year during the term of this Agreement (the "Ad Valorem Revenue Notice"). The CITY'S Chapter 380 Payments to RINGER and MRB with respect to the ad valorem revenue shall be based on the amount stated in the Ad Valorem Revenue Notice, which shall be verified by the CITY. Chapter 380 Payments shall be paid to RINGER and MRB by the CITY on an annual basis for the preceding year, on or before May 1 following the tax year for which they were paid. For example, the first Chapter 380 Payment by the CITY to RINGER and MRB shall be based on taxes paid for the year 2013, and shall be paid on or before May 1, 2014, and the last such payment shall be based on taxes paid for the year 2022, and shall be paid on or before May 1, 2023.

B. PERMIT WAIVER. The CITY shall waive fifty (50%) per cent of all permit fees required by the CITY for construction of the Facility.

C. CERTIFICATES OF OCCUPANCY. This Agreement is subject to and contingent upon a Certificate of Occupancy issued by the City allowing occupancy and use of the Facility on or before December 31, 2012. In the event a Certificate of Occupancy is not issued on or before December 31, 2012, then in that event this Agreement shall terminate with no obligation or liability among the parties.

D. TEDC. The Taylor Economic Development Corporation ("TEDC") is granting additional economic benefits to RINGER and MRB. The terms and provisions of the TEDC economic grant are attached hereto as *Exhibit "B"* and incorporated by reference herein. RINGER or MRBS' failure to comply with the terms and provisions

of the economic grant to them from the TEDC shall be deemed a default under this Agreement. A default of RINGER or MRB under this Agreement shall also be deemed a default under the TEDC economic grant to RINGER and MRB.

4. TERM. This Agreement shall become enforceable upon execution by the CITY and RINGER and MRB and shall be effective as of the date of this Agreement. This Agreement shall terminate no later than upon the CITY'S delivery to RINGER and MRB of the tenth (10th) annual Chapter 380 Payment unless terminated earlier pursuant to the terms of this Agreement.

5. RINGER and MRB OBLIGATIONS. In consideration of the CITY'S establishment of this economic development program for the Project by the CITY, pursuant to Texas Local Government Code Chapters 380 and 501 and under the Ordinance to promote local economic development and stimulate business and commercial activity within the CITY, if RINGER and MRB proceed with the Project and accepts the Chapter 380 Payments from the CITY pursuant to this Agreement, RINGERS and MRB agree the requirements of this Agreement including *Exhibit "B"* shall be met.

6. MUTUAL ASSISTANCE. CITY, RINGER and MRB will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions in order to put each other in the same economic condition contemplated by this Agreement regardless of any changes in public policy, the law or taxes or assessments attributable to the Facility.

7. DEFAULT. If either the CITY, RINGER or MRB should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a minimum period of thirty (30) days to cure such default, prior to instituting an action for breach or pursuing any other remedy for default. If the CITY, RINGER or MRB remain in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy at law or in equity for the breach. In addition, the CITY shall have the right to terminate all economic benefits under this Agreement as well as all other relief provided under this Agreement.

8. ATTORNEY'S FEES. In the event any legal action or proceeding is commenced among the CITY, RINGER or MRB to enforce provisions of this Agreement and recover damages for breach, the

prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, unless prohibited by law.

9. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoked by written instrument signed by the CITY, RINGER and MRB.

10. BINDING EFFECT. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns.

11. ASSIGNMENT. RINGER and MRB may not assign all or any part of their rights and obligations to a third party without prior written approval of the CITY.

12. TERMINATION. In the event RINGER or MRB elects not to proceed with the Project as contemplated by this Agreement, RINGER and MRB shall notify the CITY in writing, and this Agreement and the obligations on the part of all parties shall be deemed terminated and of no further force or effect, with the exception of reimbursements, if any, that may be due to the CITY.

13. NOTICE. Any notice and or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following address:

RINGER AND MRB:

XXXXXXXXXXXX
XXXXXXXXXXXX

CITY:

City Manager
400 Porter Street
Taylor, Texas, 76574
512-352-3774

14. INTERPRETATION. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement

shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.

15. APPLICABLE LAW. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall be in the State courts of Williamson County, Texas.

16. SEVERABILITY. In the event any provisions of this Agreement are illegal, invalid or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

17. PARAGRAPH HEADINGS. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

18. NO THIRD PARTY BENEFICIARIES. This Agreement is not intended to confer any rights, privileges or causes of action upon any third party.

19. NO JOINT VENTURE. It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The CITY, its past, present and future officers, elected officials, employees and agents do not assume any responsibilities or liabilities to any third party in connection with the Facility or the design, construction or operation of any portion of the Facility or Project.

20. EXHIBITS. The following Exhibits are attached and incorporated by reference for all purposes:

Exhibit "A": the "Property".

Exhibit "B": TEDC Term Sheet

Dated this the 19TH of October, 2011.

RINGER WINDOWS, INC

By:
Its:

MRB HOLDINGS, LLC

By:
Its:

CITY OF TAYLOR, TEXAS, a home rule CITY

By: JIM DUNAWAY
Its: CITY Manager

Exhibit "A"
The "Property"

Lot 4-D Block B
Mustang Creek Industrial Park Addition

TERM SHEET FROM TAYLOR ECONOMIC DEVELOPMENT CORPORATION

Date: OCTOBER 12, 2011 – FINAL REVISED

Client: Ringer Windows, Inc. (as "Company")
MRB Holdings, LLC (as "Real Property Owner")

Type of Indenture: Land Grant as a Forgivable Loan up to \$87,438.00 for 2.964 acres of property identified as Lot 4D, Block "B", a replat of Lot 4, Block "B", Mustang Creek Industrial Park.

Issuer: Taylor Economic Development Corporation (as "EDC").

Amount: \$87,438.00 based on a value of \$29,500.00 per acre X 2.964 acres.

Purpose: Owner financing for Lot 4D for real property purchases to construct a 25,000 sf building in Mustang Creek Industrial Park.

Tax-Status: Taxable - upon forgiveness of debt, the loan will be converted to a cash grant, and a 1099 will be submitted to Company.

Terms: No principal or interest payments until maturity or default.

Maturity: Ten (10) Years; Company will remain in business continuously in Taylor for this term.

First Payment: Not required unless contract is breached or defaulted.

Interest rate: Prime plus three percent (Prime + 3%) unless contract is breached or defaulted.

Penalty Interest Rate: Upon default, interest will accrue at a rate of eighteen percent (18%) from the date contract was declared in default.

Disbursements: Land will be conveyed to Real Property Owner prior to or upon closing for project financing with third-party lender. Prior to EDC closing, the EDC requires verification of written approval for bank financing and long-term mortgage to cover all related construction costs for site improvements, buildings, and other real and personal properties being financed.

Job Requirements:

Company will create and maintain at least 9 new FTE jobs in Taylor:

- Begin operations with 6 FTE jobs by June 30, 2012
- Maintain at least 6 FTE jobs by December 31, 2012
- Increase to at least 8 FTE jobs by December 31, 2013
- Increase to at least 9 FTE jobs by December 31, 2014
- Maintain 9 FTE jobs thereafter for the remainder of the agreement.

Definition of FTE:

Full-time equivalent. No more than 20% of the FTEs may be hired as contract-staffing agency employees.

Fluctuation of Jobs:

Up to 15%, no more than 2, of the 9 FTE jobs required may be waived each year due to severe economic conditions in the local, regional, or national economy. The Taylor EDC Board shall have exclusive and final decision-making authority to make that determination.

Capital Investment:

Real Property Owner and Company will jointly invest approximately \$1,000,000 in personal property and real property including land improvements which will be added to the Taylor tax rolls as follows:

- Construction will be substantially complete by May 31, 2012
- It is the intention of Taylor EDC and Real Property Owner that upon completion of the new facility that the appraised taxable value of the land, improvements, and business personal property be approximately \$1,000,000.00 or more. The parties, however, recognize that the actual appraised value cannot be predetermined, nor is such valuation itself a condition hereof.
- The amount indicated above however will be shown as new value added to the tax rolls on or before December 31, 2012.

Facility Requirements:

Real Property Owner will complete construction of a new building at least 25,000 sf in Mustang Creek Industrial Park on Lot 4D, a replat of Lot 4, Block B, Mustang Creek Industrial Park, by June 30, 2012.

Ownership changes:

Real Property Owner and Company will notify Taylor EDC at least 90-days in advance before any ownership or corporate legal restructuring takes place in either entity.

If without the Taylor EDC's prior written approval, the Real Property Owner sells or transfers any portion of Lot 4D, Block "B" Mustang Creek Industrial Park or any interest therein or, if Company sells, transfers or assigns a substantial portion of its assets, changes its legal status or form of business entity, merges with another entity or a substantial change in its ownership occurs, the Taylor EDC may demand payment of the \$87,438.00 note.

- Reporting Requirements:** Company will submit an annual report to Taylor EDC which verifies that the Company and Real Property Owner are meeting the terms of the agreement. Included in the report will be verification of employees Form 941 (Quarterly Tax Reports) for each quarter.
- Upon request by the EDC, annual reports shall also include verification of real and personal property tax appraisals from the Williamson Central Appraisal District, in addition to verification of local sales tax receipts paid to the State Comptroller of Public Accounts.
- A final report will be due to the Taylor EDC by July 31, 2022.
- Clawback:** The entire sum is subject to clawback/repayment in the event of breach of this contract. Promissory Note is callable upon demand.
- Security:** Please see Security Agreement for legal description.
- In brief, the following security is requested:
- Personal Guarantees of major stockholder(s) or principal owners owning at least 20% or more of both companies.
 - Warranty Deed and Deed of Trust to secure a lien on the property, subordinated as needed to bank and SBA (U.S. Small Business Administration).
- Other Requirements:** Company will hire local personnel when possible by partnering with the Texas Workforce Solutions Center in Taylor/Round Rock. Company will work with the East Williamson County Higher Education Center (EWCHEC) when possible.
- Disclaimers:** Final offer subject to legal review and Taylor EDC Board ratification in a public meeting. Public hearing by citizens not required.

Acceptance:

The Company and Real Property Owner accept these terms.

Gregory Ringer, Member & Manager
MRB Holdings, LLC

Gregory Ringer, President
Ringer Windows, Inc.

Jason Ford, President/CEO
Taylor Economic Development Corporation



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 5

Agenda Title: Consider accepting quarterly report from the Taylor Chamber of Commerce for July-September, 2011.

Council Action to be taken: Accept report as presented

Initiating Organization: Taylor Chamber of Commerce

Staff Contact: **Thomas Martinez, President
Chamber of Commerce**

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is present to the City Council a Report of Activities and Budget for the Chamber of Commerce.

2. DESCRIPTION/ JUSTIFICATION

Section IV of the Agreement between the City of Taylor and the Taylor Chamber of Commerce states in part, "Chamber shall submit to the City each quarter during the term of this Agreement, "a written itemized statement of all expenditures made by the Chamber hereunder". The Report submitted herewith is meant to fulfill this requirement.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

Last Report was presented August 11, 2011.

5. RECOMMENDATION

Accept report as presented.

6. REFERENCE FILES

- 5a. [Taylor Chamber of Commerce Report](#)
- 5b. [BBQ trail brochure updated](#)
- 5c. [Timeline draft feature for new City map](#)

Taylor Chamber of Commerce – Report to Taylor City Council

Presented Thur., Oct. 27, 2011 - Report time span from 070111 to 093011

Prepared by Thomas E. Martinez, President Taylor Chamber of Commerce

Agenda items:

1. Deposits and Expenditures

- a. Report from July 1 – Sept, 30 of 2011, detailing deposits & expenditures (XL spreadsheet)
 - i. 51% - Advertising
 - ii. 14% - Promoting local events/businesses
 - iii. 0% - “HOT” Funds Awards
 - iv. 0% - chamber membership fees in organizations
 - v. 35% - building & furniture

2. Hotel/Motel Tax funds awards

- a. Report on 2011 Hotel/Motel funds requests (XL Spreadsheet).
 - i. 2011 – Mailed to 12 potential applicants, received 7 requests
 - 1. Approx. \$25K in funds requested. [\$29K in 2010]
 - 2. \$10,500 awarded (42% of requested) [\$19.6K in 2010]
 - 3. \$8,000 total paid to date (76% of awarded).
- b. Reorganized New Chamber HOT Funds Committee formed in August, 2011.
 - i. Committee members include James Preece, Thomas Martinez, David Gonzales, Sean Seivert & Councilman John McDonald.
- c. New for 2012 Hotel/Motel funds disbursements
 - i. Creating new application form & post-event reporting forms.
 - 1. Polled other cities for their forms.
 - 2. Will create new forms based on available references and compliance needs for reporting.
- d. Potential for expanding 2012 HOT Funds subsidies –
 - i. Include arts/music events tied to Taylor Regional Park events.
 - ii. Possible funds to support Taylor hosted tournaments.
 - iii. More involvement of local hotel/motel/bed&b’fast owners
 - 1. Meeting with them 1st week of November.
 - 2. Partnerships w/chamber via Texas Hotel & Lodging Association
 - 3. Discounted Chamber membership.

3. Taylor Regional Park

- a. The “Taylor Lodging Report” and “TRP Impact on Local Businesses” reports will be provided every other quarter going forward. This will allow for reporting every 6 months by the local business community and give them more time to capture and analyze data between reporting periods. These reports will be provided in the January, 2012 Chamber report to City Council.
- b. Working on the following TRP efforts –
 - i. Define ways to promote local businesses at TRP. Options include -
 - 1. Promotional bags. Process not yet streamlined.
 - 2. Weatherproof displays that can hold brochures.
 - 3. Permanent maps that define places to visit, dine, shop at, etc.

4. Additional Taylor Chamber reports & information

- a. Chamber Building exterior painting completed with exception of minor cosmetic work.
 - i. Need to repaint lettering on front doors
 - ii. Also refurbish sign mounted on rock wall of building.
- b. Taylor Chamber Business Expo –
 - i. Held Saturday, Sept. 24th at former THS.
 - ii. Over 60 vendor display areas
 - iii. Attendance estimated at 400+.
 - iv. About 20% of attendees where from outside of Taylor.
 - v. 2012 Business Expo already scheduled.
- c. Taylor area maps (see PDF) –
 - i. Estimated arrival in first week of November.
 - ii. Taylor on one side & Williamson County on other side
 - iii. Printed by Taylor Daily Press
 - 1. Maps will not cost chamber.
 - 2. Chamber to receive profits from map ad sales.
 - iv. Previous map printed almost 4 years ago using out of state vendor and at considerable cost to chamber.
- d. Promoting Taylor –
 - i. “Shop Taylor” campaign –
 - 1. Currently working with Community Impact for Nov. & Dec. ads
 - ii. Taylor Regional Park Brochure –
 - 1. Still utilizing inventory of 2010 brochures.
 - iii. 2011 Festivals of Central Texas –
 - 1. Expanded listing from 3 to 8 Taylor events in 2011.
 - 2. Will continue with expanded events listing in 2012.
 - iv. Texas Events Calendar Magazine –
 - 1. Winter 2011 edition will include Taylor’s Parade of Lights, Christmas Bazaar and Historic Homes Tour
 - v. Texas Hill Country Region Map –
 - 1. Partnership of 33 Hill Country Chambers & Visitors Bureaus
 - vi. The Texas BBQ Trail brochure & web site (see PDF) –
 - 1. Latest version arrived in September.
 - 2. Taylor BBQ restaurants include Louie Mueller, Taylor Café, Davis Grocery & BBQ and updated West End Café info.
 - 3. Expanded Taylor Calendar of events from 3 to 6 events.
 - 4. Texas BBQ Trail website (www.texasbbqtrail.com) – also updated to incorporate latest brochure information.
 - 5. Delivered to 12 Texas Travel Info Centers & San Marcos and Round Rock Outlet Malls.

Questions or comments

- Council questions or comments?

