



City of Keller City Council Agenda

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

Tuesday, September 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 551.072, 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. [Discuss the TML Region 8 Director Candidates](#)
2. [Capital Improvement Projects Update](#)
3. [Discuss City Boards and Commissions](#)

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. 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.

E. ELECTIONS

1. [Administer the Oath of Office to City Council Place 3.](#)

F. CONSENT

1. [Consider approval of the Minutes of the Wednesday, August 28, 2024, City Council Work Session.](#)

Attachments: [082824 Minutes](#)

2. [Consider approval of the Minutes of the Tuesday, September 3, 2024, Regular City Council Meeting.](#)

Attachments: [090324 Minutes](#)

3. [Consider approval of the Minutes of the Tuesday, September 10, 2024, Special City Council Meeting.](#)

Attachments: [091024 Minutes](#)

4. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Keller Independent School District, for the funding of School Resource Officers, for the Keller Police Department.](#)

Attachments: [091724_SRO KISD Agreement Resolution](#)
[091724_SRO KISD Agreement - Exhibit A](#)

5. [Consider a resolution approving a construction contract with MHB Construction, Inc. of Fort Worth, Texas, relating to the Woods Drive Drainage Improvements 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: [091724_WoodsDrainage_Resolution](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for A + Boxes & More, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 0.92 acres, located on the west side of N. Main Street, approximately 240 feet northwest of the N. Main Street and Keller Hicks Road intersection, legally described as part of the Samuel Needham Survey, Abstract No. 1171, Tract 1E, zoned Old Town Keller and addressed 419 N. Main Street. Donald Morris, Owner. Brenda Currier, Applicant. \(SUP-2407-0004\)](#)

Attachments: [091724_419_N_Main_SUP_Ordinance](#)
[082724_419_N_Main_SUP_Maps](#)
[082724_419_N_Main_SUP_Applicant_Packet](#)
[H-1_A-Plus_Boxes_SUP](#)

2. [Consider a resolution approving a Final Plat with two variances for the Diemand-Mueller Addition, a proposed residential subdivision with two single-family lots, on 2.774 acres of land, approximately 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lots 1 and 2, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 569 Lavena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant. \(PLAT-2408-0003\)](#)

Attachments: [091724_569_Lavena_Plat_Resolution](#)
[091724_569_Lavena_Plat_Exhibit_A](#)
[091724_569_Lavena_Plat_MAPS](#)
[091724_569_Lavena_Plat_Applicant_Letter](#)
[H-2_569_Lavena_Plat](#)

3. [Consider an ordinance amending the City of Keller Code of Ordinances by amending Chapter 19, Water and Sewers; by repealing Articles V. - Wastewater Pretreatment Program, in its entirety; and by adding a new Article V, Wastewater Pretreatment Program; providing a severability clause; establishing an effective date; and authorizing publication.](#)

Attachments: [091724_TRA_PreTreatment_ProposedOrdinance](#)
[091724_TRA_PreTreatment_AttachmentA_OrdinanceChanges](#)
[091724_TRA_PreTreatment_AttachmentB](#)
[091724_TRA_PreTreatment_StaffAttachment](#)
[H-3_TRA_RA_Update](#)

4. [Consider a resolution endorsing the implementation and continuation of a pretreatment program as required by 40 CFR 403 for the Trinity River Authority's Central Regional Wastewater System and Denton Creek Regional Wastewater System.](#)

Attachments: [091724_TRA_PreTreatment_Resolution](#)
[Item H-4 Budget Amendment](#)

5. [PUBLIC HEARING: Consider an ordinance approving certain amendments to the Fiscal Year 2023-24 Annual Operating Budget for the City of Keller, Texas, in accordance with Article VIII, Section 8.13, of the Keller City Charter.](#)

Attachments: [091724_FY_24_Budget_Amend](#)
[Items H-5 - H-7 Budget and Tax Rate](#)

6. [PUBLIC HEARING: Consider an ordinance adopting the annual budget for the City of Keller, Texas, for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025, including the 2024-25 Capital Improvements Program, and adopting the Fiscal Year 2024-25 Fee Schedule for the City of Keller, Texas.](#)

Attachments: [FY 25 Fee Schedule](#)
[Items H-5 - H-7 Budget and Tax Rate](#)

7. [Consider a resolution ratifying the tax revenue for the Tax Year 2024 \(Fiscal Year 2024-25\) for the City of Keller, Texas.](#)

Attachments: [091724 FY25 Tax Ratification Resolution](#)
[Items H-5 - H-7 Budget and Tax Rate](#)

8. [Consider an ordinance levying taxes to be assessed on all taxable properties within the city limits of the City of Keller, Texas for the Tax Year 2024 \(Fiscal Year 2024-25\).](#)

Attachments: [091724 FY25 Tax Rate Adopt Ord](#)

I. EXECUTIVE SESSION

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- 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, September 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.