



# City of Keller City Council Agenda

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

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Tuesday, August 6, 2024

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## 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. [205 S. Elm 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: City Secretary
3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

### D. WORK SESSION

1. [Receive a demonstration of a city mobile app.](#)
2. [Economic Development Updates](#)
3. [Discuss league play for Pickleball.](#)

**Attachments:** [080624 Special Event Application](#)
4. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

**Attachments:** [D-4 - Budget Update Presentation](#)
5. [City Council Updates on Boards and Commissions](#)

### E. ADJOURN

## REGULAR MEETING 7:00 P.M.

### A. CALL TO ORDER – Mayor Armin R. Mizani

**B. INVOCATION - Rev. Sterling Smith, White's Chapel Methodist 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. [Recognition of Council Member Jessica Juarez](#)
2. [Recognition of Keller High School Softball Team](#)

**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, July 16, 2024, Regular City Council Meeting.](#)

**Attachments:** [071624 Minutes](#)

2. [Consider a resolution approving a professional services agreement with Front Line Mobile Health, of Georgetown, Texas, for the purpose of providing annual physicals to fire and police department personnel, physicals and psychological evaluations to new hires, and a fit-for-duty program for a one \(1\) year period with four \(4\) additional one \(1\) year renewal periods, not to exceed five \(5\) years; and authorizing the City manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [Front Line Resolution](#)  
[Front Line Professional Services Agreement](#)

3. [Consider a resolution approving an Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller Special Election, for the purpose of filling the unexpired term of City Council Place 3, to be held on Saturday, August 31, 2024, and authorizing the Mayor to execute said Agreement and Contract.](#)

**Attachments:** [080624 083124 Election Contract Resolution](#)  
[Election Contract 083124 Special Election](#)

4. [Consider a resolution approving the purchase of replacement traffic signal detection equipment from Paradigm Traffic Systems, Inc., of Arlington, Texas through the Buyboard Purchasing Cooperative and authorizing the Interim City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_SignalEquipment\\_Resolution](#)  
                          [080624\\_SignalEquipment\\_StaffAttachment](#)

5. [Consider a resolution approving the purchase of a replacement 2025 Tymco Street Sweeper, from TYMCO, Inc., of Waco, Texas through the Buyboard Purchasing Cooperative and authorizing the Interim City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_StreetSweeper\\_Resolution](#)  
                          [080624\\_StreetSweeper\\_StaffAttachmentA](#)  
                          [080624\\_StreetSweeper\\_StaffAttachmentB](#)

6. [Consider a resolution approving the purchase of a replacement 2025 Volvo VNR Dump Truck ahead of the Fiscal Year 2024-25 budget adoption from Volvo & Mack Trucks of Waco, of Hewitt, Texas through the Buyboard Cooperative Purchasing Program and authorizing the Interim City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_DumpTruck\\_Resolution](#)  
                          [080624\\_DumpTruck\\_StaffAttachmentA](#)  
                          [080624\\_DumpTruck\\_StaffAttachmentB](#)

7. [Consider a resolution approving the purchase of a replacement 2025 Sewer Camera Van with Chevrolet chassis and upfitting services ahead of the Fiscal Year 2024-25 budget adoption from Caldwell Country Chevrolet, of Caldwell, Texas through the Buyboard Purchasing Cooperative and authorizing the Interim City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_CameraVan\\_Resolution](#)  
                          [080624\\_CameraVan\\_StaffAttachmentA](#)  
                          [080624\\_CameraVan\\_StaffAttachmentB](#)

8. [Consider a resolution authorizing a payment to North Texas Contracting, Inc. of Keller, Texas; for the emergency repair of a 10" sanitary sewer line failure adjacent to 811 Barbara Lane, for the Public Works Department; and authorizing the Interim City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_BarbaraLaneSewer\\_Resolution](#)  
                          [080624\\_BarbaraLaneSewer\\_StaffAttachment](#)

9. [Consider a resolution approving Contract Amendment # 5 to an Agreement for Design Services and Contract Administration with Parkhill, of Arlington, Texas, for design services related to the increased scope for the Materials Storage Screening Wall at the Keller Sports Park for the Public Works and Parks and Recreation Departments; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**    [080624\\_Parkhill5\\_Resolution](#)  
                          [080624\\_Parkhill5\\_ExhibitA](#)

