



MEETING OF THE TEMPLE CITY COUNCIL

March 20, 2025

PRESENT

Mayor Timothy Davis
Mayor Pro Tem Jessica Walker
Councilmember Zoe Grant
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 requested agenda language clarification regarding Regular Agenda Item #5. City Attorney Kathy Davis stated the agenda language must be presented as originally advertised; however, staff can present a new recommendation to Council. Paul Strang spoke regarding Consent Agenda item 4(V) and thanked Council and Staff for this consideration.

III. BOND ITEMS

3. 2025-0089-R Consider adopting a resolution authorizing proceeding with issuance of the City of Temple, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 in a maximum principal amount not to exceed \$53,000,000 and further directing the Publication of Notice of Intention to issue Certificates of Obligation and other matters related to the issuance.

Moved by Jessica Walker, seconded by Michael Pilkington

Approve Consider adopting a resolution authorizing proceeding with issuance of the City of Temple, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 in a maximum principal amount not to exceed \$53,000,000 and further directing the Publication of Notice of Intention to issue Certificates of Obligation and other matters related to the issuance.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Director of Finance Traci Barnard presented this item and stated prior to the issuance of the Certificates, the City is required under the Certificate of Obligation Act of 1971, Section 271.041 of the Local Government Code to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and on the City's website, the notice stating: (i) the time and place tentatively set for the passage of the ordinance authorizing the issuance of the Certificates, (ii) the maximum amount and purpose of the Certificates to be authorized, and (iii) the manner in which the Certificates will be paid. Mrs. Barnard stated he notice of intent begins the process to issue Certificates of Obligation (COs). This process includes authorizing the Director of Finance, Financial Advisor and Bond Counsel to the City to proceed with preparing the necessary bond and offering documents to effectuate the sale of the Certificates, including making application to appropriate rating agencies and bond insurers, if applicable. Mrs. Barnard stated the City Council tentatively proposes to consider for first and final reading at a meeting to commence at 5:00 p.m. on May 15, 2025, at Council Chambers, 2 North Main Street, Temple, Texas, 76501, the passage of an ordinance authorizing the issuance of the Certificates. The maximum amount of the Certificates that may be authorized for such purpose is not to exceed \$53,000,000 for CIP projects.

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 Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Minutes

- (A) March 6, 2025 Regular Meeting Minutes.
March 17, 2025 Special Called Meeting Minutes.

Moved by Michael Pilkington, seconded by Zoe Grant
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:
For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

Contracts, Leases, & Bids

- (B) 2025-0067-R Consider adopting a resolution authorizing a services agreement for the repair of a Solid Waste front load truck with Lonestar Freightliner Group, LLC dba Lonestar Truck Group of Temple in the estimated amount of \$71,370.14.

Moved by Michael Pilkington, seconded by Zoe Grant
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:
For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

- (C) 2025-0068-R Consider adopting a resolution authorizing the purchase of various vehicles from Johnson Bros Ford Lincoln of Temple and Don Ringler Chevrolet of Temple.

Moved by Michael Pilkington, seconded by Zoe Grant
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:
For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

- (D) 2025-0069-R Consider adopting a resolution authorizing the purchase of Palo Alto firewalls and associated services from GTS Technology Solutions of Austin in the estimated amount of \$165,812.96.

Moved by Michael Pilkington, seconded by Zoe Grant
Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:
For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

- (E) 2025-0070-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 \$239,255.79.

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (F) 2025-0071-R Consider adopting a resolution authorizing a lease agreement with Nelson Black and Krista Black for T-Hangar #15 at the Draughon-Miller Central Texas Regional Airport.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (G) 2025-0072-R Consider adopting a resolution ratifying a lease agreement with David Hinckley for T-Hangar #75 at the Draughon-Miller Central Texas Regional Airport.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (H) 2025-0073-R Consider adopting a resolution authorizing a lease agreement with Thomas Lewis for T-Hangar #68 at the Draughon-Miller Central Texas Regional Airport.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (I) 2025-0074-R Consider adopting a resolution authorizing a professional services agreement with Studio 16:19 of Round Rock for landscape architectural services required for the Temple Signage Program – Phase 3 project in the estimated amount of \$211,890.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (J) 2025-0075-R Consider adopting a resolution authorizing a professional services agreement with Davis & Davis, Inc. of Arlington for design services required for the construction of a lifeguard operations facility at Lions Junction Family Water

Park in the estimated amount of \$77,500.

