



# City of Keller

## City Council

### Meeting Minutes

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, June 2, 2020

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#### **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 5:04 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

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Matt Butler, Director of Public Services Trina Zais, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Administrative Services Manager Sarah Hensley, Police Chief Brad Fortune and Fire Chief David Jones.

##### **B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

##### **C. EXECUTIVE SESSION - None**

##### **D. WORK SESSION**

1. [Discuss Property Tax Calculations and Homestead Exemption.](#)

Director of Administrative Services Aaron Rector gave a presentation relating to property tax calculations and homestead exemptions. Discussion was held by the City Council. The City Council directed City staff to move forward with an increase of 2% for a total residential homestead property tax exemption of 14%.

2. [Discuss next steps on Old Town Keller Phase II.](#)

Administrative Services Manager Sarah Hensley gave a presentation relating to Phase II of the Old Town Keller Project.

Ms. Sam Delmotte, P.E., Kimley-Horn, addressed the City Council regarding the project.

The City Council directed City staff to move forward to with preparation of an agreement for professional services with Kimley-Horn of Fort Worth, Texas, for the purpose of providing design and engineering services for the Old Town Keller Phase II Project.

## **E. ADJOURN**

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:34 P.M.

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

## **A. CALL TO ORDER – Mayor Pat McGrail**

Mayor Pat McGrail called the Regular Meeting to order at 7:05 P.M.

## **B. INVOCATION**

Pastor Kyle Davison, Bear Creek Bible Church, gave the invocation.

## **C. PLEDGE OF ALLEGIANCE**

Mayor Pat McGrail led the pledges to the United States Flag and 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. 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. Each speaker will be allowed three (3) minutes to speak.

Mr. Stephen Humenesky, 1602 Falcon Drive, expressed his gratitude to City staff for recent assistance with a burned-down house, that has been vacant.

Mr. David Eikelbarner, 1512 Longhorn Trail, expressed his concerns with trees in relation to the Spec's development.

## F. CONSENT

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

1. [Consider approval of the Minutes of the Tuesday, May 19, 2020 Regular City Council Meeting.](#)

Approved

2. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2020, and providing an effective date.](#)

Resolution No. 4246

3. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending March 31, 2020, and providing an effective date.](#)

Resolution No. 4247

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Snowballs to operate a temporary vendor business \(snow cones\), located on an approximately 0.65-acre tract, on the west side of North Main Street \(U.S. Hwy. 377\), approximately 1,050 feet northwest of the intersection of North Main Street and West Keller Parkway, being Tract 1A3 out of the Samuel Needham Survey, Abstract No. 1171, at 301 North Main Street, and zoned Old Town Keller \(OTK\). Christ's Haven for Children, owner. Jodi Lane, applicant. \(SUP-20-0006\)](#)

Community Development Director Julie Smith gave a presentation relating to the request for a Specific Use Permit for Snowballs to operate a temporary vendor business (snow cones), at 301 North Main Street.

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

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

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to approve Ordinance No. 1970 approving a Specific Use Permit (SUP) for Snowballs to operate a temporary vendor business (snow cones), located on an approximately 0.65-acre tract, on the west side of North Main Street (U.S. Hwy. 377), approximately 1,050 feet northwest of the intersection of North Main Street and West Keller Parkway, being Tract 1A3 out of the Samuel Needham Survey, Abstract No. 1171, at 301 North Main Street, and zoned Old Town Keller (OTK), with the following conditions:

1. The Specific Use Permit for Snowballs shall be valid for five (5) years, expiring October 2, 2025.

2. The business shall be permitted to open the following days and times:

April- August:

Monday - Thursday: 2 P.M. - 10:00 P.M.

Friday - Saturday: 2 P.M. - 10:30 P.M.

Sunday: 3:00 P.M. - 9:00 P.M.

March, September, and October (Weekends Only)

Fridays: 5 P.M. - 10 P.M.

Saturdays: 12 P.M. - 10 P.M.

Sundays: 3 P.M. - 9 P.M.

Holidays: Thanksgiving Weekend, Christmas Weekend, New Year's Day, Valentine's Day

The motion carried by the following vote:

AYE: 6 - Mayor Pat McGrail, Council Member Mitch Holmes, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.

NAY: 1 - Council Member Tag Green.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Nostalgic Nerd to operate a used goods and merchandise retail business \(retro video game store\) located in an approximately 2,413 square-foot building on an approximately 0.25-acre tract, on the north side of West Pecan Street, approximately 250 feet southwest of the intersection of South Main Street and West Olive Street, being KELLER, CITY ADDITION Block 8 Lot 9 & 2A at 121 Olive Street, and zoned Old Town Keller \(OTK\). Kopiu Bay Properties, owner. Patrick Gonzales, applicant. \(SUP-20-0011\)](#)

Community Development Director Julie Smith gave a presentation relating to the request for a Specific Use Permit for Nostalgic Nerd to operate a used goods and merchandise retail business (retro video game store) at 121 Olive Street.

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

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

Mr. Patrick Gonzales, applicant, addressed the City Council regarding the proposal.

**A motion was made by Council Member Tag Green, seconded by Council Member Mitch Holmes, to approve Ordinance No. 1971 approving a Specific Use Permit (SUP) for Nostalgic Nerd to operate a used goods and merchandise retail business (retro video game store) located in an approximately 2,413 square-foot building on an approximately 0.25-acre tract, on the north side of East Olive Street, approximately 250 feet northeast of the intersection of South Main Street and West Olive Street, being Keller City Addition Block 8 Lot 9 & 2A at 121 Olive Street, and zoned Old Town Keller (OTK). The motion carried unanimously.**

## **I. DISCUSSION**

1. [Discuss the COVID-19 Task Force Economic Recovery Loan](#)

Director of Public Services and Economic Development Trina Zais and Council Member Beckie Paquin addressed the City Council regarding the COVID-19 Task Force Economic Recovery Loan. Discussion was held by the City Council regarding the schedule and distribution of City funds into the program. The City Council unanimously directed staff to move forward with distribution of the entire City allocation so that funds may begin being distributed to qualified businesses.

## **J. EXECUTIVE SESSION - None**

## **K. ADJOURN**

**A motion was made by Council Member Chris Whatley, seconded by Council Member Mitch Holmes, to adjourn the Regular Meeting at 7:50 P.M. The motion carried unanimously.**

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Mayor

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City Secretary

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