

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 28, 2026, at 6:00 p.m.

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

Mayor Jim Buzan
Mayor Pro Tem Kelly Cmerek
Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long

Brian LaBorde, City Manager
LaShon Gros, Managing Director - Administration
Ted Hejl for Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Sarah Winters – addressed the City Council sharing her concerns about transparency and how it affects her level of confidence.

Essie Bass – spoke regarding the need for a recreation center for the youth of Taylor.

Carrie D’Anna – discussed attending a Texas Water Development Board meeting and statewide water planning efforts. She encouraged Council and community members to review the Plan online and submit public comments, noting that the plan could be broadened to better account for emerging water demands.

CONSENT AGENDA

1. **Consider approval of the minutes from the May 12, 2026, Special Called City Council meeting.**
2. **Consider approval of the minutes from the May 14, 2026, Regular City Council meeting.**
3. **Consider approval of the Taylor Economic Development Corporation (TEDC) FY26 Midyear Budget Amendment.**
4. **Receive Monthly Financial Report for April 2026.**
5. **Consider approval of the purchase of a Caterpillar AP555 asphalt paver for the Public Works Department.**
6. **Consider approval of Task Order 2026-03 with HDR for Engineering Services of Mustang Creek WWTP Improvements (2024 Bond).**

*Motion was made by Mayor Pro Tem Cmerek to approve the Consent Agenda as presented.
Motion was seconded by Councilman Redden. Motion carried unanimously.*

PUBLIC HEARINGS / ORDINANCES

7. **Hold a public hearing and introduce Ordinance 2026-20, a request for a Neighborhood Plan referred to as KMV Holdings, generally located at 397 FM/369 CR, legally described as approximately 7.7957 acres of land in the S. Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R430433, Taylor, Williamson County, Texas.**

Development Services Director Martin Griggs - NORA Engineering & Planning LLC, on behalf of property owner KMV Holdings, is requesting approval of a Neighborhood Plan an

approximately 7.8-acre undeveloped site located at the northwest corner of Carlos G Parker Blvd (FM 397) and Justin Lane. Thirteen (13) notices were sent to adjacent property owners. Staff has not received any responses. The applicant is requesting four (4) warrants from the Land Development Code (block perimeter, block length, stormwater drainage area as civic space, traditional neighborhood development place type allocation). Planning and Zoning voted 5 to 4 recommending approval of the request. Mr. Griggs noted that the transmittal letter incorrectly captured the Planning and Zoning members in opposition. The vote was 5 to 4 with Commissioners Selin, Aviles-Torresberg, Eulenfeld, and Newman in opposition.

Mayor Buzan opened the public hearing at 6:23 p.m.

The following individuals spoke:

John Noel, representing the applicant

Essie Bass

The public hearing was closed at 6:25 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-20

AN ORDINANCE APPROVING A NEIGHBORHOOD PLAN REFERRED TO AS TRENTON VILLAGE, GENERALLY LOCATED AT 397 FM/369 CR, CONSISTING OF APPROXIMATELY 7.7957 ACRES OF LAND IN THE S. PHARRASS SURVEY, ABSTRACT NO. 496, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R430433, 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.

8. **Hold a public hearing and introduce Ordinance 2026-14, 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 stated the applicant is requesting a Special Use Permit for 21 multifamily residential units on approximately 0.43 acres located at 1019 and 1021 W 3rd Street. The properties are zoned P5: Urban Center, which requires a Special Use Permit for large apartment building types. Twenty-four (24) notices were sent out. Staff received one (1) response in opposition, a petition from 4/9/2026 that had five (5) people in opposition, and two (2) emails in opposition. Mr. Griggs advised that the request has been reviewed by the Planning and Zoning Commission on two occasions and was recommended for disapproval both times. He noted that the City Council previously tabled the item to allow for additional review of revised plans. Staff identified considerations regarding site design, parking, and compatibility with the surrounding area.

Mayor Buzan opened the public hearing at 6:38 p.m.

