

**City of Taylor**  
**Regularly Scheduled City Council Meeting Minutes**  
**Taylor City Hall, Council Chambers, 400 Porter Street**  
**June 27, 2024 at 6:00 p.m.**

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

Mayor Pro-Tem Kelly Cmerek  
Council Member Robert Garcia  
Council Member Shelli Cobb  
Council Member Gerald Anderson  
Mayor Dwayne Ariola

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

**INVOCATION**

Pastor Willie Curtis gave the invocation.

Jeff Jenkins introduced Ravis Kennedy; a high school student who has been accepted as a Samsung intern for government relations.

Jeff also recognized Tom Yantis who received the Assistant City Manager of the Year award from the Texas City Managers Association at the recent TCMA Annual Conference. Jeff himself was awarded his twenty-year service award at the TCMA conference.

Jeff also introduced Daniel Seguin, the new Communications Department Director.

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/RECOGNITIONS**

- **2024 LEAD Taylor Graduation**  
Kendra Maness, Communications Dept – presented the LEAD Taylor graduates with a certificate of completion.

**CITIZENS COMMUNICATION**

Jay Ward – spoke in favor of bike lanes in the city and asked Council to focus on safety and wellbeing of cyclist.

Gordon Pettey – spoke in favor of bike lanes and requested Council tend to repairs/upgrades at animal shelter.

Melanie Rathke – concerned about excessive heat at animal shelter and stated the \$20,000.00 donated by PPA is to go towards air control at the shelter.

Pam Elyko – spoke on there being no climate control at animal shelter and concerned about animal health in excessive heat.

**BOARDS & COMMISSION PRESENTATION**

1. **Public Arts Advisory Board update.**  
Bryan Richie, Chairman – gave a presentation on the Board's current and future projects, to include Music on Main. Potter's Alley refresh, Portal Project, and new projects Student Gallery Tour and Bricks & Brushstrokes project.

*Motion was made by Councilmember Garcia to receive the Public Arts Advisory Board update at presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

### **CONSENT AGENDA**

**2. Approve minutes from the June 13, 2024 regular Council Meeting.**

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

### **PUBLIC HEARING/ORDINANCES**

**3. Hold a Public Hearing and Introduce Ordinance 2024 -29 for a combined Neighborhood Plan and Employment Center Plan covering approximately 330 acres generally located between US 79, Lorax Lane, and Justin Lane.**

Tom Yantis, Assistant City Manager - This proposal is for a combined Employment Center Plan and Neighborhood Plan covering 329 acres with a mixed-use development. This plan complies with the intent of the Comprehensive Plan and Land Development Code. The Planning and Zoning Commission recommended approval to the combined Neighborhood Plan and Employment Center Plan including the warrants as requested by the applicant.

Mayor Ariola opened the public hearing at 6:48pm. With no one appearing, the public hearing was closed at 6:49pm.

The City Attorney read the caption of the ordinance.

**ORDINANCE NO. 2024 -29**

**AN ORDINANCE APPROVING A COMBINED EMPLOYMENT CENTER AND NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED BETWEEN U.S. HIGHWAY 79, LORAX LANE, AND JUSTIN LANE, LEGALLY DESCRIBED AS APPROXIMATELY 329.476 ACRES OF LAND SITUATED IN THE WILLIAM KINCAID SURVEY NO. 5, ABSTRACT NO. 373, THE SAMUEL PHARRASS SURVEY NO. 1, ABSTRACT NO. 496, AND THE H.G. JOHNSON SURVEY NO. 6, ABSTRACT NO. 348, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019625, R635748, AND R406314, 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.

**4. Introduce Ordinance 2024-31 vacating and abandoning a twenty-foot-wide alley located within Block 4 of the Washington Heights Addition.**

Tom Yantis, Assistant City Manager – The property owner adjacent to this alley has requested its abandonment. City records indicate this alley is unused.

