

City of Killeen
City Council Meeting
Killeen City Hall
April 1, 2025 at 3:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Jessica Gonzalez, Councilmembers Michael Boyd, Nina Cobb, Jose Segarra, Joseph Solomon and Riakos Adams

Absent: Ramon Alvarez

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

Mayor Nash-King gave the invocation. Councilmember Adams led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Councilmember Boyd to approve the agenda, as presented. Motion was seconded by Councilmember Adams. The motion carried unanimously (6-0).

Work Session

Discuss agenda items 1 - 12 for the April 1, 2025 Regular Session

Citizen Comments on Agenda Items

Sean Price spoke regarding RS-25-041, RS-25-044 and OR-25-006.

Beth Wilson spoke regarding RS-25-044, RS-25-045 and OR-25-006.

Sue Hallmark spoke regarding PH-25-012.

Heather McNeely spoke regarding RS-25-045.

Mellisa Brown spoke regarding RS-25-044, RS-25-045, OR-25-006 and RS-25-042.

Nelson Santiago spoke regarding RS-25-041 and RS-25-042.

James Sills spoke regarding RS-25-045.

Michael Fornino spoke regarding RQ-25-002, RQ-25-003, RQ-25-004 and DS-25-008.

Regular Session

Consent Agenda

RS-25-039 Consider a memorandum/resolution accepting the annual audit report for the fiscal year ended September 30, 2024.

RS-25-040 Consider a memorandum/resolution approving a Lease Agreement at the Killeen Regional Airport with the General Services Administration.

- RS-25-043** Consider a memorandum/resolution accepting a grant for Homeland Security Grant Program Fiscal Year 2025 for the Field Situational Awareness Program.
- RS-25-044** Consider a memorandum/resolution awarding Bid No. 25-22, Stagecoach Reconstruction Phase 1, to JHL Construction, in the amount of \$7,716,902.72.
- RS-25-045** Consider a memorandum/resolution authorizing adoption of the 2024 Water and Wastewater Master Plan.
- RS-25-046** Consider a memorandum/resolution approving a petition for release from the City of Killeen Extraterritorial Jurisdiction submitted by Mack Purifoy for approximately 20 acres out of the W. Allen Survey, Abstract No. 24. The subject property is locally addressed as 8524 Brewer Lane, Salado, Texas.

Motion was made by Councilmember Boyd to approve the Consent Agenda, with the exception of RS-25-041 and RS-25-042. Motion was seconded by Councilmember Adams. The motion carried unanimously (6-0).

Resolutions

- RS-25-041** Consider a memorandum/resolution increasing the number of directors of the Killeen Economic Development Corporation from nine to ten to add one director from the Innovation Black Chamber of Commerce.

Motion was made by Councilmember Boyd to disapprove RS-25-041. Motion was seconded by Councilmember Solomon. The motion carried 5-1, with Councilmember Adams in opposition.

- RS-25-042** Consider a memorandum/resolution appointing members to the Killeen Economic Development Corporation Board of Directors.

Motion was made by Councilmember Boyd to approve RS-25-042, appointing Scott Cospers as the new Chamber Representative. Motion was seconded by Mayor Protem Gonzalez. The motion carried unanimously (6-0).

Ordinances

- OR-25-006** Consider an ordinance authorizing the issuance and sale of Combination Tax and Revenue Certificates of Obligation, Series 2025 for capital projects.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025, 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

Staff Comments: Judith Tangalin, Executive Director of Finance
Ms. Tangalin presented this item to City Council for discussion and consideration during their Work Session. Ms. Tangalin was available to provide additional information and to answer questions.

Motion was made by Councilmember Adams to approve OR-25-006. Motion was seconded by Councilmember Boyd. The motion carried unanimously (6-0).

Public Hearings

PH-25-011 Hold a public hearing and consider an ordinance submitted by Quintero Engineering, LLC on behalf of Nozad Realty, LLC (FLUM 25-01) to amend the Future Land Use Map (FLUM) designation for approximately 0.59 acres out of the John Essary Survey, Abstract No. 296, from 'Floodplain' to 'Neighborhood Commercial'. The subject property is locally addressed as 3019 Florence Road, Killeen, Texas.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF APPROXIMATELY 0.59 ACRES, BEING OUT OF THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, FROM A FLOODPLAIN DESIGNATION TO A NEIGHBORHOOD COMMERCIAL DESIGNATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Applicant, Pedro Quintero, spoke in favor of the request.

Mayor Nash-King opened the public hearing.

Michael Fornino spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

James Rodgers spoke in opposition of the ordinance

James Sills spoke in opposition of the ordinance.

Heather McNeely spoke in opposition of the ordinance.

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

Motion was made by Councilmember Boyd to approve PH-25-011. Motion was seconded by Councilmember Segarra. The motion failed 4-2, with Councilmembers Boyd and Segarra in opposition.

