

AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

AUGUST 12, 2010, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. The Mayor or any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

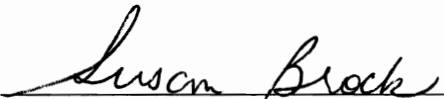
1. Minutes for July 22, July 27, July 29, and August 5, 2010. (Susan Brock)
2. Ordinance 2010-20 to rezone City Parks and Trails to "P" Park Zoning.
3. Ordinance 2010-29 approving an extraterritorial jurisdiction agreement with the City of Pflugerville.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

4. Conduct Public Hearing and consider adopting Ordinance 2010-25 renaming a portion of Sycamore Street to Veterans Drive. (John Elsdon)
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. (John Elsdon)
6. Consider approving Ordinance 2010-21 regarding rezoning properties annexed in 2009. (John Elsdon)
7. Consider approving Ordinance 2010-22 modifying the Future Land Use Plan for areas annexed in 2009. (John Elsdon)
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. (John Elsdon)
9. Consider approving Contract Amendment No. 3 for Freese and Nichols. (Jim Dunaway; Casey Sledge)
10. Consider establishing a rate for the Municipal Drainage Utility System (MDUS). (Jim Dunaway; Casey Sledge)
11. Consider accepting report from the Taylor Marketing Team. (Jason Ford)
12. Executive Session. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, 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 which the City of Taylor, Texas, is conducting economic development negotiations and/or deliberate the offer of financial or other incentives to the business prospect.
 - East Williamson County Higher Education Center
13. Consider action from Executive Session.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on August 9, 2010 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: 
Susan Brock, City Clerk



***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 1
Agenda Title: Minutes for July 22, July 27, July 29, and August 5, 2010.
Council Action: Motion to approve or approve with corrections
Initiating Department: City Management/City Clerk
Staff Contact: Susan Brock, City Clerk

1. INTRODUCTION/PURPOSE

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the “Minutes” of each City Council must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. DESCRIPTION/ JUSTIFICATION

N/A

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. REFERENCE FILES

- 1a. Minutes, July 22, 2010
- 1b. Minutes, July 27, 2010
- 1c. Minutes, July 29, 2010
- 1d. Minutes, August 5, 2010

The City Council of the City of Taylor met in a special budget workshop on July 22, 2010 at City Hall, 400 Porter St., Taylor, Texas. Mayor Hortenstine declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem John McDonald	City Manager, Jim D. Dunaway
Council Member Chris Gonzales	Interim Assistant City Manager, Jeff Straub
Council Member Don Hill	City Clerk, Susan Brock
Council Member Chris Osborn	

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. CONDUCT BUDGET WORKSHOP I FOR FY 2010/2011.
Mr. Dunaway presented an overview of current efforts to provide a balanced budget and emphasized the need to continue a hold on any capital expenditures for the upcoming year. Ms. Starla Hall presented information regarding the recommended changes to employee and retiree health insurance and changes in selected personnel positions. Council raised questions regarding an increase in some specific costs including cell phones, electricity, and staff overtime. Council also requested more details on municipal court fee collections and a revised organizational chart.

ADJOURN

With plans to continue the discussion on the proposed budget, tax rate, and revenue funds at the next workshop, Mayor Hortenstine adjourned the meeting at 8:10 p.m.

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

The City Council of the City of Taylor met on July 27, 2010 at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Council Member Chris Osborn, Mayor Hortenstine declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem John McDonald
Council Member Chris Gonzales
Council Member Don Hill

City Manager, Jim Dunaway
Interim Assistant City Manager, Jeff Straub
City Attorney, Ted Hejl
City Clerk, Susan Brock

INVOCATION

Chief Jeff Straub led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Mr. Art Baisley addressed the council regarding rezoning of his recently annexed property.

CONSENT AGENDA

1. MINUTES FOR JUNE 22 AND JULY 8, 2010.
2. APPROVE ORDINANCE 2010-26, SUP FOR SVOBODA BED AND BREAKFAST ON MCCLURE STREET.

ORDINANCE NO. 2010-26

AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST FACILITY ON PROPERTY DESCRIBED AS 829 MCCLURE STREET; AND PROVIDING A SAVINGS CLAUSE

3. ACCEPT SEMI ANNUAL IMPACT FEE REPORT.
4. CONCUR WITH PRELIMINARY FINANCIALS FOR JUNE, 2010.

Mayor Pro Tem McDonald asked to remove item number 4, Financial Report, to the regular agenda for discussion. He then moved to approve the remaining items numbers 1,2, and 3 of the consent agenda as presented and Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

4. CONCUR WITH PRELIMINARY FINANCIALS FOR JUNE, 2010.

Mayor Pro Tem McDonald requested clarification on the franchise tax information contained in the monthly report and the information provided at the first budget workshop. An additional concern was the lack of information regarding airport hangar rental income. Staff agreed to respond to both these concerns once these items have been researched. With no further questions, Mayor Pro Tem McDonald moved to approve the financials as presented and Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

5. PROCLAMATION: BREAST FEEDING MONTH, AUGUST 2010.

Mayor Hortenstine presented a proclamation to Ms. Shantalyn-Danielle Jacobs with the Women, Infant and Child (WIC) program in recognition of August as Breast Feeding

Month.

6. PROCLAMATION: CORPORAL RICHARD ALLGOWER RECOGNITION OF SERVICE.
Council Member Gonzales assisted Mayor Hortenstine in presenting a proclamation to Corporal Richard Allgower, USMC, in honor of his record of military service to our country.
7. PROCLAMATION: NATIONAL NIGHT OUT: AUGUST, 2010.
Mayor Hortenstine presented a proclamation announcing National Night Out in the City of Taylor on August 3, 2010. Ms. Beth Wilkes, and Chief Straub with the Taylor Police Department, accepted the award.
8. PROCLAMATION: RECOGNITION OF KEVIN WIDMER AND TAYLOR SPECIAL OLYMPICS.
Mayor Hortenstine presented a proclamation to Mr. Kevin Widmer in recognition of his many hours of service to the local Special Olympics program.
9. RECOGNIZE FINANCE DEPARTMENT FOR GOVERNMENT FINANCE OFFICERS ASSOCIATION AWARD FOR DISTINGUISHED BUDGET PRESENTATION AWARD.
Mr. Dunaway announced the recent award to the Finance Department for their achievement three years in a row. Rosemarie Dennis and Alice Benjiman accepted the award on behalf of the entire finance department.
10. CONSIDER RENEWING PROFESSIONAL SERVICES CONTRACT WITH THE BENETEX GROUP.
Ms. Starla Hall, Director of Human Resources, presented a request to consider extending the contract with the BeneTex Group for consulting services regarding benefit programs. Ms. Sandra Quintanilla, a representative for BeneTex, was present to respond to any questions or concerns. Ms. Hall noted that with the assistance of this group the city was able to successfully negotiate a lower rate increase for city employee health benefits and ultimately saved over \$255,000 in annual costs.

Council Member Hill moved to approve the contract renewal with the BeneTex Group for employee health benefits at a cost of \$10,000 per year for a two year contract and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.
11. CONSIDER HEALTH INSURANCE BENEFITS FOR CITY EMPLOYEES.
Ms. Hall presented a request to consider eliminating one of the existing health plans for employees. Currently, the city offers two options for health insurance both through Scott and White: a Standard Plan 20 HMO and a Consumer Choice 30 Plan. Due to the high number of claims at a rate of 124% loss ratio, Scott and White initially proposed a 12.7% increase for both plans. After much negotiation, the final proposed increase is 4.3% with all employees and retirees being moved to the Consumer Choice 30 Plan.

Mayor Pro Tem McDonald questioned the need to continue to offer a \$100 incentive to those employees opting out of the city health insurance plan. Staff will provide financial information related to taking this action during the next budget workshop.

Mayor Pro Tem McDonald moved to approve the Consumer Choice health insurance benefits as presented and Council Member Hill seconded the motion. VOTE: Four voted AYE. Motion passed.

12. CONTINUE PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2010-20 TO REZONE CITY PARKS AND TRAILS TO 'P' PARK ZONING.

Mr. John Elsdén, City Planner, made a request to the Mayor to reopen the Public Hearing continued from the July 8th council meeting. He stated that the only change made to the plan since the last meeting is the addition of a single parcel near the entrance to the Taylor Regional Park and Sports Complex. Mayor Pro Tem McDonald continued the previous discussion on zoning the county owned property immediately adjacent to the park. Staff indicated the Commissioner Morrison is not interested in moving forward at this time and is currently working with the Taylor ISD in planning future use for adjacent properties. Staff noted it would be possible to add additional properties at any time in the future.

Mayor Hortenstine declared the public hearing reopened; hearing no additional comments, the Mayor requested Mr. Hejl to read the caption and officially declared the ordinance introduced.

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.

13. CONTINUE PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2010-21 ESTABLISHING ZONING AND 2010-22 REGARDING FUTURE LAND USE PLAN FOR 2009 ANNEXED PROPERTIES.

Mr. Elsdén requested the Mayor continue the Public Hearing from the July 8th meeting for zoning and future land use of the most recently annexed properties. Mayor Pro Tem McDonald requested additional clarification regarding the property owned by Mr. Art Baisley. Staff explained that the current residential zoning does not hamper Mr. Baisley's ability to operate a business from his home and his request for a change in zoning is not warranted at this time. In the event Mr. Baisley wants to expand or develop a new business at this site he would have the opportunity to request a change in zoning at that time.

Mayor Hortenstine declared the public hearing reopened. Mr. Bo Brasfield provided comments regarding the planned zoning for a specific parcel owned by Mr. Federico Buentello. Mr. Buentello owns property on the NW corner of CR 400 and US 95 and is requesting M-2, heavy industrial zoning to operate a scrap metal recycling business. Mr. Elsdén provided the results of a phone survey of neighboring residents and stated the majority of those contacted are opposed to this type of development. Council expressed concern for moving forward with this request for a change in zoning and asked that these two ordinances be presented individually at the next council meeting. With no further comment, and in an effort to move this item forward Mayor Hortenstine asked Mr. Hejl to introduce the ordinances as presented with the understanding that the zoning will still be under consideration prior to any vote.

ORDINANCE NO. 2010-21

AN ORDINANCE CHANGING THE ZONING TO ANNEXED AREAS AS SHOWN ON ORDINANCES 2009-33 AND 2009-34; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

ORDINANCE NO. 2010-22

AN ORDINANCE ADDING FUTURE LAND USES TO ANNEXED AREAS AND ADJACENT AREAS WITHIN TAYLOR'S EXTRATERRITORIAL JURISDICTION AS SHOWN ON EXHIBIT A; AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE FUTURE LAND USE CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

14. CONDUCT PUBLIC HEARING FOR ANNEXATION OF PROPERTIES NORTHWEST OF TAYLOR ON THE EAST SIDE OF CR 101 AND EAST OF TAYLOR ON BOTH SIDES OF FM 619.

Mr. Elsdon presented a request to consider conducting a public hearing regarding the proposed annexation for this year. Mayor Hortenstine declared the public hearing open. Mr. Jesse Pospisil spoke on behalf of the SPJST Hall located on FM 619. His concerns were related to taxing districts and his 503 (c) non profit status. He already receives water and garbage service provided by the city. Mr. Dunaway assured him there would be no changes in school taxing districts and his non profit status would not be affected due to this annexation. Hearing no further comments, Mayor Hortenstine closed the Public Hearing.

15. CONSIDER INTRODUCING ORDINANCE 2010-29 APPROVING AN EXTRATERRITORIAL JURISDICTION AGREEMENT WITH CITY OF PFLUGERVILLE.

Mr. Bob vanTil, Director of Community Development, presented a request to consider an agreement with the City of Pflugerville. He reported that the agreement has already been approved by the City of Pflugerville and there were no properties in question or being contested by either party. Hearing no additional comments, the Mayor requested Mr. Hejl to read the caption and officially declared the ordinance introduced.

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.

16. CONSIDER APPOINTMENTS TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) GENERAL ASSEMBLY.

Mr. Dunaway presented a request to consider appointing two council members to the general assembly of the CAPCOG. Ms. Ella Jez, former Mayor Pro Tem, addressed the council emphasizing the importance of serving in this capacity and encouraged a council member to step forward and take her place. Council Member Gonzales accepted the

nomination and Mayor Pro Tem McDonald moved to approve the reappointment of Council Member Hill and to appoint Council Member Gonzales to the CAPCOG General Assembly. Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed.

17. CONSIDER APPROVING RESOLUTION R10-15 AUTHORIZING AN AGREEMENT WITH JP MORGAN CHASE BANK FOR PARTICIPATION IN A PROCUREMENT CARD PROGRAM.

Ms. Rosemarie Dennis, Finance Director, presented a request to consider authorizing the City Manager to enter into an agreement with a new financial institution to initiate a procurement purchasing program for city departments. This program would provide better accountability for individual department purchases and actually result in a discount or rebate based on total amount spent.

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

18. 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 Hortenstine adjourned into closed session at 7:55 p.m.

19. CONSIDER ACTION FROM EXECUTIVE SESSION.

Mayor Hortenstine resumed the open meeting at 8:36 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 Hortenstine adjourned the meeting at 8:36 p.m.

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

The City Council of the City of Taylor met in a second special budget workshop on July 29, 2010 at City Hall, 400 Porter St., Taylor, Texas. Mayor Hortenstine declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem John McDonald
Council Member Chris Gonzales
Council Member Don Hill
Council Member Chris Osborn

City Manager, Jim D. Dunaway
Interim Assistant City Manager, Jeff Straub
City Clerk, Susan Brock

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. CONDUCT BUDGET WORKSHOP II FOR FY 2010/2011.

Mr. Dunaway presented additional information regarding proposed figures for both revenue and expenditures for the upcoming year. He stated that a ten percent increase in both water and wastewater is planned for the new fiscal year. If budget allows, staff plans to conduct a new fee rate study in order to ensure our calculations continue to reflect actual costs to provide these services. Ms. Rosemarie Dennis, Finance Director, provided information regarding the county formulation for the effective tax rate and a historical review of the city tax rate for the past ten years.

Ms. Starla Hall, provided council with information comparing holidays in other cities and a recommendation was made to consider granting Veterans Day to employees this year in lieu of any raises. Additional handouts included information regarding franchise fees, impact fees, debt service, and a city organizational chart.

ADJOURN

No action was taken on any item and without further comment or discussion Mayor Hortenstine adjourned the meeting at 8:18 p.m.

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

The City Council of the City of Taylor met in a special meeting on August 5, 2010, at City Hall, 400 Porter St., Taylor, Texas. Mayor Hortenstine declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem John McDonald	City Manager, Jim D. Dunaway
Council Member Chris Gonzales	Interim Assistant City Manager, Jeff Straub
Council Member Don Hill	City Clerk, Susan Brock
Council Member Chris Osborn	

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. DISCUSS AND CONSIDER ACTION RELATED TO THE 2009/2010 FY BUDGET WHICH INCLUDES THE EFFECTIVE RATE CALCULATIONS.

Mayor Hortenstine asked for a continuation on any discussion of specific revisions to the budget still under review. Council Member Osborn requested additional clarification on the bad debt and unpaid civil fines. Mayor Hortenstine expressed his concern that this budget does not include any provision for employee raises and the need to consider this item in order to retain and attract quality staff. This item was only for discussion and no action was taken.

2. AD VALOREM TAX RATE AND 2009/2010 BUDGET.

Mr. Dunaway and Ms. Rosemarie Dennis, Finance Director, presented an overview of the methods used to calculate the effective rate. He noted that even with fewer dollars there has been little or no reduction in the level of services provided to the community. Citing the continued poor economic situation nationwide, Council Member Osborn stressed the need to maintain a reasonable tax rate for the benefit of the citizens. Mr. Dunaway and Mayor Hortenstine emphasized how the city has continued to maintain a very conservative and nearly flat rate in taxes over the past ten years and noted that the proposed budget is 5% less than the previous year.

Mayor Pro Tem McDonald moved to set the upper limit of the ad valorem tax rate 0.813893 and Council Member Hill seconded the motion.

RECORD VOTE:

Mayor Pro Tem McDonald	Aye
Council Member Gonzales	Aye
Council Member Hill	Aye
Council Member Osborn	Nay
Mayor Hortenstine	Aye

VOTE: Four voted AYE; one NAY. Motion passed.

ADJOURN

With no further business; Mayor Hortenstine adjourned the meeting at 6:41 p.m.

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk



***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 2

Agenda Title: Approve Ordinance 2010-20 to rezone City Parks and Trails to “P” Park Zoning.

Council Action: Approve by consent

Initiating Department: Community Development

Staff Contact: John Elsdon, City Planner

1. INTRODUCTION/PURPOSE

Approve by consent Ordinance 2010-20 to rezone City Parks and Trails land to “P” Park Zoning.

2. DESCRIPTION/ JUSTIFICATION

During November, 2009, the City Council created a new zoning district titled “P” Park Zoning. New definitions were also included for a number of Park related uses. The reason for this new district is to provide a zoning district specifically designed for publicly owned parks and recreational facilities.

The Future Land Use Plan (FLP) includes a land use category called “Park.” The FLP describes the types of land uses anticipated in the next 20 years or so. There are no recommendations in the Plan to create a “P” zoning district. However, the creation of the “P” district will put the land use more in line with the FLP and will not detract from the objectives in the Plan, create something in conflict with the Plan, and will put all of the city’s park land and trails under one zoning category more suitable for park uses as opposed to multiple zoning such as single-residential, multi-family, commercial, industrial, and agricultural zoning.

The Planning & Zoning Commission considered this item during their May 11 and June 8, 2010 meetings. They recommended approval of this Item on June 8, 2010 following their public hearing.

3 FINANCIAL/BUDGET

N/A

4 RECOMMENDATION

City Council opened the Public Hearing for this item on July 8, 2010, and continued it to July 27th. Recommendation is to approve by consent Ordinance 2010-20 rezoning City Parks and Trails to “P” Park Zoning.

5 REFERENCE FILES

- 2a Ordinance 2010-20
- 2b. Parks and Trails Zoning map

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.

Whereas, the Taylor City Council conducted a public hearing July 8, 2010, to consider rezoning all parks and trails owned by the City of Taylor, as shown on Exhibit "A" incorporated by reference herein for all purposes ("Property"); and

Whereas, the Planning and Zoning Commission, after conducting a public hearing on May 11, 2010, and June 8, 2010 to consider the new zoning, recommended the zoning to the City Council; and

Whereas, the City Council, after public hearings, approves the rezoning of property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct, and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is zoned "P" Park in accordance with Exhibit A.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the City's parks and trails to be zoned "P" Park.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article 8 of the City Charter, Ordinance 2010-20 was introduced before the Taylor City Council on the 8th day of July, 2010.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2010.

Rodney Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

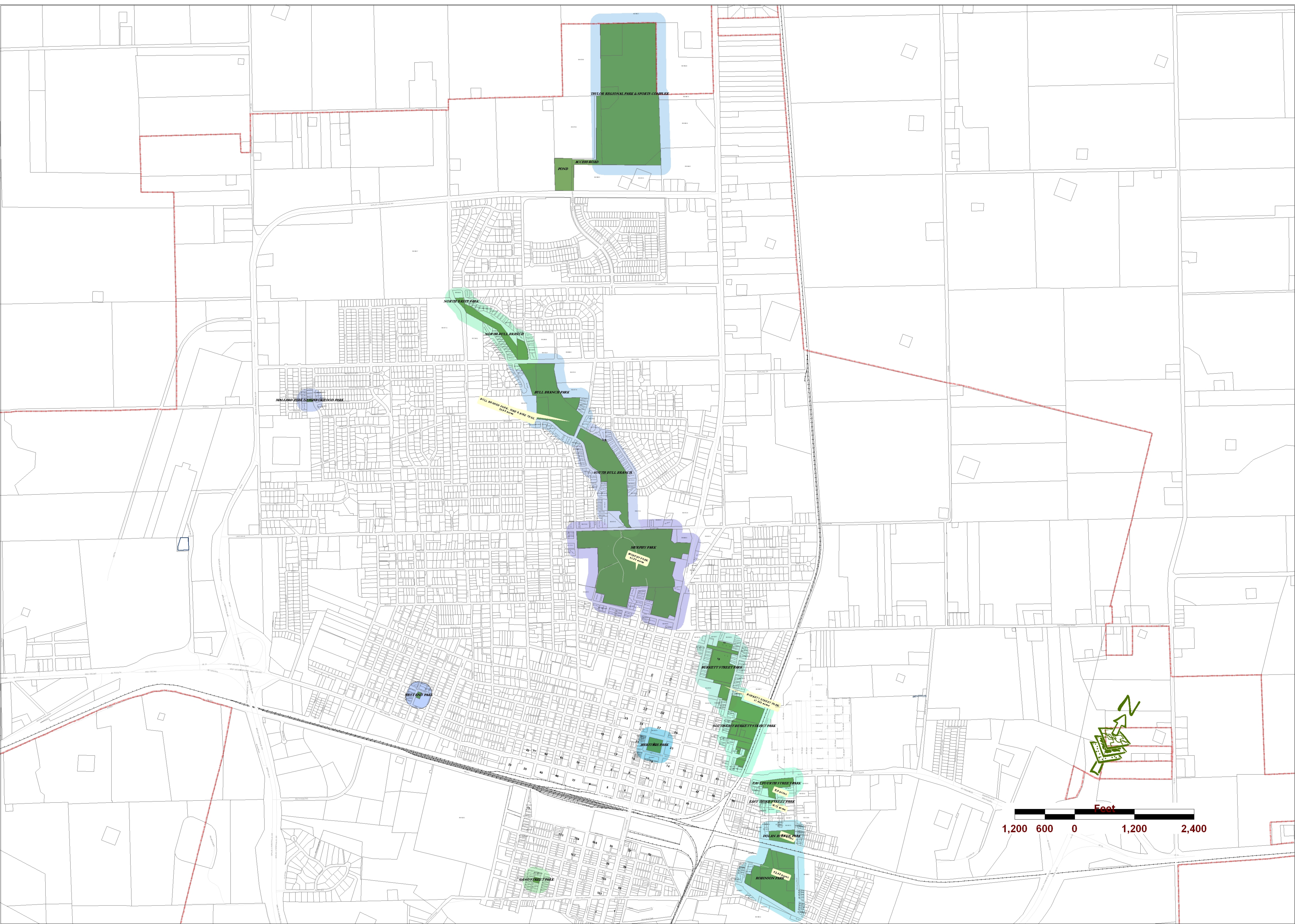
COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2010-20, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2010, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2010.

Susan Brock
City Clerk

CITY of TAYLOR PARKS & TRAILS





City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 3

Agenda Title: Approve Ordinance 2010-29 approving an extraterritorial jurisdiction agreement with the City of Pflugerville.

Council Action to be taken: Approve by consent Ordinance 2010-29

Initiating Department: Community Development

Staff Contact: **Bob van Til,
Director of Community Development**

1. INTRODUCTION/PURPOSE

To approve by consent Ordinance 2010-29 and the extraterritorial jurisdiction (ETJ) agreement between the cities of Taylor and Pflugerville.

2. DESCRIPTION/ JUSTIFICATION

For some time now, the cities of Taylor and Pflugerville had discussed a future growth boundary limit for their respective ETJ's. The proposed agreement establishes the Williamson-Travis County line as the growth boundary limit. Any ETJ that Pflugerville has in Williamson County will be relinquished or with drawn with the exception of the ETJ that they have on the Hutto side.

The city of Pflugerville has also set their eastern most growth boundary at Manda Carlson Road, following the Pflugerville ISD boundaries, and is the growth boundary limit with the city of Manor.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

On July 13, 2010 the city of Pflugerville approved the agreement. The City Council introduced this ordinance at the July 27th council meeting.

5. RECOMMENDATION

Staff recommends that the Council approve Ordinance 2010-29 by consent.

6. REFERENCE FILES

- 3a. [Ordinance 2010-29](#)
- 3b. [Agreement and map.](#)

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.

WHEREAS, the City of Pflugerville, Texas will establish and abide by a geographic boundary with the City of Taylor, Texas, for the future acquisition of real property into its Extraterritorial Jurisdiction (ETJ), and;

WHEREAS, the City of Taylor, Texas will establish and abide by a geographic boundary with the City of Pflugerville, Texas, for the future acquisition of real property into its Extraterritorial Jurisdiction (ETJ), and;

WHEREAS, Section 42.021 of the Texas Local Government Code establishes the extent of the Extraterritorial Jurisdiction of municipalities, and;

WHEREAS, the City of Taylor, Texas wishes to enter into an Agreement Establishing a Geographic Boundary for Future Extraterritorial Jurisdiction Expansion by and between the City of Pflugerville, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS that the Taylor City Council hereby approves this ordinance to authorize the Mayor of Taylor to sign the Agreement Establishing a Geographic Boundary for Future Extraterritorial Jurisdiction Expansion, a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

Introduced on this the 27th day of July, 2010

PASSED and APPROVED on this the _____ day of the month of _____, 2010.

THE CITY OF TAYLOR, TEXAS

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

**AGREEMENT REGARDING
EXTRATERRITORIAL JURISDICTION BOUNDARY BETWEEN THE
CITY OF PFLUGERVILLE, TEXAS, AND THE CITY OF TAYLOR, TEXAS**

This Agreement Regarding the Extraterritorial Jurisdiction Boundary ("Agreement"), made to be effective as of June 1, 2010, is by and between the City of Pflugerville, Texas, ("Pflugerville"), a home-rule municipality located in Travis County, Texas, and the City of Taylor, Texas, ("Taylor"), a home-rule municipality located in Williamson County, Texas.

WHEREAS, Pflugerville and Taylor agree to establish an Extraterritorial Jurisdiction (ETJ) property boundary between the two municipalities; and

WHEREAS, Section 42.021 of the Texas Local Government Code establishes the extent of statutory ETJ based on population of municipalities; and

WHEREAS, Section 42.023 of the Texas Local Government Code allows municipalities to reduce the size of their Extraterritorial Jurisdiction (ETJ) and relinquish all ETJ rights in property by ordinance or resolution; and

WHEREAS, it is expedient and in the best interests of Pflugerville and Taylor to reach an agreement pertaining to a boundary line between them for the purposes of determining the extent of each city's ETJ both now and in the future; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereafter set forth, the receipt and sufficiency of which is hereby acknowledged, Pflugerville and Taylor hereby agree as follows:

I.

Pflugerville agrees that all of the real property lying north of the Travis-Williamson County Line designated and shown in *Exhibit "A-1"* attached hereto and incorporated by reference herein, shall be released from Pflugerville's ETJ. Pflugerville hereby relinquishes all ETJ rights and claims now held or which may hereafter be acquired by Pflugerville in the property north of the Travis-Williamson County Line shown on *Exhibit "A-1"* and as provided by this Agreement. Pflugerville agrees to adopt a

resolution approving this Agreement accepting property shown by this Agreement within the Pflugerville ETJ and Taylor ETJ.

II.

Taylor agrees that all of the real property lying south of the Travis-Williamson County Line designated and shown in *Exhibit "A-1"* shall be the Pflugerville ETJ, save and except those parcels south of the Travis-Williamson County Line shown as the Taylor ETJ in *Exhibit "A-1"*. Taylor hereby relinquishes all ETJ rights and claims now held or which may hereafter be acquired by Taylor south of the Travis-Williamson County Line shown on *Exhibit "A-1"* and in this Agreement, save and except those tracts shown as Taylor ETJ. Taylor agrees to adopt an ordinance approving this Agreement accepting property shown by this Agreement within the Pflugerville ETJ and Taylor ETJ.

III.

Taylor and Pflugerville agree this Agreement reduces the ETJ of both cities which Agreement is allowed by the Texas Local Government Code Section 42.023.

IV.

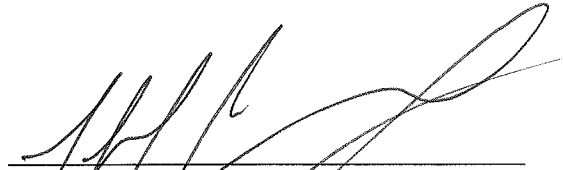
This Agreement affects only the matter set forth herein between Pflugerville and Taylor and does not affect, gain, or relinquish any other right or interest between Pflugerville and Taylor or any party not made a part of this Agreement.

V.

This agreement shall be effective as of June 1, 2010, after execution by proper representatives of each City and adoption of a resolution or ordinance required herein by Pflugerville and Taylor.

DATED on this the _____ day of _____, 2010.

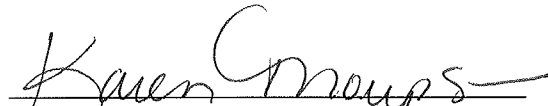
CITY OF PFLUGERVILLE, TEXAS



Jeff Coleman, Mayor

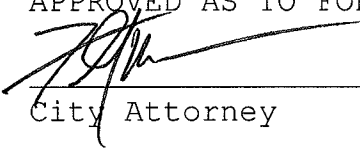
Date: 7-13-10

Attest:



Karen Thompson, City Secretary

APPROVED AS TO FORM:



City Attorney

CITY OF TAYLOR, TEXAS

Rod Hortenstine, Mayor

Date: _____

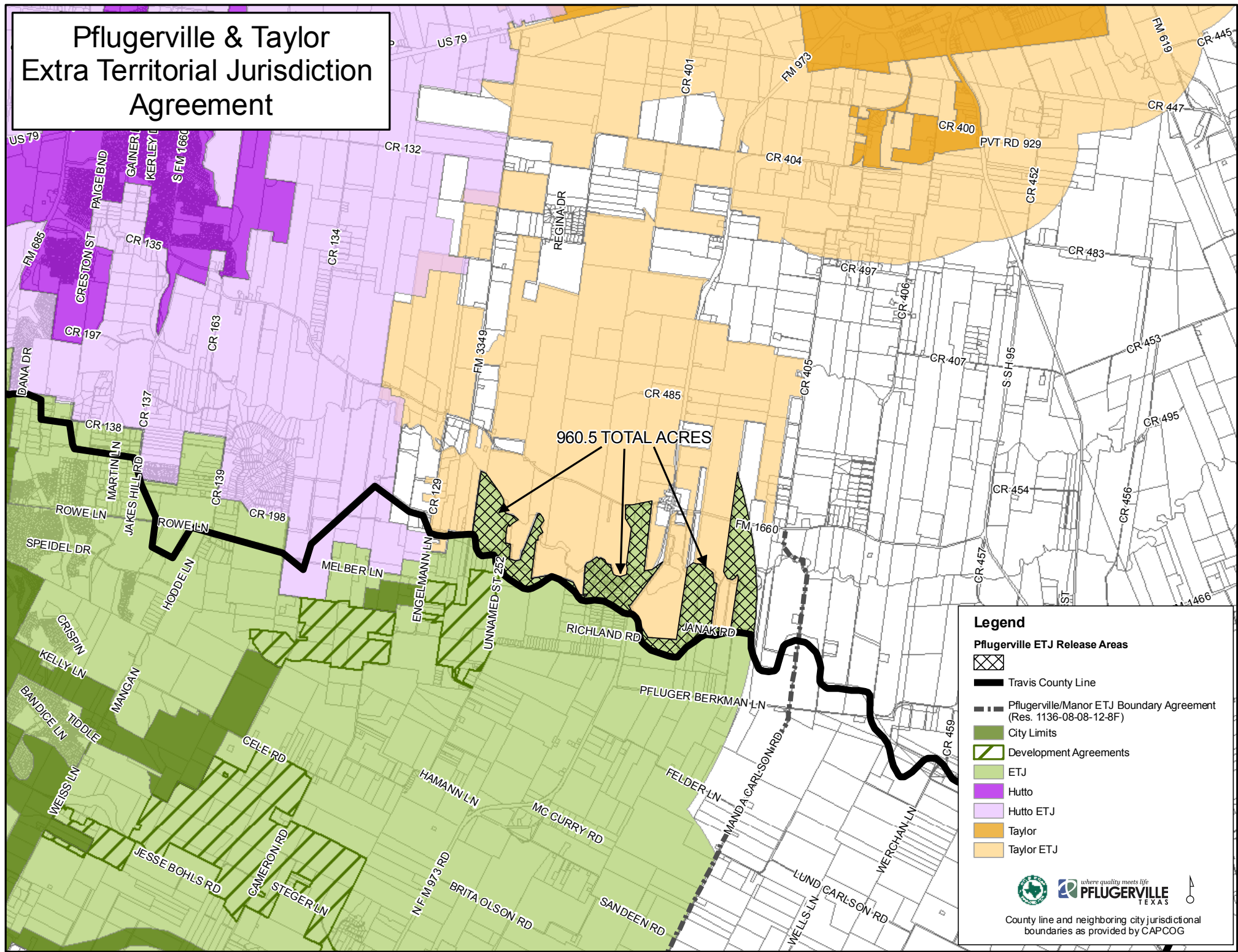
Attest:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted Hejl, City Attorney

Pflugerville & Taylor Extra Territorial Jurisdiction Agreement



Legend

Pflugerville ETJ Release Areas

- Travis County Line
- Pflugerville/Manor ETJ Boundary Agreement (Res. 1136-08-08-12-8F)
- City Limits
- Development Agreements
- ETJ
- Hutto
- Hutto ETJ
- Taylor
- Taylor ETJ

County line and neighboring city jurisdictional boundaries as provided by CAPCOG



City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 4

Agenda Title: Conduct Public Hearing and consider adopting Ordinance 2010-25 to rename a portion of Sycamore Street within Murphy Park to Veterans Drive.