Thomas E. Martinez
President – Taylor Chamber of Commerce
1519 N. Main St.
Taylor, TX 76574
512.352.6364

Tourism Account - Deposits Expenditures, 07011-093011

July 01, 2011 to Sept. 30, 2011	Date	Deposit	Comments	Expenditure	Check #	Comments	Total
End of June Balance							\$14,084.52
July - bank posting	6/28			\$153.95	1149	Ceiling tile replacement at Chamber	\$13,930.57
	7/8			\$248.85	1150	4th of July ad in Thorndale paper	\$13,681.72
August - bank postings	7/25			\$384.00	1151	Yellow Pages Listing	\$13,297.72
	7/25			\$948.00	1152	4th of July ads in Cameron, Elgin, Marlin and Hill Country News papers	\$12,349.72
	7/25			\$1,400.00	1153	2011 FYI ad (listing all members)	\$10,949.72
	8/3	\$5,208.02	70% check #118228				\$16,157.74
	8/15			\$560.50	1154	Chamber Website Updates - July	\$15,597.24
September - bank postings	9/14	\$730.28	70% check #118646				\$16,327.52
	9/21			\$200.00	1155	Repair (3) building doors	\$16,127.52
	9/21			\$265.50	1156	Chamber Website Updates - Aug.	\$15,862.02
	9/22			\$1,670.00	1157	Paint Exterior of Building	\$14,192.02

Totals		\$5,938.30		\$5,830.80			\$14,192.02
---------------	--	------------	--	------------	--	--	-------------

2011 Requests for Hotel/Motel Tax funds

Organization	Event	2010				2011			
		Requested	Granted	Paid	% Paid	Requested	Granted	Paid	% Paid
Taylor SPJST #29	Annual BBQ Cook off	\$1,500.00	\$1,000.00	\$1,000.00	100%	\$1,500.00	\$1,000.00	\$1,000.00	100%
Taylor Jaycees	Rattlesnake Sacking	\$3,500.00	\$2,000.00	\$2,000.00	100%	\$3,500.00	\$0.00		n/a
Taylor Jaycees	International BBQ Cook off	\$4,500.00	\$4,075.00	\$3,850.00	94%	\$4,500.00	\$2,000.00		0%
Taylor Rodeo Association	Tractor Pull	\$3,500.00	\$2,350.00	\$2,350.00	100%	\$3,500.00	\$1,600.00	\$1,600.00	100%
Taylor Rodeo Association	Taylor Rodeo	\$7,000.00	\$5,775.00	\$5,775.00	100%	\$7,500.00	\$3,400.00	\$3,400.00	100%
Taylor Artist Guild	several events	\$1,400.00	\$940.00	\$421.55	45%	\$1,500.00	\$500.00		0%
Friends of Moody Museum	Tours of the Museum	\$500.00	\$500.00	\$280.25	56%	did not apply			
Taylor Main Street	Zest Fest	\$6,953.25	\$2,500.00	\$2,500.00	100%	\$2,951.20	\$2,000.00	\$2,000.00	100%
Taylor Conservation & Heritage Society	on-going Taylor Downtown Business District efforts	\$500.00	\$500.00	\$500.00	100%	Included but did not apply for funds in 2011			
Lulac Council #4721		Included but did not apply for funds in 2010				Included but did not apply for funds in 2011			
Folkloric Dance Collaborative		Not included in 2010				Included but did not apply for funds in 2011			
Project Loop		Not included in 2010				Included but did not apply for funds in 2011			
TOTAL		\$29,353.25	\$19,640.00	\$18,676.80	95%	\$24,951.20	\$10,500.00	\$8,000.00	76%

2011 Requests for Hotel/Motel Tax funds

Organization	Event	2010				2011			
		Requested	Granted	Paid	% Paid	Requested	Granted	Paid	% Paid
Taylor SPJST #29	Annual BBQ Cook off	\$1,500.00	\$1,000.00	\$1,000.00	100%	\$1,500.00	\$1,000.00	\$1,000.00	100%
Taylor Jaycees	Rattlesnake Sacking	\$3,500.00	\$2,000.00	\$2,000.00	100%	\$3,500.00	\$0.00		n/a
Taylor Jaycees	International BBQ Cook off	\$4,500.00	\$4,075.00	\$3,850.00	94%	\$4,500.00	\$2,000.00		0%
Taylor Rodeo Association	Tractor Pull	\$3,500.00	\$2,350.00	\$2,350.00	100%	\$3,500.00	\$1,600.00	\$1,600.00	100%
Taylor Rodeo Association	Taylor Rodeo	\$7,000.00	\$5,775.00	\$5,775.00	100%	\$7,500.00	\$3,400.00	\$3,400.00	100%
Taylor Artist Guild	several events	\$1,400.00	\$940.00	\$421.55	45%	\$1,500.00	\$500.00		0%
Friends of Moody Museum	Tours of the Museum	\$500.00	\$500.00	\$280.25	56%	did not apply			
Taylor Main Street	Zest Fest	\$6,953.25	\$2,500.00	\$2,500.00	100%	\$2,951.20	\$2,000.00	\$2,000.00	100%
Taylor Conservation & Heritage Society	on-going Taylor Downtown Business District efforts	\$500.00	\$500.00	\$500.00	100%	Included but did not apply for funds in 2011			
Lulac Council #4721		Included but did not apply for funds in 2010				Included but did not apply for funds in 2011			
Folkloric Dance Collaborative		Not included in 2010				Included but did not apply for funds in 2011			
Project Loop		Not included in 2010				Included but did not apply for funds in 2011			
TOTAL		\$29,353.25	\$19,640.00	\$18,676.80	95%	\$24,951.20	\$10,500.00	\$8,000.00	76%

FOR MORE INFORMATION
ABOUT THE
COMMUNITIES ON THE
BBQ TRAILS CONTACT US...



The Elgin
Chamber of
Commerce
512.285.4515
www.elgintxchamber.com

LOCKHART

The Lockhart
Chamber of Commerce
512.398.2818
www.lockhartchamber.com



The Luling
Chamber of
Commerce
830.875.3214
www.lulingcc.org



The Taylor
Chamber of Commerce
512.365.8485
www.taylorchamber.org

Follow Texas' Smoke Signals... BBQ Ahead

*Strap on your boots and travel
Texas to taste the best slow-
smoked-over-wood coals BBQ
in the state. These mouth
watering family-owned joints
serve thousands of customers
each day. Regulars come for
the food and the chance to lick
their fingers with friends and
meet new acquaintances.
For most, the pits boast as
much history as the family
who cooks over them.*

**You won't go
home hungry.**

The TEXAS BBQ Trail

"LEGENDS"

TASTE TEXAS'

BEST BBQ

Elgin • Lockhart
Luling • Taylor

**You & Your
"Taste Buds"
will love to travel
the BBQ Trail!**



BBQ TRAIL INFORMATION & EVENTS

★★★★ Elgin ★★★★★

Established in 1872, around cotton and the railroads. Elgin is famous for two products it has been making since 1882: reliable bricks and delicious hot sausage. This quaint community located 19 miles east of Austin produces 267 million bricks and 3 million pounds of sausage annually. Elgin holds the title of "Sausage Capital of Texas" as well as the "Brick Capital of the Southwest".

Calendar of Events:

Western Days.....4th Saturday in June
Hogeye Festival.....4th Saturday in October
Holiday By The Tracks.....1st Saturday in December

For more information please call the
Elgin Chamber of Commerce
512-285-4515 • www.elgintxchamber.com

★★★★ Lockhart ★★★★★

Originally called Plum Creek, the town is near the site of a fierce battle fought on Aug. 12, 1840. A large party of Comanche's successfully swept down the Guadalupe Valley to the Gulf Coast, killing, stealing, plundering and burning settlements. This renegade group of Comanches were defeated by a volunteer force of settlers and Texas Rangers at what is called the Battle of Plum Creek. Present city is named for Byrd Lockhart, pioneer surveyor, and was the southern terminus of the Chisholm Trail in the 1870's. Today, Lockhart is center for ranching, farming, oil and other diversified industries.

Calendar of Events

Tolbert Texas State
Chili Championship.....3rd Saturday in March
Annual "Chisholm Trail Roundup"
BBQ Capital of Texas
cook-off.....2nd Weekend in June
"4th of July
Fireworks Display".....4th of July
"Lighted Christmas Parade"
and Dickens' Christmas
in Lockhart.....1st Weekend in Dec.

For more information please call the
Lockhart Chamber of Commerce
512-398-2818
www.lockhartchamber.com

★★★★ Luling ★★★★★

Once known as "The Toughest Town in Texas", Luling is now known for it's oil, decorated pump jacks, great barbeque, and the Watermelon Thump. Situated on Highway 183 and I-10, this town is filled with charm from the friendly people, great shops, and events all year long celebrating a heritage of oil and agriculture. Don't miss the Oil Museum and Zedler's Mill on the San Marcos River when you're in town.

Calendar of Events:

Roughneck Cook-off and
Oil City Car Show.....1st Saturday In April
Zedler Mill Classic Canoe Race.....4th Saturday in April
Watermelon Thump.....Last Full Weekend in June
Zedler Mill Catfish
Cook-Off.....3rd Saturday in October
Night in Old Luling.....2nd Saturday in October
Christmas Arts & Crafts Show.....Thanksgiving Saturday

For more information please call the
Luling Chamber of Commerce
830-875-3214 • www.lulingcc.org

★★★★ Taylor ★★★★★

A rich heritage and central location make Taylor attractive for both business and visitors. Only 30 minutes from Austin, Taylor provides variety of living options from stately grandeur homes to modern custom properties. The newly opened Taylor Regional Park and Sports Complex and Granger Lake provides numerous outdoor activities. Moody Museum highlights the life of Texas' youngest Governor Dan Moody. Downtown Taylor features historic & architecturally significant buildings with shopping, movies and restaurants. Join us during one of our annual festivals!

Calendar of Events:

Zest Fest.....1st Saturday in May
4th of July Festival.....4th of July
Taylor Rodeo.....3rd weekend in July
Taylor Intl. BBQ Cook-off.....3rd weekend in August
Taylor SPJST BBQ Cook-off...4th weekend in September
Taylor's Parade of Light.....1st Saturday in December

For more information please call the
Taylor Chamber of Commerce
512-365-8485 • www.taylorchamber.org

TEXASBBQTRAIL.COM

TEXASBBQTRAIL.COM

Elgin



Meyer's Elgin Smokehouses' roots are, naturally, in the sausage making business. For 4 generations, the Meyer family has been turning out their amazing sausage based on recipes brought over from Germany

by great-grandfather Henry Meyer.

At Meyer's Elgin Smokehouse, high-tech meets real Texas bbq and the combination is BBQ heaven. Meyer's uses a process called vacuum tumbling. The meat is placed in a stainless steel drum. Spices and water are added and vacuum is pulled inside the container. The drum is then slowly rotated to lift and drop the meat to tenderize.

At the same time, due to the vacuum, the spices are pulled into the meat, evenly seasoning the ribs, brisket, chicken or turkey breast throughout the meat, not just on the outside. The result is the most consistently juicy, tender and flavorful BBQ you have ever experienced.

So stop by Meyer's Elgin Smokehouse at 188 Hwy. 290 Elgin, TX. 78621 and see why they were named one of the top 14 BBQs in the state of Texas by Southern Living Magazine.!

(512-281-3331)

www.meyerselginsausage.com



Established in 1882, Southside Market & BBQ is the oldest BBQ restaurants in Texas! Over the last 130 years, Southside Market & BBQ has evolved from a one-man operation selling beef and pork from the back of a wagon to a Texas-sized restaurant and meat market. Of course, they are best known for their famous Original Elgin Hot Sausage. In fact, Southside Market & BBQ produces and sells over 2 million pounds of sausage each year!

Ernest and Rene Bracewell took over the business in 1968 when they moved to Elgin from San Antonio. Today, three generations of the Bracewell family work to bring you the original Elgin Hot Sausage made legendary throughout BBQ folklore.

You can buy your meal by the pound and eat it on butcher paper, or order a plate lunch. Just don't forget the fixin's! If you still have any room left, stop at the Bluebell ice cream counter on your way out.

You can purchase your meat fresh at the ol' fashioned meat market or already BBQ'd. The whole Bracewell family welcomes you to sample a little piece of Texas history. Enjoy! Southside Market & BBQ located at Hwy. 290 and Hwy. 95 North in Elgin.

(512-281-4650 • www.SouthsideMarket.com)

Lockhart

BLACK'S BARBECUE
OLDEST IN TEXAS,
SAME FAMILY
Open 8 Days A Week



Black's Barbecue located downtown at 215 N. Main St. in Lockhart is Texas' oldest major barbecue restaurant continuously owned by the same family - since 1932. We smoke our meats over hardwood for hours to create a flavor that is enjoyed by our fine customers throughout the United States. Some of our accolades include: Gourmet - "the best BBQ in the heart of Texas, and therefore the best on earth". Travel Holiday - one of their 25 Great American Trips is a visit to Black's BBQ. Texas Journey - "the sausage is the best...". Business Week - "the tastiest slow-smoked brisket...". Money - "puts the rest of the region's hot links to shame". Come try yourself and you be the judge. We will even provide you a fork, plate, and various side orders to compliment your barbecue.

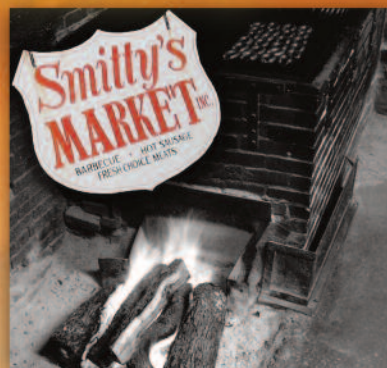
(512-398-2712 • www.blacksbbq.com)



CHISHOLM TRAIL
LOCKHART
BAR-B-Q
& HOT SAUSAGE

Chisholm Trail BBQ, located at 1323 S. Colorado (S. 183) in Lockhart, is owned by Floyd Wilhelm and family and started operations in 1978. Chisholm Trail serves barbecue brisket, fajitas, beef and pork ribs, pork chops, chicken, ham, turkey and their own recipe sausage. In a town where sides can be few and far between Chisholm Trail BBQ has a large cafeteria style hot food bar including pinto beans, green beans, fried okra and squash and salad bar with traditional coleslaw, potato salad plus numerous special salads. Fried Catfish (M-W-F) and hand breaded Chicken Fried Steak (T-Th) are the weekly specials. Desserts include home-made Peach Cobbler with soft ice-cream. All barbecue is sold by the pound, wrapped in butcher paper or by the plate with 3 sides or as a family meal. Open 7 days a week, 8 am - 8 pm. The locals favorite.

(512-398-6027)



Nina Schmidt Sells established **Smitty's Market** in 1999, in the building that housed her father's Kreuz Market for more than 50 years. The market sits in the same location where barbecue has been sold in Lockhart since the turn of the last century. According to Texas Monthly Magazine, Smitty's may be the best bar-

becue in Texas and by their count at least in the top five barbecue restaurants in the state. Sit down to smoked meats from pits that have been seasoned for decades. Brisket, pork chops and sausage are among the daily fare and pork ribs make Saturday and Sunday special. Potato salad, slaw, beans, avocado, onion, cheese and jalapenos are also on the menu. Wash it down with an ice cold Shiner Bock, RC or Big Red. Located at 208 South Commerce just off Hwy 183 in Lockhart.

(512-398-9344 • www.smittysmarket.com)



Kreuz Market

619 N. Colorado St. (N. 183) • Lockhart, Texas 78648

Established in 1900 as a grocery store and meat market in Lockhart, Texas. Kreuz Market evolved over the years into a barbecue restaurant serving the best-cooked meats that we can. We are now housed in a Texas classic, red brick and tin building with antiques and early business items displayed. Inside, open cooking fires and chimneys make for a unique experience. At Kreuz, we offer a simple menu. Our choice cut meats and sausage are served up on butcher paper with bread, crackers and plastic knives. Compliment your barbecue with some of our beans, German-style potatoes, cheese, pickles and other fixin's. Add a cold soft drink or beer and get ready for a great dining experience.

(512-398-2361 • www.kreuzmarket.com)



Luling

CITY MARKET

633 Davis • Luling, Texas 78648 • Closed Sundays

Located just off the main intersection in downtown Luling, this year-round hot spot for both tourists and locals is known throughout Texas borders and beyond. You won't find any forks or plates in this historic place, but a trip through the back room with the pits and a friendly crew will provide you with meat so tender you won't even have to chew.

(830-875-9019)



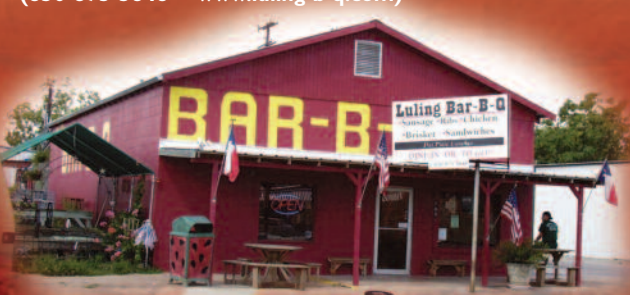
LULING BAR-B-Q

709 E Davis • Luling, TX 78648

Hours: Mon, Wed, Thur 7:30 a.m. to 7:00 p.m.
Friday & Saturday: 7:30 a.m. to 8:00 p.m. • Closed Tuesdays

Established in 1986, this big red brick building sits next to Hwy 183 at the main intersection in downtown Luling. Our cafeteria-style restaurant is worth dining in or taking out. We serve up brisket, pork ribs, pork tenderloin, pork chops, chicken, turkey, and our own sausage. Combination plates are available with choice of sides including potato salad, coleslaw, pinto beans, and macaroni and cheese. Visitors come from California to New York and every state in between. We offer custom cooking and catering services. Cash, checks, and credit cards accepted.

(830-875-3848 • www.luling-b-q.com)



Taylor

Davis Grocery & Bar-B-Q
Featuring: Mesquite Cooked, Ribs,
Brisket, Elgin Sausage, Chicken,
Mutton & Pork Steaks
512-352-8111
400 So. Robinson St., Taylor, Texas



Want to take a trip back in time, to the days of the neighborhood grocery store and get an opportunity to eat some savory BBQ in the process? Davis Grocery and BBQ owner James Davis Jr. believes in keeping it simple - patience and mesquite wood provide the main ingredients for this barbecue hideaway that continued to gain in regional popularity. The meat offerings include Texas traditional brisket and sausage as well as ribs, pork steak, chicken and beef fajitas. Sides include potato salad, beans and banana pudding. David also offers catering and custom cooking. In business since 1994, Davis Grocery & BBQ is open 7 days a week, from 10 AM to 7 PM at 400. So. Robinson Street in Taylor.

(512-352-8111)



206 W 2nd Street Taylor, Texas

Louie Mueller Barbecue is located at 206 W. 2nd Street in Taylor. This historic and legendary Texas barbecue icon was established by Louie Mueller in 1949 and celebrates 60 years of family ownership in 2009.

