

City of Killeen
Regular City Council Meeting
Killeen City Hall
November 17, 2020 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Shirley Fleming, Councilmembers Debbie Nash-King, Jim Kilpatrick (via video conference), Steve Harris, Ken Wilkerson, Rick Williams, Mellisa Brown.

Also attending were City Manager Kent Cagle, City Attorney Traci Briggs, City Secretary Lucy Aldrich, and Sergeant-at-Arms Evans.

Mr. Jack Ralston gave the invocation. The Killeen Trojans, a local youth sports organization, led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Mayor Pro Tem Fleming to approve the agenda as written. Motion was seconded by Councilmember Nash-King. The motion carried unanimously.

Citizen Comments

No citizens signed up to speak.

Discussion Items

DS-20-091 KVI Briefing
Mr. Riakos Adams, President of Killeen Volunteers, Inc was not at the meeting when Mayor Segarra introduced the agenda item. City council agreed to move on to the next item and come back to this one following Agenda Item DS-20-092.

DS-20-092 Animal Services Briefing
Staff Comments: Joe Brown, Executive Director of Recreation Services
Mr. Brown gave a detailed briefing reviewing the accomplishments that have been made over the last year in the Animal Services Division.

DS-20-091 KVI Briefing
Mr. Riakos Adams, President of Killeen Volunteers, Inc., at the request of city council on October 6, 2020, gave a briefing on KVI. Topics in the presentation included the purpose and scope of the board, the background and history, current issues and concerns, and the planned “way forward” for the board. Councilmember Kilpatrick made a motion of direction to place an item on a future agenda at the discretion of the city manager for further discussion. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.

DS-20-093 Discuss the Public Facility Corporation Concept and Receive a Presentation from The NRP Group Regarding a Proposed Multifamily Development
Staff Comments: Kent Cagle, City Manager

Mr. Alastair Jenkin of The NRP Group introduced a proposed multifamily development concept that would partner the city with NRP using the public facility corporation concept allowed by state law. After the briefing, city council unanimously agreed to have staff bring back an agenda item to the next workshop/regular meeting dates for further discussion and consideration.

- DS-20-094** Receive a Briefing from Verdunity, Inc. Regarding the Proposed Scope of Services and Timeline for the Comprehensive Plan
Verdunity, Inc. is staff's recommendation to prepare the city's Comprehensive Plan that will be discussed further in Agenda Item RS-20-122. Mr. Kevin Shepherd with Verdunity, Inc. gave city council a brief overview of the services that they will provide during the build of the Comprehensive Plan.

Mayor Segarra called for a 10-minute recess.

The meeting reconvened at 8:30 p.m. with Councilmember Kilpatrick lost video/audio connectivity and was not in attendance.

Minutes

Motion was made by Councilmember Harris to approve the minutes of the November 10, 2020 Regular City Council Meeting and the November 12, 2020 Special City Council Meeting. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.

Resolutions

- RS-20-118** Consider a memorandum/resolution authorizing the City Manager to enter into a grant agreement with the Texas Department of Transportation for the purpose of a STEP grant.
Staff Comments: Chief Kimble, Police Department
The Police Department has applied for and been awarded a one-year grant for the purpose of traffic safety. The grant will provide funding in the amount of \$70,600.59 and will be used to cover overtime costs associated with promoting traffic safety. The total grant awarded is \$54,952.80 and matching funds will be provided by in-kind services. City staff recommends accepting the grant in order to bring in additional resources to promote the traffic safety mission and improve safety and quality of life for the citizens and visitors of Killeen.

Motion was made by Councilmember Nash-King to approve RS-20-118. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.

- RS-20-119** Consider a memorandum/resolution approving a lease agreement with Republic Parking System, LLC, for the management of the paid parking lot at Killeen-Fort Hood Regional Airport.
Staff Comments: Pat Hoppaugh, Airport Maintenance Manager
On April 15, 2010, a lease agreement between the City of Killeen and Republic

Parking Systems, LLC was approved by city council. On July 1, 2014, Addendum No. 1 (upgrade revenue control equipment) was approved and provided for a new lease date beginning July 1, 2014, through May 30, 2020, with an option for an additional 5-year lease. This new proposed lease agreement provides for a 3-year term with an option to negotiate for two additional 1-year terms and allows Republic Parking Systems to retain a percentage of monthly gross revenues based on a negotiated tier structure. City staff recommends city council approve the lease agreement with Republic Parking Systems, LLC and authorize the city manager or designee to execute all contract documents and any and all change orders or actions within the amounts set by federal, state and local law.

Motion was made by Councilmember Nash-King to approve RS-20-119. Motion was seconded by Councilmember Williams. Motion carried unanimously.

RS-20-120 Consider a memorandum/resolution awarding Bid No. 21 05, Uniform Cleaning Services, to Zip Cleaners in an amount not to exceed \$45,500 per year.

Staff Comments: Lorianne Luciano, Director of Procurement and Contract Management

On September 22, 2020, city council rejected bids for uniform cleaning services due to an inaccurate number of estimated quantities. The services were re-bid and on October 5, 2020 two bids were received in response. Zip Cleaners submitted the lowest bid. City staff has negotiated a contract to be effective December 1, 2020 for two years with an option to renew three additional 1-year periods. Staff recommends that city council award Bid 21-05 to Zip Cleaners for uniform cleaning services in an amount not to exceed \$45,500 per year, and that the city manager or designee be authorized to execute change orders as permitted by state and local law.