Council Action to be taken: Conduct Public Hearing and Adopt Ordinance 2010-25

Initiating Department: Community Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to conduct a Public Hearing and consider adopting Ordinance 2010-25 to rename a portion of Sycamore Street to Veterans Drive within Murphy Park.

The ordinance was introduced on July 8, 2010 which started the 30 day comment period and called for a public hearing on August 8, 2010.

2. DESCRIPTION/ JUSTIFICATION

The 30-day comment period for residents to comment on the proposed name of Veterans Drive, which will replace the name Sycamore Street within Murphy Park, has been completed. A Public Hearing will be conducted to take citizen's comment on the proposed name change. No comments have been received as of August 4, 2010.

Notification for the Public Hearing included posting on the City's Web Site, and a Legal Notice in the Taylor Daily Press. All properties on this section of Sycamore are owned by the City of Taylor.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Conduct Public Hearing and adopt Ordinance 2010-25 to rename a portion of Sycamore Street within Murphy's Park to Veterans Drive.

6. REFERENCE FILES

- 4a. [Ordinance 2010-25](#)
- 4b. [Map of Sycamore Street](#)

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”

WHEREAS, it is the desire of the City Council of the City of Taylor, Texas to rename Sycamore Street within Murphy Park; and

WHEREAS, the City Council held a public hearing on August 12, 2010 to receive citizen comment on this action; and

WHEREAS, the City of Taylor is the owner of all real property located on Sycamore Street that is located within the confines of Murphy Park.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2.0 The City Council hereby renames Sycamore Street within Murphy Park to Veterans Drive.

SECTION 3.0 Exhibit A indicates the location of Sycamore Street to be renamed Veterans Drive.

SECTION 4.0 All other ordinances; parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

SECTION 5.0 If any portion of the Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

SECTION 6.0 In accordance with Article 8 of the City Charter, Ordinance No. 2010-25 was introduced before the City Council on the 8th day of July, 2010.

PASSED, APPROVED, and ADOPTED on the 12th day of August, 2010.

Rod Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

EXHIBIT A

Name change location from Sycamore Street to Veterans Drive shown in dark blue





N LYNN ST

W LAKE DR

VETERANS DR

SYCAMORE ST

VETERANS DR

SYCAMORE ST

HACKBERRY ST

FOWZER ST

VANCE ST

W 12TH ST
BOT ST

0.01005 0.01 0.02 0.03 0.04 Miles





***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 5

Agenda Title: Conduct a Public Hearing and consider introducing Ordinance 2010-31 regarding a request to rezone property located at 501 Westchester Road, legally described as Lot 26, Block 1, City of Taylor, Williamson County, TX, from M-1 Light Industrial to R-1 Single Family.

Council Action to be taken: Conduct Public Hearing and consider introducing Ordinance 2010-31.

Initiating Department: Community Development

Staff Contact: John Elsdén, AICP, City Planner

1. INTRODUCTION/PURPOSE

Conduct a Public Hearing and introduce Ordinance 2010-31 regarding a request by Donald and Beth Kaatz to rezone from M-1 Light Industrial to R-1 Single Family. The property is located at 501 Westchester Road, legally described as Lot 26, Block 1, City of Taylor, Williamson County, TX.

2. DESCRIPTION/ JUSTIFICATION

Location and Acres of the Property

501 Westchester, single lot

Property Owner and Applicant

Donald and Beth Kaatz

Applicant's intentions for the property (development objective)

Remain as single family

Existing Zoning

M-1, Light Industrial

Proposed Zoning

R-1, Single Family

Zoning History

Unknown

Future Land Use Map

Single Family

Current Use of Property

Single Family

Surrounding Property: Existing Conditions or Use of Property and Zoning

North: M-1, Local Business, Auto Sales

South, East & West: R-1, Single Family

Existing Thoroughfares (type and size)

N/A

The City's Thoroughfare Plan

N/A

Platting Information

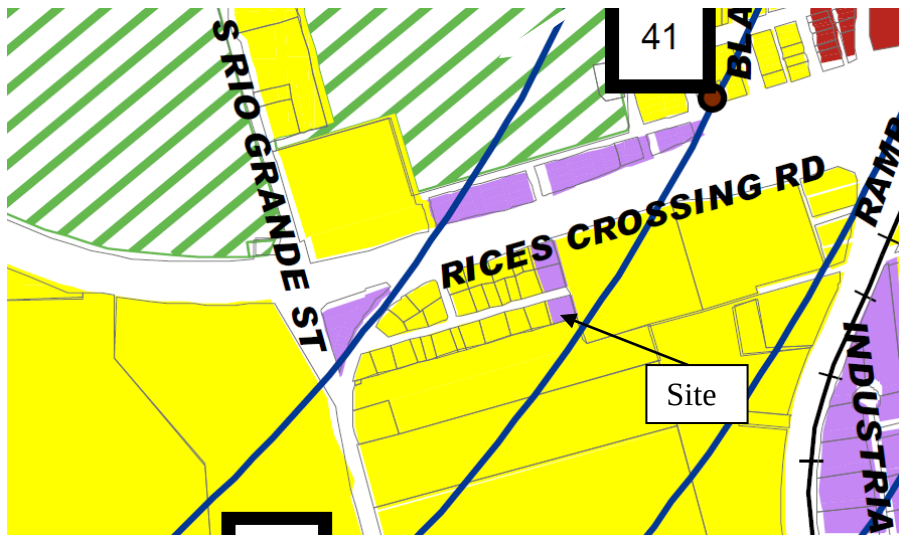
The property is platted

Other Information**Aerial Photo:**

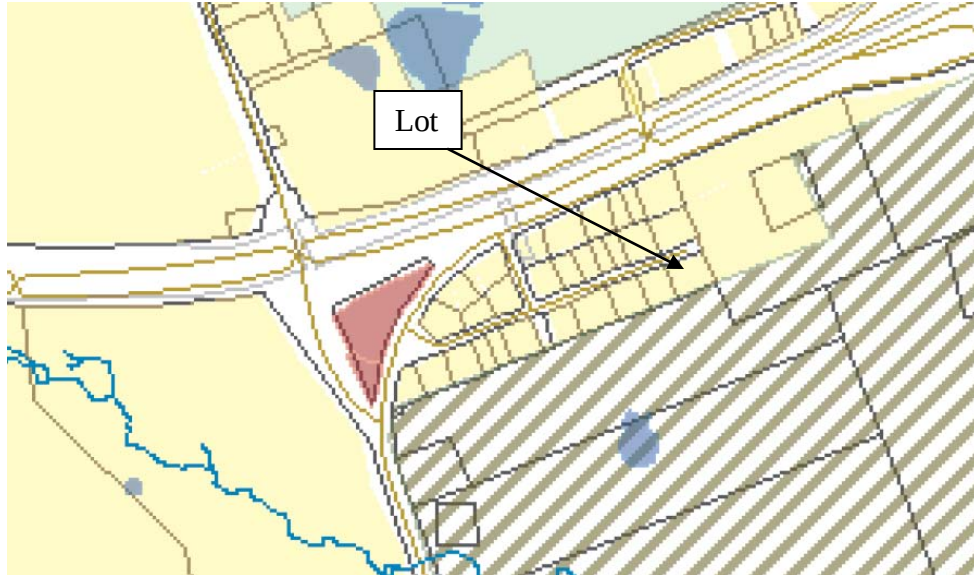
Photo of Site:



Current Zoning: M-1



Future Land Use Plan: Single Family



3. REFERENCE FILES

4. TIMELINE CONSIDERATIONS

Mr. Kaatz needs to meet the lending institution's deadline of the end of August for a loan for this property.

5. RECOMMENDATION

Conduct Public Hearing and introduce Ordinance 2010-31

The Planning and Zoning Commission recommended approval of this rezone at a Special Meeting on July 28, 2010. Rezone of the property from M-1 to R-1 is consistent with the Future Land Use Plan.

6. REFERENCE FILES

5a. [Ordinance 2010-31](#)

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.

Whereas, the Taylor City Council conducted a public hearing on August 12, 2010, to consider the request made by Donald and Beth Kaatz, the owner of Lot 26, Block 1, Lantern Hill Subdivision, Taylor, Williamson County, Texas, located at 501 Westchester Road, as shown on Exhibit "A" incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Light Industrial (M-1) to Single Family (R-1); and

Whereas, the Planning and Zoning Commission, after conducting a public hearing on July 27, 2010, to consider the zoning request, recommended the zoning change to the City Council; and

Whereas, the City Council, after a public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct, and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is changed from Light Industrial (M-1) to Single Family (R-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning changed from Light Industrial (M-1) to Single Family (R-1).

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this

Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article 8 of the City Charter, Ordinance 2010-31 was introduced before the Taylor City Council on the 12th day of August, 2010.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2010.

Rodney Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2010-31, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2010, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2010.

Susan Brock
City Clerk



City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 6

Agenda Title: Consider approving Ordinance 2010-21 regarding rezoning lands for areas annexed to the City during December 2009.

Council Action to be taken: Consider approving Ordinance 2010-21.

Initiating Department: Community Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider approving Ordinance 2010-21 for the rezoning of property annexed to the City during December, 2009.

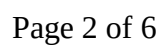
2. DESCRIPTION/ JUSTIFICATION

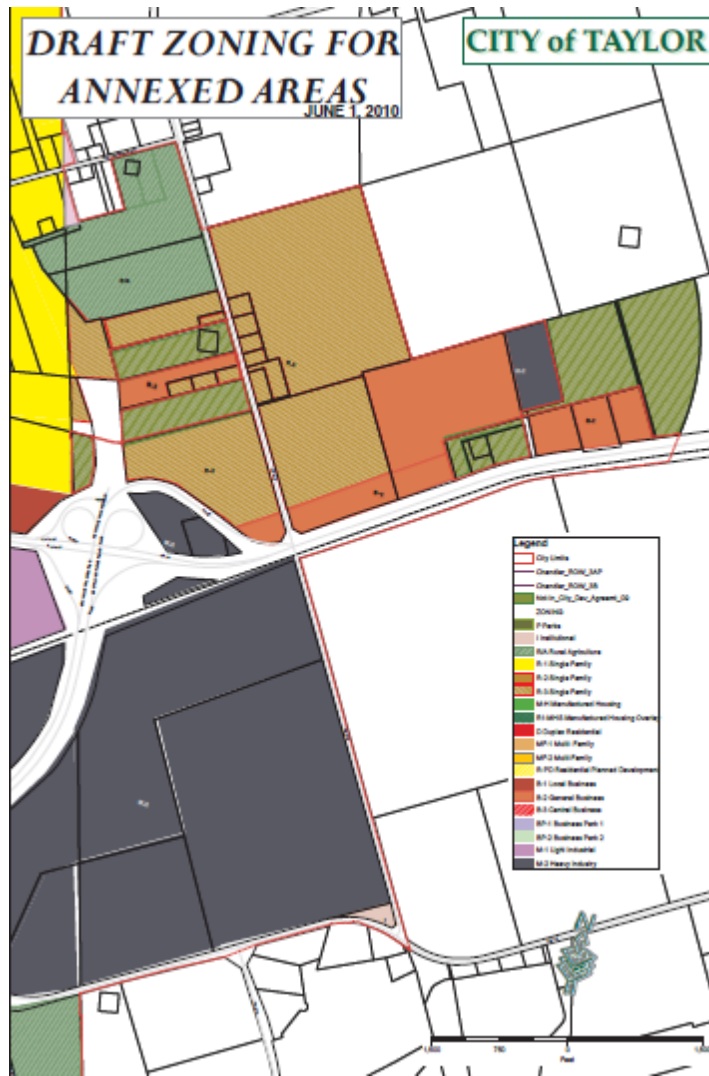
One of the last tasks left over from the annexation completed last December is to approve a Zoning Map for the newly annexed areas. Newly annexed areas are automatically zoned R-1 as required by our Zoning Ordinance and state law.

The Planning and Zoning Commission held a Public Hearing on May 11, and continued it to June 8. On June 8, the Commission forwarded their recommendation. Two property owners did not agree with the new zoning classifications for their properties: Mr. Art Baisley (property labeled #2 on the South Zoning Map), who owns property at 330 CR 406, requested a B-2, General Business Zoning. The Planning and Zoning Commission recommended R-3 since there is no major road serving this property and the commercial use is incompatible with the surrounding area.

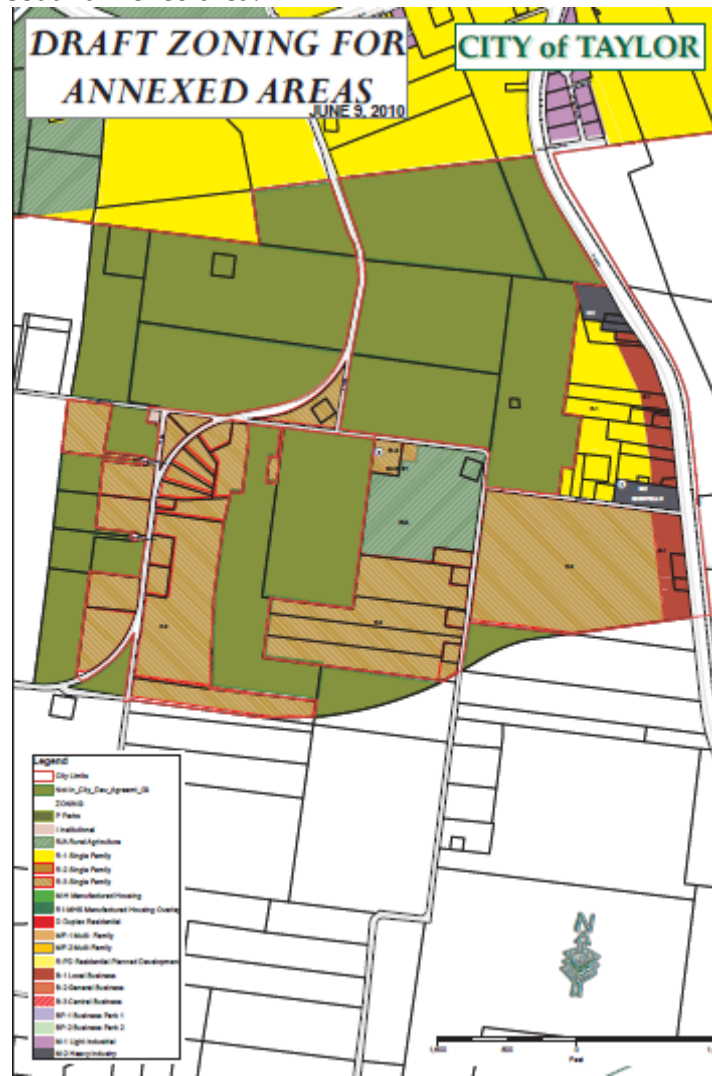
Secondly, Mr. Buentello, who owns property on the NW corner of CR 400 and US 95, requested M-2, heavy industrial zoning. Mr. Buentello's property (property labeled #1 on the South Zoning Map) was originally proposed for B-1 (along the highway), and R-1 zoning on the eastern portion of the property. He requested this zoning due to his investments in a recycling company that he indicated he started late in 2009 just before the annexation. However, the actual physical development of the company did not start until after the new year. The Commission recommended his property to be zoned M-2, which will allow a recycling facility (it will subsequently need a specific use permit).

