

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
August 24, 2023 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
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Dianna McLean, City Clerk

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

None

CONSENT AGENDA

1. **Approve minutes from the August 10, 2023 regular City Council meeting and the August 17, 2023 special called City Council meetings.**
2. **Consider Ordinance 2023-31 amending the fee schedule related to plan review and inspection fees for subdivision infrastructure.**
3. **Consideration of an Interlocal Agreement by and between the City of Hutto and City of Taylor regarding reserving sanitary sewer capacity with City of Hutto for City of Taylor development along FM 3349 and southwest Taylor and west of Samsung site.**
4. **Consider approval of a Memorandum of Understanding agreement and Option Agreement with Taylor ISD for purchase of real property and authorize the City Manager to execute the agreements.**
5. **Consideration of an Interlocal Agreement between Williamson County and the City of Taylor regarding Participation and Access to Williamson County's Dispatch Services and Public Safety Software Systems and Related Support Services.**
6. **Consider Compromise Settlement Agreement and Release between City of Taylor and JL Gray Construction, Inc., and Starlight Homes Texas LLC.**
7. *Consider approval of Resolution R23-29 extending the provision of fire department service to portions of the City's ETJ.*

Councilmember Ariola requested to pull item #7 for separate consideration.

Motion was made by Councilmember Ariola to approve the consent agenda items 1 through 6 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

7. **Consider approval of Resolution R23-29 extending the provision of fire department service to portions of the City's ETJ.**
Councilmember Ariola stated he wants to see the Fire Department staffing increased.

Motion was made by Councilmember Ariola to approve Resolution R23-29 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

8. **Hold a public hearing and introduce Ordinance 2023-41, PZ-2023-1799, regarding a request to amend the zoning of approximately 30.02 acres of land generally located at 1203 Old Thorndale Road of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) and approximately 22.15 acres of land from Single Family Residential (R-1) to Multi-Family (MF-2) zoning district.**

Tom Yantis, Assistant City Manager – The request to rezone to B-2 and MF-2 would create two separate and distinct zoning districts. This approach does not comply with the policies of the Comprehensive Plan and fails to address the requirements of the Comprehensive Plan. The Planning and Zoning Commission recommended denial to the City Council for the proposed zoning amendment.

Mayor Rydell opened the public hearing at 6:10pm.

DeAnn Stuart – spoke in opposition of the ordinance.

With no one else appearing the public hearing was closed at 6:11pm.

Motion was made by Councilmember Ariola to deny Ordinance 2023-41 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. **Receive Taylor Economic Development Corporation (TEDC) Board update and consider the budget for Taylor Economic Development Corporation for FY 2023/2024.**

Mark Thomas, Taylor Economic Development Corporation – presented and went over the TEDC FY24 budget. Mr. Thomas is retiring. The Council thanked him for his dedicated service to Taylor.

Motion was made by Councilmember Garcia to accept the TEDC Board update and FY24 Budget as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

10. **Consider Ordinance 2023-38 Adopting the Annual Budget for the Fiscal Year 2024.**

Jeff Wood, Chief Financial Officer – presented the final draft of the budget.

Motion was made by Councilmember Garcia to adopt Ordinance 2023-38 adopting the FY2023/2024 budget as presented. Motion was seconded by Councilmember Drummond.

Mayor Rydell asked the City Clerk to call for a record vote.

Councilmember Drummond voted Yes

Councilmember Ariola voted No

Mayor Rydell voted Yes

Mayor Pro-Tem Anderson voted Yes

Councilmember Garcia voted Yes

The motion carried 4 to 1.

Jeff Wood, Finance Director – explained that the FY 2024 budget raises \$1,211,139 more in revenue from property taxes than the FY 2023 Budget.

Motion was made by Councilmember Garcia to ratify that the FY 2024 budget raises \$1,211,139 more in revenue from property taxes than the FY 2023 Budget. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Ariola opposing.

11. Hold a Public Hearing on the FY24 tax rate.

Jeff Wood, Chief Financial Officer – The proposed FY 2024 Budget is based on a tax rate of \$0.628774 per \$100 valuation. This tax rate is higher than the no new revenue tax rate, therefore the City is required to hold one public hearing.

Mayor Rydell opened the public hearing at 6:42pm.

Christine Torrice – requested Council spend Justice Center money on repairing roads.

Terry Burris – requested going forward, presentation on types of cost cutting initiatives.

Taylor Stubbs – infrastructure and debt should be number one concern.

With no one else appearing, the public hearing was closed at 6:48pm.