Internationally acclaimed, Louise Mueller Barbecue serves guests from around the world with a full complement of traditional

Texas barbecue entrees including brisket, sausage ribs, pork, steaks, turkey and chicken. All meats are slow cooked for hours to juicy perfection in age-old pits using post oak wood. The all-beef sausage is made in house from Bobby Mueller own recipe developed in 1967. Homemade sides and desserts include potato salad, pinto beans coleslaw, peach cobbler and hand-dipped Blue Bell ice cream.

Louie Mueller Barbecue has been cited in dozens books, countless publications, featured on the Food Network, the Travel Channel, in several documentaries & in 2006, received the James Beard Foundation's "Americas Classics" Award.

The restaurant is open Mon. - Sat. 10am-6pm or until the food is sold out. Families and groups are always welcome and travelers are encouraged to call in their order in advance.

(512-352-6206 • www.louiemuellerbarbecue.com)



Located in the oldest building in Downtown Taylor, Taylor Café has been serving slow cooked meats in a honky-tonk atmosphere for more than 50 years. A half century of practice has perfected the meats Vencil Mares serves customers today. A staple of most Taylor family gatherings and internationally famous, Taylor Café serves up brisket, sausage, turkey sausage, chicken, ribs, potato salad, beans and tea flavored with lemon. To experience the restaurant and then taste the food, there's none better. Taylor Café is located at 101 N. Main in the red tin building. Hours are 7am to 10 pm, 7 days a week.

(512-352-2828)



1107 W. 2nd St., Taylor, Texas

Owner David Betak revives the Betak family BBQ tradition at West End Café in 2011. The family has been providing the Taylor area with great BBQ for decades and the recently reopened West End Café plans to continue the family BBQ tradition with a menu that includes brisket, sausage, chicken, ribs and your choice of sides. Whether your hunger requires a sandwich, a plate of BBQ or BBQ by the pound, West End Café is ready to suit your needs and offers daily specials during the week as well. In addition to great BBQ, West End Café also offers a wide selection of beers, a jukebox, pool table and the NFL Network on their HD TVs. West End Café is open 7 days a week from 11 AM to 10 PM daily.

(512-352-6790)



City of Taylor



Incorporated 1876

*Taylor Hospitals
Established 1915*



- *Doak Hospital (1907)
- *Floekinger Hospital (1911)
- *Wedemeyer Hospital (1915)
- *Stromberg Hospital (1919)
- *Dickey Clinic (1922)
- *Johns Community Hospital (1967)
- *Scott & White Hospital - Taylor (2010)



- Famous Central Texas Negro Physician (1920s-1950s)
- Taylor Chamber's Citizen of the Year for 1952 (awarded 1953)
- 1953 recognition made Time Magazine's Feb. 9, 1953, issue and The Saturday Evening Post's Oct. 24, 1953, edition.

*Famous Taylorite
Dr. James Dickey 1953*

*Taylor High School
Academic Decathlon Team*



First Recognized 2001
5-time Academic Decathlon
(AcDec) State Champions -
2001, 2002, 2007, 2008, 2009

*New Taylor High School
Opened 2011*



*Taylor Public Schools
Established 1883*



*Taylor
Municipal Airport
Established 1930*

*Moody Museum
Established 1975*



- Home of Taylor's first mayor - Daniel Moody Sr.
- Birthplace and home of Gov. Daniel Moody Jr.
- Donated by Moody family to community in 1975

*Current Taylor Public Library
Opened 2007*



*Taylor Regional Park and Sports Complex
Established 2009*

- One of the premier Sports Complexes in Texas
- Over 113,000 in attendance in first 14 months of operation.





City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 6

Agenda Title: Provide update on indoor recreation/teen/community center and extend time to gather information.

Council Action to be taken: Consider extending timeline for Staff

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager

1. INTRODUCTION/PURPOSE

The thirty day period to gather information on the above referenced matter has expired and Staff is requesting more time in order to secure funding for this project so that no tax increase would be required.

2. DESCRIPTION/ JUSTIFICATION

Staff is actively seeking additional funding partners for both the construction costs and also the annual operating costs.

3. FINANCIAL/BUDGET

To date, the following partners have committed to funding in the amounts listed below:

Taylor Chamber of Commerce:	\$1,200 per year for 5 years
Taylor Kiwanis Club:	\$ 500 per year for 5 years
Taylor Rotary Club:	\$ 500 per year for 5 years
Taylor VFW:	\$ 500 per year for 5 years

4. TIMELINE CONSIDERATIONS

Since the original 30 days has expired, Staff would ask for an additional ninety (90) days to continue working on securing outside funding.

5. RECOMMENDATION

Staff respectfully requests the additional time mentioned above.

6. REFERENCE FILES



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 7

Agenda Title: Consider introducing Ordinance 2011-32 regarding Texas Municipal Retirement System retirement vesting.

Council Action to be taken: Approve or Deny

Initiating Department: Human Resources

Staff Contact: Starla Hall, Human Resources Director

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider introducing Ordinance 2011-32 to change our vesting from 10 years to 5 years for our retirement benefit with the Texas Municipal Retirement System (TMRS). This change allows an employee to leave employment after working 5 years with the City and remain eligible to retire and receive a service retirement annuity at anytime after the employee attains the age of 60. An employee may also retire with 20 years of service regardless of their age. This requirement has not changed.

2. DESCRIPTION/ JUSTIFICATION

During workshop presentations of the 2011-2012 fiscal budget, a proposal was made and funds were allocated to finance a change in the vesting period for employees in the TMRS system. The current City contribution rate for 10 year vesting is 12.07% and with the recommendation to drop the vesting period to 5 years would increase the City contribution rate to 12.60% effective January 1, 2012. This change would affect 38 employees. Following is the employee breakdown for years of service with the City:

5 years – 9 employees
6 years – 15 employees
7 years – 3 employees
8 years – 6 employees
9 years – 5 employees

3. FINANCIAL/BUDGET

The financial impact on the budget is approximately an increase of \$13,107.00 (\$7,420 for General Fund, \$4,920 for Utility Fund and \$767 for Internal Service Fund). Funds have been allocated to finance this change in the City contribution rate with TMRS.

4. TIMELINE CONSIDERATIONS

Staff is respectfully asking that the Council introduce this Ordinance. The City must notify TMRS before January 1, 2012 with a copy of the adopted ordinance.

5. RECOMMENDATION

Staff recommends approval at the next City Council meeting.

6. REFERENCE FILES

7a. [Ordinance 2011-32](#)

ORDINANCE NO. 2011-32

AN ORDINANCE AFFECTING PARTICIPATION OF CITY EMPLOYEES IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM; GRANTING THE ADDITIONAL RIGHTS, CREDITS AND BENEFITS AUTHORIZED BY SECTIONS 852.205 OF TITLE B. GOVERNMENT CODE, AS AMENDED; AND PRESCRIBING THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF TAYLOR, TEXAS:

Section 1. Pursuant to the provisions of Sections 854.105 and 854.202, 854.405 of Subtitle G of Title 8, Government Code, as amended, which subtitle shall herein be referred to as the "TMRS Act," the City of Taylor, Texas, adopts the following provisions affecting participation of its employees in the Texas Municipal Retirement System (which retirement system shall herein be referred to as the "System"):

- (a) An employee of the City who is a member of the System may terminate employment and remain eligible to retire and receive a service retirement annuity at any time after that member attains an applicable age and service requirement, if that member has at least five (5) years of credited service performed for one or more municipalities that have authorized eligibility under Section 854.202(c) of the Act or are subject to Section 854.102(e) of the Act.
- (b) An employee of the City who is a member of the System may retire and receive a service retirement annuity if that member is at least sixty (60) years old and has at least five (5) years of creditable service performed for one or more municipalities that either have authorized eligibility under this subsection or are subject to Section 854.102(e) of this subtitle.
- (c) The rights, credits and benefits herein above authorized shall be in addition to the plan provisions heretofore adopted and in force at the effective date of this ordinance pursuant to the TMRS Act.

Section 2. This ordinance shall become effective on the first day of January, 2012, provided that it has previously been determined by the actuary for the System that all obligations of the City to the municipality accumulation fund, including obligations hereby undertaken, can be funded by the City within its maximum contribution rate and within its amortization period.

PASSED, APPROVED, AND ADOPTED ON THE ____ day of _____, 2011.

ATTEST:

Donald R. Hill, Mayor

Susan Brock, City Clerk



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 8
Agenda Title: Consider extending contract with the TISD for portable buildings on 5th Street to house the Legacy Early College High School program.

Council Action to be taken: Authorize Extension of Agreement for period of 24 months

Initiating Department: City Manager's Office

Staff Contact: Jeff Straub, Assistant City Manager

1. INTRODUCTION/PURPOSE

The Legacy Early College High School (LECHS) program in Taylor enables Temple College to offer more classes at the Taylor campus (open to all students) in that the LECHS student population allows more classes to attain minimum enrollment numbers.

The 24 month agreement with TISD and TCAT is set to expire this August.

2. DESCRIPTION/ JUSTIFICATION

Staff seeks direction and/or authorization to extend the current agreement with TISD and TCAT to allow the Legacy Early College High School portable buildings to remain in place. The current agreement is set to expire in August, 2012.

Authorizing an extension to allow the portables for Legacy Early College High School to remain in place will allow TISD and TCAT to work towards a permanent solution for the housing of LECHS at the TCAT site.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

As soon as practicable.

5. RECOMMENDATION

Staff recommends authorization to execute a 24 month extension to the existing agreement.

6. REFERENCE FILES

8a. [Current agreement](#)

August 4, 2010

Taylor Independent School District
600 West 12th Street
Taylor, Texas 76574

Temple College at Taylor
516 North Main Street
Taylor, Texas 76754

The City of Taylor, Texas, ("City") will allow the Taylor Independent School District, a political subdivision of the State of Texas, ("TISD") and Temple College At Taylor, a Texas non-profit corporation ("TCAT") a location for portable classroom buildings as hereinafter set out and under the following terms and conditions:

1. TISD and TCAT will be allowed to locate no more than four portable class room buildings (collectively "Buildings" and individually "Building") in the East 5th Street public right of way between North Main Street and Porter Streets which location is designated on *Exhibit "A"* attached hereto and incorporated by reference herein ("Location").

2. Each Building shall not exceed the size of 24 feet by 64 feet, shall be used exclusively and continuously by the TISD and TCAT for Legacy High School instruction, as Legacy High School is defined and required by the laws of the State of Texas.

3. The Buildings will be placed in the Location as directed and required by the City from time to time during this Agreement.

4. The Buildings will not be required by the city to have water or wastewater service but shall have electrical service approved by the City, the electrical power

provider, and other required and applicable agencies or authorities.

5. Notwithstanding the provision not requiring water or wastewater service to the Buildings, the TISD and TCAT shall provide adequate, necessary, and convenient water and wastewater facilities to serve Building occupants in the TCAT College building adjoining the Location north right of way.

6. TISD and TCAT shall obtain all permits and approvals required for the Buildings and this Letter of Agreement shall not be deemed as a prior approval for any required permit or approval. Permit fees payable to the City are waived. All other costs, fees, and expenses pertaining to the Buildings and their operation shall be paid by TISD and TCAT.

7. TISD and TCAT shall obtain at their sole cost and expense causality insurance on the Buildings and property, personal injury or death comprehensive public liability insurance on the Buildings and for their use and occupancy at the Location, in the amounts required by the City and naming the City as an additional insured.

8. TISD and TCAT shall provide Legacy High School instruction in the Buildings continuously during the term of this agreement and shall deliver to the City all academic instruction schedules prior to each instruction period.

9. The City agrees it will close the Location from public thoroughfare traffic by placing barricades on each end of the Location.

10. TISD and TCAT shall provide adequate and necessary protection to the students and staff accessing, using, and occupying the Buildings.

11. TISD and TCAT shall indemnify and hold the City harmless from all claims, damages, or causes of action arising from use of the Buildings at the Location including, without limitation, all damages, expenses, costs, and attorney fees.

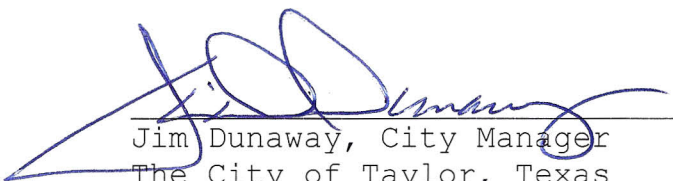
12. This Agreement shall terminate upon the earlier of twenty four (24) months from the date of this Agreement or

upon relocation of the Legacy High School by Temple College from the TCAT building adjoining the Location.

13. Upon termination of this AGREEMENT for any reason TISD and TCAT shall remove the Buildings from the location, repair any damage caused to the Location, and remove the electric service connection within sixty days from the termination date.

14. The Location shall not be exclusive and the City shall be entitled to allow other use of the Location provided such other use does not unreasonably interfere with the High School Legacy instruction in the Buildings.

If this Letter of Agreement meets your understanding and the approval of your respective Boards, then please have a designated representative sign and acknowledge acceptance below.



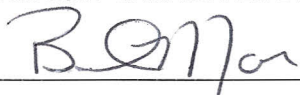
Jim Dunaway, City Manager
The City of Taylor, Texas

A Home Rule Municipal Political Subdivision of the State of Texas

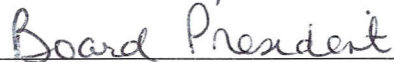
Accepted and Approved:

Taylor Independent School District of Taylor, Texas
A Political Subdivision of the State of Texas

By: _____

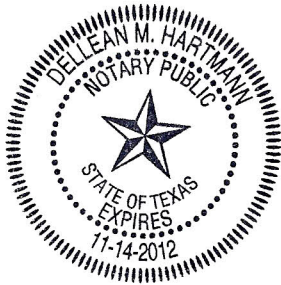


Its: _____


Board President

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was sworn to and acknowledged before me on this the 9th day of August, 2010, by Brad Moss, Board President of the Taylor Independent School District of Taylor, Texas, a Political Subdivision of the State of Texas, on behalf of said School District.



Dellean M Hartmann

Notary Public in and for
The State of Texas

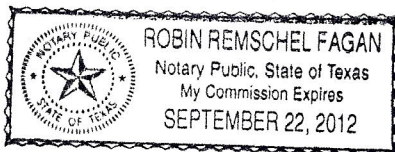
Accepted and Approved:
Temple College at Taylor Foundation
A Texas nonprofit corporation ("TCAT")

By: Leland Stevens

Its: TREASURER

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was sworn to and acknowledged before me on this the 10th day of August, 2010, by Leland Stevens, Treasurer of the Temple College at Taylor Foundation, a Texas nonprofit corporation ("TCAT"), on behalf of said College.



Robin Remschel Fagan

Notary Public in and for
The State of Texas



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 9

Agenda Title: Consider Interlocal Agreement between the City of North Richland Hills and the City of Taylor.

Council Action to be taken: Approve or deny

Initiating Department: Fire Department

Staff Contact: Pat Ekiss, Chief, Taylor Fire Department

1. INTRODUCTION/PURPOSE

The Fire Department is requesting that we enter into an Interlocal agreement with the City of North Richland Hills in order to purchase Personal Protective Clothing (Bunker Gear) offered at a cooperative purchasing rate/price.

2. DESCRIPTION/ JUSTIFICATION

Cooperative purchasing agreements allow cities to “piggyback” purchase from a quote received by another jurisdiction. Bidders are made aware that the price quoted will be offered to a cooperative program. The benefits are twofold: The jurisdiction receives a reduced cost because the bidder anticipates increased sales from the cooperative purchasing program; The protective clothing offered in the North Richland Hills bid is the same as what is currently purchased by the City of Taylor Fire Department.

3. FINANCIAL/BUDGET

There is no charge for this service but we will benefit from the savings offered.

4. TIMELINE CONSIDERATIONS

Protective clothing will be purchased in January. If approved, the pricing offered by the Interlocal agreement would be applied to that purchase. The current contract price is good for 36 months. The Interlocal agreement is auto renewed annually. Notification of changes or cancellations to the agreement will be given to all parties 30 days prior to implementation.

5. RECOMMENDATION

Staff recommends approval.

6. REFERENCE FILES

9a [Interlocal agreement](#)

INTERLOCAL AGREEMENT
BETWEEN
CITY OF NORTH RICHLAND HILLS AND CITY OF TAYLOR

This Agreement made and entered into by and between the City of North Richland Hills, hereinafter referred to as "NRH", and the City of Taylor, hereinafter referred to as "City of Taylor".

Pursuant to the authority granted by the Texas Interlocal Cooperation Act {Article 4413 (32c) Vernon's Annotated Texas Statutes} providing for the cooperation between local governmental bodies, the parties hereto, in consideration of the premises and mutual promises contained herein, agree as follows:

NRH and City of Taylor desire to enter into an Agreement for the purchase of goods and services from vendors selected through the competitive bidding process. Specifications for said items should be determined in cooperation with the final approval of the entity processing the bid.

The responsibility of each entity shall be as follows:

I.

NORTH RICHLAND HILLS

1. NRH shall be allowed to purchase goods and services from vendors who have been selected by City of Taylor through the competitive bidding process. NRH will place orders directly with and pay directly to the selected vendor for goods and services purchased through a contract.
2. All purchases will be within the specifications that have been agreed to. NRH shall be responsible for the Vendors compliance with all conditions of delivery, price and quality of the purchased goods or services.
3. NRH shall give a 30-day written notification to all participating agencies of any change or cancellation of participation.
4. The Purchasing Agent, shall be designated as the official representative to act for NRH all matters relating to this cooperative purchasing agreement.

II.

