



# City of Keller City Council Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, November 21, 2017

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## **PRE-COUNCIL MEETING 5:00 P.M.**

### **A. CALL TO ORDER - Mayor Pat McGrail**

### **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.

2. Section 551.071, Texas Government Code - Consultation with attorney to seek advice about pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

a. Johnson Road Coalition, LLC vs. David Hawkins, Planning Manager and City of Keller.

b. Meadows at Bear Creek Homeowners' Association Inc. vs. David Hawkins, Planning Manager and City of Keller.

c. Deborah Thompson vs. City of Keller.

3. Adjourn into Open Meeting.

4. Action on Executive Session Item 1, 2a, 2b, and 2c if necessary.

### **D. WORK SESSION**

1. [Review of Procurement Law and Procedures](#)

**E. ADJOURN****REGULAR MEETING 7:00 P.M.****A. CALL TO ORDER – Mayor Pat McGrail****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. PROCLAMATIONS & PRESENTATIONS**

1. [Proclamation -Texas Arbor Day, Tree City USA](#)
2. [Presentation - Community Economic Development Award Merit Recognition](#)
3. [Presentation - Distinguished Budget Award](#)  
  
**Attachments:**    [112117 Budget Award Cert.](#)  
                              [112117\\_GFOA Budget PR](#)
4. [Presentation - Certificate of Achievement for Planning Excellence from the American Planning Association, Texas Chapter](#)
5. [Presentation - Certificate of Achievement for Excellence in Financial Reporting](#)

**Attachments:**    [112117 CAFR Award Cert.](#)  
                              [112117\\_GFOA CAFR PR](#)

**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.

**F. CONSENT**

1. [Consider approval of the Minutes of the Tuesday, October 17, 2017 Regular City Council Meeting.](#)  
  
**Attachments:**    [101717 Minutes](#)
2. [Consider approval of the Minutes of the Friday, October 27, 2017 Planning Work Session of the City Council.](#)

**Attachments:**    [102717 Planning Work Session Minutes](#)

3. [Consider approval of the Minutes of the Tuesday, November 7, 2017 Regular City Council Meeting.](#)

**Attachments:**    [110717 Minutes](#)

4. [Consider a resolution casting votes for nominee\(s\) for the Board of Directors of the Tarrant Appraisal District for a two-year term beginning January 1, 2018.](#)

**Attachments:**    [112117 Resolution Nominees for Board of Directors of Tarrant Appraisal District](#)  
[112117 TAD Board of Directors Nominations](#)  
[112117 TAD withdraw from ballot](#)

5. [Consider a resolution approving an Interlocal Agreement with the Trinity River Authority of Texas to provide technical services for the City of Keller Wastewater Pretreatment Program, and authorizing the City Manager to execute said Agreement on behalf of the City of Keller.](#)

**Attachments:**    [112117 TRA Agreement Proposed Resolution](#)  
[112117 TRA Agreement Exhibit A](#)  
[112117 TRA Agreement Staff Attachment](#)  
[112117 TRA Agreement Ordinance No. 1142](#)

6. [Consider a resolution approving a Construction Manager At Risk \(CMAR\) Services Agreement for preconstruction and procurement services with Felix Construction Company, Inc., of Carrollton, Texas, for the Alta Vista Pump Station Project \(Project No. 601201\), and establishing the CMAR fee, and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller.](#)

**Attachments:**    [112117 AVPS CMAR Proposed Resolution](#)

7. [Consider a resolution vacating and abandoning a temporary construction easement previously granted by Richard J. and Jo Anne Gibson, referenced in the exhibit to the permanent utility easement granted to the City of Keller, Texas and filed of record as document D202105492 in the real property records of Tarrant County Texas; declaring that such easement is unnecessary for use by the public; and authorizing the City Manager to execute a quitclaim deed releasing and assigning this easement to the owners of the fee estate.](#)

**Attachments:**    [112117 Easement Abandoning Resolution](#)  
[112117 Easement Abandoning Location Map](#)

8. [Consider a resolution approving an Interlocal between the City of Fort Worth and the City of Keller for the construction and materials testing for the Mt. Gilead and US 377 Intersection Improvements Project \(Project No. 501501\); and authorizing the City Manager to execute said agreement on behalf of the City of Keller.](#)

