The City Council of the City of Taylor met on October 12, 2017, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Council Member Chris Gonzales, Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Mayor Pro Tem Christine Lopez

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

INVOCATION

Fire Chief Pat Ekiss led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION: NATIONAL FRIENDS OF THE LIBRARY WEEK, OCTOBER 15-21, 2017.

   Mayor Rydell presented a proclamation to Karen Ellis, Library Director, and members of the Friends of the Library who are celebrating National Friends of the Library Week.

ANNOUNCEMENTS

Mayor Rydell read a list of upcoming community events and activities.

CITIZENS COMMUNICATION

No one came forward during this time.

CONSENT AGENDA

2. APPROVE ORDINANCE 2017-23 REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR A YOGA STUDIO LOCATED ON 6TH STREET.

ORDINANCE NO. 2017-23

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING CITY OF TAYLOR, BLOCK 41, LOT 6 (E/PT), ALSO KNOWN AS 407 WEST 6TH STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A YOGA STUDIO/CENTER USE IN THE MF-2 HIGH DENSITY MULTIFAMILY DISTRICT SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

3. APPROVE ORDINANCE 2017-15 REGARDING AMENDING THE LANDSCAPE ORDINANCE AND A TREE MITIGATION POLICY.

ORDINANCE NO. 2017-15

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2010-12 ADOPTED BY THE CITY OF TAYLOR, TEXAS ON JUNE 22, 2010 AS HERETOFORE AMENDED, BY MODIFYING 28-29(B)(1) REQUIRED SITE LANDSCAPING AND TABLE 4.1 – REQUIRED LANDSCAPING, AMENDING SECTION 28-31 TREE PRESERVATION AND PROTECTED TREES, AND MODIFYING APPENDIX A – PREFERRED PLANT LIST AND APPENDIX B – INVASIVE PLANTS

4. APPROVE ORDINANCE 2017-26 REGARDING DONATION BINS.

ORDINANCE 2017-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2001-17 ADOPTED BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY ADDING SECTION 3.5.2.10, DONATION CONTAINERS AND RECYCLE BINS AS AN ACCESSORY USE AND ADDING DONATION CONTAINERS AND RECYCLE BINS TO SECTION 11, DEFINITIONS.

5. APPROVE MINUTES FOR SEPTEMBER 28, 2017.
Mayor Pro Tem Lopez moved to approve the consent agenda as presented and Council Member Ariola seconded the motion. VOTE: Four voted AYE. Motion passed.

(Council Member Chris Gonzales joined the meeting at 6:12 p.m.)

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

6. CONSIDER AND TAKE ACTION TO ADOPT ORDINANCE 2017-30 AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR TEXAS GENERAL OBLIGATION REFUNDING BONDS; LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; ESTABLISHING PROCEDURES FOR SELLING AND DELIVERY OF ONE OR MORE SERIES OF THE BONDS; AND AUTHORIZING OTHER MATTERS RELATING TO THE BONDS.
Ms. Rosemarie Dennis, Finance Director, presented an ordinance for consideration regarding an opportunity to allow the city to take advantage of lower interest rates and refund the 2008 and 2010 bond series. Ms. Jennifer Douglas with Specialized Public Finance estimates the potential for savings at $196,438 over the life of the issuance which is twelve more years. With no objections, and on a single reading Mr. Hejl introduced the ordinance as presented and Council Member Ariola moved to approve the ordinance and to authorize other matters relating to the bonds as presented; Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

ORDINANCE NO. 2017-30

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS GENERAL OBLIGATION REFUNDING BONDS; LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; ESTABLISHING PROCEDURES FOR SELLING AND DELIVERY OF ONE OR MORE SERIES OF THE BONDS; AND AUTHORIZING OTHER MATTERS RELATING TO THE BONDS.

7. <u>CONSIDER APPROVING ECONOMIC DEVELOPMENT AGREEMENT FOR PROJECT BAY.</u>
Mr. Mark Thomas, Executive Director of the Taylor Economic Development Corporation (TEDC), presented a 380 Economic Development agreement with HCLP Holdings, Ltd. to build a new housing truss and panel facility on approximately 28 acres. The initial capital investment is a minimum of $4 million dollars and a building of at least 60,000 square feet to be annexed upon completion. The agreement includes job grants and a fifty percent sales and property tax rebate for a five year period. The agreement also states that the City and the TEDC will split the cost of extending services to the site and construct a lift station that will eventually serve the adjacent area. The investment will be partially reimbursed when additional sites develop and pay the required impact fees.

   Council Member Ariola moved to approve the verified and correct draft agreement and to modify it with the approved language on annexation after January 1, 2018. Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

8. <u>CONSIDER APPROVING ECONOMIC DEVELOPMENT AGREEMENT FOR PROJECT X.</u>
Mr. Thomas presented an overview of the proposed agreement with V-Tex Logistics LLC, also known as Valero, to build a fuel distribution center outside the current city limits, but within the extraterritorial jurisdiction. He stated that the project developer has agreed to provide landscaping, upgraded fencing standards, appropriate sign requirements, and a drainage plan that does not increase runoff after the development, as well as meeting the current adopted Fire Code. Under the agreement V-Tex will make payments equal to the ad valorem taxes in lieu of annexation. In addition to the tax payments the company has also agreed to provide the city a onetime benefit of $500,000, an ongoing annual civic contribution of at least $25,000 to one or more civic and/or charitable organizations, and up to six acres of land on an adjacent tract for construction of a future fire station. The company will also pay the Transportation User Fee and the Municipal Drainage Utility System fees as it would if it was located within the City limits.

   Mayor Rydell invited citizens who had signed up to speak to come forward. Those who expressed safety concerns about the project included Ms. Carol Fox, a Circleville resident, Mr. and Mrs. Jeff and Tammy Keys, 2302 Meadow Lane. Mr. David Giles, Valero Public Policy Director, responded to their concerns. Fire Chief Pat Ekiss expressed his support of the plan presented by Valero to address any safety concerns. Council Member Garcia asked about the threat of hunters in the area. Ms. Katie Miller, CR366, also expressed her concern for safety, smell, and traffic.

   With no other comments or discussion Council Member Ariola moved to approve the agreement as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

9. CONSIDER AWARDING REQUEST FOR QUALIFICATIONS (RFQ) FOR HERITAGE PARK PROJECT.

Mr. Casey Sledge, Consulting City Engineer, provided information on the response to a Request for Qualifications on the Heritage Park project. The City received three responses and Baird Williams Construction scored the highest. Council Member Ariola expressed concerns about holding the firm accountable and requested they consider using local labor when possible. Mr. Sledge explained that the contract itself must still be negotiated. Council Member Garcia expressed concern about the potential of increased maintenance costs.

Hearing no further comments or discussion Council Member Gonzales moved to award the RFQ to Baird Williams construction for Design Build services for the Heritage Square Park project. Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

10. CONSIDER APPROVING LEASE AGREEMENT FOR EQUIPMENT FOR PARKS MAINTENANCE.

Mr. Mike DeVito, Parks Director, presented a request to approve a lease agreement for equipment for parks maintenance. The proposed plan includes a lease of two John Deere XUV Gators through the John Deere Lease Program and the lease of two Ventrac tractors through the C&M Equipment lease program. All other equipment will be purchased through the finance program for each company. He noted that the Hustler mower will be purchased locally from Williamson County Equipment.

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

11. RECEIVE TAYLOR CHAMBER OF COMMERCE QUARTERLY REPORT FOR JULY-SEPTEMBER, 2017.

Ms. Tia Stone, President of the Taylor Chamber of Commerce, presented the regular quarterly report for activities and expenses for July through September of this year. Council Member Ariola moved to accept the report as presented and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

12. RECEIVE UPDATE ON WASTE WATER TREATMENT PLANT EMERGENCY REPAIRS.

Mr. Sledge presented a review of project costs and equipment purchased or to be purchased. Council Member Gonzales moved to accept the report as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

13. RECEIVE STREETS AND GROUNDS MAINTENANCE PLAN.

Mr. Jim Gray, Director of Public Works, presented a long-range plan for streets and parks/grounds maintenance. He stated that staff is currently contracting some maintenance out for street projects and herbicide programs at the Regional Park, and they are looking at a possible increase in service levels over the next fiscal year.

Council Member Ariola moved to accept the plan as presented with a request to provide more data before making any decisions on how to proceed and Mayor Pro Tem Lopez seconded the motion. VOTE: Four voted AYE; one NO (Garcia). Motion passed.

14. RECEIVE REPORT ON AN EMPLOYEE SATISFACTION SURVEY.
Ms. Kim Peterson, Director of Human Resources, provided information on what has been implemented regarding the employee satisfaction survey. A professional has been hired to conduct a Survey of Employee Engagement in November and results will be made available to Council early next year. Council Member Garcia moved to accept the report as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

15. DISCUSS AND CONSIDER FUTURE MEETING DATES.
Ms. Brock presented a request to consider a change in the regular meeting schedule for the remaining year due to holidays and a request to hold special meetings.

Council Member Gonzales moved to cancel the November 23 and December 28 regular council meetings and to set special meetings on November 30 and December 7 for a workshop to receive the Combined Strategic Facilities Master Plan. Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

16. RECEIVE INFORMATION REGARDING CLOSED/EXECUTIVE SESSION GUIDELINES.
Mayor Rydell stated that this item would not be presented at this meeting.

17. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.
Mayor Rydell asked Council Members for future agenda items. Council Member Ariola asked for information on the city owned trustee properties. Council Member Garcia requested more information regarding the development ordinances addressed at the Growth Summit and a discussion about an entertainment district. (The PID and Charter amendments are planned for future meetings.)

(Mayor Rydell stated that there was no need to enter into executive session.)

18. EXECUTIVE SESSION I. 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 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 Bay
    - Project X

19. CONSIDER ACTION FROM EXECUTIVE SESSION.
Council did not meet in closed session and therefore there was no action on this item.

ADJOURN
With no further action Mayor Rydell declared the meeting adjourned at 9:47 p.m.

Brandt Rydell, Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk