



City of Keller

City Council

Meeting Minutes

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Tuesday, November 3, 2020

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

Mayor Pat McGrail called the Pre-Council Meeting to order at 5:03 P.M.

The following City Council Members were present:

Mayor Pat McGrail

Council Member Mitch Holmes

Mayor Pro Tem Sean Hicks

Council Member Sheri Almond

Council Member Beckie Paquin

Council Member Tag Green

Council Member Chris Whatley (present at 7:00 P.M. for the Regular Meeting)

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Matthew Butler, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Acting Director of Economic Development Mary Meier, Administrative Services Manager Sarah Hensley, Police Chief Bradley G. Fortune and Fire Chief David Jones.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Executive Session was not held during the Pre-Council Meeting.

1. **Adjourn into Open Meeting.**
2. **Action on Executive Session if necessary.**

D. WORK SESSION

1. [Old Town Keller Phase II Update](#)

Attachments: [110320_OTK PH II Update PRESENTATION](#)

Administrative Services Manager Sarah Hensley and Ms. Sam Delmotte, P.E., Kimley-Horn and Associates, gave a presentation relating to an update to the Old Town

Keller Phase 2, Step 1 project.

2. [Nightingale Circle Culvert](#)

Attachments: [Item D-2 Nightingale Culvert Presentation](#)

Director of Public Works Alonzo Liñán gave a presentation relating to the existing condition of Nightingale Circle regarding flooding and the low-water crossing. Mr. Liñán presented four options to the City Council:

1. Do Nothing - \$0k, no improvement
2. Close Road/Install Cul-de-Sacs - \$350k, Removes traffic, Removes pavement, Requires easement/ROW, No significant impact on emergency response time (both within 4-minute drive for fire)
3. 1-Year Event Improvement - \$700k estimate
4. 100-Year Event Improvement - \$1.7M estimate

Mayor Pat McGrail polled the City Council, and there was unanimous direction to move forward with the 100-Year Event Improvement. Mayor Pro Tem Sean Hicks and Council Member Beckie Paquin also asked staff to look into safety improvements to the bar ditches.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:42 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail

Mayor Pat McGrail called the Regular City Council Meeting to order at 7:06 P.M.

B. INVOCATION

Council Member Tag Green gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the Pledge to the United States Flag and the Pledge to the Texas Flag.

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

D. PROCLAMATIONS & PRESENTATIONS

1. [Proclamation - Texas Arbor Day](#)

Attachments: [TX Arbor Day Proclamation.pdf](#)

Mayor Pat McGrail proclaimed Friday, November 6, 2020 as Texas Arbor Day in the City of Keller and presented the proclamation to Recreation Manager Kyle Cooper. Mr. Cooper announced that 2020 is the 27th consecutive year that The City of Keller has been recognized as a Tree City USA from the National Arbor Day Foundation. The City will celebrate by distributing free trees to residents on Saturday, November 7, 2020 at Bear Creek Park, starting at 11:00 A.M. until the trees run out.

E. PERSONS TO BE HEARD

This is a time for the public to address the City Council on any subject. However, the Texas Open Meetings Act prohibits the City Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

Mr. David Tashman, 1705 Everest Road, expressed thanks to Mayor Pat McGrail for his leadership.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Beckie Paquin, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, October 20, 2020 Regular City Council Meeting.](#)

Attachments: [102020 Minutes.pdf](#)

Approved

2. [Consider a resolution approving the purchase and installation of a replacement playground structure for Bursey Ranch Park, from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [110320 Bursey Ranch Park Playground Resolution 4305](#)

[110320 Bursey Ranch Park Playground Proposal Exhibit A Quote](#)

[110320 Bursey Ranch Park Playground Rendering Exhibit B View 1](#)

[110320 Bursey Ranch Park Playground Rendering Exhibit C View 2](#)

[110320 Bursey Ranch Park Playground Rendering Exhibit D View 3](#)

[110320 Bursey Ranch Park Playground Exhibit E Drawing](#)

[Item F-2 Bursey Ranch Park Playground Presentation](#)

Resolution No. 4305: approval of the purchase and installation of a replacement playground from The Playground, Shade and Surfacing Depot, LLC., of Keller, Texas through the Texas Association of School Boards (TASB) BuyBoard

