

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
May 14, 2024 at 5:33 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Jessica Gonzalez, Councilmembers Michael Boyd, Nina Cobb (*via Zoom*), Jose Segarra, Joseph Solomon, Ramon Alvarez, and Riakos Adams

Also attending were City Manager Kent Cagle, Assistant City Manager Laurie Wilson, City Attorney Holli Clements, City Secretary Laura Calcote, and Sergeant-at-Arms Smith

Angenet Wilkerson gave the invocation. Councilmember Solomon led everyone in the Pledge of Allegiance.

**Approval of Agenda**

*Motion was made by Councilmember Solomon to approve the agenda, as presented. Motion was seconded by Councilmember Adams. The motion carried unanimously (7-0).*

**Citizen Comments on Agenda Items**

Michael Fornino spoke regarding DS-24-032 and PH-24-011.

Sean Price spoke regarding RS-24-084.

Mellisa Brown spoke regarding DS-24-032 and PH-24-011.

Anca Neagu spoke regarding DS-24-032.

James Sills spoke regarding PH-24-011.

Elizabeth Jagodzinski spoke regarding PH-24-011.

Leo Gukeisen spoke regarding PH-24-011.

Steve Overby spoke regarding PH-24-011.

Kelly Sills spoke regarding PH-24-011.

**Consent Agenda**

**MN-24-010** Consider Minutes of Regular City Council Meeting of April 9, 2024.

**RS-24-075** Consider a memorandum/resolution entering into a contract with Deaf Link Incorporated for the Accessible Hazard Alert System, in the amount of \$113,133.

**RS-24-076** Consider a memorandum/resolution approving the purchase and installation of equipment for the outdoor warning siren capital improvement project from Federal Signal, in the amount of \$99,952.80.

- RS-24-077** Consider a memorandum/resolution amending the previously authorized spending limit for the purchase of police uniforms, duty gear and accessories from Galls, LLC, from \$50,000 to an amount not to exceed \$78,000 for FY 23-24.
- RS-24-078** Consider a memorandum/resolution approving a firework display permit application at the Killeen Athletic Complex on July 6, 2024.
- RS-24-079** Consider a memorandum/resolution authorizing the purchase to replace the interior doors at the Killeen Civic and Conference Center from Integrity One Solutions, in an amount of \$82,558.
- RS-24-080** Consider a memorandum/resolution authorizing the purchase to replace the existing HVAC control system at the Killeen Civic and Conference Center from Tempset Controls, in an amount of \$179,220.
- RS-24-081** Consider a memorandum/resolution awarding Bid No. 24-15, HVAC Replacement at the Killeen Civic and Conference Center, to The Brandt Companies, in the amount of \$1,448,000.
- RS-24-082** Consider a memorandum/resolution awarding Bid No. 24-13, Bunny Trail Reconstruction, to RT Schneider Construction Co, Ltd, in the amount of \$5,814,102.64.
- RS-24-083** Consider a memorandum/resolution authorizing the execution of a Professional Services Agreement with CP&Y for the design of the Lift Station No. 1 Rehabilitation Project, in the amount of \$321,375.00.
- RS-24-084** Consider a memorandum/resolution approving a Reimbursable Agreement with the Department of Transportation Federal Aviation Administration for the Skylark Field Automated Weather Observation System (AWOS) Relocation, in the amount of \$145,344.84.

*Motion was made by Councilmember Adams to approve the Consent Agenda, as presented.  
Motion was seconded by Councilmember Boyd. The motion carried unanimously (7-0).*

### **Discussion Items**

- DS-24-032** Discuss water pressure concerns along Featherline Road
- Staff Comments: Steve Kana  
Mr. Kana presented an overview of historical and current water pressure data along Featherline Road.
- No action was taken on this item.

### **Ordinances**

- PH-24-011** Consider an ordinance requested by TCG Engineering on behalf of GWC Holdings, LLC and McLean Commercial Ltd. (Case #Z24-04) to rezone approximately 195.04 acres out of the W. H. Cole Survey, Abstract No. 200, from "A" (Agricultural District) to "R-1" (Single-Family Residential District). The subject property is generally located on the west side of Featherline Drive, west of the intersection of Malmaison Road, Killeen, Texas. (Requires a  $\frac{3}{4}$  majority vote).

The City Secretary Read the caption of the ordinance:  
AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY AMENDING THE ZONING OF APPROXIMATELY 195.04 ACRES OUT OF THE W. H. COLE SURVEY, ABSTRACT NO. 200, FROM "A" (AGRICULTURAL DISTRICT) TO "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Edwin Revell, Executive Director of Development Services  
This item was presented to City Council during their April 16, 2024 Workshop meeting and a public hearing was held during their April 23, 2024 Regular meeting. Mr. Revell was available to provide additional information and to answer questions.

*Motion was made by Councilmember Boyd to approve PH-24-011. Motion was seconded by Councilmember Segarra. The motion failed 5-2, with Councilmembers Solomon and Cobb in opposition, as the  $\frac{3}{4}$  majority vote was not met.*

### **Public Hearings**

**PH-24-013** HOLD a public hearing and consider an ordinance submitted by Karen Doerbaum on behalf of Jay C. Franklin (Case #Z24-07) to rezone Lot 7, Block 1, Sunrise Vista from "B-3" (Local Business District) to "R-3F" (Multifamily Residential District). The subject property is locally addressed as 1103 Horizon Drive, Killeen, Texas.

The City Secretary Read the caption of the ordinance:  
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY AMENDING THE ZONING OF LOT 7, BLOCK 1, SUNRISE VISTA, FROM "B-3" (LOCAL BUSINESS DISTRICT) TO "R-3F" (MULTIFAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Edwin Revell, Executive Director of Development Services  
This item was presented to City Council during their May 7, 2024 Workshop meeting. Mr. Revell was available to provide additional information and to answer questions.

The applicant, Karen Doerbaum, spoke in support of the ordinance.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Adams to approve PH-24-013. Motion was seconded by Councilmember Segarra. The motion carried unanimously (7-0).*

**PH-24-014** HOLD a public hearing and consider an ordinance amending Chapter 31 of the Killeen Code of Ordinances providing for outdoor lighting regulations.

The City Secretary Read the caption of the ordinance:  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS,  
AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF  
KILLEEN; PROVIDING FOR AMENDMENTS TO THE CITY'S LAND USE  
REGULATIONS; PROVIDING FOR OUTDOOR LIGHTING REGULATIONS;  
PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR  
A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR  
PUBLICATION AND AN EFFECTIVE DATE.

Staff Comments: Edwin Revell, Executive Director of Development Services  
This item was presented to City Council during their May 7, 2024 Workshop  
meeting. Mr. Revell was available to provide additional information and to answer  
questions.

Mayor Nash-King opened the public hearing.

Sean Price spoke in opposition to the ordinance.

With no one else appearing, the public hearing was closed.

*Motion was made by Councilmember Boyd to approve PH-24-014. Motion was seconded by  
Councilmember Adams. The motion carried unanimously (7-0).*

### **Adjournment**

With no further business, upon motion being made by Councilmember Adams, seconded by  
Councilmember Segarra, and unanimously approved, the meeting was adjourned at 7:18 p.m.

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Debbie Nash-King, Mayor

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Laura J. Calcote, City Secretary