

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
July 14, 2022 at 6:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Ted Hejl, City Attorney
Dianna McLean, City Clerk

INVOCATION / MOMENT OF REFLECTION

Judge Gravell gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. Parks and Recreation Month proclamation

Councilmember Drummond read the proclamation and presented it to the Parks & Recreation staff.

CITIZENS COMMUNICATION

Jay Howard, 1220 Carl Rd., Creedmoor Tx. – representative from Texas Disposal Systems.

Introduced himself and requested Council keep his business in mind for future services.

Jackie Krueger, 2704 Kelly – asked if Council has done anything about the low fire hydrant pressure and requested Council listen to their constituents.

Jennifer Harris, 500 Burkett St. – requested the City's support in cleaning and rebuilding the Dr. Dickey home site that recently burned.

Judy Davis, representative from Texas Historical Foundation – finding ways to support the Dickey Museum and get it rebuilt; commended Jennifer Harris for her commitment to the project.

Alexandria Farrar, 2105 Bel Air Dr. – concerned about over population of Egrets and inquired about what the Council can/will do about it.

CONSENT AGENDA

- 2. Approve minutes from the June 23, 2022 regular Council meeting and the July 27, 2022 special called joint meeting with TEDC.**
- 3. Concur with preliminary financials for May 2022.**
- 4. Consider approving purchase of a Rosco Maximizer Asphalt Distributor, a Freightliner M2-106 Dump Truck, and a 2022 Chevrolet Silverado 3500HD Dump Bed.**
- 5. Consider Ordinance 2022-12 designating Reinvestment Zone No. Nine (9).**

Councilmember Ariola requested to pull item #5 for separate consideration.

Motion was made by Councilmember Garcia to approve consent agenda items 2, 3, and 4 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

5. Consider Ordinance 2022-12 designating Reinvestment Zone No. Nine (9).

Councilmember Ariola asked for clarification on what this ordinance does. City Manager stated this adds additional property to the zone, extends the boundary for personal property.

Motion was made by Councilmember Garcia to adopt Ordinance 2022-12 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 3 to 2 with Councilmember Ariola and Councilmember Drummond opposing.

PUBLIC HEARING/ORDINANCES

6. Hold a public hearing and introduce Ordinance 2022-23 amending and expanding the boundaries of Tax Increment Reinvestment No. Two (2).

Brian LaBorde, City Manager – Samsung has submitted a request to amend the boundaries of the existing Reinvestment Zone # 2, to incorporate more properties purchased after the original ordinance was passed in September.

Mayor Rydell opened the public hearing at 6:28p.m. With no one appearing, the public hearing was closed at 6:28p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING ORDINANCE NO. 2021-30 DESIGNATING TAX INCREMENT REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, BY EXPANDING THE BOUNDARIES OF THE ZONE; CONTAINING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

First reading. No action was taken.

7. Introduce Ordinance 2022-24 amending the FY 2022 Budget.

Jeff Wood, Finance Director - This budget amendment would allow the budget to reflect actual financial activity including changes in the budget related to unbudgeted expenditures and revenues.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-24

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2022-05 ADOPTED ON JANUARY 27, 2022, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE

AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. **Discuss, consider and take appropriate action authorizing the Mayor to execute a Chapter 380 Economic Development Incentive Agreement; Project Funding Agreement; First Amendment to Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Agreement; First Amendment to Development Agreement; and First Amendment to Development Review Reimbursement Agreement with Samsung Austin Semiconductor, LLC.**

Brian LaBorde, City Manager – Two new agreements are being introduced with one being a CH 380 agreement to allow incentive payments from use tax generated by Samsung on their properties and the other a Project Donation agreement with Samsung donating and escrowing all costs associated with the installation of water and sewer utilities to their site. Also, amendments to existing agreements: CH 212 Development Agreement, Development Review Reimbursement Agreement (DRRA), and CH 311 are being introduced to clean up and help clarify some entitlements and language ambiguity.

Mayor Rydell introduced Jessie Ancira, representative of Samsung – asked Council for favorable consideration on the agreements.

Mayor Rydell adjourned the meeting to go into executive session at 6:41p.m.

Mayor Rydell reconvened into open session at 7:42p.m.

Motion was made by Councilmember Garcia to authorize the Mayor to enter into the agreements as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Ariola opposing.

9. **Discuss, consider, and take appropriate action to authorize an Economic Development Performance Agreement between the Taylor Economic Development Corporation and Samsung Austin Semiconductor, LLC.**

Mark Thomas, TEDC President – Council is to consider an incentive agreement between Taylor EDC and Samsung. This agreement (Performance Agreement) is the companion piece to the city's portion of the sales tax sharing agreement.

Motion was made by Councilmember Garcia to approve the Economic Development Performance agreement between Taylor EDC and Samsung as presented. Motion was seconded by Councilmember Drummond. Motion carried 4 to 1 with Councilmember Ariola opposing.

10. **Consider Authorizing the Award of Contract for the North Pump Station Improvements.**

Kelly Kaatz, HDR Engineering - The Samsung project requires system-wide water upgrades to meet the demands. Part of the upgrades are improvements to the North Pump Station. There were 4 bids received with three considered responsive. HDR recommends award to CSA Construction.

Motion was made by Councilmember Garcia to award the bid to CSA Construction in the amount of \$2,124,640.00 and authorize the City Manager to execute the contract contingent upon execution of all agreements listed in item #8 above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

11. Introduce the Preliminary Budget for Fiscal Year 2023.

Jeff Wood, Finance Director – presented the FY 2023 preliminary budget and briefly went over the budget. The FY 2023 budget represents a significant increase from the original FY 2022 budget. This size of this increase results from operational cost increases due to inflationary pressures, compensation increases due to competitive market pressures, and the anticipation of significant one-time construction tax revenues as reflected in the Packages details of the budget.

Motion was made by Councilmember Drummond to accept the preliminary budget as presented as a basis for further discussion. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Mayor Rydell read the executive session items and adjourned into closed session at 8:21p.m.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its 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.

- a. Samsung agreements
- b. Project Clean

12. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 8:45p.m. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:45p.m.


Brandt Rydell, Mayor

ATTEST:


Dianna McLean, City Clerk