



## MEETING OF THE TEMPLE CITY COUNCIL

**July 11, 2024**

### **PRESENT**

Mayor Pro Tem Jessica Walker  
Councilmember Zoe Grant  
Councilmember Susan Long  
Councilmember Michael Pilkington

### **I. CALL TO ORDER**

1. Invocation

Pastor Robert Beamon voiced the Invocation.

2. Pledge of Allegiance

City Secretary Jana Lewellen led the Pledge of Allegiance.

### **II. PUBLIC COMMENTS**

Alan Lytle thanked Council considering Consent Agenda Item 4(L) regarding the purchase of ballistic vests for the Temple Police Department and noted the upcoming Burgers with a Badge scheduled for July 26, 2024 and Coffee with a Cop scheduled for July 13, 2024.

### **III. BUDGET ITEMS**

3. 2024-0183-R Consider adopting a resolution setting the date, time, and place of the public hearing on the proposed Fiscal Year 2024-2025 Budget for July 18, 2024 at 5:00 p.m. in the City Council Chambers.

Moved by Susan Long, seconded by Michael Pilkington  
Approve Consider adopting a resolution setting the date, time, and place of the public hearing on the proposed Fiscal Year 2024-2025 Budget for July 18, 2024 at 5:00 p.m. in the City Council Chambers.

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

Director of Finance Traci Barnard presented this item and stated this proposed resolution will comply with the City Charter requirement that the date, time, and place of the public hearing on the proposed budget be set at the first regular Council meeting after the budget is filed. The public hearing is scheduled for the July 18, 2024 Regular Council meeting, to be held at 5:00 p.m. in the Council Chambers, to receive citizen comments on the operating budget.

#### **IV. CONSENT AGENDA**

All items listed under this section, Consent Agenda, are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda at the request of any Councilmember and will be considered separately.

4. Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

#### **Minutes**

- (A) June 20, 2024 Regular Meeting Minutes.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

#### **Contracts, Leases, & Bids**

- (B) 2024-0184-R Consider adopting a resolution authorizing the purchase and installation of playground equipment from Kraftsman Commercial Playgrounds and Water Parks of Spring, in the estimated amount of \$287,032.42.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (C) 2024-0185-R Consider adopting a resolution authorizing the expenditure of additional funds for liquid chlorine from Brenntag Southwest, Inc. of Lancaster in the estimated additional amount of \$132,195, for a total of \$419,195 in FY 2024.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (D) 2024-0186-R Consider adopting a resolution authorizing an agreement with BNSF to install rail and signal improvements crossing Kegley Road in an estimated amount of \$518,256.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (E) 2024-0187-R Consider adopting a resolution authorizing an amendment to the Developer Participation Agreement with LRAS, LLC of Temple in an amount not to exceed \$17,846.50 for improvements related to the construction of the Pepper Creek Tributary 3 Drainage Channel.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (F) 2024-0188-R Consider adopting a resolution authorizing a construction contract with Vortex Services, LLC of Houston for manhole rehabilitation, in an estimated amount of \$493,571.

Moved by Michael Pilkington, seconded by Susan Long

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (G) 2024-0189-R Consider adopting a resolution authorizing a construction contract with Texas AirSystems, LLC of Austin for the renovation of the Historic Post Office mechanical and electrical systems in the estimated amount of

\$2,535,450.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

### **Ordinances - Second & Final Reading**

- (H) 2024-0029-O SECOND & FINAL READING – FY-24-24-ZC: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow retail sales of all alcoholic beverages for off-premise consumption at 6504 West Adams Avenue, Temple, Texas.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

### **Misc**

- (I) 2024-0190-R Consider adopting a resolution authorizing the purchase of two rights of way, three temporary construction easements, and a drainage easement necessary for the North 42nd Street Improvement Project and authorizing closing costs associated with the purchase in an estimated amount of \$10,000.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (J) 2024-0191-R Consider adopting a resolution authorizing the acquisition of one right of way necessary for the construction of the Hartrick Bluff Road Expansion Project and authorizing closing costs associated with the purchase in an estimated amount of \$45,000.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (K) 2024-0192-R Consider adopting a resolution authorizing the purchase of a 1.8778-acre property necessary for the construction of the South Temple

Ground Storage Tank and Pump Station and authorizing closing costs associated with the purchase in an estimated amount of \$350,000.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (L) 2024-0193-R Consider adopting a resolution authorizing the Police Department to submit an application and accept funding through the Bureau of Justice Assistance (BJA) Fiscal Year 2024 Patrick Leahy Bulletproof Vest Partnership (BVP) for the purchase of ballistic vests and replacements in the amount of \$53,793, with \$26,896.50 of required City matching funds.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

- (M) 2024-0194-R Consider adopting a resolution authorizing budget amendments for fiscal year 2023-2024.