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (K) 2025-0076-R Consider adopting a resolution ratifying a construction contract with Vortex Services, LLC of Houston for the construction of 34th Street Sewer Emergency Rehabilitation in the estimated amount of \$88,435.

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (L) 2025-0077-R Consider adopting a resolution authorizing change order #1 to the construction manager-at-risk agreement with Trimbuilt Construction, Inc. of Austin for storm-related repairs to the Nathaniel Mitchell Service Center Building A in the estimated amount of amount of \$69,153.39.

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (M) 2025-0078-R Consider adopting a resolution authorizing change order #1 to the construction contract with Jordan Foster Construction, LLC of Pflugerville for the Outer Loop North Phase III from Wendland Road to IH-35 in the estimated amount of \$3,520,193.53.

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Ordinances - Second & Final Reading

- (N) 2024-0067-O SECOND & FINAL READING – FY-25-2-ZC: Consider adopting an ordinance authorizing a rezoning from Agriculture (AG) and AG with a Conditional Use Permit (AG-CUP) for two RV spaces to Planned Development Multi-Family One (PD-MF-1) and Neighborhood Service (PD-NS) with a site/development plan on 19.89 +/- acres located in the Baldwin Robertson

Survey, Abstract No. 17, City of Temple, Bell County, Texas, addressed as 8570 Prairie View Road, 1814 Split Pea Road, and 1900 N Pea Ridge Road.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (O) 2025-0006-O SECOND & FINAL READING: Consider adopting an ordinance amending Chapter 8 of the City of Temple Code of Ordinances and renaming the chapter “Emergency Management and Disaster Relief.”

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (P) 2025-0007-O SECOND & FINAL READING: Consider adopting an ordinance authorizing an amendment and adopting the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans to align with Master Plans which includes adjustments to operating expenditures and public improvements for years FY 2025 – FY 2029.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Misc

- (Q) 2025-0079-R Consider adopting a resolution to release from the City of Temple extraterritorial jurisdiction, pursuant to Local Government Code Chapter 42, Subchapter D, of 0.539 +/- acres, described as being a part of the Maximo Moreno Survey, Abstract No. 14, in the Official Records of Bell County, Texas, being generally located east of the intersection of US Highway 190 and Business Highway 190, and being identified with Bell County Appraisal District Id. 392860.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (R) 2025-0080-R Consider adopting a resolution to release from the City of Temple extraterritorial jurisdiction, pursuant to Local Government Code Chapter 42, Subchapter D, of 12.97 +/- acres, described as being a part of the Maximo Moreno Survey, Abstract No. 14, in the Official Records of Bell County, Texas, being generally located east of the intersection of US Highway 190 and Business Highway 190, and being addressed as 4401 E Hwy 190.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (S) 2025-0081-R Consider adopting a resolution ratifying an application and authorizing the City Manager to accept funding through the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) in the amount of \$390,000 to procure two mobile generators with a required 25% City match of \$130,000 for a total project cost of \$520,000.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (T) 2025-0082-R Consider adopting a resolution authorizing reimbursement to WBW Development, Inc. for sidewalk construction along East FM 93 in the estimated amount of \$91,344.50.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (U) 2025-0083-R Consider adopting a resolution to accept the 2025 Hillcrest Cemetery Master Plan prepared by L. F. Sloane Consulting Group of Naples, Florida.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (V) 2025-0084-R Consider adopting a resolution authorizing a temporary moratorium on the enforcement of the City of Temple Code of Ordinances,

Section 15-10 as it relates to the collection and hauling of commercial construction debris and demolition material for a period of 120 days.

