

**City of Taylor**  
**Regularly Scheduled City Council Meeting Minutes**  
**Taylor City Hall, Council Chambers, 400 Porter Street**  
**March 26, 2026, 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  
Tyler Bybee, Assistant City Manager  
Mark Schroeder, City Attorney  
Lucy Aldrich, City Clerk

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZENS COMMUNICATION**

Essie Bass – spoke on the need for a recreation center for youth in Taylor.

Bruce Thompson – spoke on concerns he has regarding the proposed data center, including its proximity to homes and a school, and emphasized the need for greater community input.

Pamela Griffin – spoke on the importance of community unity and supporting one another, and discussed establishing communication efforts within her community.

Carrie D’Anna – spoke on the importance of City Council garnering community consent.

**CONSENT AGENDA**

1. **Consider approval of the minutes from the March 12, 2026, Regular City Council meeting.**
2. **Receive Monthly Financial Report for February 2026.**
3. **Consider amending the City of Taylor Federal and State Grant Procurement Policy by adding Addendum No. 1, Federal Grant Cost Allowability and Compliance Procedures and Addendum No. 2, Labor Standards Officer Oversight Policy and Procedures.**

*Motion was made by Mayor Pro Tem Cmerek to approve the Consent Agenda as presented.*

*Motion was seconded by Councilwoman Long. Motion carried unanimously.*

**PUBLIC HEARINGS / ORDINANCES**

4. **POSTPONED BY APPLICANT. Hold a public hearing and introduce an Ordinance for a Special Use Permit to allow for multi-family dwellings, the applicant is proposing 21 multi-family units, for property generally located at 1019 & 1021 W 3rd St, legally described as approximately 0.43 acres of land in the Doak Addition, Block 18, Lots 5, 6 & 7, more particularly described by the Williamson Central Appraisal District Parcels R016440 and R016439, Taylor, Williamson County, Texas.**  
Development Services Director Martin Griggs – applicant has requested to postpone the public hearing to a future date.
5. **POSTPONED BY APPLICANT. Hold a public hearing and introduce an Ordinance for a Neighborhood Plan referred to as Trenton Village, generally located at 3701 CR 367, legally described as approximately 39.34 acres of land in the William J. Baker Survey, Abstract**

**No. 65, more particularly described by the Williamson Central Appraisal District Parcels R018637 Taylor, Williamson County, Texas.**

Development Services Director Martin Griggs – applicant has requested to postpone the public hearing to a future date.

**REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION**

6. **Discussion, consideration, and possible action on Ordinance 2026-03, a proposed voluntary annexation of approximately 48.089 acres, generally located at 633 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019180 and R019231, and the Official Public Records of Williamson County, Texas, Document No. 2022087192, part of and out of the H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Development Services Director Martin Griggs – City Council held a public hearing and introduced this ordinance for a proposed voluntary annexation on January 8, 2026. The property owner, Taylor48 LLC, has submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits. The subject property is located within the Employment Center Special Zone on the City’s Future Land Use Map, consistent with the Employment Center Place Type. Staff recommends approval of the voluntary annexation.

The following individuals spoke: Sarah Winters, Amber Rae Martinez.

*Motion was made by Councilwoman Long to approve Ordinance 2026-03 as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.*

7. **Discussion, consideration, and possible action on Ordinance 2026-04 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.**

Development Services Director Martin Griggs –staff has worked with the applicant and HDR engineering team who have experience with data center construction to establish a custom zoning document with modifications to control environmental nuisances. The ordinance provides additional regulations that will control conflict, allowing predictable enforceability and providing certainty on long-term operations of the site with compatibility for adjacent properties. KDC representatives Bill Guthrey and David Fisk presented the site plan and were available to answer questions and provide additional information. Taylor Economic Development Corporation CEO Ben White highlighted the projected economic benefits for both the City and the School District over the next 10 years. Chris Brown with HDR provided additional technical information.

The following individuals spoke on the agenda item: Rachel Westerman, Chamber of Commerce; Pamela Griffin; Carrie D’Anna (Mark Kratz donated his time to Ms. D’Anna); Amber Rae Martinez; Scott Gibbs; Robyn Manly; Kenneth Flippin; Sara Winters; and David Jackson

*Motion was made by Councilman Redden to approve Ordinance 2026-04 as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.*

8. **Discussion, consideration, and possible action on Ordinance 2026-13, regarding a request for an Employment Center Plan referred to as Oncor Muscovy Switch, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas.**

Development Services Director Martin Griggs – City Council held a public hearing and introduced this ordinance for an employment center plan on January 8, 2026. During that meeting, City Council directed staff to work with Oncor on the type of screening and to consider masonry walls. Oncor has complied with the construction of masonry walls to be used as screening.

The following individuals spoke on the agenda item: Carrie D’Anna (Amber Rae Martinez donated her time to Ms. D’Anna); David Jackson signed up to speak but had left the meeting; Sarah Winters.

