



City of Keller

City Council

Meeting Minutes

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

Tuesday, February 18, 2020

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 Pre-Council Meeting to order at 5:05 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 Chris Whatley
Council Member Tag Green

The following City staff members were present: Director of Administrative Services Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Human Resources Director Kandace Tappen Lesley, 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 an update on Public Arts projects.](#)

Attachments: [Item D-1 Public Arts Update Presentation](#)

Administrative Services Manager Sarah Hensley gave an update on the Public Arts projects.

2. [Discuss revisions to Public Comment cards and amendments to the Decorum Policy relating to public comments.](#)

Attachments: [Item D-2 Public Comment and Decorum Policy Presentation](#)

City Secretary Kelly Ballard and Public Information Officer Rachel Reynolds discussed and reviewed with Council revisions to the public comment cards and amendments to the Decorum Policy relating to public comments.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council meeting at 6:08 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 7:00 P.M.

B. INVOCATION

Mr. Keith Sanders, First Baptist Church of Keller, 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

1. [Presentation: Community Hospital Update given by Mr. Chris York, President, Baylor Scott & White Medical Center - Grapevine.](#)

Mr. Chris York, President of Baylor Scott & White Medical Center - Grapevine, recognized a group of Keller Firefighters as recipients of the Hospital's "Great Save" award for the past month and gave a community hospital update.

Fire Chief David Jones and Deputy Fire Chief Shane Gainer both commended the partnership between Baylor Scott and White and Keller EMS. Deputy Chief Gainer introduced Captain Marshal Perry, Firefighter/Paramedic Tanner Roquemore, Firefighter/Paramedic Clayton Smith, and Firefighter/EMT William Forrester as last month's award recipients.

2. [2019 Inclusion Award from the DFW Directors Association](#)

Recreation Manager Kyle Cooper presented the 2019 Inclusion Award from the DFW Directors Association that was awarded to the Parks and Recreation Department for the Department's "Sense of Adventure" Program.

Mayor Pat McGrail recognized Assistant City Secretary Andrea McDonald's recertification achievement as a Texas Registered Municipal Clerk through the Texas Municipal Clerks Certification Program at the University of North Texas.

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, and there shall be a cumulative time limit of thirty (30) minutes allotted for this time of the meeting.

There were no comments received from the public.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve the Consent Agenda. The motion carried

unanimously.

1. [Consider approval of the Minutes of the Monday, January 27, 2020 Joint Meeting of the City Council & Parks and Recreation Board.](#)

Attachments: [012720 Joint Meeting Minutes.pdf](#)

Approved.

2. [Consider approval of the Minutes of the Tuesday, February 4, 2020 Regular City Council Meeting.](#)

Attachments: [020420 Minutes](#)

Approved.

3. [Consider a resolution approving the bid from Ark Contracting Services of Kennedale, Texas; for the US 377 Sanitary Sewer Extension Project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas](#)

Attachments: [021820 377 Sewer Extension Resolution](#)

[021820 377 Sewer Extension Engineer's recommendation of award -](#)

[US377 Wastewater Extension](#)

[021820 377 Sewer Extension Bid Summary](#)

[021820 Proposed Sewer Line map](#)

Resolution No. 4213

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Panera Bread, a proposed 3,500 square-foot restaurant with drive-thru, on an approximately 1.291-acre tract of land, located on the north side of Keller Parkway \(F.M. 1709\), approximately 150 feet northwest of Country Brook Drive, at 1241 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned Town Center \(TC\). Greenway-Keller, L.P., owner. Panera Bread, applicant/developer. \(SUP-20-0002\)](#)

Attachments: [021820 Panera ProposedOrdinance.docx](#)

[021820 Panera Maps.pdf](#)

[012320 Panera Narrative&ConceptPlan.pdf](#)

[021820 Panera ElevationRenderings.pdf](#)

[021820 Panera PaneraLetter.pdf](#)

[Item H-1 Panera Presentation](#)

Director of Community Development Julie Smith gave a presentation related to a Specific Use Permit for Panera Bread at 1241 Keller Parkway.

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

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

Mr. Ron Salamie, Cole Design Group, and Mr. John McKay, Director of Real Estate for Panera Bread, addressed Council regarding the SUP.

A motion was made by Council Member Tag Green, seconded by Council Member Sheri Almond, to approve Ordinance No. 1966, as amended, approving a Specific Use Permit (SUP) for Panera Bread, a proposed 3,500 square-foot restaurant with drive-thru, on an approximately 1.291-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 150 feet northwest of Country Brook Drive, at 1241 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned Town Center (TC) with the following condition:

- 1. The Applicant shall cover the exterior patio area with a solid roof.**

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.**

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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

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Chris Whatley, to adjourn the meeting at 7:50 P.M. The motion carried

unanimously.

Mayor

City Secretary