Draft zoning for the east annexed area:





Draft zoning for the south annexed area:



Draft zoning for the west annexed area:

6. REFERENCE FILES

- 6a. [Ordinance 2010-21](#)
- 6b. [Exhibit A](#) for Ordinance 2010-21
- 6c. [Photos](#)
- 6d. [Bo Brasfield notes](#)

ORDINANCE NO. 2010-21

AN ORDINANCE CHANGING THE ZONING TO ANNEXED AREAS AS SHOWN ON ORDINANCES 2009-33 AND 2009-34; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

Whereas, the Taylor City Council conducted a public hearing July 8, 2010, to consider changing the zoning for those areas annexed on December 17, 2009, and as shown in Ordinances 2009-33 and 2009-34 as shown on Exhibit "A" incorporated by reference herein for all purposes ("Property"); and

Whereas, the Planning and Zoning Commission, after conducting public hearings on May 11, 2010, and June 8, 2010, to consider the new zoning, recommended the zoning to the City Council; and

Whereas, the City Council, after public hearing, approves the request for the Property zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct, and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property is zoned in accordance with Exhibit A.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the City's new zoning districts within annexed areas.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article 8 of the City Charter, Ordinance 2010-21 was introduced before the Taylor City Council on the 27th day of July, 2010.

PASSED, APPROVED, and ADOPTED on the 12th day of August, 2010.

Rodney Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2010-21, passed and approved by the City Council of the City of Taylor, Texas, on the 12th day of August, 2010, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2010.

Susan Brock
City Clerk



BUENTELLO

TX 95

CR 400



110 55 0 110 Feet

















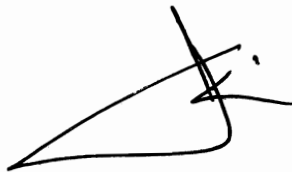
July 29, 2010



Honorable Mayor and City Council:

Attached is some information regarding the Buentello zoning case on CR 400. Mr. Brasfield delivered this to me this afternoon asking that you receive it prior to the August 12th regular Council meeting.

Thanks.....



301 CR 400
Taylor, TX 76574

1. September 1, 2009 to September 30, 2009 Various Discussions with City to determine what was needed to use this site for a metal recycling business.
2. September 30, 2009 Received email from John Elsdon stating that we need an engineers estimate of costs to tie to City Waste Water lines in order to apply for a variance for an On-site sewage facility.
3. October 9, 2009 Sent a letter requesting a variance to allow an On Site Sewage Facility. It was stated at this time that the property would be used for Metal Recycling.
4. October 12, 2009 Received email from John Elsdon acknowledging receipt of letter and application for variance for the on-site sewage facility
5. November 10, 2009 a variance for an On Site Sewage Facility was granted by The Planning and Zoning Commission.
6. October 23, 2009 Entered into a contract to purchase the property subject to being to operate a Metal Recycling Facility on the property.
7. December 3, 2009 Sent a letter to the Planning and Zoning Commission requesting property be Zoned M-2. Advised to wait for annexation.
8. December 9, 2009 Applied for and received a sign Permit for JMS Metal Recyclers.
9. December 10, 2009 Installed sign and began JMS Recycling Business.
10. December 10, 2009 Entered into a lease agreement with Lloyd Steger for the property so that business could operate until closing of the sale of the property.
11. December 17, 2009 Property was annexed in to City
12. January 27, 2010 Closed on the purchase of the property.
13. Requested and received permit for fence on the property under the name of JMS Metal Recyclers.
14. April 29, 2010 Presented request for M-2 Zoning to P & Z. No Negative comments

15. June 6, 2010 Presented request for M-2 Zoning to P & Z. Approved by unanimous vote
16. July 8, 2010 Public Hearing before City Council. No Negative comments noted
17. July 27, 2010 Public Hearing before City Council. No Negative comments

It should be noted that in December, prior to annexation, we were told that if business was established prior to zoning that the property use as metal recycling would be allowed. Mr. Buentello placed a sign, a travel trailer to be used as a temporary office and equipment on the site and began his business by purchasing used metal prior to annexation. There was at no time stated that Mr. Buentello had to have a building to have a business. I do not believe that city code requires a building to do business in Taylor. At any rate, Mr. Buentello was operating the business prior to the annexation.

During this entire process, based on comments by the City Staff, it was believed that the Metal Recycling Facility would be permitted. This was assumed due to the fact that the City continued to work with Mr. Buentello with the understanding of what the property would be used for. Mr. Buentello has invested a great deal of time, effort and money to make this business viable for himself and his family.

ORDINANCE NO. 2010-22

AN ORDINANCE ADDING FUTURE LAND USES TO ANNEXED AREAS AND ADJACENT AREAS WITHIN TAYLOR'S EXTRATERRITORIAL JURISDICTION AS SHOWN ON EXHIBIT A; AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE FUTURE LAND USE CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

Whereas, the Taylor City Council conducted a public hearing July 8, 2010, to consider the addition of Future Land Use designations to areas annexed and adjacent areas within Taylor's ETJ, and as shown on Exhibit "A" incorporated by reference herein for all purpose; and

Whereas, the Planning and Zoning Commission, after conducting a public hearing May 11, 2010, and June 8, 2010 to consider the changes to the Future Land Use Map, recommended them to the City Council; and

Whereas, the City Council, after public hearing, approves the changes for the Future Land Use map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct, and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Future Land Use Map of the City of Taylor, Texas, is changed to show the new future land use areas.

SECTION 3. All other terms and conditions contained in the official land use map, except as amended herein shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 5. In accordance with Article 8 of the City Charter, Ordinance 2010-22 was introduced before the Taylor City Council on the 27th day of July, 2010.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2010.

Rodney Hortenstine, Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2010-22, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2010, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2010.

Susan Brock
City Clerk



City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 7

Agenda Title: Consider approving Ordinance 2010-22 modifying the Future Land Use Plan for areas annexed to the City during December, 2009.

Council Action to be taken: Consider approving Ordinance 2010-22.

Initiating Department: Community Development

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider approving Ordinance 2010-22 modifying the Future Land Use Plan for property annexed to the City during December 2009.

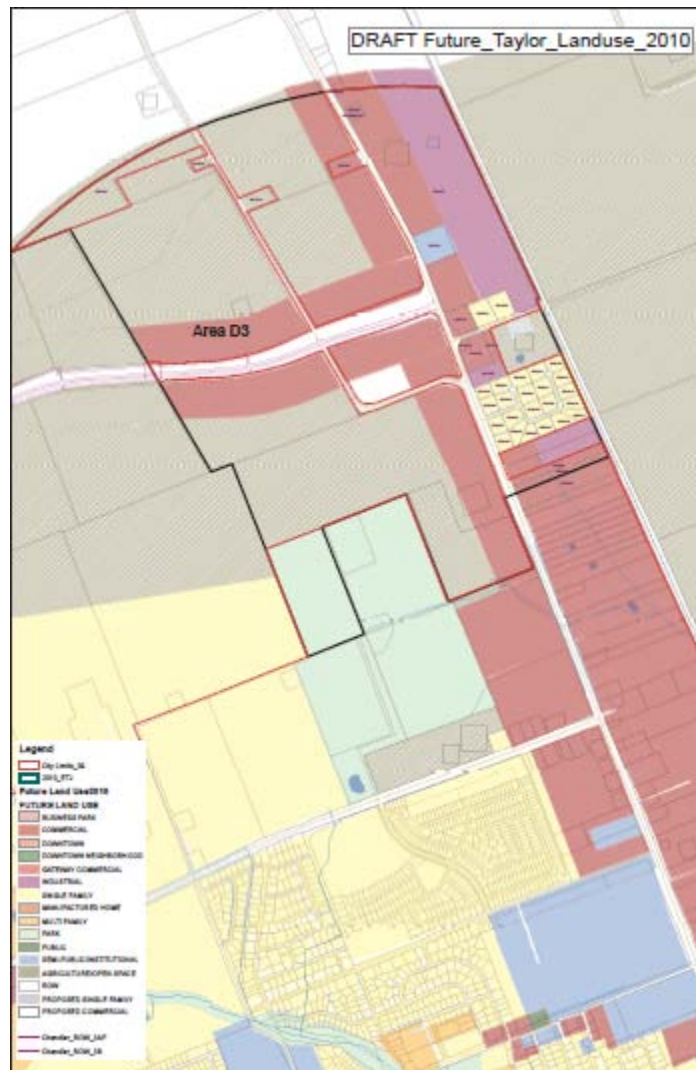
2. DESCRIPTION/ JUSTIFICATION

A Future Land Use Map indicates the desired future land uses around the community. The changes proposed for your consideration will apply to newly annexed areas and some areas adjacent and within the ETJ, similar to the way the map was developed during 2004 when the City's Comprehensive Plan was developed.

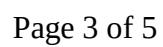
The Future Land Use is not the same as zoning, in that it drives the justification for zoning on future requested changes. When a property owner requests a zoning change, it is the Future Land Use Plan that determines whether or not staff will support the rezone request. The main corridors (North and South Main St, and US 79) are shown as Commercial, and the designations do not always follow existing parcel lines.

As with zoning, staff held an Open House meeting on April 29, and Public Hearings with the Planning and Zoning Commission May 11 and June 8. There were no disagreements from property owners on the proposed Future Land Use Maps.

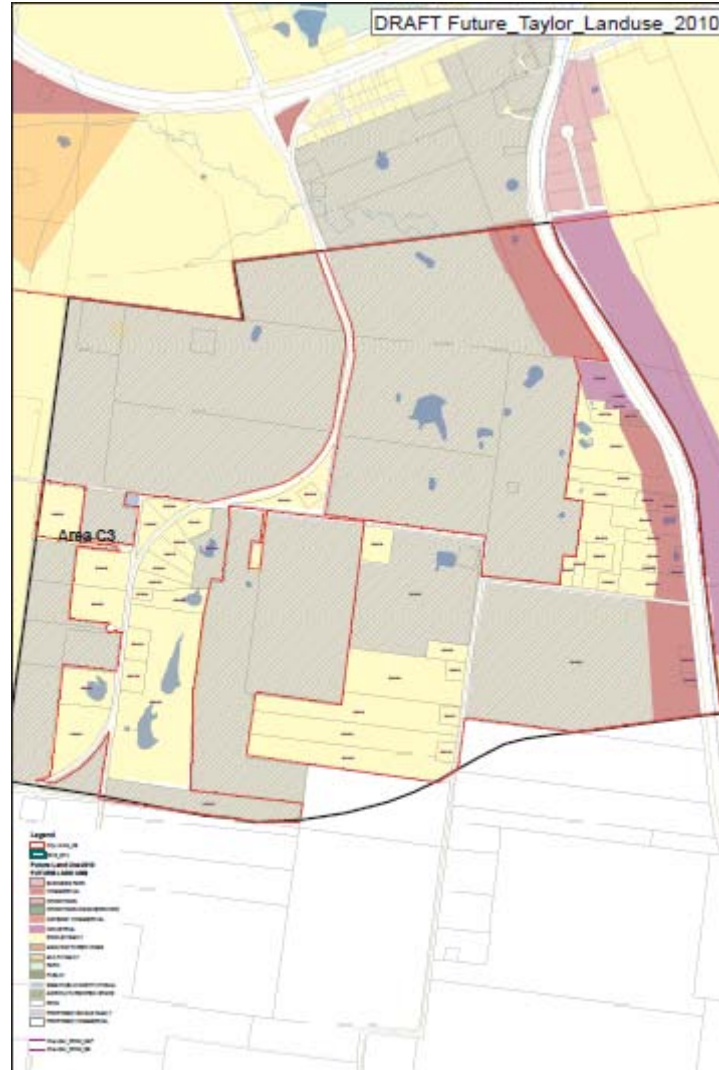
Draft Future Land Use for the north annexed area:



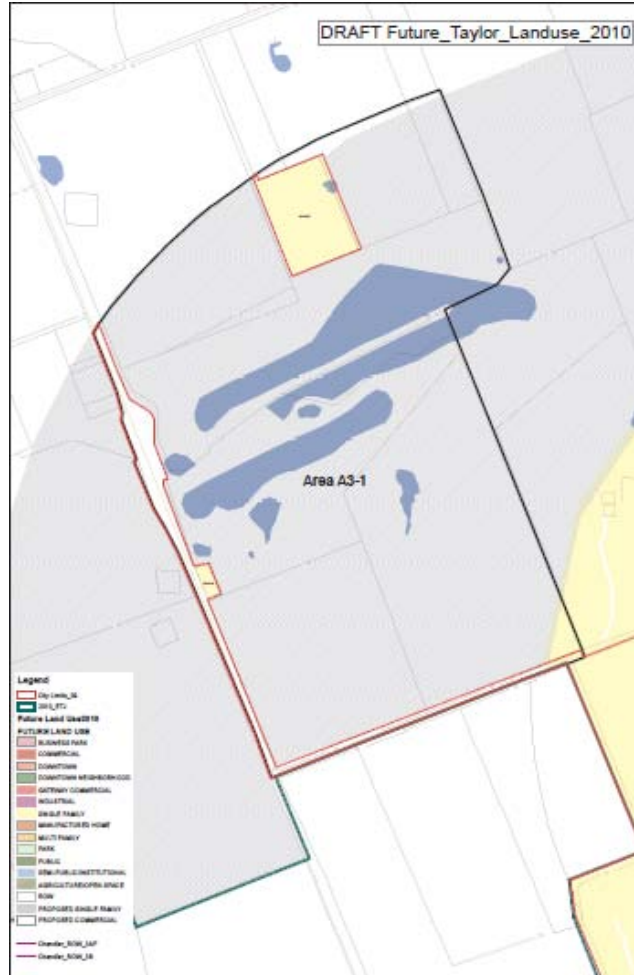
7 TL Modify the Future Land Use for annexed areas



Draft Future Land Use for the south annexed area:



Draft Future Land Use for the west annexed area:



3. REFERENCE FILES

4. TIMELINE CONSIDERATIONS

Ordinance 2010-22 was introduced at the July 27, 2010 City Council meeting.

5. RECOMMENDATION

Approve Ordinance 2010-22.

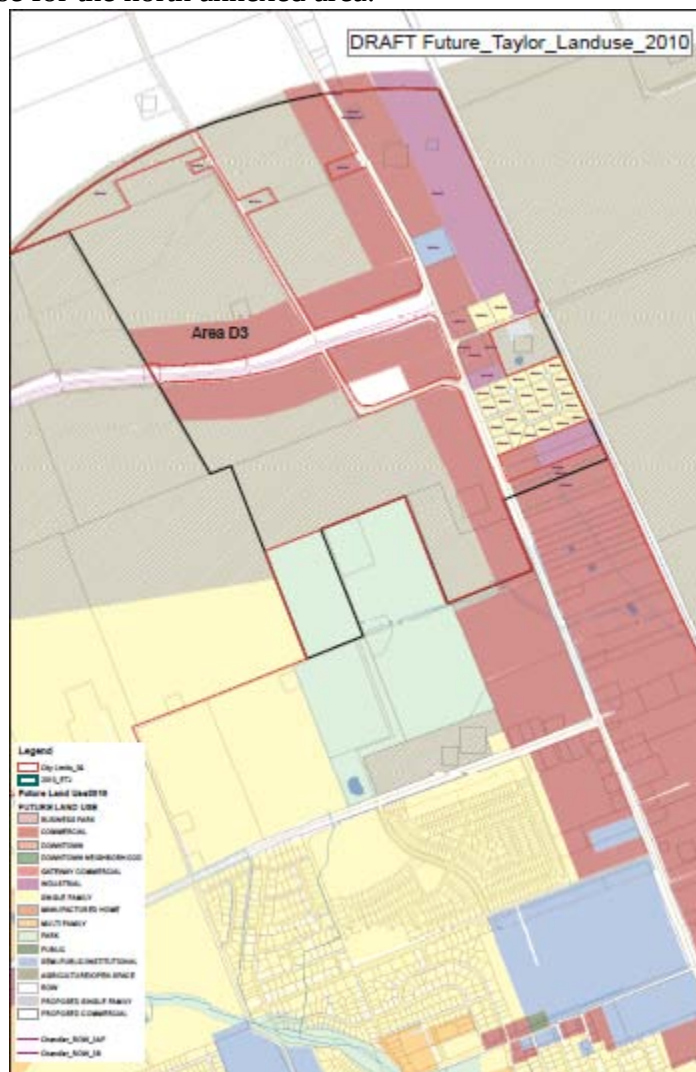
6. REFERENCE FILES

7a. [Ordinance 2010-22](#)

