City of Taylor

Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
October 23, 2025 at 6:00 p.m.
(immediately following the Special Called TIRZ No. 2 Board Meeting)

Mayor Ariola declared a quorum and called the meeting to order at 6:06 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek	Brian LaBorde, City Manager
Council Member Greg Redden	Carly Pearson, Assistant City Manager
Council Member Shelli Cobb	Mark Schroeder, City Attorney
Council Member Heather Long	Lucy Aldrich, City Clerk
Mayor Dwayne Ariola	

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Recognition of Taylor Police Department's Best Practices Re-Accreditation by Texas Police Chiefs Association.
  Chief Holt with the Texas Police Chiefs Association presented the recognition to Interim Police Chief Branson.

- Arbor Day Proclamation
  Councilwoman Cobb presented the proclamation to Parks and Recreation staff and the Tree Advisory Board members.

CITIZENS COMMUNICATION

Essie Bass spoke on the need for a recreation center for the youth of Taylor.
Sarah Winters spoke on transparency and communication.

Item #2 was pulled from the consent agenda for separate consideration.

CONSENT AGENDA

1. **Consider approval of the minutes from the October 9, 2025, regularly scheduled City Council meeting.**
2. Consider approval of Ordinance 2025-33, amending Chapter 19 of the Code of Ordinances regarding loitering and panhandling.
3. **Consider approval of a purchase order to Dell Financial Services for the purchase of replacement computers approved in the Fiscal Year 2026 Budget.**
4. **Consider approval to purchase replacement vehicles and equipment for the Police Department, Streets and Grounds, Parks and Recreation, Utility Maintenance and Fleet Services approved in the Fiscal Year 2026 Budget.**
5. **Consider approval of Ordinance 2025-23, establishing fees for city services for Fiscal Year 2026.**
6. **Concur with Quarterly Financial Reports for September 2025.**
7. **Consider approval of HDR Task Order 67 for the design of 2025 Street Maintenance Project, Davis Street and associated proposal for Raba Kistner Geotechnical Engineering Study, included in the 2025 Certificate of Obligation Debt issuance.**

8. **Consider approval of HDR Task Order 68 for the Preliminary Engineering Report for the extension of Wesley Miller Lane, included in the 2025 Certificate of Obligation Debt issuance.**
9. **Consider approval of HDR Task Order 48 Amendment #2 and Texas Road Change Order #2 for the 2024 Street Maintenance Project.**

   Motion was made by Mayor Pro Tem Cmerek to approve consent agenda items 1, and 3 through 9 as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

2. **Consider approval of Ordinance 2025-33, amending Chapter 19 of the Code of Ordinances regarding loitering and panhandling.**
   Interim Police Chief Joseph Branson was available to answer questions and provide additional information.
   The following individuals spoke on the agenda item: Carrie D'Anna, Beth Rex, Nicole Ward, and Sarah Winters.

   City Council tabled this item until at least January.

PUBLIC HEARINGS / ORDINANCES

10. **Hold a public hearing and introduce Ordinance 2025-35, establishing regulations for vacant commercial structures.**
    Fire Chief Daniel Baum – presented the ordinance. Taylor has numerous vacant commercial structures; this ordinance can help manage building inventory. The ordinance establishes a registration program, a standard of care, regular inspections, and plans for the productive use of the buildings. Staff recommends City Council hold a public hearing and the introduction of the ordinance followed by approval on consent at the next scheduled Council meeting.

    Mayor Ariola opened the public hearing at 6:51 p.m.

    The following individuals spoke: Essie Bass, Carrie D'Anna

    Mayor Ariola closed the public hearing at 6:54 p.m.

    The City Attorney read the caption of the ordinance.

    ORDINANCE NO. 2025-35

    AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING REGULATIONS FOR VACANT COMMERCIAL STRUCTURES; PROVIDING FOR REGISTRATION, FEES, MAINTENANCE REQUIREMENTS, EXEMPTIONS, PENALTIES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.
    The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. **Discussion, consideration, and possible action regarding City Charter amendments and creation of a Charter Review Committee, presented by attorney Charlie Zech with Denton Navarro Rodriguez Bernal Santee & Zech, P.C.**
    Council received a presentation from Charlie Zech with Denton Navarro Rodriguez Bernal Santee & Zech, P.C., regarding potential Charter amendments and the possible creation of a Charter

Review Committee. Mr. Zech provided an overview of the Charter review and amendment process, noting that the City Charter was last amended in May 2024 and that the next available election to amend the Charter will be in November 2026.
Sarah Winters spoke on the agenda item.

City Council directed staff to continue working with Mr. Zech and come back to City Council with recommendations and dates.

Mayor Ariola announced that Agenda Item #15 would be considered next.

15. **Discussion, consideration, and possible action on entering into an agreement with Freese and Nichols for an Affordable Housing Study.**
Carly Pearson, Assistant City Manager – this item is for a Housing Study to accompany the Code and Comprehensive Plan updates, aimed at informing Council on housing needs, development impacts, and taxpayer considerations. Staff recommends Council approve execution of the contract with Freese and Nichols as presented.

