The City Council of the City of Taylor met on August 12, 2010, at City Hall, 400 Porter St., Taylor, Texas. Mayor Pro Tem McDonald declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Chris Gonzales	City Manager, Jim D. Dunaway
Council Member Don Hill	Interim Assistant City Manager, Jeff Straub
Council Member Chris Osborn	City Attorney, Ted Hejl
	City Clerk, Susan Brock

INVOCATION
Jeff Straub led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION
Mayor Pro Tem McDonald invited citizens to come forward during this time to address the Council on items both on and not on the agenda. Ms. Neta Callahan urged the Council to continue to support the Taylor CNet program. Citizens expressing their concern regarding the Municipal Drainage Utility System (MDUS) included Curtis Hickman, Ross Flint, Joe Mueck, Phil Hitchcock, and Jennifer Meixsell.

CONSENT AGENDA

1. MINUTES FOR JULY 22, JULY 27, JULY 29, AND AUGUST 5, 2010.
2. APPROVE ORDINANCE 2010-20, REZONING CITY PARKS AND TRAILS TO ‘P’ PARK ZONING.

ORDINANCE NO. 2010-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, BY CHANGING THE ZONING OF ALL CITY OWNED PARKS AND TRAILS TO “P” PARK ZONING; TO SHOW THE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

3. APPROVE ORDINANCE 2010-29 APPROVING AN EXTRATERRITORIAL JURISDICTION AGREEMENT WITH THE CITY OF PFLUGERVILLE.

ORDINANCE NO. 2010-29

AN ORDINANCE AUTHORIZING THE MAYOR OF TAYLOR TO EXECUTE AN AGREEMENT ESTABLISHING A GEOGRAPHIC BOUNDARY FOR FUTURE EXTRATERRITORIAL JURISDICTION EXPANSION BY AND BETWEEN THE CITY OF TAYLOR, TEXAS AND THE CITY OF PFLUGERVILLE, TEXAS.

Council Member Hill moved to approve the consent agenda as presented and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

(The next item was taken out of order due to the number of citizens in attendance to participate in the discussion.)

10. CONSIDER ESTABLISHING A RATE FOR THE MUNICIPAL DRAINAGE UTILITY SYSTEM (MDUS).
Mr. Dunaway and Casey Sledge, consulting city engineer, provided Council with additional information regarding the setting of a rate for the MDUS. He stated that under the proposed plan all properties will be assessed the fee, even unoccupied buildings will be included and, when necessary, separate accounts will be set up for these property owners to receive a bill for the fee. Further discussion included the possibility of allowing credits for detention ponds and also the option of developing a tiered system for establishing the rate. Mr. Sledge described possible options for setting the rate and staff from Halff and Associates were also present to respond to questions or concerns. Mr. Bob Snodgrass and Mr. Joe Naizer addressed Council regarding their thoughts on methods used to set the rate.

After much discussion, Council Member Gonzales suggested reducing the rate now with the option to phase in a higher rate in the future and postponing the actual date of implementation to January to give residents and businesses time to prepare and budget for the new fee. Citing the need to continue to be aware of how any new rate or fee will affect businesses and residents in the current economic situation Council Member Osborn moved to set the MDUS rate at $1.00 per ERU (equivalent residential unit) with no credits and the rate to become effective January 1, 2011. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

4. CONDUCT PUBLIC HEARING AND CONSIDER ADOPTING ORDINANCE 2010-25 RENAMING A PORTION OF SYCAMORE STREET TO VETERANS DRIVE.
Mr. John Elsden, City Planner, reported that the thirty day comment period had ended and no comments were received. There was no additional discussion or comment from Council.