City of Taylor

1. City of Taylor shall be allowed to purchase goods and services from vendors who have been selected by NRH through the competitive bidding process of NRH. City of Taylor will place orders directly with and pay directly to the selected vendor for goods and services purchased through a contract.

2. All purchases will be within the specifications that have been agreed to. City of Taylor shall be responsible for the Vendors compliance with all conditions of delivery, price and quality of the purchased goods or services.
3. City of Taylor shall give a 30-day written notification to a participating agency of any change or cancellation of participation.
4. _____, Purchasing Manager, shall be designated as the official representative to act for City of Taylor in all matters relating to this cooperative purchasing agreement.

This Agreement shall take effect upon execution by the signatories and shall be in effect from date of execution until terminated by either party with thirty (30) written notice.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers.

CITY OF NORTH RICHLAND HILLS

CITY OF TAYLOR

BY: _____
City Manager

BY: _____

TITLE _____

DATE: _____

DATE: _____

ATTEST:

ATTEST:

City Secretary

TITLE: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Attorney for the City



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 10

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2011-23 amending the Zoning Ordinance and Future Land Use Plan.

Council Action: Conduct Public Hearing and introduce Ordinance 2011-23

Initiating Department: Planning and Development

Staff Contact: John Elsdon, AICP
City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is for the City Council to conduct a public hearing and consider introducing Ordinance 2011-23 to modify the Zoning Ordinance and the Future Land Use Plan.

2. DESCRIPTION/ JUSTIFICATION

Zoning Ordinance – Deletion of Uses from Table 3, Permitted Uses: Institution for Religious, Charitable or Philanthropic Nature and Non-Profit Activities by a Church
During the past 2 years we have had applications related to “Institution for Religious, Charitable or Philanthropic Nature” and “Non-Profit Activities by a Church” as listed on Table 3 of the Zoning Ordinance. Since these two uses have no definition within the Ordinance, an individual could apply for any use that they feel fits into one of these two categories, thus these two uses have been recommended for deletion.

Zoning Ordinance – Addition of Uses to Table 3, Permitted Uses: Food Bank or Pantry and Homeless Shelter

Two new uses are proposed for addition to Table 3, which are Food Bank or Pantry and Homeless Shelter, with definitions shown below. Please note the recommended districts for each use on Table 3 below.

Food Bank or Pantry – A non-profit agency where food and / or grocery products are collected and distributed to those in need.

Homeless Shelter – A temporary residence for homeless people who would not otherwise have the means to pay for shelter. The shelter may provide food for its

clients for a fee or for no fee, and shall provide a shower and bed. The applicant for the shelter shall submit detailed rules for the facility, including hours of operation, distance from schools, maximum number of clients, times for client occupancy, separation of men and women, etc.

Rehabilitation Care Facility/Halfway House Changes to Definition

The existing definition for “Rehabilitation Care Facility/Halfway House” is recommended to be two separate definitions for clarity when one or both of these uses is suggested by an applicant or property owner.

The current definition in the Zoning Ordinance for Rehabilitation Care Facility/Halfway House reads: “Rehabilitation Care Facility (Halfway House) - A dwelling unit which provides residence and care to not more than nine (9) persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two (2) supervisory personnel as a single housekeeping unit.”

The recommendation is to separate these two uses so the Rehabilitation Care Facility does not have a maximum number of residents (9) or supervisory personnel (2) but the Halfway House will continue to have the maximum number of residents at 9. The recommended definitions are as follows:

“Rehabilitation Care Facility - A ~~dwelling unit~~ facility which provides residence and care to ~~not more than nine (9) persons~~ individuals regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together ~~with not more than two (2) supervisory personnel as~~ in a single housekeeping unit, in accordance with State and Federal regulations.”

“Halfway House – A facility for the housing, rehabilitation, and training of persons on probation, parole, or early release from correctional institutions, or who have demonstrated a tendency towards alcoholism, drug abuse or mental illness, with not more than two (2) supervisory personnel as a single housekeeping unit, and not more than nine (9) individuals under supervised care at one location.”

TABLE 3 – PERMITTED USES	Residential Districts								Misc			Nonresidential Districts							
Permitted uses	R-A	R-1	R-2	R-3	MH	D	MF-1	MF-2	DN	I	P	B-1	B-2	B-3	BP-1	BP-2	M-1	M-2	
<u>Food Bank or Pantry</u>										P		P	P	P		P	P	P	
<u>Homeless Shelter</u>										S		S	S	S		S	S	S	
<u>Auto repair, Major</u>												S	P				P	P	
<u>Auto Repair, Minor</u>												P	P				P	P	
<u>Auto Accessory Installation (Minor)</u>												P	P				P	P	
<u>Rehabilitation Care Facility</u>									S	S		S	S	S			P	P	
<u>Halfway House</u>		S	S	S	S	S	S	S	S	S		S	S	S					
Rehabilitation Care Facility (Halfway House)	S	S	S	S	S	S	S	S	P	S		P	P	P			P	P	
<u>Institution for Religious, Charitable or Philanthropic Nature</u>										S			P				P	P	
<u>Non-profit Activities by a Church</u>		P	P	P	P	P	P	P	P	P		P	P	P			P	P	

Future Land Use Plan – Change of Location of Downtown Neighborhood Designation, and addition of Specific Use Permit to allow Major Auto Repair in the B-1, Local Business District

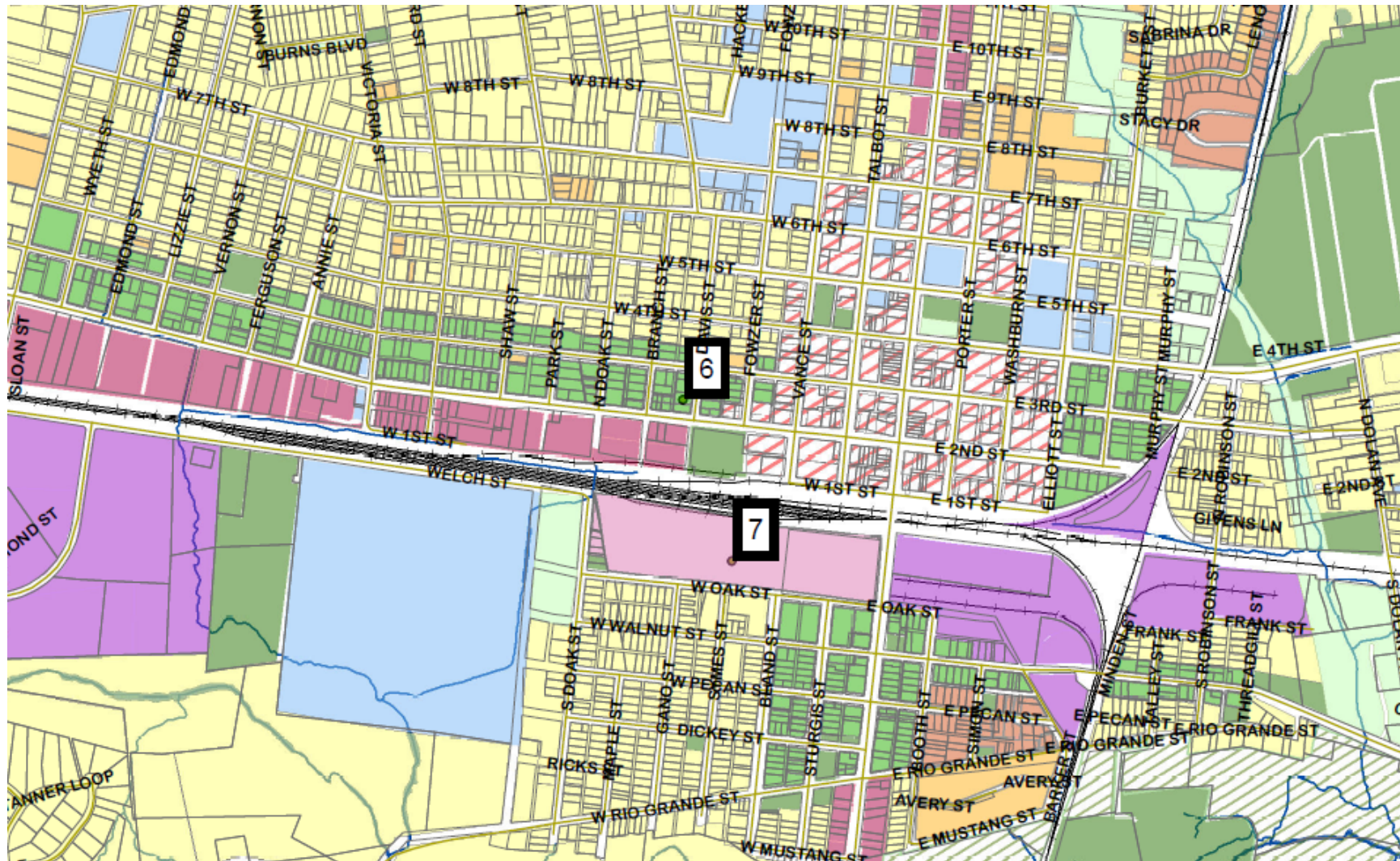
A minor change in the location of the Downtown Neighborhood designation on the Future Land Use Plan will move the designation approximately one block to the north, to run from mid-block north of West Second Street to mid-block north of West Fourth Street (see two maps below showing the Current Future Land Use Map and the recommended relocation of the Downtown Neighborhood to the north).

The DN designation is recommended to be moved to the north to allow the approval of a Specific Use Permit (SUP) within B-1, Local Business District along West Second Street from Fowzer Street to Sloan Street, for major auto repair, and allow minor auto accessory installation and minor auto repair in this district (see table above). This change should alleviate the need for rezoning from B-1 to B-2 along this section of West Second Street to allow auto repair along the north side of this street.

The following is recommended to be added to the definition for Auto Accessory Installation (Minor) and Automobile Repair, Minor within the B-1 District:

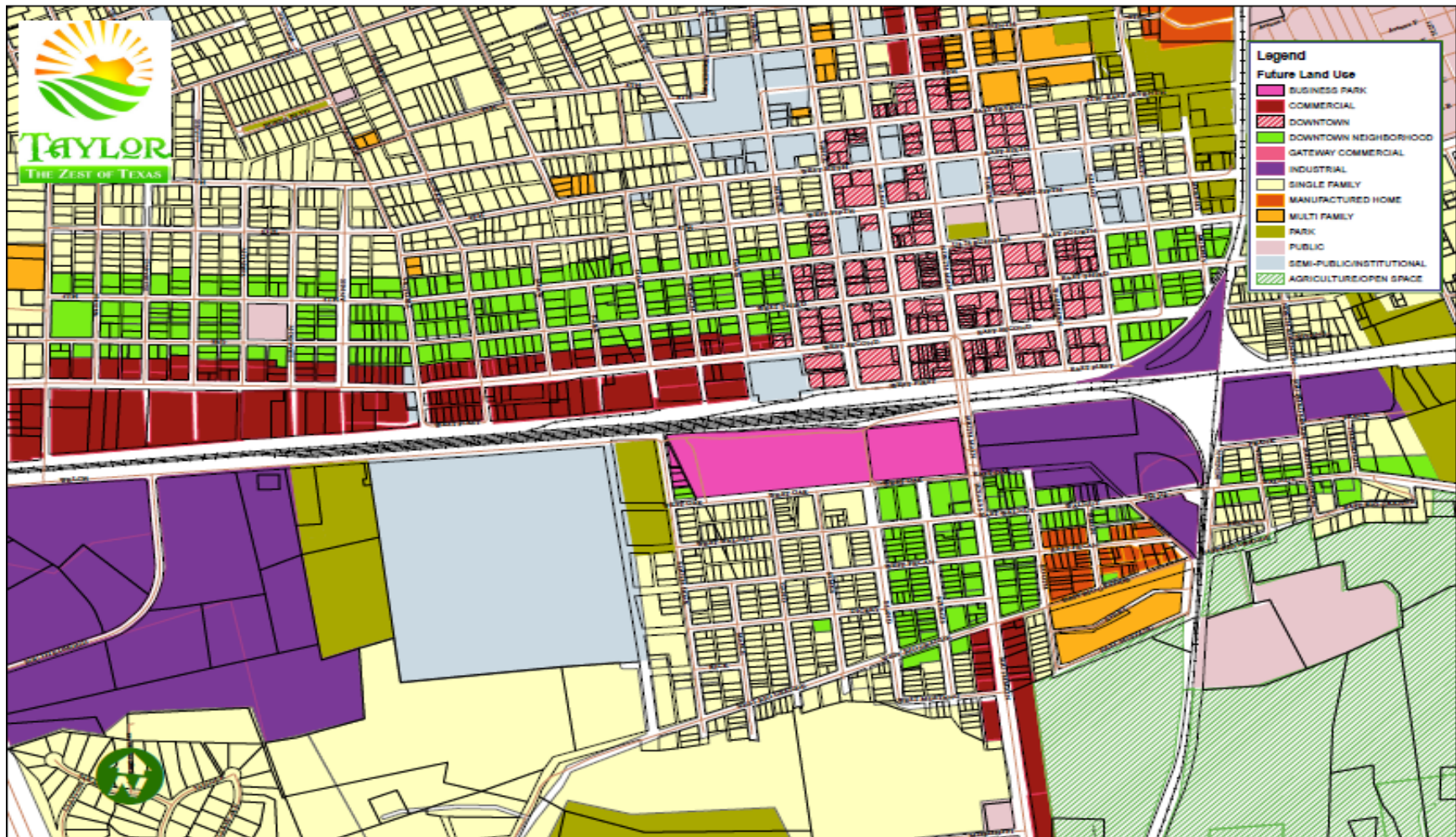
No outside storage of vehicles or tools and no work on vehicles will be allowed within the B-1 Zoning District.

Current Future Land Use Map



Recommended Map:

Future Land Use Showing "Downtown Neighborhood" MOVED NORTH



3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

The Planning and Zoning Commission recommended approval of Ordinance 2011-23 at the September 13, 2011 Planning and Zoning Commission meeting.

5. TIME LINE CONSIDERATIONS

6. REFERENCE FILES (Attachments)

10a [Ordinance 2011-23](#)

ORDINANCE NO. 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.

WHEREAS, the City of Taylor, Texas desires to amend the Zoning Ordinance to add Homeless Shelter, Food Pantry, Rehabilitation Care Facility, Halfway House to Table 3 and Section 11; Modify Section 11 and Table 3 for Automobile Accessory Installation (Minor), Automobile Repair, Minor, and Automobile Repair, Major; and delete Non-Profit Activities by a Church and Institution for Religious, Charitable or Philanthropic Nature; Modify the Future Land Use Map; and

WHEREAS, the Planning and Zoning Commission conducted a Public Hearing for this change on September 13, 2011 and recommends approval of these changes; and

WHEREAS, the City of Taylor, Texas conducted a public hearing regarding the zoning change and no opposition was expressed regarding the zoning change; and

WHEREAS, the City deems it is in the best interest that the amendment in the zoning ordinance be allowed.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim

SECTION 2. Table 3, Permitted Uses, is amended to read as follows:

Table 3 - Permitted Uses

TABLE 3 – PERMITTED USES	Residential Districts								Misc. Districts			Nonresidential Districts							
Permitted uses	R-A	R-1	R-2	R-3	MH	D	MF-1	MF-2	DN	I	P	B-1	B-2	B-3	BP-1	BP-2	M-1	M-2	
<u>Food Bank or Pantry</u>										<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>Homeless Shelter</u>										<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	
<u>Auto repair, Major</u>												<u>S</u>	P				P	P	
<u>Auto Repair, Minor</u>												<u>P</u>	P				P	P	
<u>Auto Accessory Installation (Minor)</u>												<u>P</u>	P				P	P	
<u>Rehabilitation Care Facility</u>									<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>	
<u>Halfway House</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>					
—Rehabilitation Care Facility (Halfway House)	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>		<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	
Institution for Religious, — Charitable or Philanthropic Nature										<u>S</u>			<u>P</u>				<u>P</u>	<u>P</u>	
Non-profit Activities by a Church		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	

SECTION 3.

Section 11, Definitions, is amended as follows:

Food Bank or Pantry - A non-profit agency where food and / or grocery products are collected and distributed to those in need.

Homeless Shelter - A temporary residence for homeless people who would not otherwise have the means to pay for shelter. The shelter may provide food for its clients for a fee or for no fee, and shall provide a shower and bed. The applicant for the shelter shall submit detailed rules for the facility, including hours of operation, distance from schools, maximum number of clients, times for client occupancy, separation of men and women, etc.

Rehabilitation Care Facility - A facility which provides residence and care to individuals regardless of legal relationship, who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together in a single housekeeping unit, in accordance with State and Federal regulations.

Halfway House - A facility for the housing, rehabilitation, and training of persons on probation, parole, or early release from correctional institutions, or who have demonstrated a tendency towards alcoholism, drug abuse or mental illness, with not more than two (2) supervisory personnel as a single housekeeping unit, and not more than nine (9) individuals under supervised care at one location.