Purchasing Cooperative in the amount of \$93,757.00; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving the bid for Pond Dredging Services for Bear Creek Park Pond from American Underwater Services, Inc. of Fort Worth, Texas, through an Interlocal Agreement with the City of Southlake, dated June 25, 2012, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [110320 Bear Creek Park Pond Dredging Resolution](#)
[110320 Quote - American Underwater Services, Inc.](#)
[110320 Interlocal Agreement Southlake](#)
[110320 Southlake Contract - American Underwater Services, Inc.](#)
[110320 Map - Bear Creek Pond Dredging](#)

Resolution No. 4306: approval of the bid for pond dredging services with American Underwater Services Inc. of Fort Worth, Texas, through the Interlocal Agreement with the City of Southlake, Texas, dated June 25, 2012 in an amount not to exceed \$199,254.00, and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving a bid from CTJ Maintenance, Inc., for janitorial services for Keller Town Hall, Keller Municipal Service Center, Parks Restrooms, Keller Senior Activities Center, Keller Public Library, and Old Town Promenade and for Alternates #1-6 for a one \(1\) year period, with three \(3\) additional one \(1\) year renewal periods, not to exceed four \(4\) years; and further authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [110320 Janitorial CTJ Maintenance Resolution](#)
[110320 Janitorial CTJ Maintenance Exhibit A](#)
[110320 Janitorial CTJ Maintenance Bid Tab](#)

Resolution No. 4307: approval of the bid from CTJ Maintenance, Inc., for janitorial services for Keller Town Hall, Keller Municipal Service Center, Parks Restrooms, Keller Senior Activities Center, Keller Public Library, and Old Town Promenade, in an amount not to exceed \$105,248.40 per year and \$420,993.60, for a four year period, and for Alternates #1-6 for a one (1) year period, with three (3) additional one (1) year renewal periods, not to exceed four (4) years; and further authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an Administrative Office use, for Rahe and Associates LLC, proposed in an approximately 3,258 square-foot building, on an approximately .23-acre property, located on the south](#)

side of Hill Street, approximately 150 feet southeast from the intersection of Hill Street and South Main Street, being Lot 16, Block 10 Keller City Addition, zoned Old Town Keller (OTK), located at 108 Hill Street. Ronnie and Kiley Rahe, owner/applicant. (SUP-20-0018)

Attachments: [110320_Rahe&Associates_Ordinance_1990](#)
[110320_Rahe&Associates_Maps](#)
[110320_Rahe&Associates_Application_and_NarrativeLetter](#)
[110320_Rahe&Associates_Pictures](#)
[Item H-1 Rahe & Associates Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to the request for a Specific Use Permit (SUP) for Rahe and Associates LLC, to operate an Administrative Office use, located at 108 Hill Street.

Mayor Pat McGrail opened the public hearing. No public comments were received.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Chris Whatley, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Sean Hicks, to approve Ordinance No. 1990 approving a Specific Use Permit (SUP) for an Administrative Office use, for Rahe and Associates LLC, proposed in an approximately 3,258 square-foot building, on an approximately .23 -acre property, located on the south side of Hill Street, approximately 150 feet southeast from the intersection of Hill Street and South Main Street, being Lot 16, Block 10 Keller City Addition, zoned Old Town Keller (OTK), located at 108 Hill Street. The motion carried unanimously.

2. [Consider a resolution approving a mural at Two Brothers Winery, located on Lot 3, Block A of Keller City Addition, being .14 -acres of 110 Lamar Street, located on the west side of Lamar Street and zoned Old Town Keller \(OTK\). Donna Kirkwood, Owner/Applicant. Sandra Gonzalez, Artist. \(MUR-20-0002\)](#)

Attachments: [110320_TwoBrothersWinery_Resolution_4308](#)
[110320_TwoBrothersWinery_Maps](#)
[110320_TwoBrothersWinery_Application_ExhibitA\(1of2\)](#)
[110320_TwoBrothersWinery_ProposedMural_ExhibitA\(2of2\)](#)
[Item H-2 - TBW Mural Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to the request for a mural at Two Brothers Winery, located at 110 Lamar Street.