Moved by Jessica Walker, seconded by Michael Pilkington

Approve Consider adopting a resolution authorizing a temporary moratorium on the enforcement of the City of Temple Code of Ordinances, Section 15-10 as it relates to the collection and hauling of commercial construction debris and demolition material for a period of 120 days.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

City Manager Brynn Myers presented this item and stated Temple is experiencing rapid growth and high demand for new refuse collection, both residential and commercially. With this growth, the City has also experienced high demand for roll-off placement and collection and recognizes the need for increased construction and demolition collection. Temple has also experienced several wide-scale storms, most recently the tornado in May 2024, which further strained debris collection. Currently, the City has engaged a consultant to assist with developing a landfill master plan and has requested feedback regarding waste collection. Mrs. Myers stated recognizing these demands and the needs of a growing city, City staff recommend a temporary 120-day moratorium on the enforcement of Section 15-10 as it pertains to commercial construction debris and demolition materials to allow City staff and the City Council sufficient time to evaluate the City's needs, review the ordinance, and determine a reasonable and responsible solution. Throughout the recommended moratorium, the City will retain the exclusive right to collect and haul all other municipal solid waste and the moratorium shall not be construed as suspending, vacating, or amending any other portion of the ordinance. Mrs. Myers stated all collection and hauling of commercial construction debris and demolition materials under this moratorium will be charged the outside of City rate, as determined by the City Council.

Patrick Kern and Whitney Theriot expressed their appreciation to Council and Staff for their consideration of the moratorium.

- (W) 2025-0085-R Consider adopting a resolution authorizing budget amendments for fiscal year 2024-2025.

Moved by Michael Pilkington, seconded by Zoe Grant

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

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

V. REGULAR AGENDA

Resolutions

5. 2025-0086-R FY-25-1-APL: Consider adopting a resolution authorizing an appeal of standards from the Unified Development Code (UDC) Section 6.7.7.I to allow an exception to the sign height maximum in the I-35 Gateway District Overlay from 35ft to 75ft in height, the sign size maximum of 200 sq.ft. to 279.22 sq.ft. for the property addressed as 12731 NE H K Dodgen Loop.

Moved by Jessica Walker, seconded by Zoe Grant

Approve FY-25-1-APL: Consider adopting a resolution authorizing an appeal of standards from the Unified Development Code (UDC) Section 6.7.7.I to allow an exception to the sign height maximum in the I-35 Gateway District Overlay from 35ft to 50ft in height, the sign size maximum of 200 sq.ft. to 279.22 sq.ft. for the property addressed as 12731 NE H K Dodgen Loop.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Director of Planning and Development Brian Chandler presented this item and stated the subject property is along the service road for I-35 and is in the I-35 Corridor Overlay District, Gateway Sub-District. McDonald's has an approved commercial building permit, FY-24-31-BDNC, and is undergoing construction located in the Bellaire Commercial Subdivision plat as Lot 1, Block 1. The current zoning of the property is Commercial (C). The UDC permits one sign per public access driveway. The applicant is looking to have one pylon sign on the southern driveway towards H K Dodgen Loop, which is the requested appeal. Mr. Chandler stated The applicant is making this appeal to allow an exception to both the sign height and the sign size as follows:

- Maximum Sign height 75 ft (35 ft. allowed per UDC)
- Maximum Sign size 279.22 sq.ft. (200 sq.ft. allowed per UDC)

The sign will meet the other I-35 Corridor Overlay District Pylon sign requirements and must go through a sign permit review for approval. Mr. Chandler stated on March 3, 2025, the Planning and Zoning Commission recommended approval of a pylon sign of 50 feet in height instead of the requested 75 feet and a sign area of 279.22 square feet by a vote of 8-0. Mr. Chandler stated Staff recommends disapproval of the requested 75-foot sign height, but instead recommends approval of 50 feet in height. A sign height of 50 ft will be visible from I-35 and the access road. The 50 ft sign height will also align with the character of the nearby pylon signs. It is important to note that the freestanding (pole or ground) signs outside of the I-35 overlay must not exceed a height of greater than 50 feet.

6. 2025-0087-R Consider adopting a resolution authorizing the purchase of four vehicles from Olathe Ford Sales, Inc. of Olathe, KS and one vehicle from Randall Reed's Planet Ford 365 of Garland.

