



City of Keller
City Council
Meeting Minutes

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

Tuesday, August 20, 2019

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
Mayor Pro Tem Sean Hicks
Council Member Beckie Paquin
Council Member Sheri Almond
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 Administrative Services Aaron Rector, Director of Public Services/Economic Development Trina Zais, Director of Community Services Cody Maberry, Director of Community Development Julie Smith, Director of Public Works Alonzo Linan, Director of Human Resources and Risk Management Kandace Tappen, 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. WORK SESSION

1. [Discuss a City Council retreat and City Council Decorum.](#)

Attachments: [082019_ProceduresandDecorumPolicy](#)

Council Member Beckie Paquin addressed the City Council regarding the content of a City Council Retreat. Discussion was held. City Council directed the City Manager to begin a search for a facilitator and to begin looking at dates.

Mayor Pro Tem Sean Hicks discussed the timeline for agenda review. Discussion was

held. The City Council directed City Staff to begin providing City Council Presentations to the City Council on the Monday prior to the Council Meeting.

Mayor Pat McGrail suggested to begin the the Pre-Council Meetings at 5:00 P.M. The City Council agreed to starting the Pre-Council Meeting at 5:00 P.M. beginning with the September 3, 2019 Regular City Council Meeting.

2. [Discuss median maintenance in Hidden Lakes.](#)

Mayor Pro Tem Sean Hicks addressed the City Council regarding the maintenance of the medians in Hidden Lakes. Discussion was held by the City Council. City Council directed Staff to prepare the amount that the City would pay to maintain the medians at the current City median standards.

D. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:57 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail

Mayor Pat McGrail called the Regular Council Meeting to order at 7:13 P.M.

B. INVOCATION

Mr. Cory Collins, Keller Church of Christ, 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. 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.

Mrs. Mary Jo Polidore, 1905 Kingsbridge Lane, spoke in opposition to the Maguire Zoning case and thanked the applicant for withdrawing their request.

Mr. Brian Campbell, 1201 Johnson Road, addressed the City Council with his concerns regarding the Birch Lawn and Racquet Club, managing the City Manager Contract, and

Economic Development.

E. CONSENT

A motion was made by Council Member Mitch Holmes, 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, August 6, 2019 Regular City Council Meeting.](#)

Attachments: [080619 Minutes.pdf](#)

Approved

2. [Consider a resolution approving an agreement with MHB Construction, Inc., of Fort Worth, Texas, for construction of the Whitley Road Safe Routes to School Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [082019 WhitleySafeRoutes Resolution](#)
[082019 WhitleySafeRoutes Map](#)
[082019 WhitleySafeRoutes BidTab](#)

Resolution No. 4145

3. [Consider a resolution approving the bid from SDB Contracting Services, of Addison, Texas, for Locker Room Renovation, for The Keller Pointe Recreation and Aquatic Center; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [082019 KellerPointeLockerRoomRenovation ProposedResolution](#)
[082019 KellerPointeLockerRoomRenoSDBInc.Bid](#)
[082019 KellerPointeLockerRoomRendering](#)
[082019 KellerPointeLockerRoomRenoBidTab](#)

Resolution No. 4146

4. [Consider a resolution approving change order #2 to the construction contract with Ragle, Inc. for the Wall Price Keller Road Reconstruction Project for the Public Works Department.](#)

Attachments: [080619 Wall Price Keller change order Resolution](#)

Resolution No. 4147

5. [Consider a resolution approving an agreement with Granicus, Inc. for legislative and agenda management and video recording software, for the Information Technology Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

Attachments: [082019 Granicus Resolution](#)
[082019 Granicus Exhibit A](#)

Resolution No. 4148

F. OLD BUSINESS

1. Consider approval of an ordinance to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 20,000 square-foot minimum (SF-20), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. (Z-19-0001)

Attachments: 080619_Maguire Rezone_ProposedOrdinance
080619_Maguire Rezone_Maps
080619_Maguire Rezone_ExhibitA:ProposedPlat
080619_Maguire Rezone_Application&Narrative
080619_Maguire Rezone_LettersofSupport
080619_Maguire Rezone_Opposition/Support Map
080619_UPDATED082019_Opposition/Support Map
Presentation - Maguire Zoning Change

The applicant has withdrawn their request for a zoning change. No action was taken.

G. NEW BUSINESS

1. [Consider a resolution approving an update to the City of Keller Economic Development Strategic Business Plan.](#)

Attachments: [082019 Strategic Plan Update Resolution](#)
[082019 Strategic Plan Update Draft](#)
[Presentation Strategic Business Plan](#)

Mrs. Trina Zais, Director of Public Services and Economic Development, gave a presentation relating to an update to the City of Keller Economic Development Strategic Business Plan.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Tag Green, to approve Resolution No. 4149 approving an update to the City of Keller Economic Development Strategic Business Plan. The motion carried unanimously.

2. [Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will be lower than the effective and rollback tax rates; and providing an effective date.](#)

Attachments: [082019 Max Tax Rate Resolution](#)
[Presentation Max Tax Rate](#)

Mr. Aaron Rector, Director of Administrative Services, gave a presentation relating to

adopting a total tax rate of \$0.39990, being a decrease of \$0.01355 from the current rate. The proposed rate is lower than the effective and rollback tax rates.

A motion was made by Council Member Tag Green, seconded by Council Member Mitch Holmes, to approve Resolution No. 4150 adopting a tax rate of \$0.39990, being lower than the effective and rollback tax rates; and providing an effective date. The motion carried unanimously.

H. ADJOURN

A motion was made by Council Member Mitch Holmes, seconded by Council Member Tag Green, to adjourn the Regular Meeting at 8:20 P.M. The motion carried unanimously.

Mayor

City Secretary