



City of Keller

City Council

Meeting Minutes

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

Tuesday, May 5, 2020

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 5:06 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 Stan Lowry, 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

Mayor Pat McGrail adjourned the Pre-Council Meeting at 5:30 P.M. so that the City Council could conduct an Executive Session in accordance with State Law.

Mayor Pat McGrail called the Pre-Council Meeting back to order at 6:52 P.M.

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.

a. 137 Hill Street (Block A, Lot 1 of the Lucas & Thompson Addition).

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

Action was taken as Agenda Item G-1 during the Regular Meeting.

D. WORK SESSION

1. [Receive an update from the Citywide Solid Waste & Recycling Services Committee](#)

Administrative Services Manager Sarah Hensley gave a presentation relating to the Citywide Solid Waste & Recycling Services Committee's Request For Proposal process. The Committee stated that they recommend Frontier as their choice for Citywide Solid Waste & Recycling Services. Discussion was held by the City Council.

Community Waste Disposal and Frontier Waste Solutions will give their individual presentations to the City Council during the Work Session at the May 19, 2020 Regular City Council Meeting. The City Council will plan to take action on the Citywide Solid Waste & Recycling Services Agreement at the June 2, 2020 Regular City Council Meeting.

2. [Receive and discuss updates on the Public Health Emergency Declaration.](#)

Fire Chief/Emergency Management Coordinator David Jones gave a presentation relating to updates regarding the Public Health Emergency Declaration. City Manager Mark Hafner gave an update on the City's response to the COVID-19 pandemic.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 7:52 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 7:53 P.M.

B. INVOCATION - Pastor Sterling Smith, White's Chapel United Methodist Church

Pastor Sterling Smith, White's Chapel United Methodist 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. 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.

No public comments were received.

E. 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 Tag Green, seconded by Council Member Mitch Holmes, to approve the Consent Agenda Items 1, 2, and 4; and to consider Consent Agenda Items 3 and 5 as separate items. The motion carried unanimously.

1. [Consider a resolution of the City of Keller, Texas finding that Oncor Electric Delivery Company LLC's \("Oncor" or "Company"\) application for approval to amend its Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates within the City of Keller should be denied; authorizing participation with Oncor Cities Steering Committee; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel.](#)

Attachments: [050520 Oncor DCRF Denial Resolution 4235](#)

Resolution No. 4235

2. [Consider a resolution approving a Professional Services Agreement with Freese and Nichols, Inc., of Fort Worth, Texas, to provide professional services relating to the American Water Infrastructure Act of 2018 - Risk and Resilience Assessment \(Water & Wastewater Systems\) Project, for the Public Works Department; and authorizing the City](#)

Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [050520 American Water Infrastructure Act Resolution](#)
[050520 American Water Infrastructure Act Exhibit A](#)
[050520 American Water Infrastructure Act Project Plan](#)

Resolution No. 4236

3. Consider a resolution canceling Contract No. 16-78 and approving a new Agreement for Professional Services with Thomas Hoover Engineering, LLC of Keller, Texas; for the purpose of providing engineering design services for the Barbara Lane Drainage Improvements 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: [050520 Thomas Hoover Resolution 4237](#)
[050520 Thomas Hoover Agreement](#)

Director of Public Works Alonzo Liñán gave a presentation relating to a request to cancel Contract No. 16-78 and approve a new Agreement for Professional Services with Thomas Hoover Engineering, LLC of Keller, Texas; for the purpose of providing engineering design services for the Barbara Lane Drainage Improvements Project for the Public Works Department. Discussion was held by the City Council.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to approve Resolution No. 4237 canceling Contract No. 16-78 and approving a new Agreement for Professional Services with Thomas Hoover Engineering, LLC of Keller, Texas; for the purpose of providing engineering design services for the Barbara Lane Drainage Improvements 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. The motion carried unanimously.

4. Consider a resolution approving an Interlocal Agreement with Tarrant County, Texas, for the rehabilitation of Whitley Road from Bear Creek Parkway to Rapp Road, 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: [050520 Interlocal with Tarrant County Resolution 4238](#)
[050520 Interlocal Tarrant Co-Whitley Rehab MAP](#)
[050520 Interlocal Tarrant Co-Whitley Rehab Agreement Exhibit A](#)

Resolution No. 4238

5. Consider a resolution approving a professional services agreement with Kimley-Horn and Associates of Fort Worth, Texas, to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [050520_Kimley-Horn Impact Fee Study_Resolution 4239](#)

[050520_Kimley-Horn Impact Fee Study Exhibit A](#)

Director of Public Works Alonzo Liñán gave a presentation relating to a professional services agreement with Kimley-Horn and Associates of Fort Worth, Texas, to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan. Discussion was held by the City Council.

A motion was made by Mayor Pat McGrail, seconded by Mayor Pro Tem Sean Hicks, to approve Resolution No. 4239 approving a professional services agreement with Kimley-Horn and Associates of Fort Worth, Texas, to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas. 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.

F. OLD BUSINESS - None

G. NEW BUSINESS

1. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with The Harmonson, LLC, owner of a proposed boutique hotel located at 137 Hill Street on 0.5932 acres known as Block A, Lot 1 of the Lucas & Thompson Addition, Keller, Texas; and authorizing the city manager to execute said documents on behalf of the City of Keller, Texas.](#)

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Mitch Holmes, to table the Agenda Item to the May 19, 2020 Regular City Council Meeting. The motion carried unanimously.

2. [Receive and discuss a report from the COVID-19 Economic Impact Task Force, and consider a resolution approving a COVID-19 Recovery Forgivable Loan Program, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, for all eligible businesses in Keller, Texas; and authorizing the city manager to execute said documents on behalf of the City of Keller, Texas.](#)

Attachments: [050520_COVID-19 Task Force Memo](#)

[050520_Resolution 4240 for COVID-19 Recovery Policy](#)

[050520_City of Keller COVID-19 Grant Policy](#)

[Item G-2 Task Force Presentation](#)

Council Member Beckie Paquin thanked all of the members of the COVID-19 Economic

Impact Task Force. Director of Public Services/Economic Development Trina Zais gave a presentation relating to a request for approval of a COVID-19 Recovery Forgivable Loan Program for all eligible businesses in Keller. Discussion was held by the City Council.

A motion was made by Council Member Beckie Paquin, seconded by Council Member Chris Whatley, to approve Resolution No. 4240 approving a COVID-19 Recovery Forgivable Loan Program, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, for all eligible businesses in Keller, Texas; with an amendment to extend the period of the program to June 30, 2020, and authorizing the city manager to execute said documents on behalf of the City of Keller, Texas. The motion carried unanimously.

H. DISCUSSION – None

I. 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.

a. 137 Hill Street (Block A, Lot 1 of the Lucas & Thompson Addition).

- 2. Adjourn into Open Meeting.**
- 3. Action on Executive Session Item 1 if necessary.**

J. ADJOURN

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Tag Green, to adjourn the meeting at 8:42 P.M. The motion carried unanimously.

Mayor

City Secretary