

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
May 26, 2022 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
Dianna McLean, City Clerk

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Larry Robbins, 107 W. 4th Street – feels the comprehensive plan falls short of transparencies and public trust and is concerned about restricted growth by the comp plan.

Stan Oliver, 1941 TH Johnson Dr. – concerned about the high water and sewer rates and there not being any kind of escalation process; would like for Council to reconsider process.

BOARDS & COMMISSION PRESENTATION

1. Main Street Advisory Board update.

Doug Moss, Chairman – gave a presentation on the boards recent accomplishments and their vision for the future.

Motion was made by Councilmember Garcia to receive the Main Street Board update as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

CONSENT AGENDA

2. Approve minutes from the May 12, 2022 regular City Council meeting and May 17, 2022 special called Council meeting.

Motion was made by Councilmember Garcia to approve the consent agenda item as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

3. Hold a public hearing and introduce Ordinance 2022-17 regarding PZ-2022-1473 a request for a Specific Use Permit to operate an event center on approximately 6.375 acres, consisting of Tract Two – 0.81-acre tract, and Tract 3 – 5.656-acre tract, part of and out of the Parthinia Coursey Survey, Abstract No. 131, generally located at 2109 East Fourth Street.

Tom Yantis, Development Services Director - purpose of the Specific Use Permit (SUP) is to re-establish an event center in the existing Crystal Ballroom (Taylor Mansion) and Pavilion for the purpose of renting out space to the public. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendment.

Mayor Rydell opened the public hearing at 6:46pm. With no one appearing, the public hearing was closed at 6:46pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-17

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR AN EVENT CENTER AT 2109 EAST FOURTH STREET, LEGALLY DESCRIBED AS TRACT TWO 0.81 ACRE TRACT, AND TRACT THREE 5.656 ACRE TRACT, KNOWN AS THE TAYLOR MANSION, PART OF AND OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

4. **Hold a public hearing and introduce Ordinance 2022-18, for a Specific Use Permit for a Concrete/Asphalt Batch Plant with outside storage on approximately 40.00 acres at RCR – Taylor Logistics Park, addressed as 201 FM 3349, Taylor, Williamson County, Texas.** Tom Yantis, Development Services Director - The purpose of the request for the Specific Use Permit (SUP) is to ensure compliance with the approved ordinance for the RCR Planned Development Overlay (B-2/CPD) to operate a concrete/asphalt batch plant with outside storage of materials to facilitate the nearby Samsung development so that raw materials may be delivered via rail and the finished product trucked to the Samsung site without the need for vehicles to access public roads. The Planning and Zoning Commission unanimously recommended approval of the Specific Use Permit.

Mayor Rydell opened the public hearing at 6:51pm. With no one appearing, the public hearing was closed at 6:52pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-18

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A CONCRETE OR ASPHALT BATCHING PLANT PER ORDINANCE 2022-14, ON APPROXIMATELY 40.00 ACRES OF LAND, ADDRESSED AS 201 FM 3349, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R435560, R435559, R019173 AND R621879, PART OF AND OUT OF JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND WATKINS NOBLES SURVEY, ABSTRACT NO. 484, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

5. **Hold a public hearing and introduce Ordinance 2022-20 regarding PZ-2022-1434 a change of zoning, on approximately 7.60 acres located along the southern side of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive from Rural/Agricultural (R/A) to Single-Family Residential with a Residential Planned Development Overlay (R-1/RPD).**

Tom Yantis, Development Services Director - The purpose of the rezoning is to develop a community that is pedestrian-friendly, with a mixture of civic spaces, throughfares, and residential unit sizes arranged to respect the adjacent floodway and seamlessly connect with the adjacent neighborhood. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendment.

Mayor Rydell opened the public hearing at 7:00pm. With no one appearing, the public hearing was closed at 7:00pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-20

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 7.60 ACRES OF LAND GENERALLY LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF N.W. CARLOS G. PARKER BOULEVARD, APPROXIMATELY 1,400 FEET WEST OF THE INTERSECTION OF N.W. CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, FROM RURAL/AGRICULTURAL (R/A) TO SINGLE-FAMILY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. **Update on Animal Shelter remodel.**

Chris Casey, HDR Engineering - It was determined in late 2021 that the best path forward would be to invest in new custom modular buildings instead of making costly improvements to renovate or retro fit current structures that are in poor condition. As a result of costs continually escalating, supply chain issues, material demands and modifications to the December 2019 documents, the latest total project costs for the Animal Shelter is currently \$2.2M.

Motion was made by Councilmember Garcia to receive the Animal Shelter update as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

7. **Consider Authorizing the Award of Contract for the North Pump Station Improvements.**

Brian LaBorde, City Manager – requested this item be postponed until June 9th while staff ties up some loose ends.

Motion was made by Councilmember Garcia to postpone this item until June 9th. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

8. Receive update on downtown landscape, streetscape, striping, and signage improvements for public bid.

Tom Yantis, Development Services Director – gave an overview of several downtown improvement projects that are planned to be advertised for public bid within the coming weeks. One bid set will include the addition of downtown directional signage, decorative banners for existing streetlights, new City Hall sign and signage for the Heritage Park Stage and Farmer's Market Pavilion. A second bid set includes landscape improvements for downtown landscape islands. A third bid set includes restriping of downtown streets plus City Hall parking lot restriping. A fourth bid set includes pedestrian and intersection improvements at the northwest corner of 2nd and Main.

Motion was made by Councilmember Ariola to receive the downtown landscape, streetscape, striping, and signage improvements update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

9. Receive Compensation Study Update.

LaShon Gros, Human Resources Director (presentation was made by Lori Messer, Managing Director, LCG.) - provided Council with an update on the Compensation Study completed by Logic Compensation Group. LCG made a recommendation to adjust non-civil service midpoints by 13.2% and to adjust civil service pay schedules using 50th percentile.

Motion was made by Councilmember Ariola to receive the compensation study update as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

10. Consider Resolution R22-18 to apply for funding from the TWDB Flood Infrastructure Fund (FIF) Program.

Jeff Jenkins, Deputy City Manager - In June of 2020 the City submitted an abridged application to the TWDB under the FIF program. In the TWDB's Intended Use Plan (IUP) the city was determined to be potentially eligible for \$3.1 million in loan funding (0% interest for 30 years) and another \$545,000 in principal forgiveness. The city's application team has negotiated a potential funding package of \$4.9M. The Resolution to apply is a required item in the application process that is due by June 1st.

Motion was made by Councilmember Garcia to approve Resolution R22-18, not to accede \$6,000,000.00, as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 8:05pm.

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. Petition for Municipal Utility District

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- b. Condemnation of Samsung easement
- c. 05 Ranch Investments, LLC ETJ Release
- d. Ford Hangar (Airport)

11. Take any action regarding Executive Session I.

Mayor Rydell reconvened into open session at 8:59pm. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:59p.m.


Brandt Rydell, Mayor

ATTEST:


Dianna McLean, City Clerk

