City of Taylor

Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
November 13, 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:

Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

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

Absent: Mayor Pro-Tem Kelly Cmerek

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- Taylor Garden Club, 75th Anniversary Proclamation.
  Councilwoman Long presented the proclamation to members of the Taylor Garden Club.

- Small Shop Days Proclamation
  Councilwoman Cobb presented the proclamation to Ruby Fisher and Taylor business owners.

CITIZENS COMMUNICATION

Janet Curtis – spoke on an upcoming community outreach event.
Griffin Teggeman – spoke on Agenda Item #8, Vacant Commercial Structure ordinance.

CONSENT AGENDA

1. **Consider approval of the minutes from the October 23, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of the purchase of replacement hydraulic rescue tools for the Fire Department from Municipal Emergency Services (MES).**

Motion was made by Councilwoman Cobb to approve the consent agenda items as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

3. **Introduce Ordinance 2025-34 approving the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone No. Two.**
   City Manager Brian LaBorde presented the item. Mr. LaBorde provided an overview of the proposed 2025 Amended and Restated Project and Financing Plan for TIRZ No. 2, including updated boundaries (removal of the Linde site), revised costs, and financial projections.

   The City Attorney read the caption of the ordinance.

   ORDINANCE NO. 2025-34

   AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, APPROVING THE 2025 AMENDED AND RESTATED PROJECT

AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was introduced. No action was taken.

4. **Hold a public hearing and introduce Ordinance 2025-37 regarding request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.**
Carly Pearson, Assistant City Manager – presented a Neighborhood Plan request, noting compliance with growth and land use maps, an anticipated 422 living units, and proposed warrants to allow block lengths up to 450 feet and a reduced ratio of P1 (green space). Planning and Zoning Commission voted 6 to 0 recommending approval of the proposed Neighborhood Plan with the stipulated warrants on August 12, 2025.

Mayor Ariola opened the public hearing at 6:27 p.m. With no one speaking the public hearing was closed at 6:27 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY OF TAYLOR APPROVING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT 3601 N. MAIN STREET, CONSISTING OF APPROXIMATELY 21.43 ACRES OF LAND SITUATED IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019549 AND R020046, 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.

The ordinance was introduced. No action was taken.

5. **Receive a presentation on unallocated funds and introduce Ordinance No. 2025-36 Amending the FY26 Annual Budget.**
Robert Powers, Chief Financial Officer, introduced a proposed budget amendment ordinance presented in two parts. Proposal A earmarks unallocated funds for prioritized uses, including potential project expansions, while Proposal B amends the Development Services budget to separate HDR support services from general engineering services such as staff augmentation, plan reviews, and civil infrastructure inspections. Revised revenue projections were also presented, along with a review of unallocated fund balances and prioritization recommendations. During the presentation, Jacob Walker with HDR provided additional information on the 2022 project warranty items and drainage bond projects.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2025-29 ADOPTED ON SEPTEMBER 10, 2025, MAKING APPROPRIATIONS FOR THE

SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. **Receive a presentation on the FY 25-26 Level Up List and associated 2025 Curb Replacement Program.**
   Jim Gray, Director of Public Works presented an update on the FY25-26 Level Up Program. Conor Stuart with HDR presented the current inventory of curb and gutter infrastructure along city-maintained roads. Mr. Stuart also introduced a preliminary roadmap for developing a curb and gutter repair and replacement program, outlining future planning efforts and strategies to improve infrastructure that would coincide with the Level Up Program.

   Motion was made by Councilman Redden to receive the presentation. Motion was seconded by Councilwoman Long. Motion carried unanimously.

7. **Discussion, consideration, and possible action on Resolution R25-25, amending the Decorum and Conduct Policy.**
   LaShon Gros, Managing Director of Administrative Services, presented Resolution R25-25 amending the Decorum and Conduct Policy, explaining that following Council discussion of the draft policy on October 23, staff revised it only to remove the restriction on pooling speaker time, with all other provisions unchanged.

   Motion was made by Councilwoman Cobb to approve Resolution R25-25 as presented. Motion was seconded by Councilman Redden. Motion carried 3 to 1 with Councilwoman Long in opposition.

8. **Discussion, consideration, and possible action on Ordinance 2025-35, establishing regulations for vacant commercial structures.**
   Daniel Baum, Fire Chief – presented revised ordinance language for vacant commercial structures, updating the version previously submitted on October 23. The revision removes the requirement to post property manager contact information at the building entrance and replaces the prior standard of care with new language.

   Motion was made by Councilwoman Long to approve Ordinance 2025-35 as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

9. **Discussion, consideration, and possible action on Guaranteed Maximum Price (GMP) No. 1 with Bartlett Cocke General Contractors for the 2nd Street Sewer Line Relocation associated with the New City Hall/Justice Center project.**
   Jacob Walker with HDR introduced Andrew Betts with HDR who will be providing project management services for this project. Mr. Walker provided an update on the New City Hall/Justice Center project, including progress on final design and utility relocation work under 2nd Street. He presented a proposal for approval of GMP #1 in the amount of $1,078,066 to maintain the construction schedule, noting the work is within budget and scheduled from November 14, 2025, to March 16, 2026.

Mr. Albert Janecka spoke on the agenda item.

Motion was made by Councilwoman Long to approve GMP #1 as presented. Motion was seconded by Councilman Redden. Motion carried 3 to 0 with Councilwoman Cobb abstaining.

EXECUTIVE SESSION

Mayor Ariola read the executive session items and adjourned into closed session at 7:51 p.m.

a. Consultation with City Attorney pursuant to Texas Government Code Section 551.087, regarding Project Star.
b. Consultation with City Attorney pursuant to Texas Government Code Section 551.087, regarding Project Seville.
c. Consultation with City Attorney pursuant to Texas Government Code Section 551.072, regarding the purchase, exchange, lease, or value of real property infrastructure needs for development, update on Water/Wastewater Master Plans.
d. Consultation with City Attorney pursuant to Texas Government Code Section 551.071, regarding the economic development agreement with Hart Components.
e. Consultation with City Attorney pursuant to Texas Government Code Section 551.071, regarding tax credit and bond funding agreement request and right-of-way abandonment request from the Foundry Development.
f. Consultation with City Attorney pursuant to Texas Government Code Sections 551.071 and 551.072, regarding easement acquisition for the Airport Gravity Sewer Main project.
g. Consultation with City Attorney pursuant to Texas Government Code Sections 551.071 and 551.072, regarding easement acquisition for the iMarket Sewer project.

At 9:45 p.m., Mayor Ariola reconvened the Council into open session. Mayor Pro Tem Cmerek attended the Executive Session remotely by video conference. No action was taken on the items discussed.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:45 p.m.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

CITY OF TAYLOR
TEXAS
COUNTY OF WILLIAMSON