PH-25-012 Hold a public hearing and consider an ordinance requested by Republic Engineering & Development Services on behalf of 5011CunninghamRd Killeen, LLC (Case# Z25-04) to rezone approximately 22.91 acres out of the T. Cunningham Survey, Abstract No. 199, being Lots 71-74 out of Llewelyn Estates #3 (unrecorded subdivision), from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) uses. The subject property is locally addressed as 5011 Cunningham 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 CHANGING THE ZONING OF APPROXIMATELY 22.91 ACRES OUT OF THE R. CUNNINGHAM SURVEY, ABSTRACT NO. 199, BEING LOTS 71-74 OUT OF LLEWELYN ESTATES #3 (UNRECORDED SUBDIVISION) FROM "A" (AGRICULTURAL DISTRICT) AND "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH "SF-2" (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "RT-1" (RESIDENTIAL TOWNHOUSE SINGLE-FAMILY DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Applicant, Joseph Theriot, spoke in favor of the request.

Mayor Nash-King opened the public hearing.

Anthony Kendrick spoke on behalf of Richard Davis in opposition of the ordinance.

Michael Fornino spoke in opposition of the ordinance.

Heather McNeely spoke in opposition of the ordinance.

Beth Wilson spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

James Sills spoke in opposition of the ordinance.

Sue Hallmark spoke in opposition of the ordinance.

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

Motion was made by Councilmember Cobb to table PH-25-012. Motion was seconded by Councilmember Boyd.

Motion was rescinded by Councilmember Cobb. Motion to rescind was seconded by Councilmember Boyd.

Motion was made by Councilmember Cobb to table PH-25-012 until May 20, 2025. Motion was seconded by Councilmember Boyd. The motion carried 5-1, with Councilmember Adams in opposition.

PH-25-013 Hold a public hearing and consider an ordinance submitted by Mickey Salehi (Case# Z25-05) to rezone approximately 0.063 acres, being part of Lot 12, Block 10, out of the Killeen Original Addition, from "B-5" (Business District) with "HOD" (Historic Overlay District) to "B-C-1" (General Business and Alcohol Sales District) with "HOD" (Historic Overlay District). The subject property is locally addressed as 321 North Gray Street, Killeen, Texas.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 0.063 ACRES BEING PART OF LOT 12, BLOCK 10, KILLEEN ORIGINAL FROM "B-5" (BUSINESS DISTRICT) W/HOD (HISTORIC OVERLAY DISTRICT) TO "B-C-1" (GENERAL BUSINESS AND ALCOHOL SALES DISTRICT) W/HOD (HISTORIC OVERLAY DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Applicant, Mickey Salehi, spoke in favor of the request.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Councilmember Segarra to approve PH-25-013. Motion was seconded by Councilmember Adams. The motion carried unanimously (6-0).

Discussion Item

DS-25-008 ARPA Funding Update for Projects in Downtown

Staff Comments: Kate Kizito, Downtown Revitalization Director
Ms. Kizito presented this item to City Council for discussion. Ms. Kizito was available to provide additional information and to answer questions.

DS-25-009 Discuss Revenue Bonds

Staff Comments: Judith Tangalin, Executive Director of Finance
Ms. Tangalin presented this item to City Council for discussion. Ms. Tangalin was available to provide additional information and to answer questions.

Councilmember Requests for Future Agenda Items

RQ-25-002 Future Parks Funding

Councilmember Boyd presented this request to City Council for consideration.

Motion was made by Councilmember Boyd to add RQ-25-002 for discussion at the April 15, 2025 Regular City Council Meeting. Motion was seconded by Mayor Protem Gonzalez. The motion carried unanimously (6-0).

RQ-25-003 Code Enforcement Methodologies

Councilmember Boyd presented this request to City Council for consideration.

Motion was made by Councilmember Boyd to add RQ-25-003 for discussion at the April 15, 2025 Regular City Council Meeting. Motion was seconded by Mayor Protem Gonzalez. The motion carried unanimously (6-0).

RQ-25-004 Renaming of Bunny Trail

Councilmember Boyd presented this request to City Council for consideration.

Motion was made by Councilmember Boyd to add RQ-25-004 for discussion at the April 15, 2025 Regular City Council Meeting. Motion was seconded by Mayor Protem Gonzalez. The motion carried unanimously (6-0).

Executive Session

At 7:52 p.m., Mayor Nash King called for City Council to recess the meeting into Executive Session.

Per V.T.C.A., Government Code Section 551.071 - Consultation with Attorney, the City Council will consult with legal counsel regarding pending litigation.

RS-25-047 Consider a memorandum/resolution approving an agreed judgment in the case of Oncor Electric Delivery Company LLC v. the City of Killeen.

Per V.T.C.A, Government Code Section 551.087 - Deliberation regarding Economic Development, the City Council will discuss possible economic development incentives related to an aviation business prospect.

DS-25-010 Discuss economic development incentives for aviation business prospect

At 8:25 p.m., Mayor Nash King reconvened the City Council meeting into Regular Session.

Resolutions

RS-25-047 Consider a memorandum/resolution approving an agreed judgment in the case of Oncor Electric Delivery Company LLC v. the City of Killeen.

Motion was made by Councilmember Segarra to approve RS-25-047. Motion was seconded by Councilmember Adams. The motion carried unanimously (6-0).

Adjournment

With no further business, upon motion being made by Councilmember Adams, seconded by Councilmember Boyd, and unanimously approved, the meeting was adjourned at 8:26 p.m.

Debbie Nash-King, Mayor

Laura J. Calcote, City Secretary