



# City of Keller

## City Council

### Meeting Minutes

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

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Tuesday, March 5, 2019

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#### COUNCIL MEMBER DINNER 5:00 P.M.

#### PRE-COUNCIL MEETING 5:30 P.M.

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

Mayor Pat McGrail called the Pre-Council Meeting to order at 5:31 P.M.

The following City Council Members were present:

Mayor Pat McGrail  
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, Director of Public Services/Economic Development Trina Zais, Director of Community Development Julie Smith, Director of Public Works Alonzo Linan, Police Chief Mike Wilson, and Deputy Fire Chief Shane Gainer.

#### **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. 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.**

**D. WORK SESSION**

1. [Discuss recommendation for amendments to the City of Keller Unified Development Code to amend fence requirements.](#)

**Attachments:** [D-1- UDC Text Changes \(worksession\)](#)

Director of Public Services/Economic Development, Trina Zais, and Community Development Director, Julie Smith, discussed proposed amendments to the City of Keller Unified Development Code. The City Council directed Staff to table this discussion to later date.

**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**

Mayor Pat McGrail called the Regular City Council Meeting to order at 7:09 P.M.

**B. INVOCATION**

Mr. Ron Williams, Covenant Church, gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

Mayor Pat McGrail let the pledge to the United States Flag and 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."

## MOMENT OF SILENCE

Mayor Pat McGrail led the Council in a moment of silence regarding the passing of Mayor Pro Tem Ed Speakmon. City Council members each gave personal remarks.

## D. PRESENTATIONS

1. [Receive the Keller Pointe Year End Report.](#)

**Attachments:** [2018 TKP Fiscal Year End Report - Written](#)

Keller Pointe Manager Jennifer Oakes gave a presentation relating to the Keller Pointe Year End Report.

## 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. Lea Ann Bray-Salinas, Mr. Graham Bartlow, Mr. William Dillard and Mr. Joe Markham each gave their condolences on the passing of Council Member Ed Speakmon.

## 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 Mitch Holmes, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, February 19, 2019 Regular City Council Meeting.](#)

**Attachments:** [021919 Minutes](#)

Approved

2. [Consider a resolution approving the submittal of a grant application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funding under the Texas Conversion to the National Incident-Based Reporting System \(NIBRS\) Program, FY 2019-20.](#)

**Attachments:** [030519\\_P.D.\\_NIBRS GRANT Resolution](#)

Resolution No. 4097

3. [Consider a resolution approving an Agreement for Professional Services with Freese and Nichols, Inc., of Fort Worth, Texas, relating to Phase II of the Utility Master Plan Updates and System Assessments Project; and authorizing the City Manager to execute all](#)

documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [030519\\_Utility Master Plan Ph II\\_Resolution](#)  
[030519\\_Utility Master Plan Ph II\\_Exhibit A](#)

Resolution No. 4098

4. Consider a resolution receiving the Keller Quarterly Financial Report for period ending December 31, 2018, and providing an effective date.

**Attachments:** [030519\\_FY 19 Q1 Financial Report Resolution](#)  
[030519\\_FY 19 Qrt 1 Financial Report](#)

Resolution No. 4099

5. Consider a resolution receiving the Keller Quarterly Investment Report for period ending December 31, 2018, and providing an effective date.

**Attachments:** [030519\\_FY 19 Q1 Investment Report\\_Resolution](#)  
[030519\\_FY 19 Q1 Investment Report](#)

Resolution No. 4100

6. Consider a resolution approving the purchase of one (1) replacement dump truck from Volvo & Mack Trucks of Waco through the Buyboard Cooperative Purchasing Program; Void the resolution approving the purchase of one (1) replacement dump truck from Bruckner Truck Sales, Inc. of Fort Worth, Texas; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [030519\\_Volvo Dump Truck\\_Resolution](#)  
[030519\\_Volvo Dump Truck\\_Exhibit A](#)

Resolution No. 4101

7. Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 4, Buildings, Article III, Flood hazard prevention, by deleting Article III, in its entirety and adding a new Article III; providing a severability clause; providing a penalty; authorizing publication; and establishing an effective date.

**Attachments:** [030519\\_FloodHazardPrevention\\_Ordinance](#)  
[030519\\_FloodHazardPrevention\\_FEMA Notification Letter](#)

Ordinance No. 1926

8. Consider a resolution approving the bid for Janitorial Services, for The Keller Pointe Recreation and Aquatic Center, from North Central Texas Janitorial of Keller, Texas; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [030519\\_TKPJanitorialServices\\_ProposedResolution](#)  
[030519\\_TKPJanitorialServices\\_BidTab](#)  
[F8 Janitorial Services 3.5](#)

Resolution No. 4102

## G. OLD BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) allowing the use of a Private School, located in multiple buildings totaling approximately 10,630 square feet, consisting of approximately 0.912-acres of property, located on the north side of Pecan Street, approximately 250 feet north east of the intersection of South Main Street (US 377) and Pecan Street, being Lot 7R and Lot 9, Block 7, Keller, City Addition, zoned OTK (Old Town Keller), located at 133 and 121 Pecan Street. Zadok International Ministries Church, Inc., owner. Trinity Preparatory Academy, applicant. (SUP-18-0040)

**Attachments:** 030519\_TrinityPrepSUP-18-0040\_Ordinance  
030519\_TrinityPrepSUP-18-0040\_Maps  
030519\_TrinityPrepSUP-18-0040\_ExhibitA(1of5)  
030519\_TrinityPrepSUP-18-0040\_ExhibitA(2of5)  
030519\_TrinityPrepSUP-18-0040\_ExhibitA(3of5)  
030519\_TrinityPrepSUP-18-0040\_ExhibitA(4of5)  
030519\_TrinityPrepSUP-18-0040\_ExhibitA(5of5)  
030519\_TrinityPrepSUP-18-0040\_StaffAttachment(1of4)  
030519\_TrinityPrepSUP-18-0040\_StaffAttachment(2of4)  
030519\_TrinityPrepSUP-18-0040\_StaffAttachment(3of4)  
030519\_TrinityPrepSUP-18-0040\_StaffAttachment(4of4)

There was no public hearing held; the applicant withdrew their request from the city.

## H. NEW BUSINESS

There were no New Business items presented.

## 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.**

- 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 Council Member Mitch Holmes, to adjourn the meeting at 7:46 P.M. The motion carried unanimously.

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Mayor

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City Secretary