

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
September 23, 2021 at 6:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Mark Schroeder, Assistant City Attorney
Dianna Barker, City Clerk

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. **Fire Prevention Week proclamation.**
Mayor Pro-Tem Anderson read the proclamation and presented it to Chief Baum.
2. **Taylor Teacher's Day proclamation.**
Councilmember Drummond read the proclamation and presented it to Cindy Terrazas and Jennifer Patschke from Taylor ISD.

CITIZENS COMMUNICATION

There were no citizen communication during this item.

BOARDS & COMMISSION PRESENTATION

3. **Library Board update.**
Sharon Pick-Naiver, Library Board Chair – gave a presentation on the Library's recent activities and goals.

*Motion was made by Councilmember Garcia to receive the Library Board update as presented.
Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

CONSENT AGENDA

4. **Approve minutes from the September 8, 2021 special called joint meeting with Williamson County Commissioners Court and the September 9, 2021 regular City Council meeting.**
5. **Consider Ordinance 2021-23, establishing fees for city services for FY 2021/2022.**
6. **Consider Ordinance 2021-30, designating Tax Increment Reinvestment Zone No. Two.**
7. **Approve Resolution R21-31 designating the City Council as the TIF Board for Tax Increment Reinvestment Zone No. 2.**
8. **Consider Resolution R21-32 adopting the criteria for conducting the redistricting process.**
9. **Consider Resolution R21-34 adopting guidelines for persons submitting specific redistricting proposals and providing comments for the 2021 redistricting process.**

10. Consider Proposal for HDR Engineering Task Order No. 20, Sanitary Sewer Flow Monitoring and Hydraulic Model Calibration.

Councilmember Ariola pulled item #10 for separate consideration.

Motion was made by Councilmember Drummond to approve the consent agenda items 4 through 9 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

10. Consider Proposal for HDR Engineering Task Order No. 20, Sanitary Sewer Flow Monitoring and Hydraulic Model Calibration.

Councilmember Ariola requested the City Engineer explain the purpose of Task Order No. 20. Jacob Walker, HDR Engineering – to utilize flow monitoring technology for manholes to monitor flow system and identify proper CIP project to fix issues on Bull Branch.

Motion was made by Councilmember Ariola to approve the consent agenda item 10 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

11. Hold a Public Hearing and introduce Ordinance 2021-24 regarding a proposed change to the Comprehensive Plan, Future Land Use Plan Map designation from Single-Family on land consisting of approximately 39.34 acres, to approximately 7.63 acres of Commercial and 31.71 acres of Multi-Family designations at the southwest intersection of North Drive and NW Carlos G. Parker Boulevard.

Tom Yantis, Development Services Director - Applicant proposes future commercial and multi-family development. The requested zoning change is not consistent with the Comprehensive Plan, Future Land Use Plan Map (FLUP). The subject property is designated for future Single-Family Residential land uses. On 7.63 acres, the applicant is proposing a change from Single-Family Residential designation to Commercial designation. The remainder of the subject property (31.71 acres) is proposed to be a mixture of townhouses and duplexes, and the applicant is requesting a change from Single-Family designation to Multi-Family designation. Josh Becker, Developer, spoke on the water retention and traffic problems. The P&Z recommended disapproval of the requested amendment by a vote of 4-3.

Mayor Rydell opened the public hearing at 6:31pm.

Griffin Teageme – Concerned about additional flooding and urged Council to follow P&Z recommendation and deny proposed change.

Shelley Gill – Urged Council to follow P&Z recommendation and deny proposed change.

Sue March – Concerned about parking on N. Drive and urged Council to follow P&Z recommendation and deny proposed change.

JoJo Heselmeyer – Concerned about additional drainage, traffic, and high rental effect on home values.

Doug Cotner – Spoke against the zoning change.

Tia Moldenhour – Urge Council to follow P&Z recommendation and deny proposed change.

Curie Humphreys – Concerned about additional traffic, suggested traffic study happen first, and requested council following P&Z recommendation.

Keri Jansky – Urged Council to follow P&Z recommendation.

