



## City of Keller

### City Council

### Meeting Minutes

Tuesday, July 18, 2017

#### **PRE-COUNCIL MEETING 4:00 P.M.**

#### **A. CALL TO ORDER - Mayor Pat McGrail called the Pre-Council Meeting to order at 4:01 P.M.**

The following City Council Members were present:

Mayor Pat McGrail  
Mayor Pro Tem Debbie Bryan  
Council Member Armin Mizani  
Council Member Ed Speakmon  
Council Member Eric Schmidt  
Council Member Chris Whatley  
Council Member Tag Green

Administrative personnel present were City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Administrative Services & Human Resources Carolyn Nivens, Director of Community Services Cody Maberry, Director of Public Services & Economic Development Trina Zais, Director of Public Works Alonzo Liñán, Director of Finance Aaron Rector, 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

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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. The Birch Racquet and Lawn Club.

2. Adjourn into Open Meeting.

The Pre-Council Meeting was called back to order by Mayor Pat McGrail.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

## **D. WORK SESSION**

### **1. Discuss election of a Mayor Pro Tem.**

The City Council discussed electing a Mayor Pro Tem. A motion will be made in the Regular Meeting.

### **2. Discuss appointing City Council Member(s) to serve on various Boards and Committees.**

The City Council discussed appointing the following Council Members to Boards and Committees:

Keller Economic Development Board

1. Mayor Pat McGrail – Chair
2. Council Member Armin Mizani

Keller Development Corporation

1. Mayor Pat McGrail - Chair
2. Mayor Pro Tem Debbie Bryan
3. Council Member Armin Mizani
4. Council Member Tag Green

Finance Committee

1. Mayor Pat McGrail
2. Council Member Eric Schmidt
3. Council Member Tag Green

Crime Control and Prevention District Board Liaison

1. Council Member Ed Speakmon

Metroport Teen Court Advisory Board

1. Mayor Pro Tem Debbie Bryan

NCTCOG General Representative

1. Mayor Pat McGrail

Keller/Colleyville Municipal Court Committee

1. Mayor Pat McGrail

2. Mayor Pro Tem Debbie Bryan

3. Council Member Ed Speakmon

**3. Discuss Senior Center contract with Lagniappe Productions.**

The City Council discussed the Senior Center contract with Lagniappe Productions. While Council Member Chris Whatley serves on Council, City staff will bring future Lagniappe Productions contracts to City Council for approval.

**4. Discuss Code Compliance issues.**

Mr. Ryan Studdard, Building Official, discussed issues, timelines, and requirements related to Code Compliance. Discussion was held by the City Council.

**5. Strategic Planning Budget Work Session - Development and Park Fee Adjustments/Capital Improvements.**

Mr. Aaron Rector, Director of Finance, gave a presentation relating to Development and Park Fee Adjustments/Capital Improvements.

**E. ADJOURN**

The Pre-Council Meeting was adjourned by Mayor Pat McGrail at 7:12 P.M.

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Mayor Pat McGrail called the Regular Meeting to order at 7:10 P.M.**

**B. INVOCATION**

Mr. Mike Banas, Milestone Church, and Keller Police Chaplain Brian Hamlin gave the invocations.

**C. PLEDGE OF ALLEGIANCE**

Mayor Pat McGrail led the pledges to the United States and Texas flags.

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. Recognize Council Member Rick Barnes for his years of service on the Keller City Council.**

Mayor Pat McGrail presented Mr. Rick Barnes a plaque recognizing his years of service on the Keller City Council.

Mr. Rick Barnes accepted the plaque and addressed the City Council and citizens.

**2. Recognize Mayor Mark Mathews for his years of service on the Keller City Council.**

Mayor Pat McGrail presented Mr. Mark Mathews a plaque recognizing his years of service on the Keller City Council.

Mr. Mark Mathews accepted the plaque and addressed the City Council and citizens.

## **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. Keithroy Smith, 5560 Eastwedge Drive, and Mr. Thomas Miller, 1906 Johnson Road, spoke in support of the Liberty Hills proposal, preserving natural beauty, and staying consistent with the area.

Ms. Michelle Johnson, 1309 Mount Gilead Road, expressed her support relating to the Liberty Hills proposal, citing concerns with drainage.

Mr. Terry Thomas, 148 Pecan Street, expressed his concerns with Old Town Keller Signage.

Mr. Brian Campbell, 1201 Johnson Road, stated that a lawsuit has been filed against Mr. David Hawkins, in his capacity as Planning Manager for the City of Keller.

