



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 4, 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 5:03 P.M.

The following City Council Members were present:

Mayor Pat McGrail
Council Member Mitch Holmes
Council Member Sheri Almond
Council Member Beckie Paquin
Council Member Tag Green
Council Member Chris Whatley

Mayor Pro Tem Sean Hicks was absent.

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 Bradley G. Fortune 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.

D. WORK SESSION

1. [Receive and discuss a presentation relating to the new Strategic Hedging Program from the Texas Coalition for Affordable Power \(TCAP\).](#)

Administrative Services Manager Sarah Hensley introduced Ms. Margaret Somereve, Executive Director, Texas Coalition for Affordable Power (TCAP), who gave a presentation relating to the new Strategic Hedging Program from the TCAP.

The City Council directed City staff to move forward with the professional services agreement.

2. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

Attachments: [D-2 Budget Update](#)

Director of Administrative Services Aaron Rector gave a presentation relating to taxes and the proposed Fiscal Year 2020-21 Budget.

E. ADJOURN

Mayor Pat McGrail adjourned the Pre-Council Meeting at 6:15 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 7:00 P.M.

B. INVOCATION

Pastor Nick Domescik, Life Church, gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Pat McGrail led the pledge to the United States Flag and the pledge 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. PROCLAMATION

1. [Proclamation - Professional Engineers Day](#)

Attachments: [Professional Engineers Day 8.5.20.pdf](#)

Council Member Mitch Holmes presented a proclamation recognizing August 5, 2020 as Professional Engineers Day.

Mr. Konstantine Bakintas, PE - President Elect of the Texas Society of Professional Engineers, along with Ms. Sabba Ismail, PE and Ms. Kelly Dillard, PE of the Fort Worth Chapter of the Texas Society of Professional Engineers accepted the proclamation.

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.

Mr. David Tashman, 1705 Everest Road, addressed the City Council regarding the recent

United States Marine Corps training accident in California. He recognized the 9 service members that lost their lives. Mr. Tashman also recognized all individuals that serve the Country.

Mayor Pat McGrail recognized City Secretary Kelly Ballard's upcoming birthday.

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 Sheri Almond, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, July 21, 2020 Regular City Council Meeting.](#)

Attachments: [072120 Minutes](#)

Approved.

2. [Consider a resolution extending the terms of appointed Boards and Commissions members with terms ending in 2020 by one \(1\) year.](#)

Attachments: [072120 Board/Comm Extension Resolution 4268](#)
[Board and Commission Extension Exhibit A](#)

Resolution No. 4268

3. [Consider a resolution appointing members to the Board of Directors for the Keller Crime Control and Prevention District Board, as provided for in Section 363.101 of the Texas Local Government Code.](#)

Attachments: [080420 Appoint KCCPD Members Resolution](#)

Resolution No. 4269

4. [Consider a resolution approving the purchase of Dell technology products, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for the Information Technology Department, and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller.](#)

Attachments: [Resolution No. 4270](#)
[Dell DIR Contract.pdf](#)

Resolution No. 4270

5. [Consider a resolution voiding the award of Bid No. 19-007, approved by Resolution No. 4089 on February 5, 2019, from GI-Mow, of North Richland Hills, Texas, and approving the next lowest bid from Earthworks, Inc., of Alvarado, Texas, and modifying the contract for additional services, for the contractual services relating to Keller Sports Park Annual Grounds Maintenance Services, for the Parks and Recreation Department, for the](#)

remaining approximately one and a half year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [080420 Resolution Keller Sports Park Mowing](#)
[080420 19-007 Keller Sports Park Mowing Bid Tab](#)

Resolution No. 4271

6. Consider a resolution approving the FY 2020-21 vehicle replacement purchases through Enterprise Fleet Management and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.

Attachments: [080420 Fleet Replacement Resolution 4271](#)

Resolution No. 4272

7. Consider a resolution approving the establishment of a second round of funds for the COVID-19 Economic Recovery Forgivable Loan Program, in accordance with Chapter 380 of the Texas Local Government Code; Chapter 311 of the Texas Tax Code; and Chapter 312 of the Texas Property Tax Code.

Attachments: [Resolution for Second Phase COVID-19 Recovery Policy](#)

Resolution No. 4273

8. Authorize staff to move forward with the Auction and Request for Proposals (RFP) #19-020B for the property located at 541 Keller Parkway, Keller, TX.

The City Council unanimously authorized City staff to move forward with the auction and Request for Proposals.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a Dental Office use, for Just for Grins, proposed in an approximately 10,750 square-foot building, on an approximately 2.21 -acre property, located on the east side of North Main Street, approximately 250 feet southeast of the intersection of North Main Street and Johnson Road, zoned Old Town Keller (OTK), located at 466-468 North Main Street. Dr. Jonathan Angwin, owner/applicant. (SUP-20-0014).

Attachments: [080420 JustforGrins Ordinance1977](#)
[080420 JustforGrins Maps](#)
[080420 JustforGrins Application](#)
[080420 JustforGrins Elevations](#)
[080420 JustforGrins Presentation](#)

Community Development Director Julie Smith gave a presentation relating to the request for a SUP for Just for Grins to operate a Dentist Office at 466-468 North Main Street.

Mayor Pat McGrail opened the public hearing.

Mr. Dan Taylor, 112 Johnson Road, expressed concerns with the potential of the building being two-stories, parking, and drainage.

Mr. Michael Wright, Architect, and Dr. Jonathan Angwin, owner/applicant, addressed the City Council regarding the one-story building and parking.

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

Council Member Tag Green expressed concerns with notices to residents being misleading, and suggested to notice the public again with an included illustration of the building, and to table the item.

Council Member Sheri Almond and Council Member Chris Whatley asked for and received clarification on the building set-backs.

Council Member Beckie Paquin asked for and received a visual depiction of where the building and parking will be on the lot, and also asked for clarification from the Community Development Director on standard practice of public notice.

Council Member Tag Green clarified that the building will be located on the western portion of the property, and not directly behind any of the residences.

Mayor Pat McGrail clarified the intent of the public notices and that the City Council is only taking action on the use for a dentist office at the location.

Council Member Tag Green asked for and received clarification that the SUP application is the only action that requires public notice.

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to approve Ordinance No. 1977 authorizing a Specific Use Permit (SUP) for a Dental Office use, for Just for Grins, proposed in an approximately 10,750 square-foot building, on an approximately 2.21 -acre property, located on the east side of North Main Street, approximately 250 feet southeast of the intersection of North Main Street and Johnson Road, zoned Old Town Keller (OTK), located at 466-468 North Main Street. The motion carried unanimously.

2. [Consider a resolution calling the General Election for Mayor, City Council Place 5, and City Council Place 6 for the City of Keller, to be held on November 3, 2020, as set forth by the City Charter and Texas Election Code.](#)

Attachments: [080420_Order Nov 3rd Election Resolution 4274](#)

[H-2 Election Presentation](#)

A motion was made by Mayor Pat McGrail, seconded by Council Member Beckie

Paquin, to approve Resolution No. 4274 calling the General Election for Mayor, City Council Place 5, and City Council Place 6 for the City of Keller, to be held on November 3, 2020, as set forth by the City Charter and Texas Election Code. The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

K. ADJOURN

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to adjourn the Regular Council Meeting at 7:44 P.M. The motion carried unanimously.

Mayor

City Secretary