

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
December 11, 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

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

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Assistant City Manager Carly Pearson introduced Nicey Baum, new Downtown Director. Ms. Baum said a few words.
- KRXT Radio Award Recognition – Steve Laukhuf with KRXT Radio presented the award they received being recognized by the Texas Country Music Association as the top country station in Texas.
- Kelly Kaatz Recognition – Mayor Ariola presented a plaque and recognized Mr. Kelly Kaatz for his service to Taylor. Mr. Kaatz is retiring from HDR.

CITIZENS COMMUNICATION

Lara Baker spoke about data centers.

Sarah Winters spoke about data centers.

Pamela Griffen spoke about data centers.

Carrie D'Anna, with time donated by Polly Randle, spoke about data centers.

CONSENT AGENDA

1. Consider approval of the minutes from the November 13, 2025, regularly scheduled City Council meeting.
2. Consider approval of Ordinance 2025-34 approving the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone No. Two.
3. Consider approval of Ordinance 2025-37 regarding a 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.
4. Consider approval of Ordinance No. 2025-36 amending the Fiscal Year 2026 Annual Budget.
5. Consider approval of an agreement for Administrative Management Services with Langford Community Services for the Kimbro/Shaw to 2nd Street Drainage Improvements Grant (HMGP DR-4485-0167) Phase 1.

6. **Consider approval of an agreement for Engineering Services Task Order #3 with HDR Engineering for the Kimbro/Shaw to 2nd Street Drainage Improvements Grant (HMGP DR 4485-0167) Phase 1.**
7. **Consider approval of procurement of a cascade/rescue truck from Lubbock Truck Sales, Inc.**
8. **Consider approval of an amendment to the previously approved Easement and Right-of-Way Agreement with Oncor Electric Delivery Company LLC and authorize the Mayor to execute the amended agreement.**

Motion was made by Mayor Pro-Tem Cmerek to approve the consent agenda items as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

9. **Hold a public hearing and introduce Ordinance 2026-01, a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas.**
Assistant City Manager Carly Pearson – this is a request for a Special Use Permit to provide speech and occupational therapy services as a Home Occupation. The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations by right if the Home Occupation is conducted only by the permanent residences of the home. As the applicant will employ a part-time therapist who does not use the home as their primary residence, an SUP would be required to permit the use of the home as a Home Occupation. Twenty-four notices were sent out to adjacent property owners. Staff received no responses in opposition and one in favor of the request. Planning and Zoning met on November 12, 2025, and voted 5 to 0 to recommend postponing the request until the December 9th Planning and Zoning meeting. Additionally, Commissioner Buzan requested staff reconsider the limitation to one employee and possibly allow 2-3. The Planning and Zoning Commission met on December 9th and voted 7 to 0 recommending approval of the request and to permit up to 2 employees that do not live within the home at 2105 Davis Street.

Mayor Ariola opened the public hearing at 6:31 p.m. With no one speaking the public hearing was closed at 6:31 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-01

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A HOME OCCUPATION GENERALLY LOCATED AT 2105 DAVIS STREET, CONSISTING OF APPROXIMATELY 0.35 ACERS FROM THE BEL-AIR ADDITION BLOCK 8, LOT 3, NORTH PART OF LOT 2, AND PARTS OF LOTS 4 AND 5, SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014369 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2026-02, a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas.**

Assistant City Manager Carly Pearson – this is a request for a Special Use Permit to allow lodging without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood, which allows lodging (short-term rental) by right if there is a full-time, on-site operator and requires a Special Use Permit if there is no full-time, on-site operator. Thirty-eight notices were sent out to adjacent property owners. One citizen spoke at the November 12th Planning and Zoning Commission meeting in opposition of the request. Staff has not received any written notices in favor or against the request. Planning and Zoning voted 4 to 1 recommending disapproval of the request.

Mayor Ariola opened the public hearing at 6:36 p.m.

The applicant, Jose Moreno-Pena spoke in support of the SUP.
David Castanon spoke against the SUP.

Mayor Ariola closed the public hearing at 6:43 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-02

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL GENERALLY LOCATED AT 3004 DON HILL LANE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427227, ROB ROY, BLOCK C, LOT 94, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

11. **POSTPONED BY APPLICANT. Hold a public hearing and introduce an Ordinance regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231, R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Assistant City Manager Carly Pearson – the applicant has asked to postpone this item to a future agenda. Nothing further follows.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

12. **Discussion, consideration, and possible action on making Charter Review Committee appointments and defining the scope of the Charter review.**
City Attorney, Mark Schroeder – lead the discussions.

