

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 8, 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
Council Member Gerald Anderson
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Carly Pearson, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- Proclamation – National Salvation Army Week
Councilwomen Cobb read the proclamation and presented it to Scott Bedio with the Salvation Army.
- Proclamation – Building Safety Month
Councilmember Garcia read the proclamation and presented it to Ruby Moran, Permit Supervisor.
- Proclamation – National Police Week
Mayor Ariola read the proclamation and presented it to Chief Fluck.
- Proclamation – National Public Works Week
Mayor Pro Tem Cmerek read the proclamation and presented it to Sabrina England, Assistant Director of Public Works.
- Proclamation – Honoring Karen Ellis
Mayor Ariola read the proclamation and presented it to Library Director Karen Ellis.

CITIZENS COMMUNICATION

Ms. Shenna spoke about a double driveway next to her residence that prevents her from seeing out of her driveway.

CONSENT AGENDA

Consent Agenda items #5 and #9 were pulled from consent for separate consideration.

1. **Consider approval of the minutes from the April 24, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of the minutes from the April 30, 2025, special called City Council meeting.**

3. **Consider authorizing the City Manager or designee to sign an Updated Agreement with Williamson County for the use of Community Development Block Grant Funds.**
4. **Consider approval of Ordinance 2025-11 regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.**

5. Consider approval of Ordinance 2025-12 regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas.

6. **Consider approval of Ordinance 2025-13 regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.**
7. **Consider approval of Ordinance 2025-14 regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.**
8. **Consider approval of a conditional acceptance of subdivision infrastructure for the Castlewood South Subdivision Phase 2.**

9. Consider approval of a cost sharing agreement between the City of Taylor and Park 79 Commerce Center LLC.

Motion was made by Councilmember Garcia to approve the consent agenda items 1, 2, 3, 4, 6, 7, and 8 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

5. **Consider approval of Ordinance 2025-12 regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas.**

Motion was made by Councilmember Garcia to approve Ordinance 2025-12 as presented.

Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilmember Anderson abstaining.

9. **Consider approval of a cost sharing agreement between the City of Taylor and Park 79 Commerce Center LLC.**

Scott Dunlop, Director of Development Services, informed City Council that while staff had hoped to finalize the agreement before the meeting, final costs will not be confirmed until tomorrow. Staff recommends conditional approval of the agreement, not to exceed \$750,000, and authorization for the City Manager to execute the agreement. The agreement pertains to the oversizing of water and wastewater lines near the Park 79 development to accommodate adjacent growth. Funding will come from the CIP balance and not the General Fund.

Motion was made by Councilmember Garcia to conditionally approve authorizing the City Manager to execute the cost sharing agreement with Park 79, in an amount not to exceed \$750,000. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

10. **Hold a public hearing on Ordinance 2025-16; an ordinance of the City Council of the City of Taylor, Williamson County, Texas, amending Ordinance No. 2021-30 designating Tax Increment Reinvestment Zone No. Two, City of Taylor, as amended by Ordinance No. 2022-23, by amending the boundaries of Tax Increment Reinvestment Zone No. Two and to reduce the City's contribution to the Tax Increment Fund.**

City Manager Brian LaBorde gave a brief presentation. This ordinance will reduce the TIRZ boundaries to include carving out Linde Gas on the Samsung property.

Mayor Ariola opened a public hearing at 6:38 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:38 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING ORDINANCE NO. 2021-30 DESIGNATING TAX INCREMENT REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, AS AMENDED BY ORDINANCE NO. 2022-23, BY AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NO. TWO AND TO REDUCE THE CITY'S CONTRIBUTION TO THE TAX INCREMENT FUND; CONTAINING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. **Consider Ordinance 2025-16; an ordinance of the City Council of the City of Taylor, Williamson County, Texas, amending Ordinance No. 2021-30 designating Tax Increment Reinvestment Zone No. Two, City of Taylor, as amended by Ordinance No. 2022-23, by amending the boundaries of Tax Increment Reinvestment Zone No. Two and to reduce the City's contribution to the Tax Increment Fund.**

City Manager Brian LaBorde, this agenda item is to adopt the Ordinance amending the TIF #2 zone removing Linde Gas from the zone.

Motion was made by Councilmember Anderson to approve Ordinance 2025-16 as presented.

Motion was seconded by Councilmember Garcia. Motion carried unanimously.

12. **Presentation on the Wellness Center Feasibility Study.**

Tyler Bybee, Director of Parks and Recreation introduced Mick Massey from BRS who gave a presentation on the findings of the Wellness Center study.

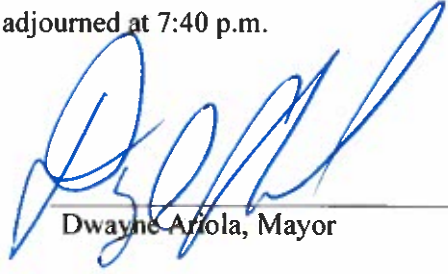
John Borge spoke on the agenda item.

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

Before adjourning the meeting, Mayor Ariola acknowledged that this was Councilmember Anderson's final regular meeting. Councilmember Anderson then offered a few closing remarks.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 7:40 p.m.



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Clerk