## **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.**

**1. Consider approval of the Minutes of the Regular City Council Meeting on Tuesday, June 20, 2017.**

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Eric Schmidt, to approve the Minutes of the Regular City Council Meeting on Tuesday, June 20, 2017. The motion carried unanimously.**

**2. Consider a resolution of the City of Keller, Texas finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.**

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council**

Member Eric Schmidt, to approve Resolution No. 3900 finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. The motion carried unanimously.

3. Consider a resolution that delegates authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter F, to implement the Construction Manager-At-Risk Method for the Alta Vista Pump Station and the Competitive Sealed Proposals Method for the Alta Vista Transmission Main projects.

A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Eric Schmidt, to approve Resolution No. 3901 delegating authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter F, to implement the Construction Manager-At-Risk Method for the Alta Vista Pump Station and the Competitive Sealed Proposals Method for the Alta Vista Transmission Main projects. The motion carried unanimously.

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. Elect a Mayor Pro Tem.

A motion was made by Mayor Pat McGrail, seconded by Council Member Eric Schmidt, to elect Council Member Debbie Bryan as Mayor Pro Tem. The motion carried (6-1) by the following vote:

**AYES:** Mayor Pat McGrail, Mayor Pro Tem Debbie Bryan, Council Member Ed Speakmon, Council Member Eric Schmidt, Council Member Chris Whatley, and Council Member Tag Green.

**NAYES:** Council Member Armin Mizani.

2. **PUBLIC HEARING:** Consider a resolution approving the Fiscal Year 2017-2018 City of Keller Crime Control and Prevention District Budget.

Mr. Mark Jones, Chairperson of the Crime Control and Prevention District, and Police Chief Michael Wilson, gave a presentation relating to approving the Fiscal Year 2017-2018 City of Keller Crime Control and Prevention District Budget.

Mayor Pat McGrail opened the Public Hearing.

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Ed Speakmon, to approve Resolution No. 3902 approving the Fiscal Year 2017-2018 City of Keller Crime Control and Prevention District Budget. The motion carried unanimously.

3. **PUBLIC HEARING:** Consider an ordinance approving a Zoning Change from SF-15 (Single Family Residential-15,000 square foot minimums) to SF-36 (Single Family Residential-36,000 square foot minimums), for a single-family acreage lot, being Lot 4, Block A, Frank Lane Estates, located on the south side of Frank Lane, approximately 1,000 feet east of Whitley Road, at 128 Frank Lane. Kimberly and Carl Urbanski, owners/applicants. (Z-17-0010)

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for an ordinance approving a Zoning Change from SF-15 (Single Family Residential-15,000 square foot minimums) to SF-36 (Single Family Residential-36,000 square foot minimums), for a single-family acreage lot, being Lot 4, Block A, Frank Lane Estates, located on the south side of Frank Lane, approximately 1,000 feet east of Whitley Road, at 128 Frank Lane.

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

A motion was made by Council Member Eric Schmidt, seconded by Council Member Tag Green, to close the public hearing. The motion carried unanimously. A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Chris Whatley, to approve Ordinance No. 1849 approving a Zoning Change from SF-15 (Single Family Residential-15,000 square foot minimums) to SF-36 (Single Family Residential-36,000 square foot minimums), for a single-family acreage lot, being Lot 4, Block A, Frank Lane Estates, located on the south side of Frank Lane, approximately 1,000 feet east of Whitley Road, at 128 Frank Lane. The motion carried unanimously.

4. **PUBLIC HEARING:** Consider an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746, dated July 7, 2015 by amending Article 3 - Definitions; Article 5 - Subdivision Design Improvement Requirements and Design & Technical Construction Standards; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to consider amendments to impervious lot coverage requirements for single-family residential properties; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-17-0008)

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746, dated July 7, 2015 by amending Article 3 - Definitions; Article 5 - Subdivision Design Improvement Requirements and Design & Technical Construction Standards; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to consider amendments to impervious lot coverage requirements for single-family residential properties.

Mayor Pat McGrail opened the public hearing.

Mr. Chris Schmidt, 1324 Haddington Lane; Mr. Stephen Larrimore, 901 Sandy Trail; and Mrs. Gloria Brock, 208 Park Place Court expressed their concerns with impervious lot coverage.