Moved by Michael Pilkington, seconded by Susan Long  
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

## V. REGULAR AGENDA

### Ordinances

5. 2024-0030-O FIRST READING – PUBLIC HEARING – FY-24-27-ZC: Consider adopting an ordinance authorizing a rezoning request from Multi-Family 1 (MF-1) to Planned Development-Neighborhood Services (PD-NS), with a site development plan, to allow, as a permitted use, a Substance Abuse Treatment Facility or a Transitional Shelter at 509 S 9th Street (Cora Anderson Building), Temple, Texas

Moved by Zoe Grant, seconded by Michael Pilkington  
Approve FIRST READING – PUBLIC HEARING – FY-24-27-ZC: Consider adopting an ordinance authorizing a rezoning request from Multi-Family 1 (MF-1) to Planned Development-Neighborhood Services (PD-NS), with a site development plan, to allow, as a permitted use, a Substance Abuse Treatment Facility or a Transitional Shelter at 509 S 9th Street (Cora Anderson Building), Temple, Texas

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

Senior Planner Jason Deckman presented this item and stated Hilltop Recovery Ministries is leasing the Cora Anderson building on S 9th Street from Bell County. They propose to use the historic building as a Substance Abuse Treatment Facility and may offer residential in-patient substance abuse treatment and transitional shelter services in the near future. Mr. Deckman stated 18 notices were mailed to the surrounding property owners and as of this meeting, 0 notices were returned. Mr. Deckman stated on June 17th, 2024, the Planning & Zoning Commission recommended approval by a vote of 8 to 0. Mr. Deckman stated Staff recommends approval of the requested PD-NS Zoning District, subject to the following conditions:

1. Establishing that a substance abuse treatment facility and a transitional shelter shall be permitted by right on the subject property.
2. Requiring staff to be present at all times when clients receiving services are on-site or are otherwise are present in the building.
3. Requiring that indoor waiting room space must be provided; clients are not permitted to wait outdoors, either on sidewalks or public right-of-way.
4. Requiring fire suppression system in compliance with fire code shall be installed prior to housing clients as a transitional shelter.
5. Requiring general compliance with the site plan and floor plan attached to this ordinance as Exhibit A and B, respectively.
6. Establishing that existing parking as shown on the site plan provides sufficient off-street parking.
7. Minor adjustments to the site plan and floor plan may be approved during building permit review by the Director of Planning & Development.
8. Requiring that significant modifications to the approved site plan exhibits or a change in tenant are subject to review and approval by City Council.

Mayor Pro Tem Walker opened the Public Hearing. Alan Lytle asked if Hilltop owns the building or are they leasing. Mr. Deckman stated Hilltop is the tenant and owned by Bell County. After no additional comments or questions, the Public Hearing was closed.

6. 2024-0031-O FIRST READING – PUBLIC HEARING – FY-24-30-ZC: Consider adopting an ordinance authorizing a rezoning request from Neighborhood Service (NS) to General Retail (GR) on 2.00 +/- acres located in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, TX addressed as 2945 Martin Luther King Drive.

Moved by Zoe Grant, seconded by Michael Pilkington

Approve FIRST READING – PUBLIC HEARING – FY-24-30-ZC: Consider adopting an ordinance authorizing a rezoning request from Neighborhood Service (NS) to General Retail (GR) on 2.00 +/- acres located in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, TX addressed as 2945 Martin Luther King Drive.

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass

Assistant Director of Planning and Development Kelly Atkinson presented this item and stated the applicant requests rezoning of 2.00 +/- acres from Neighborhood Service (NS)

zoning district to General Retail (GR) to accommodate a proposed convenience store and a washateria/laundromat. Since alcohol beverage sales, off-premise consumption, beer and wine store requires a Conditional Use Permit (CUP) in the current NS district, the rezoning to General Retail is necessary for the applicant's project to move forward and to allow all proposed uses including fuel sales, convenience store with a restaurant/kitchen, and alcohol beverage sales for off-premise consumption, and a washateria/laundromat. All proposed uses are permitted by right in the General Retail (GR) zoning district and do not require a CUP. Rezoning to the GR zoning district was recommended by staff during the May 15, 2024, Pre-Development. Mrs. Atkinson stated 7 notices were mailed to surrounding property owners and as of this meeting, 1 notice in agreement was received. Mrs. Atkinson stated on June 17, 2024, the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 8 to 0. Mrs. Atkinson stated Staff recommends approval of the rezoning to GR as proposed.

Mayor Pro Tem Walker opened the Public Hearing. After no additional comments or questions, the Public Hearing was closed.

7. 2024-0032-O FIRST READING - PUBLIC HEARING - FY-24-5-ANX: Consider adopting an ordinance authorizing the voluntary annexation of 16.776 +/- acres of land situated in the Henry Millard Survey, Abstract No. 552 in the City of Temple's Extra-Territorial Jurisdiction (ETJ) generally located north of Cedar Creek Road and addressed as 4170 Cedar Creek Rd and 6000 Old Howard Rd.

Moved by Michael Pilkington, seconded by Susan Long

Table FIRST READING - PUBLIC HEARING - FY-24-5-ANX: Consider adopting an ordinance authorizing the voluntary annexation of 16.776 +/- acres of land situated in the Henry Millard Survey, Abstract No. 552 in the City of Temple's Extra-Territorial Jurisdiction (ETJ) generally located north of Cedar Creek Road and addressed as 4170 Cedar Creek Rd and 6000 Old Howard Rd.

**For:** 4 – Jessica Walker, Zoe Grant, Susan Long, Michael Pilkington

**Against:** 0 – **Final Result:** Pass



---

Timothy A. Davis, Mayor

ATTEST:

A handwritten signature in blue ink that reads "Jana Lewellen". The signature is written in a cursive, flowing style.

---

Jana Lewellen, City Secretary, TRMC, CMC