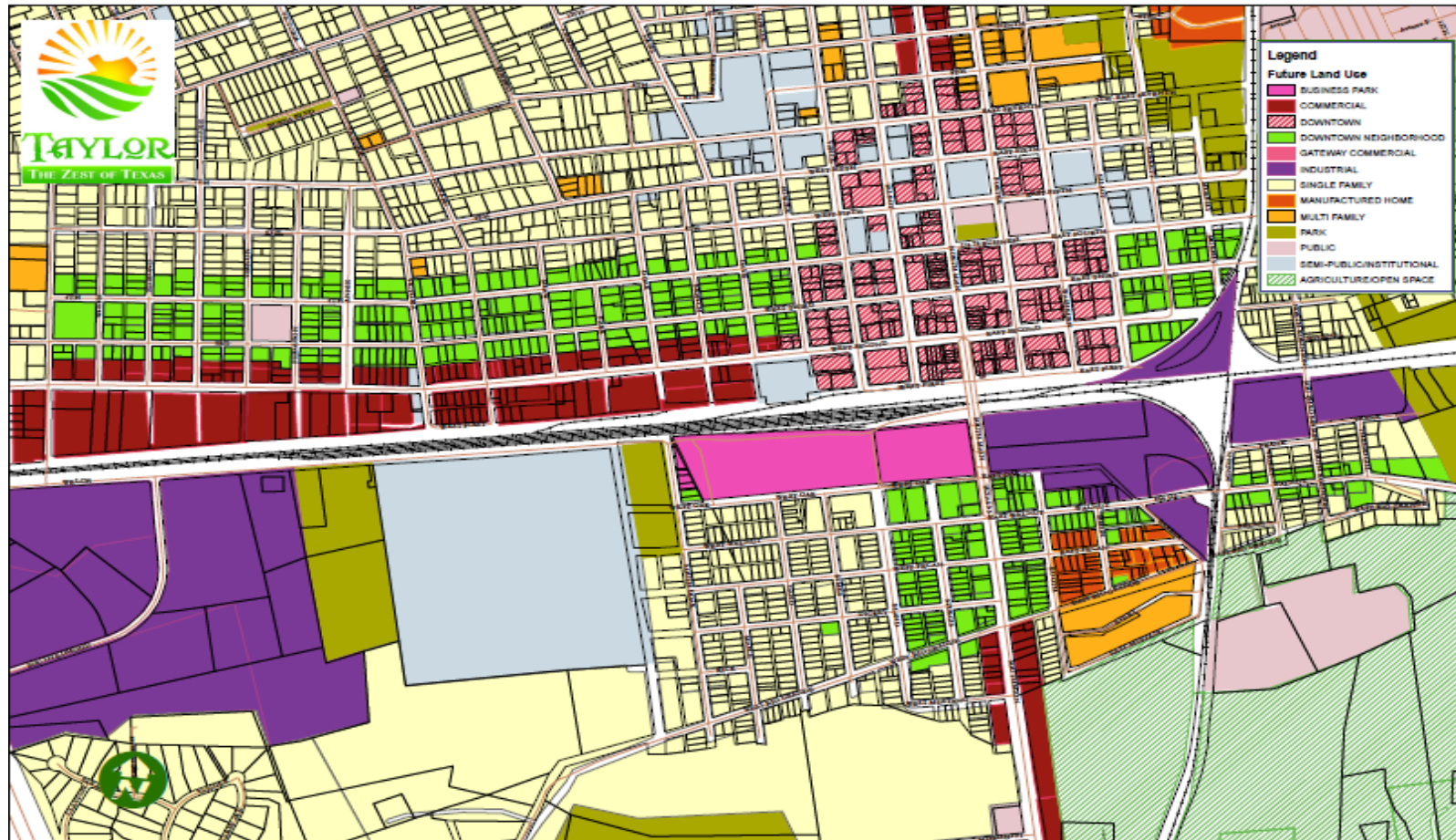
Automobile Accessory Installation (Minor) - Minor installation of minor automobile accessories such as car alarms, radio and stereo equipment, window tinting, pin striping, cellular telephones and similar accessories. No outside storage of vehicles or tools and no work on vehicles will be allowed within the B-1 Zoning District.

Automobile Repair, Minor - Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major;" or any other similar use. No outside storage of vehicles or tools and no work on vehicles will be allowed within the B-1 Zoning District.

SECTION 4.

The Taylor Future Land Use Map is amended as follows:

Future Land Use Showing "Downtown Neighborhood" MOVED NORTH



In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2011-23 was introduced and a public hearing was held before the Taylor City Council on the 27TH day of October, 2011.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2011.

Don Hill, Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2011-23 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2011, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this the _____ day of _____, 2011.

Susan Brock
City Clerk



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 11

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2011-29 for an application to convert a single family residence to a Bed and Breakfast at 819 Hackberry Street

Council Action to be taken: Conduct Public Hearing and consider introducing Ordinance 2011-29.

Initiating Department(s): Planning and Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to Conduct a Public Hearing and consider introducing Ordinance 2011-29 to allow a Bed and Breakfast with five rental rooms at 819 Hackberry Street.

2. DESCRIPTION/ JUSTIFICATION

Location and Acres of the Property

819 Hackberry
0.701 Acres

Property Owner

Jeanne Sparlin

Applicant

Janetta McCoy (prospective purchaser)

Applicant's intentions for the property (development objective)

Convert single family home to Bed & Breakfast with five rental rooms

Existing Zoning

R-1

Previous Zoning History

Unknown

Future Land Use Map

The Future Land Use Map designates this area as Single Family

Current Use of Property

Residential home/Historic designation

Surrounding Property: Zoning and land use

Zoning – R-1 all sides

Land Use – East and South: Institutional (Senior Center, etc.)

North and West: Single Family Residential

Existing Thoroughfares (type and size)

N/A

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

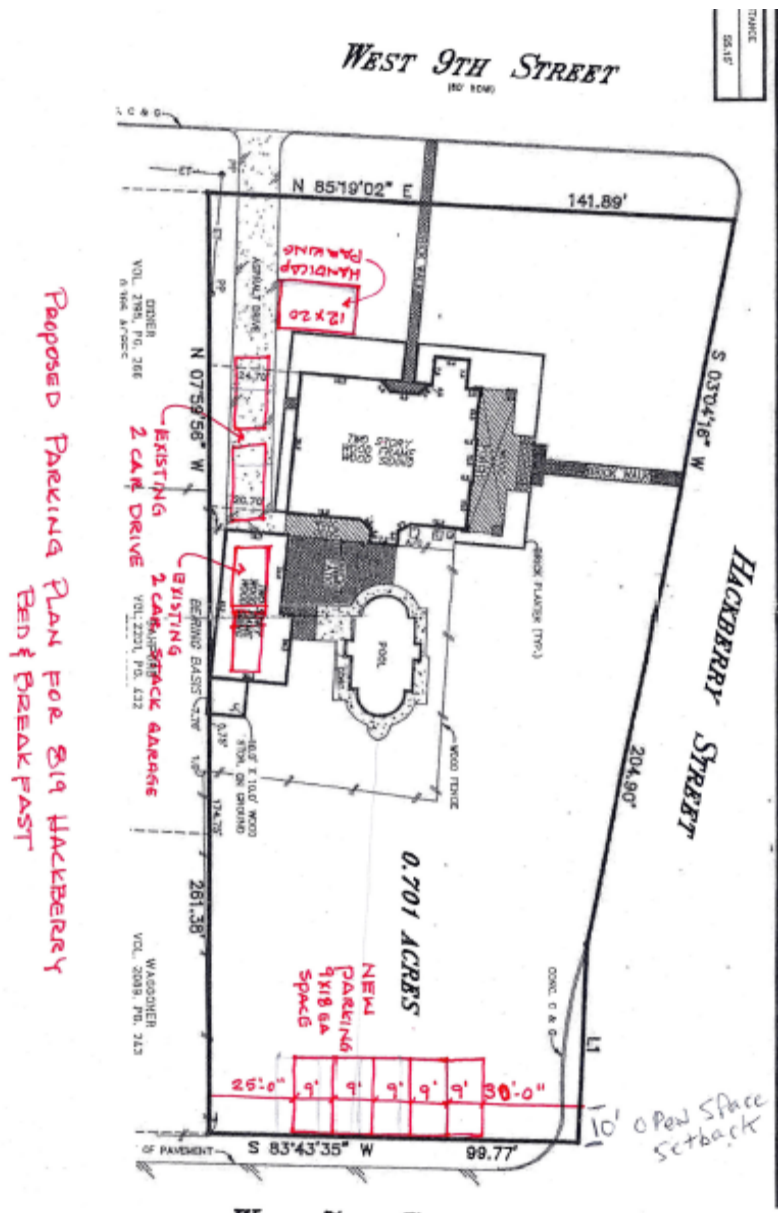
Waiver requested and approved

Platting Information

Not platted

Site Photo: East side of building

Site Plan:



Discussion

The site is currently occupied by a historic residential structure (Dellinger-Sparlin House, built 1905), and would be a good addition as a Bed & Breakfast for Taylor.

3. FINANCIAL/BUDGET

N/A

4. TIMELINE CONSIDERATIONS

N/A

5. RECOMMENDATION

The Planning and Zoning Commission recommended approval of this item at its regular meeting on September 13, 2011.

Staff recommends approval of the SUP as a Bed & Breakfast with 5 rental rooms, with the following condition:

1. The Handicap parking space near W 9th Street and the five parking spaces along W 7th Street be set back 10' from the property line.

6. REFERENCE FILES

11a. [Ordinance 2011-29](#)

ORDINANCE NO. 2011-29

AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST FACILITY ON PROPERTY DESCRIBED AS 819 HACKBERRY STREET; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, notices for the proposed specific use permit were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Janetta McCoy, applicant, and Jeanne Sparlin, property owner, requested a specific use permit to allow a Bed and Breakfast Facility at 819 Hackberry Street. That after a public hearing held by the Planning and Zoning Commission on September 13, 2011, the Planning and Zoning Commission voted to recommend a specific use permit to allow a Bed and Breakfast Facility on said property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after public hearing held on October 27, 2011 before the City Council of the City of Taylor for the purpose of considering an application submitted by Janetta McCoy to allow a Bed and Breakfast Facility on property described as 829 McClure Street with rental of five (5) rooms, a specific use permit is hereby granted to Janetta McCoy for the property described.

2.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.

3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2011-29 was introduced before the City Council on the 27th day of October, 2011.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2011.

Don Hill, Mayor

ATTEST:

Susan Brock, City Clerk



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 12

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2011-30 amending the zoning for property located at 1520 and 1600 North Main Street from B-1 Local Business to B-2 General Business.

Council Action to be taken: Conduct Public Hearing and consider introducing Ordinance 2011-30.

Initiating Department(s): Planning and Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to Conduct a Public Hearing and consider introducing Ordinance 2011-30 to rezone property from B-1 Local Business to B-2 General Business for property located at 1520 and 1600 North Main Street.

2. DESCRIPTION/ JUSTIFICATION

Location and Acres of the Property

1520 and 1600 N Main

0.315 Acres and 0.570 Acres (two parcels)

Property Owner & Applicant

Keith Hagler

Applicant's intentions for the property (development objective)

Auto Repair

Existing Zoning

B-1, Local Business

Previous Zoning History

Unknown

Proposed Zoning

B-2, General Business

Future Land Use Map

The Future Land Use Map designates this area as Public (Needs to be changed to Commercial, a park existed where Walgreens is today)

Current Use of Property

Commercial

Surrounding Property: Zoning and land use

North: B-1 - Commercial

South: B-1 - Commercial

East: B-1 - Residential

West: B-1 - Commercial

Existing Thoroughfares (type and size)

North Main Street – Arterial, 120’

The City’s Thoroughfare Plan

Minor Arterial, 80’

Traffic Impact Analysis

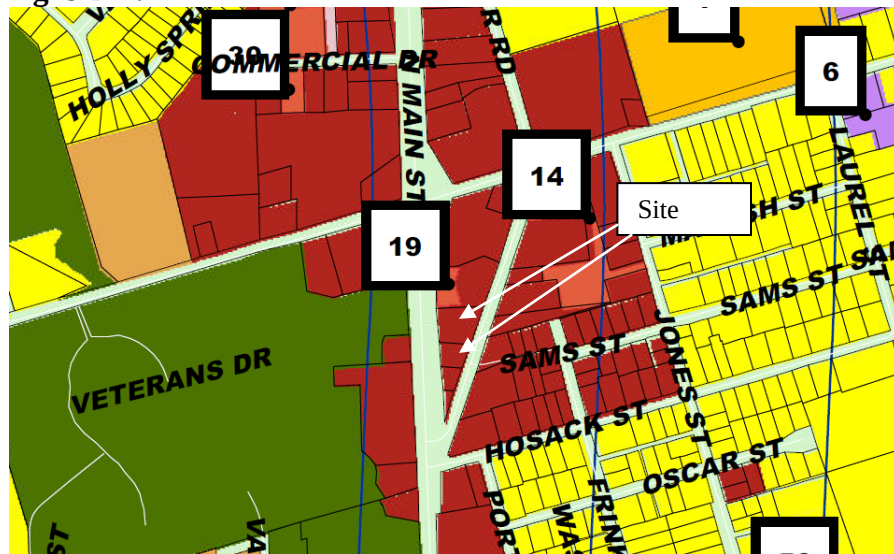
Waiver requested and approved

Platting Information

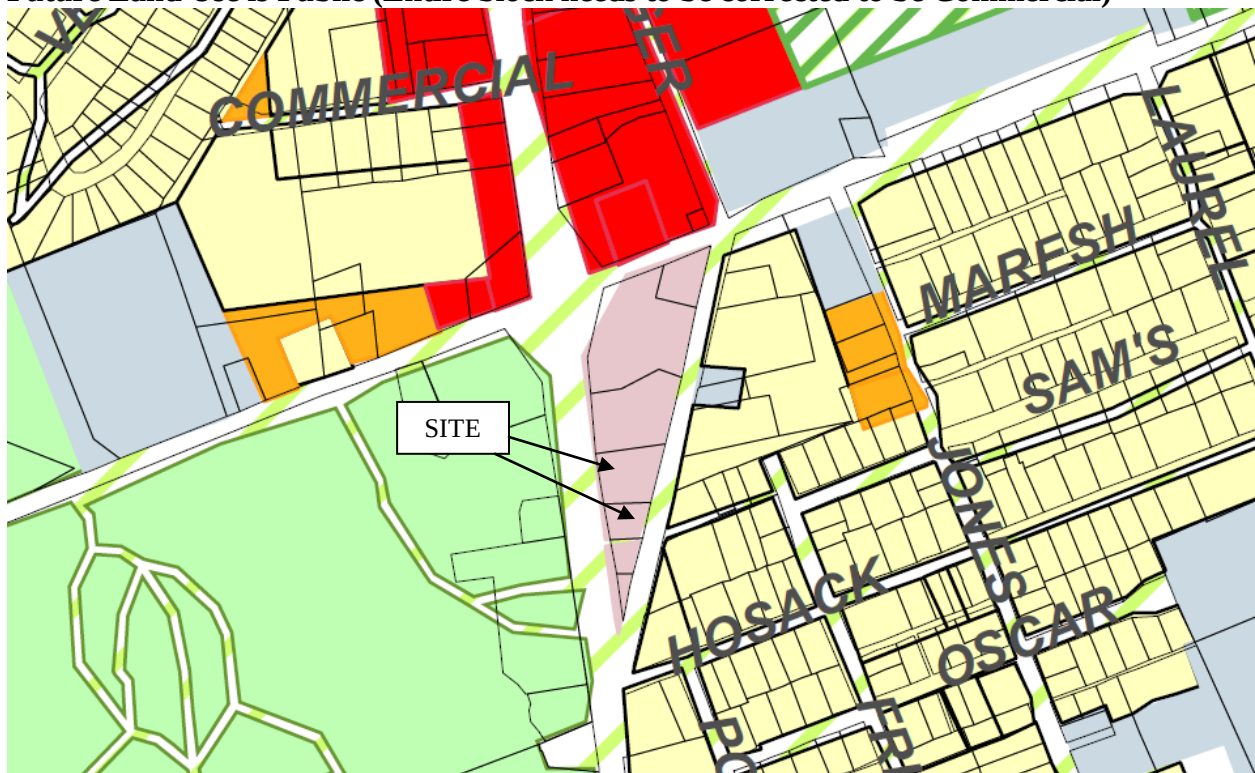
Not platted

Site Photo:

Current Zoning is B-1:



Future Land Use is Public (Entire block needs to be corrected to be Commercial)



Discussion

The lots are currently zoned B-1. A rezone to B-2 is appropriate since this area should have a Commercial designation, and the park was developed for Walgreens a number of years ago.

3. FINANCIAL/BUDGET

N/A

4. TIMELINE CONSIDERATIONS

N/A

5. RECOMMENDATION

The Planning and Zoning Commission recommended approval of this item at its regular meeting on September 13, 2011.

6. REFERENCE FILES

12a. Ordinance 2011-30

ORDINANCE NO. 2011-30

AN ORDINANCE REZONING PROPERTY AT 1520 AND 1600 NORTH MAIN STREET FROM B-1, LOCAL BUSINESS, TO B-2, GENERAL BUSINESS; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, notices for the proposed rezoning were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Keith Hagler, applicant and property owner, requested a rezone of property located at 1520 and 1600 North Main Street, more particularly described on Exhibit A. That after a public hearing held by the Planning and Zoning Commission on September 13, 2011, the Planning and Zoning Commission voted to recommend a rezone from B-1 to B-2 on said property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after public hearing held on October 27, 2011 before the City Council of the City of Taylor for the purpose of considering an application submitted by Keith Hagler to rezone property located at 1520 and 1600 North Main Street from B-1, Local Business, to B-2, General Business, is hereby granted to Keith Hagler for the property described.

2.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.

3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2011-30 was introduced before the City Council on the 27th day of October, 2011.

PASSED, APPROVED, and ADOPTED on the ____ day of _____, 2011.

