

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
August 26, 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

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. **Library Card Sign-up month proclamation.**

Councilmember Ariola read the proclamation and presented it to Karen Ellis, Library Director.

CITIZENS COMMUNICATION

Suzanne Bice, 804 W. 6th St. – thanked the Council and City Management for the progress being made on repairing the animal shelter.

CONSENT AGENDA

2. **Approve minutes from the August 12, 2021 regular Council meeting. (Dianna Barker)**
3. **Consider Ordinance 2021-28 amending the FY2021 Budget. (Jeff Wood)**
4. **Consider acceptance of subdivision infrastructure for the Grove at Bull Creek Phase 2. (Tom Yantis)**
5. **Consider approving Resolution R21-25 awarding the contract for management services for the HOME Program to Langford Community Management Services. (Tom Yantis)**
6. **Consider adoption of Quarantine Leave Policy. (LaShon Gros)**

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

PUBLIC HEARING/ORDINANCES

7. **Hold Public Hearing regarding a proposed change to the Comprehensive Plan, Future Land Use Plan Map 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).**

Mayor Rydell and Council allowed items 7 & 8 to be discussed together and the public hearing be held for both items.

Tom Yantis, Development Services Director - applicant proposes future commercial and multi-family development on the subject property. The subject property is designated for future Single-Family Residential land uses, which does not allow commercial/multi-family. The requested zoning change is not consistent with the current land use designation on the Comprehensive Plan,

Future Land Use Plan Map (FLUP). 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. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots consisting of approximately 7.63 acres. The P&Z will hold a public hearing on September 14, 2021 and make a recommendation at that time. Josh Becker, developer, was present to answer questions.

Mayor Rydell opened the public hearing at 6:22p.m.

Doug Cotner, 4101 Pinehurst – stated that a large number of home owners in his neighborhood were coming together to oppose the multi-family portion of the development.

Kathy Cotner, 4101 Pinehurst – opposes the multi-family portion of the development; concerned about traffic issues and lowering current property owners property value.

Mayor Rydell closed the public hearing at 6:29p.m.

This was a public hearing only. No action was taken.

8. **Hold a public hearing 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).**

Mayor Rydell and Council allowed items 7 & 8 to be discussed together and the public hearing be held for both items.

This was a public hearing only. No action was taken.

9. **Hold public hearing to discuss and establish upper limit of the ad valorem tax rate, set the date for the public hearings for September 9, 2021, and take a record vote.**

Jeff Wood, Finance Director - Council must first set the upper limit of the tax rate to eventually be adopted. The upper limit will establish the maximum rate that Council will be able to approve in support of the budget. Council must also set the date, time, and place of the public hearings for the FY 2022 budget and tax rate.

Mayor Rydell opened the public hearing at 7:02p.m. With no one appearing, the public hearing was closed at 7:02p.m.

Motion was made by Councilmember Ariola to set the upper limit of the ad valorem tax rate at \$0.765115 per \$100 of taxable value AND schedule the public hearing for the FY 2022 budget and the ad valorem tax rate for September 9, 2021 at 6:00 p.m. Motion was seconded by Councilmember Garcia. The City Clerk asked for a roll call vote:

Mayor Pro-Tem Anderson voted AYE

Councilmember Garcia voted AYE

Mayor Rydell voted AYE

Councilmember Ariola voted AYE

Councilmember Drummond voted AYE
Motion carried unanimously.

10. **Consider introducing Ordinance 2021-20, adopting the annual budget for FY 2021/2022.**
Jeff Wood, Finance Director – presented Ordinance 2021-20 which would adopt the FY 2021/2022 budget and went over some highlights of the budget.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-20

**AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR THE
CITY OF TAYLOR, TEXAS, FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.**

This was the first reading. No action was taken.

11. **Consider introducing Ordinance 2021-21, fixing and levying ad valorem tax rate for tax year 2021/2022.**
Jeff Wood, Finance Director – presented Ordinance 2021-21 which would fix and levy the ad valorem tax rate for FY2021/2022.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-21

**AN ORDINANCE LEVYING TAXES FOR THE MAINTENANCE AND
OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF
TAYLOR, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING
FUND FOR THE FISCAL YEAR 2022.**

This was the first reading. No action was taken.

12. **Hold Public Hearing to consider proposed Tax Abatement Guidelines.**
Brian LaBorde, City Manager - City is required to hold a public hearing to change, alter or amend their current tax abatement guidelines. The purpose is to have a toolbox of incentives to assist in the recruitment and/or retention of economic development activity within the city.

Mayor Rydell opened the public hearing at 7:13p.m. With no one appearing, the public hearing was closed at 7:13p.m.

This was a public hearing only. No action was taken.

13. **Consider Resolution R21-28 adopting Tax Abatement Guidelines and electing to be eligible to participate in tax abatement.**

Brian LaBorde, City Manager - after a public hearing has been held, City Council can consider by resolution that it elects to become eligible to participate in tax abatement, and any amendments or renewal of its tax incentive guidelines.

Motion was made by Councilmember Garcia to adopt Resolution R21-28 adopting Tax Abatement Guidelines as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Receive update on Capital Improvement Plan for FY2022.