Greg Andrulis, Engineer for the developer – was present to answer any questions and spoke in support of the project.

Michael Prillaman – Spoke in favor of the proposal.

Mr. Ariola – Urged Council to follow P&Z recommendation and deny proposed change.
Jackie Catrolla – Requested Council follow P&Z recommendation.

With no one else appearing, the public hearing was closed at 7:08pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-24

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM SINGLE-FAMILY TO 7.63 ACRES OF COMMERCIAL AND 31.71 ACRES OF MULTI-FAMILY, LOCATED AT THE SOUTHWEST CORNER OF NW CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

12. **Hold a public hearing and introduce Ordinance 2021-25 regarding a change of zoning, on approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) land to approximately of 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).** Tom Yantis, Development Services Director - Applicant is proposing planned development overlays on the subject property for future townhomes and duplexes. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots. A re-zoning from Rural/Agricultural to Local Business Zoning District with a Commercial Planned Development Overlay would be necessary for commercial development along Carlos G. Parker Boulevard. The overlay allows Staff and the applicant to tailor the development to this specific piece of land with regard to uses, setbacks, and orientation to Carlos G. Parker and the residential development. For the developer to move forward with the proposed townhomes and duplexes, the subject property would have to be re-zoned to a base zoning district that permits multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay. The Planning and Zoning Commission did not make a recommendation.

Mayor Rydell opened the public hearing at 7:36pm.

With no one appearing, the public hearing was closed at 7:36pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-25

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL

ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

The Council took a brief break at 7:37pm.

Council reconvened at 7:45pm.

13. **Hold a public hearing and introduce Ordinance 2021-26 approving a Specific Use Permit for a Bed and Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.**

Tom Yantis, Development Services Director – operating a bed and breakfast in the R-1 Zoning District requires a SUP. The Planning and Zoning Commission recommended approval of the request.

Mayor Rydell opened the public hearing at 7:50pm.

With no one appearing, the public hearing was closed at 7:50pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-26

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST INN FACILITY AT 905 DAVIS STREET, LEGALLY DESCRIBED AS LOTS 6B AND 7B AND A SOUTH PART OF LOT 3, BLOCK 1, BROWN ADDITION TO THE CITY OF TAYLOR, APPROXIMATELY 0.65 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014745; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

14. **Hold a Public Hearing and Introduce Ordinance 2021-31, updating building codes.**
Daniel Baum, Fire Chief - This ordinance adopts the 2018 International Residential Code, the 2018 International Building Code, the 2018 International Fire Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Fuel Gas Code, the 2018 International Energy Conservation Code, the 2018 International Existing Building Code,

the 2018 International Property Maintenance Code, the 2018 International Swimming Pool and Spa Code, and the 2020 National Electric Code, as well as proposed amendments.

Mayor Rydell opened the public hearing at 7:57pm.

Craig Eulenfeld, Concerned about permitting/rules regarding slab leveling.

With no one else appearing, the public hearing was closed at 8:06pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-31

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2020 NATIONAL ELECTRIC CODE; 2018 INTERNATIONAL FIRE CODE; 2018 INTERNATIONAL MECHANICAL CODE; 2018 INTERNATIONAL PLUMBING CODE; 2018 INTERNATIONAL FUEL GAS CODE; 2018 INTERNATIONAL ENERGY CONSERVATION CODE; 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE; 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE; SUPPLEMENTING AND AMENDING THE CODES ADOPTED BY THIS ORDINANCE WITH OTHER ORDINANCES AND PROVISIONS STATED HEREIN; ADOPTING A REPEALER CLAUSE; ADOPTING A SAVINGS CLAUSE; ADOPTING A PENALTY CLAUSE PROVIDING THAT ANY PERSON VIOLATING THE PROVISIONS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND, UPON CONVICTION IN THE MUNICIPAL COURT OF THE CITY OF TAYLOR, TEXAS, OR ANY OTHER COURT OF PROPER JURISDICTION, SHALL BE SUBJECT TO A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) FOR EACH OFFENSE; HAVING AN EFFECTIVE DATE AND REQUIRING PUBLICATION.

