



# **City of Keller**

## **City Council**

### **Meeting Minutes**

**Tuesday, July 17, 2018**

#### **PRE-COUNCIL MEETING 5:00 P.M.**

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

#### **A. CALL TO ORDER**

Mayor Pat McGrail called the Pre-Council Meeting to order at 5:04 P.M.

The following City Council Members were present:

Mayor Pat McGrail  
Mayor Pro Tem Ed Speakmon  
Council Member Mitch Holmes  
Council Member Sean Hicks  
Council Member Eric Schmidt  
Council Member Tag Green

Council Member Chris Whatley 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, 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.

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

**No action was taken.**

## **D. WORK SESSION**

1. Budget Strategic Planning – Fee Adjustments  
**Director of Administrative Services Aaron Rector, gave a presentation relating to FY 2018-19 Fee Adjustments.**

## **E. ADJOURN**

**Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:22 P.M.**

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

### **A. CALL TO ORDER**

**Mayor Pat McGrail called the Regular Meeting to order at 7:04 P.M.**

### **B. INVOCATION**

**Senior Pastor John Salvesen, Bear Creek Bible Church, gave the invocation.**

### **C. PLEDGE OF ALLEGIANCE**

**Mayor Pat McGrail led the pledges to the U.S. 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. PRESENTATIONS**

1. Presentation of 911 Kid Hero Awards.  
**Mr. Warren Dudley, NETCOM Manager, presented 911 Kid Hero Awards to: Malaki Barton, Alexander Howard, and Shalee Salinas.**

2. Presentation of a Certificate of Recognition to Retired Keller ISD Athletic Director, Mr. Bob DeJonge.  
**Mayor Pat McGrail presented a Certificate of Recognition to Retired Keller ISD Athletic Director, Mr. Bob DeJonge.**
3. Recognize Council Member Armin Mizani for his years of service on the Keller City Council.  
**Mayor Pat McGrail presented a plaque in recognition of his years of service on the Keller City Council to Mr. Armin Mizani.**

## **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.

**Ms. Carol Rubino, 1300 Keller Parkway. Apt. 1312, expressed her gratitude for the City Council's decision to move forward with the Senior Activities Center project.**

## **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 Mayor Pro Tem Ed Speakmon, seconded by Council Member Eric Schmidt, to approve the Consent Agenda. The motion carried unanimously.**

1. Consider approval of the Minutes of the Tuesday, April 3, 2018 Regular City Council Meeting.
2. Consider a resolution approving an agreement for mutual aid in fire protection and emergency medical services with local governments of Tarrant County, Texas and authorizing the City Manager to execute said agreement on behalf of the City of Keller, Texas. **Resolution No. 4016**
3. Consider a resolution approving the purchase of two Nimble Storage Area Network (SAN) data storage arrays, from Cima Solutions Group of Lewisville, Texas, through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Program, for the Information Technology Department, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas. **Resolution No. 4017**
4. Consider a resolution authorizing the City Manager to execute an agreement with Datavox, of Houston, Texas, for the purchase, programming, and installation of building security and access control equipment and software for multiple city buildings, through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Program, for the Information Technology Department. **Resolution No. 4018**

4. Consider a resolution acknowledging receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2017. **Resolution No. 4019**

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

## **H. NEW BUSINESS**

1. PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2018-19 City of Keller Crime Control and Prevention District Budget.

**Ms. Tyra Jordan, KCCPD Board Member, and Police Chief Michael Wilson gave a presentation relating to the Fiscal Year 2018-19 City of Keller Crime Control and Prevention District Budget.**

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

**A motion was made by Council Member Tag Green, seconded by Mayor Pro Tem Ed Speakmon, to close the public hearing. The motion carried unanimously.**

**A motion was made by Mayor Pro Tem Ed Speakmon, seconded by Council Member Eric Schmidt, to approve Resolution No. 4020 approving the Fiscal Year 2018-19 City of Keller Crime Control and Prevention District Budget. The motion carried unanimously.**

2. PUBLIC HEARING: Fiscal Year 2018-19 Keller Development Corporation Budget.  
**Director of Community Services Cody Maberry, and Director of Administrative Services Aaron Rector, gave a presentation relating to the Fiscal Year 2018-19 Keller Development Corporation Budget.**

