



**City of Keller
City Council
Agenda**

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

Tuesday, August 18, 2020

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Pat McGrail

B. DISCUSS AND REVIEW AGENDA ITEMS

C. WORK SESSION

1. [Receive an update from Tri-County Electric Cooperative](#)

D. EXECUTIVE SESSION

1. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

a. 1801 Rufe Snow Drive.

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

b. City Manager

3. Adjourn into Open Meeting.

4. Action on Executive Session Items 1 and 2 if necessary.

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 - None

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, August 4, 2020 Regular City Council Meeting.](#)
Attachments: [080420 Minutes.pdf](#)
2. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Keller Independent School District, for the funding of one full-time School Resource Officer and two less than full-time School Resource Officers, for the Keller Police Department.](#)
Attachments: [081820 School Resource Officer Resolution](#)
[081820 School Resource Officer Exhibit A](#)
3. [Consideration and action regarding a resolution approving the execution and delivery of a Financing Agreement with the Texas Water Development Board regarding the issuance of certificates of obligation by the city for water system improvements and related issuance costs, and approving the obligations of the city with respect to such agreement; and resolving other matters relating to the subject.](#)
Attachments: [Resolution Approving Finance Agreement v1](#)
4. [Consideration and action regarding a resolution directing publication of notice of the City's intention to issue combination tax and revenue certificates of obligation to provide funds for water and sewer system improvements and related issuance costs, and resolving other matters related to the subject.](#)
Attachments: [081820 NOI Resolution v3](#)
5. [Consider a resolution approving a professional services agreement with the Texas Coalition for Affordable Power \(TCAP\) and Gexa Energy's commercial electric service agreement for power to be provided on and after January 1, 2023; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [081820 TCAP-Resolution](#)
[081820 TCAP Exhibit A PSA](#)
[081820 TCAP Exhibit B CESA](#)

6. [Consider a resolution adopting the 2020 City of Keller Financial Management, Investment, Purchasing, and Fund Balance Policies as approved and recommended by the City of Keller Finance Committee.](#)

Attachments: [081820 Financial Policies Resolution](#)
[081820 Financial Management policy-2020 Prop](#)
[081820 Fund Balance Policy 2020 prop](#)
[081820 Investment Policy 2020 07 29 Keller Proposed](#)
[081820 Purchasing Policy 2020 prop](#)

7. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2020, and providing an effective date.](#)

Attachments: [081820 FY 20 Q3 Investment Report](#)
[081820 FY 20 Q3 Investment Report Resolution](#)

8. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending June 30, 2020, and providing an effective date.](#)

Attachments: [081820 FY 20 Q3 Financial Report](#)
[081820 FY 20 Q3 Financial Report Resolution](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a rezone from Town Center \(TC\) to Town Center - Medical Overlay District, on an approximately 2.82-acre property, being Lot 5, Block B and Lot 10, Block B situated in Keller Town Center Addition, located on the south side of Keller Parkway, located 500-feet southwest from the intersection of Country Brook Drive and Keller Parkway, addressed as 1200 and 1220 Keller Parkway. City of Keller, Applicant. \(Z-20-0004\).](#)

Attachments: [081820 TCM RezoneZ-20-0004 ProposedOrdinance](#)
[081820 TCM RezoneZ-20-0004 Maps](#)
[081820 TCM RezoneZ-20-0004 TCMEExpansion](#)

2. [PUBLIC HEARING: Consider an ordinance approving an amendment to City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, Article Eight -Zoning Districts, Development Standards, Tree Preservation, by providing provisions to permit J-Swing garages in all zoning districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. \(UDC-20-0004\)](#)

Attachments: [081820 JswingUDC-20-0004 ProposedOrdinance](#)
[081820 JswingUDC-20-0004 ExhibitA](#)

3. [Consider approving a resolution for a mural at Kwik Kar Wash, located on Lot 1R, Block 1 of Mendez Addition, being 2.835-acre of 1655 Keller Parkway \(FM 1709\), located on the north side of Keller Parkway \(FM 1709\), and zoned Planned Development – Retail \(PD-R\). Dale Forbes, Owner/Applicant. Chris Gonzalez, Artist. \(MUR-20-0001\)](#)

Attachments: [081820_Kwik Kar Mural_ProposedResolution](#)
[081820_Kwik Kar Mural_ExhibitA_Application, Copyright release and Image.pdf](#)
[081820_Kwik Kar Mural_SupportPetition.pdf](#)

4. [Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will be lower than the no new revenue and voter-approval tax rates; and providing an effective date.](#)

Attachments: [081820_Max Tax Rate Resolution](#)

5. [Consider adoption of an ordinance authorizing the issuance and sale of City Of Keller, Texas, General Obligation Refunding And Improvement Bonds, Series 2020; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving an official statement, authorizing the execution of a purchase agreement, and paying agent/registrar agreement; and enacting other provisions relating to the subject.](#)

I. DISCUSSION – None

J. EXECUTIVE SESSION

1. **Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.**

a. 1801 Rufe Snow Drive.

2. **Section 551.074, Texas Government Code - Personnel Matters.**

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a. City Secretary

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3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1 and 2 if necessary.**

K. 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, August 13, 2020 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.