



City of Keller City Council Agenda

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

Tuesday, December 17, 2024

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.

a. [150 Bear Creek Parkway West and 777 Chisholm Trail](#)

2. 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. [551 Keller Parkway](#)

3. 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 Manager](#)

4. Adjourn into Open Meeting.

5. Action on Executive Session Items 1, 2, and 3 if necessary.

D. WORK SESSION

1. [Smart Meter software demonstration](#)
2. [Discuss updates to School Zones](#)
Attachments: [WS - ISD School Flasher Changes for 2024-25](#)
3. [Economic Development Updates](#)
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

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. [Recognition of Public Works Employees](#)

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 Friday, October 25, 2024, Special City Council Meeting.](#)
Attachments: [102524 Minutes](#)
2. [Consider approval of the Minutes of the Saturday, November 16, 2024, City Council Work Session.](#)
Attachments: [111624 Minutes](#)
3. [Consider approval of the Minutes of the Tuesday, November 19, 2024, Regular City Council Meeting.](#)
Attachments: [111924 Minutes](#)
4. [Consider approval of the Minutes of the Tuesday, December 3, 2024, Regular City](#)

Council Meeting.

Attachments: [120324 Minutes.pdf](#)

5. [Consider a resolution approving the bid from BrightView Landscape Services, Inc., of Southlake, Texas for contractual services relating to Grounds Management Services for the Keller Sports Park, for the Parks and Recreation Department, for a three-year term; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [Draft Resolution Grounds Management Services - Keller Sports Park](#)

[Bid Tabulation by Vendor](#)

[Bid Tabulation by Line Item Spreadsheet](#)

6. [Consider a resolution approving the Consent to the Sale of Blue Sky's Building and Operations, authorizing the transfer of the lease and assets to Sting Soccer Club, and further authorizes the City Manager to execute all related documents on behalf of the City of Keller.](#)

Attachments: [Keller Consent to Sting Sale 12-4-24](#)

[Consent to the Sale Resolution](#)

7. [Consider a resolution of the City Council of the City of Keller, Texas, approving an interlocal agreement with the City of Watauga for fleet vehicle maintenance services; authorizing the City Manager to execute the agreement on the City's behalf; providing a repealing clause; providing for severability; and providing an effective date.](#)

Attachments: [Resolution Interlocal Agreement Vehicle Service](#)

[ILA - Vehicle Maintenance Exhibit A](#)

8. [Consider approval of an ordinance amending the Code of Ordinances by amending Chapter 18 - Traffic, Article V. - Reserved, by adding a new Article V. - Golf Carts; establishing regulations concerning the registration and operation of golf carts on public streets; providing for penalty; a severability clause; authorizing publication; and establishing an effective date.](#)

Attachments: [Keller Golf Cart Proposed Ordinance](#)

9. [Consider a resolution approving a three-year extension of the City's current Laserfiche priority support services agreement with DocuNav Solutions of Frisco, TX, through the State of Texas Department of Information Resources \(DIR\) Cooperative Purchasing Program, for software licenses, maintenance, and associated upgrades, for the Information Technology Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [121724 Docunav Contract Resolution](#)

[121724 Docunav Contract Exhibit A](#)

[121724 Docunav Contract Quote](#)

10. [Consider a resolution approving a professional services agreement with Wade Trim of Fort Worth, Texas; to provide professional engineering services related to the Misty Oaks Storm Drain Replacement Project; and authorizing the City Manager to execute all](#)

contract documents related thereto.

Attachments: [121724 MistyOaks Resolution](#)
[121724 MistyOaks StaffAttachment](#)

G. OLD BUSINESS

1. Consider a resolution approving the purchase of Enterprise Asset Management (EAM) Public Works Work Order software and implementation services from Tyler Technologies, and further authorizing the Interim City Manager to execute all purchase documents related thereto on behalf of the City of Keller, Texas.

Attachments: [121724 TylerEAM Resolution](#)
[121724 TylerEAM ExhibitA](#)
[121724 TylerEAM StaffAttachment](#)
[121724 TylerEAM SaaS Agreement](#)

2. Consider a resolution approving a professional services agreement with Sciens LLC, of McKinney, Texas, for professional project management and implementation services related the Public Works Work Order Software Project for the Public Works Department, through The Interlocal Purchasing System (TIPS) purchasing cooperative; and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [121724 Sciens Resolution](#)
[121424 Sciens StaffAttachmentA](#)
[121424 Sciens StaffAttachmentB](#)

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Glo Tanning, a spa proposed in an 3,203 square-foot lease space on an approximately 1.04 acre lot, approximately 400 feet east of the intersection of Keller Parkway and Chandler Road, legally described as Lot 3, Block A of the Cook Addition, zoned Retail (R) and addressed 1637 Keller Parkway. Onyebuchi Odunukwe, Applicant. Odunukewe Ventures LLC, Owner. (SUP-2411-0015)

Attachments: [121724 Glo Tanning SUP Ordinance](#)
[112624 Glo Tanning SUP Maps](#)
[112624 Glo Tanning SUP Application Packet](#)
[H-1 - Glo Tanning SUP.pdf](#)

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to expand an existing 400 square-foot detached garage by approximately 1,250 square-feet, on an approximately 0.47 acre lot, located approximately 1,580 feet northwest of the intersection of Rapp Road and Oak Bend Lane, legally described as Lot 39, Block 1 of the Sunrise Estates Addition, zoned Single-Family Residential - 20,000 square-foot lots (SF-20), and addressed 1077 Sunset Ct. Gabriel Munoz, Applicant. Donald Oneill, Owner. (SUP-2410-0011)

Attachments: [121724_1077_Sunset_SUP_Ordinance](#)
[121724_1077_Sunset_SUP_Maps](#)
[121724_1077_Sunset_SUP_Applicant_Packet](#)
[H-2 - 1077_Sunset_Ct.pdf](#)

3. [Consider an amendment to the City of Keller Code of Ordinances by amending Chapter 18, Traffic, Article II, Speed Limits, by deleting Section 18-210, School zone speed provisions in its entirety, and adding a new Section 18-210 in order to reflect a change in 2024-25 Keller ISD school release times, providing a penalty; providing a severability clause; establishing an effective date; and authorizing publication.](#)

Attachments: [091724_SchoolZones_ProposedOrdinance](#)
[H-3 - School_Zones.pdf](#)

I. EXECUTIVE SESSION

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- a. [551 Keller Parkway](#)

- 3.. **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 Manager](#)

4. **Adjourn into Open Meeting.**

5. **Action on Executive Session Items 1, 2, and 3 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, December 12, 2024 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.