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

**No action was taken on this item.**

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Town Center Nails and Bar, a proposed spa use located in an approximately 3,138 square foot lease space of the proposed 12,188 square foot multi-tenant building, located at 242 Rufe Snow Drive, Suite 140 on an approximately 1.71 acre property, located on the west side of Rufe Snow Drive, approximately 250 feet west of the Rufe Snow Drive and Bear Creek Parkway intersection, being Lot 5 Block A, Moviehouse addition and zoned TC (Town Center). Keller MH Retail, LTD. owner/applicant. (SUP 18 0014)

**Ms. Susan Kenney, Director of Community Development, gave a presentation relating relating to the request for a Specific Use Permit (SUP) for Town Center Nails and Bar, at 242 Rufe Snow Drive.**

**Mayor Pat McGrail opened the public hearing.**

**Mr. Phil Dorr, 500 N. Tarrant Parkway, spoke in support of the proposal. Ms. Nita Quintana, 1212 Clark Springs Drive, and Mr. Dao Dien, 1431 Keller Parkway, spoke in opposition.**

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

**Discussion was held by the City Council.**

**A motion was made by Council Member Mitch Holmes, seconded by Council Member Sean Hicks, to approve the request for an ordinance approving a Specific Use Permit (SUP) for Town Center Nails and Bar. The motion failed by the following vote:**

**AYE: Mayor Pat McGrail, Council Member Mitch Holmes, and Council Member Sean Hicks.**

**NAY: Mayor Pro Tem Ed Speakmon, Council Member Eric Schmidt, and Council Member Tag Green.**

4. **PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow Sunray Custom Tint to operate an "Automobile Repair, Sales and Service" establishment including the installation of automobile, residential, and commercial window tints within a 3,375 square foot building, located on a 0.90 acre lot on the east side of South Main Street (US HWY 377), approximately 700 feet southeast of the intersection of South Main Street (US HWY 377) and Kroger Drive at 1401 South Main Street, being Lot 2, Block 1, Keller, Fred Higgins and Birk Hendrix Addition, and Zoned C (Commercial). Sandra Leder, owner. Sunray Custom Tint, Yarnus, Inc. applicant. (SUP 18 0016)**

**Director of Community Development Susan Kenney, gave a presentation relating to the request for a Specific Use Permit (SUP) for Sunray Custom Tint to operate an "Automobile Repair, Sales and Service" establishment, at 1401 South Main Street.**

**A motion was made by Mayor Pro Tem Ed Speakmon, seconded by Council Member Eric Schmidt, to close the public hearing. The motion carried unanimously.**

**Discussion was held by the City Council.**

**A motion was made by Council Member Eric Schmidt, seconded by Mayor Pro Tem Ed Speakmon, to approve Ordinance No. 1895 approving a Specific Use Permit (SUP) to allow Sunray Custom Tint to operate an "Automobile Repair, Sales and Service" establishment including the installation of automobile, residential, and commercial window tints within a 3,375 square foot building, located on a 0.90 acre lot on the east side of South Main Street (US HWY 377), approximately 700 feet southeast of the intersection of South Main Street (US HWY 377) and Kroger Drive at 1401 South Main Street, being Lot 2, Block 1, Keller, Fred Higgins and Birk Hendrix Addition, and Zoned C (Commercial). The motion carried unanimously.**

5. **Consider a resolution approving a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree**

Preservation, Section 8.09 Detached Signs, for Turquoise Gypsy, located on 0.04 acres of land on the west side of South Main Street (377), approximately 150 feet southwest of South Main Street (377) and West Hill Street intersection, being Lot 12, Block 3, Keller City Addition, at 156 South Main Street (377), zoned OTK (Old Town Keller). Kasey Jackson, Turquoise Gypsy, applicant; Norma Steward, Steward Realty LLC, owner. (UDC 18 0010)

**Director of Community Development Susan Kenney, gave a presentation relating to the request for a Special Exception to the City of Keller Unified Development Code, Section 8.09 Detached Signs, for Turquoise Gypsy, at 156 South Main Street (377).**

**Ms. Kasey Jackson, Turquoise Gypsy, addressed the City Council regarding the proposal.**

**Discussion was held by the City Council.**

**A motion was made by Council Member Eric Schmidt, seconded by Council Member Mitch Holmes, to table the agenda item to the August 21, 2018 Regular City Council Meeting. The motion carried with the following vote:**

**AYE:** Mayor Pat McGrail, Mayor Pro Tem Ed Speakmon, Council Member Eric Schmidt, Council Member Mitch Holmes, and Council Member Sean Hicks.

**NAY:** Council Member Tag Green.

## **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.

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

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

## **K. ADJOURN**

**Mayor Pat McGrail adjourned the City Council Meeting at 9:13 P.M.**

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Mayor

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City Secretary