

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
August 22, 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

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

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- **9-11, A Day to Remember proclamation**

Mayor Ariola read the proclamation and presented it to the Taylor first responders.

CITIZENS COMMUNICATION

April Young – requested Council look at historic preservation when considering developments.

WC Kolinek – concerned about high weeds and trash at entrance of neighborhood.

Carrie D'Ana – concerned about social media policy being discussed due to unprofessional behavior.

Pam Harper – comments regarding the special called Council meeting held on August 15th.

Mayor Ariola moved the Consent Agenda items up on the agenda while the Board & Commission presentation was being loaded.

CONSENT AGENDA

2. **Approve minutes from the August 8, 2024 regular Council meeting and the August 15, 2024 special called Council meeting.**
3. **Receive Certification of Additional Sales and Use Tax to Pay Debt Services.**
4. **Consider conditional acceptance of Subdivision infrastructure for Castlewood South Subdivision Phase 1.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented.

Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Ariola called for a break at 6:23pm.

Mayor Ariola reconvened the meeting at 6:28pm.

BOARD & COMMISSION PRESENTATION

1. **Historic Preservation Commission update.**

Kay Peebles, Chairman – gave a presentation on the board's objectives and their 5-year work plan.

Motion was made by Councilmember Garcia to receive the Historic Preservation Commission update as presented. Motion was seconded by Mayor Pro-Tem Cimerrek. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

5. Conduct Public Hearing Regarding the Annual Budget for Fiscal Year 2025.

Jeff Wood, Chief Financial Officer – briefly went over the proposed budget.

Mayor Ariola opened the public hearing at 6:43pm. With no one appearing, the public hearing was closed at 6:44pm.

Motion was made by Councilmember Garcia to postpone the adoption of the budget until the September 12, 2024 Council meeting. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

6. Introduce Ordinance 2024-36 Adopting the Annual Budget for Fiscal Year 2025.

Jeff Wood, Chief Financial Officer – This ordinance formally approves the FY25 budget.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-36

**AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR
THE CITY OF TAYLOR, TEXAS, FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.**

First reading. No action was taken.

7. Hold a public hearing and establish upper limit of the ad valorem tax rate, set the date for the public hearing on the ad valorem tax rate for September 12, 2024, and take a record vote.

Jeff Wood, Chief Financial Officer – Council must set the upper limit tax rate prior to approving the ad valorem tax rate. The upper limit tax rate establishes the maximum rate that Council will be able to approve in support of the budget but does not restrict Council from adopting a rate lower than the upper limit.

Mayor Ariola opened the public hearing at 7:10pm. With no one appearing, the public hearing was closed at 7:11pm.

Motion was made by Councilmember Garcia to set the upper limit of the ad valorem tax rate at \$0.591368 per \$100 of taxable value and schedule the public hearing for the FY2025 ad valorem tax rate for September 12, 2024 at 6:00pm. Motion was seconded by Councilmember Anderson.

The City Clerk called for a record vote.

Councilmember Anderson voted Yes.

Councilwomen Cobb voted Yes.

Mayor Ariola voted Yes.

Mayor Pro-Tem Cimerrek voted Yes.

Councilmember Garcia voted Yes.

Mayor Ariola stated the motion was carried unanimously.

8. Introduce Ordinance 2024-37 Fixing and Levying Ad Valorem Tax for the 2024 Tax Year (FY 2025).

Jeff Wood, Chief Financial Officer – This ordinance establishes the ad valorem tax levy for the 2024 tax year (FY 2025). Funding of the budget is accomplished by the approval of the tax rate that supports the budget.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-37

AN ORDINANCE LEVYING TAXES FOR THE MAINTENANCE AND OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF TAYLOR, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE FISCAL YEAR 2025.

Mayor Ariola announced that the adoption of Ordinance 2024-37 will be considered during the City Council meeting held on September 12, 2024 at 6:00 p.m.

First reading. No action was taken.

