

MINUTES OF CITY COUNCIL MEETING JANUARY 7, 2019

1. **Call to order.** Meeting was called to order at 6:00 P.M. by Mayor Pro Tem Jeremy Stivener.
2. **Invocation.** Councilmember Jimmy Rogers provided the Invocation.
3. **Pledge of Allegiance.** Council, Staff, and Citizens joined in the Pledge of Allegiance.
4. **Roll Call.** Councilmembers present: Jimmy Rogers, Jim Mastergeorge, Jeremy Stivener, and Steve Janics. Councilmembers Bert Echterling, Brenton Lane, and Jimmy Eubank were absent.
5. **Citizen Comments.** None

CONSENT AGENDA

6. **Approve Minutes: December 4, 2018.**
7. **Consider and possible action approving an Interlocal Agreement with Dallas County to participate in Dallas County's Cooperative Purchasing Program.**
8. **Consider and possible action for the purchase of a Mack Dump Truck, Model GU433, which is included in the current Fiscal Year 2019 budget.**

Councilmember Jim Mastergeorge motioned to approve Consent Agenda Items 6-8 as presented. Councilmember Steve Janics seconded this motion. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.

REGULAR AGENDA

9. **Consider and possible action for the purchase of six (6) Police Vehicles, which are included in current Fiscal Year 2019 budget.** Chief of Police Phillip Prasifka presented this item. Chief Prasifka stated the current Fiscal Year 2019 budget includes the purchase of six police vehicles, and said the approved budget included a plan to acquire the vehicles through a three-year lease program, with the first payment of the lease occurring during the fiscal year. Chief Prasifka stated the Police Department currently uses Siddons Martin and as the facilitator to acquire vehicles that are ready to be immediately placed into service upon delivery of the vehicles. Chief Prasifka said during this current process it was learned that Explorers pricing is not yet available, but is expected to rise to a base price of \$33,000.00; therefore, there is a significant increase in base pricing from the previous year that was not expected. Chief Prasifka stated an additional annual amount of \$3,946.19 would need to be authorized to be able to acquire the six budgeted vehicles and a budget

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amendment would be necessary in the future. Councilmember Jimmy Rogers motioned to approve the purchase of vehicles as presented. Councilmember Jim Mastergeorge seconded this motioned. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.

10. Consider and possible action on Resolution 2019-001-R regarding a finance contract between the City of Robinson and Government Capital Corporation for the purpose of procuring heavy equipment and vehicles. Chief of Police Phillip Prasifka presented this item and stated as was addressed in previous agenda items, the procurement of a dump truck for the Streets Department and the purchase of six police vehicles were included in the Fiscal Year 2019 budget. Chief Prasifka said included in the approved budget was an expected funding mechanism for the purchases which was for a three-year lease program, where the City retains ownership of the equipment at the end of the lease period. Quotes were obtained for financing from four providers and based on the lowest annual payment and interest, it is the staff's recommendation that Government Capital Corporation (GCC) be selected as the financing entity. Chief Prasifka said the proposed Resolution authorizes a contract between GCC and the City of Robinson and ensures that required Laws are followed during the course of the procurement and financing. Councilmember Steve Janics motioned to approve Resolution 2019-001-R as presented. Councilmember Jim Mastergeorge seconded this motion. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.

11. PUBLIC HEARING: Conduct a public hearing, consider and possible action approving Ordinance 2019-001 designating Reinvestment Zone No. 1 consisting of 68.992 acres of land situated in the Carlos Ocampo Grant Survey, Abstract No. 32, being the same tract of land as described in deed to Doye Ratliff Baker, Jr recorded in County Clerk's Instrument No. 2016011555, Official Public Records, McLennan County, Texas. City Manager Craig Lemin presented this item and stated Griffin Solar, LLC is considering constructing a solar generation facility on the property outlined in the item description above and has submitted an application for a tax abatement; however, it has not been finalized. Mr. Lemin stated prior to considering and granting an abatement, a Reinvestment Zone must be created. Mr. Lemin stated since notice has been published, Griffin Solar has indicated they would like to move forward with the creation of the reinvestment zone at this time. Mayor Pro Tem Jeremy Stivener opened the Public Hearing at 6:12 PM. After no comments or questions, the Public Hearing was closed at 6:12 PM. Councilmember Jimmy Rogers asked if Griffin Solar has since responded regarding their application. Mr. Lemin stated they were still in discussions with staff. Mr. Lemin noted this creation of the reinvestment zone does not commit us to the abatement. Councilmember Steve Janics motioned to approve Ordinance 2019-001 as presented. Councilmember Jimmy Rogers seconded this motion. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.

- 12. Consider and possible action accepting a proposal from David Pettit Economic Development, LLC for economic development professional services relating to the creation of a Tax Increment Reinvestment Zone (TIRZ) in the City of Robinson.** City Manager Craig Lemin presented this item and stated Council and staff has had several discussions over the past year regarding increasing economic development efforts in the City of Robinson. Mr. Lemin said as part of this discussion we have talked about methods to create financing to include the creation of a Tax Increment Reinvestment Zone (TIRZ) encompassing developable properties along I-35, Loops 340 and Hwy 77. Mr. Lemin said State law requires specific steps in creating a TIRZ which include multiyear taxable value analysis, creation of project and financing plans, creation of a TIRZ board, as well as multiple resolutions ordinances and agreements. Mr. Lemin said before you tonight is a proposal from David Pettit Economic Development, LLC to provide the services necessary to identify the boundaries and process the steps to create a TIRZ. Mr. Lemin said Mr. Pettit and his staff have been involved in not only the creation of numerous TIFs/TIRZ throughout the state of Texas, but in all other aspects of economic development with local governments and developments. Mr. Lemin stated he had previously worked with Mr. Pettit and he is highly professional and has the ability to meet all the City's needs for development of the TIRZ. Mayor Pro Tem Jeremy Stivener asked who controls the funding. Mr. Lemin stated a board comprised of members from each entity would be created who will then control the funds. Councilmember Jimmy Rogers motioned to approve the proposal from David Pettit as presented. Councilmember Jim Mastergeorge seconded this motion. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.
- 13. Consider and possible action on Resolution 2019-002-R in support of the submission of an application to the 2019 Competitive Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) by National Church Residences of Robinson Senior Housing Limited Partnership, and action agreeing to commit a minimum \$500.00 of funding assistance to the development affordable senior housing in the form of a reduced building permit fee.** Director of Planning and Development Justin French and Tracy Fine with National Church Residences presented this item to include an overview of the project concept, and proposed financing for the project. Ms. Fine said a Resolution of support from the City Council, as well as a \$500 financial contribution, typically in the form of a fee waiver is needed, and stated a zoning change for the proposed location will be presented at the February Council meeting. Council discussed potential tenants, how the financing works, as well as the economic impact for the City of Robinson. Councilmember Jim Mastergeorge motioned to approve Resolution 2019-002-R as presented. Councilmember Jimmy Rogers seconded this motion. Voting in favor: Rogers, Stivener, Mastergeorge, and Janics. There were no opposing votes and motion carried unanimously.
- 14. Councilmember requests for items to be placed on future agendas.** Councilmember Jim Mastergeorge asked if City Attorney Mike Dixon could provide Council with a refresher course regarding Open Meetings training.

15. Adjourn. Meeting adjourned at 7:01 p.m.