

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
April 25, 2024, 2024 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
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

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

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Clint Quicksall – spoke on City Manager contract
Andrew Herrera – spoke on conduct of Council Members
Shannon Luedtke – spoke on conduct of Council Members
Ian Davis – spoke on city pool and purposed recreation center
Stayci Burris – spoke on city pool
John McDonald – spoke on city pool (Carrie Ruiz gave her time)
Janetta McCoy – spoke on city pool
Jessi Cao – spoke on city pool
Amanda McGee – spoke on city pool
Trey Krueger – spoke on park items listed in Certificate of Obligation

BOARDS & COMMISSION PRESENTATION

1. Receive Planning & Zoning Commission update.

Amy Everhart, Chairman - gave a presentation on the Commissions responsibilities and activities over the past year.

Motion was made by Mayor Pro-Tem Anderson to receive the presentation as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

CONSENT AGENDA

- 2. Approve minutes from the April 11, 2024 regular Council Meeting.**
- 3. Consider Resolution R24-12, disannexation request, Windy Ridge and Buttercup Rd, 8 properties.**
- 4. Consider Resolution R24-11, appointing Municipal Court Judge.**
- 5. Consider amendments to Task Orders 23 and 29 with HDR Engineering regarding plan review and inspection services for the Samsung project.**
- 6. Consider Ordinance 2024-25, PZ 2024-2025 regarding a request to change the place type zoning at 1020 Hackberry Street.**

7. Consider Award of Construction Contract for Facility Electrical Upgrades for Emergency Generators.

Mayor Rydell requested to pull item #4 for separate consideration.

Motion was made by Councilmember Garcia to approve the consent agenda items 2,3,5,6 & 7 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

4. Consider Resolution R24-11, appointing Municipal Court Judge.

Brian LaBorde introduced Judge Lucas Wilson.

Motion was made by Councilmember Garcia to approve Resolution R24-11 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

8. Introduce Ordinance 2024-19 Amending the FY 2024 Budget.

Jeff Wood, Chief Financial Officer - This ordinance will amend the FY2024 budget so that it reflects actual financial activity including changes in the budget related to unbudgeted expenditures and revenues.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2023-38 ADOPTED ON AUGUST 24, 2023, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

First Reading. No action was taken.

9. Hold a Public Hearing and introduce Ordinance 2024 -18, PZ 2024 -2045 regarding requests to change place type zoning at 7 different lots.

Tom Yantis, Assistant City Manager - This ordinance reflects requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code. The Planning & Zoning Commission recommend approval of requests for 45 CR408, 114 W. 6th Street, 400 Carlos G. Parker Blvd., and South Loop. The P&Z recommend denial of the requests for Carlos G. Parker & North Drive, West Oak St. & Sturgis Street, and 1104 E. MLK Jr. Blvd.

Council felt that the request for Carlos G. Parker & North Loop Drive should be approved and directed staff to amend the ordinance to reflect that for the second reading.

Councilmember Drummond filed a Conflict of Interest with the City Clerk and left the dais at 7:06pm. The conflict was with the 114 W. 6th Street consideration.

Mayor Rydell opened the public hearing at 7:09pm. With no one appearing, the public hearing was closed at 7:10pm.

Councilmember Drummond returned to the dais at 7:10pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-18

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R457151 (GENERALLY LOCATED AT 45 COUNTY ROAD 408) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL), R015017 (GENERALLY LOCATED AT 114 W 6TH STREET) FROM CS (CIVIC SPACE) TO P5 (URBAN CENTER), R308656 (GENERALLY LOCATED AT 400 CARLOS G. PARKER BLVD. SE. FROM P3 (NEIGHBORHOOD) TO P4 (MIX) AND R019024 (GENERALLY LOCATED AT SOUTH LOOP) FROM P2.5 (LARGE LOT) TO P4 (MIX); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First Reading. No action was taken.

10. Hold a public hearing and introduce ordinance 2024-22, Special Use Permit PZ2024-2066 to allow lodging without a full time, on-site operator at 1513 McLain Street.

Tom Yantis, Assistant City Manager - This ordinance would permit a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator in the P3 (Neighborhood) place type. The Planning & Zoning Commission recommends denial based on safety concerns with adjoining properties.

Mayor Rydell opened the public hearing at 7:17pm.

Evan Eppinger, property representative – spoke in favor of the SUP request.

With no one else appearing, the public hearing was closed at 7:25pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-22

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 1513 MCLAIN STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.236 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014838, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

First Reading. No action was taken.

- 11. Hold a Public Hearing and introduce Ordinance 2024 -23, PZ-2023-1753 for an Infill Neighborhood Plan for land generally located at the southeastern corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments.**

Tom Yantis, Assistant City Manager - Gave a presentation on the request for an Infill Neighborhood plan for the Avery Apartments. The Planning & Zoning Commission recommend conditional approval of the requested plan. The conditions of approval are based on the urban and architectural design comments in the plan packet that will be required to be addressed within the Site Development and Building Permit phases of the development.

