MINUTES
of the
KEENE CITY COUNCIL

THURSDAY, JULY 18, 2019

PRESENT: Mayor, Gary Heinrich, Mayor Pro-Tem Gwen Beeson, Lisa Parrish, James Belz, Robert Cooper, Rob Foster, and Cheryl Schram.

ABSENT: None

CALLED TO ORDER: Called the Council meeting to order at 6:00 PM

Invocation & Pledge of Allegiance & Texas Pledge
Mayor Heinrich led the invocation and pledges.

1. Public Comments.

No comments.

2. Mayor’s Comments.

No comments.

3. Consent Agenda:
   a) Discussion and possible action regarding minutes:

   • May 9, 2019
   • May 16, 2019
   • May 23, 2019
   • June 6, 2019
   • June 11, 2019
   • June 19, 2019
   • June 20, 2019

Robert Cooper made a motion to approve the consent agenda as presented. Seconded by Lisa Parrish. The motion carried unanimously, 6-0-0.

4. PUBLIC HEARING: Consideration to amend the Comprehensive Plan Use map from Hwy 67 Corridor to RV Park.
Mayor Heinrich opened the public hearing at 6:03 PM.

Don Martin gave the background on the property which was previously named Doc’s RV. The new name is Shady Acres. The new owners also paid off the lien and have cleaned up the property. In Council’s packet are conceptual plans for the project along with engineering plans. The owners are present to answer any questions from Council. They are asking for a variance for two master meters versus the one meter according to the ordinance.

Mayor Heinrich asked about an easement to get to the well site.

Don Martin started that the easement is located on the east side.

James Belz asked about the three phases and the timeline.

Mr. Carroll stated that he hopes to start phase 1 immediately. Our plans are to finish within a year.

James Belz asked about the restaurant.

Mr. Carroll stated that it will be a breakfast and lunch family diner with no alcohol.

Cheryl Schram asked about filling the lots and guest registration.

Don Martin stated that the allowable stay is 90 days and all guests must be registered.

Mr. Carroll stated that we are already getting calls and surrounding RV parks have a waiting list. The restaurant will be an added attraction because there isn’t another restaurant for miles.

Cheryl Schram asked about other amenities.

Mr. Carroll stated that there will be a swimming pool, basketball court, tennis court and laundry mat. Also, we plan to turn the detention pond into an activity pond.

Rob Foster asked for clarification of the number of meters. The staff report says three, but the applicant is asking for two.
Don Martin stated that originally, we thought they would need three. The applicant is only requesting two.

Mayor Heinrich closed the public hearing at 6:15 PM.

5. Discussion and possible action to amend the Comprehensive Plan Use map from Hwy 67 Corridor.

Rob Foster made a motion to approve Ordinance No. 2019-599. Seconded by James Belz. The motion carried unanimously, 6-0-0.

6. PUBLIC HEARING: Consideration to rezone ABST 357, TR 4 SA Howerton, 3601 E Hwy 67, City of Keene, Johnson County, Texas from C-3 Commercial District 3, to RV Park District.

Mayor Heinrich opened the public hearing at 6:15 PM.

Lisa Parrish thanked Cheryl McClain for her assistance and the draft minutes from the meeting.

Gwen Beeson stated that she looked up the government codes regarding the final report from the Planning and Zoning meeting. It just says that we need to know the recommendation of the board.

Mayor Heinrich stated that is all we need.

Cheryl Schram stated that when Don Martin comes to Council with a report, he is representing the Board’s recommendation.

Mayor Heinrich closed the public hearing at 6:21 PM.

7. Discussion and possible action to rezone ABST 357, TR 4 SA Howerton, 3601 E Hwy 67, City of Keene, Johnson County, Texas from C-3 Commercial District 3, to RV Park District.

Gwen Beeson made a motion to approve Ordinance No. 2019-600. Seconded by Lisa Parrish. The motion carried unanimously, 6-0-0.

8. Discussion and possible action regarding a Charter Amendment to Title XV, Land Usage, Chapter 158, General Development, Section 1-32,
Administrative Approval of Minor Plats.

Cheryl McClain explained the reasoning for the amendment.

Mayor Heinrich asked what was considered a minor plat.

Cheryl McClain stated that a minor plat is four or less lots that do not need any extensions for utilities.


9. Discussion and possible action regarding Well #6 storage tank.

Don Martin explained that this is the well located on Bluebonnet which developed a leak and flooded the well lot and a residence yard at 620 Hillcrest.

Mayor Heinrich asked how big the tank was.

Don Martin stated 200,000 gallons.

Mayor Heinrich asked how much it would cost to build one.

Don Martin stated $350,000 - $500,000.

James Belz asked about the amount for the hatch.

Don Martin stated that the quote is broken down to include the hatch, roof ladder and labor.

Mayor Heinrich asked if they were going to replace the floor.

Don Martin stated they are going to sand blast it first and find out how bad it really is. The purpose of this item is to receive direction from Council to either use Buy Board or sealed bids.

Rob Foster asked what the underwater services were for.

Don Martin stated that is for emergency services to get it up and running temporarily.
Mayor Heinrich asked what staff’s recommendation is.

Don Martin stated it is recommended that we put this project on the list to get repaired soon so they can put it back in service, so they do not have to purchase as much water.

Don Martin stated that this isn’t considered an emergency repair because we have water.

James Belz stated that we are buying a lot of water though.

Mayor Heinrich asked Don Martin which bid looks the best.

Don Martin stated that he needs to look through all the bids. The amount of the repair triggers a sealed bid or buy board.

Rob Foster asked how much water was purchased in June.