City Council unanimously affirmed the Council's first choice members to serve on the Committee: Jim Buzan, Christina Lopez, Teri Williams, Betty Day, and John McDonald.

Motion was made by Mayor Pro-Tem Cmerck for the committee to be made up of nine members. The motion was seconded by Councilwoman Cobb. Motion carried unanimously.

Nominations were made as follows:

Jackie Krueger

John Harper

Beter Bryan

Richard Stone

Gary Gola

Mayor called for a vote on nominations starting with the last nomination.

Gary Gola received 3 votes and is appointed to the committee.

Richard Stone received 1 vote, Mayor moved on to the next nomination.

Peter Bryan received 3 votes and is appointed to the committee.

*Motion was made by Councilwoman Cobb to appoint the remaining nominees **John Harper** and **Jackie Krueger** to the committee. Motion was seconded by Councilwoman Long. Motion carried unanimously.*

13. Discussion, consideration, and possible action on an agreement between Williamson County and the City of Taylor for billing and collection services related to the Park79 Commerce Public Improvement District.

Chief Financial Officer, Robert Powers - staff explained that the agreement with the Williamson County Tax Office would allow annual Public Improvement District (PID) assessments for the Park79 Commerce PID to be included on property tax bills. The Park79 Commerce PID was created in 2023, and a Financing Agreement was approved in 2024 for construction of authorized public improvements. Once the City Council adopts the annual Service and Assessment Plan, the City becomes responsible for billing and collecting PID assessments. The County Tax Office provides this service for many jurisdictions, offering an efficient and cost-effective method by adding the assessments to the regular tax bill. Staff clarified that approval of this agreement does not establish assessments; assessments only occur upon Council adoption of the SAP.

Motion was made by Councilwoman Long to approve the agreement with Williamson County for billing and collection services related to the Park 79 Public Improvement District as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

14. Discussion, consideration, and possible action on an acquisition and reimbursement agreement and a developer deposit agreement with Taylor 79, LLC, and Park79 Commerce Center LLC related to the Quannah Partners Park79 Commerce Center development.

Chief Financial Officer, Robert Powers – construction of the authorized improvements, which consist of infrastructure improvements that will be dedicated to the City upon completion, are initially being privately financed by the developer. Upon dedication to the City, the City will

acquire the infrastructure and pay the developer a portion of the infrastructure construction costs pursuant to the acquisition & reimbursement agreement. Developer reimbursements will be tied solely to the special assessments levied on the property in the future.

Motion was made by Mayor Pro Tem Cmerek to approve the acquisition and reimbursement agreement and developer deposit agreement with Taylor 79, LLC, and Park 79 Commerce LLC related to the Quannah Partners Park 79 Commerce Center development as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

15. Discussion, consideration, and possible action of a Tax Abatement Agreement by and among the City of Taylor, Texas, PDC TP 01 LOT A LLC, and Compal USA Technology, Inc.

Ben White, Taylor Economic Development Corporation (combined items 15 and 16) – presented a proposed Tax Abatement Agreement with PDC TP 01 LOT A LLC and Compal USA Technology, Inc. Compal plans to lease and operate a facility at 1069 FM 3349, investing approximately \$200 million and creating 900 new jobs. The agreement provides a 50% abatement on the Owner's improvements and a 50% abatement on the Lessee's tangible personal property for ten years. The abatement is performance-based, and the agreement includes a clawback provision requiring repayment of all abated taxes if the company fails to meet the terms and the City terminates the agreement.

Rick Ortiz with Compal was available to questions and provide additional information.

Motion was made by Councilwoman Long to approve Tax Abatement Agreement by and among the City of Taylor, Texas PDC TP 01 LOT A LLC, and Compal USA Technology, Inc as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

16. Discussion, consideration, and possible action on an Economic Development Incentive Agreement by and among the City of Taylor, Texas, the Taylor Economic Development Corporation, and Compal USA Technology, Inc.

Ben White, Taylor Economic Development Corporation (combined items 15 and 16) – presented an Economic Development Incentive Agreement with the City, TEDC, and Compal USA Technology, Inc. Compal plans to invest about \$200 million and create 900 jobs at a new facility at 1069 FM 3349. The agreement provides a performance-based rebate of 50% of the City's 1% sales tax and 50% of the TEDC sales tax on eligible purchases made for the project under the company's Direct Payment Permit. The agreement includes a clawback requiring repayment of all granted incentives, with interest, if the City or TEDC terminates the agreement due to non-performance.

