

**MINUTES
of the
KEENE CITY COUNCIL
SPECIAL CALLED MEETING
THURSDAY, May 6, 2021**

PRESENT: Gary Heinrich, Mayor, Gwen Beeson Mayor Pro-Tem, Lisa Parrish, Robert Cooper, Rob Foster, David Bass, and Phillip Jackson.

CALL TO ORDER: Meeting called to order at 6:00 p.m.

Invocation – Mayor Pro-Tem Gwen Beeson

Pledge of Allegiance & Pledge to the Texas Flag – Mayor Gary Heinrich

1. **Mayor Comments:** None

2. **Public Comments:**

Mr. Paul Gnadl submitted a complaint about high grass at the Keene Shopping Center.

3. **Discussion with Houghton property owners and developers on the following items:**
- a. Chapter 380 agreement for the Texas Local Government Code.
 - b. Development agreement for a single-family estate development (Houghton Land Company) 94 acres.
 - c. Development agreement for a single-family estate development (Robin & Angie Houghton) 93 acres.

Mr. Ocie Vest (Developer) presented to the council the 380 agreement that covered all three properties in question. The developer explained that they felt the agreement presented would be a win/win for all parties involved. The developer can only be reimbursed for what has been spent.

Property #1 would have approximately 49 lots with 1 acre plus lots, Property #2 is 31 acres with mixed-use, and Property #3 will have approximately 63 lots with 1 plus acre lots.

Councilmember Bass asked if the \$650,000 for the repair of CR 807 included the installation and engineering costs? Mr. Vest stated that the quote was provided by the previous City Manager and he believed that it was a turn-key number. City Manager B. Parker stated that he and the city engineer put some rough numbers together and he felt that it would be in the ballpark of about \$1.3 to repair the road from 67 to the Northeast side of the property.

Councilmember Parrish asked what type of material would be used for the road repairs. Mr. Vest assumed that it would be mill and overlay surface.

Councilmember Jackson wanted a clarification on the 15 years null and void period. Mr. Vest responded that the previous administration wanted a clause that if the

development never happened, a term was included in the contract that if nothing happened within 15 years that the contract would be voided. City Manager B. Parker clarified that if in 15 years nothing has done that the property would be de-annexed back to the county. Mr. Vest agreed with the clarification.

Councilmember Parrish wanted to clarify that the amount presented was a 100% reimbursement. Mr. Vest confirmed that he wanted 100% reimbursement for roads and drainage. The payback would be thru property taxes.

Wes Schram – Wanted to remind the city council that the citizens voted down beer and wine in a past election and that it was going be too tough to get any kind of anchor store with that vote.

4. **Executive Session: According to Open Meetings Act, Chapter 551, Texas Government, Sections 551.071 (consultation with the attorney), 551-072 (real property), 551. 073 (prospective gifts), 551.074 (personnel matters), 551.076 (securities matters), 551.087 (economic development). An executive session may be held, under the exceptions, at the end of the Regular Session, Workshop and/or Special Session, or at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted matter of the City Council Meeting.**

The executive session started at 7:21 pm

The executive session ended at 7:48 pm

5. **Reconvene into Open Session for possible action resulting from any item posted and discussed in Executive Session.**
6. **Discuss and take possible action regarding Chapter 380 of the Texas Local Government Code agreement (Houghton).**

Councilmember Bass made a motion to allow the city manager to re-negotiate a revised chapter 380 of the Texas Local Government Code agreement (Houghton). Councilmember Foster seconded the motion.

Motion carried 6-0-0

7. **Discuss and take possible action regarding the development agreement for a single-family estate development (Houghton Land Company) 94 acres.**

Councilmember Bass made a motion to allow the city manager to re-negotiate a development agreement for a single-family estate development (Houghton Land Company) 94 acres. Councilmember Foster seconded the motion.

Motion carried 6-0-0

8. **Discuss and take possible action regarding the development agreement for a single-family estate development (Robin & Angie Houghton) 93 acres.**

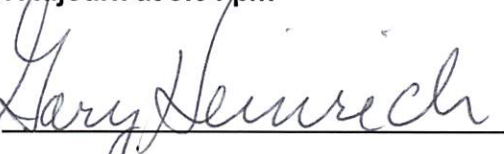
Councilmember Bass made a motion to allow the city manager to re-negotiate a development agreement for a single-family estate development (Robin & Angie Houghton) 93 acres. Councilmember Jackson seconded the motion.

Motion carried 6-0-0

9. Discussion and requests for future items on the agenda. None

10. Adjourn at 8:04 pm

By:



Gary Heinrich, Mayor

Attest:



Diane Helms, City Secretary