



City of Keller

City Council

Meeting Minutes

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

Tuesday, October 2, 2018

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail called the meeting to order at 5:07 P.M.

The following City Council Members were present:

Mayor Pat McGrail
Mayor Pro Tem Ed Speakmon
Council Member Mitch Holmes
Council Member Eric Schmidt
Council Member Chris Whatley
Council Member Tag Green

Council Member Sean Hicks was absent.

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Services and Economic Development Trina Zais, Director of Information Technology Sean Vreeland, Police Chief Mike Wilson, and Fire Chief David Jones.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Pat McGrail adjourned the meeting to Executive Session during the Pre Council Meeting for the following purposes allowed in Chapter 551 of the Texas Government Code:

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. HOLLAND, W J SURVEY Abstract 692 Tract 9C.

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

Action will be taken in the regular meeting as New Business Item H-2.

D. WORK SESSION

1. [Receive and discuss a presentation from Kimley Horn on the Old Town Keller Phase II project.](#)

Ms. Sam Delmotte, Kimley Horn, gave a presentation relating to the Old Town Keller Phase II project. Discussion was held by the City Council.

2. [Discuss Boards and Commission appointments.](#)

The City Council will conduct a Work Session on Tuesday, October 30, 2018 to hold interviews for boards and commissions.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:45 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail called the Regular City Council Meeting to order at 7:03 P.M.

B. INVOCATION - Mr. Kason Branch, Creekstone Church gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail and Boy Scout Troop No. 356 led the pledges to the United States Flag and 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 - None

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.

Mr. Ron Beauvais, 2121 Meadowview Drive, addressed the City Council regarding drainage and standing water on and near his property.

F. CONSENT

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

A motion was made by Council Member Eric Schmidt, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, September 18, 2018 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution approving a professional services contract with Pape Dawson Engineers Inc. of Plano, Texas for the purpose of providing engineering design services relating to the US 377 12" Water Lines Project for the Public Works Department; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4039

3. [Consider a resolution approving the competitive sealed proposal and awarding a contract for construction of the Alta Vista Transmission Main to North Texas Contracting, Inc. of Keller, Texas; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4040

4. [Consider a resolution approving the purchase of a Spartan ERV Pumper Fire Apparatus through the Houston-Galveston Area Council of Governments \(HGAC\) Cooperative Purchasing Program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4041

5. [Consider a resolution approving the bid from CivicRec of Manhattan, Kansas, for the purchase of a Fitness, Parks and Recreation Software Management System, for the Parks and Recreation Department, and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4042

6. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2018.](#)

Resolution No. 4043

7. [Consider a resolution adopting the City of Keller Financial Management, Investment, Purchasing, and Fund Balance Policies as approved and recommended by the City of Keller Finance Committee.](#)

Resolution No. 4044

8. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2018, and providing an effective date.](#)

Resolution No. 4045

9. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending June 30, 2018, and providing an effective date.](#)

Resolution No. 4046

10. [Consider a resolution authorizing the Mayor to execute a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller Bond Election, for a new senior activity center at Johnson Road Park, to be held on Tuesday, November 6, 2018.](#)

Resolution No. 4047

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Z-Bar Cattle Company, a proposed "Grocery store or food market" to occupy a 1,685 square-foot lease space within a 9,398 square-foot multi-tenant building, located on a 0.75 acre tract of land, approximately 220 feet southwest of the intersection of Keller Parkway \(FM 1709\) and Bear Hollow, being Lot 1, Block A, Jones - 1709 Addition, at 1632 Keller Parkway, Suite 200, and zoned R \(Retail\). Stephan Kirkland, applicant. Jahco Keller Crossing, LLC, owner. \(SUP-18-0024\).](#)

Mr. JP Ducay, Planner I, gave a presentation relating to a request for a Specific Use Permit (SUP) for Z-Bar Cattle Company, at 1632 Keller Parkway, Suite 200.

Mr. Stephen Kirkland, applicant addressed the City Council regarding the proposal.

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

Discussion was held by the City Council.

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to approve Ordinance No. 1907 approving a Specific Use Permit (SUP) for Z-Bar Cattle Company, a proposed "Grocery store or food market" to occupy a 1,685 square-foot lease space within a 9,398 square-foot multi-tenant building, located on a 0.75 acre tract of land, approximately 220 feet southwest of the intersection of Keller Parkway (FM 1709) and Bear Hollow, being Lot 1, Block A, Jones - 1709 Addition, at 1632 Keller Parkway, Suite 200, and zoned R (Retail) with the following conditions:

1. The Specific Use Permit request to allow for Z-Bar Cattle Company to operate a "Grocery store or food market", shall be allowed.
2. This condition for this Specific Use Permit is specific for this business. Any new similar type business would require a new SUP application.

The motion carried unanimously.

2. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Everest Realty Five, LLC, planned operator of a new building located at 955 S. Main St. On 4.38 acres within the Holland WJ Survey, Abstract No. 692 Tract 9C, Keller, Texas.](#)

Mr. Mark Hafner, City Manager, gave a presentation relating to a request for a Chapter 380 Economic Development Program Agreement, at 955 S. Main St.

Mr. Mark Sparks, applicant, addressed the City Council regarding the proposal.

A motion was made by Mayor Pro Tem Ed Speakmon, seconded by Council Member Tag Green, to approve Resolution No. 4048 approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Everest Realty Five, LLC, planned operator of a new building located at 955 S. Main St. On 4.38 acres within the Holland WJ Survey, Abstract No. 692 Tract 9C, Keller, Texas. The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. HOLLAND, W J SURVEY Abstract 692 Tract 9C.

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

K. ADJOURN

A motion was made by Council Member Eric Schmidt, seconded by Mayor Pro Tem Ed Speakmon, to adjourn the Council Meeting at 7:44 P.M. The motion carried unanimously.

Mayor

City Secretary