



**City of Keller
City Council
Agenda**

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

Tuesday, July 5, 2022

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 551.072, 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. Old Town Keller Phase II: 142 E. Vine 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. Fire Chief
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

D. WORK SESSION

1. [Presentation of the recommendations of the Capital Improvements Advisory Committee \(CIAC\) on the Updated Impact Fee Study and the Major Thoroughfare Plan \(MTP\).](#)
2. [Discuss draft Short Term Rental \(STR\) ordinance.](#)
3. [Budget Strategic Planning - Water/WW & Drainage Fund Summaries; Fee Adjustments](#)

Attachments: [070522 Consultant Presentation](#)
[070522 Staff Presentation](#)
4. [Capital Improvement Projects Update](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Father Andrew Petta, Saint Barnabas Anglican 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. PRESENTATIONS

1. [Recognition of Keller Fire-Rescue on achieving Gold Plus for 2022 Mission: Lifeline® - EMS](#)

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, June 21, 2022 Regular City Council Meeting.](#)

Attachments: [062122 Minutes.pdf](#)

2. [Consider a resolution with Mac Haik Dodge Chrysler Jeep, LTD. for 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: [070522 Ambulance Remount Resolution](#)
[070522 Frazer Quote](#)

3. [Consider a resolution with Motorola Solutions Inc. for the purchase of Fire Department radios 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: [070522 Motorola Radio Resolution](#)
[070522 Motorola Radio Replacement Quote](#)

4. [Consider a resolution with Creative Bus Sales for the purchase of one \(1\) Starcraft Allstar 22' Bus for the Senior Center, 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: [070522_Senior_Bus_Replacement_Resolution](#)
[070522_HGAC_GM_Chassis_12_Passenger_ADA_Quote](#)

5. [Consider a resolution authorizing the City Manager to execute a contract with Whitley Penn, LLP for independent auditing services, on behalf of the City of Keller, Texas, for fiscal years ended September 30, 2022 through September 30, 2026.](#)

Attachments: [070522_WhitleyPinnAudit_Resolution](#)
[070522_BidScore_RFP_22-019](#)
[070522_BestAndFinalCost_RFP_22-019](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Elect a Mayor Pro Tem.](#)
2. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2022-23 City of Keller Crime Control and Prevention District Budget.](#)

Attachments: [070522_FY23_KCCPD_Budget_Resolution](#)
[070522_FY23_KCCPD_Budget_Exhibit_A](#)
[H-2_KCCPD_Budget_2022-2023_Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for CJ's Salon Suites and Spas, on an approximately 4.5 acre tract of land on the West side of Rufe Snow Drive, approximately 780 feet northwest from the intersection of Bursey Road and Rufe Snow Drive, legally described as Lot 1, Block A of Keller Commons Addition, zoned Retail \(R\) and addressed 2122 Rufe Snow Drive, Suites 114-120. Retail Opportunity Keller LLC, Owner. Fredrecio Washington, Applicant. \(SUP-22-0008\)](#)

Attachments: [070522_CJs_Salon_SUP_ORDINANCE](#)
[07522_CJs_Salon_SUP_Application](#)
[070522_CJs_Salon_SUP_Maps](#)
[H-3_CJs_Salon_SUP_Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Missing Peace Autism Therapy Center to occupy a 5,300 square-foot lease space, within a 11,600 square-foot multi-tenant building, located on the east side of South Main Street, approximately 300 feet north of the Bear Creek Parkway and South Main Street intersection, on 1.02 acres, legally described as Lot 1, Block A of the Bear Creek 97 Addition, zoned Old Town Keller \(OTK\), and situated at 651 South Main Street, Suite 102. Manu Group, L.P., Owner. The Missing Peace Autism Therapy Center, Applicant. \(SUP-22-0016\)](#)

Attachments: [070522_MissingPeace_SUP_ORDINANCE](#)
[070522_MissingPeace_SUP_Maps](#)
[070522_MissingPeace_SUP_Staff_Attachment](#)
[H-4_MissingPeace_SUP_Presentation](#)

5. [PUBLIC HEARING: Consider an ordinance approving an amendment to an existing Specific Use Permit \(SUP\) pertaining to signage for Goody Goody Liquor Store, located on the west side of South Main Street, approximately 750 feet south of the Bear Creek Parkway and South Main Street intersection, on 1.41 acres, legally described as Lot 6R, Block A of the Bear Creek Plaza Addition, zoned Commercial \(C\), and situated at 730 South Main Street. 730 South Main Street Partners Ltd., Owner. Goody Goody Liquor, Inc., Applicant. \(SUP-22-0018\)](#)

Attachments: [070522 GoodyGoody SUP Amendment ORDINANCE](#)
[070522 GoodyGoody SUP Amendment Maps](#)
[070522 GoodyGoody SUP Amendment Exhibit A](#)
[070522 GoodyGoody SUP Amendment Staff Attachment A](#)
[070522 GoodyGoody SUP Amendment Staff Attachment B](#)
[H-5 Goody Goody SUP Amendment Presentation](#)

6. [Consider a resolution approving an amendment to an existing Site Plan pertaining to signage for Goody Goody Liquor Store, located on the west side of South Main Street, approximately 750 feet south of the Bear Creek Parkway and South Main Street intersection, on 1.41 acres, legally described as Lot 6R, Block A of the Bear Creek Plaza Addition, zoned Commercial \(C\), and situated at 730 South Main Street. 730 South Main Street Partners Ltd., Owner. Goody Goody Liquor, Inc., Applicant. \(SP-22-0021\)](#)

Attachments: [070522 Goody Goody SP Amendment Resolution](#)
[070522 GoodyGoody SP Amendment Maps](#)
[070522 GoodyGoody SP Amendment Exhibit A](#)
[070522 GoodyGoody SP Amendment Application](#)
[H-6 Goody Goody SP Amendment Presentation](#)

I. EXECUTIVE SESSION

1. **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.
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 - a. **Fire Chief**
3. **Adjourn into Open Meeting.**
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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, June 30, 2022 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.