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Armin Mizani, to close the public hearing. The motion carried unanimously.**

**A motion was made by Council Member Armin Mizani, seconded by Council Member Ed Speakmon, to approve Ordinance No. 1850 approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746, dated July 7, 2015 by amending Article 3 - Definitions; Article 5 - Subdivision Design Improvement Requirements and Design & Technical Construction Standards; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to consider amendments to impervious lot coverage requirements for single-family residential properties; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date with the following conditions:**

- 1. Remove “pools” and “any impervious surfaces” from the maximum lot area calculation for all SF districts.**
- 2. Amend the SF-15 zoning district from fifty-five percent (55%) maximum lot area coverage to fifty percent (50%) maximum lot area coverage.**

**The motion carried unanimously.**

- 5. PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment for an undeveloped portion of Highland Oaks Crossing, for a proposed 11,900 square-foot non-residential development, located on a 1.894-acre tract of land out of the John Edmonds Survey, Abstract No. 457, Tract 3H, on the north side of North Tarrant Parkway, approximately 980 feet north of Rufe Snow Drive, at 1801 Rufe Snow Drive, and zoned PD-NS (Planned Development-Neighborhood Service). Frank Roszell, owner. Michael J. Wright, M. J. Wright & Associates, Inc., applicant/developer. (Z-17-0004)**

Mayor Pat McGrail announced that the applicant has requested to table this agenda item to the August 1, 2017 Regular City Council Meeting.

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

**A motion was made by Council Member Eric Schmidt, seconded by Council Member Tag Green, to continue the public hearing and table the agenda item to the August 1, 2017 Regular City Council Meeting. The motion carried unanimously.**

- 6. Consider a resolution approving a Site Plan with variances for a proposed 6,124 square-foot retail and restaurant building, located on a 0.517-acre tract of land, being Lots 1-3, 16 and the west half of 15, Block 9, Original Town of Keller,**

located on the southeast corner of the South Main Street (U.S. Hwy 377) and Vine Street intersection at 251 South Main Street, 112 East Vine Street and 120 East Vine Street, and zoned OTK (Old Town Keller). James Mason, owner. Structured Building Group, applicant/developer. Lambdin Architects, Architect (SP-16-0024 and UDC-17-0012)

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for a Site Plan with variances for a proposed 6,124 square-foot retail and restaurant building, located on a 0.517-acre tract of land, being Lots 1-3, 16 and the west half of 15, Block 9, Original Town of Keller, located on the southeast corner of the South Main Street (U.S. Hwy 377) and Vine Street intersection at 251 South Main Street, 112 East Vine Street and 120 East Vine Street.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve Resolution No. 3903 approving a Site Plan with variances for a proposed 6,124 square-foot retail and restaurant building, located a 0.517-acre tract of land, being Lots 1-3, 16 and the west half of 15, Block 9, Original Town of Keller, located on the southeast corner of the South Main Street (U.S. Hwy 377) and Vine Street intersection at 251 South Main Street, 112 East Vine Street and 120 East Vine Street, and zoned OTK (Old Town Keller) with the following conditions:

1. The request to allow the building setback to be eleven feet (11') from Main Street and ten feet (10') from Vine Street shall be allowed.
2. The request to allow the patio at the front of the building shall be allowed.
3. The request to allow the building height to be less than twenty feet (20') for a new single-story building shall be allowed.
4. The request to allow parking on the side of the building shall be allowed.
5. The request to allow a parking reduction to the thirty-seven (37) parking spaces proposed shall be allowed.
6. The condition that the EIFS or stucco shown on the building elevation be changed to brick or stone shall be removed.
7. The condition that antique streetlights matching the existing lights be added along Main Street and that antique streetlights be added along Vine Street, per the Old Town Keller standards shall be removed.
8. Additional architectural character shall be added to the south elevation of the building.

The motion carried unanimously.

7. Consider a resolution approving a Preliminary Site Evaluation, with variances, for Liberty Hills Farms Estates, a proposed residential subdivision, with variances, consisting of seven (7) residential lots, located on a 7.06-acre tract of land, being Lots 1, 2R, and 3, Block 1, Hungry Heights Addition and Tract 2AE and 2E of the

**Daniel Bancroft Survey, Abstract No. 141, located on the north and northeast side of Mount Gilead Road, approximately 1,270 feet north of the Mount Gilead Road and Bancroft Road intersection, at 1301, 1305, and 1307 Mount Gilead Road, and zoned SF-36 (Single Family Residential-36,000 square foot minimum). Ross Brensinger, Deborah Wolfe, and Briar Pointe LP, owners/applicants. Thomas Hoover Engineering, LLC engineer. (PSE-17-0003)**

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for a Preliminary Site Evaluation, with variances, for Liberty Hills Farms Estates, a proposed residential subdivision, with variances, consisting of seven (7) residential lots, located on a 7.06-acre tract of land, being Lots 1, 2R, and 3, Block 1, Hungry Heights Addition and Tract 2AE and 2E of the Daniel Bancroft Survey, Abstract No. 141, located on the north and northeast side of Mount Gilead Road, approximately 1,270 feet north of the Mount Gilead Road and Bancroft Road intersection, at 1301, 1305, and 1307 Mount Gilead Road.