9. Introduce Ordinance 2024-43 modifying one element of the current noise ordinance relating to hours of construction.

Tom Yantis, Assistant City Manager - The proposed amendment to the noise ordinance seeks to provide clear, concise guidance on the permitted construction hours for any building project within city limits. No content has been changed.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-43

AN AMENDMENT TO ORDINANCE NO. 1998-13 AND THE TAYLOR CODE, OF ORDINANCES, CHAPTER 19, OFFENSES – MISCELLANEOUS, AMENDING SECTION 19 - 4 (6); PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

10. Hold a Public Hearing and introduce Ordinance 2024-38 for a place type zoning change from P2.5 - Large Lot to P3 - Neighborhood at 1120 W Lake Drive. (Applicant has pulled his application)

11. Hold a public hearing and introduce Ordinance 2024-39 for a Special Use Permit to allow lodging without a full-time, on-site operator located at 520 W. 10th Street.

Tom Yantis, Assistant City Manager - The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. The

applicant has experience managing a short-term rental without a full-time operator in other cities in Texas. The Planning and Zoning Commission recommends approval for the special use permit with a 3-year time limit. This time limit is to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Mayor Ariola opened the public hearing at 7:129pm.

Jerod West, Air B&B owner – excited about opportunity.

With no one else appearing, the public hearing was closed at 7:21pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-39

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 510 W. 10TH STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.37-ACRE TRACT OF LAND OUT OF THE MURPHY ADDITION, BLOCK SEVEN, SOUTHERN PART OF LOT 1 AND 2, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R017691, 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.

12. **Hold a public hearing and introduce Ordinance 2024-40 regarding a request for an Employment Center Plan referred to as Taylor 50, generally located at 369C CR 395.**

Tom Yantis, Assistant City Manager - The applicant is requesting an Employment Center Plan to allow for industrial and civic space use on the subject property. The Planning and Zoning Commission recommended approval of the Employment Center Plan.

Mayor Ariola opened the public hearing at 7:27pm. With no one appearing, the public hearing was closed at 7:27pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-40

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 369C CR 395, LEGALLY DESCRIBED AS APPROXIMATELY 49.913-ACRE TRACT OF LAND OUT OF THE J.C. EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019150, 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 taken.

13. **Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions.**

Tom Yantis, Assistant City Manager – Over the past nine months, city staff have reviewed the document for consistency and appropriateness. Staff has compiled various sections of the Code that require minor revisions such as formatting errors and clarifications. The Planning and Zoning Commission recommends approval of the amendments of the Land Development Code.

Mayor Ariola opened the public hearing at 7:32pm.

David Legere

With no one else appearing, the public hearing was closed at 7:33pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-41

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE LAND DEVELOPMENT CODE TO CORRECT ERRORS AND PROVIDE CLARIFICATION TO THE FOLLOWING CHAPTERS: CHAPTER 1 – INTENT & GENERAL PROVISIONS, CHAPTER 2 – DEVELOPMENT PROCESS, CHAPTER 3 – NEIGHBORHOODS, ADDITIONS, SUBDIVISIONS, CHAPTER 4 – PLACE TYPE ZONING, CHAPTER 5 – PRIVATE LOT DEVELOPMENT STANDARDS, CHAPTER 6 – HISTORIC PRESERVATION, AND CHAPTER 7 - DEFINITIONS; PROVIDING FOR THE AMENDMENT OF THE DOCUMENT; 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.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. **Receive the Taylor Economic Development Corporation (TEDC) Board update and FY 2024/2025 Budget.**

Ben White, EDC Director – gave a presentation on the EDC's mission. FY24 accomplishments. and the FY25 budget.

Motion was made by Councilmember Garcia to receive the TEDC Board update and FY25 Budget as presented. Motion was seconded by Mayor Pro-Tem Cimerik. Motion carried unanimously.

Mayor Ariola read the executive session items and adjourned into closed session at 7:46pm.

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).

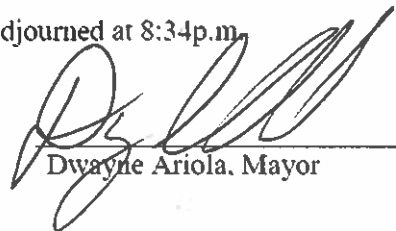
a. Cause No. 24-1746-C425

b. Consultation with City Attorney on The Retreat at Mallard Subdivision

Mayor Ariola reconvened into open session at 8:34pm. No action was taken.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:34p.m.


Dwayne Ariola, Mayor

ATTEST:


Dianna McLean, City Clerk