



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

Thursday, January 7, 2021

Gary Heinrich
Mayor

Lisa Parrish
Place I

David Bass
Place II

Phillip Jackson
Place III

Rob Foster
Ward I

Gwen Beeson
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, January 7, 2021 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 December 17, 2020.

4. Public Hearing: Hold a public hearing regarding the submission of an application to the Texas Department of Agriculture of a Texas Community Development Block Grant Program (TxCDBG) grant for the Community Development Fund and Downtown Revitalization Program.

5. Discussion and possible action regarding Resolution No. 2021-380 expressing support for a 380 Economic Development agreement with J&L Holding.

6. 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. Consult with City Attorney (551.071): Executive Session

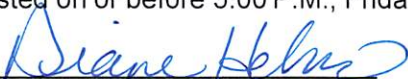
b. Personnel Matters (551.076): Discuss City Manager performance evaluation

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

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

9. 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, December 31, 2020.

By: 
Diane Helms, City Secretary

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



**City Council
Agenda Item Report**
January 07, 2021

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

**SUBJECT: CONSIDERATION AND POSSIBLE APPROVAL OF City
Council Minutes dated December 17, 2020 .**

1. ENCLOSURE
 - MINUTES FROM December 17, 2020.

**MINUTES
of the
KEENE CITY COUNCIL**

THURSDAY, DECEMBER 17, 2020

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

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

Invocation – Gary Heinrich

Pledge of Allegiance – Gary Heinrich

1. Public Comments:

Jennifer Baggett (205 Pine) – Addressed the council regarding her concern for the need traffic and parents picking up children. She believes there is a need of more patrol during school pick up and drop off. Children are running out in front of vehicles, with crowding of cars driving and parking she fears that a child will be hit. She feels that more police presence would be beneficial.

Councilmember Parrish has written a letter to the school board with her concerns for pedestrian safety.

Councilmember Beeson asked if it was possible to have one-way traffic during the drop off and pickup hours.

City Manager Boese mentioned that he could have a joint meeting with the school board to discuss options.

2. Mayor's Comments: None

3. Consideration of City Council Minutes dated December 03, 2020 Regular Called Meeting.

Councilmember Parrish requested that more information be included in the minutes for future reference.

Councilmember Parrish made a motion to table the City Council Minutes dated December 3, 2020 Regular Called Meetings until updated with more information. Motion died due to no second.

Councilmember Foster made a motion to approve the City Council Minutes dated December 3, 2020 Regular Called Meeting. Councilmember Beeson seconded the motion.

Motion carried 5-1-0. Councilmember Parrish opposed the motion.

4. Department Reports:

- **Public Works:**

Public Works Director D. Martin updated the council on the November projects.

The model home for the Bristol Oaks Subdivision should be started in January.

The water production for the month of November was 10,943,083 with 3,534,000 purchased from JSUD. Water sales were 12,819,282 gallons. Three water leaks were repaired.

Repairs were done to Well #11. A utility company repaired the plumbing on the outside of building. They also tightened up and leak tested some of the plumbing on the inside of the building. They had to realign the pumps and motors and tighten up the plumbing on the new pumps and motors with the assistance of Smith Pump Company.

The sewer treatment plant treated 7,508,500 gallons with 40 cubic yards of sludge hauled off. Five sewer backups were repaired.

The street department repaired a total of 40 potholes. Three stop signs were replaced, Third & Mockingbird, Maple & Fairview and Melanie & CR 805B.

- **Fire Department:**

Captain Stroud presented the fire department November 2020 reports. The department responded to 140 medical calls with a total of \$28,200.39 in revenue.

He also presented the traveling trophy for collecting the most items in the Johnson County wide competition with 10,122 food items.

Code enforcement responded to 16 contacts.

- **Police Department:**

Detective Drambareanu presented the November 2020 police department reports. The department had 454 CAD events with 44 reports, 6 arrests, 110 traffic violations and 11 traffic crashes.

Animal services had a total of 41 total calls with 6 dogs returned to their owners.

Criminal activities totaled 38 with 26 for follow up and 11 cleared.