*Motion was made by Councilman Redden to approve Ordinance 2026-13 as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.*

9. **Discussion, consideration, and possible action confirming Joseph Chacon as Police Chief per Texas Local Government Code 143.**

Managing Director of Administration Services LaShon Gros presented the item. Chief Chacon was introduced and addressed the Council.

*Motion was made by Mayor Pro Tem Cmerek to confirm Chief Joseph Chacon as Police Chief. Motion was seconded by Mayor Ariola. Motion carried unanimously.*

10. **Discussion, consideration, and possible action on Guaranteed Maximum Price (GMP) No. 2 with Bartlett Cocke General Contractors for the City Hall Justice Center construction project.**

HDR Representative Andrew Betts presented the item. The City engaged Bartlett Cocke Construction (BCC) in June 2024 to assist with the design phase of the new City Hall/Justice Center. After design completion, BCC solicited bids from subcontractors and has proposed GMP No. 2 for construction of the City Hall/Justice Center building, with a value of \$39,894,249. Funds are available through the Certificates of Obligation, Series 2023A. Staff recommends approval of GMP No. 2 with BCC.

*Motion was made by Mayor Ariola to approve GMP No. 2 with Bartlett Cocke. Motion was seconded by Councilwoman Long. Motion carried 4 to 0 with Councilwoman Cobb abstaining.*

11. **Discussion, consideration, and possible action on a Construction Materials Testing contract with Raba Kistner for the City Hall Justice Center construction project and authorize the City Manager to execute all necessary documents.**

HDR Representative Conor Stuart presented the item. The purpose of the item is to potentially enter a contract for Construction Materials Engineering and Inspection (CoMET) services for the City Hall/Justice Center project. CoMET services ensure construction materials meet design

specifications, preventing substandard or misapplied materials. Funds are available through the Certificates of Obligation, Series 2023A. Staff recommends approval of the contract with Raba Kistner as presented

*Motion was made by Mayor Pro Tem Cmerck to approve a Construction Materials Testing contract with Raba Kistner and authorize the City Manager to execute the necessary documents. Motion was seconded by Councilman Redden. Motion carried 4 to 0 with Councilwoman Cobb abstaining.*

**12. Discussion, consideration, and possible action on the award of RFP No. 2026-6 for Pool Management Services to YMCA of Central Texas and authorize the City Manager to negotiate a contract.**

Interim Director of Parks and Recreation Betsy Schulz presented the item. The City received 4 bids on March 17 in response to the request for proposals. YMCA of Central Texas was the highest scoring contractor. Staff recommends awarding the Pool Management Services to YMCA of Central Texas and authorizing the City Manager to negotiate a contract.

*Motion was made by Councilwoman Long to award RFP No. 2026-6 for pool management services to YMCA of Central Texas and authorize the City Manager to negotiate a contract. Motion was seconded by Councilman Redden. Motion carried unanimously.*

**13. Discussion, consideration, and possible action on a Task Authorization under the Master Professional Services Agreement with Freese and Nichols for Taylor Historic Preservation District support services.**

Director of Downtown Niecy Baum – On January 22, 2026, City Council postponed the public hearing for an ordinance establishing a Historic Overlay District to allow additional time to reassess district boundaries, review the Land Development Code, and evaluate historic preservation procedures. This task authorization with Freese and Nichols provides a methodical approach to reassessing the proposed district framework, ensuring it is technically sound, legally defensible, and aligned with community expectations. Funds are available, and staff recommends approval of the Task Authorization as presented.

*Motion was made by Mayor Pro Tem Cmerck to approve the Task Authorization with Freese and Nichols for Taylor Historic Preservation District support services. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.*

**14. Discussion, consideration, and possible action on a Task Authorization under the Master Professional Services Agreement with Freese and Nichols for Phase 1B Priority Amendments to Envision Taylor and Land Development Code.**

Director of Development Services Martin Griggs – this item was to present Phase 1B of the priority amendments to Envision Taylor and the Land Development Code and obtain Council authorization to proceed. Freese and Nichols summarized Phase 1A findings and then presented Phase 1B, outlining the next steps for implementation.

The following individual spoke on this agenda item: Carrie D'Anna.

Regular City Council Meeting Minutes

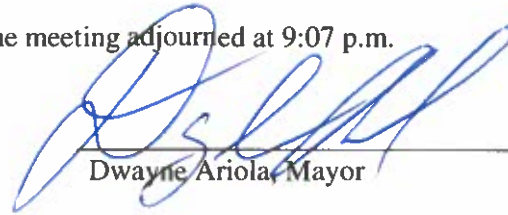
March 26, 2026

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*Motion was made by Mayor Pro Tem Cmerek to approve the Task Authorization with Freese and Nichols for Phase 1B Priority Amendment to Envision Taylor and Land Development Code. Motion was seconded by Councilman Redden. Motion carried unanimously.*

**ADJOURN**

With no further business Mayor Ariola declared the meeting adjourned at 9:07 p.m.



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Dwayne Ariola, Mayor

ATTEST:



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Lucy Aldrich, City Clerk