Cheryl Estes stated that the City bought 1.6 million gallons more of water in June.

James Belz asked what the overall cost in June was.

Cheryl Estes stated overall in June we pumped 8,960,000 and bought 8,364,000. We paid $4.52 per 1,000 gallons.

Rob Foster stated that would be about $9,000.

Derek Turner stated that the sealed bid process is 21 days.

James Belz asked why this wouldn’t be considered an emergency.

Don Martin stated that we have water available.

Rob Foster asked about a timeline.

Don Martin stated that it can take a couple of weeks.

**Rob Foster made a motion for the City to move forward with a sealed bid. Seconded by James Belz. The motion carried unanimously, 6-0-0.**
10. Discussion and possible action regarding sewer line replacement on North Old Betsy Rd.

Don Martin explained the old 6” clay tile sewer line, that runs under FM 2280 is falling apart. It has become clogged and overflows out of the manhole about every 3-7 days. We must continually run our jetting machine through it to clear it. Every time we clear it, our sewer jetter becomes stuck and it takes several minutes to dislodge it. We had a company come in and run a CCTV in it. The line is about 65% blocked and is falling apart. This is considered an emergency repair. We submitted the plans to TXDOT and they have approved our permit to repair it in this manner. Our City Engineers Jacobs & Martin are working on a cost estimate to have it done as well as looking for a contractor to do the work.

Robert Cooper asked if we had enough in the budget to do this.

Cheryl Estes stated no.

Engineer, Eddie Agulara stated this project is considered an emergency repair.

Mayor Heinrich stated that money can be pulled from the Hyline project.

**Cheryl Schram made a motion to approve the repairs not to exceed $77,250. Seconded by Robert Cooper. The motion carried unanimously, 6-0-0.**

11. Discussion and possible action regarding sewer replacement from Fourth Street to Wallen Ridge.

Don Martin stated that we have been having blockages in this line for several years. Currently, there are connections on this 1400’ of pipe. Potentially adding 33 more connections at 204 S College Adara Homes Multi-family project and a potential for adding a future sub division to the west on the 17 acres from the Riva Keene project that might be sold to a developer after the apartments are put in. We want to upgrade from a 6” clay line to an 8” SDR 35 pipe. The pipe has several low spots and multiple cracks throughout the 206’ that we were able to view via camera. Mr. Martin also stated that staff has spoken to the developer about a 380 agreement so that he can assist with the repair and then later recoup his money.

Cheryl Estes asked which one of these is in the 1-5-year plan.
Don Martin stated this one. This is not an emergency, but staff needs direction on how Council would like staff to proceed.

James Belz stated that he believes that this needs to move forward for future rooftops. We need to be ready for this.

Robert Cooper made a motion to have staff move forward. Seconded by James Belz. The motion carried unanimously, 6-0-0.

James Belz stated that we voted to have the lift station and sewer line from the lift station to FM 3048 which we need to have done. However, the sewer replacement on Old Betsy is priority.

Rob Foster agrees.

No action but gave direction to staff to pull money from the Hyline project.

12. Discussion and possible action regarding the City’s Quarterly Investment Report.

Cheryl Estes went over the report. There were no questions from Council.

Robert Cooper made a motion to accept the Quarterly Investment Report. Seconded by Gwen Beeson. The motion carried unanimously, 6-0-0.

13. Presentation of water/sewer rate study.

Derek Turner gave a full presentation and that presentation is available in the Council packet.

14. Presentation of salary survey.

Amber Bransom gave a full presentation of the salary survey comparing salaries from surrounding municipalities. This presentation is available in the Council packet.

Council had no questions. No action.
15. Presentation of FY 19-20 personnel costs.

Cheryl Estes gave a presentation to the council of the FY 19-20 proposed personnel cost.

16. Discussion and possible action on removing Holly Owens, as an authorized signatory to all the accounts at Pinnacle Bank and adding an authorized signatory to all the accounts at Pinnacle Bank.

Mayor Heinrich stated that we can go ahead and add Mike Peacock to the accounts.

It was at this time Mayor Heinrich introduced Mike Peacock as the new City Manager, pending completion of the hiring process.

**Robert Cooper made a motion to remove Holly Owens and add Mike Peacock, Resolution No. 2019-365. Seconded by James Belz. The motion carried unanimously, 6-0-0.**

17. Department Reports:

Each Department Head gave a quick summary of the monthly reports for May and June.

18. Engineer’s Report:

Eddie Agulara updated the Council during the Engineer’s Report.
- The Engineers are currently working on a solution of the drainage projects.
- Everything is moving along regarding the grant for CR 316
- Shady Oak Road project is complete and closed out.
- The engineer plans are 30% complete for the Hyline Lift Station.
- The engineers will start working on the process for sealed bids for the water tank projects.

19. Executive Session: Pursuant to the Open Meetings Act, Chapter 551,
Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (real property), 551.073 (prospective gifts), 551.074 (personnel matters), 551.076 (security matters), 551.087 (economic development). Executive Session may be held, under these 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 subject matter of this City Council Meeting.

a. City Manager discussion. - 551.074 (personnel matters).

Council entered Executive Session at 9:04 PM.

20. Reconvene into Open Session for possible action resulting from any item posted discussed in Executive Session.

Council reconvened at 9:40 PM.

No action.

21. Discussion and requests for future items on the agenda.

Council requested that staff bring forward information on how much money can Council spend without taking it to the voters.

22. Adjourn.

Council adjourned at 9:45 PM.

By: [Signature]

Gary Heinrich, Mayor

Attest: [Signature]

Interim City Secretary