



**City of Keller
City Council
Agenda**

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

Tuesday, January 18, 2022

PRE-COUNCIL MEETING 2:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.071 (2), Texas Government Code - Consultation with Attorney; Closed Meeting. A governmental body may not conduct a private consultation with its attorney except 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. Highland Terrace

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

D. WORK SESSION

1. [Discuss Keller Senior Activities Center operating policy.](#)

Attachments: [Senior Center Benchmark](#)
[Senior Center Benchmark 2](#)

2. [Old Town Keller Phase II Project Update](#)

E. ADJOURN

**REGULAR MEETING WILL BEGIN IMMEDIATELY AFTER THE
ADJOURNMENT OF THE PRE-COUNCIL MEETING.**

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Chaplain Mitzi Ellington, Texas Health Harris Methodist Hospital

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, December 7, 2021 Regular City Council Meeting.](#)

Attachments: [120721 Minutes.pdf](#)

2. [Consider a resolution approving an Agreement with Neel-Schaffer, Inc., of Arlington, Texas; to provide engineering services relating to the design of the Fiscal Year 2021-22 Parking Lot Improvement Project, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [010422_Sports Park Softball Parking Lot_Resolution](#)
[010422_Sports Park Softball Parking Lot_ Exhibit A](#)

3. [Consider an Ordinance Approving the First Amended Regional Municipal Court Judge Agreement.](#)

Attachments: [011822_First Amended Agreement Ordinance.docx](#)
[Exhibit A_First Amended Municipal Judge Agreement.pdf](#)
[Regional Municipal Court Judge - December 2021.pdf](#)

4. [Consider a resolution confirming the selection by Judge Carol Montgomery of Craig Magnuson as an Associate Judge of the City of Keller Municipal Court, effective January 1, 2022.](#)

Attachments: [011822_Associate Judge_Resolution.docx](#)

5. [Consider a resolution appointing a chairperson and a vice-chairperson to the Senior Citizens Advisory Council.](#)

Attachments: [011822_Senior Citizens Advisory Council Chair Resolution No.](#)

6. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2021 \(unaudited\), and providing an effective date.](#)

Attachments: [011822_FY 21 Q4 Financial Report_Resolution](#)
[011822_FY 21 Q4 Financial Report \(unaudited\)](#)

7. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending](#)

September 30, 2021, and providing an effective date.

Attachments: [011822_FY 21 Q4 Investment Report_Resolution](#)
[011822_FY 21 Q4 Investment Report](#)

8. Consider a resolution approving a two-year agreement with the option for one-year or two-year renewals, for investment services with Valley View Consulting, L.L.C. Inc.; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [011822_ValleyViewConsulting_Resolution](#)
[011822_ValleyViewConsulting_Exhibit A](#)

9. Consider a resolution approving a 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.

Attachments: [011822_KFM Resolution](#)
[011822_KFM Exhibit A](#)

10. Consider a resolution approving the purchase of pool deck replacement and tile cleaning services for the Indoor Pool, from the Buy Board vendor Sunbelt Pools, Inc. of Dallas, Texas for The Keller Pointe Recreation and Aquatic Center and cancelling the agreement approved by Resolution Number 4421 on October 5, 2021 with Sunbelt Pools, Inc. of Dallas, Texas, effective January 18, 2022; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [011822_IndoorPoolDecking_ProposedResolution](#)
[011822_Brannon Corp Pool Deck Report](#)
[011822_IDPI Deck Removal and Replacement Buy Board Quote](#)

11. Consider a resolution approving a professional services agreement with Criado & Associates, Inc. of Dallas, Texas; to provide construction inspection services for the Public Works Department in the amount of \$100,000 and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [011822_Criado_Resolution](#)
[011822_Criado Agreement](#)

12. Consider a resolution approving the FY 2021-22 police vehicle upfitting thru Defender Supply LLC, reducing the purchasing agreement with Enterprise Fleet Management, and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.