12. Consider Ordinance 2023-39 Fixing and Levying Ad Valorem Tax for the 2023 Tax Year (FY 2024).

Jeff Wood, Chief Financial Officer – Once the budget has been adopted, Council must take action to approve the tax rate required to support the budget.

Motion was made by Councilmember Garcia stating, “ I move that the property tax rate be increased by adopting Ordinance 2023-39 with a tax rate of \$0.628774 per \$100 of valuation, which is effectively an 8.05% increase in the tax rate.” Motion was seconded by Mayor Pro-Tem Anderson.

Mayor Rydell asked the City Clerk to call for a record vote.

Councilmember Drummond voted Yes

Councilmember Ariola voted No

Mayor Rydell voted Yes

Mayor Pro-Tem Anderson voted Yes

Councilmember Garcia voted Yes

Motion carried 4 to 1 with Councilmember Ariola opposing.

13. Consider awarding development, planning and grant administration services for the Texas General Land Office CDBG-MIT Local Hazard Mitigation Plans Program (LHMPP).

Jeff Jenkins, Deputy City Manager - Grant Administration must be awarded to help with the application and pre-award and post-grant award requirements. This grant is 100% with no match required and would provide \$100k to complete the city's Hazard Mitigation Plan.

Motion was made by Councilmember Garcia to award the Grant Administration to Langford Community Management. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

14. Consider agreement with Randal Scott Associates for Architectural/Engineering Services with Justice Center/City Hall Complex.

Brian LaBorde, City Manager – gave a presentation on the schedule of the project and presented an agreement with Randal Scott Associates for their services.

Motion was made by Councilmember Garcia to approve the agreement with Randal Scott Associates as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

15. Consider Task Order with HDR for Owners Representative Services for the Justice Center/City Hall Complex.

Brian LaBorde, City Manager – An owner's representative is needed to see through the design, delivery method and budget control. This Task Order would appoint HDR as the owner's representative for Municipal City Hall/ Justice Center.

Motion was made by Councilmember Garcia to approve the Task Order with HDR Engineering as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

16. Consider approval of a professional services agreement with Michael Watkins Architect, LLC for design review services related to the Justice Center/City Hall Complex.

Tom Yantis, Assistant City Manager - Because of the important location and urban design elements associated with the proposed new City Hall/Justice Center in downtown, staff is proposing to engage MWA to provide design review services in coordination with the City's selected architectural firm, Randall Scott Architects.

Motion was made by Councilmember Ariola to approve the professional services agreement with Michael Watkins Architect as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

17. Consider an Ad-Hoc Advisory Committee on Exterior Design for the Justice Center/City Hall Complex.

Tom Yantis, Assistant City Manager – This ad-hoc advisory committee is to assist during the design of the new City Hall/Justice Center. Staff is proposing to utilize the Main Street Advisory Board (MSAB) as the ad-hoc committee and to allow the MSAB to delegate this work to a subcommittee if they choose.

Motion was made by Councilmember Garcia to appoint the Main Street Advisory Board as an ad-hoc advisory committee for the exterior building and grounds design of the new City Hall/Justice Center. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

18. Consider adopting Resolution R23-28 prescribing the type of notice to be provided related to the public hearings on the adoption of the new land development code including zoning, subdivision and sign regulations.

Tom Yantis, Assistant City Manager – This resolution is pursuant to Texas Local Government Code relating to the type of notice to be given for the public hearing regarding the adoption of new zoning regulations. The notice will include an advertisement in the Taylor Press as well as mailed notice to all property owners within the city limits.

Motion was made by Councilmember Garcia to adopt Resolution R23-28 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

19. Consider awarding contract for Heritage Square splash pad repairs.

Tyler Bybee, Parks & Rec Director – gave a presentation on the repairs needed at the splash pad. Kraftsman Commercial Playgrounds provided a quote for full replacement of the Splash Pad.

Motion was made by Councilmember Ariola to approve the quote from Kraftsman Commercial Playgrounds for full replacement of the Splash Pad and authorize the City Manager to execute all necessary documents. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 7:38pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a) Discuss and take action Condemnation Cause #21-0861-CC2, *City of Taylor, Condemnor v. SR Scott Family, LP et. al., Condemnee.*
- b) Discuss proposal from Taylor FM 973 LLC
- c) Consult with City Attorney on potential litigation regarding a request for di-annexation

20. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 8:17pm. No action was taken,

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:17p.m.


for Brandt Rydell, Mayor

ATTEST:


Dianna McLean, City Clerk

