



**City of Keller
City Council
Agenda**

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

Tuesday, September 3, 2024

PRE-COUNCIL MEETING 5:30 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. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Receive and discuss findings of the Old Town Keller Parking Committee.](#)

Attachments: [Keller OTK Presentation](#)

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

3. [Economic Development Updates](#)

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. PRESENTATIONS

1. [Key to the City - Olympian Austen Smith](#)

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, August 20, 2024, Regular City Council Meeting.](#)

Attachments: [082024 Minutes](#)

2. [Consider an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee "ACSC" and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.](#)

Attachments: [090324 Atmos Mid-Tex 2024 Ordinance.docx](#)
[090324 Attachment 1 CY23 MTX RRM - Tariffs.pdf](#)
[090324 Attachment 2 CY23 MTX RRM - Pension Benchmark.pdf](#)

3. [Consider a resolution approving the purchase of a Dulcodes Ultraviolet Water Sanitation System for the Indoor Pool from Mountjoy Aquatics, LLC of Richardson, Texas for The Keller Pointe Recreation and Aquatic Center; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [09032024 IndoorPoolDeckUVSystem ProposedResolution](#)
[09032024 Flyer Dulcodes Information](#)
[09032024 Quote 220598 IDP UV BuyBoard 701-23 04-01-2024](#)
[09032024 Assembly Operation Instructions EN-Dulcodes-A-EN](#)

4. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2024, and providing an effective date.](#)

Attachments: [090324 FY 24 Q3 Investment Report Resolution](#)
[090324 FY 24 Q3 Investment Report](#)

5. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending June 30, 2024 and providing an effective date.](#)

Attachments: [090324 FY 24 Q3 Financial Report Resolution](#)
[090324 FY 24 Q3 Financial Report](#)

6. [Consider a resolution adopting the 2024 City of Keller Financial Management, Investment, Purchasing, and Fund Balance Policies as approved and recommended by the City of Keller Finance Committee.](#)

Attachments: [090324 Financial Policies Resolution](#)
[Financial Management Policy-2024 Proposed](#)
[Investment Policy 2024 08 07 Keller Proposed](#)
[Purchasing Policy 2024 proposed](#)
[Fund Balance Policy 2024 proposed](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential - 36,000 square-foot lots \(SF-36\) to Single-Family Residential - 25,000 square-foot lots \(SF-25\), for a 2.79-acre lot, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\) and addressed as 2257 Florence Road. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. \(ZONE-2407-0001\)](#)

Attachments: [090324 2257 Florence Rezone Ordinance](#)
[090324 2257 Florence Rezone MAPS](#)
[090324 2257 Florence Rezone Concept Plan](#)
[090324 2257 Florence Rezone Applicant Packet](#)
[H-1 2257 Florence Rd Rezone Presentation](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for WellMed Primary Care Medical Clinic, in an existing approximately 7,200 square-foot building, on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner. The Casas Group, Applicant. \(SUP-2407-0003\)](#)

Attachments: [090324 WellMed SUP Ordinance](#)
[090324 WellMed SUP Maps](#)
[090324 WellMed SUP Staff Attachment A](#)
[090324 WellMed SUP Staff Attachment B](#)
[H-2 WellMed SUP 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.

- a. [205 S. Elm Street](#)

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, August 29, 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.