

**Notice of Meeting
Regular Meeting of the Keene City Council**

Thursday, August 13, 2020

Gary Heinrich
Mayor

Lisa Parrish
Place I

David Bass
Place II

James Belz
Place III

Rob Foster
Ward I

Gwen Beeson
Mayor Pro Tem (Ward II)

Robert G. Cooper
Ward III

Notice is hereby given that a Regular Meeting of the City Council of the City of Keene will be held on Thursday, August 13, 2020 at 6:00 PM at the Keene City Hall, located at 1000 N Old Betsy Rd (FM 2280), Keene, Texas, in the City Council Chambers.

City Hall is wheelchair accessible. The entry ramp is at the front with entry at the front entrance to City Hall. Reasonable accommodations to furnish auxiliary aids or assistance to assist persons with special needs will be provided when forty-eight (48) hours advance notice is given. Please contact the City Secretary at 817-641-3336.

Call to order and certification of quorum

Invocation & Pledge of Allegiance

1. Public Comments

*(Citizens are invited to speak on any topic; however, unless the item is specifically noted on this agenda, the City Council is required under the Texas Open Meetings Act to limit its response to one of the following: Responding with a statement of specific factual information or reciting the City's existing policy on that issue; or Directing the person making the inquiry to visit with City Staff about the issue. (No Council deliberation is permitted.) Citizens are required to stand when speaking, state their name and address and the comment time is limited to three (3) minutes. **The amount of time given to the public to speak may be changed at any time at the Mayor's discretion.**)*

2. Mayor's Comments

3. Consideration of City Council Minutes dated July 30, 2020 and August 6, 2020..

4. Discussion and possible action to appoint a candidate (Billie Hopps) for Place 3 term to expire March 2021 for the Planning and Zoning Board.

5. Discussion and possible action to appoint a candidate (Nick Chesney) as an alternant to expire March 2022 for the Planning and Zoning Board.

6. Department Reports:

- City Manager

7. 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.

- Consultation with Attorney 551.071

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

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

10. Adjourn

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of Keene, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the official bulletin board of City Hall, a place convenient and readily accessible to the general public at all times, and that said notice was posted on or before 5:00 P.M., Friday, August 07, 2020.

By: 
Diane Helms,
City Secretary

Confirmation of Agenda removed by _____ at ____ a.m./p.m. on _____,2020



**City Council
Agenda Item Report
August 13, 2020**

Contact – Diane Helms
817-641-3336
citysecretary@keenetx.com

**SUBJECT: CONSIDERATION AND POSSIBLE APPROVAL OF
City Council Minutes dated July 30, 2020 and Special
Called Minutes Dated August 06, 2020.**

1. ENCLOSURE

- **MINUTES FROM JULY 30, 2020 & August 06, 2020.**

**MINUTES
of the
KEENE CITY COUNCIL**

THURSDAY, JULY 30, 2020

PRESENT: Mayor Gary Heinrich, James Belz, Lisa Parrish, Robert Cooper and David Bass.

ABSENT: Mayor Pro-Tem Gwen Beeson and Rob Foster

CALLED TO ORDER: Called the regular council meeting to order at 6:00 p.m.

Invocation & Pledge of Allegiance – Gary Heinrich

1. Public Comments:

Cindy Hopps – Inquired about the Keene welcome sign maintenance cost and the possible police building lease.

2. Mayor's Comments:

None

3. Consideration of Council Minutes dated July 16, 2020.

Councilmember Cooper made a motion to approve the City Council Minutes for July 16, 2020. Councilmember Belz seconded the motion.

Motion carried 4-0-0

4. Public Hearing: Hold public hearing to the proposed change in zoning request that has been received from Dan Houghton. The request comes to the city for 94.534 acres more or less tract of land in the Rolly P. Covington Survey, Abstract 148, tract 2. The request is from Agriculture to SF-E (Single Family Estate). (Ordinance No. 2020-616)

Public Hearing Opened at 6:08 p.m.

Cheryl McClain – updated the council and citizens on the zoning request and that the Planning & Zoning commission recommended approval at their meeting on July 20th it was recommend in favor from the P&Z board.

Mr. Vest presented a power point on the zoning request for the 94.534 acres. He included a concept plan that has not been approved at this time.

Wes Schram – Spoke opposed to the Ordinance No. 2020-616

Kevin Miller – Spoke opposed to the Ordinance No. 2020-616

Phillip Jackson – Presented the Code of Ordinance Title 157.514 Section E – Land Use. He spoke opposed to the Ordinance No. 2020-616.

Tammy Byrd (Owner of Bob's Rural Garage Service) – Spoke opposed to the Ordinance No. 2020-616

Samantha Gillin – Questioning what services that the new development would be wanting / needing for the zoning request.

Eric Freeland – Spoke opposed to the Ordinance No. 2020-616

Rebecca Freeland – Spoke opposed to the Ordinance No. 2020-616

There was no one else present to speak on this item, therefore, Mayor Heinrich closed the Public Hearing at 7:37 p.m.

- 5. Discussion and possible action regarding change in zoning request that has been received from Dan Houghton. The request comes to the city for a 94.534 more or less tract of land in the Rolly P. Covington Survey, Abstract 148, tract 2. The request is from Agriculture to SF-E (Single Family Estate). Ordinance No. 2020-616).**

Councilmember Bass made a motion to table the zoning request received from Dan Houghton, Ordinance No. 2020-616 until the next council meeting until we can get more information. Councilmember Parrish seconded the motion.

Motion failed 2-3-0 Councilmembers Bass and Parrish approved the motion, Councilmembers Belz and Cooper opposed the motion. Mayor Heinrich opposed the motion breaking the tie.

Councilmember Belz made a motion to approve the zoning request received from Dan Houghton, Ordinance No. 2020-616. Councilmember Cooper seconded the motion.

Motion carried 3-2-0 Councilmembers Belz and Cooper approve the motion. Councilmembers Bass and Parrish opposed the motion. Mayor Heinrich approved the motion breaking the tie.

- 6. Public Hearing: Hold public hearing to discuss the proposed request of rezoning certain Tract of land within the City of Keene, Texas, being legally described as Abstract 114, Tract 39,9, PT 39B, 40, BBB & C RR Co: Abstract 701, Tract 21 (PT3), Tract 21A, 21B, 21, 21E J. Pennington: Abstract 567, Tract 2, 2A D, Mise: Exhibit "A". Approximately 16.43 acres more or less of land "from" Agriculture (AG) to "PD-Planned Development subject to the specific requirements contained in this ordinance as exhibit "B". (Ordinance No. 2020-617)**

Public Hearing Opened at 7:45 p.m.

Cheryl McClain Development Services updated the council on zoning change, Ordinance No. 2020-617. The property is abutted on the southern end by the railroad tract and on the northern end by Hwy 67. This is for RV and Tiny Home lots.

staff sees no adverse impact to the surrounding area. It does come to the council from the P&Z board with a favorable recommendation.

Mr. Hickman address the council and citizens with plans for the property on the proposed rezoning request. He played a video showing the concept for the development. The park is a luxury RV park intended for long term living.

Phillip Jackson – Spoke that the meeting was being held in violation of the Texas Local Government Code 217.006 Sub-Chapter A.

Cheryl McClain was asked if she had a copy of the newspaper notice. She did not have a copy of the notice.

Samantha Gillin - Asked how many times the newspaper went out per week and if this would have any bearing on the time/date it was published.

Councilmember Bass made a motion to table Ordinance No. 2020-617 until the meeting on August 27th due to the time requirements. Councilmember Belz seconded the motion.

7. Discussion and possible action regarding the request of rezoning certain Tract of land within the City of Keene, Texas, being legally described as Abstract 114, Tract 39,9, PT 39B, 40, BBB & C RR Co: Abstract 701, Tract 21 (PT3), Tract 21A, 21B, 21, 21E J. Pennington: Abstract 567, Tract 2, 2A D, Mise: Exhibit “A”. Approximately 16.43 acres more or less of land “from” Agriculture (AG) to “PD-Planned Development subject to the specific requirements contained in this ordinance as exhibit “B”. (Ordinance No. 2020-617)

**Councilmember Bass made a motion to table Ordinance No. 2020-617
Councilmember Belz seconded the motion.**

Motion carried 4-0-0.

8. Discussion and possible action to sign agreement between Keene and Johnson County for Election Services for the November 03, 2020 General Election; and authorize the Mayor to sign all necessary documents.

Councilmember Bass made a motion to approve the agreement between Keene and Johnson County for Election Services for the November 2020 General Election; and authorize the Mayor to sign all necessary documents. Councilmember Cooper seconded the motion.

Motion carried 4-0-0

9. Discussion and possible action to Call the Election, Ordinance No. 2020-613 for November 2020.

Councilmember Bass made a motion to approved to Call the Election, Ordinance No. 2020-613B for November 2020. Councilmember Cooper seconded the motion.

