

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
January 16, 2024 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Nina Cobb (*arrived at 5:02 p.m.*), Councilmembers Michael Boyd (*via Zoom*), Jessica Gonzalez, 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, Deputy City Secretary Beatrice Canseco, and Sergeant-at-Arms Baskett

Don Smith gave the invocation. Councilmember Solomon led everyone in the Pledge of Allegiance.

### **Approval of Agenda**

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

### **Citizen Comments on Agenda Items**

Sean Price spoke regarding RS-24-004, RS-24-006, RS-24-009, RS-24-012, and RS-24-014.

Cameron Cochran spoke regarding RS-24-005.

Michael Fornino spoke regarding RS-24-012, RS-24-013, and RS-24-014.

Leo Gukeisen spoke regarding RS-24-013.

### **Consent Agenda**

**MN-24-001** Consider Minutes of Regular City Council Meeting of December 12, 2023.

**MN-24-002** Consider Minutes of Regular City Council Meeting of December 19, 2023.

**RS-24-003** Consider a memorandum/resolution authorizing the purchase of Cohesity Backup Expansion and license true-up from Netsync Network Solutions in an amount not to exceed \$68,699.04.

**RS-24-004** Consider a memorandum/resolution awarding RFP 24-08 Athletic Uniforms and Clothing Services Agreement to C&C Sporting Goods in an amount not to exceed 60,000 for FY 2024.

**RS-24-005** Consider a memorandum/resolution accepting the Wildland Fire Vehicle allocation from TIFMAS.

- RS-24-006** Consider a memorandum/resolution authorizing the execution of the professional services agreement with Front Line Mobile Health, PLLC for annual medical evaluations in the amount of \$255,000.
- RS-24-007** Consider a memorandum/resolution approving the purchase of fitness equipment from Marathon Fitness for the Killeen Fire and Police Departments in an amount not to exceed \$97,735 for FY2024.
- RS-24-008** Consider a memorandum/resolution authorizing the execution of Amendment No. 1 to the Professional Services Agreement with Pape-Dawson Engineers, in the amount of \$150,000 for Development Services Support.
- RS-24-009** Consider a memorandum/resolution authorizing the award of Bid No. 24-18, Pavement Marking Services to D.I.J. Construction, Inc. in an amount not to exceed \$350,000 for FY24.
- RS-24-010** Consider a memorandum/resolution authorizing maintenance and repairs of HVAC equipment through The Brandt Companies in an amount not to exceed \$150,000 for FY 2024.
- RS-24-011** Consider a memorandum/resolution authorizing the execution of Change Order No. 2 with Choice Builders, LLC for the Conder and AA Lane Park Drainage Improvements reducing the overall contract amount by \$71,462.78.
- RS-24-012** Consider a memorandum/resolution approving a Chapter 311 tax increment reimbursement agreement with MGC Pure Chemicals America, Inc. for the reimbursement of certain infrastructure costs associated with the expansion of its operations in an amount not to exceed \$600,000.
- RS-24-013** Consider a memorandum/resolution approving a Chapter 380 economic development agreement with Southern Roots Brewing Company, for the reimbursement of renovations costs in an amount not to exceed \$150,000 and authorizing the sale of the city-owned property located at 324 N. Gray Street.
- RS-24-014** Consider a memorandum/resolution approving a Chapter 380 economic development incentive agreement with MGC Pure Chemicals America, Inc. for the reimbursement of certain costs associated with the expansion of its operations in an amount not to exceed \$1,262,723.

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

### **Resolutions**

- RS-24-002** Consider a memorandum/resolution for a Memorandum of Agreement for the City of Killeen with The United States Army Training and Doctrine Command (TRADOC) to participate in the United States Army Partnership for Your Success (PaYS) Program.

Staff Comments: Eva Bark, Executive Director of Human Resources  
This item was presented to City Council during their January 9, 2024  
Workshop meeting. United States Army PaYS Program Marketing Analyst,  
Crancena Ross, and Ms. Bark were available to provide additional information  
and to answer questions.

*Motion was made by Councilmember Adams to approve RS-24-002. Motion was seconded  
by Mayor Protem Cobb. The motion carried unanimously (7-0).*

### **Public Hearings**

**PH-24-001** HOLD a public hearing and consider an ordinance requested by Able  
Engineering, PLLC, on behalf of NMP - Killeen Limited Partnership, (Case  
#Z23-27) to amend the Planned Unit Development (PUD) standards for the  
Rosewood Commercial Planned Unit Development (Ordinance No. 18-038) to  
add three (3) additional apartment buildings and 72 dwelling units. The  
subject property is locally addressed as 3701 Rosewood Drive, Killeen, Texas.  
(Requires  $\frac{3}{4}$  majority vote)

The City Secretary Read the caption of the ordinance:  
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF  
KILLEEN BY CHANGING THE ZONING OF CERTAIN PROPERTY OUT OF THE  
CITY OF KILLEEN, BELL COUNTY, TEXAS, AMENDING THE PLANNED UNIT  
DEVELOPMENT (PUD) WITH "R-3A" (MULTIFAMILY APARTMENT  
RESIDENTIAL DISTRICT) USES; 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 January 9, 2024  
Workshop meeting. The applicant, Jeff Hamilton; the owner, Robert Peek;  
and Mr. Revell were available to provide additional information and to answer  
questions.

Mayor Nash-King opened the public hearing.

Mellisa Brown spoke in opposition of the ordinance.

Sean Prince spoke in opposition of the ordinance.

David Opalewski spoke in opposition of the ordinance.

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

*Motion was made by Councilmember Segarra to approve PH-24-001. Motion was seconded  
by Mayor Protem Cobb. The motion carried 6-1, with Councilmember Adams in opposition.*

*Motion of direction was made by Councilmember Gonzalez for city staff bring an update to  
City Council upon completion of the TIA and the FEMA flood mitigation results for the PUD.*

*Motion was seconded by Mayor Protem Cobb.*

*An amendment to the motion of direction was made by Councilmember Adams to conduct a Town Hall with the residents. With no second to the amendment, the motion failed.*

*The original motion of direction carried 6-1, with Councilmember Solomon in opposition.*

### **Adjournment**

With no further business, upon motion being made by Councilmember Segarra seconded by Councilmember Solomon, and unanimously approved, the meeting was adjourned at 6:27 p.m.

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Debbie Nash-King, Mayor

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Laura J. Calcote, City Secretary