- **Finance Department:**

Finance Director Williams presented the November 2020 financials. Sales tax received for the month was \$108,407. Property tax received was \$127,452. Water revenue received was \$403,836 with expenses of \$192,464. Sewer revenue received was \$169,379 with expenses of \$37,212.

- **City Manager:**

City Manager Boese updated the council that he, Development Services, and ATS were working on updating the building codes to 2018 with COG Amendments. With the updated code the city will be able to receive higher ISO ratings.

Mr. Boese updated the council confirming that he has completed the Public Funds Investment training.

There are several developers that are interested in Keene that will be coming to P&Z and the Council in January and February.

A contractor has cleaned up the trash at well #14 that was requested by Councilmember Jackson.

- 5. Executive Session: Pursuant to Open Meetings Act, Chapter 551, Texas Government, Sections 551.071 (consultation with attorney), 551-072 (real property), 551. 073 (prospective gifts), 551.074 (personnel matters), 551.076 (securities 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.**

Executive Session Cancelled

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

No Executive Session

- 7. Discussion and requests for future items on the agenda.**

None

- 8. Adjourn**

7:41 p.m.

By: _____

Gary Heinrich, Mayor

Attest: _____

Diane Helms, City Secretary

PUBLIC HEARING NOTICE
CITY OF KEENE
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Keene will hold a public hearing at 6:00 p.m. on January 7, 2021, at City Hall, 1000 N. Old Betsy Road, Cleburne, Texas 76031, regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program (TxCDBG) grant for the Community Development Fund and Downtown Revitalization Program. The purpose of this meeting is to allow citizens an opportunity to discuss the citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds. The City encourages citizens to participate in the development of this TxCDBG application and to make their views known at this public hearing. Citizens unable to attend this meeting may submit their views and proposals to Michael Boese, City Manager, 1000 N. Old Betsy Road, Cleburne, Texas 76031, 817-641-3336. Social distancing measures will be in place. If necessary, the hearing may take place outdoors. Persons with disabilities that wish to attend this meeting should contact City Hall to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact City Hall at least two days before the meeting so that appropriate arrangements can be made. For more information, please contact Michael Boese at 817-641-3336.

AVISOAUDIENCIA PÚBLICA
DEPORDE LA CIUDAD DE KEENE
PROGRAMA DE SUBVENCIONESBLOQUES PARA EL DESARROLLO
COMUNITARIOTEXAS

La Ciudad de Keene llevará a cabo una audiencia pública a las 6:00 pm el 7 de enero de 2021, en el Ayuntamiento, 1000 N. Old Betsy Road, Cleburne, Texas 76031, con respecto a la presentación de una solicitud al Departamento de Agricultura de Texas para una Subvención del Programa de Subvenciones en Bloque para el Desarrollo Comunitario de Texas (TxCDBG) para el Fondo de Desarrollo Comunitario y el Programa de Revitalización del Centro. El propósito de esta reunión es brindar a los ciudadanos la oportunidad de discutir el plan de participación ciudadana, el desarrollo de la vivienda local y las necesidades de desarrollo comunitario, la cantidad de fondos disponibles de TxCDBG, todas las actividades elegibles de TxCDBG y el uso de fondos anteriores de TxCDBG. La Ciudad anima a los ciudadanos a participar en el desarrollo de esta aplicación TxCDBG y dar a conocer sus puntos de vista en esta audiencia pública. Los ciudadanos que no puedan asistir a esta reunión pueden enviar sus opiniones y propuestas a Michael Boese, administrador de la ciudad, 1000 N. Old Betsy Road, Cleburne, Texas 76031, 817-641-3336. Se implementarán medidas de distanciamiento social. Si es necesario, la audiencia puede tener lugar al aire libre. Las personas con discapacidades que deseen asistir a esta reunión deben comunicarse con el Ayuntamiento para coordinar la asistencia. Las personas que requieran ayudas o servicios auxiliares para esta reunión deben comunicarse con el Ayuntamiento al menos dos días antes de la reunión para que se puedan hacer los arreglos necesarios. Para obtener más información, comuníquese con Michael Boese al 817-641-3336.



City Council Agenda Item Report

January 7, 2021

Michael Boese – City Manager
817-641-3336
citymanager@keenetx.com

SUBJECT: RESOLUTION EXPRESSING SUPPORT FOR A 380 AGREEMENT WITH J&L HOLDINGS

1. BACKGROUND / HISTORY:

J&L HOLDINGS IS CONTEMPLATING THE PURCHASE OF APPROXIMATELY 69.37 ACRES OF LAND ALONG U.S. HIGHWAY 67. JLH DESIRES TO DEVELOP THE PROPERTY FOR APPROXIMATELY 270 SINGLE-FAMILY HOMES AND REQUEST ANNEXATION OF THE PROPERTY OUTSIDE OF CITY LIMITS. IT HAS BEEN DETERMINED THAT THE CONSTRUCTION OF AN ACCELERATION AND DECELERATION LANE ALONG U.S. HIGHWAY 67 ("ROADWAY IMPROVEMENTS") IS NEEDED TO ACCOMMODATE THE CONTEMPLATED DEVELOPMENT OF THE PROPERTY.

2. FINDINGS / CURRENT ACTIVITY:

IN ORDER TO ENCOURAGE JLH TO PURCHASE, DEVELOP, AND SEEK ANNEXATION INTO THE CITY, THIS RESOLUTION WILL DEMONSTRATE THAT THE CITY IS WILLING TO NEGOTIATE, PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE, AN INCENTIVE AGREEMENT ("380 AGREEMENT") WITH JLH TO REIMBURSE JLH FOR THE COSTS OF THE ROADWAY IMPROVEMENTS

3. FINANCIAL IMPACT:

ONCE COMPLETED THE POTENTIAL RESIDENTIAL DEVELOPMENT COULD ADD PROPERTY TAX REVENUE OF MORE THAN \$800,000.00 ANNUALLY, AS WELL AS INCREASED WATER AND SEWER REVENUE.

4. ACTION OPTIONS / RECOMMENDATIONS:

STAFF RECOMMENDS THE COUNCIL APPROVE RESOLUTION No. 2021-380.

5. ATTACHMENTS:

N/A

CITY OF KEENE, TEXAS

RESOLUTION NO. 2021-380

**AN RESOLUTION OF THE CITY OF KEENE, TEXAS, EXPRESSING
SUPPORT FOR A 380 ECONOMIC DEVELOPMENT AGREEMENT
WITH J&L HOLDINGS.**

WHEREAS, J&L Holdings (“**JLH**”) is contemplating the purchase of approximately 69.37 acres of land along U.S. Highway 67 (“**Property**”), which Property is partly within the city limits of the City of Keene, Texas (“**City**”), and partly within the City’s extraterritorial jurisdiction; and

WHEREAS, JLH desires to develop the Property for approximately 270 single-family homes and to request annexation of the Property into the City; and

WHEREAS, it has been determined that the construction of an acceleration and deceleration lane along U.S. Highway 67 (“**Roadway Improvements**”) is needed to accommodate the contemplated development of the Property; and

WHEREAS, the City has determined that it is in the City’s best interest that the Property be developed and annexed into the City, that the City will benefit from such Property development, and that such Property development will promote local economic development and stimulate business and commercial activity within the City; and

WHEREAS, in order to encourage JLH to purchase, develop, and seek annexation into the City of, the Property, the City is willing to negotiate, pursuant to Chapter 380 of the Texas Local Government Code, an incentive agreement (“**380 Agreement**”) with JLH to reimburse JLH for the costs of the Roadway Improvements; and

WHEREAS, the City desires to pass this resolution of support for the 380 Agreement so that the City can provide JLH with a high degree of assurance that the City will enter into the 380 Agreement, subject to appropriate terms and conditions, should JLH purchase the Property with the intent to develop it as stated in this Resolution and to seek annexation of the Property into the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, THAT:

SECTION 1. All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2. The City of Keene, Texas, hereby formally expresses its support for the 380 Agreement, subject to appropriate terms and conditions, should JLH purchase the Property with the intent to develop it as stated in this Resolution and to seek annexation of the Property into the City.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, ON THIS THE 7th DAY OF JANUARY, 2021.

Gary Heinrich, Mayor

ATTEST:

Diane Helms, City Secretary

[SEAL]

APPROVED AS TO FORM:

Robert F. Brown, City Attorney