

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
March 28, 2019 at 6:00 p.m.

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

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Pro Tem Christine Lopez

Jeff Jenkins, Interim City Manager
Ted Hejl, City Attorney
Dianna Barker, City Clerk

INVOCATION – Commander Joseph Branson gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. **National Crime Victim’s Rights Week**
Councilmember Ariola read and presented the proclamation to Police Chief Fluck and Victim Services Coordinator Ms. Priscilla Moreno.

CITIZENS COMMUNICATION

Gary Gola - As chair of Parks Board, stated the Parks Board voted to recommend to Council that the number of members on the Parks Board not be reduced. The Board members feel more members give a wider scope and better feedback. Personally speaking, Mr. Gola does not believe the Board can be dominated by a large number of members as has been said and requested the Council table this issue and talk to the boards to see if they want a reduced number of members.

CONSENT AGENDA

2. **Approve minutes from the March 14, 2019 Council meeting.**
3. **Concur with preliminary financials for February 2019.**
4. **Consider Ordinance No. 2019-07 establishing a records and information management program and re-adopt the Texas State Library and Archives Commission retention schedules.**
5. **Consider entering into an agreement with Langford Management Services to submit a grant application for a Safe Routes to School Grant, and consider Resolution R19-11, approving submission of the application to the Texas Department of Transportation.**
6. **Consider Ordinance 2019-10 for voluntary annexation by SJPW Ranch Investments, LLC of a tract of land 54.04 acres, more or less, in size generally located at the northwest intersection of FM 619 and CR 412.**
7. **Approve Resolution R19-12 for Authorized Signatories.**
8. **Approve Agreement with RCR Rail Park for sewer line analysis.**

Mayor Rydell stated item #8 needs to be pulled for separate consideration.

Motion was made by Mayor Pro-Tem Lopez to approve consent agenda items 2 – 7 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

8. Approve Agreement with RCR Rail Park for sewer line analysis.

Jeff Jenkins presented an agreement with RCR that would allow HDR to do a wastewater analysis on the future RCR Rail Park facility property. Cost is anticipated at \$146,000. RCR will reimburse the City for this cost.

Motion was made by Mayor Pro-Tem Lopez to approve the agreement with RCR to conduct a wastewater line route analysis. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

9. Conduct Public Hearing and consider introducing Ordinance 2019-11 to rezone approximately 0.0991 acres, addressed as 404 East 3rd Street, Taylor, Williamson County, Texas, from Light Industrial (M-1) to Mixed Use District – Downtown Neighborhood (DN).

Tom Yantis, Development Services Director, presented a presentation and stated the purpose of the rezoning is for the property to become a conforming land use. The subject property is and has been a single-family residence. It is currently zoned M-1 and needs to be rezoned to be compliant with the Zoning Ordinance. The Planning and Zoning Commission recommends this re-zoning.

Mayor Rydell opened the public hearing at 6:16PM. With no one appearing, the public hearing was closed.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2019-11

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.0991 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R105207; LEGALLY DESCRIBED AS APPROXIMATELY THE EAST 40 FEET OF LOTS 6 AND 7, BLOCK 47, CITY OF TAYLOR, ADDRESSSED AS 404 EAST 3RD STREET, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM LIGHT INDUSTRIAL (M-1) TO MIXED USE DISTRICT – DOWNTOWN NEIGHBORHOOD (DN)); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. Consideration and action with respect to an "Ordinance Authorizing the Issuance of the City of Taylor, Texas Combination Tax and Revenue Certificates of Obligation, Series 2019; Levying an Ad Valorem Tax and Pledging Certain Surplus Revenues in Support of the Certificates; Approving an Official Statement, a Paying Agent/Registrar Agreement and other Agreements Relating to the Sale and Issuance of the Certificates; and Ordaining. Other Matters Relating to the Issuance of the Certificates."

Rosemarie Dennis, Finance Director, stated the Government Code allows for only one reading. AA- Bond Rating has been maintained. Jennifer Douglas, City's Financial Advisor, with Specialized Public Finance Inc., passed out a summary booklet and briefly went over the results of the Bond Rating report. Richard Donahue, Bond Attorney, was present to answer questions about ordinance.

Jeff introduced and welcomed Jeffery Wood, new Finance Director.

Motion was made by Councilmember Garcia to approve Ordinance 2019-16 authorizing the issuance in Combination Tax and Revenue Certificates of Obligation. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

11. Consider approving the contract for the Police Department's Computer Aided Dispatch (CAD) and Records Management System (RMS) to Superior LLC.