Mayor Pro Tem McDonald declared the Public Hearing open; hearing no comments, it was closed and he asked for a motion to adopt the ordinance which was previously introduced at the July 8, 2010 council meeting. Council Member Osborn moved to adopt Ordinance 2010-25 as presented and Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

ORDINANCE NO. 2010-25

AN ORDINANCE PROVIDING FOR THE RENAMING OF SYCAMORE STREET WITHIN MURPHY PARK; PROVIDING FOR A PUBLIC HEARING; PROVIDING A REPEALING CLAUSE; AND PROVIDING A SEVERABILITY CLAUSE"

5. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2010-31 REGARDING A REQUEST TO REZONE PROPERTY LOCATED AT 501 WESTCHESTER ROAD, DESCRIBED AS LOT 26, BLOCK 1 OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, FROM M-1 LIGHT INDUSTRIAL TO R-1 SINGLE FAMILY.
Mr. Elsden presented information regarding a request to rezone property currently zoned M-1, Light Industrial to R-1, Single Family Residential. Property owner Mr. Donald Kaatz is in the process of selling this property as a residence and requested the zoning changed to reflect the actual use of the property. The Planning and Zoning Commission recommended

the change as presented.

Mayor Pro Tem McDonald declared the Public Hearing open; hearing no comments, he asked Mr. Hejl to introduce the ordinance.

ORDINANCE 2010-31

AN ORDINANCE CHANGING THE ZONING OF LOT 26, BLOCK 1, LANTERN HILL SUBDIVISION, WILLIAMSON COUNTY TEXAS, MORE FULLY DESCRIBED HEREIN, FROM LIGHT INDUSTRIAL (M-1) TO SINGLE FAMILY (R-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

6. CONSIDER APPROVING ORDINANCE 2010-21 REGARDING REZONING PROPERTIES ANNEXED IN 2009.
   Mr. Elsden provided additional information regarding proposed zoning of properties most recently annexed in 2009. Photos of Mr. Federico Buentello's property were reviewed and discussion continued on the actual use and future plans for development of this property. After much discussion, Council instructed staff to move forward with the intention of rezoning this property to B-2 General Business, instead of the recommended M-2, Heavy Industrial. It was further suggested that Mr. Buentello submit an application for a Specific Use Permit to request permission to conduct his business within this type of zoning.

   Council Member Osborn moved to table this item and staff was instructed to take the issue back to the Planning and Zoning Commission and to move the process forward in an expedited manner. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

7. CONSIDER APPROVING ORDINANCE 2010-22 MODIFYING THE FUTURE LAND USE PLAN FOR AREAS ANNEXED IN 2009.
   Due to the decision on the previous item, no action was taken on this item.

8. CONDUCT SECOND PUBLIC HEARING ON ANNEXATION OF PROPERTIES NORTHWEST OF TAYLOR ON THE EAST SIDE OF CR 101 AND EAST OF TAYLOR ON BOTH SIDES OF FM 619.
   Mr. Elsden presented a request for council to conduct a public hearing on properties currently under consideration for annexation. Mayor Pro Tem McDonald declared the Public Hearing open; hearing no comments, the hearing was closed. No further action was warranted at this time.

9. CONSIDER APPROVING CONTRACT AMENDMENT NO. 3 FOR FREESE AND NICHOLS.
   Mr. Dunaway and Mr. Sledge provided information on the current status of the upper pressure plane project. A delay in obtaining easements and the need for additional survey work has resulted in a request to approve an amendment for additional costs not included in the original contract. The detailed list of services performed totals $98,716 in additional compensation.

   Council Member Gonzales moved to approve the contract amendment as presented and Council Member Hill seconded the motion. VOTE: Three voted AYE; One voted NAY

(Council Member Osborn). Motion passed.

11. CONTINUE ACCEPTING REPORT FROM THE TAYLOR MARKETING TEAM.
Mr. Jason Ford, President, Taylor Marketing Team, provided Council with an annual report from the Taylor Marketing Team.

Council Member Hill moved to approve the report as presented and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

12. EXECUTIVE SESSION.
The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with it's 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.
    - East Williamson County Higher Education Center

Mayor Pro Tem McDonald adjourned into closed session at 9:10 p.m.

13. CONSIDER ACTION FROM EXECUTIVE SESSION.
Mayor Pro Tem McDonald resumed the open meeting at 9:40 p.m. and stated that there was no action taken on any issue during the Executive Session and there were no motions made to take action during the open session.

ADJOURN

With no further business; Mayor Pro Tem McDonald adjourned the meeting at 9:40 p.m.

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John McDonald, Mayor Pro Tem

ATTEST:

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Susan Brock, City Clerk