The City Council of the City of Taylor met on October 27, 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	City Manager, Jim D. Dunaway
Council Member Chris Gonzales	Assistant City Manager, Jeff Straub
Council Member John McDonald	City Attorney, Ted Hejl
Council Member Chris Osborn	City Clerk, Susan Brock

INVOCATION

Michelle Flippin with Taylor Brethren Church led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

There were no citizens requesting to come forward during this time.

CONSENT AGENDA

1. MINUTES OCTOBER 6, 2011.
2. CONSIDER APPROVING TRANSFER OF LICENSE AGREEMENT FOR PROPERTY LOCATED AT 1008 JAMES STREET.
3. CONSIDER ACCEPTING THE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE SEMI ANNUAL STATUS REPORT FOR OCTOBER, 2011.

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

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

4. CONSIDER ECONOMIC DEVELOPMENT AGREEMENT WITH RINGER WINDOWS.

   Mr. Bob vanTil, Director of Planning and Development, presented a request to consider approving an economic development agreement with the manufacturing firm Ringer Windows. The agreement allows for the city and the provide a fifty percent rebate of property taxes for ten years and a reduction in permit fees by fifty percent. In turn, the company agrees to add a minimum of $1 million to the ad valorem tax rolls and up to fifteen jobs. Mr. Ringer was present and expressed his appreciation for the assistance he has received from the city and the economic development corporation.

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

   (The next item was taken out of order.)

19. 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
    - Project Willie

    Mayor Hill and council members retired to closed session at 6:13 pm.

20. CONSIDER ACTION FROM EXECUTIVE SESSION.
    Mayor Hill resumed the open meeting at 7:43 p.m. and stated that there was no action taken on any issue during Executive Session.

    (Mayor Hill resumed with the regular agenda.)

5. CONSIDER ACCEPTING QUARTERLY REPORT FROM THE TAYLOR CHAMBER OF COMMERCE FOR JULY-SEPTEMBER, 2011.
    Mr. Thomas Martinez, President, Taylor Chamber of Commerce, presented an update on chamber activities from July to September of this year.

    Mayor Pro Tem Gonzales moved to accept the report as presented and Council Member Osborn seconded the motion. VOTE: Five voted AYE. Motion passed.

6. PROVIDE UPDATE ON INDOOR RECREATION/TEEN/COMMUNITY CENTER FUNDING AND EXTEND TIME TO GATHER INFORMATION.
    Mr. Dunaway presented an update on progress in seeking financial partners for the indoor recreation center project. He submitted a request for an additional ninety days to continue to gather information. Council Member Ancira stressed the fact that staff is still in the process of developing only a plan at this point. Council Member Osborn stated that any potential partner (to manage the facility) must be willing to make a monthly payment to the city. Mayor Pro Tem Gonzales and Mayor Hill expressed their wishes that the new plan not include any new tax burden on the tax payer.

    Council Member McDonald moved to extend the time to gather information for 60 days and Council Member Osborn seconded the motion. VOTE: Five voted AYE. Motion passed.

7. CONSIDER INTRODUCING ORDINANCE 2011-32 REGARDING TEXAS MUNICIPAL RETIREMENT SYSTEM RETIREMENT VESTING.
    Ms. Starla Hall, Director of Human Resources, presented a request to formally approve a change in the employee retirement system. During the budget workshop council discussed a proposed change in the vesting period for employees from ten to five years and to increase the City contribution rate from 12.07% to 12.60%.

    Without further discussion Mayor Hill asked Mr. Hejl to introduce the Ordinance as presented.

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.

8. <u>CONSIDER EXTENDING CONTRACT WITH THE TISD FOR PORTABLE BUILDINGS ON 5TH STREET TO HOUSE LEGACY EARLY COLLEGE HIGH SCHOOL PROGRAM.</u>
Mr. Dunaway presented a request to consider extending the agreement with the TISD to keep the portable buildings on 5th Street for the Legacy Early College High School program. The current contract expires in August 2012 and the extension is being considered now so that the school district can develop long range plans for future school years.

Council Member Ancira moved to extend the current contract for an additional two years through August, 2014 and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

9. <u>CONSIDER INTERLOCAL AGREEMENT WITH THE CITY OF NORTH RICHLAND HILLS TO AUTHORIZE A COOPERATIVE PURCHASING PROGRAM.</u>
Pat Ekiss, Fire Chief, presented a request to enter into an agreement that would allow the city to take advantage of a cooperative purchasing program with the City of North Richland Hills. The primary purpose of this agreement is to purchase protective clothing for the firefighters at a competitive price much lower than we could purchase on our own.

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

10. <u>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 AD AMEND THE FUTURE LAND USE MAP.</u>
Mr. John Elsden, City Planner, presented a request to conduct a public hearing regarding a change in zoning definitions and changes to the Future Land Use map. Mayor Hill declared the Public Hearing open; hearing no comments he asked for council input. Council Member McDonald expressed concern for the proposed broad area allowing homeless shelters and requested it be eliminated or limited to fewer categories. After much discussion, Mayor Hill he asked that this item be brought back

at a later meeting for further discussion. Due to potential changes in the wording, the ordinance was not introduced at this meeting.

11. <u>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.</u>
Mr. Elsden presented a request to conduct a public hearing regarding a special use permit. The property owner is requesting permission to operate a bed and breakfast facility from the house located at 819 Hackberry Street.

Mayor Hill opened the Public Hearing for comments; hearing none, he declared the hearing closed and asked Mr. Hejl to introduce the Ordinance as presented.

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

12. <u>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.</u>
Mr. Elsden presented a request to conduct a public hearing regarding a change in zoning for properties located at 1520 and 1600 North Main Street. He stated the need for the change was to bring the existing use into compliance.

Mayor Hill opened the Public Hearing for comments; hearing none, he declared the hearing closed and asked Mr. Hejl to introduce the Ordinance as presented.

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

13. <u>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.</u>
Mr. Elsden presented a request to conduct a public hearing regarding a change in zoning for properties located at 400-408 South Doak Street. The current owner would like to sell the property for residential use.

Mayor Hill opened the Public Hearing for comments; hearing none, he declared the hearing closed and asked Mr. Hejl to introduce the Ordinance as presented.

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

14. CONSIDER APPOINTMENTS TO THE MOODY MUSEUM BOARD.
Mr. Bob vanTil, Director of Planning and Development, presented a request from the Moody Board of Directors to appoint Janice Zachary and Lori Niemtschk to fill the remaining two vacancies on the board.

Council Member McDonald moved to appoint Ms. Zachary and Ms. Niemtschk to fill the unexpired terms on the Moody Museum Board through January 2014 and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

15. CONSIDER REIMBURSEMENT REQUEST WITH THE TISD FOR UTILITIES.
Mr. Dunaway presented a request for permission to ask the Taylor Independent School District for partial financial reimbursement for utilities installed at the new high school. Funds collected would be used for future projects.

Council Member McDonald moved to authorize the city manager to draft a letter to the TISD Board of Trustees requesting reimbursement for utilities. Motion failed for a lack of a second.

16. CONSIDER APPROVING RESOLUTION R11-23 SETTING A DATE FOR A PUBLIC HEARING REGARDING WATER AND WASTEWATER IMPACT FEES.
Mr. Elsden presented a request for Council to set a date for a public hearing on water and wastewater impact fees. The Impact Fee Advisory Committee met and is recommending an effective fee of $2,500 with a maximum fee of $10,172.41.

Council Member Osborn moved to approve Resolution R11-23 and to set the date for a public hearing for December 8, 2011. Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

17. CONSIDER AWARDING THE CONTRACT FOR SANITARY SEWER CONSTRUCTION FOR THE AIRPORT WEST WASTEWATER PROJECT.
Mr. Danny Thomas, Director of Public Works, presented a request to award the contract to C. C. Carlton for a wastewater project west of the airport property. Ten proposals were received and C. C. Carlton Industries received the highest score and was well under the budgeted amount for the project.

Council Member Osborn moved to award the contract to C. C. Carlton in the amount of $144,100.00 and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

18. CONSIDER APPROVAL OF FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT WITH WILLIAMSON COUNTY FOR THE SECOND STREET PROJECT.
Mr. Dunaway presented a request to approve an amendment to the Interlocal Agreement regarding the Second Street project. In order to be reimbursed for the costs of the street light poles this amendment must be submitted to Williamson County.

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

ADJOURN

With no further business; Mayor Hill adjourned the meeting at 9:28 p.m.

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Don Hill, Mayor

ATTEST:

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Susan Brock, City Clerk