Jeff Wood, Finance Director – gave a presentation on the proposed Capital Improvement Plan for FY 2022 as part of the budget process.

Motion was made by Councilmember Garcia to receive the update on the Capital Improvement Plan for FY2022 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

15. Receive update and consider awarding bid for Taylor Regional Park Phase II Doak Park Project.

Tyler Bybee, Parks & Rec Director - ASD Consultants was the low bidder out of four bids received on the Taylor Regional Park (Phase II)/Doak Park construction project. The project will include additional soccer fields, batting cages, shade structures, trails, and a fishing pier at TRP. The project also includes renovation of the existing football field at TRP for soccer usage and a playground at Doak Park.

Motion was made by Councilmember Ariola to receive the Taylor Regional Park Phase II Doak Park project as presented, award the contract to ASD Consultants in the amount of \$1,477,926.00, authorize the City Manager to execute a contract, and to utilize the 2022 Certificate of Obligation funds to provide additional funding to complete this project. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

16. Receive DEI (Diversity, Equity, and Inclusion) update.

LaShon Gros, Human Resources Director.

Geoff Guidera, Seapine Consulting - provided Council with an update on the Diversity, Equity, and Inclusion (DEI) organizational assessment recently completed. Seapine has completed the organizational assessment and is in the planning stage of creating a DEI Committee. The DEI Committee will create goals based on the outcome of the organizational assessment.

Motion was made by Councilmember Drummond to receive the DEI update as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

17. Consider approving Resolution R21-27 awarding the bid for two HOME Program houses at 1006 W. 2nd Street and 514 Burkett Street to RM Quality Construction, LLC.

Tom Yantis, Development Services Director - The City receives HOME funds through a contract with Texas Department of Housing and Community Affairs (TDHCA). In 2021, the City

received funding for the two (2) homes. One construction company submitted a bid, RM Quality Construction LLC dba Randy Malouf in the amount of \$322,000.00 for both homes with ALT items.

Motion was made by Councilmember Ariola to adopt Resolution R21-27 awarding the bid for the two homes to RM Quality Construction, dba Randy Malouf Builder, contingent upon award of funds from TDHCA as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

18. Consider mid-year appointments to various Boards & Commissions.

Dianna Barker, City Clerk – Seven boards need to have one or more seats filled. Those seats have become vacant due to expired terms, resignations, or lack of attendance.

Airport Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Jeffrey Heyman	Term Expiring	Yes	Yes	Jeffrey Heyman
James Coggeshall	Term Expiring	Yes	Yes	James Coggeshall

Motion was made by Councilmember Garcia to reappoint Jeffrey Heyman and James Coggeshall to another 3-year term. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Animal Control Appeals Board and Shelter Advisory

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Patrice Dempsey	Resigned			Loralei Allrich

Motion was made by Councilmember Garcia to appoint Loralei Allrich to fill the unexpired term of Patrice Dempsey. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Civil Service Commission

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Mary Chapa	Term Expiring	No		Carey Gambrell

Motion was made by Councilmember Garcia to ratify the City Manager's appointment of Carey Gambrell. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Main Street Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Stephen Truex	Resigned			Ruth Rivera

Nomination was made by Councilmember Ariola to appoint Stacy Campbell to fill the unexpired term of Stephen Truex.

Nomination was made by Councilmember Garcia to appoint Ruth Rivera to fill the unexpired term of Stephen Truex.

Mayor Rydell called for a vote to appoint Ruth Rivera to the seat. Vote was 3 to 2 with Councilmember Ariola and Mayor Pro-Tem Anderson in opposition. Ruth Rivera was announced as appointed.

Moody Museum Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Vacant				

No applicants. No action taken.

Planning & Zoning Commission

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Faith Gardner	Resigned			Nora Roy

Nomination was made by Councilmember Drummond to appoint Nora Roy to fill the unexpired term of Faith Gardner.

Nomination was made by Councilmember Ariola to appoint Don Bunner to fill the unexpired term of Faith Gardner.

Mayor Rydell called for a vote to appoint Don Bunner to the seat. Vote was 1 to 4 with Councilmember Ariola the only one in favor.

Mayor Rydell called for a vote to appoint Nora Roy to the seat. Vote was 4 to 1 with Councilmember Ariola in opposition.

Nora Roy was announced as appointed.

Tree Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Erin Butler	Resigned			Julie Rydell
Vacant				Susan Carr

Motion was made by Councilmember Garcia to appoint Julie Rydell to fill the unexpired term of Erin Butler, and to appoint Susan Carr to the vacant seat. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 8:32pm.

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.

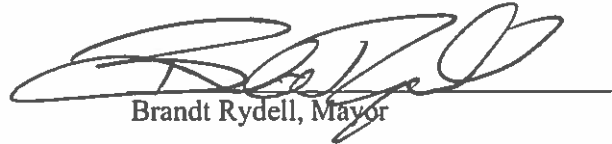
a. Project Promenade

19. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 8:51pm. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:51p.m.



Brandt Rydell, Mayor

ATTEST:



Dianna Barker, City Clerk

