The City Council of the City of Taylor met on October 13, 2016, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:05 p.m. with the following present:

Council Member Robert Garcia
Council Member Christopher Gonzales
Council Member Christine Lopez
Mayor Pro Tem Brandt Rydell

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

INVOCATION
Chief Ekiss led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION: ARBOR DAY, OCTOBER 22, 2016.
Mayor Pro Tem Rydell presented a proclamation to Mike DeVito, Director, Parks and Recreation, designating October 22, 2016 as Arbor Day.

2. PROCLAMATION: NATIONAL FRIENDS OF THE LIBRARY WEEK, OCTOBER 16-22, 2016.
Council Member Gonzales presented a proclamation to Ms. Karen Ellis, Library Director, and members of the Friends of the Library Board and Library Advisory Board, recognizing October 16-22 as National Friends of the Library Week.

3. PROCLAMATION: CHAMBER OF COMMERCE WEEK, OCTOBER 17-21, 2016.
Council Member Lopez presented a proclamation to Ms. Tia Stone, President, Taylor Chamber of Commerce, designating the week of October 17-21, 2016 as Chamber of Commerce Week.

ANNOUNCEMENTS
Mayor Ancira read a list of upcoming community events and Mayor Pro Tem Rydell added The Haunted Tour of Taylor on October 22 and October 29th being held in conjunction with other Halloween activities.

CITIZENS COMMUNICATION
Mr. Franklin Winchester, 613 W. 7th, indicated his support of the structure under construction at 608 Kimbro as long as it meets all city code requirements.

CONSENT AGENDA

4. APPROVE ORDINANCE 2016-19 FOR A BUDGET AMENDMENT TO THE BUDGET FOR THE 2015/2016 FISCAL YEAR.

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2015-10 ADOPTED ON SEPTEMBER 10, 2015, MAKING

APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AS WELL AS OTHER FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

5. APPROVE MINUTES FOR SEPTEMBER 22, 2016.
Mayor Pro Tem Rydell moved to approve the consent agenda as presented and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

PUBLIC HEARINGS/ORDINANCES

6. CONSIDER APPROVING ORDINANCE 2016-14 REVISING TAX INCREMENT FINANCING ORDINANCE.
Ms. Ashley Lumpkin, Planning and Development Services Director, presented a recap of what was presented at the September 22 council meeting on this item. Without any additional discussion Council Member Lopez moved to approve the ordinance as presented and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

ORDINANCE NO. 2016-14

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 CREATING REINVESTMENT ZONE NO. 1 UNDER THE TAX INCREMENT FINANCING ACT ALLOWED UNDER THE TEXAS TAX CODE, AND ADOPTED BY THE CITY OF TAYLOR, TEXAS, JUNE 28, 2005, AS HERETOFORE AMENDED, BY AMENDING SECTION 3 TO REMOVE AND REVISE CITY POWERS GRANTED TO THE ZONE BOARD OF DIRECTORS FOR ADMINISTRATION, MANAGEMENT OR OPERATION OF THE ZONE; PROVIDING A SAVINGS CLAUSE.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

7. CONSIDER APPROVING A 380 ECONOMIC DEVELOPMENT AGREEMENT FOR A NEW HOTEL.
Mr. Turner presented a request to approve an agreement with SAYDA Capital LLC for a hotel development project. The details of the agreement were based on an earlier proposal but now includes increased capacity with more rooms and a larger meeting room. Mr. Nimesh Patel was present to respond to questions and is planning for construction to begin no later than May, 2017.

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

8. RECEIVE UPDATE ON DISPOSITION OF PROPERTY LOCATED AT 608 KIMBRO.
Ms. Lumpkin presented a summary of recent meetings and their outcomes. Citizens who came forward included Mr. Larry Magehee with LGM Homes, owner of the project. Other speakers included Mr. David Legere, 211 N. Doak, Mr. Shannon Sutton, 2005 Jason, and Mr. David Paul, 840 W. 6th Street.

Mayor Ancira asked staff to get additional input from realtors on the project. Council Member Lopez moved to accept the update as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

(Mayor Ancira stepped out of the room and Mayor Pro Tem Rydell took over the meeting for the next 10 minutes.)

9. RECEIVE 2016 STRATEGIC FACILITIES PLAN FOR THE WASTEWATER TREATMENT PLANT.
10. RECEIVE UPDATE ON EMERGENCY REPAIRS AND CONDITION ASSESSMENT OF THE WASTEWATER TREATMENT PLANT.
Mr. Casey Sledge, consulting city engineer, presented an overview of a long-range plan for needed improvements at the wastewater plant. Mr. Walter Ragsdale, interim Public Works Director, provided a presentation on the current conditions and emergency repairs needed.