Attachments: [011822_Defender Supply Resolution](#)

13. Consider a resolution approving a consulting services agreement with Sciens Consulting for the Community Development System Solution Selection project and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

Attachments: [011822_SciensConsulting_Resolution](#)
[011822_SciensConsulting_Exhibit_A](#)

14. [Consider an ordinance amending the City of Keller Code of Ordinances to adopt the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Fire Code, the 2021 International Fuel Gas Code, the 2020 National Electric Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2018 International Energy Conservation Code, the 2021 International Existing Building Code, the 2021 International Property Maintenance Code, and the 2021 International Swimming Pool and Spa Code; amending City of Keller Ordinance 1807 Related to Outdoor Burning; providing a cumulative clause; providing a severability clause; providing a savings clause; authorizing publication; and establishing an effective date.](#)

Attachments: [011822_ICC2022_Proposed_Ordinance](#)
[011822_ICC2022_Exhibit_A](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) to construct an 1,800 square-foot accessory structure on the property legally described as Lot 10 of Black Addition, being approximately 1.89-acres, located on the south side of Barbara Lane, approximately 1,200 feet southwest from the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed as 800 Barbara Lane. Thomas and Julie McCullam, Applicants/Owners. \(SUP-21-0038\)](#)

Attachments: [011822_800_Barbara_Proposed_Ordinance](#)
[011822_800_Barbara_Maps](#)
[011822_800_Barbara_Staff_Attachment_A_-_Narrative_and_information](#)
[011822_800_Barbara_Staff_Attachment_B_-_Support_petition](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow the use of a Spa to include Cosmetologists \(Hair, Nails, Face\) and Massage Therapists Licensed in Texas, for Villa Nails and Hair in an existing 1,500 square-foot lease space, within a 23,875 square-foot multi-tenant building, on the property legally described as Lot 1, Block 1 of Tommy Tackett Addition, being approximately 1.4-acres, located on the north side of Keller Hicks Road, situated at the intersection of Keller Hicks Road and North Main Street \(HWY 377\), zoned Old Town Keller \(OTK\) and addressed as 102 Keller Hicks Suite 111. Van Nguyen, Applicant; Budribrohers Real Estate, LLC, Owner. \(SUP-21-0039\)](#)

Attachments: [011822_Villa_Nails_SUP_Ordinance](#)
[011822_Villa_Nails_SUP_Maps](#)
[011822_Villa_Nails_SUP_Staff_Attachment](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to situate a temporary seasonal storage pod for three months \(November 1st to January](#)

31st) out of the year for a three-year period for the UPS Store on the property legally described as Lot 7R1, Block A of Keller-Crossing Addition, being approximately 2.18-acres, located on the south side of Keller Parkway, approximately 500 feet southeast from the intersection of Keller Parkway and Keller Smithfield Road, zoned Planned Development - Retail (PD-R) and addressed as 1540 Keller Parkway Suite 108. UPS Store, Applicant; JAHCO Keller Crossing, LLC, Owner. (SUP-21-0040)

Attachments: [011822 UPS Proposed Ordinance](#)
[011822 UPS Maps](#)
[011822 UPS Staff Attachment A - Application, letter, and site layout](#)
[011822 UPS Staff Attachment B - Keller Crossing PD development \(located in](#)

4. Consider a resolution approving an updated incentives policy to promote Economic Development and stimulate business and commercial activity in the city; establishing guidelines and criteria for approval of tax abatements and other incentives; in accordance with Chapter 380 of the Texas Local Government Code; and Chapter 312 of the Texas Tax Code; replacing Resolution No. 3460, dated December 17, 2013.

Attachments: [011822 Incentive Policy Resolution](#)
[011822 Incentive Policy Exhibit A](#)
[011822 Incentive Policy Staff Attachment-Resolution No. 3460](#)

5. Consider a resolution calling the General Election for City Council Place 3 and City Council Place 4 for the City of Keller, to be held on May 7, 2022, as set forth by the City Charter and Texas Election Code.

Attachments: [Order May 7, 2022 Election Res. No.](#)

I. EXECUTIVE SESSION

1. **Section 551.071 (2), Texas Government Code - Consultation with Attorney; Closed Meeting. A governmental body may not conduct a private consultation with its attorney except 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. **Highland Terrace**

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, January 13, 2021 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.