

City of Killeen
City Council Meeting
Killeen City Hall
December 3, 2024 at 3:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Jessica Gonzalez, Councilmembers Michael Boyd, Nina Cobb, Jose Segarra (*arrived at 3:07 p.m.*), 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 Brooks

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

Approval of Agenda

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

Presentations

PR-24-026 Oath of Office for the FY 2024-2025 Youth Advisory Commissioners

Mayor Nash-King administered the Oath of Office for the FY 2024-2025 Youth Advisory Commissioners.

PR-24-029 Killeen Star Award

Mayor Nash-King and Councilmember Boyd posthumously recognized Killeen citizen, Bettie Ann McLaurin, for being an outstanding community member. Mrs. McLaurin's husband accepted the award on her behalf.

Discussion Items

DS-24-072 Semi-Annual Capital Improvement Advisory Committee Report

Staff Comments: Andrew Zagars, City Engineer
Mr. Zagars presented this item to City Council. Mr. Zagars was available to provide additional information and to answer questions.

Work Session

Discuss agenda items 5 - 15 for the December 3, 2024 Regular Session

Citizen Comments on Agenda Items

Michael Fornino spoke regarding RS-24-216 and DS-24-073.

Mellisa Brown spoke regarding RS-24-216, RS-24-217, RS-24-218, RS-24-220 and DS-24-073.

Camron Cochran spoke regarding RS-24-218 and DS-24-073.

Sean Price spoke regarding PR-24-030, DS-24-072, RS-24-216, RS-24-217, RS-24-218 and RS-24-220.

Leo Gukeisen spoke regarding RS-24-216.

Sue Stokes DuBose spoke regarding PH-24-049.

James Sills spoke regarding PH-24-049.

Presentations

PR-24-030 Municipal Court Briefing

Municipal Judge, Kris Krishna, provided an update to City Council regarding the status of Municipal Court operations.

Regular Session

Consent Agenda

MN-24-028 Consider Minutes of Regular City Council Meeting of November 5, 2024.

RS-24-215 Consider a memorandum/resolution appointing Commissioners to the Youth Advisory Commission for Fiscal Year 2025.

RS-24-216 Consider a memorandum/resolution purchasing new multimedia equipment to upgrade Council Chamber from Rushworks/ENCO, in the amount of \$116,065.

RS-24-217 Consider a memorandum/resolution approving support addendum No. 3 with Routeware, Inc., to continue providing route optimization tracking for the City of Killeen's Solid Waste fleet, in the amount of \$86,048.

RS-24-218 Consider a memorandum/resolution approving a professional services agreement with 120Water, Inc. for lead and copper inventory and testing services, in the amount of \$59,247.42.

RS-24-219 Consider a memorandum/resolution authorizing a proposal to purchase an Airfield Lighting Control and Monitoring System at Robert Gray Army Airfield under the Intergovernmental Support Agreement with Fort Cavazos, in the amount of \$800,000.

RS-24-220 Consider a memorandum/resolution authorizing a contract amendment with Scheibe Consulting, LLC, for the Drainage Master Plan Project, in the amount of \$62,810.00.

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

Public Hearings

PH-24-047 HOLD a public hearing and consider an ordinance submitted by EAN Holdings, LLC on behalf of Arcade News Inc. (Case #Z24-27) to rezone approximately 1.0 acre out of Lot 1, Block 1, Westside Commercial Subdivision from "CUP" (Community Unit Plan) with "B-3" (Local Business District) uses to "B-4" (Business District). The subject property is locally addressed as 2200 West Central Texas Expressway, 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 ONE ACRE, BEING PART OF LOT 1, BLOCK 1, WESTSIDE COMMERCIAL SUBDIVISION FROM CUP (COMMUNITY UNIT PLAN) WITH "B-3" (LOCAL BUSINESS DISTRICT) USES TO "B-4" (BUSINESS 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 Work Session. Mr. Revell was available to provide additional information and to answer questions.

Applicant, Jennifer Novelli, spoke in favor of the rezoning request.

Mayor Nash-King 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 Segarra to approve PH-24-047. Motion was seconded by Councilmember Adams. The motion carried unanimously (7-0).

PH-24-048 HOLD a public hearing and consider a City-initiated request (Case #Z24-28) to rezone part of Lot 3, Block 55, Killeen Original Addition from "B-5" (Business District) to "R-1" (Single-Family Residential District). The subject property is locally addressed as 113 West Avenue B, 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 LOT 3, BLOCK 55, KILLEEN ORIGINAL 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: Edwin Revell, Executive Director of Development Services
This item was presented to City Council during their Work Session. 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 Segarra to approve PH-24-048. Motion was seconded by Councilmember Adams. The motion carried unanimously (7-0).

PH-24-050 HOLD a public hearing and consider an ordinance submitted by Quintero Engineering on behalf of Faniks Properties, LLC (Case #Z24-30) to rezone approximately 12.033 acres out of the John Essary Survey, Abstract No. 296, 5, 6-1, 6-1-1, 714-16-1-1, 714-19-1-1, and the M. Tongate Survey, Abstract No. 832, 775-3, from "R-1" (Single-Family Residential District) and "RMH" (Residential Mobile Home District) to "R-2" (Two-Family Residential District). The subject property is locally addressed as 3210 Florence 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 12.033 ACRES OUT OF THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, 5, 6-1, 6-1-1, 714-16-1-1, 714-19-1-1, AND THE M. TONGATE SURVEY, ABSTRACT NO. 832, 775-3, FROM "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "RMH" (RESIDENTIAL MOBILE HOME DISTRICT) TO "R-2" (TWO-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 Work Session. Mr. Revell was available to provide additional information and to answer questions.

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

Mayor Nash-King opened the public hearing.

Robert Villaronga spoke in opposition of the ordinance.

John Russell spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

James Rogers 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-24-050. Motion was seconded by Councilmember Alvarez. The motion carried 6-1, with Councilmember Solomon in opposition.

PH-24-049 HOLD a public hearing and consider an ordinance submitted by TCG Engineering on behalf of McLean Commercial Ltd. (Case #Z24-29) to rezone approximately 87.44 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 CHANGING THE ZONING OF APPROXIMATELY 87.44 ACRES, BEING PART 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 Work Session. Mr. Revell was available to provide additional information and to answer questions.

Applicant representative, Garrett Nordyke, spoke in favor of the rezoning request.

Mayor Nash-King opened the public hearing.

Michael Fornino spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

Camron Cochran spoke in opposition of the ordinance.

Gary Purser spoke in favor of the ordinance.

Sean Price spoke in opposition of the ordinance.

Leo Gukeisen spoke in opposition of the ordinance.

Scott Cospers spoke in favor of the ordinance.

James Sills spoke in opposition of the ordinance.

Garrett Nordyke 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-24-049. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (7-0).

Executive Session

DS-24-073 Conduct Annual Evaluation of the City Manager

Motion of direction to table DS-24-073 until December 10, 2024 was made by Mayor Protem Gonzalez. Motion was seconded by Councilmember Adams. The motion carried unanimously (7-0).

Adjournment

With no further business, upon motion being made by Councilmember Solomon, seconded by Councilmember Segarra, and unanimously approved, the meeting was adjourned at 7:55 p.m.

Debbie Nash-King, Mayor

Laura J. Calcote, City Secretary