

City of Taylor
Regularly Scheduled City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
July 27, 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
Mark Schroeder, City Attorney
Dianna McLean, City Clerk

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- A. Receive donation from the Taylor Area Tennis Association.**
Marcus Reese presented the City with a check for \$1,000.00.

CITIZENS COMMUNICATION

Tammy Keys – spoke on Animal Shelter

CONSENT AGENDA

- 1. Approve minutes from the July 13, 2023 regular City Council meeting.**
- 2. Consider Ordinance 2023-30 amending Ordinance 2005-9 and 2016-14 by providing an amended Project and Financing Plan and expanding the use of funds generated by TIRZ #1.**
- 3. Consider Ordinance 2023-32 amending the Subdivision Ordinance to allow for the issuance of building permits prior to the acceptance of subdivision infrastructure for expedited permits.**
- 4. Consider executing Task Order 38 with HDR Engineering for the Bull Branch Inflow Investigation and Reduction Action Plan.**
- 5. Approval of reimbursable grant with TxDot Aviation for scope and fee schedule for the new fuel farm.**
- 6. Appointment of Associate Municipal Court Judge.**

*Motion was made by Councilmember Garcia to approve the consent agenda items as presented.
Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

PUBLIC HEARING/ORDINANCES

- 7. Hold a public hearing and introduce Ordinance 2023-33, PZ-2023-1677, regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.**

Colin Harrison, Development Services Director - To market the property for development the applicant, Yupell & Jona Enterprises, desires to amend the Future Land Use to Neighborhood Greenfield. The Planning and Zoning Commission recommends denial of the applicant's proposed Comprehensive Plan Amendment to the Growth Sector and Future Land Use designations on the subject property due to the absence of the applicant at the P&Z meeting.

Mayor Rydell opened the public hearing at 6:14pm.

Herbert Brinkmeyer, Anthony Williams, Larry Pelchat, Mike Herzog
The public hearing was closed at 6:33pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-33

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN BY CHANGING THE GROWTH SECTOR AND FUTURE LAND USE DESIGNATIONS FOR PROPERTY R018924; FROM FUTURE GROWTH SECTOR (G-1) TO CONTROLLED GROWTH SECTOR TIER II (G2.2), AND TO AMEND THE FUTURE LAND USE MAP DESIGNATION FROM AREA OF MINIMAL CHANGE TO NEIGHBORHOOD GREENFIELD, ON APPROXIMATELY 70.20 ACRES OF LAND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS, PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE

First reading. No action was taken.

8. **Hold a public hearing and introduce Ordinance 2023-34, PZ-2022-1466, regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.**

Courtney Perez, Development Services Planning Manager – The proposed Planned Development aims to incorporate townhomes, 3-story apartments, live-work residential, retail shops, restaurants, gas station/convenience store, various drive-thru establishments, hotels (2), and various civic spaces for recreation and parkland. The Planning and Zoning Commission recommend approval to the City Council for the proposed zoning amendment.

Mayor Rydell opened the public hearing at 7:01pm.

Jose Orta

The public hearing was closed at 7:02pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-34

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 37.32 ACRES OF LAND GENERALLY LOCATED AT 505 SW CARLOS G. PARKER BOULEVARD, FROM RURAL AGRICULTURAL (R/A) AND SINGLE FAMILY (R-1) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING, PART OF AND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

First reading. No action was taken.

9. **Hold a public hearing and introduce Ordinance 2023-35, PZ-2022-1520, regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.**

Colin Harrison, Development Services Director - The applicant, Axiom Engineers, Nicole Findeisen, has requested to rezone the subject properties to a Planned Development (PD) that incorporates attached and detached single-family and multi-family residential alongside civic spaces consisting of parks, plazas, and greens. The Planning and Zoning Commission recommend approval to the City Council for the proposed zoning amendment.

Mayor Rydell opened the public hearing at 7:15pm.

William Cantwell

With no one appearing the public hearing was closed at 7:18pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-35

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 15.05 ACRES OF LAND GENERALLY LOCATED AT 851 SLOAN STREET AND 904 DEBUS DRIVE, FROM LOCAL R-1 (SINGLE FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL OVERLAY WITH MULTI-FAMILY (MF-1/RPD) BASE ZONING, PART OF AND OUT OF THE W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, AND THE SUNSET ADDITION, BLOCK TWO (2), LOT FIVE (5), TAYLOR, WILLIAMSON COUNTY, TEXAS

First reading. No action was taken.

