

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
May 6, 2025 at 3:00 p.m.

Presiding: Mayor Protem Jessica Gonzalez

Attending: Councilmembers Michael Boyd, Nina Cobb (arrived at 3:02 p.m.), Jose Segarra, Joseph Solomon, Ramon Alvarez and Riakos Adams

Absent: Debbie Nash-King

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

Councilmember Solomon gave the invocation. Councilmember Alvarez 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 Alvarez. The motion carried unanimously (5-0).*

**Work Session**

Discuss agenda items 1 - 18 for the May 6, 2025 Regular Session

**Citizen Comments on Agenda Items**

Mellisa Brown spoke regarding RS-25-064 and RS-25-073.

Michael Fornino spoke regarding DS-25-021 and DS-25-022.

Sean Price spoke regarding RS-25-064, RS-25-065, RS-25-066, RS-25-067, RS-25-068 and RS-25-071.

Gary Purser spoke regarding RS-25-071.

**Regular Session**

**Consent Agenda**

**RS-25-064** Consider a memorandum/resolution authorizing an agreement with QR Quick Roofing for the Special Events Center roof repair, in the amount of \$333,782.32.

**RS-25-065** Consider a memorandum/resolution authorizing the City Manager to enter into agreements with the Texas Department of Public Safety and the Texas Department of Transportation concerning the installation and operation of an automatic license plate reader system.

**RS-25-066** Consider a memorandum/resolution approving the Killeen Fire Station 9 Heating, Ventilation and Air Conditioning System Retrofit through Brandt Companies, LLC, in the amount of \$773,500.00.

- RS-25-067** Consider a memorandum/resolution approving the installation of Audio/Visual equipment for the Emergency Operations Center, in the amount of \$895,350.00.
- RS-25-068** Consider a memorandum/resolution authorizing a letter of agreement with Pump Solutions, Inc., for removal and installation of three split case pumps at Pump Station #5, in the amount of \$135,000.00.
- RS-25-069** Consider a memorandum/resolution rejecting all bids received for Bid No. 25-20, Control Valve Replacement Project at three pump stations and three elevated storage tanks.
- RS-25-070** Consider a memorandum/resolution approving the Build-To-Suit Lease Agreement with CSI Aviation, Inc.
- RS-25-071** Consider a memorandum/resolution approving a Design/Build Agreement with Synergy Commercial Construction for the design/build of a new office complex at Killeen Regional Airport, in the amount of \$5,184,833.30.
- RS-25-072** Consider a memorandum/resolution approving a Professional Services Agreement with Garver, LLC, for Owner Representative Services for a Design/Build Project at Killeen Regional Airport, in the amount of \$125,000.00.
- RS-25-073** Consider a memorandum/resolution approving an agreement with First National Bank Texas awarding naming rights for the Family Recreation Center.
- RS-25-074** Consider a memorandum/resolution approving a Memorandum of Agreement with Killeen Independent School District and the City of Killeen for Shared Facilities Usage.
- RS-25-075** Consider a memorandum/resolution reallocating \$4.15 million from the Westside Regional Park funds to multiple park projects.
- RS-25-076** Consider a memorandum/resolution approving a firework display application at the Killeen Athletic Complex on July 5, 2025.

*Motion was made by Councilmember Solomon to approve the Consent Agenda, as presented.  
Motion was seconded by Councilmember Segarra. The motion carried unanimously (6-0).*

### **Public Hearings**

- PH-25-018** Hold a public hearing and consider an ordinance submitted by Central Texas Development Services, on behalf of RSBP Developers, Inc., (FLUM#25-02) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' designation to a 'Regional Commercial' designation for approximately 2.376 acres, being Lot 1, Block 2, out of Trimmier Estates Phase One Replat. This property is locally addressed as 5310 Trimmier 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 2.376 ACRES, BEING LOT 1, BLOCK 2, OUT OF THE TRIMMIER ESTATES PHASE ONE REPLAT, FROM A NEIGHBORHOOD COMMERCIAL DESIGNATION TO A REGIONAL 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.

Mayor Protem Gonzalez opened the public hearing.

Mellisa Brown spoke in opposition of the ordinance.

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

*Motion was made by Councilmember Alvarez to deny PH-25-018. Motion was seconded by Councilmember Adams. The motion carried unanimously (6-0).*

*The previous motion was rescinded by Councilmember Adams. Motion was seconded by Councilmember Solomon. The motion carried 5-1, with Councilmember Segarra in opposition.*

Mayor Protem Gonzalez reopened the public hearing.

Sean Price spoke in opposition of the ordinance.

Applicant, Gary Purser, spoke in favor of the ordinance and asked to withdraw the request.

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

*Motion to honor the applicant's request to withdraw PH-25-018 was made by Councilmember Adams. Motion was seconded by Councilmember Segarra. The motion carried unanimously (6-0).*

**PH-25-019** Hold a public hearing and consider an ordinance submitted by Weltex Investments, on behalf of EAS Investments, (Case# Z25-03) to rezone Lot 2, Lot Pt. 3, Lot Pt. 4, and Lots 5 and 7; Block 1 out of the Southwest Crossing Addition from "A" (Agricultural District) to "R-1" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District). The subject property is generally located southeast of Wells Fargo Drive between Stagecoach Road and Turkey Trot Road, 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 21.07 ACRES, BEING LOT 2, LOT PT. 3, LOT PT. 4, AND LOTS 5 AND 7, BLOCK 1 OUT OF THE SOUTHWEST CROSSING ADDITION FROM "A" (AGRICULTURAL DISTRICT) TO "R-1" (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, Josh Welch, spoke in favor of the rezoning request.

