



City of Keller

City Council

Agenda

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

Tuesday, October 1, 2019

COUNCIL MEMBER DINNER 4:30 P.M.

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pro Tem Sean Hicks

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. North Highway 377 Sewer and 1100 N. Main Street

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss dates for Boards and Commissions Interviews.](#)

2. [Receive a report on Economic Development Brokers Luncheon.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Pat McGrail

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

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. PROCLAMATIONS & PRESENTATIONS

1. [Proclamation - Fire Prevention Week](#)

Attachments: [Fire.Prevention.Week.pdf](#)

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.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, September 3, 2019 Regular City Council Meeting.](#)

Attachments: [090319 Minutes.pdf](#)

2. [Consider approval of the Minutes of the Tuesday, September 17, 2019 Regular City Council Meeting.](#)

Attachments: [091719 Minutes.pdf](#)

3. [Consider a resolution adopting the HART InterCivic Verity System version 2.3.1 as the voting system to be used for all forms of voting in the City of Keller.](#)

Attachments: [100119 Voting System Adoption Resolution](#)

4. [Consider a resolution approving the purchase of one \(1\) replacement Case 521G front-end loader from Associated Supply Company, Inc. of Euless, Texas, through the BuyBoard Cooperative Purchasing Program; and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

Attachments: [100119 Front-Loader Equipment Resolution](#)

[100119 Front-Loader Buyboard Quote](#)

5. [Consider a resolution approving the purchase of one \(1\) replacement hydro-excavation and vacuum trailer from Vermeer Texas-Louisiana of Irving, Texas through the Buyboard Cooperative Purchasing Program and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

Attachments: [100119 Vac-Tron Equipment Resolution](#)

[100119 Vac-Tron City of Keller VacTron invoice LP873SDT](#)

6. [Consider a resolution approving the purchase of one \(1\) replacement Vac-Con](#)

hydro-excavation and vacuum truck from Houston Freightliner of Houston, Texas, through the Houston-Galveston Area Council (HGAC) Purchasing Cooperative; and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.

Attachments: [100119 VacConTruck Resolution](#)

[100119 VacConTruck Contract](#)

[100119 VacConTruck Invoice](#)

7. Consider a resolution approving the purchase of one (1) Dodge Ram 4500 Heavy-Duty chassis and for the refurbishment and remounting of an existing ambulance module, for the Fire Department, through the Houston-Galveston (H-GAC) Cooperative Purchasing Program, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [100119 Medic Remount Resolution](#)

[100119 Medic Remount Quote Staff Attachment](#)

8. Consider a resolution approving the purchase of Incode 10 financial software from Tyler Technologies and authorizing the City Manager to execute all purchasing documents related thereto.

Attachments: [100119 Incode Resolution](#)

[100119 Incode Finance Exhibit A](#)

9. Consider a resolution approving the purchase and installation of a replacement playground structure for Bear Creek Park, from Total Recreation Products, Inc. of Cypress, Texas, through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Program, for the Parks and Recreation Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [100119 BCP Bridge Playground Resolution](#)

[100119 BCP Bridge Playground_Exhibit A Quote](#)

[100119 BCP Bridge Playground_Exhibit B View 1](#)

[100119 BCP Bridge Playground_Exhibit C View 2](#)

[100119 BCP Bridge Playground_Exhibit D Drawing](#)

[100119 BCP Bridge Playground_Grant Certificate](#)

10. Consider a resolution approving the purchase and installation of a replacement Indoor Pool Slide, from SplashTacular Waterslides and Waterpark Attractions, of Paola, Kansas, for The Keller Pointe Recreation and Aquatic Center; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [100119 TKPIndoorPoolSlide_ProposedResolution](#)
[100119 TKPIndoorPoolSlide_2004SplashtacularCertificationLetter](#)
[100119 TKPIndoorPoolSlide_2004SplashtacularShopDrawings](#)
[100119 TKPIndoorPoolSlide_TMLInspectionReport2019](#)
[100119 TKPIndoorPoolSlide_TMLActionPlanRequestEmail](#)
[100119 TKPIndoorPoolSlide_EngineerInspectionReport](#)
[100119 TKPIndoorPoolSlide_SplashtacularMaintenanceProposal](#)
[100119 TKPIndoorPoolSlide_SplashtacularNewSlideProposal](#)
[100119 TKPIndoorPoolSlide_TMLKellerPointeActionPlan2019](#)

G. NEW BUSINESS

1. Consider a resolution approving a variance to the Unified Development Code, Section 8.07 (C), Garage Requirements in Residential Zoning Districts, to allow two variances, one for a front facing garage and for the garage door to exceed seventy-two square-feet, this property is located on 0.913-acre lot, on the south side of Bear Creek Parkway, being Lot 34A, Block 3, Bear Creek Estates, at 501 Elaine Street (Account # 04541243), and zoned Single Family Residential - 36,000 square-foot lot size minimum (SF-36). David Rich, applicant. David and Delia Rich, owners. (UDC-19-0018)

Attachments: [100119 RichGarageUDC-19-0018_ProposedResolution](#)
[100119 RichGarageUDC-19-0018_Maps](#)
[100119 RichGarageUDC-19-0018_ExhibitA\(1of2\)](#)
[100119 RichGarageUDC-19-0018_ExhibitA\(2of2\)](#)

2. PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by removing 'minor medical emergency clinic' use in the Town Center (TC) Zoning District and modifying, Article 8 - Zoning-Districts, Development Standards, Tree Preservation; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0016)

Attachments: [100119 UDC Amend-Town Center Medical_Ordinance](#)
[100119 UDC Amend-Town Center Medical_Exhibit A](#)

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Palafox Roofing Systems, an existing "Contractor Shop," located on an approximately 1.402-acre tract of land, on the south side of Golden Triangle Boulevard and approximately 300 feet southwest of the intersection of Golden Triangle Boulevard and Sports Parkway, being Billingsley Jesse Survey, Abstract 70, Tract 7 & 7F2, at 133 Sports Parkway, Suite E, Account (#: 05686490), and zoned Commercial (C). David Palafox, Applicant. Tamara Thomas, Property Owner. (SUP-19-0019)

Attachments: [100119_PalafoxRoofingSUP-19-0019_ProposedOrdinance](#)
[100119_PalafoxRoofingSUP-19-0019_ExhibitA](#)
[100119_PalafoxRoofingSUP-19-0019_Maps](#)
[100119_PalafoxRoofingSUP-19-0019_StaffAttachment\(1of2\)](#)
[100119_PalafoxRoofingSUP-19-0019_StaffAttachmnet\(2of2\)](#)

H. OLD BUSINESS

1. **PUBLIC HEARING:** Consider an ordinance replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.

Attachments: [100119_FLUP_ProposedOrdinance](#)
[100119_Proposed_FLUP_UPDATE_Exhibit A](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.
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 - (2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.
 - a. North Highway 377 Sewer and 1100 N. Main Street
2. Section 551.074, Texas Government Code - Personnel Matters.
 - (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
 - a. City Secretary
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

K. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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 26, 2019 at 5:00 P.M.

Kelly Ballard, TRMC
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.