Moved by Michael Pilkington, seconded by Jessica Walker

Councilmember Mike Pilkington stated in recognizing that Johnson Brothers Ford Lincoln of Temple is a local vendor that offers the City the best combinations of price and additional economic development opportunities under the City's Local Preference Policy,

I make a motion to purchase four 1/2-Ton Full-Size Regular Cab 8' Bed 4x2 Pick-Ups and one 1-Ton Regular Cab & Chassis, SRW, 145" WB, 60" CA with Utility Body 4x2 Pick-Up from Johnson Brothers Ford Lincoln in the total estimated amount of \$254,156.
For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

Director of Finance Traci Barnard presented this item and stated approval of the purchase of these vehicles will allow for the replacement of older vehicles or provide for new assets to the City vehicle fleet. On February 11, 2025, nine vendors submitted pricing on eight independent vehicle bids in response to Bid #13-09-25. Mrs. Barnard stated per the City's Local Preference Policy, for non-construction expenditures less than \$500,000, Council can award a competitive sealed bid to the second lowest bidder within 5% if the bidder's principal place of business is within the City limits and Council determines that the local bidder offers the City the best combination of contract price and additional economic development opportunities for the City created by the award.

For Bid A, Council has the option to award this vehicle to Johnson Brothers Ford Lincoln in the amount of \$176,212, versus the low bid of \$168,894 from Olathe Ford Sales, Inc., a difference of \$7,318. Johnson Brothers Ford Lincoln's bid is 4.33% higher than Olathe Ford Sales, Inc.'s low bid.

For Bid E, Council has the option to award this vehicle to Johnson Brothers Ford Lincoln in the amount of \$77,944, versus the low bid of \$76,152 from Randall Reed's Planet Ford 365, a difference of \$1,792. Johnson Brothers Ford Lincoln's bid is 2.3% higher than Randall Reed's Planet Ford 365's low bid.

7. 2025-0088-R Consider adopting a resolution appointing members to various City Boards and Commissions.

Moved by Zoe Grant, seconded by Jessica Walker
Approve Consider adopting a resolution appointing members to various City Boards and Commissions.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington
Against: 0 – **Final Result:** Pass

Mayor Davis presented the following nominations:

- Airport Advisory Board: Appoint Ricky Brenek to fill an unexpired term ending September 30, 2027.
- Animal Services Advisory Board: Appoint Jesse Rodriguez to fill an unexpired term ending September 30, 2027
- Building and Standards Commission: Re-appoint Robby Brisbin, Caleb Longino, Sam Avila, and Kasba Degrade to fill expired terms ending March 31, 2027 and appoint Amy Merriman to fill an expired term ending March 31, 2027
- Development Standards Advisory Board: Re-appoint Thomas Valle to fill an expired term ending March 31, 2028 and appoint Will Drake and Trey Simpson to fill expired terms ending March 31, 2028.

- Emergency Services Advisory Board: Appoint Will Sisco to fill an unexpired term ending September 30, 2025.
- Historic Preservation Board: Re-appoint Beth Mackey and Jeff Swindoll to fill expired terms ending March 31, 2028.
- Library Advisory Board: Appoint Sandy Swain and Kennedi Fettig to fill expired terms ending March 31, 2028.
- Neighborhood Revitalization Advisory Board: Re-appoint Camryn Bintz to fill an expired term ending March 31, 2028 and appoint Tommi Fettig and Kayla Williams to fill expired terms ending March 31, 2028
- Parks and Recreation Advisory Board: Re-appoint Justin Winkler to fill an expired term ending March 31, 2028, appoint Will Rodriguez and Shane Brooks to fill expired terms ending March 31, 2028, appoint James Boles to fill an unexpired term ending March 31, 2026, and appoint Tyler Price to fill an unexpired term ending March 31, 2027.
- Planning and Zoning Commission: Appoint Caleb Longino to fill an unexpired term ending September 30, 2026.
- Reinvestment Zone No. 1 Board of Directors: Appoint Brandon Bozon to fill an unexpired term ending September 30, 2025 and appoint Grey Reynolds as the Bell County Representative for an expired term ending September 30, 2027.
- Zoning Board of Adjustment: Re-appoint Robby Brisbin and Kelly Garcia, to fill expired terms ending March 31, 2027, appoint B J Little to fill an expired term ending March 31, 2027 and appoint Stuart Speidel to fill an expired alternate term ending March 31, 2027.



Timothy A. Davis, Mayor

ATTEST:



Jana Lewellen, City Secretary, TRMC, CMC