Mayor Protem Gonzalez opened the public hearing.

Amy Retz spoke in opposition of the ordinance.

Brad Retz spoke in opposition of the ordinance.

Michael Fornino spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

Sean Price spoke in opposition of the ordinance.

Gary Purser spoke in favor of the ordinance.

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

*Motion was made by Councilmember Boyd to approve PH-25-019. Motion was seconded by Councilmember Segarra. The motion carried 4-1, with Councilmember Adams in opposition.*

**PH-25-020** Hold a public hearing and consider a City-initiated request (Case# Z25-07) to rezone approximately 0.51 acres, being part of Lot 1, Block 1 out of the Bay Subdivision from "B-5" (Business District) to "R-3A" (Multifamily Apartment Residential District). The subject property is locally addressed as 1301 Harris 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 0.51 ACRES, BEING PART OF LOT 1, BLOCK 1, OUT OF THE BAY SUBDIVISION, 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: 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.

Mayor Protem Gonzalez opened the public hearing.

Sean Price 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-25-020. Motion was seconded by Councilmember Adams. The motion carried 4-1, with Councilmember Cobb in opposition.*

**PH-25-021** Hold a public hearing and consider a City-initiated request (Case #Z25-08) to rezone ten (10) properties, being part of Lot 48 and all of Lots 49-51, Block 3 out of the Freedom Valley Addition; and Lots 6-11, Block 4 out of the Freedom Valley Replat from "B-5" (Business District) to "R-1" (Single-Family Residential District). The subject properties are locally addressed as 1102, 1104, 1106, 1216, 1218, 1220,

1231, 1233, 1235, and 1237 Liberty Bell Loop, 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 PART OF LOT 48 AND ALL OF LOTS 49-51, BLOCK 3 OUT OF THE FREEDOM VALLEY ADDITION; AND LOTS 6-11, BLOCK 4 OUT OF THE FREEDOM VALLEY REPLAT FROM "B-5" (BUSINESS 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: 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.

Mayor Protem Gonzalez opened the public hearing.

Sean Price spoke in opposition of the ordinance.

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

*Motion was made by Councilmember Adams to approve PH-25-021. Motion was seconded by Councilmember Solomon. The motion carried unanimously (6-0).*

**PH-25-022** Hold a public hearing and consider an ordinance renaming Bunny Trail to A. L. Davis Trail.

The City Secretary read the caption of the ordinance:

**AN ORDINANCE CHANGING THE NAME OF BUNNY TRAIL IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, FROM BUNNY TRAIL TO A. L. DAVIS TRAIL; 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.

Mayor Protem Gonzalez opened the public hearing.

Michael Fornino spoke in opposition of the ordinance.

Sean Price spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

Jim Wright spoke in opposition of the ordinance.

Donna Craven spoke in opposition of the ordinance.

Michele Leader spoke in opposition of the ordinance.

Tina Rodgers spoke in opposition of the ordinance.

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

*Motion was made by Councilmember Segarra to deny PH-25-022. Motion was seconded by Councilmember Solomon. The motion carried 4-2, with Councilmembers Adams and Boyd in opposition.*

### **Discussion Item**

**DS-25-016** Receive Arts Commission Annual Report

Staff Comments: Judith Tangalin, Executive Director of Finance  
Ms. Tangalin and Arts Commission Chairperson, John Miller, presented this item to City Council for discussion. Ms. Tangalin and Mr. Miller were available to provide additional information and to answer questions.

**DS-25-017** Marijuana Enforcement Ordinance Annual Report

Staff Comments: Pedro Lopez, Police Chief  
Chief Lopez presented this item to City Council for discussion. Chief Lopez was available to provide additional information and to answer questions.

**DS-25-018** Discuss banner sign ordinance

Staff Comments: Wallis Meshier, Executive Director of Development Services  
Ms. Meshier presented this item to City Council for discussion. Ms. Meshier was available to provide additional information and to answer questions.

**DS-25-019** Discuss 2025 Legislative Update with the Schlueter Group

Stan Schlueter and Brad Schluter provided an overview of the 89th Regular Texas Legislative Session. Both individuals were available to provide additional information and to answer questions.

**DS-25-020** Discuss the May 13, 2025 Special Meetings to canvass the General and Special Elections and consider three ordinances approving the canvass Results

Staff Comments: Laura Calcote, City Secretary  
Ms. Calcote presented this item to City Council for discussion. Ms. Calcote was available to provide additional information and to answer questions.

**DS-25-021** Discuss media relations

Councilmember Boyd presented this item to City Council for discussion.  
Councilmember Boyd was available to provide additional information and to answer questions.

### **Executive Session**

**DS-25-022** Discuss State of Texas v City of Killeen, et. al. and Bell County v City of Killeen regarding enforcement of low-level marijuana offenses

At 8:34 p.m., Mayor Protem Gonzalez 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.

At 9:01 p.m., Mayor Protem Gonzalez reconvened the City Council meeting into Regular Session.

### **Adjournment**

With no further business, upon motion being made by Councilmember Boyd, seconded by Councilmember Alvarez, and unanimously approved, the meeting was adjourned at 9:01 p.m.

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Debbie Nash-King, Mayor

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Laura J. Calcote, City Secretary