

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
December 12, 2024 at 6:00 p.m.

Mayor Pro Tem Cmerek 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

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

Absent: Mayor Dwayne Ariola

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Beverly Atkins with The First Baptist Church of Taylor spoke about a fund raiser that the church is conducting.

Mayor Pro Tem Cmerek pulled Item #4 from the Consent Agenda and Councilmember Anderson asked for Item #2 to be pulled for separate consideration.

CONSENT AGENDA

1. **Consider approval of the minutes from the November 14, 2024, regular Council Meeting.**
2. **Consider awarding a construction bid for the Bull Branch Interceptor Improvements project to Joe Bland Construction, LLC., and authorizing the City Manager to enter into a contract. (ITEM #2 CONSIDERED SEPARATELY)**
3. **Consider approval of a Memorandum of Understanding (MOU) between the Greater Taylor Community Organizations Active in Disaster (COAD) and the City of Taylor.**
4. **Consider approval of Ordinance 2024-46 Amending the Fiscal Year 2024 Budget. (ITEM #4 CONSIDERED SEPARATELY)**
5. **Concur with Monthly Financial Report for October 2024.**
6. **Consider approval of a payment to TXDOT to assist with funding the FM 973/Wesley Miller Signal Project.**
7. **Consider approval of the amended budget for Taylor Economic Development Corporation for FY 2024.**

Motion was made by Councilmember Garcia to approve consent agenda items 1, 3, 5, 6, and 7, as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

2. **Consider awarding a construction bid for the Bull Branch Interceptor Improvements project to Joe Bland Construction, LLC., and authorizing the City Manager to enter into a contract.**

Troy St. Tours with HDR was available to answer questions and provide additional information.

Motion was made by Councilmember Garcia to approve Agenda Item #2 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

4. **Consider approval of Ordinance 2024-46 Amending the Fiscal Year 2024 Budget.**
Jeff Wood, Chief Financial Officer, identified a formula error in the budget amendment documents provided in the Council packets. The error has been corrected and provided to City Council.

Motion was made by Councilmember Garcia to approve Ordinance 2024-46 as presented at the meeting. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Pro Tem Cmerek announced that Agenda Item #13 would be next on the agenda.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

13. **Consideration with possible action regarding an update on new City Hall /Justice Center project.**
John Heye with HDR and Randall Scott with Randall Scott Architects gave a brief presentation providing an update on the status of the design and construction schedule of the new City Hall / Justice Center.

Motion was made by Councilmember Garcia to receive the project update as presented and to move forward with the next steps in the project. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Pro Tem Cmerek announced that Agenda Item #8 would be next on the agenda.

PUBLIC HEARING/ORDINANCES

8. **Hold a public hearing and introduce Ordinance 2025-01 regarding a proposed Voluntary Annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R620763, R620762, R019655, R019236, R019969, R655885, R381849, and the Official Public Records of Williamson County, Texas, Document No. 2019032467, 2019032468, and 2021187922, part of and out of the G.M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Co. Survey, Abstract No. 315, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

The property owner, Prophet Capital Management, Ltd., and their applicant, BGE Inc., have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in line with the Employment Center Place Type. If approved, the subject property will take the P2 - Rural Place Type. Staff recommends approval of the voluntary annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor.

Mayor Pro Tem Cmerek opened the public hearing at 6:45 p.m.

No one spoke.

The public hearing was closed at 6:45 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-01

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

First reading. No action was taken.

9. **Hold a public hearing and introduce Ordinance 2025-02 regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas.**

The applicant is requesting a Special Use Permit (SUP) to construct a 300-foot-tall lattice wireless communications facility (Cell Tower). The nearest residential structure is to the north (2904 S. Main Street), and is about 113 feet from the tower. The request to place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Special Use Permit request. City staff recommends denial of the Special Use Permit for the proposed 300-foot-tall cell tower.

Mayor Pro Tem Cmerek opened the public hearing at 6:54 p.m.

No one spoke.

The public hearing was closed at 6:55 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-02

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A WIRELESS TELECOMMUNICATION TOWER GENERALLY LOCATED AT 118 CRATIS LANE, LEGALLY DESCRIBED AS APPROXIMATELY 2.031 ACRES OF LAND IN THE JM CAFFEY SUBDIVISION, BLOCK ONE, LOT ONE, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2025-03 regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.**

The applicant is requesting an Employment Center Plan proposing P5 – Urban Center, CS – Civic Space, and Civic Space within P1 – Nature Overlay Place Types. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Employment Center Plan referred to as 427 Loop.

Mayor Pro Tem Cmerek opened the public hearing at 7:00 p.m.

No one spoke.

The public hearing was closed at 7:01 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-03

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED ALONG THE WESTERN SIDE OF CARLOS G. PARKER BOULEVARD S.W. NEAR THE INTERSECTION OF CAREY AVENUE, LEGALLY DESCRIBED AS APPROXIMATELY 28.594 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019198, 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.

11. **Hold a public hearing and introduce Ordinance 2025-04 regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.**

The applicant is requesting a Neighborhood Plan proposing P5 – Urban Center, P4 – Mix, and CS – Civic Space Place Types. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Neighborhood Plan referred to as The Foundry.

Mayor Pro Tem Cmerek opened the public hearing at 7:06 p.m.

Abby Gillfillan, the applicant, spoke in support of the request and was available to answer questions and provide additional information.

The public hearing was closed at 7:11 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-04

AN ORDINANCE REQUESTING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF OLD GRANGER ROAD AND NORTH MAIN STREET, LEGALLY DESCRIBED AS A 10.69-ACRE TRACT OF LAND IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R102540, 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. **WITHDRAWN** PZ-2024-2316 Hold a public hearing and consider a request for a Place Type Amendment from P5 – Urban Center to P4 – Mix on property generally located at 807 Porter Street, legally described as Vance Addition, Block Two, North Half of Lot One and the South Seven and ½ feet of Lot Four, approximately 0.19 acres, more particularly described by the Williamson County Appraisal District Parcel R018339, Taylor, Williamson County, Texas.

The applicant has withdrawn the request. Nothing follows.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. **Consideration with possible action regarding an update on new City Hall /Justice Center project.** (Discussion and action taken happened earlier in the meeting after Consent Agenda Item #4, see above.)

14. **Consideration with possible action regarding a report from the Taylor Center for Assistance and Navigation regarding a mobile shower proposal.**

Tyler Bybee, Director of Parks and Recreation introduced Alex Allrich who presented a proposal from Taylor Center Assistance and Navigation (TCAN) to City Council regarding the placement of a mobile shower in the City of Taylor to assist in possible disaster situations and more regularly, provide those without an accessible shower the opportunity to use the showers. Rick Von Pfeil with TCAN was also available to answer questions and provide additional information. Parks staff and Police Chief Fluck have no objection to the proposal and recommend a trial run.

Motion was made by Councilmember Anderson to receive the TCAN report as presented and direct staff to move forward with preparing an agreement with TCAN and bring back to City Council for consideration. Motion was seconded by Councilmember Garcia. Motion carried 3 to 1, with Councilwomen Cobb in opposition.

15. **Consideration with possible action on a proposed police program in shifting resources in local problem oriented areas in the community.**

The Police Department is requesting to establish a Problem Oriented Policing Unit consisting of one (1) Police Sergeant and three (3) Police Officers. The Problem Oriented Police Unit would be a flexible force that would address various issues or ongoing problems in the community that the Patrol Division does not have the time nor resources to resolve. The objective would be to seek a permanent resolution to an ongoing issue, rather than receive repeated calls and multiple

police responses for the same problem. This would be accomplished by a proactive approach to address crime or disorder with community engagement and problem-solving, similar to the strategy used by the new Downtown Foot Patrol Police Officer position.

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

16. Consideration with possible action on adding a new authorization for a full time Kennel Technician position and appropriate funding for a contracted temporary Kennel Technician for the remainder of the 2024-2025 fiscal year.

Commander Branson gave a brief presentation on the current staffing in the Animal Control Division and is requesting that a new authorization for a full time Kennel Technician position be added to the staff; and that funding be appropriated for a contracted temporary Kennel Technician for the remainder of the current fiscal year.

The following individuals spoke on the agenda item: Gordon Pettey, Pam Elyko, Felicia Robertson, Cassandra Acuff, Jeanette Johnson.

Motion was made by Councilwoman Cobb to approve the addition of a new authorization for a full time Kennel Technician position and appropriate funding in the 2024-2025 fiscal year for a contracted temporary Kennel Technician for the remainder of the fiscal year. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

17. Presentation with possible direction on a communications assessment.

Daniel Seguin gave a brief presentation on the recent communications assessment and workplan.

Motion was made by Councilmember Garcia to receive the communications assessment as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

18. Consider with possible action regarding Resolution R24-28 casting votes for Williamson Central Appraisal District (WCAD) Board of Directors

Lucy Aldrich, City Clerk gave a brief presentation on the casting of votes on the Williamson Central Appraisal District Board of Directors ballot.

Motion was made by Councilmember Anderson to approve Resolution R24-28 casting 40 votes to Lisa Birkman to serve a 3-year term. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Mayor Pro Tem Cmerek read the executive session items and adjourned into closed session at 9:05 p.m.

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. Project Spear.

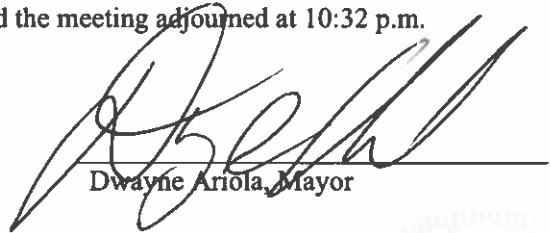
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- b. Main Street Water Line Break.
- c. Project Taylor 100.
- d. Project Citadel Square.
- e. Project Newport.
- f. Project Sivelle.
- g. HDR Task Order 23.

Mayor Pro Tem Cmerek reconvened into open session at 10:32 p.m. No action was taken.

ADJOURN

With no further business Mayor Pro Tem Cmerek declared the meeting adjourned at 10:32 p.m.



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Clerk



