

**City of Taylor**  
**Regular City Council Meeting**  
**Taylor City Hall, Council Chambers, 400 Porter Street**  
**March 23, 2023 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  
Mayor Brandt Rydell  
Council Member Dwayne Ariola

Brian LaBorde, City Manager  
Jeff Jenkins, Deputy City Manager  
Tom Yantis, Assistant City Manager  
Mark Schroeder, Assistant City Attorney  
Dianna McLean, City Clerk

Absent: Council Member Mitch Drummond

**INVOCATION / MOMENT OF REFLECTION**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/RECOGNITIONS**

1. **Breaking the Silence project proclamation.**

~~Councilmember Garcia read the proclamation and presented it to Marcus Reese.~~

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**CITIZENS COMMUNICATION**

Sandra Wolff, 1511 Frink St. – suggested a community output committee to review Council raises.  
Sandra Wolff, 1511 Frink St. – suggested an extension to the output committee to be proactive on environmental impact issues.

**BOARDS & COMMISSION PRESENTATION**

2. **Moody Museum Board update.**

Susan Komandosky, Board Chairman – gave a presentation on current and future projects and requested Council consider providing for a part-time curator.

*Motion was made by Councilmember Garcia to receive the Moody Museum Board update as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

**CONSENT AGENDA**

3. **Approve minutes from the March 8, 2023 TIF/TIRZ #1 meeting and the March 9, 2023 regular City Council meeting.**
4. **Award RFP for Grant Admin to assist with TXDOT Alternative Grant Project.**
5. **Award RFQ for Engineering to assist with TXDOT Alternative Grant Project.**
6. **Consider Ordinance 2023-12, amending Ordinance 2022-02, pertaining to the Taylor Municipal Airport rules and regulations.**
7. **Consider Ordinance 2023-11, repealing Ordinance Nos. 2000-10 and 2018-09 and Article IV, Division 6 of the Taylor code of ordinances establishing the Airport Board for the City of Taylor, to be replaced by an Airport Committee under the City of Taylor Airport rules and regulation ordinance.**
8. **Consider amending contract with Fazzone Construction through a Change Order for the Taylor Animal Shelter Project.**

*Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

#### **PUBLIC HEARING/ORDINANCES**

9. **Hold a public hearing and introduce Ordinance 2023-15 regarding PZ-2023-1629 a request to amend the Future Land Use Map to redesignate a portion of the property from Market Center: Community to Employment Center: Community on property described as 39.85 acres of land generally located at 1103 Carlos G. Parker Blvd.**

Tom Yantis, Assistant City Manager – this amendment to the Future Land Use map within the Comprehensive Plan will allow for a combination of Market Center: Community and Employment Center: Community. The applicant is requesting to redesignate approximately 25 acres of the subject property from Market Center: Community to Employment Center: Community. Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

Mayor Rydell opened the public hearing at 6:25pm.

Sandra Wolff – asked for clarification on definition of Employment Center and its uses. With no one else appearing the public hearing was closed at 6:27pm.

The City Attorney read the caption of the ordinance.

#### **ORDINANCE NO. 2023-15**

**AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY TWENTY-FIVE (25) ACRES FROM MARKET CENTER: COMMUNITY TO EMPLOYMENT CENTER: COMMUNITY ON APPROXIMATELY 39.85 ACRES OF LAND PART OF AND OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AND THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, TAYLOR, WILLIAMSON COUNTY, TEXAS. PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE**

First reading. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2023-16 regarding PZ-2022-1560 a request to change the zoning designation from the zoning designation from Local Business (B-1), Multi-Family Residential (MF-2), and Parks (P) to Multi-Family Residential with a Planned Development Overlay (MF-1/RPD) on property described as approximately 1.40 acres of land generally located along Murphy Street.**

Tom Yantis, Assistant City Manager – gave a presentation showing the proposed master plan for the property. The Planned Development incorporates attached and detached single-family and

duplex, civic spaces, and the flexibility for lodging, office, retail, and restaurant that is consistent with the Comprehensive Plan. Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

Mayor Rydell opened the public hearing at 6:35pm. With no one appearing the public hearing was closed at 6:35pm.

The City Attorney read the caption of the ordinance.

**ORDINANCE NO. 2023-16**

**AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 1.40 ACRES OF LAND GENERALLY LOCATED ALONG MURPHY STREET, FROM LOCAL BUSINESS (B-1), MULTI-FAMILY RESIDENTIAL (MF-2) AND PARKS (P) TO MULTI-FAMILY RESIDENTIAL WITH A PLANNED DEVELOPMENT OVERLAY (MF-1/RDP), PART OF LOT 1 AND LOTS 2-5, BLOCK 52, LOT 5, BLOCK 53, THE NORTHERN PART OF LOT 1, AND LOT 6, BLOCK 56, AND THE SOUTHERN PART OF LOT 1, BLOCK 57, THE CITY OF TAYLOR MAP AS RECORDED IN CABINET A, SLIDE 228, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.**

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First reading. No action was taken.

**REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

**11. Receive the Annual Comprehensive Financial Report for Fiscal Year 2021-22.**

Mike Brooks, Brooks Watson & Company – presented and briefly went over the summary Annual Comprehensive Financial Report of the City of Taylor for the fiscal year ended September 30, 2022. The audit results were considered ‘clean’ with no material misstatements.

*Motion was made by Councilmember Garcia to receive the Annual Comprehensive Financial Report for FY2021-22 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

**12. Consider approving Resolution R23-10 authorizing the City Manager to act on the City of Taylor’s behalf with regard to an electricity procurement contract, Governmental Aggregation Project, Inc. (“GAP”).**

Nicole Oman, Internal Services Director - due to the electricity market being volatile, and the bids expiring in the same afternoon that they are sent, this resolution allows the City Manager to sign and execute a contract for electricity procurement.

*Motion was made by Councilmember Garcia to adopt resolution R23-10 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

**13. Consider adoption of Water and Wastewater Master Plans.**

Heather Lindner, HDR Engineering – gave a presentation of the water and wastewater master plan and discussed primary needs and capital improvement project recommendations.

*Motion was made by Councilmember Ariola to adopt the Water and Wastewater Master Plans as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

**14. Receive update on Bull Branch wastewater interceptor.**

Heather Lindner, HDR Engineering - presented the findings of the wastewater flow metering and wastewater model calibration to address capacity constraints in the Bull Branch gravity interceptor. The recommendation of the study is to find and address the sources of inflow and infiltration, as well as proceed with design of upsizing a southern portion of the Bull Branch interceptor.

*Motion was made by Councilmember Ariola to receive the Bull Branch wastewater interceptor update as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

**15. Consider recommendation from the Impact Fee Advisory Committee for updated roadway impact fees and authorize publication of notice of a public hearing.**

Tom Yantis, Assistant City Manager - The Capital Improvement Advisory committee has completed its review of the roadway impact fees and has recommended that City Council begin the adoption process of the updated fees. Staff recommended that Council authorize the publication of the public hearing and conduct the public hearing on April 27, 2023.

*Motion was made by Councilmember Garcia to receive the presentation and the recommendation from the Impact Fee Advisory Committee as presented and authorize staff to publish notice of the public hearing for April 27, 2023. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

Mayor Rydell read the Executive Session items and adjourned into closed session at 7:23pm.

**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. De-annexation request

**Executive Session II.** The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property.

- a. Acquisition of Real Property

Mayor Rydell reconvened into open session at 7:55pm. No action was taken.

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ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:55p.m.

  
Brandt Rydell, Mayor

ATTEST:

  
Dianna McLean, City Clerk