Don Hill, Mayor

ATTEST:

Susan Brock, City Clerk

EXHIBIT A

Metes and bounds notes for two tracts of land owner by TAYTEX INC. as follows:

TRACT ONE:

BEGINNING at a stake in the east right-of-way of State Highway No. 95 N 6° 14' W 54.3 feet to a concrete highway marker No. 815/44.5 for the Southwest corner of this tract;

THENCE N 83° 46' E 142.6 ft to a stake in the west line of the old highway No. 95 for the Southeast corner of the tract;

THENCE N 15° 28' E 161.3 feet with the west line of said Highway No. 95 to a stake for the Northeast corner of the tract;

THENCE S 83° 46' W 202.2 feet to a stake in the East line of the present Highway No. 95 for the Northwest corner of the tract;

THENCE S 6° 14' E 150 feet with the East line of said highway to the place of beginning containing 0.570 acres and being the same property conveyed by the City of Taylor to J. Frank Smith by Deed dated April 7, 1948, recorded in Book 347, Page 626, Deed Records of Williamson County, Texas.

TRACT TWO:

BEGINNING at an iron pin set in the East line of State Highway No. 95, marking the Northwest corner of said 0.315 acre tract for the Northwest corner hereof;

THENCE N 83° 46' E, 142.6 feet to an iron pin set in the West line of the Old Granger Road, marking the Northeast corner of said tract;

THENCE S 15° 25' 30" W, 123.42 feet with the said West line of the Old Granger Road, to an iron pin set, marking the Southeast corner of said tract hereof;

THENCE S 83° 46' W, 97.3 feet to an iron pin set in the East line of State Highway No. 95, marking the Southwest corner of said tract;

THENCE N 6° 14' W, 114.70 feet with the said East line of State Highway No. 95 to the PLACE OF BEGINNING and containing 0.315 acres of land all in the JOHN WINSETT SURVEY, Abstract NO. 661, City of Taylor, Williamson County, Texas.



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 13

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2011-31 amending the zoning for property located in the vicinity of 400 to 408 South Doak Street from M-1 Light Industrial to R-1 Single Family.

Council Action to be taken: Conduct Public Hearing and consider introducing Ordinance 2011-31.

Initiating Department(s): Planning and Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to Conduct a Public Hearing and consider introducing Ordinance 2011-31 to rezone property from M-1, Light Industrial to R-1 Single Family in the vicinity of 400 to 408 South Doak Street.

2. DESCRIPTION/ JUSTIFICATION

Location and Acres of the Property

General vicinity of 400 to 408 South Doak Street

Also described as Lots 6 through 9, Block 34, Doak Addition, City of Taylor

Property Owner & Applicant

Randolph Griffin Sr.

Applicant's intentions for the property (development objective)

Sell property for residential use

Existing Zoning

M-1, Light Industrial

Previous Zoning History

Unknown

Proposed Zoning

R-1, Single Family

Future Land Use Map

The Future Land Use Map designates this area as Single Family

Current Use of Property

Vacant

Surrounding Property: Zoning and land use

North: M-1, Light Industrial

South: M-1, Light Industrial

East: R-1, Single Family

West: M-1, Light Industrial

Existing Thoroughfares (type and size)

None

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

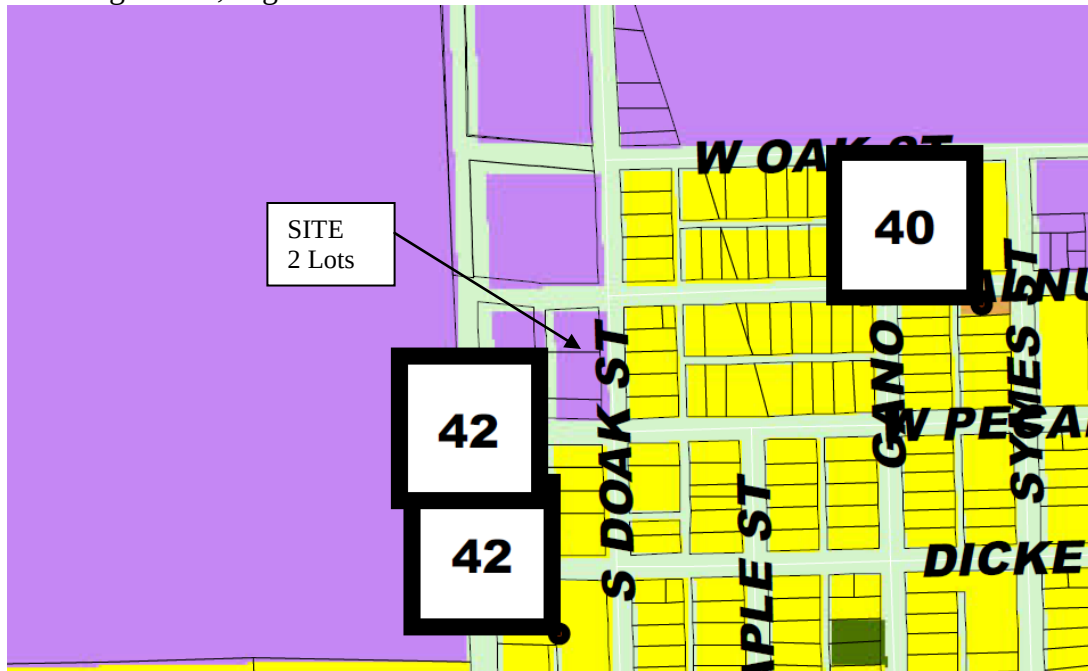
Waiver requested and approved

Platting Information

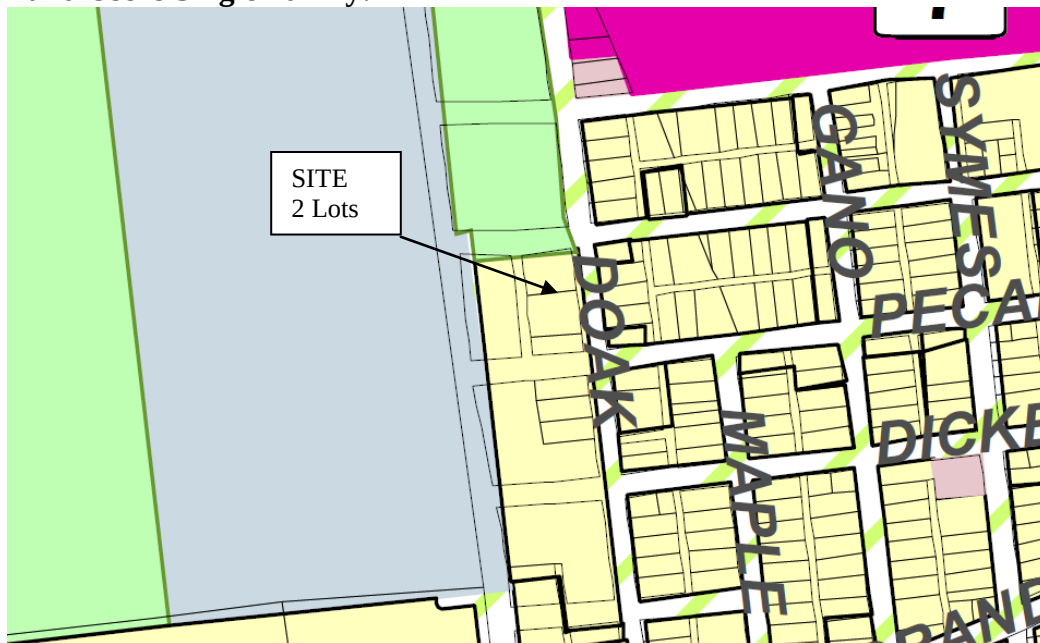
Platted

Site photo looking west across South Doak Street from Walnut Street:

Current Zoning is M-1, Light Industrial:



Future Land Use is Single Family:



Aerial Photo:



Discussion

The site is currently zoned M-1, Light Industrial. A rezone to R-1 is appropriate since the Future Land Use Map designates this area as Single Family.

3. FINANCIAL/BUDGET

N/A

4. TIMELINE CONSIDERATIONS

N/A

5. RECOMMENDATION

The Planning and Zoning Commission recommended approval of this item at its regular meeting on September 13, 2011.

Mr. Randolph recused himself during the presentation and vote on this item. No other persons spoke in favor of, or not in favor of this item.

6. REFERENCE FILES

13a. Ordinance 2011-31

ORDINANCE NO. 2011-31

AN ORDINANCE REZONING PROPERTY IN THE VICINITY OF 400 TO 408 SOUTH DOAK STREET FROM M-1, LIGHT INDUSTRIAL, TO R-1, SINGLE FAMILY; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, notices for the proposed rezoning were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Randolph Griffin Sr., applicant and property owner, requested a rezone of property located in the vicinity of 400 to 408 South Doak Street, also described as Lots 6 through 9, Block 34, Doak Addition, City of Taylor. That after a public hearing held by the Planning and Zoning Commission on September 13, 2011, the Planning and Zoning Commission voted to recommend a rezone from M-1 to R-1 on said property.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1.0 That after public hearing held on October 27, 2011 before the City Council of the City of Taylor for the purpose of considering an application submitted by Randolph Griffin Sr. to rezone property located in the vicinity of 400 to 408 South Doak Street, also described as Lots 6 through 9, Block 34, Doak Addition, City of Taylor, from M-1, Light Industrial, to R-1, Single Family, is hereby granted to Randolph Griffin Sr. for the property described.

2.0 All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.

3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

4.0 In accordance with Article 8, of the City Charter, Ordinance No. 2011-31 was introduced before the City Council on the 27th day of October, 2011.

PASSED, APPROVED, and ADOPTED on the ____ day of _____, 2011.

Don Hill, Mayor

ATTEST:

Susan Brock, City Clerk



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 14
Agenda Title: Consider appointments to the Moody Museum Advisory Board
Council Action to be taken: Consider appointments
Initiating Department: Planning and Development
Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

There are currently two vacancies on the Moody Museum Advisory Board. The purpose of this item is to consider appointing two new members to the Board.

2. DESCRIPTION/ JUSTIFICATION

The Moody Museum Advisory Board was created after the Museum was donated to the city in December, 1975. The Board consists of twelve members with staggered terms. Applications were received from Janice Zachary and Lori Niemtschk. Both of them were considered by the Board during their meeting on October 17, 2011.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

The Moody Museum Advisory Board recommends that the Council appoint both applicants.

6. REFERENCE FILES

- 14a. [Applications received](#)
- 14b. [Current Roster](#)
- 14c. [Attendance records](#)



City of Taylor Boards and Committee Application



PLEASE TYPE OR PRINT CLEARLY:

Name Lori Niemtschk
Address (Residence and Mailing)
508 Big Sur Trail
Taylor, TX 76574
How long at this residence? 1yr 6mo
Phone (Home) 512-309-4164
Cell Phone 309-750-2720
Fax _____
Email whippoorwillstudio@gmail.com

Occupation artist
Employer self
Address _____
City _____
Work Phone _____
Business owner? ☐ Yes ☒ No
Additional information? _____

List the Board or Commission you are applying for (A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.): Volunteer on Main Street Advisory Board-designer, Moody Museum Advisory Board
Please consider attending a committee meeting of interest to you prior to submitting your application.
Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.) Member of the National Trust for Historic Preservation.

Saved The Elms of El Paso, IL by organizing a 1 night art show-raised over \$4,000- to replace broken windows and repair roof. Studied Art's Environmental Design at Illinois State, Grad. Studies in Arts Technology. I am a creative thinker who loves history and old buildings.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature

Lori Niemtschk

Date

10-11-2011



City of Taylor

Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name	Janice Zachary
Address (Residence and Mailing)	2111 Brewers Place Taylor, TX. 76574
How long at this residence?	20+
Phone (Home)	(512) 352-3252
Cell Phone	(512) 595-1126
Fax	N/A
Email	Zacharyje@yahoo.com

Occupation	
Employer	Texas Dept Family Protective Services
Address	2401 Ridgepoint Dr
City	Austin, TX. 78714
Work Phone	(512) 929-6858
Business owner?	☐ Yes ☒ No
Additional information?	

A list of Boards and Commissions and their meeting dates and times is included on the back of this form. Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.ci.taylor.tx.us> for a complete roster of committee appointees.

List the Board or Commission you are applying for:

Moody Museum · Library · Main Street

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Love Museum (Historical events, Arts)
Library, interest books/children education & Main Street, projects
attract people to City for growth/development.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. (*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)

I hereby swear and affirm that the information provided above is true and correct

Signature

Date

2/7/10

BOARD	TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
MOODY MUSEUM BOARD	3	Susan Komandosky, Chair 2207 Gladnell (H) 365-7396; (c)796-4401 mrsk@austin.rr.com	1-2011	1-2014
	3	Cissie Pierce, P O Box 592 (H) 862-4438 cissieperce@msn.com	1-2009	1-2012
	3	Betty Jackson 1804 Lexington St. (H) 365-3574 (c) 922-9396 cnbiagn@hotmail.com	1-2011	1-2014
	3	Claire Maxwell 1001 Fowzer (H) 365-2707 talbotstreetbb@yahoo.com	1-2009	1-2012
	3	Gracie Yanez 1709 McClain (H) 365-2799 (c)300-6545 gl.yanez@yahoo.com	1-2009	1-2012
	3	Kelly Eddleman 1007 Talbot (C)512-619-3579 kelly_eddleman@yahoo.com	3-2010 (to fill unexpired term)	1-2012
Resigned	3	Nicole Filz 102 East Stiles, P. O. Box 53 Thrall, TX 76578 512/898-5205 (c)595-4003 nfilz@austin.rr.com	1-2009	1-2012
Resigned	3	Cynthia Kobos 419 N. Doak St. (H) 808-688-6444 (O) 512-846-1131 loalaninui@yahoo.com	3-2010 (To Fill unexpired term)	1-2012
	3	Carol Preuss 1406 Gilmore. (C) 217-2100; (H) 365-2248 capreuss@austin.rr.com	1-2011	1-2014
	3	Samye Turner 1704 Mallard Lane (H)365-2148 (C) 365-0208 (O)365-2878 Samye115@aol.com	1-2010	1-2013
	3	Linda Looney 1630 Meadow Lane (H) 352-8123; (c)925-7918 Fahal42@hotmail.com	1-2011	1-2014

[illegible]



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 15

Agenda Title: Consider reimbursement request to TISD for utilities.

Council Action to be taken: Authorize City Manager to submit request to TISD

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager

1. INTRODUCTION/PURPOSE

As discussions occur between City Council and Staff regarding possible projects that would have little, or no, financial impact on the taxpaying public, we have found it necessary to consider making an attempt to recover some of the costs that we have paid for other completed projects in order to offset future debt service needs. Accordingly, I would respectfully request that you authorize me to approach the Taylor Independent School District to request a partial reimbursement for the utilities recently installed to service the new High School.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

The project being discussed costs approximately \$2,300,000 and I was considering asking TISD to consider a \$1,000,000 reimbursement towards this project.

4. TIMELINE CONSIDERATIONS

Since the thirty day window has expired and you have now extended the deadline for seeking additional funding partners for our future projects, I would ask that you approve this request as soon as possible.

5. RECOMMENDATION

I would certainly recommend that you grant me permission to approach TISD as discussed.

6. REFERENCE FILES



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 16

Agenda Title: Consider approving resolution R11-23 setting a date for a Public Hearing regarding water and wastewater impact fees.

Council Action: Approve Resolution R11-23

Initiating Department: Planning and Development

Staff Contact: John Elsdon, AICP
City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is for the City Council to consider approving resolution R11-23 to set the Public Hearing Date on December 8, 2011 regarding an update of water and wastewater impact fees.

2. DESCRIPTION/ JUSTIFICATION

The Local Government Code requires cities to set a public hearing date for review and comments from the public 30 days in advance of the hearing date for the update of impact fees. This resolution will set the date of December 8, 2011 for the Public Hearing.

At the Impact Fee Advisory Committee meeting held on October 20, the Committee voted to recommend an effective fee of \$2,500 and a maximum fee of \$10,172.41. The effective fee is the fee that, if approved, will be charged for 1 Land Use Equivalent (LUE). This effective fee will be used for a combination of the water and wastewater impact fees. Currently the effective fee for both utilities is \$1,474.29.

The maximum fee will be the number that is published in the notice for the upcoming public hearing.

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

Approve Resolution R11-23 to set the Public Hearing Date for an update of water and wastewater impact fees for December 8, 2011.

5. TIME LINE CONSIDERATIONS

The Resolution must be approved at least 30 days in advance of the Public Hearing.

6. REFERENCE FILES (Attachments)

16a [Resolution R11-23](#)

16b [Rate comparison chart](#)

R11-23

**RESOLUTION OF THE CITY OF TAYLOR
CALLING FOR A PUBLIC HEARING
ON AMENDMENT OF WATER AND WASTEWATER IMPACT FEES**

The City Council of the City of Taylor, Texas hereby adopts by resolution a call for a public hearing to be held during the regular Council meeting on December 8, 2011 at 6:00 p.m. in the City Council Chambers at 400 Porter Street, Taylor, Texas. The purpose of this public hearing is to receive public comment concerning the amendment of land use assumptions and a capital improvements plan and the update of an impact fee for the water and sewer utilities.

Public notice of such hearing will be made at least 30 days in advance of the hearing according to legal criteria set forth in Chapter 395.055 of the Texas Local Government Code.