Mr. Jeff Avery, applicant, and Mr. Tom Hoover, Engineer, addressed the City Council regarding the proposal.

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Mayor Pat McGrail, to approve Resolution No. 3904 approving a Preliminary Site Evaluation, with variances, for Liberty Hills Farms Estates, a proposed residential subdivision, with variances, consisting of seven (7) residential lots, located on a 7.06-acre tract of land, being Lots 1, 2R, and 3, Block 1, Hungry Heights Addition and Tract 2AE and 2E of the Daniel Bancroft Survey, Abstract No. 141, located on the north and northeast side of Mount Gilead Road, approximately 1,270 feet north of the Mount Gilead Road and Bancroft Road intersection, at 1301, 1305, and 1307 Mount Gilead Road, and zoned SF-36 (Single Family Residential-36,000 square foot minimum) with the following conditions:**

- 1. The variance request to waive the requirement of a divided entry with a raised landscaped island/median shall be allowed.**
- 2. The variance request to waive the screening wall and landscaping requirements for residential subdivisions shall be allowed.**
- 3. The variance request to waive the sidewalk requirement for residential streets shall be allowed.**
- 4. The variance request to waive the detention requirements for residential subdivisions for Lots 1-4 only shall be allowed. This variance request is specific to this case and shall not set precedent for future developments.**

**The motion carried (5-2) by the following vote:**

**AYES: Mayor Pat McGrail, Mayor Pro Tem Debbie Bryan, Council Member Armin Mizani, Council Member Ed Speakmon, and Council Member Chris Whatley.**

**NAYES: Council Member Eric Schmidt and Council Member Tag Green**

8. **Consider a resolution approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.136-acres, on the southeast corner of Bear Creek Parkway, and Laurel Lane, being Lot 1, Block B, Creekview Phase II, at 8845 Laurel Lane, and zoned PD-PH (Planned Development - Patio Home). Zhangyi He, owner/applicant. (UDC-17-0011).**

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts.

**A motion was made by Council Member Tag Green, seconded by Council Member Eric Schmidt, to approve Resolution No. 3905 approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.136-acres, on the southeast corner of Bear Creek Parkway, and Laurel Lane, being Lot 1, Block B, Creekview Phase II, at 8845 Laurel Lane, and zoned PD-PH (Planned Development - Patio Home) with the following condition:**

1. **A variance request for a six-foot (6') height wrought iron fence to be located approximately one foot (1') from the north side yard property line shall be allowed.**

**The motion carried unanimously.**

9. **Consider a resolution approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.268-acres, on the northwest corner of Sagebrush Trail and Rawhide Path, being Lot 9, Block E, Newton Ranch Phase 2A, at 1529 Sagebrush Trail, and zoned PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot lot size minimum). Peggy and Charles Rouh, owners/applicants. (UDC-17-0013)**

Mr. David Hawkins, Planning Manager, gave a presentation relating to a request for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts.

**A motion was made by Council Member Eric Schmidt, seconded by Council Member Armin Mizani, to approve Resolution No. 3906 approving a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.268-acres, on the northwest corner of Sagebrush Trail and Rawhide Path, being Lot 9, Block E, Newton Ranch Phase 2A, at 1529 Sagebrush Trail, and zoned PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot lot size minimum). Peggy and Charles Rouh, owners/applicants. (UDC-17-0013) The motion carried by the following vote:**

- 10. 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 Ruben Reynoso, owner of property located at 159 S. Main Street, Keller, Texas, for an Old Town Keller Façade Improvement Matching Grant; and further authorizes the City Manager to execute said documents on behalf of the City of Keller, Texas.**

Ms. Trina Zais, Director of Economic Development, gave a presentation relating to a request for 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 Ruben Reynoso, owner of property located at 159 S. Main Street, Keller, Texas, for an Old Town Keller Façade Improvement Matching Grant; and further authorizes the City Manager to execute said documents on behalf of the City of Keller, Texas.

