

City of Killeen
City Council Meeting
Killeen City Hall
November 16, 2021 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Debbie Nash-King, Councilmembers Jessica Gonzalez, Nina Cobb, Michael Boyd, Ken Wilkerson, Rick Williams, and Mellisa Brown.

Also attending were City Manager Kent Cagle, City Attorney Traci Briggs, City Secretary Lucy Aldrich, and Sergeant-at-Arms Cole.

Councilmember Boyd gave the invocation. Councilmember Wilkerson led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Mayor Pro Tem Nash-King to approve the agenda as written. Motion was seconded by Councilmember Brown. The motion carried unanimously.

Presentations

PR-21-008 Killeen Star Award Presentation
Mayor Segarra and Councilmember Brown recognized Killeen citizen Daivone "Chicago" Mohammad for being an outstanding community member.

Citizen Comments

Mr. Larry Snody - spoke on Agenda Item RS-21-143 (mowing equipment)

Consent Agenda

MN-21-026 Consider Minutes of Regular City Council Meeting of October 26, 2021.

RS-21-143 Consider a memorandum/resolution authorizing a lease agreement for mowing equipment with Deere Credit, Inc. through the Texas Buyboard Cooperative in the amount of \$148,566.60.

RS-21-144 Consider a memorandum/resolution awarding a contract to replace roofing at the transfer station to Final Solutions Roofing, LLC through the TIPS national purchasing cooperative in the amount of \$229,856.22.

RS-21-145 Consider a memorandum/resolution awarding Bid No. 22-04, Head Start Expansion-Avenue C Project to ASJ Construction, LLC in an amount not to exceed \$262,430.

RS-21-146 Consider a memorandum/resolution approving a grant agreement with the Boys & Girls Clubs of Central Texas in an amount not to exceed \$750,000.

- RS-21-147** Consider a memorandum/resolution authorizing proceeding with issuance of certificates of obligation for street improvements and further directing the publication of notice of intention to issue combination tax and revenue certificates of obligation for street improvements.
- RS-21-148** Consider a memorandum/resolution expressing an official intent regarding the issuance of certificates of obligation for street improvements.
- RS-21-149** Consider a memorandum/resolution authorizing a professional services agreement for the design of the Gilmer Street reconstruction project with KSA Engineers in the amount of \$658,710.
- RS-21-150** Consider a memorandum/resolution authorizing a professional services agreement for the design of the Bunny Trail street reconstruction project with Kimley-Horn and Associates, Inc., in the amount of \$421,550.
- OR-21-025** Consider an ordinance amending the corporate city limits of the City of Killeen to disannex approximately 26.57 acres of land out of the K. Erhard Survey, Abstract No. 292, being generally located east of the terminus of Hollow Drive and declaring said land to no longer be a part of said City.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE CORPORATE CITY LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS TO DISANNEX APPROXIMATELY 26.57 ACRES OF LAND OUT OF THE K. ERHARD SURVEY, ABSTRACT NO. 292, BEING GENERALLY LOCATED EAST OF THE TERMINUS OF HOLLOW DRIVE; DECLARING SAID LAND TO NO LONGER BE A PART OF SAID CITY; DECLARING SAID LAND AND PRESENT AND FUTURE INHABITANTS OF SAID LAND TO NOT BE ENTITLED TO ANY OF THE RIGHTS AND PRIVILEGES OF CITIZENS OF THE CITY AND TO NOT BE BOUND BY THE ACTS AND ORDINANCES OF THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

Motion was made by Councilmember Brown to approve the consent agenda removing Agenda Items RS-21-143, RS-21-147, RS-21-148, RS-21-149 and RS-21-150 for separate consideration. Without a second, the motion died. Motion was made by Mayor Pro Tem Nash-King to approve the consent agenda as written. Motion was seconded by Councilmember Gonzalez. During discussions, Councilmember Wilkerson called a point of order to move on with voting on the consent agenda. Motion carried 6 to 1 with Councilmember Brown in opposition.

Public Hearings

- PH-21-063** HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Centroplex Builders, L.L.C. (Case #Z21-32) to rezone approximately 12.39 acres out of the Morris Subdivision Phase Two, Lots 11-23, Block 7; Lots 13-30, Block 8; and Lots 2, 14, and part of Lot 15, Block 2 from "RM-1" (Residential Modular Home Single Family District), "R-3" (Multi-Family

Residential District), and "B-3" (Local Business District) to "R-2" (Two Family Residential District). The properties are located at 1102-1106 Karen Drive, 1101-1306 Nina Drive, 3202-3216 Ricks Road, and 1002 and 1010 Anna Lee Drive, Killeen, Texas.

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 APPROXIMATELY 12.39 ACRES OUT OF THE MORRIS SUBDIVISION PHASE TWO, LOTS 11-23, BLOCK 7; LOTS 13-30, BLOCK 8; AND LOTS 2, 14, AND PART OF LOT 15, BLOCK 2, FROM "RM-1" (RESIDENTIAL MODULAR HOME SINGLE FAMILY DISTRICT), "R-3" (MULTIFAMILY DISTRICT), AND "B-3" (LOCAL BUSINESS 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: Wallis Meshier, Director of Planning

If approved, the owner intends to build approximately forty-four (44) two-family homes on the property. The property is partially within a FEMA regulatory Special Flood Hazard Area (SFHA). A Letter of Map Revision (LOMR) was signed by the City's Floodplain Administrator on August 27, 2021 and has been submitted to FEMA. If approved, the LOMR will revise the floodplain in this area and allow the property to be developed. The property is designated as 'General Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan. This request is consistent with the FLUM of the Comprehensive Plan. Staff notified one hundred and fifty-two (152) property owners. To date, staff has received two (2) written responses in support of the request. Staff finds that the applicant's request for Two-Family Residential District is consistent with the surrounding land uses and compatible with the prevailing community character. Staff recommends approval of the applicant's request to rezone the property as presented. The Planning and Zoning Commission recommended approval by a vote of 6 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Mr. Ace Reneau, was available to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Mayor Pro Tem Nash-King to approve PH-21-063. Motion was seconded by Councilmember Cobb. Motion carried 4 to 3 with Councilmember Boyd, Councilmember Brown, and Councilmember Gonzalez in opposition.

PH-21-053 HOLD a public hearing and consider an ordinance amending the FY 2022 Annual Budget of the City of Killeen to increase revenue and expense accounts in the Solid Waste Fund.

The City Secretary read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, AMENDING THE FY 2022 ANNUAL BUDGET OF THE CITY OF KILLEEN TO INCREASE REVENUE AND EXPENSE ACCOUNTS IN THE SOLID WASTE FUND; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Staff Comments: Jon Locke, Executive Director of Finance.

Mr. Locke presented the proposed budget amendment that increases revenue and expenditures associated with the roof replacement project at the transfer station in the amount of \$229,857. City staff recommends City Council approve the ordinance amending the FY 2022 annual budget.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Mayor Pro Tem Nash-King to approve PH-21-064. Motion was seconded by Councilmember Brown. Motion carried unanimously.

Adjournment

With no further business, upon motion being made by Councilmember Brown, seconded by Mayor Pro Tem Nash-King, and unanimously approved, the meeting was adjourned at 5:44 p.m.