PASSED AND APPROVED:

§
§
§
§

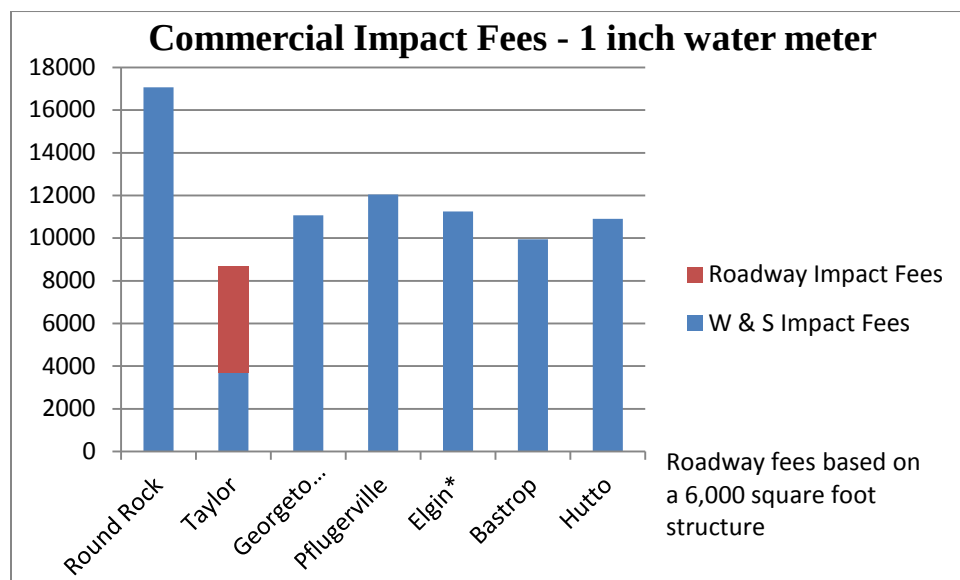
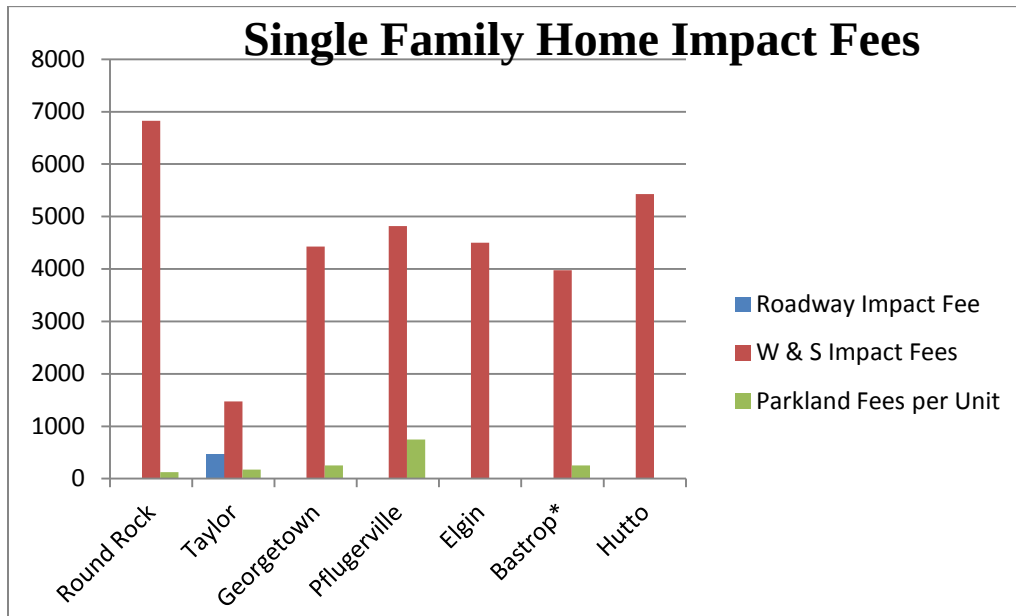
Date:
October 27, 2011

Don Hill, Mayor

APPROVED: _____
Ted Hejl, City Attorney

ATTEST: _____
Susan Brock, City Clerk

Local Area Impact Fees for Residential and Commercial Construction





City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 17
Agenda Title: Consider awarding the contract for sanitary sewer construction for the Airport West Wastewater Project.
Council Action to be taken: Award bid
Initiating Department: Public Works
Staff Contact: Danny Thomas, Director of Public Works

1. INTRODUCTION/PURPOSE

The Airport West Wastewater Main Project was successfully bid, on October 19, 2011. Ten bid proposals were received and we are familiar with all of the top proposers. The highest scoring bidder was C.C. Carlton Industries of Austin Texas in the amount of \$144,100.00.

2. DESCRIPTION/ JUSTIFICATION

This project is for the Wastewater extension for Clark Travel development and for future growth in the Northwest region of the city.

3. FINANCIAL/BUDGET

\$144,100.00 from existing Certificates of Obligation

Note: 50% of the costs of this project will be provided by the TEDC

4. TIMELINE CONSIDERATIONS

Once this contract is awarded we will issue a Notice of Award and prepare Contract Documents for execution by the Contractor and the City of Taylor. Timeframe for this project is 60-days to completion.

5. RECOMMENDATION

Staff recommends to award the bid to C.C. Carlton Industries of Austin, Tx.

6. REFERENCE FILES

17a [Bid tabulation results](#)

17b [Letter](#)

481 TUCEK ROAD TAYLOR, TX 76574
PH 512.365.1888
FAX 512.365.1962
www.sledge.biz



10/21/11

Jim Dunaway - City Manager
City of Taylor
400 Porter St
Taylor, TX 76574

**RE: City of Taylor – Airport West Wastewater Main
Proposal Review and Award Recommendation**

Dear Mr. Dunaway:

Competitive Sealed Proposals for the above referenced project were received at 2:00 p.m. on October 19, 2011 at the Taylor City Hall. Sledge Engineering, LLC has reviewed the proposals and prepared a Scoring Matrix and Proposal Price Tabulation indicating the results of the bid. The Tabulation is enclosed for the City's review.

Ten (10) proposals were received. All submitted the required 5% bid bond or certified check; there were no addenda issued for the project. There was one math error found in the price proposals and no proposer was disqualified.

The pricing submitted was consistent and reasonable for the scope of work involved with the project. The competitive proposals assure the City of Taylor that a fair and reasonable price for the scope of work was realized in the bid process.

The highest scoring proposal was submitted by C. C. Carlton Industries of Austin, TX. The references checked for Carlton provided no negative comments as to their quality of work or their fairness in negotiating change orders. They are ready to move forward and successfully complete this project in accordance with Plans and Specifications if awarded the project.

It is respectfully recommended that the City of Taylor award the construction contract to C. C. Carlton Industries of Austin, Texas for the Total Amount of \$144,100.00.

481 TUCEK ROAD TAYLOR, TX 76574
PH 512.365.1888
FAX 512.365.1962
www.sledge.biz



Once the City awards this contract, our office will issue a Notice of Award and prepare Contract Documents for execution by the Contractor and the City of Taylor. If you have any questions about the Tabulation or this Award Letter, please contact me at (512) 484-2932.

Sincerely,
SLEDGE ENGINEERING, LLC

Casey B. Sledge, P.E., AICP, CFM
President

Airport West Wastewater Main

10/19/2011

BID TABULATION



Item No.	No. of Units	Unit	Description of Item	Sledge Engineering Estimate		M&C Fonseca		Skyblue Utilities, Inc.	
				Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal
1	1	LS	Preparing Right-of-way, Mobilization	\$ 15,000.00	\$ 15,000	\$ 5,000.00	\$ 5,000	\$ 8,800.00	\$ 8,800.00
2	1	LS	Barricades, Signs, and Traffic Handling	\$ 2,500.00	\$ 2,500	\$ 3,000.00	\$ 3,000	\$ 550.00	\$ 550.00
3	1,900	LF	Silt Fence	\$ 1.75	\$ 3,325	\$ 3.00	\$ 5,700	\$ 1.65	\$ 3,135.00
4	90	LF	Rock Berm	\$ 65.00	\$ 5,850	\$ 25.00	\$ 2,250	\$ 16.50	\$ 1,485.00
5	140	SY	Stabilized Construction Entrance	\$ 35.00	\$ 4,900	\$ 25.00	\$ 3,500	\$ 12.65	\$ 1,771.00
6	1	LS	Fine Grading and Seeding	\$ 9,000.00	\$ 9,000	\$ 2,000.00	\$ 2,000	\$ 3,850.00	\$ 3,850.00
7	1990	LF	12" SDR26 PVC Wastewater Line	\$ 50.00	\$ 99,500	\$ 30.00	\$ 59,700	\$ 35.43	\$ 70,505.70
8	40	LF	Concrete Encasement	\$ 85.00	\$ 3,400	\$ 100.00	\$ 4,000	\$ 33.00	\$ 1,320.00
9	3	EA	4' Diameter Concrete Drop Manhole	\$ 5,500.00	\$ 16,500	\$ 3,500.00	\$ 10,500	\$ 4,972.92	\$ 14,918.76
10	6	EA	4' Diameter Concrete Manhole	\$ 3,800.00	\$ 22,800	\$ 3,500.00	\$ 21,000	\$ 3,809.61	\$ 22,857.66
11	1	EA	Connect to existing manhole	\$ 900.00	\$ 900	\$ 500.00	\$ 500	\$ 990.00	\$ 990.00
12	250	LF	Remove and replace fencing	\$ 18.00	\$ 4,500	\$ 10.00	\$ 2,500	\$ 4.40	\$ 1,100.00
13	1	LS	Trench Safety Protection	\$ 2,000.00	\$ 2,000	\$ 1,900.00	\$ 1,900	\$ 1,980.00	\$ 1,980.00
14	1	LS	Owner Allowance	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000.00
TOTAL:				\$	200,175.00	\$	131,550.00	\$	143,263.12

Airport West Wastewater Main

10/19/2011 BID TABULATION

				C.C. Carlton Industries		Nelson Lewis Inc.		McLean Construction Inc.		Patin Construction LLC	
Item No.	No. of Units	Unit	Description of Item	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal
1	1	LS	Preparing Right-of-way, Mobilization	\$ 10,000.00	\$ 10,000	\$ 20,000.00	\$ 20,000	\$ 28,816.00	\$ 28,816	\$ 12,000.00	\$ 12,000
2	1	LS	Barricades, Signs, and Traffic Handling	\$ 2,000.00	\$ 2,000	\$ 800.00	\$ 800	\$ 1.00	\$ 1	\$ 800.00	\$ 800
3	1,900	LF	Silt Fence	\$ 3.00	\$ 5,700	\$ 3.00	\$ 5,700	\$ 2.20	\$ 4,180	\$ 2.00	\$ 3,800
4	90	LF	Rock Berm	\$ 20.00	\$ 1,800	\$ 25.00	\$ 2,250	\$ 13.20	\$ 1,188	\$ 30.00	\$ 2,700
5	140	SY	Stabilized Construction Entrance	\$ 20.00	\$ 2,800	\$ 7.00	\$ 980	\$ 12.20	\$ 1,708	\$ 6.00	\$ 840
6	1	LS	Fine Grading and Seeding	\$ 8,500.00	\$ 8,500	\$ 2,500.00	\$ 2,500	\$ 15,666.00	\$ 15,666	\$ 3,000.00	\$ 3,000
7	1990	LF	12" SDR26 PVC Wastewater Line	\$ 30.00	\$ 59,700	\$ 35.00	\$ 69,650	\$ 32.00	\$ 63,680	\$ 51.00	\$ 101,490
8	40	LF	Concrete Encasement	\$ 80.00	\$ 3,200	\$ 40.00	\$ 1,600	\$ 40.00	\$ 1,600	\$ 40.00	\$ 1,600
9	3	EA	4' Diameter Concrete Drop Manhole	\$ 4,300.00	\$ 12,900	\$ 6,000.00	\$ 18,000	\$ 4,625.00	\$ 13,875	\$ 4,500.00	\$ 13,500
10	6	EA	4' Diameter Concrete Manhole	\$ 3,700.00	\$ 22,200	\$ 3,500.00	\$ 21,000	\$ 3,785.00	\$ 22,710	\$ 3,500.00	\$ 21,000
11	1	EA	Connect to existing manhole	\$ 1,300.00	\$ 1,300	\$ 500.00	\$ 500	\$ 872.00	\$ 872	\$ 2,500.00	\$ 2,500
12	250	LF	Remove and replace fencing	\$ 8.00	\$ 2,000	\$ 3.00	\$ 750	\$ 6.00	\$ 1,500	\$ 10.00	\$ 2,500
13	1	LS	Trench Safety Protection	\$ 2,000.00	\$ 2,000	\$ 1,000.00	\$ 1,000	\$ 1,200.00	\$ 1,200	\$ 1.00	\$ 1
14	1	LS	Owner Allowance	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000
TOTAL:				\$ 144,100.00		\$ 154,730.00		\$ 166,996.00		\$ 175,731.00	

Airport West Wastewater Main

10/19/2011

BID TABULATION



Item No.	No. of Units	Unit	Description of Item	Westar Construction Inc.		Cash Construction		Austin Constructors LLC		Keystone Construction Inc.	
				Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal	Unit Price	Total Amount Proposal
1	1	LS	Preparing Right-of-way, Mobilization	\$ 3,000.00	\$ 3,000	\$ 20,000.00	\$ 20,000	\$ 15,000.00	\$ 15,000	\$ 5,100.00	\$ 5,100
2	1	LS	Barricades, Signs, and Traffic Handling	\$ 2,000.00	\$ 2,000	\$ 1,500.00	\$ 1,500	\$ 1,000.00	\$ 1,000	\$ 500.00	\$ 500
3	1,900	LF	Silt Fence	\$ 1.75	\$ 3,325	\$ 2.00	\$ 3,800	\$ 2.00	\$ 3,800	\$ 3.00	\$ 5,700
4	90	LF	Rock Berm	\$ 20.00	\$ 1,800	\$ 20.00	\$ 1,800	\$ 35.00	\$ 3,150	\$ 20.00	\$ 1,800
5	140	SY	Stabilized Construction Entrance	\$ 14.00	\$ 1,960	\$ 15.00	\$ 2,100	\$ 10.00	\$ 1,400	\$ 15.00	\$ 2,100
6	1	LS	Fine Grading and Seeding	\$ 7,500.00	\$ 7,500	\$ 9,500.00	\$ 9,500	\$ 12,000.00	\$ 12,000	\$ 800.00	\$ 800
7	1990	LF	12" SDR26 PVC Wastewater Line	\$ 52.00	\$ 103,480	\$ 48.00	\$ 95,520	\$ 50.00	\$ 99,500	\$ 63.00	\$ 125,370
8	40	LF	Concrete Encasement	\$ 33.00	\$ 1,320	\$ 50.00	\$ 2,000	\$ 50.00	\$ 2,000	\$ 50.00	\$ 2,000
9	3	EA	4' Diameter Concrete Drop Manhole	\$ 7,700.00	\$ 23,100	\$ 6,000.00	\$ 18,000	\$ 6,000.00	\$ 18,000	\$ 5,700.00	\$ 17,100
10	6	EA	4' Diameter Concrete Manhole	\$ 5,600.00	\$ 33,600	\$ 4,800.00	\$ 28,800	\$ 5,500.00	\$ 33,000	\$ 6,000.00	\$ 36,000
11	1	EA	Connect to existing manhole	\$ 2,500.00	\$ 2,500	\$ 3,500.00	\$ 3,500	\$ 1,000.00	\$ 1,000	\$ 500.00	\$ 500
12	250	LF	Remove and replace fencing	\$ 4.50	\$ 1,125	\$ 12.00	\$ 3,000	\$ 15.00	\$ 3,750	\$ 6.00	\$ 1,500
13	1	LS	Trench Safety Protection	\$ 3,000.00	\$ 3,000	\$ 3,000.00	\$ 3,000	\$ 4,500.00	\$ 4,500	\$ 1,900.00	\$ 1,900
14	1	LS	Owner Allowance	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ 10,000.00	\$ 10,000
TOTAL:				\$ 197,710.00		\$ 202,520.00		\$ 208,100.00		\$ 210,370.00	



City Council Meeting October 27, 2011 Agenda Item Transmittal

Agenda Item #: 18

Agenda Title: Consider approval of first amendment to the Interlocal Agreement with Williamson County for the Second Street Project.

Council Action to be taken: Approve or deny

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager
Casey Sledge, P.E., Consulting City Engineer

1. INTRODUCTION/PURPOSE

As the Second Street Project progresses, we have found it necessary to amend our existing Interlocal Agreement (ILA) with Williamson County in order to have them pay for certain aspects of the project (in this case, street lighting poles) rather than the City having to pay. Both engineering and legal have reviewed the attached first amendment to the ILA and have approved it as submitted.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

This amendment needs to be approved as quickly as possible.

5. RECOMMENDATION

Staff recommends approval as submitted.

6. REFERENCE FILES

- 18a. [Existing Interlocal Agreement](#)
- 18b. [First Amendment to the Existing ILA](#)

INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY AND THE CITY OF TAYLOR, TEXAS REGARDING THE REHABILITATION/RECONSTRUCTION EXPANSION OF BUSINESS 79 (2ND STREET) IN TAYLOR, TEXAS AND ASSUMPTION OF OPERATION AND MAINTENANCE OF SAME FROM TEXAS DEPARTMENT OF TRANSPORTATION

THIS INTERLOCAL AGREEMENT is made and entered into effective this 22nd day of July, 2008, by and between WILLIAMSON COUNTY (the "County") and the CITY OF TAYLOR (the "City"), political subdivisions of the State of Texas.

