

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
May 25, 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

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. Primera Iglesia Bautista Church 95th Anniversary proclamation.

Mayor Rydell read the proclamation and presented it to Pastor Adam Guzman.

CITIZENS COMMUNICATION

Dianna McLean, City Clerk – email received from Monica Luxon, authorized representative of the Jayroe Management Trust regarding façade grant increase.
Luling Bell, 512 W. 2nd St. – homelessness.

BOARDS & COMMISSION PRESENTATION

1. Main Street Advisory Board update.

Chairperson Doug Moss – gave a presentation update on the board's responsibilities and activities.

Motion was made by Councilmember Garcia to receive the Main Street Advisory Board's update as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

CONSENT AGENDA

- 2. Approve minutes from the May 11, 2023 regular City Council meeting and the May 16, 2023 special called City Council meeting.**
- 3. Consider approving Resolution R23-20 authorizing the City of Taylor to nominate Samsung Austin Semiconductor, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for Designation as a Qualified Business and Triple Jumbo Enterprise Project under the Texas Enterprise Project under the Texas Enterprise Zone Program. (Jeff Jenkins; Representative with Ryan Group.**
- 4. Discuss, consider, and take action to approve the Water CCN Service Area Transfer Agreement between the City of Taylor and Manville Water Supply Corporation.**
- 5. Consider Resolution R23-23 authorizing proceeding with issuance of certificates of obligation and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2023A.**
- 6. Consider Ordinance 2023-14, adoption of city event policy.**

Mayor Rydell pulled item #6 for separate consideration.

Motion was made by Mayor Pro-Tem Anderson to approve consent agenda items 2, 3, 4, and 5 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

6. Consider Ordinance 2023-14, adoption of city event policy.

Brian LaBorde, City Manager, stated this is the second reading. Change made to the Ordinance since the first reading was in Sec 14-163, adoption for a city event, changed number of years event had to have been active from two to five.

Mayor Rydell opened for citizen communication.

Jeff Sciarretta, Jeff Ripple, Caleb Ripple, Shane Allen, Jonathan Saenz, John Needler, Alexandria Farrah, Sophia Greyling (registered a no vote), Michael Prillaman, John Youngblood (gave his time to Caleb Ripple)

Councilmember Ariola requested the Council adjourn into executive session on this item to conference with the City Attorney. Mayor Rydell adjourned into closed session referencing Government Code Section 551.071 as the authority at 6:57pm.

Mayor Rydell reconvened into open session at 7:07pm.

Motion was made by Mayor Pro-Tem Anderson to approve Ordinance 2023-14 with the two-year provision. Motion was seconded by Councilmember Drummond. Motion carried 4 to 1 with Councilmember Ariola opposing.

PUBLIC HEARING/ORDINANCES

7. Introduce Ordinance 2023-20, adopting updated roadway impact fees.

Tom Yantis, Assistant City Manager - Council appointed the Planning and Zoning Commission as the capital improvements advisory committee and added Ed Komandosky as the ETJ representative. The committee met to review the proposed capital improvement plans and the associated impact fees.

The City Attorney read the caption of the Ordinance.

ORDINANCE NO. 2023-20

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE NO. 2014-03 AND CHAPTER 25, ARTICLE V. OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR BY UPDATING IMPACT FEES FOR ROADWAYS; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE; PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.

First reading. No action was taken.

8. **Hold a public hearing and introduce Ordinance 2023-23, PZ-2023-1642, regarding a request to change the zoning designation from Light Industrial (M-1) to Manufactured Housing (MH) on approximately 0.080 acres of land, addressed as 205 S. Doak Street, more particularly described by Williamson Central Appraisal District R016533, being Lot Number Two (2) in Block Number Thirty-One (31), Doak's Addition to the City of Taylor, Taylor, Williamson County, Texas.**

Tom Yantis, Assistant City Manager – The applicant is requesting a rezone of the property from the existing M-1 (Light Industrial) to the desired M-H (Manufactured Housing) to place a manufactured home as the applicant's anticipated homestead. The Planning and Zoning Commission recommend approval to the City Council for the proposed rezoning.