Police Chief Fluck stated the current software provider CrimeSoft is not a true CAD and the crime records system is not NIBRS (National Incident Based Reporting System) compliant. The Texas conversion to NIBRS is to take effect September 1, 2019. Superior CAD and RMS will improve inter-operability with regional law enforcement and the RMS will provide a secure environment for records and accurate statistical data reporting. Staff recommended approving a contract with Superior LLC for the purchase of a CAD and RMS for the amount of \$509,936.04. This is strictly for software. Hardware will be acquired separately.

Motion was made by Councilmember Garcia to approve the contract for Superior LLC for the purchase of a CAD and RMS for the amount of \$509,936.04. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

12. Receive Capital Improvement Projects (CIP) update.

Jacob Walker, HDR Engineering, briefly went over the progress of each CIP project. See attached.

Motion was made by Mayor Pro-Tem Lopez to receive the CIP project update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

13. Consider Bid Award for the 4th Street Pedestrian Improvements Project.

Jacob Walker, HDR Engineering, stated that this item is related to the contract award for 4th Street Pedestrian Improvement Project to install a pedestrian operated signal facility to connect Heritage Square Park and Pierce Park safely across 4th Street. The city received two responsive bidders for the project: Westar Construction, Inc. - \$153,922.00, and Lone Star Sitework, LLC - \$143,678.20. Lone Star Sitework, has been highly recommended. HDR recommends approval with Lone Star. Councilmember Garcia stated he'd rather have a red light to stop cars instead of a flashing pedestrian sign. Mr. Walker explained that Taylor does not have enough pedestrians crossing in at that spot in an hour, so Texas law does not allow the installation of a regular traffic light.

Motion was made by Councilmember Garcia to award the contract to Lone Star Sitework, LLC for 4th Street Pedestrian Improvements Project as presented in the amount of \$143,678.20 and authorize the City Manager to enter into the contract.. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

The Council took a break at 6:56PM.

The Council reconvened at 7:05PM.

14. Consider Ordinance No. 2019-12 amending Ordinance 2013-01 to change the number of board members on the Parks & Recreation Board from 11 to 8 (7 members + 1 student member).

Dianna Barker stated this ordinance would ultimately remove 4 seats, changing the number of members on the Parks & Recreation Board from 12 (11 members + 1 student) to 8 (7 members + 1 student). City Council did not appoint 2 of the expiring seats in February, reducing the number of members to 10. When 2 more member terms expire, Council will not appoint to those seats, reducing the number of board members to 8. The purpose of this change is to create a more manageable board. The ordinance was introduced at the March 14, 2019 City Council meeting. Councilmember Garcia would like the Council to inquire with the Chairperson of the Parks Board and the Main Street Board to see what works best for them before taking this action.

Motion was made by Councilmember Ariola to adopt Ordinance No. 2019-12 amending Ordinance 2013-01 changing the number of board members on the Parks & Recreation Board from 12 to 8. Motion was seconded by Councilmember Drummond. Motion carried 4 to 1 with Councilmember Garcia opposing.

15. Consider Ordinance No. 2019-13 amending Ordinance 98-28, changing the number of board members on the Main Street Advisory Board to seven, and changing specific professional positions to 'preferred' professional positions.

Dianna Barker stated that this ordinance would remove a total of 4 seats, changing the number of board members on the Main Street Board from 11 members to 7 members. During February appointments, Council did not appoint to 4 of the expiring member seats. This ordinance would also add the word 'preferred' to the description in Section 3, Composition of Board.

Motion was made by Mayor Pro-Tem Lopez to adopt Ordinance No. 2019-13 amending Ordinance 98-28, changing the number of board members on the Main Street Advisory Board from 11 to 7 and changing specific professional positions to 'preferred' professional positions. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

16. Consider amending the Boards & Commission Handbook to include a provision for appointing Officers within each Board and a provision for providing City Council with excusable absences of members.

Dianna Barker stated at the February 28th City Council meeting, Council requested staff research the process and/or legality of rotating Chairpersons on each Board so that no one person holds that position for many years. The Council felt that the Boards could continue to appoint their own Chairperson as they see fit and did not want to add any language that would require rotating the Chairperson.

