



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 19, 2020

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

Mayor Pro Tem Sean Hicks called the Pre-Council Meeting to order at 5:04 P.M.

The following City Council Members were present:

Mayor Pat McGrail (present for the 7:00 P.M. Regular Meeting)

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 Matt Butler, Director of Public Services and Economic Development Trina Zais, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Community Development Director Julie Smith, Director of Information Technology Sean Vreeland, 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. WORK SESSION

1. [Receive and discuss presentations from Frontier Waste Solutions and Community Waste Disposal relating to the Request for Qualifications and Proposals for Citywide Solid Waste Collection and Recycling Services.](#)

Attachments: [051920 Item C-1 Solid Waste Presentation](#)

Administrative Services Manager Sarah Hensley gave a summary of the Request for Qualifications and Proposals for Citywide Solid Waste Collection and Recycling (RFP 20-006) process and introduced the two finalists: Frontier Waste Solutions and Community Waste Disposal.

Mr. John Gustafson, CEO, Frontier Waste Solutions, gave a presentation relating to the

Frontier Waste Solutions proposal submitted in response to the Request for Qualifications and Proposals for Citywide Solid Waste Collection and Recycling Proposals.

Mr. Greg Roemer, President, Community Waste Disposal, gave a presentation relating to and modifying the Community Waste Disposal proposal submitted in response to the Request for Qualifications and Proposals for Citywide Solid Waste Collection and Recycling Proposals.

The City Council directed staff to solicit a second round of best and final offers from both companies with a deadline of 5:00 P.M. on Friday, May 22, 2020, to be discussed at a Special City Council Meeting during the week of May 26-29, 2020.

D. ADJOURN

Mayor Pro Tem Sean Hicks adjourned the Pre-Council Meeting at 7:28 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 7:39 P.M.

B. INVOCATION - Pastor Dennis Serratt, First Baptist Church Watauga

Pastor Dennis Serratt, First Baptist Church Watauga 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. PROCLAMATIONS & PRESENTATIONS

1. [2019 Achievement of Library Excellence from the Texas Municipal Library Directors Association.](#)

Ms. Maria Redburn, Texas Municipal League Board Member/Bedford Library Director, presented the 2019 Achievement of Library Excellence from the Texas Municipal Library Directors Association to Library Director Jana Prock and Library Services Manager Kelly Holt.

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.

Ms. Joann Malone, Greater Keller Chamber of Commerce; Mr. Stephen Humenesky, 1602 Falcon Drive; Mr. David Tashman, 1705 Everest Road; and Mr. Ed Yrisarri, 1445 Melody Lane, each expressed their support of continuing service with Community Waste Disposal for Citywide Solid Waste and Recycling Services.

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 Mayor Pro Tem Sean Hicks, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, April 14, 2020 Joint Meeting of the City Council and the Planning and Zoning Commission.](#)

Attachments: [041420 Draft Minutes](#)

Approved

2. [Consider approval of the Minutes of the Tuesday, May 5, 2020 Regular City Council Meeting.](#)

Attachments: [050520 Minutes.pdf](#)

Approved

3. [Consider a resolution authorizing the City Manager to execute a three-year Microsoft Enterprise Agreement with Software House International, for software licenses, maintenance, and associated upgrades.](#)

Attachments: [051920 Microsoft Proposed Resolution.docx](#)
[051920 Attachment_SHI Quote Exhibit A.pdf](#)

Resolution No. 4241

G. OLD 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.](#)

Attachments: [051920_Harmonson CC Memo](#)
[051920 Resolution Harmonson ED Incentive](#)
[051920_380 Agreement Draft-Harmonson](#)
[051920 Hotel Presentation](#)

Mrs. Trina Zais, Director of Public Services and Economic Development, gave a presentation relating to the request for 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.

Ms. Sue Salstrand, applicant, addressed the City Council regarding the proposal.

Discussion was held by the City Council.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Sheri Almond, to approve Resolution No. 4242 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. 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.

H. NEW BUSINESS

1. [Consider a resolution approving a Site Plan with two variances requested by the property owners related to Complete Trailers \(Tenant's\) use of the 1.73-acre tract of land including a 5,840 square-foot building, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lots 1 and 2, A.W. Crisp Jr Subdivision, addressed as 1425 South Main Street, and zoned Commercial \(C\). Woodall Properties, owner/applicant. \(SP-20-0013\)](#)

Attachments: [051920 Complete Trailers Proposed Resolution](#)
[051920 CompleteTrailersSP-20-0013 Maps](#)
[051920 CompleteTrailersSP-20-0013 ExhibitA\(1\)](#)
[051920 CompleteTrailersSP-20-0013 ExhibitA\(2\)](#)
[Item H-1 Presentation](#)

Mrs. Julie Smith, Director of Community Development, gave a presentation relating to a

request for a Site Plan with two variances requested by the property owners related to Complete Trailers (Tenant's) at 1425 South Main Street.

A motion was made by Council Member Chris Whatley, seconded by Council Member Mitch Holmes, to approve Resolution No. 4243 approving a Site Plan with two variances requested by the property owners related to Complete Trailers (Tenant's) use of the 1.73-acre tract of land including a 5,840 square-foot building, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lots 1 and 2, A.W. Crisp Jr Subdivision, addressed as 1425 South Main Street, and zoned Commercial (C). Woodall Properties, owner/applicant. (SP-20-0013), with the following variances:

1. Reduce the Landscape Buffer on the eastern property line to twenty-feet (20') in lieu of the required thirty-feet (30').
2. Incorporate irrigated plant containers in lieu of the five-foot foundation planting requirement on the front and sides of the building.

The motion carried unanimously.

2. [Consider a resolution acknowledging receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2019.](#)

Attachments: [051920_FY 2018-19 CAFR Receipt Resolution](#)
[051920_FY 19 City of Keller CAFR](#)
[051920_City of Keller GovtAuditingStandards Report](#)

Mr. Aaron Rector, Director of Administrative Services, introduced Mr. John DeBurro, Partner, Assurance Services, Weaver. Mr. DeBurro gave a presentation relating to the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2019.

Discussion was held by the City Council.

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Chris Whatley, to approve Resolution No. 4243 acknowledging receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2019. The motion carried unanimously.

I. DISCUSSION – None

J. ADJOURN

A motion was made by Council Member Mitch Holmes, seconded by Council Member Chris Whatley, to adjourn the Regular City Council Meeting at 8:31 P.M. The motion carried unanimously.

Mayor

City Secretary