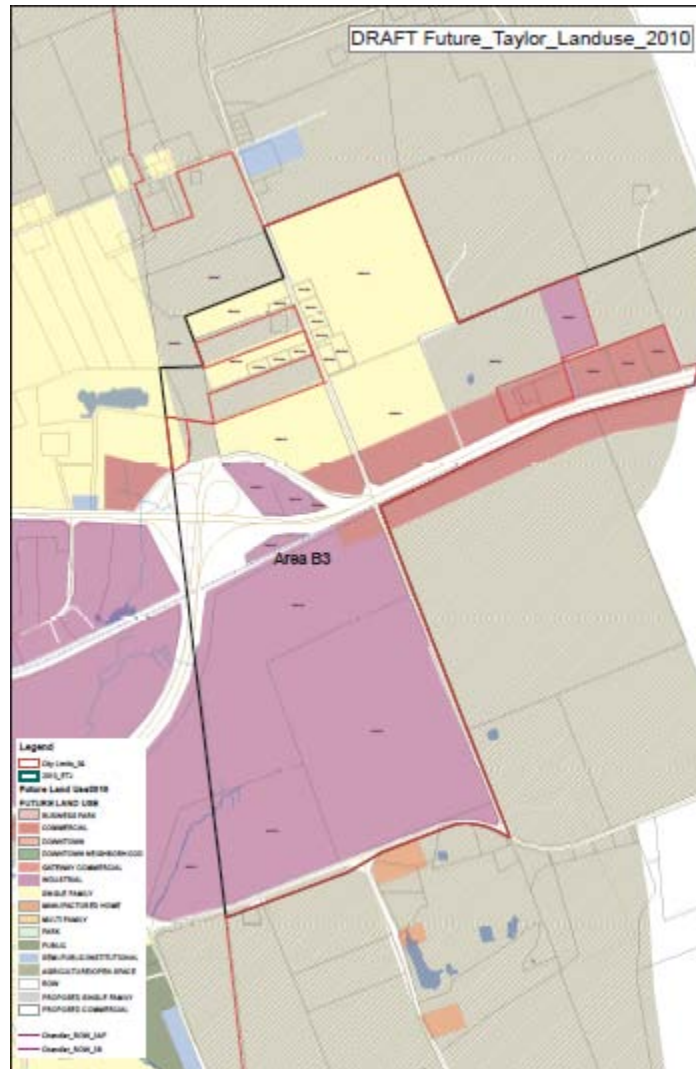
7b. [Exhibit A](#)

EXHIBIT A for Ordinance 2010-22

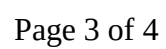
Draft Future Land Use for the north annexed area:



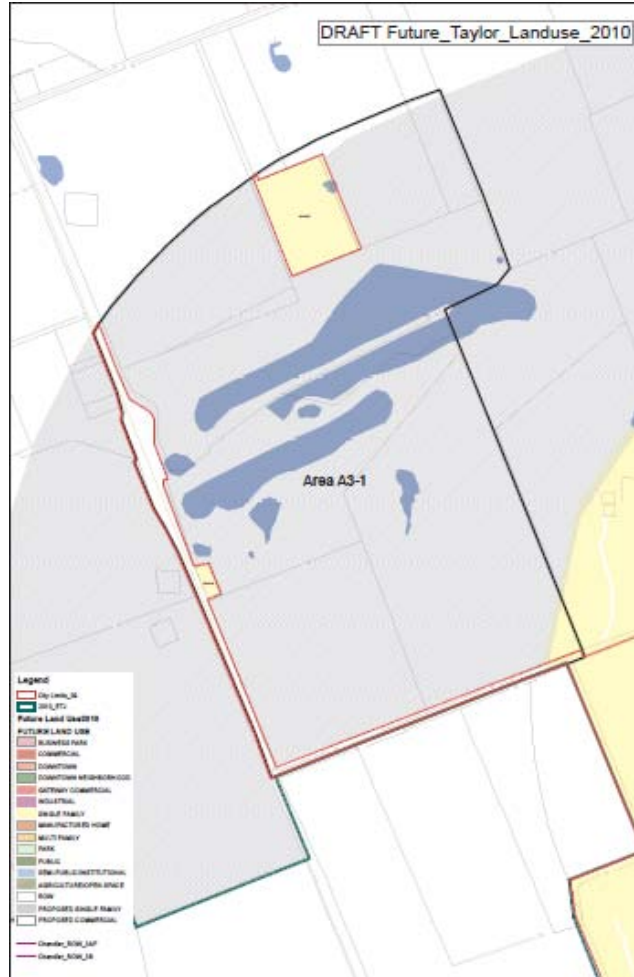
Draft Future Land Use for the east annexed area:



7b Exhibit A for Ord 2010-22



Draft Future Land Use for the west annexed area:





City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 8
Agenda Title: Conduct second Public Hearing for annexation of properties northwest of Taylor on the east side of CR 101 and east of Taylor on both sides of FM 619.

Council Action to be taken: Conduct second Public Hearing

Initiating Department(s): Community Development.

Staff Contact: John Elsdon, AICP, City Planner

1. INTRODUCTION/PURPOSE

The purpose of this item is to conduct the second Public Hearing for the annexation areas described above. The first Public Hearing was conducted on July 27, 2010.

2. DESCRIPTION/ JUSTIFICATION

Annexation is a critical right of municipalities in order to expand their tax base and provide the services expected of them by its citizens. Physical growth of the City is also a crucial economic development tool. As communities grow in population, cities must also grow in size to maintain a reasonable standard of living. The most obvious is the expansion of the tax base in order to keep pace with the financial demand to provide services.

The two areas proposed for annexation are:

1. Northwest of Taylor, continuing to the City's ETJ, east of CR 101, consisting of 17 parcels, 450 acres, (all agriculturally exempt except for a private roadway), 6 homes, and under 20 residents.
2. East of Taylor, west and east of FM 619, consisting of 26 parcels (11 agriculturally exempt parcels), 170 acres (89% of which is agriculturally exempt), 15 homes, and under 45 residents.

All property owners that have an exemption (agricultural, timber, conservation) were mailed a Development Agreement allowing them to opt-out of the annexation for up to 15 years by agreeing not to develop their property. An exception to the development requirement relates to agricultural development, such as a shed or barn, etc.

Development Agreements were signed which represent 25 of the 43 parcels. Only 3 of the agriculturally exempt properties did not sign the Development Agreements, all in the

west annexation area. The assessed value of the properties with signed Development Agreements totals \$1,712,621. This can be seen on Attachments 13c (\$822,737) and 13e (\$889,884). The total assessed value of all parcels is \$3,461,766 – Attachment 13c (\$1,041,071) and 13e (\$2,420,695). All of the yellow labeled properties on Attachment 13e have signed Development Agreements, and 3 of the yellow labeled parcels on Attachment 13c also labeled red on the parcel number (Timmermann, Wendland and Oman) have not signed an Agreement.

Annexation law limits the City to annex no more than ten percent per year or 30 percent of its land area if the City has not annexed in the past three years. The City's current size is 11,164 acres. These two proposed annexations are under the 10% per year maximum that a City is allowed to annex per state requirements.

In preparation of the public hearings, notices were sent to property owners being annexed, along with newspaper legals, web announcements, and notice to service providers, emergency medical providers, and the school district.

In order to annex the area, the City has prepared a Service Plan, which outlines how the City will provide services to the newly annexed area. These services include police and fire protection, solid waste pick-up, water, wastewater, fire protection, etc. The Service Plan is attached.

3. FINANCIAL/BUDGET

Not applicable at this time.

4. TIMELINE CONSIDERATIONS

Please refer to the attached annexation schedule.

5. RECOMMENDATION

Staff recommends that the Council conduct the second public hearing at this meeting.

6. REFERENCE FILES

- 8a. [Annexation Service Plan](#)
- 8b. [Annexation Steps](#) and Schedule
- 8c. [West annexation property data](#)
- 8d. [West annexation map](#)
- 8e. [East annexation property data](#)
- 8f. [East annexation area map](#)
- 8g. [West annexation map and ETJ](#) showing Chandler Road
- 8h. [Complete overview](#) of proposed Annexation Areas

City of Taylor

Annexation Service Plan

July 1, 2010

The following is a plan of how City services will be provided to proposed annexation areas, located adjacent to the present City limits. The services will be provided to the area according to the following plan upon annexation.

FIRE

Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be provided to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Taylor Fire Department as needed.

POLICE

Upon annexation, the City of Taylor Police Department will extend regular and routine patrols to the annexed area. Implementation of police patrol activities can be accommodated within the current budget and staff appropriation.

EMERGENCY MEDICAL SERVICES

Emergency Medical Services will be provided by Williamson County EMS and the City of Taylor Fire Department as needed in accordance with City policies and state laws.

BUILDING INSPECTION

Building inspection, permit issuance, and code enforcement according to applicable codes and law will be conducted by the City upon annexation.

PLANNING AND ZONING

City development ordinances will apply upon annexation and the City will provide the administrative services pertaining to planning, zoning, development and routine City Code enforcement service by present personnel, equipment and facilities.

PARKS AND RECREATION

Upon annexation, current City parks and recreation facilities will be available to residents of the annexed area.

LIBRARY

Upon annexation, City library use will be available to residents of the annexed area according to rules promulgated by the City for library use.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

The Williamson County and Cities Health District and the City provide enforcement of the City health ordinances and regulations and the enforcement will apply upon annexation.

STREETS AND RIGHTS OF WAY

Maintenance of annexed streets and rights of way, as appropriate, will include emergency maintenance, repairs of hazardous potholes, and measures necessary for traffic flow; routine maintenance presently performed within the City; reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other improvements as needed and determined by the City under City policies; installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need is established by appropriate study and traffic standards and City policy; installation and maintenance of street lighting in accordance with established City policies.

WATER SERVICE AND MAINTENANCE OF WATER FACILITIES

Water service will be provided in accordance with the applicable codes and departmental policy. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City and subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the annexed area at the expense of the developer in accordance with the then current development standards and subdivision regulations of the City.

SANITARY SEWER SERVICE AND MAINTENANCE

Sanitary sewer service will be provided in accordance with applicable codes and departmental policy as development occurs within the annexation area. Sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the annexed area at the expense of the

developer thereof in accordance with the then current development standards and subdivision regulation of the City.

SOLID WASTE SERVICES

Solid waste collection and services now provided to the citizens of the City will be provided in accordance with applicable ordinances, policies and laws.

CAPITAL IMPROVEMENTS

No capital improvements are planned for the annexed area but if any are undertaken they will be initiated and substantially completed according to City policies and State law.

OTHER SERVICES

The annexed area will be provided a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of service, infrastructure, and infrastructure maintenance in other parts of the City, with topography, land use, and population density similar to those reasonably contemplated or projected in the annexed area and as required by law.

If you have any questions or concerns, please call John Elsdon, City Planner, at 512-365-3863, or email at john.elsden@taylortx.gov

2010 ANNEXYATION SCHEDULE

LGC SECTION	STEP	ACTION	NOTE	SCHEDULE
	1	Council authorizes annexation to proceed	Council Meeting	June 10, 2010
	2	Survey of Land (BTS)	After annexation initiation	June 11, 2010
43.035	3	Mail Development Agreements	After annexation initiation	June 18, 2010
	4	Mail annexation letters to property owners who are not agriculturally exempt	After annexation initiation	June 18, 2010
43.0561	5	Last day to send all notices	Property owners, utilities, Rail Road, etc	June 18, 2010
43.0561	6	Last day to send notice to newspaper for notice #1	Minimum of one day prior to publication	July 9, 2010
43.056	7	Service Plan is available		July 27, 2010
43.0561	8	#1 Notice is posted on the City's website	Must be posted no more than 20 days and no less than 10 days prior to public hearing	July 13, 2010
43.0561	9	Send first notice to TISD	Must be sent no more than 20 but no less than 11 days before the PH#1	July 13, 2010
43.0561	10	#1 Notice appears in the newspaper	Must be published no more than 20 days and no less than 10 days prior to public hearing	July 13, 2010
43.0561	11	Last day to send notice to newspaper for notice #2	Minimum of one day prior to publication	July 27, 2010
	12	Deadline to receive Development Agreements		July 19, 2010
43.0561	13	#2 Notice is posted on the City's website	Must be posted no more than 20 days and no less than 10 days prior to public hearing #2	July 29, 2010
43.0561	14	Send second notice to TISD	Must be sent no more than 20 but no less than 11 days before the PH#2	July 29, 2010
43.0561	15	#2 Notice appears in the newspaper	Must be published no more than 20 days and no less than 10 days prior to public hearing #2	July 29, 2010
	16	Prep TL for public hearing #1		July 19, 2010
43.0561	17	Conduct public hearing #1	Must be a minimum of 30 days from when the notices were sent out. Service plan must be available at this meeting	July 27, 2010
	18	Prep TL for public hearing #2		August 2, 2010
43.0561	19	Conduct public hearing #2 - CC Approves Development Agreements	Must be a minimum of 30 days from when the notices were sent out. Service plan must be available at this meeting	August 12, 2010
43.056	20	Begin Land use Planning	Leads up to rezoning after annexation	September 2, 2010
	21	Write annexation ordinance		August 16, 2010
	22	Write TL for introduction of ordinance		August 16, 2010

2010 ANNEXATION SCHEDULE

	23	Introduce ordinance	Must be no more than 40 days or less than 20 days from the first public hearing.	August 24, 2010
	24	Write TL for adoption of ordinance		September 1, 2010
	25	Adopt ordinance	Must a maximum of 90 days from the date the ordinance was introduced.	September 9, 2010
	26	Complete Future Land Use Planning		December 1, 2010

	PIN	Acreage	NAME	ADDRESS	CITY	STAZIP	LEGAL	AG
1	R019166	63.6381	JOANNE RUMMEL	506 PORTER ST	TAYLOR TX	76574	AW 213 J C EAVES SUR 83.464 ACRES	AG USE
2	R020464	3.0000	SAM J MCFARLIN	51 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 3.0 ACRES	AG USE
3	R020465	1.0000	SAM J MCFARLIN	51 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 1.0 ACRES	AG assoc
4	R020470	5.0000	ALVIN PATSCHKE, JR.	601 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 5.0 ACRES	AG USE
5	R020471	174.3797	TERRELL TIMMERMANN	P O BOX 4784	AUSTIN TX	78765	AW 213 J C EAVES SUR 338.12 ACRES	AG USE
6	R020473	51.4900	SAM J MCFARLIN	51 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 51.49 ACRES	AG USE
7	R020474	1.0000	HELEN CARSON	1085 CR 101	HUTTO TX	78634	AW 213 J C EAVES SUR 1.0 ACRES	AG Assoc
8	R020476	5.0000	ALVIN PATSCHKE, JR.	601 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 5.0 ACRES	AG USE
9	R020477	1.0000	EUGENE KOKES	451 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 1.0 ACRES	AG Assoc
10	R020478	9.0000	EUGENE KOKES	451 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 9.0 ACRES	AG USE
11	R091956	2.0000	JOANNE RUMMEL	506 PORTER ST	TAYLOR TX	76574	AW0213 Eaves, J.c. Sur., ACRES 2	AG Assoc
12	R095795	4.2900	SAM J MCFARLIN	51 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 4.290 ACRES	AG USE
13	R321836	46.9900	WENDY ANN & RYAN A WENDLANI	10712 CHIPPENH	AUSTIN TX	78748	AW 213 J C EAVES SUR 46.99 ACRES	AG USE
14	R321838	32.3060	DAVID L & HELEN J CARSON	1085 CR 101	HUTTO TX	78634	AW 213 J C EAVES SUR 46.99 ACRES	AG USE
15	R430209	8.3160	DAVID OMAN	P O BOX 157	HUTTO TX	78634	AW 213 J C EAVES SUR 9.579 ACRES	AG USE
16	R462610	8.0481	MARK OMAN	600 CR 369	TAYLOR TX	76574	AW 213 J C EAVES SUR 8.578 ACRES	AG USE
17	R462612	32.8701	OMAN, DAVID L & M SHAWN & TR	PO BOX 157	HUTTO TX	78634	AW0213 Eaves, J.c. Sur., ACRES 534.92	AG USE
18	R504804	1.4410	WAYNE & RAMONA GARMAN	400 CR 369	TAYLOR TX	76574	AW J C EAVES SUR 1.441 ACRES	
		<u>450.7690</u>						