Council also requested staff to research whether the Chairman from each board makes the determination of whether a members' absence is excused or not excused, or if that determination rests with the Council. The B&C Handbook has been amended in Section 3.9, Meeting Attendance, to direct the Chairman of each board to forward their reason/opinion for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination on whether a member should be removed for too many absences lies with the City Council.

Other minor housekeeping changes were made.

Motion was made by Councilmember Garcia to amend the Boards & Commission Handbook, Section 3.9, by adding a provision for reporting absences of members to the Council. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

17. Consider Reappointments to the TIF Board for the Williamson County Representative seat and the TISD Representative seat, and appoint TIF Board Chairman.

Dianna Barker stated that the term for the Williamson County representative and the TISD representative has expired. Williamson County request that Ed Komandosky be reappointed for another 2-year term. TISD has requested Jennifer Patschke be appointed to the TIF Board, replacing Bill Mikulencak. The TIF Board ordinance also states that City Council appoint the Chairman of the TIF Board. Historically the Main Street Chairman serves as the TIF Board Chairman.

Motion was made by Councilmember Ariola to reappoint Ed Komandosky as the Williamson County representative, and appoint Jennifer Patschke as the TISD representative to the TIF Board, and appoint the Main Street Board Chairman to serve as the TIF Board Chairman. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

18. Receive update on Holiday Inn Express Hotel construction.

Nimesh Patel, owner of the new Holiday Inn Express hotel, gave a brief explanation of the progress of the hotel. Wildflower Management Company representatives were present and explained their role in the process.

Motion was made by Councilmember Garcia to receive the update on the Holiday Inn Express hotel project as Presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

19. Consider revision of unattended children Library policy.

Karen Ellis, Library Director, stated that the Library Advisory Board reviewed the policy and is recommending City Council approve the proposed changes and revisions to the Unattended Children Policy. The changes include adding language that would allow only children, their parents or responsible caregivers, and adults interested in children's books in that area. Adults not accompanied by a child and who are not using the area for the purpose intended, may be questioned by staff, and may be asked to move to another part of the Library.

Motion was made by Councilmember Garcia to approve the amendment to the Unattended Children Policy as presented.. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

Mayor Rydell read the executive session meeting announcement and adjourned into executive session at 8:03p.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. SADYA Capital, LLC, 380 Agreement

Executive Session II. 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. Windy Ridge

The Council reconvened into regular session at 8:45p.m.

No action taken.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 8:46p.m.



Brandt Rydell, Mayor

ATTEST:



Dianna Barker, City Clerk



March 28, 2019

PROJECT UPDATES:

Heritage Square

- 1) The punch list walk-through for the project was performed on December 17 and the contractor has been working on completion of the punch list to bring the project to final completion.
- 2) The park was opened to the public on Monday, January 28.
- 3) Pay Application No. 10 was received from Baird/Williams and was processed for payment. Currently, there is \$332,663 remaining in the contract to be paid to BWC upon final completion (including retainage). Pay Application No. 11 was received from BWC and no action is being taken until additional progress is made on the punch list.
- 4) HDR requested a plan/schedule from BWC for completion of the remaining punch list items to achieve final completion.

Skate Park

- 1) Westar Construction has completed the project with the exception of some of the landscaping items (plants to arrive on April 1) and installation of the park signage which is contingent on Brent Humphrey's final plan. The shade structure installation was complete, sidewalks, retaining walls, and railings. The skate park was opened to the public on Saturday, February 9.
- 2) 3rd Street Pavement – With the relocation of City water line, Atmos gas line, and Oncor underground electric power under 3rd Street, the pavement was in extremely poor condition and warranted a rebuild in this downtown area. HDR prepared a plan for this reconstruction and pricing was received from Westar that was favorable. City Council authorized a change order in the amount of \$118,052.00 to rebuild this half-block of 3rd Street. It is recommended to be completed as part of the plan for the downtown streets funds. Westar began construction on 3rd Street 1 day after the City Council action and work is currently proceeding toward a May, 2019 completion date.

4th Street Pedestrian Crossing

- 1) A plan was prepared for the pedestrian crossing across 4th Street to connect the two parks (Heritage Square and Skate Park). The project was advertised for bids and bids were opened on March 20, 2019. A recommendation for award is being prepared and

is expected to be presented to City Council on March 28th. The proposed plan for the pedestrian crossing is a Rectangular Rapid Flashing Beacon.