Motion was made by Mayor Pro Tem Fleming to approve RS-20-120. Motion was seconded by Councilmember Harris. Motion carried unanimously.

RS-20-121 Consider a memorandum/resolution approving a contract through RFP 21-02 with American Paratus Security Agency for security guard services at the Main Library in the amount of \$58,219.50 in FY 21.

Staff Comments: Leslie Hinkle, Executive Director of Community Development
In March of 2019, security guard services were implemented at the main library to address vandalism, aggressive behavior, and misconduct. Guard service was temporarily halted while the libraries were closed due to COVID-19. In October 2020, the Library Services Division requested proposals for the continuance of the security services for fiscal year 2021. Seven companies responded to the request with American Paratus Security Agency being ranked with the highest score. City staff recommends that city council authorize the city manager or his designee to execute a multi-year contract with American Paratus Security Agency for security guard services at the main library in the amount of \$58,219.50 for FY 21.

Motion was made by Councilmember Brown to approve RS-20-121. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.

Councilmember Kilpatrick rejoined the meeting at 8:50 p.m. via video conference.

RS-20-122 Consider a memorandum/resolution awarding RFQ 20 22, Comprehensive Plan Agreement, to Verdunity, Inc. in the amount of \$349,140.

Staff Comments: Tony McIlwain, Executive Director of Planning

The current Comprehensive Plan was adopted on November 9, 2010. On February 4, 2020, city council made a motion of direction to proceed with a new Comprehensive Plan. City staff advertised a Request for Qualifications (RFQ) for the Comprehensive Plan and received seven (7) responses. An RFQ committee consisting of staff members reviewed the responses and reached a consensus on Verdunity, Inc. as the preferred vendor. The scope of services details work in the amount of \$349,140 and a 12 to 15 month timetable for completion of the plan. City staff recommends that city council approve the agreement with Verdunity, Inc. in the amount of \$349,140.

Motion was made by Councilmember Harris to approve RS-20-122. Motion was seconded by Mayor Pro Tem Fleming. Motion carried 6 to 1 with Councilmember Brown in opposition.

Public Hearings

PH-20-043 **HOLD** a public hearing and consider an ordinance requested by Suk Baldwin on behalf of True Fountain, L.L.C. (**Case #FLUM20-05**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' designation to a 'General Residential' designation for Lot 18, Block 1, Southwest Crossing. The property is addressed as 6309 Turkey Trot Road, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO ADD A 'GENERAL RESIDENTIAL' DESIGNATION TO LOT 18, BLOCK 1, SOUTHWEST CROSSING, KILLEEN, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Staff Comments: Tony McIlwain, Executive Director of Planning.

The property is currently designated as 'Suburban Commercial' on the Future Land Use Map (FLUM). The 'General Residential' designation encourages detached residential dwellings as a primary focus. City staff is of the determination that this area has ample residential dwelling options but limited local business enterprises and further finds that this tract will provide greater community benefit to remain 'Suburban Commercial'. Therefore, city staff recommends disapproval of the applicant's request to amend the Future Land Use Map. The Planning and Zoning Commission recommended disapproval of the applicant's request to amend the FLUM from 'Suburban Commercial' to 'General Residential' by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

The applicant, Suk Baldwin, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

Councilmember Kilpatrick lost video/audio connectivity and was not in attendance.

Motion was made by Councilmember Wilkerson to disapprove PH-20-043. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.

PH-20-044 **HOLD** a public hearing and consider an ordinance requested by Suk Baldwin on behalf of True Fountain, L.L.C. (Case #Z20-20) to rezone Lot 18, Block 1, Southwest Crossing, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District). The property is addressed as 6309 Turkey Trot Road, Killeen, Texas. **(Requires 3/4 majority vote)**

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF LOT 18, BLOCK 1, SOUTHWEST CROSSING, FROM “B-3” (LOCAL BUSINESS DISTRICT) TO “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Tony McIlwain, Executive Director of Planning.

In June 2019, the applicant submitted a request to rezone the subject property from “B-3” (Local Business District) to “R-2” (Two-family Residential District). At that time, the Planning and Zoning Commission recommended disapproval of the request by a vote of 4 to 1. The applicant subsequently withdrew the request prior to consideration by the city council. The area is designated as ‘Suburban Commercial’ (SC) on the Future Land Use Map (FLUM). Staff notified fifteen (15) surrounding property owners regarding this request: seven (7) reside within the 200-foot notification boundary; nine (9) reside outside the 200-foot notification boundary, but within the 400-foot notification boundary; and six (6) reside outside of Killeen. To date, no responses have been received in support of, or in opposition. City staff finds that the applicant’s request for “R-2” (Two - Family Residential) zoning is not consistent with the Future Land Use Map. Additionally, staff finds no long-term benefit to the city in forgoing future commercial development for rental housing in this location. Therefore, staff recommends disapproval of the applicant’s request to rezone. The Planning and Zoning Commission recommended disapproval of the applicant’s “R-2” request by a vote of 6 to 0. In accordance with Killeen Code of Ordinances Sec. 31-39(d), approval

of this zoning request will require the favorable vote of three-fourths (3/4) of all members of the city council.

Mayor Segarra invited the applicant to speak.

The applicant, Suk Baldwin, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Councilmember Brown to disapprove PH-20-044. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.

Adjournment

With no further business, upon motion being made by Councilmember Williams, seconded by Mayor Pro Tem Fleming, and unanimously approved, the meeting was adjourned at 9:32 p.m.

Jose Segarra, Mayor

Lucy C. Aldrich, City Secretary