Ms. Donna Kirkwood, owner, addressed the City Council regarding the proposal.

A motion was made by Council Member Sheri Almond, seconded by Council Member Chris Whatley, to approve Resolution No. 4308 approving a mural at Two Brothers Winery, located on Lot 3, Block A of Keller City Addition, being .14 -acres of 110 Lamar Street, located on the west side of Lamar Street and zoned Old Town Keller (OTK). The motion carried unanimously.

3. [Consider a resolution approving a site plan amendment with four variances for Keller Play and Stay to operate a Pet Grooming Facility in an existing 3,050 square-foot building, located on a 0.90-acre tract of land, on the east side of South Main Street \(US 377\), approximately 700' south-east of the South Main Street \(US 377\) and Kroger Drive intersection, being Lot 2A, Block 1, Higgens Fred & Birk Hend Addition, at 1401 S Main, and zoned \(C\) Commercial. Majid Nejati, owner. Distinguished Custom Homes, developer/applicant. \(SP-20-0027\)](#)

Attachments: [110320 KellerPlaySP-20-0027 Resolution](#)
[110320 KellerPlaySP-20-0027 Maps](#)
[110320 KellerPlaySP-20-0027 Application](#)
[110320 KellerPlaySP-20-0027 SitePlan](#)
[110320 KellerPlaySP-20-0027 PetHollywoodPlans](#)
[110320 KellerPlaySP-20-0027 Resolution3006](#)
[Item H-3 Keller Play and Stay Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a request for a site plan amendment with four variances for Keller Play and Stay to operate a Pet Grooming Facility at 1401 S Main Street.

A motion was made by Council Member Sheri Almond, seconded by Council Member Beckie Paquin, to approve Resolution No. 4309 approving a site plan amendment with four variances for Keller Play and Stay to operate a Pet Grooming Facility in an existing 3,050 square-foot building, located on a 0.90-acre tract of land, on the east side of South Main Street (US 377), approximately 700' south-east of the South Main Street (US 377) and Kroger Drive intersection, being Lot 2A, Block 1, Higgens Fred & Birk Hend Addition, at 1401 S Main, and zoned (C) Commercial, with the following variances:

1. Allow the existing building to encroach approximately seven feet and six inches into the ten-foot, north side-yard, landscape buffer.
2. Allow the dumpster to encroach into the rear setback.
3. Allow for 10 parking spaces in lieu of the 17 required parking spaces.
4. Waive the required masonry screening wall along the east property line.

The motion carried unanimously.

4. [Consider a resolution approving the Matching Funds Program Application with the Keller Lacrosse Association, for the installation of a lacrosse field at the Keller Sports Park, utilizing McAllister's Landscape Inc., of Fort Worth, Texas, for the Parks and Recreation Department; and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller.](#)

Attachments: [110320_KDC Lacrosse Matching Funds Resolution 4310](#)
[110320_KDC Keller Lacrosse Association Matching Funds Application](#)
[110320_Bid Tab KDC Keller Lacrosse Association Matching Funds Bid Tab](#)
[Item H-4 KDC Keller Lacrosse Association Matching Funds Presentation](#)

Director of Community Services Cody Maberry gave a presentation relating to the Matching Funds Program Application with the Keller Lacrosse Association, for the installation of a lacrosse field at Keller Sports Park.

A motion was made by Council Member Sheri Almond, seconded by Mayor Pro Tem Sean Hicks, to approve Resolution No. 4310 approving the Matching Funds Program Application with the Keller Lacrosse Association, for the installation of a lacrosse field at the Keller Sports Park, utilizing McAllister's Landscape Inc., of Fort Worth, Texas, for the Parks and Recreation Department, in the amount of \$210,000.00, with the Keller Lacrosse Association funding an amount of \$105,000.00, and the Keller Development Corporation funding an amount of \$105,000.00, and authorizing the City Manager to execute all agreement documents relating thereto on behalf of the City of Keller. The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. Adjourn into Open Meeting.
2. Action on Executive Session if necessary.

K. ADJOURN

A motion was made by Mayor Pat McGrail, seconded by Council Member Chris Whatley, to adjourn the Regular City Council Meeting at 7:36 P.M. The motion carried unanimously.

Mayor

City Secretary