The following individuals spoke:

Margaret Williams

Greg Maxwell

David Williams

Calvin Walker

Sunshine Kappas, applicant

Essie Bass

Gina Walker

The public hearing was closed at 6:52 p.m.

During discussion, concerns were raised about the requirement for a Special Use Permit pursuant to Ordinance No. 2025-15, which was adopted in connection with Resolution R25-02 prohibiting certain alternative financing structures from operating in the City without prior City Council approval. Mr. Griggs confirmed that the project's funding has been identified and does not involve alternative financing. The Council discussed whether the proposed development, as outlined in the Land Development Code, should instead be addressed during the development design review phase rather than through the Planning and Zoning Commission and City Council meetings. Staff advised that this matter would be reviewed further.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-14

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 21 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 1019 AND 1021 W 3RD STREET, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R016439 AND R016440, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 9. Presentation and update from the Williamson County and Cities Health District (WCCHD).** Fire Chief Baum introduced Amer Erickson, DrPH, the Executive Director of WCCHD who presented an update from the district.

No action was taken.

- 10. Discussion, consideration, and possible action on a professional services agreement for development of a four-year Police Department Strategic Plan.**

Police Chief Chacon presented the item. He stated the agreement with Omni Tech International would provide for the development of a four-year strategic plan for the Police Department, incorporating input from staff, stakeholders, and the community. The plan will establish both short- and long-term goals and include a performance dashboard to track progress. Chief Chacon advised the total cost of the agreement will not exceed \$14,400 and will be funded through the Police Department budget.

Motion was made by Councilwoman Long to approve entering into a professional services agreement with Omni Tech International and allow the City Manager to negotiate and execute the agreement. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

11. Discussion, consideration, and possible action of a professional services agreement for an external audit of the Police Department evidence and property room.

Police Chief Chacon presented the item. He stated the agreement with Linda Roberts Consultant LLC would provide for an external audit of the Police Department's evidence and property room. The audit will include a full inventory of evidence, review of policies and procedures, and verification of compliance with industry standards. He noted the total cost of the audit is \$3,599.06 and will be funded through the Police Department budget.

Motion was made by Councilwoman Long to approve entering into a professional services agreement with Linda Roberts Consultant, LLC and allow the City Manager to negotiate and execute the agreement. Motion was seconded by Councilman Redden. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Buzan read the executive session items and adjourned into closed session at 7:42 p.m.

EXECUTIVE SESSION I

The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Possible acquisition of a utility easement across property commonly known as the Tammi Lane property, including discussion of negotiations with the property owner and possible acquisition by purchase, settlement, or condemnation.

EXECUTIVE SESSION II.

The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Project Spear.

EXECUTIVE SESSION III. The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Deliberation Regarding Economic Development Negotiations) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Project iMarket, Project Phantom, Project Goal, Project Mustang, Project Hulk, Project AP, Project Red, Project Super Nova, Project Pack, Project Beagle, Project Hold, Project Toy Story.

EXECUTIVE SESSION IV.

The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Comprehensive Plan contract with Freese and Nichols.

Mayor Buzan reconvened into open session at 9:24 p.m.

Possible action following **Executive Session I.**

Discussion and possible action regarding matters discussed in executive session, including:

1. Approval of a settlement agreement or other acquisition documents for the acquisition of a utility easement across the Tammi Lane property and authorization for the Mayor or City Manager to execute all documents necessary to close the transaction, satisfy title company requirements, and pay the agreed purchase amount.

Motion was made by Mayor Pro Tem Cmerek, "I move to approve the acquisition of a utility easement across the Tammi Lane property on the terms discussed in Executive Session and authorize the Mayor and/or City Manager to execute all necessary easement, closing, and related documents and to take all actions necessary to complete the transaction." Motion was seconded by Councilman Redden. Motion carried unanimously.

ADJOURN

With no further business Mayor Buzan declared the meeting adjourned at 9:26 p.m.


James Buzan, Mayor

ATTEST:


Lucy Aldrich, City Clerk



