

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
August 22, 2023 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

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

Also attending were City Manager Kent Cagle, City Attorney Holli Clements, City Secretary Laura Calcote and Sergeant-at-Arms Kinsey

Emilio Fenderson gave the invocation. Councilmember Segarra led everyone in the Pledge of Allegiance.

### **Approval of Agenda**

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

### **Citizen Comments**

Levi Bannigan spoke regarding OR-23-015.

Jervon Harris spoke regarding PH-23-046.

Sean Price spoke regarding RS-23-125 and RS-23-126.

Mellisa Brown spoke regarding RS-23-128, RS-23-131 and RS-23-132.

Anca Neagu spoke regarding OR-23-015.

Leo Gukeisen spoke regarding RS-23-126, RS-23-129, RS-23-131, RS-23-132 and OR-23-015.

Michael Fornino spoke regarding OR-23-015.

### **Discussion Items**

**DS-23-085** Discuss procedures for Councilmember inquiries and Council Investigations

Councilmember Adams presented this item and reviewed the draft procedures for Council Inquires and Investigations.

*Motion to table DS-23-085 until a later date and for staff to work with Council to clarify certain aspects of the procedures was made by Councilmember Alvarez. Motion was seconded by Mayor Pro Tem Cobb. Motion carried 5-2, with Councilmembers Adams and Boyd in opposition.*

### **Consent Agenda**

**MN-23-018** Consider Minutes of Special City Council Meeting of July 18, 2023.

**MN-23-019** Consider Minutes of Regular City Council Meeting of July 25, 2023.

**MN-23-020** Consider Minutes of Special City Council Meeting of August 1, 2023.

**RS-23-125** Consider a memorandum/resolution awarding Bid No. 23-35, Bermuda Ditch Retaining Wall Repair, to NNAC, Inc., in the amount of \$369,848.14.

**RS-23-126** Consider a memorandum/resolution to reject all bids for Bid No. 23-38, Trimmier Road/10th Street at Hallmark Avenue Drainage Improvement.

**RS-23-127** Consider a memorandum/resolution supporting the City of Killeen's application for the 2023 Transportation Alternatives Grant for Chaparral Road.

**RS-23-128** Consider a memorandum/resolution authorizing the approval of an Interlocal Agreement with the Killeen Independent School District for the Fire Academy program.

**RS-23-129** Consider a memorandum/resolution authorizing the award of Bid No. 23-40, Sewer Main in Trimmier Creek Basin Project to JM Pipeline, LLC, in the amount of \$1,540,446.

**RS-23-130** Consider a memorandum/resolution authorizing the procurement of a camera van for the Public Works Sanitary Sewer Division, in the amount of \$277,896.

**RS-23-132** Consider a memorandum/resolution approving the Killeen Arts Commission grant recommendations for fiscal year 2024.

*Motion was made by Councilmember Adams to approve the Consent Agenda, with the exception of RS-23-131 and OR-23-015. Motion was seconded by Mayor Pro Tem Cobb. The motion carried unanimously (7-0).*

## Resolutions

**RS-23-131** Consider a memorandum/resolution authorizing the award of RFP 23-17, for Hotel Occupancy Tax Collection and Short-Term Rental Compliance Services to Avenu, in the amount of \$135,000 for FY24.

**Staff Comments:** Miranda Drake, Assistant Director of Finance  
This item was presented to City Council during their August 15, 2023 Workshop meeting. Ms. Drake was available to provide additional information and to answer questions.

*Motion was made by Councilmember Adams to approve RS-23-131. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (7-0).*

## Ordinances

**OR-23-015** Consider an ordinance repealing the youth curfew ordinance, Chapter 16, Article V of the Code of Ordinances.

The City Secretary read the caption of the ordinance:  
AN ORDINANCE AMENDING CHAPTER 16, MISCELLANOUS PROVISIONS AND OFFENSES, ARTICLE V, YOUTH CURFEW, OF THE CITY OF KILLEEN'S CODE OF ORDINANCES REPEALING YOUTH CURFEW REGULATIONS; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Holli Clements, City Attorney  
This item was presented to City Council at their August 15, 2023 Workshop meeting. Ms. Clements was available to provide additional information and to answer questions.

*Motion was made by Councilmember Alvarez to approve OR-23-015. Motion was seconded by Councilmember Gonzalez. The motion carried unanimously (7-0).*

## Public Hearings

**PH-23-045** HOLD a public hearing and consider an ordinance amending the FY 2023 Annual Budget of the City of Killeen to increase revenue and expense accounts in multiple funds.

The City Secretary read the caption of the ordinance:  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS,  
AMENDING THE FY 2023 ANNUAL BUDGET OF THE CITY OF KILLEEN TO  
INCREASE REVENUE AND EXPENSE ACCOUNTS IN MULTIPLE FUNDS;  
REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT  
WITH THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND  
ESTABLISHING AN EFFECTIVE DATE.

Staff Comments: Miranda Drake, Assistant Director of Finance  
This item was presented to City Council during their August 15, 2023  
Workshop meeting. Ms. Drake was available to provide additional  
information and to answer questions.

Mayor Nash-King opened the public hearing.

Sean Price spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

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

*Motion was made by Mayor Pro Tem Cobb to approve PH-23-045. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (7-0).*

**PH-23-046** HOLD a public hearing and consider an ordinance submitted by CSH Avenue Heights, Ltd., on behalf of SSK Lodging, LLC (Case #Z23-06), to rezone approximately 3.92 acres out of the W. H. Cole Survey, Abstract No. 150, 701-1-4, Northside, from "B-5" (Business District) to "R-3A" (Multifamily Apartment Residential District). The property is locally addressed as 2600 Illinois Avenue, 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 3.92 ACRES OUT OF THE  
W. H. COLE SURVEY, ABSTRACT NO. 150, 701-1-4, NORTHSIDE, FROM "B-  
5" (BUSINESS DISTRICT) TO "R-3A" (MULTIFAMILY APARTMENT  
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 August 15, 2023  
Workshop meeting. Mr. Revell was available to provide additional  
information and to answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Mayor Pro Tem Cobb to approve PH-23-046. Motion was seconded by Councilmember Adams. The motion carried unanimously (7-0).*

**PH-23-047** HOLD a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of nine (9) property owners (Case #Z23-15) to amend the Planned Unit Development (PUD) standards for the Rosewood Springs Planned Unit Development (Ordinance No. 19-017) to increase the maximum square footage of leased/owned business area within the commercial properties from 5,000 sq. ft. to 10,000 sq. ft. The properties are generally located on the east side of Rosewood Drive at the intersections of Rosewood Drive and Rose Garden Loop, 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 THE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF ROSEWOOD DRIVE AT THE INTERSECTION OF ROSEWOOD DRIVE AND ROSE GARDEN LOOP, KILLEEN, TEXAS; TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD) STANDARDS FOR THE ROSEWOOD SPRINGS PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 19-017) BY INCREASING THE MAXIMUM SQUARE FOOTAGE OF LEASED/OWNED BUSINESS AREAS WITHIN THE COMMERCIAL PROPERTIES FROM 5,000 SQ. FT. TO 10,000 SQ. FT AND BY PROHIBITING THE SALE OF SECONDHAND GOODS; 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 August 15, 2023 Workshop meeting. Mr. Revell was available to provide additional information and to answer questions.

George Mesa from Quintero Engineering, LLC addressed the City Council regarding the requested PUD amendment and plans for the property.

Mayor Nash-King opened the public hearing.

Mellisa Brown spoke in opposition of the ordinance.

Anca Neagu spoke in support of the ordinance.

Jim Wright spoke in support of the ordinance.

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

*Motion was made by Mayor Pro Tem Cobb to approve PH-23-047, with staff recommendations to the PUD. Motion was seconded by Councilmember Segarra. The motion carried 5-2, with Councilmembers Adams and Boyd in opposition.*

**PH-23-048** HOLD a public hearing and consider an ordinance submitted by Julia Dorroh, on behalf of J-BREZ LLC Series B (Case #Z23-18), to rezone approximately 1.00 acre, being part of the J. J. Roberts Survey, Abstract No. 731, 753-2, from "R-1" (Single-Family Residential District) to "M-1" (Manufacturing District). The property is locally addressed as 5200 E. Veterans Memorial Blvd, 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 1.00 ACRE BEING PART OF THE J.J. ROBERTS SURVEY, ABSTRACT NO. 731, 753-2, FROM "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "M-1" (MANUFACTURING 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 August 15, 2023 Workshop meeting. Mr. Revell was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Alvarez to approve PH-23-048. 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 Boyd and unanimously approved, the meeting was adjourned at 6:43 p.m.

---

Debbie Nash-King, Mayor

---

Laura J. Calcote, City Secretary