This was the first reading. No action was taken.

15. Introduce Ordinance 2021-22 amending the Sign Ordinance to include off-premise special event signs, banner signs, and illuminated signs.

Tom Yantis, Development Services Director – This sign ordinance amendment will attract business or tourism and provide more signage options for businesses and special event organizers.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-22

AN AMENDMENT TO THE TAYLOR CITY CODE, CHAPTER 24 SIGNS,

AMENDING SECTIONS 24-2, DEFINITIONS, AND SECTION 24-3, GENERAL PROVISIONS; PROVIDING A PENALTY FOR VIOLATION OF THE SIGN ORDINANCE AS AMENDED; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

16. **Introduce Ordinance 2021-32 amending Ordinance 9-2-1937, Ordinance 2016-09, Ordinance 2017-06, and Chapter 29, Article III, Sewers and Sewage Disposal.**
Chris Malanowski, HDR Engineering – amending this ordinance allows the City to be compliant with State and Federal regulations of the TCEQ and EPA, obtain pretreatment program approval from the TCEQ, provide the means necessary for the City to implement a pretreatment program, and protection of the sewers, the treatment plant, public health, and the environment in and around Taylor.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-32

THIS ORDINANCE AMENDS ORDINANCE NO. 9-2-1937, SECTION 1, ORDINANCE NO. 2017-06, ORDINANCE NO. 2016-09 AND CHAPTER 29, ARTICLE III OF THE TAYLOR CITY CODE TO PROVIDE UNIFORM REQUIREMENTS FOR SEWER AND SEWAGE WITH REGARD TO THE INDIRECT DISCHARGE OF DOMESTIC, COMMERCIAL, AND INDUSTRIAL WASTES TO THE PUBLICLY OWNED TREATMENT WORKS OF THE CITY OF TAYLOR; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

17. **Receive presentation from Williamson County on Chandler Road extension.**
Williamson County Commissioner Russ Boles – gave a presentation on the Chandler Road extension and right of way preservation, and a future connection between SH 95 and US 79, closing the Taylor loop on the east side.
- Motion was made by Councilmember Ariola to receive the Chandler Road update as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.*
18. **Receive presentation from Oncor regarding an LED replacement program and provide staff direction on whether to join the replacement program. (Jeff Jenkins)**
Armando Perez, Oncor – gave a presentation on the Oncor streetlight LED replacement program and was seeking direction from Council on whether the City wanted to be involved in the program. The program would allow Oncor to replace the sodium vapor lights when they go out with an LED 0-55 Wattage bulb. The new bulbs typically last longer, are environmentally better and have less glare.

Motion was made by Councilmember Drummond to receive the Oncor presentation as presented and authorize the City Manager to sign the Streetlight Maintenance Authorization for LED replacements. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

19. Consider City Council meeting dates in November and December, to include dates and calendar for the Redistricting process.

Dianna Barker, City Clerk – The regularly scheduled meeting dates in November both fall on holidays, and the second regularly scheduled meeting in December falls on the day before Christmas Eve. Staff requested Council decision on rescheduling any of these three meetings. Council also considered meeting dates in October, November, and January that would accommodate the redistricting schedule.

Motion was made by Councilmember Garcia to call a special meeting for October 27th, Reschedule regularly scheduled Council meeting of November 11th to November 18th, cancel the November 25th regularly scheduled meeting, cancel the December 23rd regularly scheduled meeting, and call a special meeting for January 6, 2022. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 9:11pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.087 to discuss or deliberate regarding commercial and/or financial information on a business prospect that the City of Taylor, Texas, seeks to have locate, stay, or expand in or near the City of Taylor, Texas, and with which the City of Taylor, Texas, is conducting economic development negotiations and/or deliberate the offer of financial or other incentives to the business prospect.

a. Project Sky

20. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 9:32pm. No action was taken.

ADJOURN

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


Brandt Rydell, Mayor

ATTEST:


Dianna Barker, City Clerk



