

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
June 26, 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 Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

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

Absent: Brian LaBorde, City Manager

INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITIONS

- 2025 LEAD Taylor Graduation
Daniel Seguin, Communications Director – presented the LEAD Taylor graduates with a certificate of completion.

CITIZENS COMMUNICATION

Jay Ward – spoke to express concerns related to the Mayor.
Trisha Lewis – spoke about the Taylor Pride festival.
Jose Orta – spoke about Taylor Pride.

CONSENT AGENDA

1. **Consider approval of the minutes from the June 12, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of the minutes from the June 17, 2025, special called City Council meeting.**
3. **Consider approval of an Interlocal Agreement for the transfer of surplus SCBA equipment between the City of Taylor and Williamson County ESD #5.**
4. **Consider approval of Resolution R25-15 appointing the Interim Assistant Director of Development Services as administrator of the HOME Program.**
5. **Concur with Monthly Financial Report for May 2025.**

*Motion was made by Mayor Pro Tem Cmerek to approve the consent agenda items as presented.
Motion was seconded by Councilman Redden. Motion carried unanimously.*

PUBLIC HEARINGS / ORDINANCES

6. **Hold a public hearing and introduce Ordinance 2025-17 regarding a request for an Employment Center Plan referred to as Blueprint Data Centers, generally located at 1601 Martin Luther King Jr. Blvd., legally described as the EDC Addition Minor Plat, Block A,**

Lot 1, 52.42 acres, more particularly described by the Williamson Central Appraisal District Parcel R667904, Taylor, Williamson County, Texas.

Interim Development Services Director Shai Roos (HDR) – applicant is requesting an Employment Center Plan, proposing Employment Center and Civic Space Place Types within the P1 – Nature Overlay. The proposed plan is consistent with the surrounding Place Types, future land use, and growth type identified in the Envision Taylor Comprehensive Plan. Thirteen notices were sent to property owners within 200 feet of the subject property, with no responses received. The Planning and Zoning Commission voted 6 to 0 to recommend approval, including a variance to allow an increased fence height of up to 8 feet in the first and second layers to provide screening for the Oncor Transmission station. The remainder of the site will include a security fence to restrict access. Screening will consist of an 8-foot precast concrete wall with Texas Silver Leaf (Texas Sage) along FM 112/E. MLK Jr. Boulevard. Any frontage not using the wall and shrubbery will feature a 5-foot berm with trees from the preferred species list spaced 30 feet apart.

Mayor Ariola opened a public hearing at 6:17 p.m.

The following individuals spoke during the hearing:

Pam Griffin, Teresa Bogar, Sarah Winters, Carrie D'Anna, Jose Orta, Nakevia Miller, Tim McGinnis, Ms. Lewis, Allison Ditto, Lisa Drummond, Applicant Yaerid Jacob, Joanna McGinnis, Fantasia Miller.

Mayor Ariola closed the public hearing at 6:44p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-17

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 1601 EAST MARTIN LUTHER KING JR. BOULEVARD, CONSISTING OF APPROXIMATELY 52.42 ACRES OF LAND SITUATED IN THE EDC ADDITION MINOR PLAT, BLOCK A, LOT 1, 52.42 ACRES, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R667904, 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.

Ordinance was introduced. No action was taken.

7. **Hold a public hearing and introduce Ordinance 2025-18 regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 3601 East 4th Street, legally described as approximately 2.238 acres of land, situated in the Norman Johnson Subdivision, Block A, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R655996, Williamson County, Texas.** Interim Development Services Director Shai Roos (HDR) - applicant is requesting a Place Type Zoning amendment (rezone) of 3601 E. 4th Street from existing Place Type of P2 – Rural to P2 – Rural Commercial. The Planning and Zoning Commission voted 6 to 0 recommending approval of the amendment.

Mayor Ariola opened a public hearing at 6:58 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:59 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-18

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS, GENERALLY LOCATED AT 3601 E. 4TH STREET FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.
Ordinance was introduced. No action was taken.

