



**City of Keller
City Council
Agenda**

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

Tuesday, March 22, 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 551.087, 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. 1280 N. Main St.

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

D. WORK SESSION

1. [Discuss Specific Use Permit requirement relating to Vape and CBD stores.](#)

Attachments: [Keller PD Response CBD Vape](#)

2. [City Council Updates on Boards and Commissions Progress](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION - Pastor Caleb Cramer, Life 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 & PRESENTATIONS

1. [Presentation of the Key to the City to Former Mayor Pat McGrail.](#)

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, March 1, 2022 Regular City Council Meeting.](#)

Attachments: [030122 Minutes.pdf](#)

2. [Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the Old Town Keller Landscape Improvement Project.](#)

Attachments: [032222 TxDOTGreenRibbon ProposedResolution](#)
[032222_DRAFT AFA ExhibitA](#)
[032222 GreenRibbonGrant Exhibit](#)

3. [Consider a resolution approving an Agreement for Professional Services with Kimley-Horn of Fort Worth, Texas; for the purpose of providing bidding and construction phase services, relating to the Bates Street Reconstruction project for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [032222 Bates Construction Svcs ProposedResolution](#)
[032222 Bates Construction Svcs Exhibit A](#)

4. [Consider a resolution approving the construction bid for the Bates Street Reconstruction project, from The Fain Group, Inc., of Fort Worth, Texas; for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [032222 Bates Construction Bid Award RESOLUTION](#)
[032222 Bates Construction Bid Award Bid Tab](#)

5. [Consider a resolution approving a Discretionary Services Agreement with Oncor Electric Delivery Company LLC, for the purpose of replacing overhead facilities with underground facilities as part of the Bates Street Reconstruction project, for the Public Works](#)

Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [032222 OncorDSA RESOLUTION](#)
[032222 OncorDSA Exhibit A](#)

6. Consider a resolution amending the contract with CTJ Maintenance, Inc., for janitorial services to add the new Keller Senior Activities Center; and further authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [Senior Center Janitorial Amend Resolution](#)
[QuoteKellerNewSeniorC1.27.22](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. Consider a resolution approving a Site Plan Amendment for Maple Street Biscuit Company, in an existing 3,516 square-foot lease space, within a 9,670 square-foot, multi-tenant building, situated on a 1.47-acre property, located on the north side of Keller Parkway (F.M. 1709), approximately 450-feet northwest of the intersection of Keller Parkway and Rufe Snow Drive, being Lot 3R-1R6, Block 8 of Bluebonnet Trails Addition, and addressed as 967 Keller Parkway, Suite D and E. Timothy Schenk, Applicant. K.W. Lee Properties LP, Owner. (SP-22-0004)

Attachments: [032222 Maple Street Resolution](#)
[032222 Maple Street ExhibitA](#)
[032222 Maple Street Maps](#)
[032222 Maple Street Staff Attachment Application](#)
[H-1 Maple Street](#)

2. Consider a resolution approving an agreement for Design Services and Contract Administration with Parkhill of Arlington, Texas, relating to the Keller Sports Park Renovations, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: [032222 SportsParkRenovations Resolution](#)
[032222 SportsPark Proposal](#)
[032222 SportsPark Schedule](#)
[032222 ProbableConstructionCost Approved](#)
[032222 SportsPark Phase1](#)
[032222 ConceptualIMP Phasing](#)
[032222 SportsPark GraphicsList](#)

I. EXECUTIVE SESSION

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a. 1280 N. Main St.

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, March 17, 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.