**Attachments:**    [112117 Mt. Gilead & 377 Exhibit A](#)  
[112717 Mt. Gilead & 377 ILA Location Map](#)  
[112117 Mt. Gilead & 377 Resolution](#)

9. [Consider a resolution approving an agreement for professional services with Teague, Nall](#)

and Perkins, Inc., of Fort Worth, Texas, for the purpose of providing engineering services, relating to the design and construction for the Water System Capital Improvements Plan - Phase 1 Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas. (Project No. 601704)

**Attachments:**    [112117 Water system Capital Improvement Plan Resolution](#)  
                              [112117 Water system Capital Improvement Plan Location Map](#)  
                              [112117 Water System Capital Improvement Plan Exhibit A](#)

10. Consider a resolution approving a mural for Nikko Blu Designs, a 2,000 square-foot retail use, located on a 0.06-acre lot, on the northeast corner of the Main Street (US Hwy 377) and East Vine Street intersection, legally described as Lot 8, Block 10, City of Keller Addition, at 105 East Vine Street, and zoned OTK (Old Town Keller). Lisa Davis, owner. Kim Waczak, Nikko Blu Designs, applicant.

**Attachments:**    [112117 NikkoBluMural Art Proposed Res.docx](#)  
                              [112117 NikkoBluMural Exhibit A](#)

## **G. OLD BUSINESS**

1. PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from PD-O (Planned Development - Office) to PD-O (Planned Development - Office), amending the Adalina at Bloomfield Planned Development (Ordinance No. 1353), to allow a reconfiguration of the building layout and to subdivide one (1) lot into six (6) lots, on an approximately 3.31-acre property, being Lot 1, Block C, Adalina at Bloomfield Addition, located on the south side of Keller Parkway (FM1709), approximately one hundred sixty feet (160') west of the intersection of Keller Parkway (FM1709) and Bloomfield Drive, addressed as 1750 Keller Parkway (FM1709). Abercrombie Holdings, LLC, owner. Castle Development, applicant. Matt Moore, Claymoore Engineering, engineer. (Z-17-0014)

**Attachments:**    [112117 Adalina PD Amendment Draft Ordinance](#)  
                              [112117 Adalina PD Amendment P&Z Draft Minutes](#)  
                              [112117 Adalina PD Amendment ExhibitA Concept and Landscaping Plan](#)  
                              [112117 Adalina PD Amendment ExhibitA Narrative Letter and Legal Discr](#)  
                              [112117 Adalina PD Amendment Maps](#)  
                              [112117 Adalina PD Amendment StaffAttachment Drainage Plans](#)  
                              [112117 Adalina PD Amendment StaffAttachment Landscaping Plans](#)  
                              [112117 Adalina PD Amendment Staff Attachment Leyland Cypress Details](#)  
                              [112117 Adalina PD Amendment StaffAttachment Zoning Exhibit](#)  
                              [112117 Adalina PD Amendment StaffAttachment Ordinance No. 1353](#)

## **H. NEW BUSINESS**

1. Consider a resolution approving a Site Plan for a single story 10,209 square-foot child daycare facility with variances, located on a 1.53-acre lot, on the south side of Ridge Point Parkway, approximately 225 feet west of the Ridge Point Parkway and North Main Street (HW377) intersection, being a portion of Tract 1A1, Abstract No. 1305, out of the J J

[Roberts Survey, at 1400 N Main Street, and zoned C-N377 \(Commercial-U.S. Highway 377 North Corridor Overlay District\). Engler Acquisition Partners, owner. Chasdin Builders, applicant. \(SP-17-0010\)](#)

**Attachments:**    [112117 Learning Experience Site Plan Draft Resolution](#)  
                          [112117 Learning Experience Site Plan P&Z Draft Minutes](#)  
                          [112117 Learning Experience Site Plan ExhibitA Building Elevations](#)  
                          [112117 Learning Experience Site Plan ExhibitA Landscaping Plan](#)  
                          [112117 Learning Experience Site Plan ExhibitA Site Plan](#)  
                          [112117 Learning Experience Site Plan Maps](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

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### **3. Adjourn into Open Meeting.**

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## **K. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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, November 16, 2017 at 5:00 P.M.*

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Kelly Ballard, 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.***