8. **Hold a public hearing and introduce Ordinance 2025-19 regarding a request for a Comprehensive Plan Amendment of the Future Land Use designation from Market Center: Community to Employment Center: Community on property generally located at 815 W. 2nd Street, 817 W. 2nd Street, 918 W. 1st Street and 901 W. 2nd Street, legally described as approximately 1.6188 acres of land, situated in the Doak Addition, Part of Block 27 and Block 28, AK, more particularly described by Williamson Central Appraisal District Parcel R016522, R016521, R016526, R016523, Taylor, Williamson County, Texas.**
The applicant withdrew their request. The public hearing was not held, and no action was taken.
9. **Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit (SUP) to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Drive, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas..**
Interim Development Services Director Shai Roos (HDR) - applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. Twenty-eight notices were sent out to property owners within 200 feet of the property, with no responses received. The Planning and Zoning Commission voted 6 to 0 recommending postponing the request to the July Planning and Zoning meeting. Staff must still present the item to City Council for consideration.

Mayor Ariola opened a public hearing at 7:02 p.m.

Christian West, the applicant's representative spoke during the public hearing.

Mayor Ariola closed the public hearing at 7:04 p.m.

*Motion was made by Councilman Redden to approve the Special Use Permit as presented.
Motion was seconded by Councilwoman Long. Motion carried unanimously.*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. **Discuss, consider, and take action on Ordinance 2025-20 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2025; Levying An Ad Valorem Tax And Pledging Certain Surplus Revenues In Support Of The Certificates; Approving An Official Statement, A Paying Agent/Registrar Agreement And Other Agreements Relating To The Sale And Issuance Of The Certificates; And Ordaining Other Matters Relating To The Issuance Of The Certificates.**

Robert Powers, Chief Financial Officer introduced Jennifer Ritter with Specialized Public Finance, Inc. who presented the item – this ordinance is required to authorize the City to issue the Combination Tax and Revenue Certificates of Obligation, Series 2025. This is the first and only

reading of this ordinance required under Texas Government Code 1201.028. Staff recommends approval of the ordinance as presented.

Jackie Krueger provided comments on this item.

Motion was made by Mayor Pro Tem Cmerek to approve Ordinance 2025-20 authorizing issuance of the City of Taylor, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025, in the principal amount of \$13,000,000. Motion was seconded by Councilman Redden. Motion carried unanimously.

- 11. Discuss, consider, and take action on Resolution R25-16 approving a Water CCN Service Area Transfer Agreement between the City of Taylor and Jonah Water Special Utility District, and to authorize the filing of an application at the Public Utility Commission of Texas under Texas Water Code Sec. 13.248 for approval of such Agreement.**

Tyler Bybee, Managing Director of Community Services (Interim) introduced the item. Mark Schroeder, City Attorney provided additional comments - this item authorizes the City Manager and City Attorney to execute the necessary documents to transfer the water CCN from Jonah to Taylor for the Samsung property. The City, Samsung and Jonah have agreed to transfer the portion of the Samsung property that is within the Jonah water CCN to Taylor's water CCN. Staff recommends approval of the resolution.

Motion was made by Councilman Redden to approve Resolution R25-16 as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

- 12. Receive a presentation on Duck Population and possible Mitigation Measures.**

Tyler Bybee, Managing Director of Community Services (Interim) presented the item. Muscovy ducks have become overpopulated, most notably in the neighborhood around Bull Branch Park. Staff recommends using funds to begin an egg addling (humane, non-lethal method used to manage wild bird populations by preventing eggs from hatching without disturbing the nesting pair or attracting more laying) program using a professional wildlife company to focus on reducing the number of Muscovy ducks.

Jackie Krueger provided comments on this item.

Motion was made by Councilwoman Cobb to receive the presentation and direct staff to get pros and cons on both Option 1 and Option 2 and bring information back at a future meeting. Motion was seconded by Councilwoman Long. Motion carried unanimously.

- 13. Consideration Introduce Ordinance 2025-21 amending the FY 2025 Budget.**

Robert Powers introduced the fiscal year 2025 budget amendment.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-21

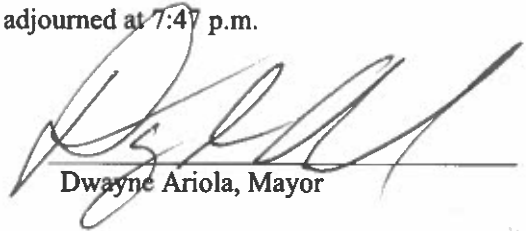
AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2024-36 ADOPTED ON SEPTEMBER 12, 2024, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL

**OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS
DEPARTMENTS OF THE CITY.**

First reading. No action taken.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 7:47 p.m.


Dwayne Ariola, Mayor

ATTEST:


Lucy Aldrich, City Clerk