WITNESSETH:

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties; and

WHEREAS, the County and the City desire to cooperate in the funding of the rehabbing/reconstruction of Business 79, also known as 2nd Street in Taylor, Texas, as shown on Exhibit "A", attached hereto and incorporated herein (the "Project"); and

WHEREAS, the City desires to assume the maintenance and operation of the Project from the Texas Department of Transportation (TxDOT), and

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the undersigned parties agree as follows:

I.

FINDINGS

1. **Recitals.** The recitals set forth above are incorporated herein for all purposes and are found by the parties to be true and correct. It is further found and determined that the City and the County have authorized and approved this Agreement by resolution or order adopted by their respective bodies, and that this agreement will be in full force and effect when approved by each party.

2. **County Obligations.** The County will proceed to reconstruct Business 79 (2nd Street) from Loop 427 (Taylor Loop – US 79) 1.6 miles to SH 95 (“Phase 1”). The estimated cost of the roadway construction, including drainage, of the Phase 1 project is \$ 14.2 million. The County will initially assume operation and maintenance of Phase 1 of the Project from TxDOT, and will, in turn, require the City to assume operation and maintenance after Phase 1 of the Project is complete. The County will be responsible for all construction costs up to and no more than \$14.2 million, save and except the costs listed under City Obligations, below. The County will allow the City to participate in all pre-construction conferences, and to review all plans for road construction, including utility relocation, landscaping, and drainage design.

3. **City Obligations.** The City agrees to reimburse the County for all costs related to the design and relocation of all water and wastewater utilities within Phase 1. Additionally, the City will be responsible for costs associated with any amenities, including but not limited to landscaping, decorative lighting or specialized signage. Any such items will be itemized in the construction bids and the City agrees to reimburse the County for those items. This reimbursement includes, but is not limited to, the costs incurred Halff & Associates to design the relocation of all water and wastewater utilities, amenities, and all costs associated with the actual relocation of said water and wastewater utilities and amenities. This City reimbursement shall be due and owing within 30 days after receipt of an invoice from the County. Additionally, the City agrees to assume from TxDOT and/or the County the operation and maintenance of the Project in phases. Phase 1, as described above, shall be assumed as soon as possible after the County completes the construction of Phase 1. The County and the City shall cooperate with TxDOT to assure that the assumption of jurisdiction and maintenance of Phase 1 occurs expeditiously. The City further agrees to assume operation and maintenance of Phase 2 of the Project within five (5) years of the signing of this Agreement. Phase 2 of the Project shall be from SH 95 eastward along 4th Street to Loop 427 (Taylor Loop – US 79) for 1.7 miles.

4. **County Obligations.** The County shall schedule periodic progress meetings with the City of not less than one per month, unless otherwise agreed by both Parties, and the City shall have the right to review all construction documents prior to finalization by the County.

II.

Term of Agreement

1. **Term of Agreement.** The term of this Agreement shall begin as of the date the last party signs this Agreement, and extend for five (5) years.

III.

General and Miscellaneous

1. **Prior Written Agreements.** This Agreement is without regard to any and all prior written contracts or agreements between the City and Williamson County regarding any other subject or matter, and does not modify, amend, ratify, confirm or renew any such other prior contract or agreement between the Parties.

2. **Other Services.** Nothing in this Agreement shall be deemed to create, by implication or otherwise, any duty or responsibility of either of the Parties to undertake or not to undertake any other, or to provide or to not provide any service, except as specifically set forth in this Agreement or in a separate written instrument executed by both Parties. The County shall not be obligated to fund any additional monies other than as stated herein.

3. **Governmental Immunity.** Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to either of the Parties nor to create any legal rights or claim on behalf of any third party. Neither the City nor Williamson County waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

4. **Amendments and Modifications.** This Agreement may not be amended or modified except in writing executed by both the City and Williamson County, and authorized by their respective governing bodies.

5. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, to give effect to the intent of this Agreement and be deemed to be validated and enforceable.

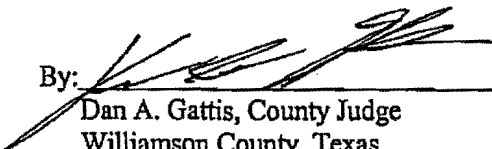
6. **Gender, Number and Headings.** Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

7. **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the date above first written, when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

IN WITNESS WHEREOF, the Parties have executed and attested this Agreement by their officers thereunto duly authorized.

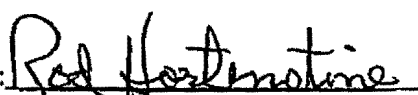
[Signatures on the following page.]

WILLIAMSON COUNTY

By: 

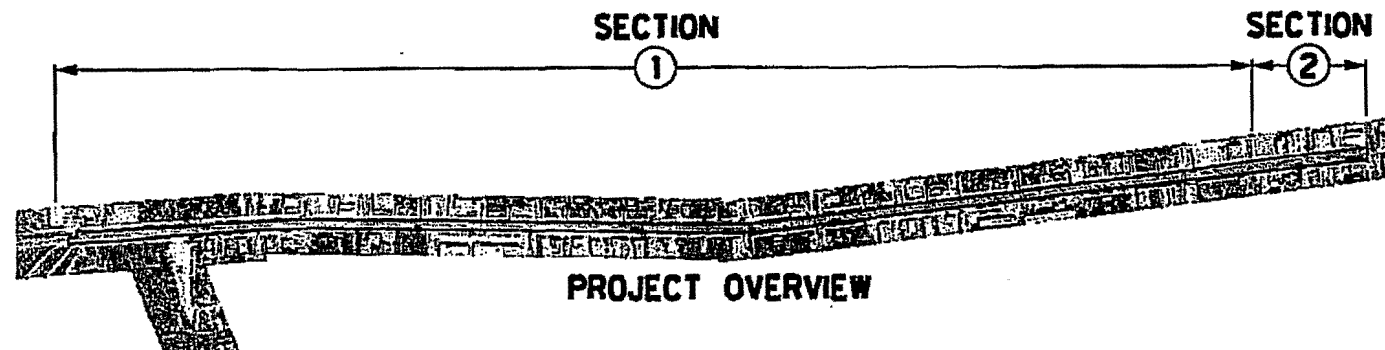
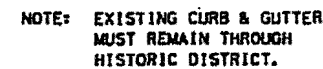
Dan A. Gattis, County Judge
Williamson County, Texas

CITY OF TAYLOR

By: 

Rod Hortenstine, Mayor

approved July 8, 2008



HALFF
400 WEST BRUNNEN LANE, SUITE 450
AUSTIN, TEXAS 78718-0044
TEL. (512) 253-8761

**BUS 79/ 2ND STREET
RECONSTRUCTION
Taylor, Texas**

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT, BIDDING
OR CONSTRUCTION PURPOSES. THEY
WERE PREPARED BY OR UNDER THE
SUPERVISION OF:

JOHN ERIC DOBNEY	00113
NAME	P.E. NO.
DATE	03/24/08

**ENGINEERING ESTIMATE OF
PROBABLE CONSTRUCTION COST**

BUS 79 ROADWAY:	\$3.5M
BUS 79 STORM SEWER:	\$3.8M
TOTAL CONSTRUCTION:	\$7.3M

Project No.:	24540
Issued:	03/24/2008
Drawn By:	JEG
Checked By:	EJR
Scale:	NTS

Sheet Title

TYPICAL SECTIONS OPTION B

Sheet Number

BUS 79 (2nd Street) Roadway and Drainage Project Engineer's Estimate of Probable Project Cost Wilco Road Bond Budget = \$14,100,000					
Description	Unit	No. of Units	Price per unit		Total Price
Probable Construction Costs					
1 Roadway (4 lane section)	LS	1	\$ 3,450,000		\$ 3,450,000
2 Roadway storm sewer	LS	1	\$ 3,800,000		\$ 3,800,000
3 Drainage improvements across UPRR	LS	1	\$ 4,300,000		\$ 4,300,000
4 East Basin storm sewer (I)	LS	1	\$ 2,150,000		\$ 2,150,000
5 Water and Sanitary Sewer (II)	LS	1	\$ 1,900,000		\$ 1,900,000
6 Sidewalk & Curb Ramps (III)	LS	1	\$ 300,000		\$ 300,000
				Subtotal	\$ 15,900,000
Professional Services					
1 Engineering for drainage PS&E	LS	1	\$ 400,000		\$ 400,000
2 Engineering for roadway PS&E	LS	1	\$ 800,000		\$ 800,000
3 Water and Sanitary Sewer design (II)	LS	1	\$ 200,000		\$ 200,000
				Subtotal	\$ 1,400,000
Right of Way					
1 Easement acquisition (iv)	LS	1	\$ 250,000		\$ 250,000
2 ROW acquisition services (iv)	LS	1	\$ 50,000		\$ 50,000
				Subtotal	\$ 300,000
Utility Relocation					
1 Conceptual Franchise Utility Relocation Costs (excluding W & WW) (iv)	LS	1	\$ 1,000,000		\$ 1,000,000
				Subtotal	\$ 1,000,000
Union Pacific Railroad Costs					
1 Engineering Review & Admin (iv)	LS	1	\$ 50,000		\$ 50,000
2 Flagging & Monitoring (iv)	LS	1	\$ 100,000		\$ 100,000
				Subtotal	\$ 150,000
Total Project Costs					\$ 18,750,000
City of Taylor cost participation for utilities and sidewalk					\$ 2,400,000
City of Taylor cost participation for East Basin storm sewer					\$ 2,150,000
Williamson County Costs					\$ 14,200,000
Total Project Funding					\$ 18,750,000

NOTES:

- i). East Basin storm sewer costs (If constructed) are to be funded by City of Taylor.
- ii). Water & sewer design and construction costs are to be funded by the City of Taylor.
- iii). Sidewalk costs to be funded by City of Taylor (amenities such as hardscaping, landscaping, lighting, etc. are excluded from this estimate).
- iv). ROW, Utility Relocation and UPRR costs are preliminary in nature.
- v). Contingencies are built into the lump sum prices shown in this estimate.
- vi). This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only, and the Engineer shall not be liable to the Owner or to any Third Party for any failure to accurately estimate the cost and/or quantities for the project, or any part thereof. Unit prices are in current dollars and should be adjusted as required if letting schedule for project is post-poned.

Project Location Map

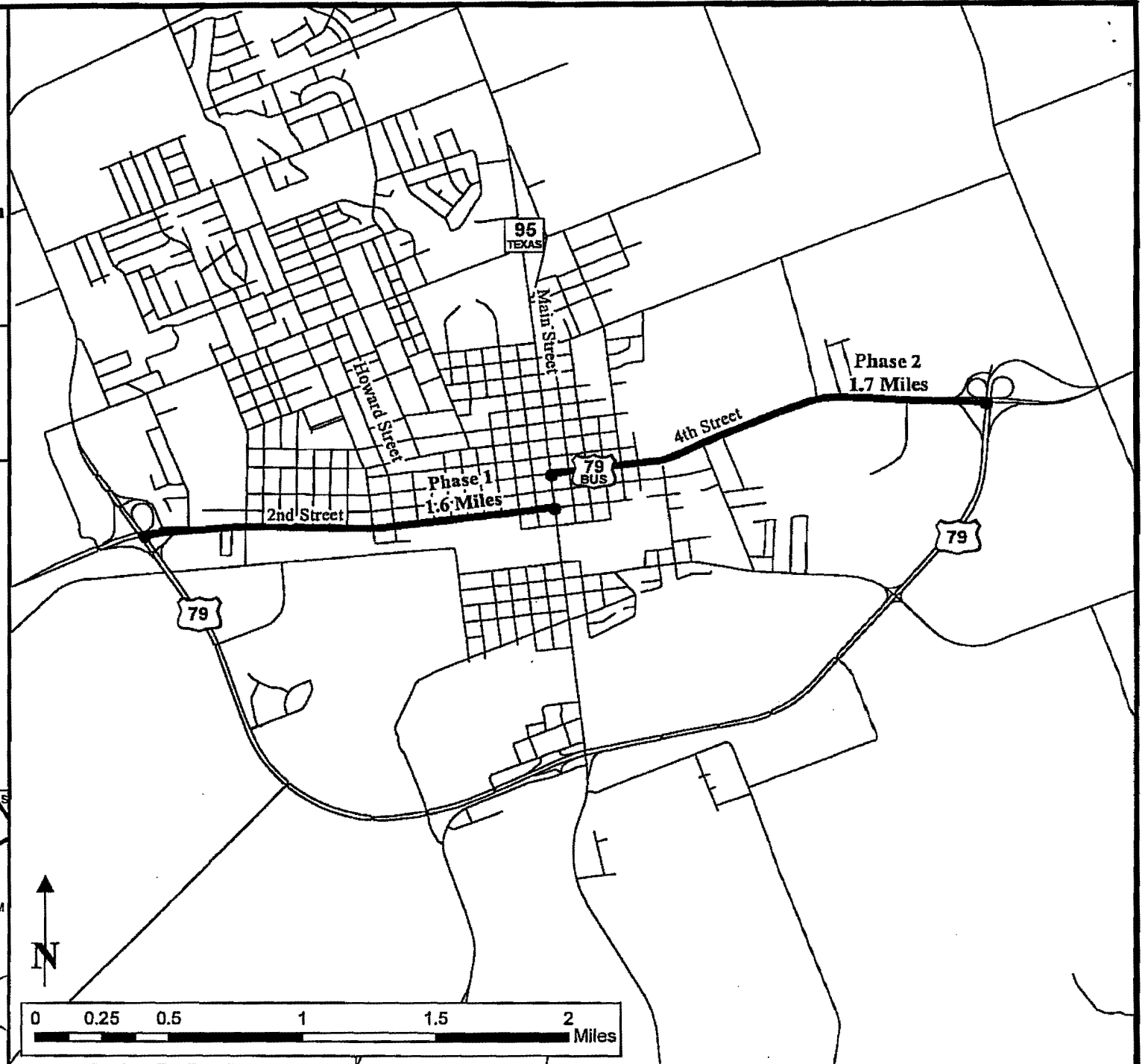
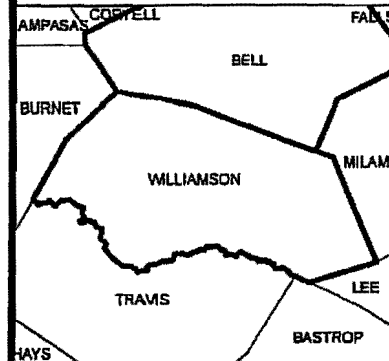
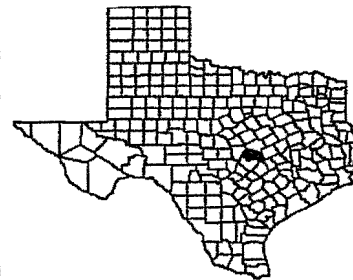
BUS 79

Removal of BUS 79
From State Highway System

From West Taylor Loop
To East Taylor Loop

Responsibility

City of Taylor



**FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN
WILLIAMSON COUNTY AND THE CITY OF TAYLOR, TEXAS REGARDING
THE RECONSTRUCTION OF BUSINESS 79 IN TAYLOR, TEXAS**

Whereas, on the 22nd day of July, 2008, the City of Taylor, Texas (the "City") and Williamson County (the "County") entered into an Interlocal Agreement (the "Agreement") regarding the reconstruction of Business 79 in Taylor, and

Whereas, the parties desire to clarify certain terms and conditions in said Agreement,

Now therefore, the parties agree as follows:

1. All terms and conditions of the Agreement, except as amended herein, remain in full force and effect.
2. The County is and remains responsible for the cost of design, easement acquisition, utility relocation and construction, of the Project as defined in the Agreement, up to \$14,200,000.
3. The City is and remains responsible for all City Obligations as stated in the Agreement, plus all costs over and above \$14,200,000.
4. The County will reimburse the City for all costs incurred by the City on behalf of the County related to easement acquisition and utility relocations.

Approved this ____ day of _____, 2011.

DAN A. GATTIS
County Judge

Mayor, Taylor , Texas



***City Council Meeting
October 27, 2011
Agenda Item Transmittal***

Agenda Item #: 19

Agenda Title: Executive Session. (Economic Development)

Council Action to be taken: Adjourn into Closed session.

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/ JUSTIFICATION

The Taylor City Council will conduct a closed meeting under Section 551.087 of the Texas Government Code which allows such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

19a. [Executive Session form](#)

**TAYLOR CITY COUNCIL
CERTIFIED AGENDA - EXECUTIVE SESSION**

1. OPEN MEETING ANNOUNCEMENT

The City of Taylor City Council convened in Open Session, declared a quorum on October 27, 2011 and has posted an Official Agenda indicating the need for an Executive Session. The Council will now adjourn into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section:

- | | | |
|-------------------------------------|---------|--|
| ☐ | 551.071 | To consult with its attorney regarding a matter in which the duty of the attorney to the City conflicts with the Open Meetings Act. |
| ☐ | 551.072 | To conduct deliberations regarding the purchase, exchange, lease, or value of real property. |
| ☐ | 551.074 | Regarding personnel matters |
| ☒ | 551.087 | Regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor. |

Any action resulting from the Executive Session will be taken in Open Session immediately following the Executive Session.

2. BACK TO OPEN SESSION

The time is now _____ and we will reconvene into Open Session. No action or vote was taken on any matter discussed in Executive Session.

CERTIFICATION

I, Donald R . Hill, Mayor of the City of Taylor, do hereby certify that this Agenda of an Executive Session of the City Council is a true and correct record of the proceedings.

WITNESS my hand this the _____ day of _____, 2011

Donald R. Hill, Mayor