Mayor Rydell opened the public hearing at 7:19pm. With no one appearing, the public hearing was closed at 7:19pm.

The City Attorney read the caption of the Ordinance.

ORDINANCE NO. 2023-23

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.080 ACRES OF LAND, GENERALLY LOCATED AT 205 S. DOAK STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R016533, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MANUFACTURED HOUSING ZONING DISTRICT (M-H), 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.

First reading. No action was taken.

9. **Hold a public hearing and introduce Ordinance 2023-24, PZ-2023-1646, regarding a request to change the zoning designation from Institutional (I) to Local Business (B-1) on approximately 3.59 acres of land, addressed as 2225 N. Main Street, more particularly described by Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.**

Tom Yantis, Assistant City Manager – The applicant is requesting a rezone of the property from the existing I (Institutional) zoning district to the desired B-1 (Local Business) zoning district to open the property up to other commercial opportunities and provide a zoning designation that is consistent with adjacent properties. The Planning and Zoning Commission recommend approval to the City Council for the proposed rezoning request.

Diane Bernal, property owner representative, was present to answer any questions and briefly informed Council on the project.

Mayor Rydell opened the public hearing at 7:25pm. With no one appearing, the public hearing was closed at 7:25pm.

The City Attorney read the caption of the Ordinance.

ORDINANCE NO. 2023-24

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.59 ACRES OF LAND, GENERALLY LOCATED AT 2225 N. MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R345014, FROM INSTITUTIONAL ZONING DISTRICT (I) TO LOCAL BUSINESS ZONING DISTRICT (B-1), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 10. Consider Resolution R23-22 supporting the City of Taylor's applications to the Texas Department of Transportation's 2023 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program; and provide direction on the Mallard Lane Sidewalk portion of the project.**

Jeff Jenkins, Deputy City Manager – Applying for two sidewalk projects which would be for the South Taylor Pedestrian Project/Connectivity Project and Mallard Lane Pedestrian Connection. Staff asked Council for direction on which side of the Mallard Lane portion of the project to construct the sidewalk.

Motion was made by Councilmember Garcia to approve Resolution R23-22 as presented and to construct the Mallard Lane portion of the project on the north side of Mallard Lane. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

- 11. Consider recommendation from TIF Board No. 1 to raise the Façade Improvement Grant reimbursement from \$5,000 to \$25,000.**

Jan Harris, Main Street Manager – this change is designed to encourage property owners to revitalize their historic downtown properties through building rehabilitation projects. The cost of rehabilitating a historic building façade has increased dramatically since the Façade Grant program began over 20 years ago. In order to encourage property owners to rehabilitate their properties in an historically sensitive manner, it is important that our reimbursement levels for our grants keep pace with the costs of materials and professional labor. The TIF #1 board voted to recommend that the City Council increase the reimbursement limit of the Façade Improvement Grant from a \$5,000 limit to a limit of \$25,000.

Motion was made by Councilmember Garcia to increase the reimbursement limit of the Façade Improvement Grant from a \$5,000 limit to a limit of \$25,000. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

12. Discuss and consider the creation of a Council Compensation Committee.

Jeff Jenkins, Deputy City Manager – purpose is to discuss creating a committee to review and make recommendations to Council regarding Council compensation.

Motion was made by Councilmember Garcia to establish a Compensation Committee to review & provide a recommendation on compensation and provide for each council member to appoint one member to the committee. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 7:54pm.

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, and 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 proposal from Megatel Austin Taylor LLC
- b) Fire Station #2

13. Take any action regarding Executive Session items.

Mayor Rydell reconvened into open session at 8:25pm. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:25p.m.


Brandt Rydell, Mayor

ATTEST:


Dianna McLean, City Clerk