Dickey-Givens Community Center

- 1) City Council authorized the selection of Reliance Architecture for design of the Dickey-Givens Community Center on February 14, 2019. An agreement was executed with Reliance Architecture on March 13 and a kick-off meeting was held on March 20 at the existing building. Reliance Architecture will be preparing for its first design coordination meeting to be scheduled in the next few weeks. We are still awaiting final word on the remaining grant funding needed to deliver the project (i.e. Meadows Foundation (\$150,000) and the Livingston Foundation (\$10,000)).

2019 Street Maintenance Plan

- 1) 2019 Street Maintenance Plan will now begin with identification of street segments

Gateway Signage

- 1) Property acquired on SH79 on west side of the City.
- 2) Design and property survey completed for the site.
- 3) Geotechnical investigation for the sign foundation design completed by Raba-Kistner Consultants, Inc.
- 4) SEC Planning is completing the final design of the sign and preparing construction plans for bid in late March.
- 5) Oncor has brought power to the site and City staff are coordinating to have an irrigation meter set for the project.

3rd Street Improvements (CDBG Grant).

- 1) HDR is coordinating with Judy Langford on the grant requirements and implementation schedule. The estimated costs for 3rd Street Improvements exceed the grant funding available, so HDR is including 3rd Street with the overall 2019 Infrastructure Bond to identify project phasing limits and funding.

Amtrak Station Grant

- 1) Grant application was approved by City Council and submitted by Judy Langford. Awaiting decision on award.

Justice Center

- 1) HDR provided architectural planning services for planning/concepts and interviews. Planning sessions were conducted in September/October and an initial space plan was drafted. Initial cost estimates indicate that this space plan will exceed the City's proposed budget that was identified in the CIP.
- 2) Alternative sites have been identified and the next step will be to review these sites with City staff and develop a plan to evaluate them.

Murphy Park Pool

- 1) HDR assisted City Parks & Recreation staff in preparing bid documents for rehabilitation of Murphy Park Pool. The project includes replacing mastic on angle from the pool to the deck, grinding concrete joints to eliminate trip hazards, replacing failed sections of deck concrete, replacing the beach entry, and removing the surface and installing a new surface on the entire deck.
- 2) Bids were opened on 2/19/19 and the contract was awarded in the amount of \$115,396.88 to Progressive Commercial Aquatics. Work is on-going. Completion of the work is scheduled for 5/24/19.

Downtown Streets Project

- 1) HDR presented an exhibit and cost estimate for necessary improvements to the street segments located in the downtown area at the 10/25 City Council meeting. Next steps are to discuss City priorities in the downtown area and identify street segments to move forward with to design and construction.
- 2) HDR will present recommended street segments this summer once Skate Park, 4th Street Pedestrian Improvements, and 3rd Street Change Order are complete in order to advance an accurate budget for the project.

2019 Infrastructure Bond

City Council approved the proposed project list for the 2019 Infrastructure Bond on 3/14/2019. Design proposals currently are being developed for the projects.

Streets

- 1) 3rd Street (Shaw to Davis)
- 2) N. Lynn Street (W. Lake to Gilmore) (*Gilmore to Davis as funds allow*)
- 3) W. Lake Drive (Carlos Parker to Old Georgetown)
- 4) Wabash Street (South Main to Beech)

MDUS

- 1) Edmond Street Phase 2
- 2) Edmond Street Phase 3
- 3) 1st/Royal/Walnut
- 4) McLain Street

Utilities

- 1) Wastewater Treatment Plant – Replace Influent Pumps & Valves
- 2) Wastewater Treatment Plant – Launder Replacement
- 3) Water & Wastewater Trouble Areas and Point Repairs
- 4) Wastewater Lift Station Portable Generator

GIS Update

- 1) Project kick-off meeting was held on January 24th, 2019.
- 2) HDR has updated basic maps and held map update workshop with City Staff.
- 3) HDR has helped the City setup ARC GIS online through ESRI and is having the next workshop on 3/27/2019.
- 4) HDR is in the process of cleaning up data sets for W/WW, Zoning, CCN limits, City Limits, ETJ, and others.
- 5) HDR has requested survey proposal for the WW manhole survey
- 6) HDR would like to bring on Texas State University to assist with datasets that they previously worked on with the City.

Water & Wastewater Models & Master Plans

- 1) Held kick-off meeting for master plans on 2/26/2019
- 2) Facilitated workshop with Public Works staff to identify known problem areas and update GIS maps for missing and incorrect data on 3/5/2019
- 3) Gathering existing water and wastewater data to build into model