The City Council of the City of Taylor met in a special meeting on September 22, 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
Mayor Hill invited all citizens who had signed up to comment on the recreation/indoor/teen center to be operated by the YMCA to come forward during this time. The following individuals spoke in favor of the project: Keith Hagler, Teresa Hutmacher, Robin Hunt, John Benziger, Jason Ford, Christine Lopez, James Marek, Michelle Meeker, Sara Carroll, Ed Komandosky, James Preece, Don McAlister, Tom Vanecek, Rosemary Hauser Nelson, John Nelson, Loretta Patschke, Stacy Olsen, Royce Williamson, H.E. Crump, Jr., and Vada Rose. John Hughes and Tim Glover expressed concern for the financing plan and proposed location but supported the concept. In addition to their comments the Taylor Economic Development Corporation and the Taylor Chamber of Commerce submitted letters of support with the Chamber pledging $1200 per year for five years. Additional pledges of $500 per year for five years were received from each of the local chapters of the Kiwanis and Rotary Clubs.

Speaking against the issue were Rick Urbanek, Joe Naizer, Ronald Holton, Doris Roznovak, H.E. Rowland, Cynthia Valadez, Jose Orta, Ann Jones Ballard, Greg Teggeman, John Gilligan, Dennis Falk, Gordon Druesdow. In addition to his comments, Mr. Joe Naizer submitted a petition containing 432 signatures urging the city council to call an election and take the issue of funding this project back to the voters.

CONSENT AGENDA

1. MINUTES SEPTEMBER 8, 2011.
2. APPROVE ORDINANCE 2011-22 ADOPTING THE 2009 INTERNATIONAL BUILDING CODES.

ORDINANCE NO. 2011-22

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS ADOPTING THE 2009 INTERNATIONAL RESIDENTIAL CODE, THE 2009 INTERNATIONAL BUILDING CODE, THE 2006 ICC ELECTRICAL ADMINISTRATIVE CODE, THE 2008 NATIONAL ELECTRIC CODE; 2009 INTERNATIONAL FIRE CODE; 2009 INTERNATIONAL MECHANICAL CODE; 2009 INTERNATIONAL PLUMBING CODE; 2009 INTERNATIONAL FUEL GAS CODE; 2009 INTERNATIONAL ENERGY CONSERVATION CODE; SUPPLEMENTING AND AMENDING THE CODES ADOPTED BY THIS ORDINANCE WITH OTHER

ORDINANCES AND PROVISIONS STATED HEREIN; ADOPTING A REPEALER CLAUSE; ADOPTING A SAVINGS CLAUSE; ADOPTING A PENALTY CLAUSE PROVIDING THAT ANY PERSON VIOLATING THE PROVISIONS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND, UPON CONVICTION IN THE MUNICIPAL COURT OF THE CITY OF TAYLOR, TEXAS, OR ANY OTHER COURT OF PROPER JURISDICTION, SHALL BE SUBJECT TO A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE, EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2000.00) FOR EACH OFFENSE; HAVING AN EFFECTIVE DATE AND REQUIRING PUBLICATION.

3. APPROVE ORDINANCE 2011-26 AMENDING THE 2010/2011 FISCAL YEAR BUDGET.

ORDINANCE NO. 2011-26

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2010-30 ADOPTED ON SEPTEMBER 9, 2010, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2010 AND ENDING SEPTEMBER 30, 2011; 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.

4. APPROVE ORDINANCE 2011-28 AMENDING THE FEE SCHEDULE FOR CITY SERVICES.

ORDINANCE 2011-28

AN ORDINANCE AMENDING ORDINANCE 2010-41 ADOPTED ON SEPTEMBER 28, 2010 BY CHANGING CERTAIN RATES AND OTHER SERVICES PROVIDED BY THE CITY

5. ACCEPT PUBLIC IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE NEW TAYLOR HIGH SCHOOL.
6. CONCUR WITH THE PRELIMINARY FINANCIALS FOR AUGUST, 2011.

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

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

7. CONDUCT PUBLIC HEARING AND CONSIDER FINANCING FOR CONSTRUCTION OF AN INDOOR RECREATION/TEEN/COMMUNITY CENTER TO BE OPERATED BY THE TAYLOR YMCA.
   Mr. Dunaway presented a brief review of the current status of the YMCA facility. Mayor Hill declared the Public Hearing open and invited each Council Member to provide their comments. Council Member McDonald expressed his concern that the current issue under discussion is different than the one voted on eighteen months earlier. He emphasized the need to continue to seek financial partnerships and to develop a plan to move this issue forward. With that said, Council Member McDonald moved to have the City Council immediately move forward to implement the indoor recommendation previously approved in the 2005 Parks Master Plan regarding the construction of a ten/recreation/community center. Implementation includes a) meeting with financial partners and securing specific financial commitments to the project, b) developing a fiscally responsible funding model which minimizes costs to the taxpayer, c) finalizing design and construction estimates which satisfy all community requirements, d) securing an agreement with an organization or group to provide furniture, equipment and fixtures, fully staff and operate the center on behalf of the City and provide the maximum amount of services to the community at the lowest cost. Mayor Hill asked the motion be amended to include a thirty day completion date. Council Member Ancira seconded the motion.

   Council Member Osborn restated his primary concerns that when he campaigned in 2010 his focus was on lowering taxes and fixing the streets. He asked staff to look into alternative sites and the possible repurposing of existing vacant buildings already in town. He reminded those in attendance that the motion being considered is to develop a plan, not necessarily approve the plan.

   Council Member Ancira stressed his desire to support this project was based on creating a way to attract more people to live and work here and expand the property tax base. Mayor Hill stressed the need to move forward by gathering more information and securing partnerships before making a decision.

   Mayor Pro Tem Gonzales opposed the measure and stated that he will not support any increase in taxes for this project. He provided detailed information on the median income for Taylor and surrounding communities and data on how many families are already living at or below the poverty level. He believes any tax increase at the current time is not an option. He does not support a plan that only minimizes taxes to pay for the project but he would prefer to see a plan that eliminates the need to raise taxes at all.

   Hearing no further comment, Mayor Hill declared the Public Hearing was closed.
   VOTE: Four voted AYE. One NO. (Mayor Pro Tem Gonzales). Motion passed.

8. CONSIDER APPROVING RESOLUTION R11-21 ADOPTING A FUND BALANCE POLICY.

Ms. Rosemarie Dennis, Director of Finance, presented a request to consider approving a resolution establishing a Fund Balance Policy. This policy includes specific constraints when reporting on fund balances of governmental funds and was developed to comply with the Government Accounting Standards Board (GASB) requirements for local governments.

Mayor Pro Tem Gonzales moved to approve Resolution R11-21 adopting a fund balance policy and Council Member Ancira seconded the motion. VOTE: Five voted AYE. Motion passed.

9. CONSIDER ECONOMIC DEVELOPMENT AGREEMENT WITH ALLIANCE GEOTECHNICAL GROUP OF AUSTIN, INC.

Mr. Bob vanTil, Director of Community Development, presented a request to consider an agreement with Mr. Wayne Eddins and his engineering firm Alliance Geotechnical Group of Austin, Inc. The agreement provides specific incentives to Mr. Eddins including a 30 percent reimbursement of property taxes for five years. Mr. Eddins acknowledged his experience with the city in getting this agreement finalized was a positive one and he looks forward to completing the move.

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

ADJOURN

With no further business; Mayor Hill adjourned the meeting at 8:46 p.m.

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Don Hill, Mayor

ATTEST:

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Susan Brock, City Clerk