Motion was made by Councilman Redden to approve the agreement with Freese and Nichols. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

Mayor Ariola announced that Agenda Item #12 would be considered next.

12. **Discussion, consideration, and possible action on the Downtown Master Plan.**
Council received a presentation from Ms. Abby Gillfillan with Lionheart regarding the update to the 2015 Downtown Master Plan. The updated plan aims to balance preservation of the historic core with the demands of new industry and residents, reflecting community input gathered through stakeholder meetings held throughout 2024.
The following individuals spoke on the agenda item: Chuck Farr, Carrie D'Anna, Sarah Winters, and Doug Moss.

Motion was made by Mayor Pro Tem Cmerek to approve the plan with the amendment of Page 71 Section 3.2 of the plan being removed and replaced by the language that was provided via email to the City Council by the City Attorney. Motion was seconded by Councilwoman Cobb. Motion carried unanimously. (Language provided – 3.2 The Downtown Plan may be amended, revised, or supplemented at any time at the sole discretion of the City Council. The City Council shall determine, in its discretion, whether any proposed amendment warrants public input, hearings, or review by any board, commission, or advisory body. Nothing in this Plan shall be construed to require such additional review or input unless specifically directed by the City Council.)

13. **Discussion, consideration, and possible action on Resolutions R25-23, R25-24, and R25-25 establishing policies for proclamations, social media, and decorum.**
LaShon Gros, Managing Director of Administrative Services – this item provides updates to the City's Proclamation Policy, Decorum and Conduct Policy, and a new Social Media Policy. The revisions clarify procedures for proclamations, public participation, and online communications related to City business.
The following individuals spoke on the agenda item: Carrie D'Anna and Sarah Winters.

Motion was made by Councilwoman Long to approve Resolution R25-24, Social Media Policy as presented. Motion was seconded by Councilman Redden. Motion carried unanimously. City

Council further directed staff to continue working on the decorum and conduct, and proclamation policies as discussed.

14. **Receive a presentation and provide direction to staff on historic overlay district.**
Carly Pearson, Assistant City Manager presented an administrative update to the Historic Preservation Ordinance (Chapter 6, Land Development Code) to codify the existing downtown districts as a Historic District in compliance with state law (Texas Local Government Code Chapter. 211). Staff recommended Council direct staff to proceed with the codification following the existing downtown boundaries.

Motion was made by Councilwoman Cobb to receive the presentation and directed staff to take the necessary steps updating the Historic Overlay District in the Land Development Code. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

16. **Discussion, consideration, and possible action on awarding a construction contract for the Fire Station 2 Renovation as included in the 2025 Certificate of Obligation Debt issuance.**
Fire Chief Baum and Jacob Walker with HDR presented an overview of the Fire Station 2 Renovation project, including project background, bid results, low bidder experience, recommended contingency allowance, and project timeline.

Motion was made by Councilwoman Cobb to award the Fire Station #2 construction renovation project to Pfluger Builders and approve a $200,000 contingency to aid in the continuation of services while Fire Station #2 is being renovated. Motion was seconded by Councilwoman Long. Motion carried unanimously.

17. **Discussion, consideration, and possible action regarding a Construction Management Agreement, HDR-A Task Order 3, with HDR for the Fire Station No. 2 renovation project.**
Fire Chief Baum presented HDR-A Task Order 3 for construction phase and inspection services related to the Fire Station 2 Renovation project. The Task Order, totaling $334,600, covers construction administration, engineering, inspection, and project closeout services. Staff recommends Council consider approval of the Task Order to accompany the awarded construction contract.

Motion was made by Councilwoman Long to approve agreement as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

18. **Discussion, consideration, and possible action on awarding a contract for the 2025 Parks Improvement Project, included in the 2024 Certificate of Obligation Debt issuance, to GCreek Construction, and authorizing the City Manager to execute all necessary documents.**
Tyler Bybee, Managing Director of Community Services presented an overview of the Parks Improvement Project, including project background, scope of improvements at Bull Branch Park and Murphy Park, bid results, HDR's recommendation, $20,500 contingency, and project schedule.

Motion was made by Mayor Pro Tem Cmerek to award the 2025 Parks Improvement Project to GCreek Construction to include the $20,500 contingency for a total amount of $462,660.38 and *authorize the City Manager to execute all necessary documents. Motion was seconded by Councilman Redden. Motion carried unanimously.*

19. **Discussion, consideration, and possible action on awarding a construction contract for Taylor Regional Park Synthetic Turf Project, included in the 2024 Certificate of Obligation Debt issuance, to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents.**
Tyler Bybee, Managing Director of Community Services - the Taylor Regional Park Synthetic Turf Project is to install synthetic turf on one softball and one baseball infield. It includes drainage, striping, and logos. Staff recommended Council award the contract to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents.

Motion was made by Councilwoman Long to award the Taylor Regional Park Synthetic Turf Project to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents. Motion was seconded by Councilman Redden. Motion carried unanimously.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 9:32 p.m.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

CITY OF TAYLOR
T E X A S
COUNTY OF WILLIAMSON