Citizen communication: Donna Epperson – spoke in favor of abandoning the alley.

The City Attorney read the caption of the ordinance.

**ORDINANCE NO. 2024-31**

**AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING AND ABANDONING THE TWENTY-FOOT-WIDE ALLEY LOCATED WITHIN BLOCK 4 OF THE WASHINGTON HEIGHTS ADDITION TO THE CITY OF TAYLOR RECORDED IN CABINET A, SLIDE 193 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND PROVIDING A SAVINGS CLAUSE**

First reading. No action was taken.

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

5. **Consider Resolution R24-19 nominating an individual to fill a vacant seat on the Williamson Central Appraisal District Board (WCAD).**

Dianna McLean, City Clerk – The WCAD Board has a vacant seat. Resolution R24-19 nominates Rick Von Pfeil to fill that vacant seat.

*Motion was made by Councilmember Garcia to approve Resolution R24-19 as presented. Motion was seconded by Mayor Pro-Tem Cmerek. Motion carried unanimously.*

6. **Consider Resolution R24-18 waiving permit fees for the reconstruction of the Dickey Museum and Multipurpose Center.**

Jeff Jenkins, Deputy City Manager – This resolution would waive regulatory development fees for two years to reconstruct the non-profit Dickey Museum and Multipurpose Center.

*Motion was made by Councilmember Garcia to approve Resolution R24-18 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

Mayor Ariola requested to move item #10 up on the agenda to accommodate visitors.

10. **Receive presentation from Greater Taylor Foundation.**

Diana Phillips – gave a presentation on the Impact Taylor program and the needs of Taylor the different committees within the program are working on. Some of the areas of need in Taylor are childcare, community collections, economic wellbeing, food insecurity, housing, and mental health.

*Motion was made by Councilmember Garcia to receive the compensation study presentation as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

Mayor Ariola called for a short break at 7:31.

Mayor Ariola reconvened the meeting at 7:36.

7. **Receive Compensation Study Presentation.**

LaShon Gros, Human Resources Director introduced Lori Messer with Logic Compensation Group. Ms. Messer gave a presentation on the City's level of competitiveness from a base pay perspective, understanding pay practices relative to supplemental pay and certifications, and made recommendations for pay practices.

*Motion was made by Councilmember Garcia to receive the compensation study presentation as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.*

**8. Receive Utility Rate Study.**

Grady Reed, HDR Engineering – gave a presentation on FY25 update of water and wastewater rates.

*Motion was made by Councilmember Garcia to receive the Utility Rate Study as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

**9. Receive a presentation from Rebecca Leonard of Lionheart Places on the Downtown Master Plan update.**

Rebecca Leonard, Lionheart Places – gave a presentation on the Downtown Master Plan showing the boundary, project timeline, and the assessment of the 2015 Downtown Plan.

*Motion was made by Councilmember Garcia to receive the Downtown Master Plan update as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

Mayor Ariola read the Executive Session items and adjourned into closed session at 9:12pm.

**EXECUTIVE SESSION**

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

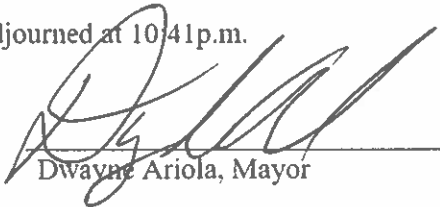
- a. Taylor 973 MUD
- b. Taylor 100 PID
- c. Project Star
- d. Texas Multifamily Capital Development Agreement

Mayor Ariola reconvened into open session at 10:07pm.

*Motion was made by Councilmember Garcia to authorize the City Manager to draft a letter of support for Project Star. Motion was seconded by Councilmember Anderson. Motion carried unanimously.*

**ADJOURN**

With no further business Mayor Ariola declared the meeting adjourned at 10:41p.m.

  
Dwayne Ariola, Mayor

ATTEST:

  
Dianna McLean, City Clerk