

The City Council of the City of Taylor met on September 22, 2016, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:05 p.m. with the following present:

Council Member Robert Garcia  
Council Member Christopher Gonzales  
Council Member Christine Lopez  
Mayor Pro Tem Brandt Rydell

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

#### INVOCATION

Mr. Turner led the group in prayer.

#### PLEDGE OF ALLEGIANCE

#### PROCLAMATION

1. PROCLAMATION: FIRE PREVENTION WEEK, OCTOBER 9-15, 2016.  
Council Member Lopez presented a proclamation to Assistant Chief Bobby Copeland, his firefighters and local first responders.
2. PROCLAMATION: NATIONAL NIGHT OUT, OCTOBER 4, 2016.  
Council Member Garcia presented a proclamation to Chief Fluck who invited everyone to accept an invitation to host a neighborhood event on Tuesday, October 4<sup>th</sup> and to meet your neighbors and officers.

#### CITIZENS COMMUNICATION

Citizens coming forward to comment about a new structure located at 608 Kimbro included: Wyndy Ellis, Suzanne Bice, David Paul, Francis Sorrow, and Shannon Sutton. Council Member Lopez recused herself from the dais prior to the next speaker. Mr. Sam Dowdy provided comments regarding conflicts of interest for council members and the mowing contract for services. At the conclusion of his comments, Ms. Lopez rejoined the council meeting.

#### CONSENT AGENDA

3. CONCUR WITH PRELIMINARY FINANCIALS FOR AUGUST 2016.
4. APPROVE MINUTES FOR SEPTEMBER 1 AND SEPTEMBER 8, 2016.  
Council Member Gonzales requested an amendment to the minutes for September 8, 2016 on agenda item #6 regarding his reason for voting no on the proposed budget. He then moved to approve the consent agenda with corrections as stated and Mayor Pro Tem Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

#### PUBLIC HEARING

5. CONDUCT A PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2016-14 REVISING TAX INCREMENT FINANCING ORDINANCE.  
Ms. Ashley Lumpkin, Planning and Development Services Director, presented a request to consider amending the ordinance regarding a confidentiality issue. Mayor Ancira declared the Public Hearing open and Mr. Gary Gola and Mr. Ed Hile both

provided comments against the proposed amendment. Without further comment Mr. Hejl introduced the ordinance as presented.

ORDINANCE NO. 2016-14

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 CREATING REINVESTMENT ZONE NO. 1 UNDER THE TAX INCREMENT FINANCING ACT ALLOWED UNDER THE TEXAS TAX CODE, AND ADOPTED BY THE CITY OF TAYLOR, TEXAS, JUNE 28, 2005, AS HERETOFORE AMENDED, BY AMENDING SECTION 3 TO REMOVE AND REVISE CITY POWERS GRANTED TO THE ZONE BOARD OF DIRECTORS FOR ADMINISTRATION, MANAGEMENT OR OPERATION OF THE ZONE; PROVIDING A SAVINGS CLAUSE.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

6. CONSIDER INTRODUCING ORDINANCE 2016-19 FOR A BUDGET AMENDMENT TO THE BUDGET FOR THE 2015/2016 FISCAL YEAR.

Ms. Rosemarie Dennis, Finance Director, presented a request to approve an ordinance to amend the budget for 2015/2016 for adjustments made from the original amounts as certain changes are needed during the year. Mr. Hejl introduced the ordinance as presented.

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2015-10 ADOPTED ON SEPTEMBER 10, 2015, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AS WELL AS OTHER FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

7. CONSIDER APPROVING AGREEMENT WITH THE TAYLOR CHAMBER OF COMMERCE FOR HOTEL/MOTEL TAX FUNDS.

Mr. Turner presented an overview of changes made to the agreement to clarify specific requirements including the need to report activity related to specific sport events and to undergo a financial audit every 3 years. Ms. Tia Stone, President, provided Council with a detailed budget report for the current year. Council Member Garcia moved to approve the agreement as presented and Council Member Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

8. DISCUSS AND CONSIDER AUTHORIZING STAFF TO MOVE FORWARD WITH REQUESTING PROPOSALS FOR WATER TOWER REHABILITATION.

Mr. Walter Ragsdale, Interim Director of Public Works, presented a request to consider allowing staff to solicit a request for proposals for routine maintenance of two water towers.

During the exterior repainting of the Southwood Hills elevated tank he would also like to add the city logo. Mayor Pro Tem Rydell moved to authorize staff to move forward with this project and Council Member Lopez seconded the motion. VOTE: Five AYE. Motion passed.

9. RECEIVE UPDATE ON 7<sup>TH</sup> STREET FACILITY.

Mr. Turner invited Mr. and Mrs. Olle, the prospective new owners of the building, to provide council with a brief overview of their plans and vision for the project. Council Member Garcia moved to accept the update as presented and Mayor Pro Tem Rydell seconded the motion.

VOTE: Five voted AYE. Motion passed.

10. RECEIVE UPDATE ON WEST END SCHOOL.

Ms. Lumpkin presented an overview of recent activity on the disposition of the West End School property. The most recent activity was a Request for Qualifications in April 2016, which resulted in one response. However, Ms. Lumpkin reported that the proposal was not deemed feasible since it required the use of TIF Funds, which are not available for this site. Council asked to bring this item back for further discussion.

Council Member Lopez moved to reject the bid and bring back other options and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

11. CONSIDER APPOINTMENTS TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) GENERAL ASSEMBLY AND CONSIDER AN EXECUTIVE COMMITTEE NOMINATION.

Mayor Ancira asked Council to consider appointments to the CAPCOG General Assembly. He stated that the current appointments are Mr. Rydell and Mr. Don Hill, former council member. Mayor Ancira asked to take the appointments one at a time. Council Member Garcia moved to reappoint Mr. Rydell and Council Member Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

Council Member Garcia moved to appoint Ms. Lopez to succeed Mr. Hill and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

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

Council Member Garcia requested further discussion on the property at 6<sup>th</sup> and Kimbro; Council Member Lopez requested an update on a plan to address the West End School property; Mayor Pro Tem Rydell asked to begin discussions on curbside recycling; and Mayor Ancira requested an update on code enforcement efforts.

(Mayor Ancira and council members retired to closed session at 7:49 pm.)

13. 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.

- 7<sup>th</sup> Street Hospital Building

14. EXECUTIVE SESSION II. 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 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 Home Run

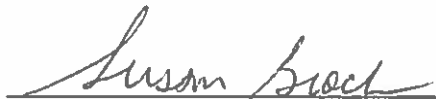
15. CONSIDER ACTION FROM EITHER EXECUTIVE SESSION.

Mayor Ancira resumed the open meeting at 8:16 p.m. and stated that there was no action taken during either Executive Session.

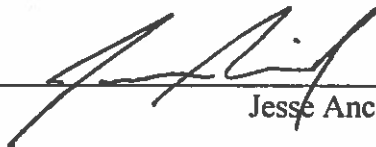
ADJOURN

With no further action Mayor Ancira declared the meeting adjourned at 8:16 p.m.

ATTEST:



Susan Brock, City Clerk

  
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Jesse Ancira, Jr., Mayor