

**MINUTES  
of the  
KEENE CITY COUNCIL**

**THURSDAY, JANUARY 7, 2021**

**PRESENT: Mayor Gary Heinrich, Mayor 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 – Rob Foster**

**Pledge of Allegiance – Gary Heinrich**

**1. Public Comments:**

Mark Miosi – Addressed the council regarding his opinion on 380 agreements. He stated that he was not against 380 agreements in general but wanted to know what made tonight's agreement with J&L Holdings special. From his previous conversation with the city manager, he was told that the city was not supportive of 380 agreements even though he had been promised one for his future development from the previous administration that included the mayor and former council.

**2. Mayor's Comments:**

**3. Consideration of City Council Minutes dated December 17, 2020 Regular Called Meeting.**

Councilmember Cooper made a motion to approve the City Council Minutes dated December 17, 2020 Regular Called Meeting. Councilmember Foster seconded the motion.

**Motion carried 6-0-0.**

**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.**

**Public hearing started at 6:10**

Jake McAdams from Public Management, Inc explained the details of the TxCDBG Block Grant and what projects the city can use this grant for. Submission of this grant is due on May 3, 2021. This grant is up to \$350,000. If the city is awarded the grant it will be a two-year contract with a 15% match on the part of the city.

**Citizen concerns:**

Carl Wright asked if this grant was free money for the city. Mr. McAdams explained that this grant was a 15% match.

Paul Gnadt asked if the city could afford the 15% match? Mr. McAdams said that these funds would be due in small increments that could be budgeted over the next couple of years.

Public Hearing closed at 6:25

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

City Manager M. Boese presented the background and financial impact of the 380 Economic Development agreement with J&L Holding Resolution No. 2021-380.

The approval of this resolution will provide provide J&L Holdings with a high degree of assurance that the city will enter into this agreement; subject to appropriate terms and conditions should J&L Holding purchase the Property with the intent to develop it as stated in the resolution.

Councilmember Parrish expressed her concerns entering into a binding contract with J&L Holding with no information presented as to the location of the development or cost of the acceleration / deceleration road to the city. She stated that this could set a precedent for other developers to want this same provision and animosity from others like Houghton who were currently in negotiations with the city but were not receiving this preferential treatment. Councilmember Parrish told Blake that she verbally supports his future development but could not support this ordinance until the actual 380 agreement was presented to council so that its specific terms could be discussed and voted on.

Councilmember Parrish expressed her concerns with not receiving the exact cost for the construction of the acceleration and deceleration lane along U.S. Highway 67.

Councilmember Foster made a motion to approve Resolution No. 2021-380 expressing support for a 380 Economic Development agreement with J&L Holding. Councilmember Bass seconded the motion.

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

6. 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.

Entered executive session at 6:54 p.m.

- a. Consult with City Attorney (551.071) Executive Session
- b. Personnel Matters (551.076): Discuss City Manager performance evaluation

Reconvened into Open Session at 8:09 p.m.

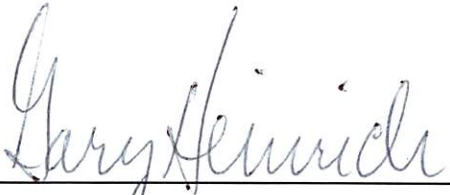
7. Reconvene into Open Session for possible action resulting from any item posted discussed in Executive Session.


No action taken

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

None

9. Adjourn 8:10 p.m.

By:   
Gary Heinrich, Mayor

Attest:   
Diane Helms, City Secretary