

The City Council of the City of Taylor met on August 11, 2015, at City Hall, 400 Porter St., Taylor, Texas. Noting the absence of Council Member Don Hill, Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:03 p.m. with the following present:

Mayor Pro Tem Chris Gonzales
Council Member Scott Green
Council Member Brandt Rydell

Isaac Turner, City Manager
Noel Bernal, Assistant City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Mr. Danny Thomas led the group in prayer.

PLEDGE OF ALLEGIANCE

RECOGNITION

1. RECOGNITION OF INDIVIDUALS AND ORGANIZATIONS WHO PLAYED AN INTEGRAL PART IN THE FLOOD RECOVERY OPERATIONS AFTER THE MEMORIAL DAY FLOODS.

Mayor Ancira and Council Members honored the dedicated volunteers that assisted in our flood recovery efforts at a reception immediately prior to the meeting and extended a thank you to all those who assisted but could not attend the event.

CITIZENS COMMUNICATION

Mayor Ancira invited those who had registered to speak at this time or during the time a particular agenda item was going to be addressed. Mr. Gary Gola, 1806 Cypress Cove, and Mr. Tony Gomes, 219 N. Main, both spoke against the development agreement under consideration for the Texas Beer Company and against the transportation user fee. Mr. Brad Moss spoke against the transportation user fee for small businesses.

CONSENT AGENDA

2. APPROVE MINUTES FOR JULY 9 AND JULY 16, 2015.
3. APPROVE RESOLUTION R15-15 AUTHORIZING THE RECERTIFICATION OF A TEXAS HOME INVESTMENT PARTNERSHIPS PROGRAM RESERVATION SYSTEM PARTICIPATION AGREEMENT TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR PARTICIPATION IN THE HOME PROGRAM PRESERVATION SYSTEM.

4. CONCUR WITH PRELIMINARY FINANCIALS FOR JUNE 2015.

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

PUBLIC HEARING

5. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2015-16 REGARDING A REZONING FROM R1 TO D (DUPLEX) FOR PROPERTY LOCATED AT 315 DICKEY STREET.

Mr. Bob vanTil, Director of Development Services, presented a request for council to consider a recommendation from the Planning and Zoning Commission to approve the rezoning of

property located at 315 Dickey Street. Mr. Paul Zavala, property owner, is requesting the change in zoning so that he can add on to an existing residence on the property and make it a residential duplex.

Mayor Ancira opened the Public Hearing; hearing no comments, the Hearing was closed and Mr. Hejl introduced the ordinance as presented.

ORDINANCE NO. 2015-16

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS APPROVING THE REZONING A PARCEL OF PROPERTY LOCATED AT 315 DICKEY STREET, TAYLOR, TX. FROM SINGLE FAMILY RESIDENTIAL (R1) TO DUPLEX (D).

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

6. CONSIDER ECONOMIC DEVELOPMENT INCENTIVES FOR TEXAS BEER COMPANY.

Mayor Ancira invited those who had signed up to address the council on this topic to come forward. Mr. Mark Nibbelink, 201 N. Main, Mr. Kelvin Kroeger, 4879 CR 455, Ms. Judy Blundell, 201 N. Main, and Ms. Wyndy Ellis, 418 Vernon, all spoke in favor of the incentives for the Texas Beer Company. Those speaking against included Mr. David Morris, 1704 Lexington, and Mr. Hebert Brinkmeyer, 705 Gravel Pit Road,

Mayor Ancira provided a brief background on the process Council has been following regarding the economic development incentives for this project and stated that they had yet to review the current agreement under consideration. For that reason, he adjourned the Council into Closed Session citing Section 551.087 of the Texas Local Government Code at 6:50 pm.

Mayor Ancira and the Council returned to Open Session at 7:25 pm and stated that no action had been taken during the closed session. At that time Council Member Green moved to accept the terms as amended and Council Member Rydell seconded the motion. VOTE: Three voted AYE; One vote NO (Gonzales). Motion passed. Mr. Turner provided details of the revised agreement which included the following conditions: 1) The Texas Beer Company was to raise an additional \$600,000 before May, 2016; 2) all conditions need to met to receive a Certificate of Occupancy by June 30, 2016; 3) the incentives include \$125,000 from the TIF Fund, \$75,000 from the General Fund, and a matching \$200,000 from the TEDC for a combined total of \$400,000 in incentives; and 4) the Taylor Made logo would be incorporated into the publicity and product advertising. Mayor Pro Tem Gonzales stated that his vote did not indicate a lack of support for the business but it was a vote against the amount of money included in the incentive package as presented.

7. CONDUCT BUDGET WORKSHOP III.

Mr. Turner and Ms. Rosemarie Dennis, Finance Director, continued with their presentation of the proposed budget with the focus on three areas: 1) Proposed tax rate; 2) water and wastewater rate study; and 3) the Transportation User Fee (TUF). The amount of the proposed TUF was recalculated at \$5.50 for residential with \$2.00 to go to maintenance and \$2.50 towards rehabilitation. A revised category chart was also presented with 25 categories.

Mayor Ancira invited those who had signed up to speak to come forward at this time. Mr. Gola provided some suggestions to amend the formula presented; Mr. Ross Flint, 800 Mallard Lane, Mr. John Jones, 1010 Cecelia, and Mr. Chisum Pierce, 200 4th Street, spoke against the method the fee was formulated with a heavier burden on small businesses.

Mayor Pro Tem Gonzales moved to set the date for a Public Hearing on the tax rate and budget for August 27, 2015 at 6 pm in the Council Chambers at City Hall. Council Member Rydell seconded the motion. VOTE: Four voted AYE. Motion passed.

Staff with Black and Veatch presented their recommendations for water and wastewater rates and Mr. Turner reminded the Council and public that the Street Committee is hosting a second Public Meeting on the Transportation User Fee Tuesday, August 25, at 6 pm, Council Chambers, City Hall.

8. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.

Mayor Ancira asked council members for any items in need of further discussion. His request was for an update on the 7th Street project and the hotel; and Council Member Green requested a report from the Chamber of Commerce, an update from the Taylor Marketing Team, and a report on the pool repairs as well as the H.T. Fitness project.

(Mayor Ancira and council members retired to closed session at 9:18 pm.)

9. EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.087 to discuss or deliberate regarding commercial and/or financial information on a business prospect that the City of Taylor, Texas, seeks to have locate, stay, or expand in or near the City of Taylor, Texas and with 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.

- Project Texas Beer Company
- Project Tonk

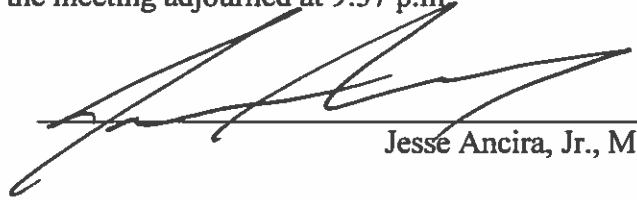
10. CONSIDER ACTION FROM EXECUTIVE SESSION.

Mayor Ancira resumed the open meeting at 9:36 p.m. and stated that there was no action taken during Executive Session.

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ADJOURN

Mayor Pro Tem Gonzales extended a wish to his daughter on her birthday and then with no further business, Mayor Ancira declared the meeting adjourned at 9:37 p.m.



Jesse Ancira, Jr., Mayor

ATTEST:



Susan Brock, City Clerk