10. **Introduce Ordinance 2023-36 amending the FY2023 Budget. (Jeff Wood)**

Jeff Wood, Chief Financial Officer – gave a presentation on the proposed amendments.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2023-18 ADOPTED ON APRIL 27, 2023, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 11. Receive the recommendation regarding Council Compensation from the Council Compensation Committee Chair and provide directions for drafting any ordinance changes.** Jose Orta, Chairman of the Council Compensation Ad hoc Committee – gave a presentation on the committees' recommendation which is to:
- Increase compensation to \$125 per meeting (\$250 a month)
 - Incremental implementation starting June 2024 for newest elected members and continuing with each newly elected member until June 2026
 - Compensation same across the board
 - Committee encouraged Council to have a future charter committee review:
 - Review Council compensation language in the charter
 - Review how Mayor is elected

Motion was made by Councilmember Ariola to receive the council compensation recommendation as presented and direct staff to draft an ordinance to bring back to council at a future meeting reflecting \$125 per meeting for Council Members to begin June 2024 through 2026 and apply to Council Members upon election. Motion failed for lack of a second.

Motion was made by Councilmember Garcia to receive the council compensation recommendation as presented and direct staff to draft an ordinance to bring back to council at a future meeting reflecting \$500 per meeting for Council Members and \$750 per meeting for Mayor to begin October 1, 2023. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 3 to 2 with Councilmember Ariola and Councilmember Drummond opposing.

- 12. Consider a request from All Star Liquor or Mr. Kapil Patel on property generally located at 3100 N. Main Street Suite 127 for a variance to the required minimum distance from a school for the sale of alcohol.**

Colin Harrison, Development Services Director - All Star Liquor (Mr. Kapil Patel) is requesting a variance to Chapter 3, Section 3.1 of the City of Taylor Code of Ordinances to allow for a liquor store 3100 N. Main Street Suite 127, which is less than 300 feet from a public school. Mr. Patel has obtained a letter from Superintendent, Devin Padavil, of Taylor Independent School District (TISD), stating the district has no objections to the request. The Planning and Zoning Commission recommend approval of the Specific Use Permit.

Motion was made by Councilmember Garcia to approve the variance request as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Drummond opposing.

- 13. Consider Ordinance 2023-37 authorizing the issuance of the City of Taylor, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023a; levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the certificates; and ordaining other matters relating to the issuance of the certificates.**

Jeff Wood, Chief Financial Officer - The City had its bond rating call on June 28th with Standard & Poor's and the City's credit rating was increased to AA with a stable outlook as the result of that review.

Jennifer Ritter of Specialized Public Finance – gave a presentation on the purpose of the debt.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2023-37

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023A; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE CERTIFICATES

Motion was made by Councilmember Drummond to approve Ordinance 2023-37 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

- 14. Consideration and Possible Action on Construction Observation Services during the construction of the Highland Drive Waterline Replacement Project.**

Jim Gray, Public Works Director - An amendment to the engineering services provided by the design engineer, HDR, was requested by the City of Taylor to provide inspection services during construction.

Motion was made by Councilmember Garcia approve the amendment to provide construction observation services during the construction of the Highland Drive Waterline Replacement Project. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

- 15. Receive update on FY 2023 Street Maintenance Program.**

Jacob Walker, City Engineer, HDR Engineering – gave a presentation on the status of the work.

Jim Gray, Public Works Director – The 2023 Street Maintenance has been awarded to Texas Road, Council has accepted the Bid, Notice to Proceed was issued, and a preconstruction meeting has been held. The project has begun. Expected completion is Spring of 2024.

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

16. Consider approval of Resolution R23-27 extending the provision of fire department service to portions of the City's ETJ.

Daniel Baum, Fire Chief - Given the potential that all unincorporated property in the County will eventually be serviced by an emergency service district, the City should consider extending the provision of fire protection to areas of the ETJ. The areas proposed would add approximately eight square miles of primarily undeveloped agricultural land or low-density residential to the fire department service area. Fire code enforcement, and fire investigation jurisdiction will remain with the Williamson County Fire Marshal.

Motion was made by Councilmember Garcia to approve Resolution R23-27 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 8:21pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.

a. Project Cornelius

17. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 8:42pm. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:42p.m.



Brandt Rydell, Mayor

ATTEST:



Dianna McLean, City Clerk