Motion carried 4-0-0

10. Discussion and possible direction to staff concerning additional monthly meetings for the Keene Business Development Board and the Keene Economic Development Board.

Staff member Martin stated that she had spoken with both boards and they don't feel the need for more than one board meeting per month and would be more than happy to schedule additional meetings if there is ever a need.

Councilmember Belz made a motion to deny the additional monthly meetings for the Keene Business Development Board and the Keene Economic Development Board. Councilmember Bass seconded the motion.

Motion carried 4-0-0

11. Department Reports

a. Finance:

Charles the Finance Director presented the June 2020 financials.

b. EDC:

Molly Martin, the EDC Director updated the Council on the Bristol Oaks subdivision and Magnolia Street Apartments on College. Construction on the pavilion at the park will be starting in the next couple of weeks. She has reached out to several fast food franchised, commercial and business developers and has been getting lots of feedback.

12. Executive Session: Pursuant to 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), 551.76 (security matters), 551.087 (economic development). 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.

a. Municipal Court Judge – 551-074 (personnel matters).

Entered Executive Session at 8:32 p.m.

Reconvened from Executive Session at 9:07 p.m.

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

Councilmember Belz made a motion to extend the contract with the Municipal Court Judge and allow the mayor to sign all contacts in reference to the contract. Councilmember Bass seconded the motion.

Motion carried 4-0-0

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

Danielle Bass – Spoke with TX Dot concerning the crosswalk. She requested some signs or flashing lights to be installed so that drivers would be aware that they were approaching a crosswalk.

15. Adjourn

Council Adjourned at 9:15 p.m.

By: _____

Gary Heinrich, Mayor

Attest: _____

Diane Helms
City Secretary

**MINUTES
of the
KEENE CITY COUNCIL**

THURSDAY, August 06, 2020

PRESENT: Mayor Pro-Tem Gwen Beeson, Lisa Parrish, Robert Cooper, David Bass, James Belz and Rob Foster.

ABSENT: Mayor Gary Heinrich

CALLED TO ORDER: Special Called Meeting to order at 6:00 p.m.

Invocation & Pledge of Allegiance – Mayor Pro-Tem Gwen Beeson

1. Public Comments:

Richard Bishoff – Spoke opposed to the possible lease of a new police department building. He addressed the potholes throughout the city.

Ray Johnson – Questioned why the fire department was cleaning out ditches.

Gaylon Cypress – He also addressed his concerns on the potholes in town. Spoke opposed to the possible lease of a new police department building.

2. Mayor's Comments:

None

3. Discussion on the FY 2020-2021 Proposed Budget.

Charles Williams Finance Director presented the proposed FY 2020-2021 proposed budget.

4. Discuss receiving no new revenue and voter-approval tax rate calculations; take action to consider a proposed tax rate; and schedule a public hearing date for the proposed tax rate.

Councilmember Belz accepted the voter-approved tax rate and to set August 27th, 2020 for the public hearing on the proposed tax rate. Councilmember Cooper seconded the motion.

Motion carried 5-0-0.

5. Adjourn

Council adjourned at 7:40 p.m.

By: _____

Gary Heinrich, Mayor

Attest: _____

Diane Helms
City Secretary



City Council – Staff Report

Agenda Item: _____

August 13, 2020

Cheryl McClain – 817/641-3336 x 130
developmentservices@keenetx.com

SUBJECT: PLANNING AND ZONING COMMISSION APPOINTMENTS

Discuss and act on the re-appointment of Billie Hopps to place 3 of the Planning and Zoning Commission.

BACKGROUND

1. This comes to the Council with a favorable recommendation
2. Possible motion:
Motion to re-appoint Ms. Billie Hopps to place 3 of the Planning and Zoning Commission whose term will expire in March of 2021

Applications for Boards and Commissions

One way for Keene residents to actively participate in local government is to become a member of board or commission. If you would like to get involved in your local government, please complete this application and return it to City Secretary at 1000 N Old Betsy Rd, Cleburne, TX 76031. Applications will only be kept for two (2) years. After that time, a new application must be completed and submitted for consideration. Please note that all information on this application is public information pursuant to the provisions of the Texas Open Records Act.

Please Type or Print Clearly

Name: Billie Hopps Date: 7-27-20

Address: 1105 Honeyuckle Drive Keene

Home Phone: _____ Cell: 817-846-4007 Work: _____

Email Address: billie-hopps@yahoo

Employer: _____ Occupation: _____

Keene Resident for 52 Years. Registered Voter: Yes

Are you currently serving on a City Board or Commission? Yes

Have you previously served on a City Board or Commission? Yes No

If yes, please list the Board or Commission and the dates of service: City Council, P & Z

Are you or any member of your family related to a City of Keene employee(s)? Yes

If yes, please list the names of the person(s) and indicated the relation.

Justin Hopps - son

_____ Please list the Board or Commission you are interested in serving on. If you have more than one Board or Commission, you are interested please lists them in order of preference.

_____ Board of Adjustment Planning & Zoning Commission _____ Building Standards Commission

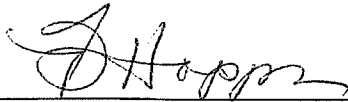
_____ Parks & Recreation Board _____ Keene Economic Development Corp.

_____ Keene Business Development Corp. _____ Animal Advisory

Applications for Boards and Commissions

Please list any additional information you feel would be beneficial to serving on a Board or Commission.

Please note that all Board or Commission members are appointed by City Keene Council and must be willing to attend and participate in all scheduled meetings. The city charter and ordinances authorize the existence of each board or commission and establish them as legal arms of city government. If you have, any questions please feel free to contact the City Secretary.



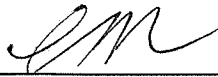
(Applicant Signature)

7-27-20

(Date)

For Office Use Only:

Received By:



Date:

July 27, 2020

Board or Commission appointed to: _____ Date: _____

Term of Service: _____ Renewal Date: _____



City Council – Staff Report

Agenda Item: _____

August 13, 2020

Cheryl McClain – 817/641-3336 x 130
developmentservices@keenetx.com

SUBJECT: PLANNING AND ZONING COMMISSION APPOINTMENTS

Discuss and act on the appointment of Nick Chesney as the alternate on the Planning and Zoning Commission.

BACKGROUND

1. This comes to the Council with a favorable recommendation
2. Possible motion:
Motion to appoint Mr. Nick Chesney as the alternate on the Planning and Zoning Commission whose term will expire in March of 2022

Diane Helms

From: noreply@civicplus.com
Sent: Tuesday, July 21, 2020 4:56 PM
To: Diane Helms
Subject: Online Form Submittal: Application for Boards & Commissions

[EXTERNAL EMAIL] This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. **DO NOT** open attachments or click links from unknown sources or unexpected email.

Application for Boards & Commissions

One way for Keene residents to actively participate in local government is to become an member of a board or commission. If you would like to get involved in your local government, please complete this application.

Applications will only be kept for 2 years. After that time, a new application must be completed and submitted for consideration. Please note that all information on this application is public information pursuant to the provisions of the Texas Open Records Act.

Name	Nick Chesney
Date	7/20/2020
Address	309 oakwood dr/ PO Box 514
Home Phone	8173570067
Cell Phone	8173570067
Work Phone	<i>Field not completed.</i>
Email Address	nickchesney3@gmail.com7
Employer	retired
Occupation	photography
How many years have you been a Keene resident?	15 years
Are you a registered voter?	Yes
Are you currently serving on a City Board or Commission?	Yes

Have you previously served on a City Board or Commission? Yes

If yes, please list the board or commission and the dates of service. P&Z from 2007-2017, Chairman 2010-2017; Park Board 2005-2006; Photographer for KFD 2007-2018; City Council 2006-2007;

Are you or any member of your family related to a City of Keene employee(s)? No

Board Preferences

Please indicate the Board or Commission you are interested in serving on. If you have more than one Board or Commission you are interested in, please list them in order of preference.

Preference 1 Planning and Zoning Commission

Preference 2 *Field not completed.*

Preference 3 *Field not completed.*

Preference 4 *Field not completed.*

Preference 5 *Field not completed.*

Preference 6 *Field not completed.*

Please list any additional information you feel would be beneficial to serving on a Board or Commission. Being on P&Z for 10 years, I do know about P&Z

Please note that all Board or Commission members are appointed by City Keene Council and must be willing to attend and participate in all scheduled meetings. The city charter and ordinances authorize the existence of each board or commission and establish them as legal arms of city government. If you have any questions, please feel free to contact the City Secretary.

Applicant Signature Nick Chesney

Date 7/21/2020

Email not displaying correctly? [View it in your browser.](#)