



**City of Keller
City Council
Agenda**

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

Tuesday, October 3, 2023

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 551.087, 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.

1. [137 E. Hill Street](#)

2. [957 Keller Parkway](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Capital Improvement Projects Update](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Mr. Troy Godwin, Administrative Pastor at Bear Creek Bible Church

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

1. Fire Prevention Week

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 19, 2023 Regular City Council Meeting.](#)

Attachments: [091923 Minutes](#)

2. [Consider a resolution approving an agreement for Design Services and Contract Administration with Kimley Horn and Associates, Inc., of Dallas, Texas, relating to the Texas Department of Transportation 2024 Green Ribbon Project for 1709, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [1709 TxDOT 2024 Green Ribbon Design Contract Resolution](#)
[2023-09-12 Keller GR Ph 2 Contract KH Signed](#)
[2023-04-28 Keller Green Ribbon FY24 Application US 377](#)

3. [Consider a resolution approving a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller Special Election, to consider the question of the reauthorization of a Sales and Use Tax for Street Maintenance of one-fourth of one percent, to be held on Tuesday, November 7, 2023 and authorizing the Mayor to execute said agreement on behalf of the City of Keller, Texas.](#)

Attachments: [100323_110723_Election Contract Resolution](#)
[100323_110723_Election Contract](#)
[100323_110723_Election Contract Attachment A](#)
[100323_110723_Election Contract Attachment B](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with Pickleball Kingdom - Keller, who has contracted to acquire and construct a 44,000 square foot sports facility at 957](#)

Keller Parkway on 4.02 acres legally described as Lots 3R-1R3 and 3R-1R4 of the Bluebonnet Trails Addition; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

2. Consider a resolution approving a Chapter 380 Economic Development Agreement pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Black-Chaffins Development LLC owner of the property located at 136 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

Attachments: [10032023 Exhibit A.1 Resolution 136 E Hill](#)
[10032023 Exhibit A Proposed 380 Agreement 136 E Hill](#)
[10032023 Exhibit A.2 136 E Hill FIG Application](#)
[10032023 Exhibit A.3 Resolution No. 4371](#)
[136 Hill St FIG Presentation](#)

3. Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Janae Samuel of Golden Haus, owner of the property located at 126 Taylor Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

Attachments: [10032023 Exhibit A.1 Resolution 126 Taylor St](#)
[10032023 Exhibit A Proposed 380 Agreement 126 Taylor St](#)
[10032023 Exhibit A.2 126 Taylor FIG Application](#)
[10032023 Exhibit A.3 Resolution No. 4371](#)
[126 Taylor St FIG Presentation](#)

4. Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Calli Wang of North Texas Whole Health Wellness Center, owner of the property located at 413 Keller Parkway, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

Attachments: [10032023 Exhibit A.1 Resolution 413 Keller Pkwy](#)
[10032023 Exhibit A Proposed 380 Agreement 413 Keller Pkwy](#)
[10032023 Exhibit A.2 413 Keller Pkwy FIG Application](#)
[10032023 Exhibit A.3 Resolution No. 4371](#)
[413 Keller Pkwy FIG Presentation](#)

5. Consider a resolution approving a Chapter 380 Economic Development Agreement pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Houghton Horns LLC located at 137 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

Attachments: [10032023 Exhibit A.1 137 Hill St Resolution](#)
[10032023 Exhibit A Proposed 380 Agreement 137 Hill St](#)
[10032023 Exhibit A.2 137 Hill FIG Application](#)
[10032023 Exhibit A.3 Resolution No. 4371](#)
[137 Hill FIG Presentation](#)

6. [Consider a resolution nominating candidates for the Tarrant Appraisal District \(TAD\) Board of Directors.](#)

Attachments: [100323 TAD Nomination Resolution](#)
[September 2023 BOD Appointment Letter for 2024-2025 term w merge fields](#)
[2024-2025 term BOD Vote Allocation](#)

I. EXECUTIVE SESSION

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

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1. [137 E. Hill Street](#)
2. [957 Keller Parkway](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

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 28, 2023 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.