



City of Keller

City Council

Meeting Minutes

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

Tuesday, December 3, 2019

COUNCIL MEMBER DINNER 4:30 P.M.

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

Mayor Pat McGrail called the meeting to order at 5:08 P.M.

The following City Council Members were present:

Mayor Pat McGrail

Mayor Pro Tem Sean Hicks (arrived at 5:11 P.M.)

Council Member Mitch Holmes

Council Member Sheri Almond

Council Member Beckie Paquin

Council Member Chris Whatley (joined by video conference at 7:03 P.M.)

Council Member Tag Green (arrived at 5:20 P.M.)

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry, Assistant City Secretary Andrea McDonald, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Public Services/Economic Development Trina Zais, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Human Resources Director Kandace Tappen, Interim Police Chief Tracy Talkington, and Fire Chief David Jones.

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. [Receive a report on the Sidewalk Maintenance Plan](#)

Attachments: [120319 Sidewalk Program Update Presentation](#)

Director of Public Works Alonzo Liñán gave a presentation related to the Sidewalk Maintenance Plan. Discussion was held by the City Council.

2. [Receive a presentation from Johnson Road Residents relating to the Johnson Road Improvements Project. \(Council Member Mitch Holmes and Council Member Sheri Almond\)](#)

Attachments: [Item D-2 Johnson Road Presentation](#)

Mr. Brian Campbell and Mr. Matt Shaltry, Johnson Road residents, gave a presentation related to the Johnson Road Improvements Project. Discussion was held by the City Council with the Johnson Road residents in attendance.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:53 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 7:03 P.M.

Council Member Chris Whatley joined the City Council Meeting by video conferencing at 7:03 P.M.

B. INVOCATION

Reverend Estee Valendy, Keller United Methodist Church, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the pledge of allegiance 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. PROCLAMATIONS & PRESENTATIONS

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. Linda Taylor, 1201 Bourland Rd., expressed her disapproval of the way members were appointed to the Planning and Zoning Commission by City Council at the November 19, 2019 meeting.

F. ADMINISTER OATH OF OFFICE TO NEW BOARDS AND COMMISSION MEMBERS

Mayor Pat McGrail administered the Oath of Office to new Boards and Commission members.

G. 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 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, November 19, 2019 Regular City Council Meeting.](#)

Attachments: [111919 Minutes](#)

Approved

2. [Consider a resolution awarding a contract for construction of the Annual Sanitary Sewer Replacement project to LeeTech Solutions, LLC, of Aledo, Texas, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [120319 Sanitary Sewer Replacement Resolution](#)
[120319 Sanitary Sewer Replacement Bid Summary](#)
[120319 Sanitary Sewer Replacement Recommendation Letter](#)
[120319 Sanitary Sewer Replacement Location Map](#)

Resolution No. 4201

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2019.](#)

Attachments: [120319 TeenCourt Resolution](#)
[120319 Teen Court Interlocal Exhibit A](#)

Resolution No. 4202

4. [Consider a resolution authorizing the City Manager to execute a sixty \(60\) month rental agreement addendum with UBEO of North Texas, Inc., of Fort Worth, Texas, through the U.S. Communities Public Services Alliance Interlocal Agreement, relating to the replacement, rental, and maintenance of ten \(10\) Ricoh copier/multi-function devices located throughout city facilities, for the Information Technology Department.](#)

Attachments: [120319 Ricoh Copiers Resolution.docx](#)
[120319 Ricoh Copiers Exhibit A.pdf](#)

Resolution No. 4203

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance amending the Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by rezoning Lot 1R1, 1R2, 3, 4R1, 4R2, Block A, Centerview Office Park, from Town Center \(TC\) to Town Center - Medical Overlay District; and modifying, Article 8 - Zoning-Districts, Development Standards, Tree Preservation; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, Applicant. \(Z-19-0004\)](#)

Attachments: [120319 TC Medical Overlay Proposed Ordinance](#)
[120319 TC Medical Overlay Exhibit A-Maps](#)
[120319 TC Medical Overlay Exhibit B](#)

Community Development Director, Julie Smith, gave a presentation related to amending the UDC by rezoning Lot 1R1, 1R2, 3, 4R1, 4R2, Block A, from Town Center to Town Center - Medical Overlay District.

Mayor Pat McGrail Opened the public hearing. Dr. Scott Hrnack addressed the Council and expressed his support of the rezoning.

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve Ordinance No. 1958 amending the Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by rezoning Lot 1R1, 1R2, 3, 4R1, 4R2, Block A, Centerview Office Park, from Town Center (TC) to Town Center - Medical Overlay District; and modifying, Article 8 - Zoning-Districts, Development Standards, Tree Preservation; authorizing publication; provide for penalties; and establishing an effective date. The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance amending the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by providing provisions for a "liquor" and "distillery" land use and modifying Article Three - Definitions and Article Eight - Zoning/Districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. City of Keller, applicant. \(UDC-19-0018\)](#)

Attachments: [120319 Alcohol UDC Amend ProposedOrdinance](#)
[120319 Alcohol UDC Amend Exhibit A Article3Definitions.pdf](#)
[120319 Alcohol UDC Amend Exhibit B](#)
[Article8ZoningDistrictusetables.pdf](#)
[120319 StaffAttachment The Economic and Fiscal Impact of](#)
[Alcoholic Beverage Sales in Texas - Ray Perryman - 2008.pdf](#)

Community Development Director, Julie Smith, gave a presentation related to amending the UDC by providing provisions for a "liquor" and "distillery" land use and modifying zoning/districts.

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

Council Member Tag Green commented on liquor store statistics.

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

A motion was made by Mayor Pat McGrail, seconded by Mayor Pro Tem Sean Hicks, to approve Ordinance No. 1959 amending the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by providing provisions for a "liquor" and "distillery" land use and modifying Article Three - Definitions and Article Eight - Zoning/Districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. The motion carried unanimously.

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 Chris Whatley, seconded by Council Member Beckie Paquin, to adjourn the meeting at 7:48 P.M. The motion carried unanimously.

Mayor

City Secretary