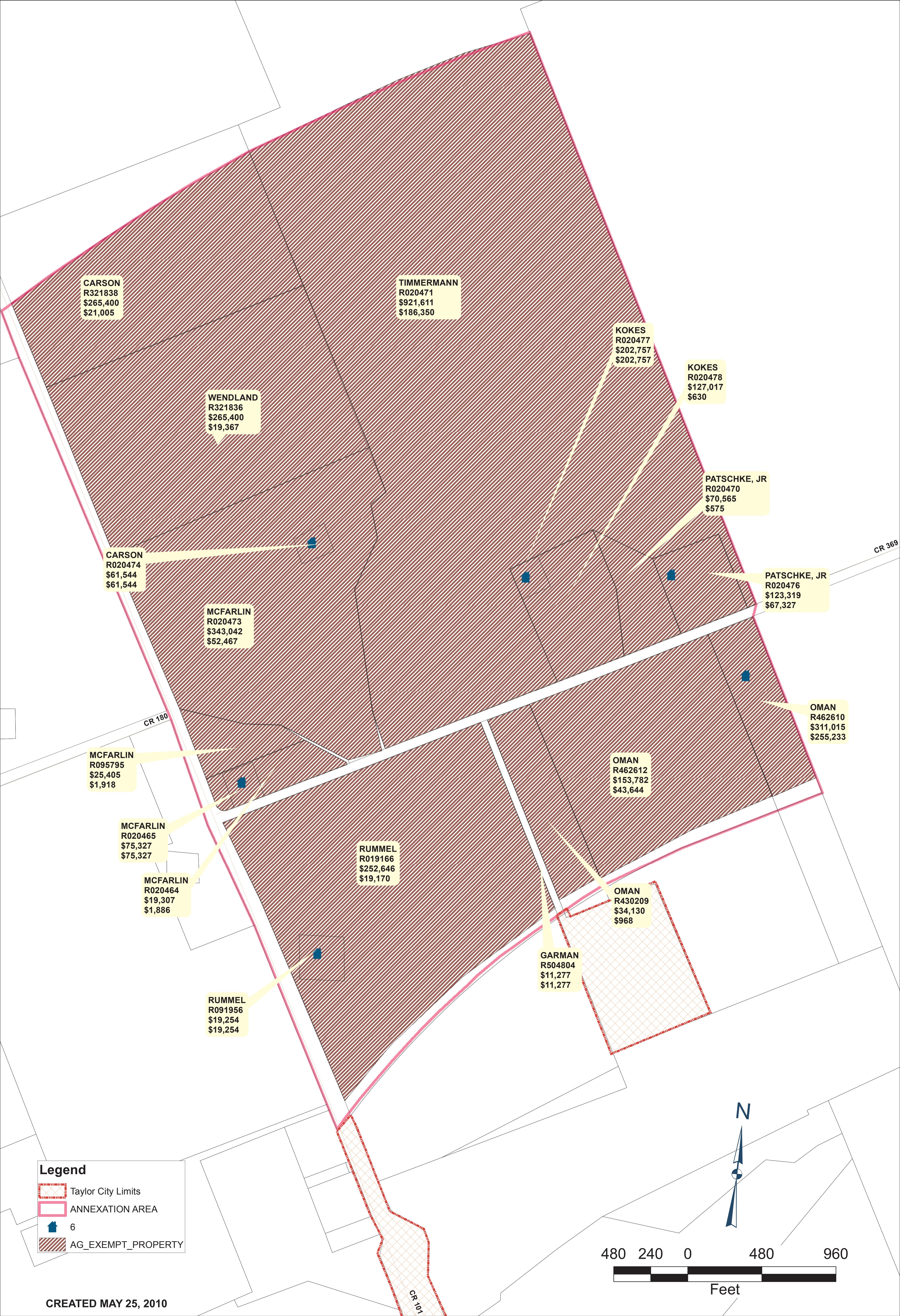
822737

Total DA = \$822,737

YEAR	MARKET	ASSESSED	SITUS ADDRESS
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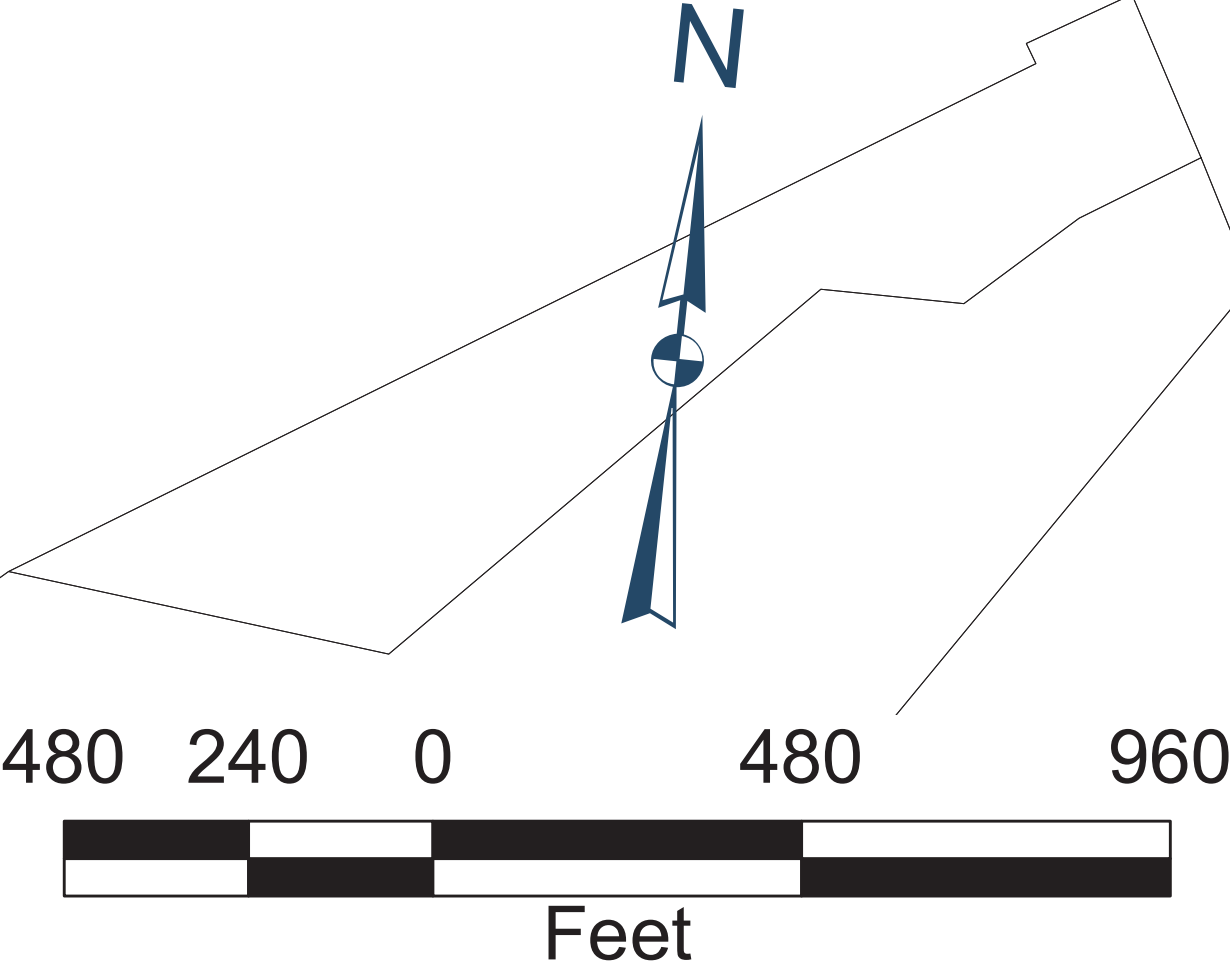
2010	\$252,646	\$19,170	5101 CR 101 TAYLOR, TX
2010	\$19,307	\$1,886	51 CR 369 TAYLOR, TX
2010	\$75,327	\$75,327	51 CR 369 TAYLOR, TX
2010	\$70,565	\$575	601 CR 369 TAYLOR, TX
2010	\$921,611	\$186,350	CR 368 HUTTO, TX 78634
2010	\$343,042	\$52,467	201 CR 369 TAYLOR, TX
2010	\$61,544	\$61,544	201 CR 369 TAYLOR, TX
2010	\$123,319	\$67,327	601 CR 369 TAYLOR, TX
2010	\$202,757	\$202,757	451 CR 369 TAYLOR, TX
2010	\$127,017	\$630	451 CR 369 TAYLOR, TX
2010	\$19,254	\$19,254	5101 CR 101 TAYLOR, TX
2010	\$25,405	\$1,918	101 CR 369 HUTTO, TX 78634
2010	\$265,400	\$19,739	CR 369 HUTTO, TX 78634
2010	\$265,400	\$21,005	CR 369 HUTTO, TX 78634
2010	\$34,130	\$968	CR 369 TAYLOR, TX
2010	\$311,015	\$255,233	600 CR 369 TAYLOR, TX
2010	\$153,782	\$43,644	450 CR 369 TAYLOR, TX
2010	\$11,277	\$11,277	CR 369 TAYLOR, TX
	<u>\$3,282,798</u>	<u>\$1,041,071</u>	

West Proposed Annexation Area 2010



Legend

- Taylor City Limits
- ANNEXATION AREA
- 6
- AG_EXEMPT_PROPERTY



PIN	AcreS	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL	AG ACRES	AG	YEAR	MARKET	ASSESSED	HOME
R006133	0.5186	GARRY PREUSSE	2610 OLD THORNDALE RD	TAYLOR	TX	76574	P COURSEY SUR 0.5165 ACRES			2010	\$122,180	\$122,180	X
R006153	1.064	ADOLPH L. VITTEK	2700 OLD THORNDALE RD	TAYLOR	TX	76574	P COURSEY SUR 1.064 ACRES			2010	\$132,842	\$132,842	X
R006154	3.54	TIMOTHY STENCE	1001 W 2ND ST	TAYLOR	TX	76574	P COURSEY SUR 3.54 ACRES			2010	\$32,111	\$32,111	
R006155	1.5	BETTY BROWN	2708 OLD THORNDALE RD	TAYLOR	TX	76574	P COURSEY SUR 1.5 ACRES			2010	\$110,725	\$110,775	X
R006455	1.09	HARLAN RAESZ	4901 FM 619	TAYLOR	TX	76574	M MCDANIEL SUR 1.090 ACRES			2010	\$127,853	\$127,853	X
R006456	0.6284	EMOND TATE, JR	5101 FM 619	TAYLOR	TX	76574	M MCDANIEL SUR 0.628 ACRES			2010	\$96,827	\$88,777	X
R006457	0.34	WILLIE MEYER	4951 FM 619	TAYLOR	TX	76574	M MCDANIEL SUR 0.34 ACRES			2010	\$97,599	\$89,065	X
R006458	0.267	MICHAEL HARRINGTON	5001 FM 619	TAYLOR	TX	76574	M MCDANIEL SUR 0.267 ACRES			2010	\$122,415	\$122,415	X
R006459	4	SPJST LODGE #29	P O BOX 69	TAYLOR	TX	76574	M MCDANIEL SUR 4.0 ACRES			2010	\$182,132	\$182,132	
R006460	0.34	CINDY BUZAN et al	8921 HACHITA AVE	AUSTIN	TX	78749	M MCDANIEL SUR 0.34 ACRES			2010	\$108,900	\$108,900	X
R006461	57.385	JULIAN KOSH	5009 FM 619	TAYLOR	TX	76574	M MCDANIEL SUR 57.385 ACRES	57.385	AG USE	2010	\$461,435	\$272,375	X
R006466	23.446	HERBERT KAISER	250 CR 412	TAYLOR	TX	76574	M MCDANIEL SUR 23.446 ACRES	23.446	AG USE	2010	\$108,696	\$9,349	
R006467	1	HERBERT KAISER	250 CR 412	TAYLOR	TX	76574	M MCDANIEL SUR 1.0 ACRES	1	AG ASSOC	2010	\$44,142	\$44,142	
R018824	0.496	RICKY MATETZSCHK	2703 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 0.496 ACRES			2010	\$137,843	\$137,843	X
R018826	37.38	LARRY A SAFARIK	2801 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 37.38 ACRES	37.38	AG USE	2010	\$130,419	\$16,549	
R018828	0.502	WILLIE J JONES	2617 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 0.502 ACRES			2010	\$87,937	\$87,937	X
R019500	16.3	CECILIA HANNAN	4400 FM 619	TAYLOR	TX	76574	J PHARRASS SUR 16.3 ACRES	16.3	AG USE	2010	\$63,669	\$8,086	
R019551	1	CECILIA HANNAN	4400 FM 619	TAYLOR	TX	76574	J PHARRASS SUR 1.0 ACRES	1	AG ASSOC	2010	\$93,803	\$93,803	X
R020026	3	CECILIA HANNAN	4400 FM 619	TAYLOR	TX	76574	J PHARRASS SUR 3.0 ACRES	3	AG USE	2010	\$112,983	\$106,163	X
R097837	0.46	TIMOTHY STENCE	1001 W 2ND ST	TAYLOR	TX	76574	P COURSEY SUR 0.46 ACRES			2010	\$131,361	\$131,361	X
R366964	3	LARRY A SAFARIK	2801 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 3.0 ACRES	3	AG USE	2010	\$316,206	\$309,513	X
R375840	0.34	CINDY BUZAN et al	8921 HACHITA AVE	AUSTIN	TX	78749	M MCDANIEL SUR 0.34 ACRES			2010	\$21,735	\$21,735	
R409587	0.34	PAUL PASEMANN, JR	8815 KERR DR	TOMBALL	TX	76574	M MCDANIEL SUR 0.34 ACRES			2010	\$34,885	\$34,885	
R418423	5.255	LARRY A SAFARIK	2801 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 5.255 ACRES	5.255	AG USE	2010	\$18,335	\$2,349	
R418424	6.34	LARRY A SAFARIK	2801 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 6.34 ACRES	6.34	AG USE	2010	\$22,120	\$2,834	
R498116	0.775	LARRY A SAFARIK	2801 OLD THORNDALE RD	TAYLOR	TX	76574	F BRADLEY SUR 0.775 ACRES	0.775	AG USE	2010	\$27,097	\$24,721	
								154.881			\$2,946,250	\$2,420,695	
								90.942%					
								15 homes					

SITUS ADDRESS

2610 OLD THORNDALE RD TAYLOR, TX
2700 OLD THORNDALE RD TAYLOR, TX
2620 OLD THORNDALE RD TAYLOR, TX
2708 OLD THORNDALE RD TAYLOR, TX
4901 FM 619 TAYLOR, TX
5101 FM 619 TAYLOR, TX
4951 FM 619 TAYLOR, TX
5101 FM619 THRALL, TX 76578
5025 FM 619 TAYLOR, TX
4961 FM 619 TAYLOR, TX

5009 FM 619 TAYLOR, TX
250 CR 412 TAYLOR, TX
250 CR 412 TAYLOR, TX

2703 OLD THORNDALE RD TAYLOR, TX

OLD THORNDALE RD TAYLOR, TX

2617 OLF THORNDALE RD TAYLOR, TX

FM 619 TAYLOR, TX
4400 FM 619 TAYLOR, TX
4600 FM 619 TAYLOR, TX

2620 OLD THORNDALE RD TAYLOR, TX

2801 OLD THORNDALE RD TAYLOR, TX

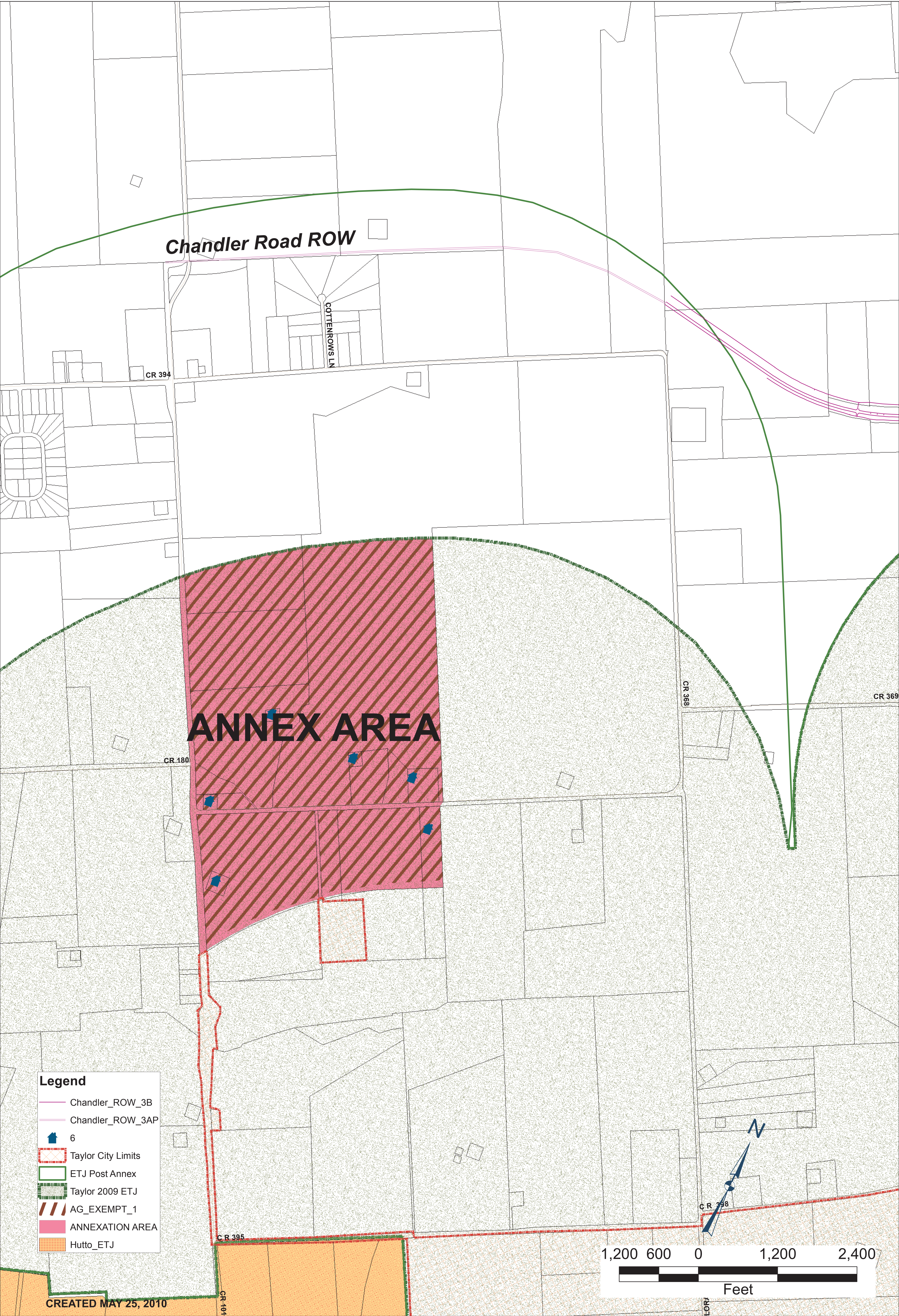
FM 619 TAYLOR, TX
FM 619 TAYLOR, TX

OLD THORNDALE RD TAYLOR, TX
2609 OLD THORNDALE RD TAYLOR, TX
OLD THORNDALE RD TAYLOR, TX

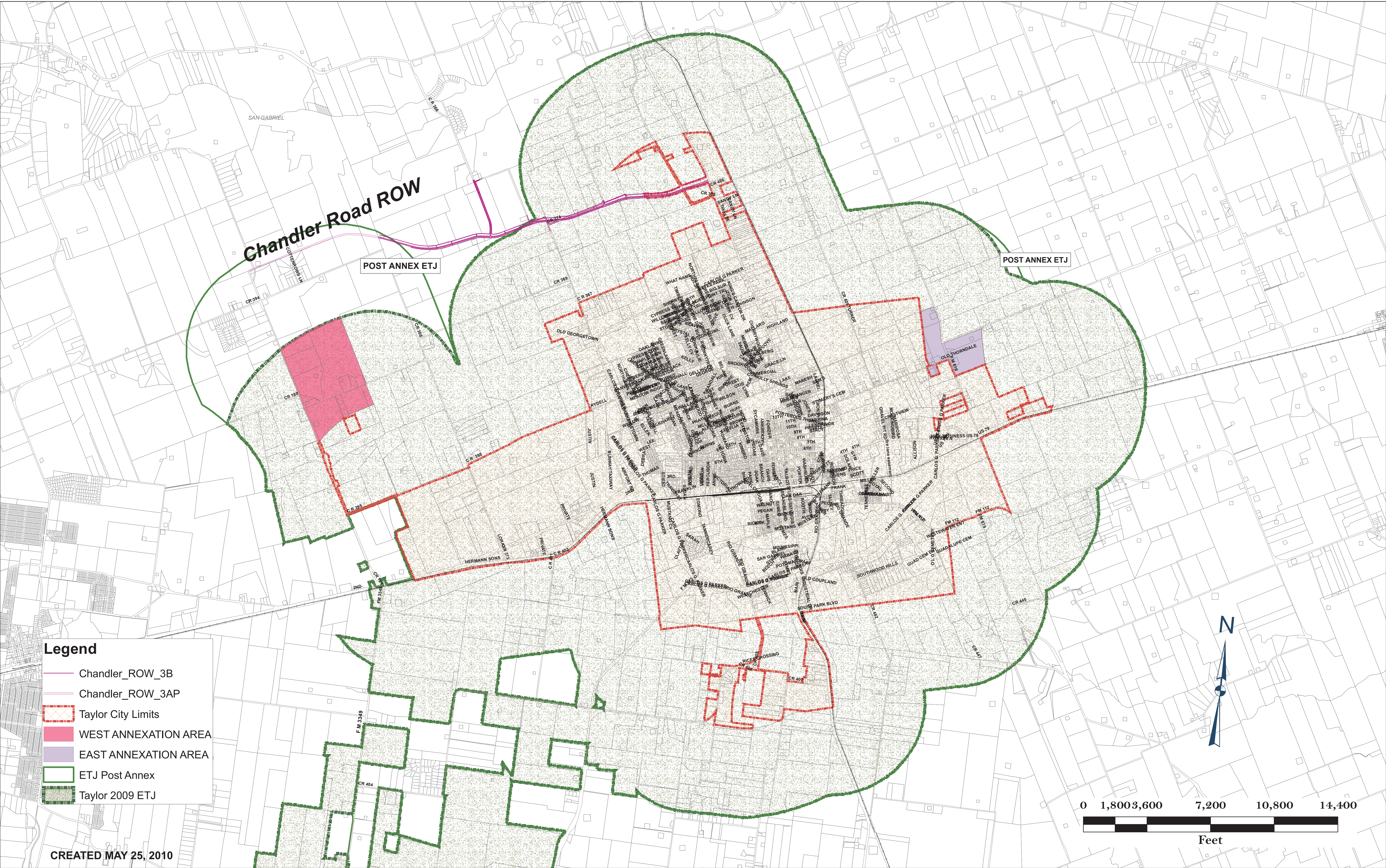
\$889,884

Total DA = \$889,884

West **Proposed Annexation Area 2010**



PROPOSED ANNEXATION AREA 2010





***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 9

Agenda Title: Consider approving Contract Amendment No. 3 for Freese and Nichols regarding the Upper Pressure Plane project.

Council Action to be taken: Approve or deny

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager

1. INTRODUCTION/PURPOSE

As you already know, the Upper Pressure Plane project has taken a considerable amount of time more to design and implement than was originally expected. Also, we have had to have additional work done by Freese & Nichols, Inc. (FNI) than the work outlined in the original agreement. This contract amendment satisfies the financial aspect associated with the additional amount of work. Staff, in particular Casey Sledge, P.E., has spent a great amount of time negotiating this amount. The original request from FNI exceeded some \$160,000. Casey will be able to address any questions or comments you may have relative to this matter.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

The funds needed for this amendment will be taken from existing Utility C.O.'s

4. TIMELINE CONSIDERATIONS

Since this item has been pending for several months now, Staff would ask immediate consideration of this matter.

5. RECOMMENDATION

Staff recommends approval of FNI's contract amendment #3 as submitted.

6. REFERENCE FILES

9a. [Freese and Nichols contract amendment](#) #3.



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www.freese.com

July 30, 2010

Mr. Jim Dunaway
City Manager, City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Proposal for Engineering Design Services
Creation of Upper Pressure Plane Project
Supplemental Amendment No. 3

Dear Mr. Dunaway:

Freese and Nichols has incurred significant additional costs on this project. Some of the additional costs are attributable to FNI and we are not asking for additional compensation for those costs. Some of the costs are outside of FNI's control and we are asking for your consideration of compensation for these additional services.

Freese and Nichols respectfully requests that the City of Taylor consider a fee adjustment in the amount of \$98,716 to cover the additional labor and expenses incurred due to the extended contract duration and additional services. A breakdown of the adjusted fee is as follows:

• Additional effort due to work delayed significantly beyond the original schedule	\$ 6,950
• Additional coordination with Owner's surveyor and related design revisions	\$10,420
• Additional design phase services at North Pump Station	\$15,785
• Additional construction site inspections for elevated tanks	\$ 5,923
• Additional effort for site visit and evaluation of existing and proposed Murphy Tank SCADA System	\$ 2,314
• Additional submittals to Oncor and coordination with WILCO Park Project	\$ 3,221
• Additional Services to provide bid sets and construction services for the Old Granger Road Transmission Main	\$54,103
Total	\$98,716

We appreciate your consideration of this request, and we would like the opportunity to meet with you and discuss these costs in further detail prior to finalizing our request.

Sincerely,
FREESE AND NICHOLS, INC.

Charles Kucherka, P.E.
Project Manager
Attachments

xc: FNI-Contracts
FNI File – TLR07120-4.21



CONTRACT CHANGE AUTHORIZATION FORM

Client: Mr. Jim Dunaway City Manager, City of Taylor 400 Porter Street Taylor, Texas 76574	F&N Project No.: TLR07120																	
	Client Contract Ref.: Creation of Upper Pressure Plane Project																	
	Date: July 30, 2010																	
Project Description: Additional Engineering Design Services for Creation of Upper Pressure Plane Project																		
Description of Services Added/Deleted: Additional effort due to work delayed significantly beyond the original schedule Additional services for coordination with project surveyor Additional design effort for material storage bin design Additional construction phase services for elevated tanks Additional services and site visit for existing and proposed Murphy Tank SCADA system Additional services and submittals to Oncor and coordination with WILCO Park Project Additional services to provide separate bid sets and construction phase services for the 24-inch waterline and the 20-Inch Old Granger Road Transmission Main Refer to Exhibit 1 for additional details. Deliverables: Construction drawings and specifications for Pump Station and 24-inch Waterline and additional construction phase services for Elevated Storage Tanks. Supplemental construction drawings and specifications, bid and construction phase services for the 20-Inch Old Granger Road Transmission Main.																		
Compensation shall be adjusted as follows: <table border="0" style="width: 100%;"> <tr> <td>Additional effort due to work delayed significantly beyond the original schedule</td> <td style="text-align: right;">\$ 6,950</td> </tr> <tr> <td>Additional services for coordination with project surveyor</td> <td style="text-align: right;">\$10,420</td> </tr> <tr> <td>Additional design phase services</td> <td style="text-align: right;">\$15,785</td> </tr> <tr> <td>Additional construction phase services for elevated tanks</td> <td style="text-align: right;">\$ 5,923</td> </tr> <tr> <td>Additional services and site visit for existing and proposed Murphy Tank SCADA System</td> <td style="text-align: right;">\$ 2,314</td> </tr> <tr> <td>Additional services and submittals to Oncor and coordination with WILCO Park Project</td> <td style="text-align: right;">\$ 3,221</td> </tr> <tr> <td>Additional services to provide bid sets and construction services for the Old Granger Road Transmission Main</td> <td style="text-align: right;"><u>\$54,103</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$98,716</td> </tr> </table>			Additional effort due to work delayed significantly beyond the original schedule	\$ 6,950	Additional services for coordination with project surveyor	\$10,420	Additional design phase services	\$15,785	Additional construction phase services for elevated tanks	\$ 5,923	Additional services and site visit for existing and proposed Murphy Tank SCADA System	\$ 2,314	Additional services and submittals to Oncor and coordination with WILCO Park Project	\$ 3,221	Additional services to provide bid sets and construction services for the Old Granger Road Transmission Main	<u>\$54,103</u>	Total	\$98,716
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Original Contract	\$752,843																	
Amended Amount	\$98,716																	
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Schedule shall be adjusted as follows:

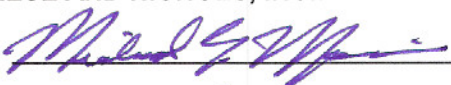
Task Description	Design Completion Date	Bid Date	Specified Construction Period	Estimated Completion Date	Revised Estimated Completion Date
Bid Package No. 1	Completed	Completed	NA	June 2008	August 2010
Bid Package No. 2	Completed	Completed	180 days	May 2008	January 2011
Bid Package No. 3	Completed	Completed	NA	October 2008	July 2010
20-Inch Old Granger Road Transmission Main	60% Review Sets - 90 days from NTP	30 Days from receipt of City Review Comments	90 Days	December 2010	April 2011

See attached revised design and construction schedule.

The above described services shall proceed upon return of this Contract Change Authorization. Services will be billed as they are done. All other provisions, terms, and conditions of the agreement for services which are not expressly amended shall remain in full force and effect.

This Contract Change Authorization will serve as contract modification.

FREESE AND NICHOLS, INC.:

BY: 

TITLE: Vice President

DATE: 7/30/10

CITY OF TAYLOR:

BY: _____

TITLE: _____

DATE: _____

**CREATION OF UPPER PRESSURE PLANE
AMENDMENT NO. 3 – SCOPE OF ADDITIONAL DESIGN SERVICES
CITY OF TAYLOR, TEXAS**

Summary

This amendment addresses additional work due to extended project duration, adjustments for salary escalation, additional services for coordination with project surveyor, additional design services at the North Pump Station site, additional construction phase services for the elevated storage tanks and splitting the waterline improvements into two separate bid packages.

Additional Effort Due to Project Delays

• ***Bid Package 1 – North Pump Station and Ground Storage Tank***

The majority of the hours spent on this bid package occurred in 2007 and 2008. A small amount of hours were spent completing the design in 2009. This project started construction in September of 2009 and is scheduled for completion in August of 2010. The original schedule called for completion of this task by September 2008.

FNI is not requesting additional compensation for design work completed in 2009, however, additional budget is required to offset the salary escalation for the construction phase for this bid package.

Original Budget for Pump Station Construction Phase	\$32,500
Construction Duration	11 Months
Budget per Month	\$3,250 per month
Construction Months Remaining in 2009	3 Months
Construction Months in 2010	8 Months

Salary Escalation Calculation for 2009 and 2010:

$$\frac{\$3,250}{\text{Month}} \times 3 \text{ Months} = \$9,750 \times 1.023\% \text{ (2009 Salary Escalation)} = \$9,974$$

$$\frac{\$3,250}{\text{Month}} \times 8 \text{ Months} = \$22,750 \times 1.023\% \text{ (2009 Salary Escalation)} \times 1.023\% \text{ (2010 Salary Escalation)} = \$23,809$$

Revised Budget for Pump Station (\$9,974+\$23,809)	\$33,783
Original Budget for Pump Station Construction Phase	<u>-\$32,500</u>
Increase in Pump Station Budget	\$ 1,283

• ***Bid Package 2 – Waterline Improvements***

The majority of the hours spent on this bid package occurred or will occur in 2009 and 2010. A small amount of hours were spent on design and project coordination in 2007 and 2008. This project is scheduled for completion in December of 2010. The original schedule called for completion of this task by August 2008. Additional budget is required to offset the salary escalation for the remainder of the design and construction phases for this bid package.

Design Phase

Effort Completed in 2009	\$50,348
Effort to Complete in 2010	\$79,903

Salary Escalation Calculation for Design completed in 2009:

$$\$50,348 \times 1.023\% \text{ (2009 Salary Escalation)} = \$51,506$$

Effort Completed in 2009 with Salary Escalation	\$51,506
Effort Completed for Waterline	- \$50,348
Increase in Waterline Design Budget	\$ 1,158

Salary Escalation Calculation for Design completed in 2010:

$$\$79,903 \times 1.023\% \text{ (2009 Salary Escalation)} \times 1.023\% \text{ (2010 Salary Escalation)} = \$83,621$$

Effort Completed in 2010 with Salary Escalation	\$83,621
Effort Completed for Waterline	- \$79,903
Increase in Waterline Design Budget	\$ 3,718

Construction Phase

Original Budget for Waterline Construction Phase	\$17,000
--	----------

Salary Escalation Calculation Assuming Construction will be completed in 2010:

$$\$17,000 \times 1.023\% \text{ (2009 Salary Escalation)} \times 1.023\% \text{ (2010 Salary Escalation)} = \$17,791$$

Revised Construction Budget for Waterline	\$17,791
Original Construction Budget for Waterline	- \$17,000
Increase in Waterline Design Budget	\$791

TOTAL BUDGET INCREASE FOR SALARY ESCALATION = \$6,950

(\$1,283 Pump Station Const. + \$4,876 Waterline Design + \$791 Waterline Const.)

Additional Services for Survey Coordination

Per Contract Amendment No. 1 dated December 14, 2006, survey for the project was to be performed by a consultant retained by the Owner. Additional effort was required for coordination with the project's surveyor and unforeseen effort was incurred due to incomplete and incorrect survey information which resulted in additional coordination, project delays and design revisions. Some of the challenges that resulted in additional effort and coordination are as follows:

- Partial and pieced-together survey information provided which resulted in additional review time and clean-up by FNI CAD technicians. - \$2,441
- Partial and pieced-together survey not provided in common coordinate system, which required additional time coordinating with surveyor, design changes, and additional CAD time. - \$1,869
- Incomplete survey which resulted in additional coordination time to request additional survey and additional CAD time to clean up pieced-together survey. - \$4,098
- TIN file for waterline was incomplete and had errors. FNI CAD technicians repaired and completed the file to continue project with less delays. - \$2,012

Additional Design Effort for Bid Package No. 1 – Upper Pressure Plane Pump Station, SCADA System and Ground Storage Tank.

- In August of 2008, the City requested that materials bins be added to the pump station site. Additional Engineering Services Required:
 - Revised civil plan sheets including locating materials bins, modifying site paving and site drainage.
 - Structural design and adding sheet S-9 "Structural – Bulk Storage Bin Plan and Sections" to plan set.
 - Calculating quantities and adjusting Engineer's Opinion of Probable Construction Cost.
- FNI began coordination with Oncor in 2007 when the design of the pump station initiated. This included providing load requirements, coordinating electrical to the site and providing site plans. Delays experienced on this project has required FNI to re-coordinate with Oncor multiple times providing additional information, updated site plans and additional information as requested. FNI also had to coordinate and recalculate the load requirements and coordinate incoming power with the WILCO Park project which was not anticipated during the original fee negotiation.
- During the construction phase of projects FNI includes time for the review of submittals, including a reasonable amount of time for re-submittals. On the pump station project FNI had to review multiple re-submittals. This excessive review time could not have been anticipated during the original fee development. These submittals include:

Submittal	Total Times Reviewed	Submittal	Total Times Reviewed	Submittal	Total Times Reviewed
SD-001 - Tank	2	SD-040-Outlet Boxes	2	SD-058-Protective Coatings	2
SD-010 – Fall Prevention	5	SD-041-Junction Boxes	3	SD-063-Pumps	4
SD-014 – Steel Joists	2	SD-042-Wiring Devices	3	SD-069-Anchor Bolts	2
SD-017-Piping	2	SD-043-Elect. Equip.	3	SD-072-FCVP and LWCO	2
SD-022-AC	2	SD-044-Panelboards	3	SD-073-Ford GST Controls	2
SD-023-Fencing	2	SD-045-Disconnects	4	SD-074-Mallard EST Controls	2
SD-030-Admin Controls	3	SD-046-Overcurrent Protection Devices	2	SD-075-Southwood EST Controls	2
SD-031-Murphy EST Controls	3	SD-048-Grounding	2	SD-078 Vault Mix Design	2
SD-032-PS Controls	2	SD-050-Low Volt. Motor Starters	3	SD-079-Electrical Study	2
SD-033-West EST Controls	3	SD-051-MCC's	4	SD-081 Radio Path Study	2
SD-034-Instrumentation	4	SD-052-Lighting	3		
SD-037-Manholes	2	SD-054-Contactors	3		
SD-038-Wires	2	SD-055-Conduits	3		

Additional Design and Construction Effort for Bid Package No. 3 – North Upper Pressure Plane West Elevated Storage Tank and Replacement of Murphy Elevated Storage Tank.

- Per Contract Amendment No. 1, FNI is to provide General Representation during construction with a maximum of 4 site visits. At the request of the City, site visits have been made on 10/2/08, 10/22/08, 11/10/08, 11/11/08, 11/20/08 and 12/1/08, and we anticipate two more visits to the site. Therefore, we will exceed the number of contracted visits by four.
- In June 2009, the City requested that FNI evaluate the City's ability to move the existing SCADA system from the existing Murphy Tank to the proposed Murphy Tank. The evaluation required a site visit to assess the existing system.

Additional Design and Construction Effort for Bid Package No. 2 – Waterline Improvements.

In April 2010, the City requested that FNI split the Waterline Improvements bid package into two separate projects. The first project consisted of the 24-inch transmission main and the pressure plane isolations valves. The second project consists of the 20-inch Old Granger Road transmission main.

Additional services include:

- Removing the 20-inch Old Granger Road transmission main plans from the 24-inch transmission main plans.
- Providing 60% and bid review plans and specifications to the City.
- Creating separate bid sets for the 20-inch Old Granger Road transmission main
- Providing bid and construction phase services for the 20-Inch Old Granger Road transmission main
 - Bid Phase includes cost to use CivCast online plan room for plan distribution. It is assumed that all plan distribution will be digital and no hard copy bid plans or specifications will need to be provided to contractors.
 - Engineer will prepare agenda and conduct a prebid conference
 - Bid proposal is assumed to be a competitive sealed proposal, and review of submitted proposals is included.
 - Construction phase services include the review of up to 30 total shop drawings, RFI's, Change Orders, etc.
 - Construction phase services include two site visits – one for a preconstruction conference and one for a punch list progress meeting.
 - Provide record drawings to the City at the end of the project.



***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 10

Agenda Title: Consider setting fee for the Municipal Drainage Utility System.

Council Action to be taken: Approve, deny or table

Initiating Department: City Administration

Staff Contact: Jim D. Dunaway, City Manager

1. INTRODUCTION/PURPOSE

Casey Sledge, Consulting City Engineer will be present to address any questions or comments you may have. As you may remember, Staff has recommended the implementation of a \$2.00 per ERU and would like to complete the discussion on credits at this meeting.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

Staff is suggesting that this fee be implemented on October 1, 2010, with the rate payers seeing this for the first time on their November, 2010 bill.

5. RECOMMENDATION

Staff recommends setting the initial MDUS rate at \$2.00, a flat rate for all residential customers and commercial customers will pay a fee of \$2.00 per each 2,500 square feet (or ERU) of impervious cover.

6. REFERENCE FILES

- 10a. [Halff and Associates Memo](#)
10b. [Council Memorandum from Mr. Naizer](#)



4030 West Braker Lane, Ste 450
Austin, Texas 78759
(512) 25-8184
Fax (512) 252-8141

MEMORANDUM

TO: Jim Dunaway
City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574

DATE: June 28, 2010

FROM: Eric Scheibe, PE, CFM
Michael A. Moya, PE, CFM
EMAIL: escheibe@halff.com

AVO: 24582
Taylor MDUS Project

SUBJECT: Taylor MDUS ERU Rate Update - City Council

Mr. Dunaway,

Halff Associates has completed our updated estimate of the total impervious cover for the city of Taylor, required by State law to evenly and fairly assign a Municipal Drainage Utility System (MDUS) rate to the various property owners of the city. It is our understanding that the city desires to fund \$2 million in drainage improvements through a bond program that is to be paid off over 20 years. Under this assumption, Halff recommends that the city set the Equivalent Residential Unit (ERU) billing rate for the MDUS at \$2.00, which will generate roughly \$340,000 per year; enough revenue to retire the \$2 million bond in 20 years plus provide an additional \$130,000 a year for miscellaneous drainage improvements, maintenance and studies. It should be noted that this estimate assumes TISD (including the new HS) is included in the MDUS billing system.

At this point, we still have roughly 100 parcels with no assigned water account, and roughly 10 water accounts with no parcel and impervious area assigned. A detailed list of these properties and accounts will be provided in a follow-up submittal. It should be noted that the estimated revenue of \$340,000 per year assumes that that city will be able to bill these unmatched owners.

Upon your approval of this rate recommendation, Halff plans to continue to assist the city with implementation of the MDUS, scheduled to start in October 2010.

Please let us know if you have any questions regarding this memo.

Date: July 28, 2010
To: City Manager, Casey Sledge
From: Taylor Business/Commercial Managers
Subject: MDUS fees

At the July 8, 2010 Taylor City Council meeting an agenda item of setting an initial fee for the Taylor Municipal Drainage Utility System (MDUS), concerns were raised when business owners/managers had an opportunity to see the magnitude of the proposed fee burden on non-residential MDUS rate payers.

We offer the following observations on the proposed initial fee topic:

1. The rates proposed would generate approximately \$30,000 per month.
2. The proposed flat rate of \$2.00 per month per residence is highly beneficial to residential rate payers exceeding 2500 sq.ft. of impervious cover. (Data not available to us to more fully analyze.)
3. The proposed flat rate of \$2.00 per month per residence is highly detrimental to residential rate payers with less than 2500 sq.ft. of impervious cover. (Data not available to us to more fully analyze.)
4. The proposed \$2.00 per ERU per 2,500 sq.ft. (or \$34.85 per acre) per month of impervious cover for non-residential rate payers results in 65% (\$18,300) of the fees borne by the business community.
5. The approximately 5000 (89%) residential rate payers far outnumber the 625 (11%) business rate payers.
6. Businesses that require a larger footprint of impervious cover are significantly impacted.
7. The initial proposed rates will create a significant burden for numerous non-residential rate payers.
8. Apartments are currently classified with non-residential (estimate 600 units).
9. www.espeyconsultants.com/drainage_utility_survey_espey_consultants.pdf provides useful information about other municipalities using MDUS.
10. The Espey Consultants, Inc. Survey identifies municipalities which have used tiered, capped or maxed rates for commercial (non-residential) rate payers.
11. Some municipalities classify non-single family residences (apartments) as individual residences.
12. Using aerial photos can provide inconclusive results vs using physically validated data from Williamson County Appraisal District (WCAD).
13. Using aerial photos and interpretation or WCAD data with manipulation is more time consuming and costly than a simple approach possibly based on land parcels or postal addresses.

We encourage consideration of alternatives which are not excessively weighted against business, commercial or non-residential. Some thoughts follow:

1. Include apartment units as individual residences.
2. Consider a tiered rate structure – example will follow.
3. Consider a cap or maximum rate.
4. Consider a flat rate for all payers – example below.
5. Consider a simple rate structure based possibly on addresses, land parcels, other.
6. Consider a reduction/credit for detention ponds.

The proposals below use the individual non-residential parcels (625) in the Halff list of 7/8/2010 as payers. Residential accounts are rounded to 5000 and apartments, estimated at 600, are included. However, no adjustments are included for exemptions.

A flat rate structure (preferred 1):

All rate payers pay one rate - \$4.85 (6225 payers @4.85 produces \$30,191)

A two rate structure alternative (preferred 2):

sq ft	Rate \$	payers	Tot Rev/month
All non-residential	10.00	625	6,250.00
Residential Total	4.50	5000	22,500.00
Apartments Total	4.50	600	<u>2,700.00</u>
			\$31,450.00

These preferred flat rate structure alternatives achieve the following:

1. Non-residential and residential pay a flat rate (including apartments), providing ease of administration for all rate payers.
2. Residential pay a lower rate than non-residential (commercial/business).
3. Non-residential (commercial/business) is not excessively burdened.

A tiered rate structure alternative:

sq ft	Rate \$	payers	Tier	Tot Rev/month
Under 10000	9.00	287	1	\$2,583.00
10000 – 19999	14.00	146	2	2,044.00
20000 – 29999	19.00	47	3	893.00
30000 & OVER	24.00	145	4	<u>3,480.00</u>
Totals – non-residential		625		\$9,000.00
Residential Total	4.00	5000		20,000.00
Apartments Total	4.00	600		<u>2,400.00</u>
				\$31,400.00

This alternative achieves the following:

1. Residents pay a flat rate (including apartments), providing ease of administration for the largest number of rate payers.
2. Residents pay a lower rate than non-residents (commercial/business).
3. Non-residential (commercial/business) is not excessively burdened.
4. Non-residential rates retain a relationship to the ERU = 2500sq.ft.
5. Larger non-residential rate payers pay a larger fee.

We are extending a desire for our representative(s) to meet with the City Manager, Casey Sledge and other city representatives to discuss this or other proposals in order to allow businesses to manage their operations profitably.

Sincerely,

Joe Naizer, Coordinator for concerned participating business owners/managers



City Council Meeting August 12, 2010 Agenda Item Transmittal

Agenda Item #: 11

Agenda Title: Consider accepting report from the Taylor Marketing Team.

Council Action to be taken: Accept as presented

Initiating Department: City Administration/Public Information

Staff Contact: Jean Johnson, Public Information Officer

1. INTRODUCTION/PURPOSE

Jason Ford, chair of the Taylor Marketing Team, will present an annual report of the activities and marketing results by the TMT over the past year 2009-2010.

2. DESCRIPTION/ JUSTIFICATION

The Taylor Marketing Team is made up of representatives from each of the partners that include: City of Taylor, Taylor Economic Development Corp., Taylor Chamber of Commerce, Taylor ISD and Taylor CNET. Each partner, with the exception of CNET, has contributed annually for the purpose of leveraging marketing dollars and collaborating on marketing initiatives of common ground in the community.

3. FINANCIAL/BUDGET

As the TMT ends this year and begins the 2010-11 fiscal year, the committee has a projected fund balance of approximately \$60,000 to complete this year's remaining projects. Plans are being developed on expense allocation for the next fiscal year. Any remaining funds from this fiscal year will be carried over into next fiscal year before formal requests for additional funding is made from the TMT partners.

4. TIMELINE CONSIDERATIONS

This is an end of the year report to keep Council informed on TMT activities.

5. RECOMMENDATION

The TMT recommends acceptance of the report.

6. REFERENCE FILES

11a Report to be presented at the meeting.



***City Council Meeting
August 12, 2010
Agenda Item Transmittal***

Agenda Item #: 12
Agenda Title: **Executive Session.** (Economic Development)
Council Action to be taken: Adjourn into Closed session.
Initiating Department: City Administration
Staff Contact: **Jim D. Dunaway, City Manager**

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/ JUSTIFICATION

The Taylor City Council will conduct a closed meeting under Section 551.087 of the Texas Government Code which allows such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

12a. [Executive Session form 551.087](#)

**TAYLOR CITY COUNCIL
CERTIFIED AGENDA - EXECUTIVE SESSION**

1. OPEN MEETING ANNOUNCEMENT

THE CITY OF TAYLOR CITY COUNCIL CONVENED IN OPEN SESSION AND DECLARED A QUORUM, ON August 12, 2010 AFTER POSTING AN OFFICIAL AGENDA INDICATING THE NEED FOR AN EXECUTIVE SESSION. PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, THE COUNCIL WILL NOW ADJOURN INTO EXECUTIVE SESSION REGARDING COMMERCIAL AND/OR FINANCIAL INFORMATION ON A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY, AND TO CONDUCT ECONOMIC DEVELOPMENT NEGOTIATIONS AND/OR TO DELIBERATE AN OFFER OF FINANCIAL OR OTHER INCENTIVES TO THE BUSINESS PROSPECT.

ANY ACTION RESULTING FROM THIS EXECUTIVE SESSION WILL BE TAKEN IN OPEN SESSION IMMEDIATELY FOLLOWING THE EXECUTIVE SESSIONS.

2. BACK TO OPEN SESSION

THE TIME IS _____ P.M. AND WE WILL NOW RESUME THE OPEN SESSION OF THE COUNCIL MEETING. NO ACTION OR VOTE WAS TAKEN ON ANY MATTER DISCUSSED IN EXECUTIVE SESSIONS.

CERTIFICATION

I, Rod Hortenstine, Mayor of the City of Taylor, do hereby certify that this Agenda of an Executive Session of the City Council is a true and correct record of the proceedings.

WITNESS my hand this the 12th day of August, 2010.

Rod Hortenstine, Mayor