10. [Consider a resolution rejecting all proposals received for the Elm Street Reconstruction Project, for the Public Works Department; and authorizing the Interim City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [080624\\_ElmRejection\\_Resolution](#)

## G. OLD BUSINESS

## H. NEW BUSINESS

1. [Consider a resolution approving a Site Plan Amendment for Chick-Fil-A, an existing 4,700 square-foot drive-thru restaurant on an approximately 11.960-acre tract of land, located on the south side of Keller Parkway \(F.M. 1709\), situated at the intersection of Rufe Snow Drive and Keller Parkway, being Lot 1R, Block A, Keller Town Center, zoned Town Center \(TC\) and addressed 1002 Keller Parkway. Regency Centers, LP, Owner. Stephen Cheng/Page Southerland Page, Inc., Applicant.](#)

**Attachments:** [080624\\_Chick Fil A Resolution](#)  
[080624\\_Chick Fil A Site Plan Amendment Exhibit A](#)  
[H-1 - CFA Site Plan Presentation](#)

2. [PUBLIC HEARING: Consider a resolution approving a final plat with a variance, being a replat of Lot 1, Block 1 Allied Bank Addition and Tract A, Block 2, Indian Meadows Section 1, approximately 3.34 acres, on the south side of Keller Parkway, at the intersection of Keller Parkway and Anita Avenue, zoned Retail \(R\), and addressed 600 and 640 Keller Parkway, and 113 Navajo Drive. Office Equity Solutions, Applicant. Bank of the Ozarks; TOC Keller, Owners. \(P-24-0014\)](#)

**Attachments:** [080624\\_Allied Bank Plat Resolution](#)  
[080624\\_Allied Bank Replat Proposed Plat](#)  
[080624\\_Allied Bank Replat Application](#)  
[080624\\_Allied Bank Replat Aerial Zoning](#)  
[H-2- 640 Keller Pkwy Replat Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing 1,200 square-foot detached garage with an average height of 19 feet, 8 inches on 1.15 acres, approximately 475 feet north of the Florence Road and Blackwood Drive intersection, legally described as Lot 1, Block A of the Draper Place Addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 1141 Blackwood Drive. Max Draper, Applicant/Owner. \(SUP-2406-0001\)](#)

**Attachments:** [080624\\_1141 Blackwood Ordinance](#)  
[080624\\_1141 Blackwood SUP MAPS](#)  
[080624\\_1141 Blackwood SUP Application and Applicant Letter](#)  
[080624\\_1141 Blackwood SUP Staff Attachment](#)  
[080624\\_1141 Blackwood SUP Shop Plans](#)  
[H-3 - 1141 Blackwood SUP Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an](#)

approximately 2,400 square-foot accessory structure, on approximately 0.96 acres, on the east side of Bourland Road, approximately 385 feet southeast from the intersection of Mount Gilead Road and Bourland Road, legally described as Lot 5 of the Keller Heights North Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1265 Bourland Road. Christian Lundgren, Applicant/Owner. (SUP-24-0020)

**Attachments:**    [080624\\_1265 Bourland SUP Ordinance](#)  
[080624\\_1265 Bourland SUP Maps](#)  
[080624\\_1265 Bourland SUP Applicant Packet](#)  
[080624\\_1265 Bourland SUP Public Opinion Letters](#)  
[H-4 - 1265 Bourland SUP Presentation](#)

5. Consider a resolution authorizing the use of the power of Eminent Domain to acquire Permanent Utility Easement at 200 Keller Pkwy, S. Needham Survey, Abstract No. 1171, Lot 2R, Block A, Elm Keller Parkway Addition as necessary for the South Elm Street Reconstruction Project; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:**    [080624\\_200KellerPkwy Resolution](#)  
[080624\\_200KellerPkwy Exhibit A](#)  
[080624\\_200KellerPkwy StaffAttachment](#)

## **I. EXECUTIVE SESSION**

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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: City Secretary**
3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1 and 2 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, August 1, 2024 at 5:00 P.M.*

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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.***