Mayor Rydell opened the public hearing at 7:38pm. With no one appearing, the public hearing was closed at 7:38pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-23

AN ORDINANCE APPROVING AN INFILL NEIGHBORHOOD PLAN OF APPROXIMATELY 8.867 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BOOTH STREET AND E. RIO GRANDE STREET, COMMONLY KNOWN AS AVERY APARTMENTS, LEGALLY DESCRIBED AS BLOCKS 2 THROUGH 4 OF THE AVERY ADDITION, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R464064, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First Reading. No action was taken.

- 12. Hold a Public Hearing and introduce Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79.**

Tom Yantis, Assistant City Manager - The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction. The Planning & Zoning Commission recommend approval of the Employment Center Plan subject to a landscape buffer having a depth of 90 feet along the northeastern property line.

Mayor Rydell opened the public hearing at 7:48pm.

Ann Hughes, neighbor – spoke of concerns with the purposed development and offered some conditions for consideration.

Bill Albert, property owner – spoke in favor of the request. Ms. Ross, representative the developer was there to answer questions.

With no one else appearing, the public hearing was closed at 8:16pm.

Council encouraged the developer, the property owner, and the neighbor to get together and try to come up with agreeable conditions before the next Council meeting.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-24

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 4804 W. 2ND STREET AND 13101 HIGHWAY 79, LEGALLY DESCRIBED AS APPROXIMATELY 100.78 ACRES OF LAND LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R362909 AND R019149, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First Reading. No action was taken.

13. Hold a public hearing and introduce Ordinance 2024-26 establishing Investment Zone No. 10.

Brian LaBorde, City Manager - The request is by Williamson County for lots in the RCR Taylor Logistics Park so that the County can consider a CH312 abatement. The City will not be participating in any incentive tied to this zone.

Mayor Rydell opened the public hearing at 8:19pm. With no one appearing, the public hearing was closed at 8:20pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 10; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

First Reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 14. Consider Ordinance 2024-21 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2024; 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.**

Jeff Wood, Chief Financial Officer, and Jennifer Ritter, Financial Advisor - gave a presentation on the issuance of a Combination Tax and Revenue Certificates of Obligation, Series 2024. Immediate consideration and approval of the ordinance is required to ensure timely closing and delivery of the debt issuance.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-21

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; 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.

Motion was made by Councilmember Garcia to adopt Ordinance 2024-21 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

- 15. Consider approving the award for the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study and authorize the City Manager to negotiate a contract with selected firm.**

Tyler Bybee, Parks & Rec Director - Eight submissions were received. Staff recommends awarding the RFQ to Barker Rinker Seacat Architecture.

Rick Massey, Representative – gave a presentation on the company and the kind of service they provide.

Motion was made by Councilmember Garcia to award the RFQ for the Wellness/Recreation Center Feasibility Study to Barker Rinker Seacat Architecture and authorize the City Manager to negotiate a contract with the firm. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 9:07pm.

- 16. Executive Session I.** 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. Fire Station Expansion
- 17. 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. Project Rosetta
 - b. MUD's in ETJ

c. Project Ujj

18. **Executive Session III.** The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.

a. Project Ujj

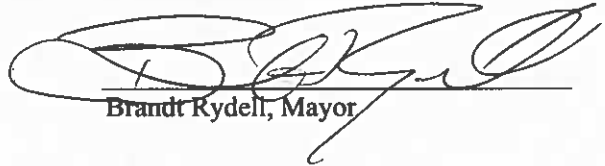
b. Project Rosetta

19. **Reconvene into open session and take any action.**

Mayor Rydell reconvened into open session at 9:41pm. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 9:41p.m.



Brandt Rydell, Mayor

ATTEST:



Dianna McLean, City Clerk

AFFIDAVIT
(City Council)

LGC Sec 171.002

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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§

I, MITCHELL DRUMMOND (Name) as a member of the City of Taylor City Council make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Council as those terms are defined in Chapter 171, Local Government Code.

The business entity is: TALBOT COMMONS (Name)

Date of Meeting: 4/25/24 Agenda Item Number: 9

I ("I" or name of relative & relationship) (have/has) a substantial interest for the following reasons (check all which are applicable):

- ☒ Ownership of 10% or more of the voting or shares of the business entity.
- ☒ Ownership of \$15,000 or more of the fair market value of the business entity.
- ☐ Funds received from the business entity exceed 10% of (my, her, his) income for the previous year.
- ☒ Real property is involved and I (I, he, she) have an equitable or legal ownership with a fair market value of at least \$2,500.00.
- ☐ A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.
- ☐ Other:

Upon filing of this affidavit with the City Clerk, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this 25 day of APRIL, 2024

MZ
Signature of Official
CITY COUNCIL
Title

BEFORE ME, the undersigned authority, this day personally appeared Mitchell Drummond and on oath stated that the facts herein-above stated are true to the best of his (his/her) knowledge or belief.

Sworn to and subscribed before me on this 25 day of April, 2024.



Dianna McLean
Notary Public, State of Texas

Printed Name: Dianna McLean

My Commission Expires: 12-1-25