Motion was made by Mayor Pro Tem Cmerek to approve the Economic Development Incentive Agreement by and among the City of Taylor, Texas, the Taylor Economic Development Corporation, and Compal USA Technology, Inc as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Ariola read the executive session items and adjourned into closed session at 7:24 p.m.

EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney regarding:

1. Park 79 and Scott Felder Public Improvement District Agreements.
2. David Legere Murphy Street Development Agreement Right-of-Way Lease.

EXECUTIVE SESSION II. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property; and Section 551.087 of the Texas Government Code, to consider economic development negotiations.

1. Project Green.

EXECUTIVE SESSION III. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property.

1. Dwight Schmidt and wife, Vicki Schmidt
Parcel R002845 & R019052

Taylor City Council authorizes the use of the power of eminent domain to acquire two permanent easements and one temporary construction easement. The east permanent easement being 0.2207 acre (9,613 square feet), the west permanent easement being 0.2244 acre (9,773 square feet), and the temporary construction easement being 0.0233 acre (1,014 square feet), located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project.

2. TW Ford, LP and Tom W Ford and Wendy Ford, as to a Life Estate
Parcel R019002

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement being 0.459 acre (20,014 square feet), located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project.

3. TW Ford, LP
Parcel R475116

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement and a temporary construction easement. The permanent wastewater easement being 0.308 acre (13,438 square feet), and the temporary construction easement being 0.287 acre (12,504 square feet), located in the Parthinia Coursey Survey, Abstract 131, Williamson County, Texas, for the wastewater project.

4. Gayle Haller
Parcel R019350

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement and a temporary construction easement. The permanent wastewater easement being 1.814 acre (79,008 square feet), and the temporary construction easement being 1.658 acres (72,230 square feet) located in the H.G. Johnson Survey, Abstract No. 348, of Williamson County, Texas, for the wastewater project.

At 9:24 p.m., Mayor Ariola reconvened the Council into open session.

No action was taken on items under the **Executive Session I and II** headings above.

Executive Session III:

1. Consider and take possible action on Resolution R25-26, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire two permanent easements and one temporary construction easement from Parcel R002845 and Parcel R019052, owned by Dwight Schmidt and wife, Vickie Schmidt. The east permanent easement consists of 0.2207 acre (9,613 square feet), the west permanent easement consists of 0.2244 acre (9,773 square feet), and the temporary construction easement consists of 0.0233 acre (1,014 square feet), all located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

2. Consider and take possible action on Resolution R25-27, condemnation for wastewater easement.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a 0.459 acre (20,014 square foot) permanent easement located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, from Parcel R019002, owned by TW Ford, LP and Tom W. Ford and Wendy Ford, as to a life estate, for the wastewater project. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilman Redden abstaining.

3. Consider and take possible action on Resolution R25-28, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a permanent wastewater easement containing 0.308 acre (13,438 square feet) and a temporary construction easement containing 0.287 acre (12,504 square feet), both located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, from Parcel R475116, owned by TW Ford, LP, for the wastewater project. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilman Redden abstaining.

4. Consider and take possible action on Resolution R25-29, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a 1.814 acre (79,008 square foot) permanent wastewater easement and a 1.658 acre (72,230 square foot) temporary construction easement, located in the H.G. Johnson Survey, Abstract No. 348, Williamson County, Texas,

Regular City Council Meeting Minutes

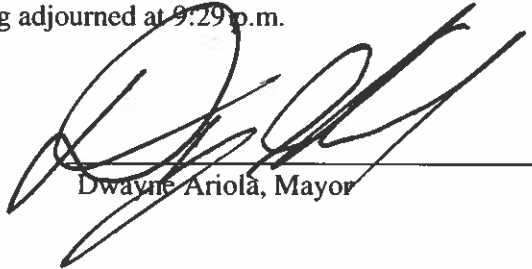
December 11, 2025

8

from Parcel R019350, owned by Gayle Haller, for the wastewater project. Motion was seconded by Councilman Redden. Motion carried unanimously.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:29 p.m.


Dwayne Ariola, Mayor

ATTEST:


Lucy Aldrich, City Clerk