



**City of Keller
City Council
Agenda**

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Tuesday, October 4, 2022

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

a. 541 Keller Parkway

D. WORK SESSION

1. [Discuss the Major Thoroughfare Plan and the Impact Fee Program Updates](#)
2. [Update on Compressed Workweek Trial Period](#)
3. [Discuss a Council Strategic Vision Retreat](#)
4. [Capital Improvement Projects Update](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION

C. PLEDGE OF ALLEGIANCE - Cub Scout Pack 4077

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

D. PRESENTATIONS

1. [Presentation of Key to the City](#)
2. [CALEA Re-Accreditation for Law Enforcement and Communications Presentation](#)
3. [Certified Accreditation Manager Achievement Presentation](#)

E. PERSONS TO BE HEARD

This is a time for the public to address the City Council on any subject. However, the Texas Open Meetings Act prohibits the City Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, September 20, 2022 Regular City Council Meeting.](#)
2. [Consider a resolution amending Contract No. 20-40 with Community Waste Disposal, of Dallas, Texas; by amending Article 5 - Types of Collection related to residential collection guidelines; and Article 8 - Special Provisions related to the Annual Leaf Collection program; and Exhibit D related to city-sponsored events; and authorizing the City Manager to execute said amendment on behalf of the City of Keller, Texas.](#)
3. [Consider a resolution of the City of Keller, Texas finding that Oncor Electric Delivery Company LLC's \("Oncor" or "Company"\) application to change rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of the resolution to the company and legal counsel.](#)
4. [Consider an ordinance amending the City of Keller Code of Ordinances Chapter 3 - Animals, Fowl, Insects and Reptiles regarding regulations of dangerous animals; providing a maximum penalty; providing a severability clause; and establishing an effective date.](#)
5. [Consider a resolution approving a contract with Lagniappe Productions for the Mystery Dinner Theater event at the Keller Senior Activities Center, and authorizing the City Manager to execute all purchase documents related thereto on behalf of the City of Keller.](#)
6. [Consider a resolution approving the purchase of one \(1\) replacement Case Wheel Loader, from Associated Supply Company, Inc., of Euless, Texas, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

7. Consider a resolution rejecting all bids for the construction of the US 377 Landscape Enhancements Green Ribbon Project, for the Parks and Recreation Department; and authorizing the City Manager to rebid the project on behalf of the City of Keller, Texas.
8. Consider a resolution amending the contract with the Keller Farmers Market to conduct a recurring farmers market at Bear Creek Park; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller.
9. Consider a resolution authorizing the use of the Construction Manager-At-Risk Method for the Keller Sports Park Renovation Project, as the best value project delivery method for the City of Keller, other than design-bid-build.
10. Consider a resolution approving the revised Operating Fee Schedule for the Keller Pointe, for the Parks and Recreation Department, to include an approximate four percent (4%) increase to all membership fees with the exception of daily fees effective the beginning of the calendar year 2023 and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.
11. Consider a resolution approving a professional services agreement with Hardin & Associates Consulting, LLC for the purpose of providing the annual state-mandated customer service inspections and related services for private water systems for a one (1) year period with four (4) additional one (1) year renewal periods, not to exceed five (5) years; and authorizing the City manager to execute all documents related thereto on behalf of the City of Keller, Texas.
12. Consider a resolution approving a construction contract with O&J Coatings, Inc. of Hurst, Texas; for the Rehabilitation of the Pearson Ground Storage Tank #1 project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Sit Means Sit, a dog-training facility with no overnight boarding, to operate in an existing 2,090 square-foot lease space, within an 8,082 square-foot multi-tenant building, approximately 990 feet northwest from the intersection of Cindy Street and Keller Parkway, legally described as Lot 2, Block 11R of the Samuel Needham Addition, zoned Retail (R) and addressed as 363 Keller Parkway, Suite A. ABV Training DBA Sit Means Sit Fort Worth, Applicant. Haeju Investments, LLC, Owner. (SUP-22-0031)

2. [PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Four - Development Procedures and Requirements for Application Submittals, Section 4.10 - Replats, to mirror the Texas Local Government Code process for replatting; providing penalties; authorizing publication; and establishing an effective date. \(UDC-22-0007\)](#)
3. [Consider a resolution approving an Agreement for Professional Services with Kimley-Horn of Denton, Texas; to provide engineering services for the Mt. Gilead Road Reconstruction Project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

I. EXECUTIVE SESSION

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**

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J. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.

CERTIFICATE

I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, September 29, 2022 at 5:00 P.M.

Kelly Ballard, TRMC, CMC
City Secretary

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.