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Tag Green, to approve Resolution No. 3907 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 Ruben Reynoso, owner of property located at 159 S. Main Street, Keller, Texas, for an Old Town Keller Façade Improvement Matching Grant; and further authorizes the City Manager to execute said documents on behalf of the City of Keller, Texas. The motion carried unanimously.**

- 11. 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 The Station Grill and Ice House, LLC, on behalf of Panther Real Estate, owner of property located at 111 West Vine Street, Keller, Texas, for an Old Town Keller Façade Improvement Matching Grant, and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.**

Mrs. Trina Zais, Economic Development Director, gave a presentation relating to a request for 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 The Station Grill and Ice House, LLC, on behalf of Panther Real Estate, owner of property located at 111 West Vine Street, Keller, Texas, for an Old Town Keller Façade Improvement Matching Grant, and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

**Council Member Armin Mizani recused himself from this agenda item.**

**A motion was made by Council Member Ed Speakmon, seconded by Council Member Debbie Bryan, to approve Resolution No. 3908 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 The Station Grill and Ice House, LLC, on behalf of Panther Real Estate, owner of property located at 111 West Vine Street, Keller,**

**Texas, for an Old Town Keller Façade Improvement Matching Grant, and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas. The motion carried unanimously.**

- 12. Consider adoption of an ordinance authorizing the issuance and sale of General Obligation Refunding Bonds, Series 2017, to refund outstanding obligations issued for various public improvements and to pay costs of issuance; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.**

Mr. Aaron Rector, Director of Finance, gave a presentation relating to a request for an ordinance authorizing the issuance and sale of General Obligation Refunding Bonds, Series 2017, to refund outstanding obligations issued for various public improvements and to pay costs of issuance; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

**A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Debbie Bryan, to approve Ordinance No. 1851 authorizing the issuance and sale of General Obligation Refunding Bonds, Series 2017, to refund outstanding obligations issued for various public improvements and to pay costs of issuance; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. The motion carried unanimously.**

- 13. Consider adoption of an ordinance authorizing the issuance and sale of Combination Tax and Revenue Certificates of Obligation, Series 2017, to provide funds for water and sewer system improvements, street improvements, fire station improvements, and related issuance costs; levying an annual ad valorem tax for the payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.**

Mr. Aaron Rector, Director of Finance, gave a presentation related to a request for an ordinance authorizing the issuance and sale of Combination Tax and Revenue Certificates of Obligation, Series 2017, to provide funds for water and sewer system improvements, street improvements, fire station improvements, and related issuance costs; levying an annual ad valorem tax for the payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

**A motion was made by Mayor Pro Tem Debbie Bryan, seconded by Council Member Eric Schmidt, to approve Ordinance No. 1852 authorizing the issuance and sale of Combination Tax and Revenue Certificates of Obligation, Series 2017, to provide funds for water and sewer system improvements, street improvements, fire station improvements, and related issuance costs; levying an annual ad valorem tax for the payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.**

**The motion carried (6-1) by the following vote:**

**AYES: Mayor Pat McGrail, Mayor Pro Tem Debbie Bryan, Council Member Armin Mizani, Council Member Ed Speakmon, Council Member Eric Schmidt, and Council Member Chris Whatley.**

**ABSTAIN: Council Member Tag Green**

**14. Consider an ordinance authorizing redemption of a portion of City of Keller, Texas General Obligation Refunding Bonds, Series 2010.**

Mr. Aaron Rector, Director of Finance, gave a presentation related to an ordinance authorizing redemption of a portion of City of Keller, Texas General Obligation Refunding Bonds, Series 2010.

**A motion was made by Council Member Armin Mizani, seconded by Council Member Chris Whatley, to approve Ordinance No. 1853 authorizing redemption of a portion of City of Keller, Texas General Obligation Refunding Bonds, Series 2010. The motion carried unanimously.**

**15. PUBLIC HEARING: Fiscal Year 2017-2018 Keller Development Corporation Budget.**

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

**A motion was made by Council Member Eric Schmidt, seconded by Council Member Debbie Bryan, to close the public hearing. The motion carried unanimously.**

**No further action was needed on this item.**

**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. The Birch Racquet and Lawn Club.
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

Mayor Pat McGrail recessed the meeting to allow the City Council to reconvene the Work Session.

## **K. ADJOURN**

**A motion was made by Council Member Eric Schmidt, seconded by Council Member Chris Whatley, to adjourn the meeting at 11:50 P.M. The motion carried unanimously.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary