The City Council of the City of Taylor met on September 28, 2017, at City Hall, 400 Porter St., Taylor, Texas. 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
Council Member Chris Gonzales
Mayor Pro Tem Christine Lopez

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

INVOCATION
Mr. Turner led the group in prayer.

PLEDGE OF ALLEGIANCE

RECOGNITION/PROCLAMATIONS

1. RECOGNIZE THE TAYLOR AREA BUSINESS WOMEN FOR CHRISTMAS DECORATION CONTRIBUTIONS.
   Mayor Rydell presented a certificate of appreciation to the members of the Taylor Area Business Women (TAB) organization who donated $11,560.89 to be used to fund the purchase of replacement decorations, lights and other needs related to the downtown Christmas light program. Ms. Regina Carlson, President of TAB, and members accepted the certificate and also requested an annual account of how the funds were being spent.
2. PROCLAMATION: FIRE PREVENTION WEEK, OCTOBER 8-14, 2017.
   Mayor Rydell presented a proclamation to the Fire Department in recognition of Fire Prevention Week October 8-14th.
3. PROCLAMATION: NATIONAL NIGHT OUT, OCTOBER 3, 2017.
   Mayor Rydell presented a proclamation to the Police Department in recognition of National Night Out and invited the community to either host an event or stop by one of those in their neighborhood on Tuesday, October 3rd.

ANNOUNCEMENTS
Mayor Rydell read a list of upcoming community events and activities. Mr. Turner introduced Mr. Jim Gray as the new Public Works Director and thanked Mr. Steve Ramsey for his service during the interim period.

CITIZENS COMMUNICATION
Mr. Joe Naizar, 701 Sloan, a former member of the 2012 Charter Review Committee, provided a recap of the committee's findings.

CONSENT AGENDA

4. CONSIDER APPROVING REQUEST FROM THE MAIN STREET ADVISORY BOARD TO SELL WINE AND/OR BEER AND TO ALLOW ALCOHOL CONSUMPTION IN THE FESTIVAL AREA FOR THE MAIN STREET CAR SHOW ON OCTOBER 28, 2017.
5. CONSIDER APPROVING RESOLUTION R17-15 AUTHORIZING AN APPLICATION FOR, AND IF AWARDED, ACCEPTING A GRANT FOR RIFLE-RESISTANT BODY ARMOR.

6. CONSIDER APPROVING RESOLUTION R17-17 TO AUTHORIZE AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE AMY YOUNG BARRIER REMOVAL PROGRAM (AYBR) AND TO AUTHORIZE SIGNATORIES.
7. CONCUR WITH PRELIMINARY FINANCIALS FOR AUGUST, 2017.
8. APPROVE MINUTES FOR AUGUST 14 (AMENDED), SEPTEMBER 7, AND SEPTEMBER 14, 2017.

Council Member Garcia requested to have agenda item 4 pulled from the consent agenda. Mayor Pro Tem Lopez moved to approve the consent agenda for items 5-8 as presented and Council Member Ariola seconded the motion. VOTE: Five voted AYE. Motion passed.

Council Member Garcia stated that as a member of the group that sponsors the car show, he wished to abstain from casting a vote on agenda item number 4. With no further discussion, Mayor Pro Tem Lopez moved to approve agenda item no. 4 as presented and Council Member Gonzales seconded the motion. VOTE: Four voted AYE; One abstention. Motion passed.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

9. CONSIDER INTRODUCING ORDINANCE 2017-15 REVISING THE LANDSCAPE ORDINANCE REQUIRED LANDSCAPING PERCENTAGES, PLANT LISTS, AND AMEND THE TREE PRESERVATION AND MITIGATION REQUIREMENTS.

Ms. Ashley Lumpkin, Director of Development Services, presented an ordinance for consideration regarding a proposed amendment to the landscaping ordinance to provide flexibility within the tree preservation and tree mitigation requirements for future developments. The amendment also adds the Bradford pear to the list of invasive plants. The changes relate to non-residential properties. With no objections, Mr. Hejl introduced the ordinance as presented.

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

10. CONSIDER INTRODUCING ORDINANCE 2017-23 REGARDING A SPECIFIC USE PERMIT FOR A YOGA STUDIO.

Ms. Lumpkin presented an ordinance to consider granting a Specific Use Permit for a yoga studio located at 407 W. 6th Street. Hearing no comment or discussion, Mayor Rydell asked Mr. Hejl to introduce the ordinance as presented.

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.

11. <u>CONSIDER INTRODUCING ORDINANCE 2017-26 REVISING THE ZONING ORDINANCE TO INCLUDE DONATION CONTAINERS AND RECYCLING BINS.</u>
Ms. Lumpkin presented an ordinance for consideration to revise the current Zoning Ordinance to address donation containers and recycling bins. There was no additional comment or discussion on this item and Mayor Rydell asked Mr. Hejl to introduce the ordinance as presented.

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.

12. <u>RECEIVE INFORMATION ON INVESTMENT STRATEGIES FOR PUBLIC FUNDS.</u>
Ms. Rosemarie Dennis, Director of Finance, introduced Ms. Linda Patterson who was invited to provide information on investment strategies for public funds. Council Member Garcia made a request to get additional help to see if the city might be able to get more out of their current investments. Mr. Turner asked staff to request a proposal from Ms. Patterson for such services and to inform council of the cost prior to taking any further action. Hearing no further comments or discussion Council Member Garcia moved to accept the report as presented and Council Member Ariola seconded the motion. VOTE: Five voted AYE. Motion passed.

13. <u>RECEIVE INFORMATION ON FINANCING OPTIONS FOR MUNICIPALITIES.</u>
Ms. Dennis invited Ms. Jennifer Douglas with Specialized Public Finance, Inc. to provide information on financing options available to municipalities. Council Member Ariola requested an additional workshop to further discuss Public Improvement Districts (PID). Mayor Pro Tem Lopez moved to accept the report as presented and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

14. CONSIDER APPROVING 2017 EMPLOYEE COMPENSATION STUDY.
Ms. Kim Peterson, Director of Human Resources, introduced Mr. Sam Heinz with Public Sector Personnel Consultants who presented a recap of the compensation study presented at the July 13, 2017 council meeting. A recommendation was made that council consider a possible increase in retirement benefit matching contributions in an effort to stay competitive in the current hiring market. Hearing no further comment or discussion Mayor Pro Tem Lopez moved to approve the compensation study as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

15. CONSIDER APPROVING AGREEMENT WITH LONE STAR SOCCER.
Mr. Mike DeVito, presented a request to consider approving an agreement to enter into a partnership with the Lonestar Soccer Club to apply for a grant and build additional fields at the Taylor Regional Park and Sports Complex. Under the terms of the agreement Lonestar Soccer Club will provide $200,000 to the City of Taylor to use as matching funds to apply for a grant from the Texas Parks and Wildlife Department. The City agrees to develop two additional soccer fields at the Park that will be available to the Club under terms outlined in the agreement.

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

16. CONDUCT PUBLIC HEARING AND CONSIDER APPROVING RESOLUTION R17-16 TO SUBMIT AN APPLICATION TO THE TEXAS PARKS AND WILDLIFE FOR A NON-URBAN OUTDOOR RECREATION GRANT.
Mr. DeVito presented a request to submit an application for a non-urban outdoor recreation grant. The proposed project will include soccer fields, batting cages, shade structures, picnic areas, trails and a fishing pier. Mayor Rydell opened the Public Hearing at 8:06 pm and invited anyone to come speak on this item. Mr. Johan Borges came forward and asked if the grant would include other sports. Mr. Larry Caldwell presented a request to consider making improvements to the Doak Ball Fields. No other comments were presented and the Public Hearing was closed at 8:08 pm.

Council Member Garcia moved to approve Resolution R17-16 to submit the grant application for $500,000 to the Texas Parks and Wildlife for the project described as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

17. CONSIDER APPROVING ECONOMIC DEVELOPMENT AGREEMENT FOR PROJECT BAY.
This item was moved to the October 12, 2017 meeting and was not discussed at this time.

18. RECEIVE UPDATE ON HOTEL DEVELOPMENT.
Mr. Nimesh Patel presented an update on the hotel development. He outlined recent activities including the completion of the environmental study, submitting the building and site plans, completion of a traffic study, landscaping plan, and financing has been secured from a local lender. Mr. Patel hopes to have a groundbreaking at the end of October with completion in late 2018. He cited a slight delay working with the Holiday Inn franchise to agree with all the plans including the meeting/conference room that was added at our request.

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

19. DISCUSS AND CONSIDER APPROVING AGREEMENT WITH THE TAYLOR CHAMBER OF COMMERCE FOR HOTEL/MOTEL TAX FUNDS.
Mr. DeVito presented a request to consider approving the agreement with the Chamber of Commerce for the distribution of a portion (not to exceed $50,000) of the City Hotel/Motel Occupancy Tax. The Chamber is directed to use these funds to provide grants for local organizations offering tourism based events. City staff is working with the Chamber to develop a viable method to identify and track hotel visitors attending sporting events.

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

20. DISCUSS POSSIBLE CHARTER AMENDMENTS.
Council Member Garcia requested this item be discussed and would like a new committee, or selected persons, to review the results of the last committee. The questioned was raised as to the need to revisit this subject with so many other items currently under review. It was pointed out that the previous council opted not to take any action once the review was completed. Mayor Rydell asked to invite the previous committee to meet with Council to provide more information on their findings. Staff was tasked with setting up the meeting.

21. CONSIDER APPROVING RESOLUTION R17-21 FOR NOMINATION(S) TO THE WILLIAMSON CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION.
Ms. Brock presented a resolution to nominate an individual or individuals to be added to the election slate for the Williamson Central Appraisal District Board of Directors. The deadline to submit nominees is October 15^{th}. Due to the small number of votes the city has (35) and the fact that the Taylor ISD opted not to submit a nomination, Council opted to not make a nomination at this time.

22. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.
Mayor Rydell asked Council Members for future agenda items. Mayor Pro Tem Lopez requested more information on Public Improvement Districts and Council Member Garcia requested more information regarding the franchise agreement with Progressive Waste Solutions and their rates for dumpsters.

(Mayor Rydell presented the certified agenda and entered into closed session at 9:08 p.m.)

23. 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

24. CONSIDER ACTION FROM EXECUTIVE SESSION.
Mayor Rydell returned to open session at 9:37 p.m. and stated that no action or vote was taken in closed session.

ADJOURN
With no further action Mayor Rydell declared the meeting adjourned at 9:37 p.m.

Brandt Rydell, Mayor

ATTEST:

Susan Brock

Susan Brock, City Clerk