In a single motion, Mayor Pro Tem Rydell moved to approve the plan as presented and Council Member Lopez seconded the motion. Mr. Rydell amended the motion to include a statement to proceed with the items listed as Priority 1A and Ms. Lopez seconded the amended motion. VOTE: Five voted AYE. Motion passed.

11. RECEIVE UPDATE ON TXDOT DEPARTMENT OF AVIATION BID AWARD FOR AIRPORT IMPROVEMENTS.
In the absence of Mr. Cornelius due to a family emergency, Mr. Bernal presented an overview of the improvements scheduled to made at the airport with the recent award of a TxDOT grant received for $2.9 million. Most of the improvements are for rehabilitation of the runway and reconstruction of the north end of the taxiway. Additional improvements also include a new 12-unit T-Hangar and security fencing.

Council Member Garcia moved to accept the update as presented and Mayor Pro Tem Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

12. APPROVE REIMBURSEMENT RESOLUTION R16-27 EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES OF THE CITY OF TAYLOR FOR THE AIRPORT PROJECT AND WASTEWATER TREATMENT PLANT IMPROVEMENTS.
Ms. Rosemarie Dennis, Finance Director, presented a request to approve a reimbursement resolution related to the improvements at the wastewater treatment plant and airport projects. Council Member Gonzales moved to approve the resolution and Council Member Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

(Council Member Gonzales left the meeting at 7:50 pm.)

13. DISCUSS PROPOSAL FROM TEXAS DEPARTMENT OF TRANSPORTATION REGARDING REHABILITATION OPTIONS FOR MARIN LUTHER KING JR., BLVD AND HIGHWAY 112.
Mr. Ragsdale presented a proposal from TxDOT to rebuild Martin Luther King Blvd. and Highway 112 prior to turning it over to the City. The project includes 1.4 miles of road and 60-100 feet of Right of Way that is 50 feet wide. No action was required on this item and council agreed to continue this discussion at a future meeting.

14. DISCUSS PARCEL VERSUS BUSINESS METHODOLOGY FOR ASSESSING THE NON-RESIDENTIAL TRANSPORTATION USER FEE.
Mr. Turner brought this item back for additional discussion at the request of a council member. He pointed out that Ordinance 2016-03 approved by council in February 2016 included a statement in Section 13 that allows for "periodic review of rates". Mr. Sledge provided a recap of earlier presentations and the options provided by parcel vs business methodologies. Mr. Gary Gola, stated that he believes that it is the implementation at issue, not the rate. Mr. Cliff Olle, 1903 Sarah Cove, and a business owner, stressed the need to leave the current ordinance and method in place to provide some stability for business and property owners for at least three years.

Council Member Garcia made a request to consider exempting churches and other non-profits from the fee. Council Member Lopez asked about whether any thought was given to waive the fee for residents over 65 years of age. Mr. Turner agreed to bring this item back with a cost related to implementing such an exemption during the next budget year process. No vote was taken.

15. RECEIVE UPDATE ON COMMUNITY CLEANUP EFFORTS.
Ms. Holli Nelson, Public Information Officer, provided an overview of plans for the upcoming fall community and neighborhood cleanup events. Council Member Garcia made a request to provide information on pick up of bulky items and hazardous materials on social media. Council Member Garcia moved to accept the report as presented and Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

16. CONSIDER MEETING DATES FOR NOVEMBER AND DECEMBER 2016.
Ms. Brock presented a reminder to council that the second meetings in November and December are usually cancelled due to the conflict with holidays (Thanksgiving and Christmas). Council Member Garcia moved to cancel the second meetings in both November and December and keep the regular meetings on November 10 and December 8. Council Member Lopez seconded the motion. VOTE: Four voted AYE. Motion passed.

17. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.
Council Member Garcia requested information on mosquito control efforts, an update on animal control staffing, and the skate park. Council Member Lopez requested an update on the

Givens Community Center grant request and an update on code enforcement plans. Mr. Turner agreed to continue the discussion regarding conflict of interest.

(Mayor Ancira and council members retired to closed session at 8:45 pm.)

18. EXECUTIVE SESSION. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.
    - Pending litigation regarding the wastewater treatment plant

19. CONSIDER ACTION FROM EITHER EXECUTIVE SESSION.
    Mayor Ancira resumed the open meeting at 9:06 p.m. and stated that there was no action taken during either Executive Session.

ADJOURN
With no further action Mayor Ancira declared the meeting adjourned at 9:06 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk