

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
January 9, 2025 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
Mayor Dwayne Ariola

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

Absent: Council Member Gerald Anderson

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Dr. Martin Luther King, Jr. Day proclamation
Mayor Ariola read the proclamation and presented it to Chairman Shorty Mitchell and members of the Greater Taylor Area Reverend Dr. Martin Luther King, Jr., Celebration and March Committee.

CITIZENS COMMUNICATION

No one signed up to speak.

Mayor Ariola pulled Item #4 from the Consent Agenda for separate consideration.

CONSENT AGENDA

1. Consider approval of the minutes from the December 12, 2024, regular Council Meeting.
2. Consider approval of 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.
3. Consider approval of 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.
4. Consider approval of Resolution R25-01 Approving the City Investment Policy and Investment Strategy. (ITEM #4 CONSIDERED SEPARATELY)
5. Concur with Monthly Financial Report for November 2024.
6. Consider authorizing the City Manager or his designee to sign and submit a Subdivision Participation Form for the Kroger Opioid Settlement.

Motion was made by Mayor Pro Tem Cmerek to approve consent agenda items 1, 2, 3, 5, and 6 as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

4. Consider approval of Resolution R25-01 Approving the City Investment Policy and Investment Strategy.

Mayor Pro Tem Cmerek filed a Conflict-of-Interest with the City Clerk and left the dais at 6:09 p.m. The conflict is identified as Mr. Cmerek being an employee of one of the businesses identified in Resolution 25-01.

Motion was made by Councilmember Garcia to approve Resolution R25-01 as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

Mayor Pro Tem Cmerek returned to the dais at 6:11 p.m.

PUBLIC HEARING/ORDINANCES

7. Hold a public hearing and introduce Ordinance 2025-05 establishing Investment Zone No. 11.

Brian LaBorde, City Manager introduced Ben White with the Economic Development Corporation who presented the item. Mr. White advised that establishing the zone which allows for incentives to attract and/or retain economic development is a proactive approach as the City is in competition with other communities. Putting the zone around this area allows for the opportunity of tax abatement in the future. This action does not affect the land or taxes of the site.

Mayor Ariola opened the public hearing at 6:13 p.m. With no one speaking, Mayor Ariola closed the public hearing at 6:13 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 11; 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

8. Consideration with possible action regarding a First Amendment to Chapter 312 Tax Abatement Agreement with Soulbrain, TX LLC.

Ben White with the Economic Development Corporation – this item is for a minor change to the agreement with Soulbrain regarding the number of jobs created on day-one which is identified as 50 positions. The amendment is for a phased approach of the number of jobs over a five-year period that ultimately ends in 50 positions.

Dr. Park with Soulbrain was available to answer questions and provide additional information.

Motion was made by Councilmember Garcia to approve the First Amendment to Chapter 312 Tax Abatement Agreement with Soulbrain. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

9. **Consideration with possible action on 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.**

Scott Dunlop, Director of Development Services presented the item. Mayor Ariola invited the applicant Brian Sullivan with Crafton Communications to give a brief presentation. Staff recommended denial of the permit as the height of the cell tower exceeds what is allowed by ordinance.

Motion was made by Councilmember Garcia to deny Ordinance 2025-02. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

10. **Consideration approval of 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..** Scott Dunlop, Director of Development Services, presented the item and asked that City Council consider approval of the ordinance. He further identified that the parcel being annexed into the City borders both Council District 1 and Council District 2. Staff will be coming back to a future meeting to address the district this parcel should be placed in.

Motion was made by Councilmember Garcia to approve Ordinance 2025-01 as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

11. **Consideration with possible action on an Alternative Landscape Plan and to seek relief from mitigation through a fee in lieu of the Boxwood Two Site Development Plan, generally located at 2002 West 2nd Street, legally described as Boxwood Subdivision, Block One, Lot Three, 2.013 acres, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas.**

Scott Dunlop, Director of Development Services - this item is a request for an alternative landscape plan as the developer has identified that they are not able to accommodate all of the required trees on the property. Staff recommends a fee-in-lieu for the unmitigated trees in the amount of \$10,512. Planning and Zoning Commission recommends approval of the alternative plan without the fee-in-lieu.

Rachel Lowder with Turnstyle Homes spoke against any fees being accessed.

Larry Magehee with Turnstyle Homes spoke against any fees being accessed.

Motion was made by Councilmember Garcia to move forward with the approval of the alternative landscape plan as presented with no fees being assessed. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

12. Consideration with possible action regarding a Roadway Impact Fee credit for the Park 79 development located at 3500 W. 2nd Street, Taylor, Williamson County, Texas.

Scott Dunlop, Director of Development Services presented this item. Under the city's adopted Roadway Impact Fee ordinance, developments that construct eligible roadway infrastructure may apply for a credit against their assessed roadway impact fees in an amount not to exceed the cost of the eligible infrastructure. Part of the Park 79 Project's roadway improvements include constructing half of CR 401 extension north of US 79. CR 401 is part of the city's adopted 10-year roadway capital improvement plan (CIP) and is therefore eligible for roadway impact fee (RIF) credits pursuant to Section 25-139 of roadway impact fee ordinance 2023-20. The applicant submitted a sealed engineer's opinion of probable cost for the construction of CR 401. This opinion of probable cost was reviewed and verified by the city's engineer and recommended for approval. City staff recommends approval of a 100% roadway impact fee credit for the Park 79 development.

Jeff Stringer, the applicant, was available to answer questions and provide additional information.

Motion was made by Councilmember Garcia to approve 100% of the roadway impact fee credit for the Park 79 development project. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

13. Consider Presentation with possible direction on the 2025 Debt Schedule Update.

Jeff Wood, Chief Financial Officer gave a brief presentation on the 2025 Debt Schedule. He was available to answer questions and provide additional information.

Motion was made by Councilmember Garcia to receive the 2025 Debt Schedule update as presented. Motion was seconded by Mayor Ariola. Motion carried unanimously.

City Council recognized Jeff Wood, Chief Financial Officer for his service to the City of Taylor and appreciates his dedication to the organization. They wished him the best in his upcoming retirement.

Mayor Ariola read the executive session items and adjourned into closed session at 7:33 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. Waste Connections Lone Star, Inc., Agreement.
- b. City Manager Annual Evaluation.

Regular City Council Meeting Minutes

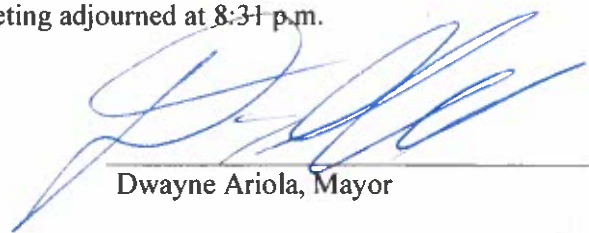
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Mayor Ariola reconvened into open session at 8:31 p.m. No action was taken.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:31 p.m.



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Clerk

