



# 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, July 17, 2018

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

### **D. WORK SESSION**

1. [Budget Strategic Planning - Fee Adjustments](#)
2. [Discuss appointing City Council Member\(s\) to serve on various Boards and Committees.](#)
3. [Discuss the Keller Senior Activities Center.](#)

### **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. PRESENTATIONS

1. [Presentation of 911 Kid Hero Awards.](#)
2. [Presentation of a Certificate of Recognition to Retired Keller ISD Athletic Director, Mr. Bob DeJonge.](#)

**Attachments:**     [Bob.DeJonge.pdf](#)

3. [Recognize Council Member Armin Mizani for his years of service on the Keller City Council.](#)

## 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, June 19, 2018 Regular City Council Meeting.](#)
2. [Consider approval of the Minutes of the Tuesday, June 26, 2018 Special City Council Meeting.](#)

**Attachments:**     [062618 Minutes Special Meeting](#)

3. [Consider a resolution approving the bid for the 2018 Annual Street Maintenance Project from SPI Asphalt, LLC, of Fort Worth, Texas, for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [071718 Annual Street Maintenance Resolution](#)  
                              [071718 Annual Street Maintenance Bid Summary](#)  
                              [071718 Annual Street Maintenance Location map](#)  
                              [071718 AnnualStreetMaintenance Staff Attachment](#)

4. [Consider a resolution authorizing the City Manager to execute the Letter of Understanding with Cigna for City of Keller Employee Dental Insurance Renewal, from October 1, 2018 through September 30, 2019.](#)

**Attachments:**     [071718 Cigna Dental Resolution](#)  
                              [071718 Cigna Dental Exhibit A](#)

5. [Consider a resolution authorizing the City Manager to execute the Letter of Understanding with United Health Care for the City of Keller Employee Vision Insurance Renewal, from October 1, 2018 through September 30, 2019.](#)

**Attachments:**    [071718\\_United\\_Vision\\_Insurance\\_Resolution](#)  
                              [071718\\_United\\_Vision\\_Insurance\\_Exhibit\\_A](#)

6. [Consider a resolution approving a first amendment to the interlocal agreement for combined municipal court services for the cities of Colleyville and Keller; and providing an effective date.](#)

**Attachments:**    [071718\\_First Amend to the Joint Court\\_Resolution](#)  
                              [071718\\_First Amend to the Joint Court\\_Interlocal Agreement](#)

7. [Consider an ordinance re-appointing Sara Jane del Carmen, as Municipal Court Judge for the Municipal Court of Record for the City of Keller, Texas, for a term of two \(2\) years, effective October 1, 2018.](#)

**Attachments:**    [071718\\_Court Judge\\_Exhibit A](#)  
                              [071718\\_Court Judge\\_Ordinance](#)

8. [Consider an ordinance authorizing redemption of a portion of City Of Keller, Texas General Obligation Refunding Bonds, Series 2010.](#)

**Attachments:**    [071718\\_TIRZ\\_Redemption Ordinance](#)

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a resolution approving the Fiscal Year 2018-19 City of Keller Crime Control and Prevention District Budget.](#)

**Attachments:**    [071718\\_KCCPD Budget\\_Resolution](#)  
                              [1718\\_KCCPD Budget\\_Exhibit A](#)

2. [PUBLIC HEARING: Fiscal Year 2018-19 Keller Development Corporation Budget.](#)

**Attachments:**    [071718\\_KDC FY19 Budget\\_Memo](#)  
                              [071718\\_KDC FY19 Budget\\_PARKS 5 year CIP](#)  
                              [071718\\_KDC FY19 Budget\\_KDC Budget Summary](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Town Center Nails and Bar, a proposed spa use located in an approximately 3,138 square foot lease space of the proposed 12,188 square foot multi-tenant building, located at 242 Rufe Snow Drive, Suite 140 on an approximately 1.71-acre property, located on the west side of Rufe Snow Drive, approximately 250 feet west of the Rufe Snow Drive and Bear Creek Parkway intersection, being Lot 5 Block A, Moviehouse addition and zoned TC \(Town Center\). Keller MH Retail, LTD. owner/applicant. \(SUP-18-0014\)](#)

**Attachments:**    [070918 SUP TownCenterNailsAndBarOrdinance](#)  
[071718 TCNailsBarSUP ExhibitA ApplicationAndLetters](#)  
[071718 TCNailsBarSUP ExhibitA ConceptPlan&FloorPlan](#)  
[071718 TCNailsBarSUP ApprovedSitePlan](#)  
[071718 TCNailsBarSUP MoviehouseAdditionPlat](#)  
[070918 SUP StaffAttachment PercentagesOfSpa](#)  
[070918 SUP Maps](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Sunray Custom Tint to operate an "Automobile Repair, Sales and Service" establishment including the installation of automobile, residential, and commercial window tints within a 3,375 square-foot building, located on a 0.90-acre lot on the east side of South Main Street \(US HWY 377\), approximately 700 feet southeast of the intersection of South Main Street \(US HWY 377\) and Kroger Drive at 1401 South Main Street, being Lot 2, Block 1, Keller, Fred Higgins and Birk Hendrix Addition, and Zoned C \(Commercial\). Sandra Leder, owner. Sunray Custom Tint, Yarnus, Inc. applicant. \(SUP-18-0016\)](#)

**Attachments:**    [071718 SunrayTintSUP Ordinance](#)  
[071718 SunrayTintSUP ExhibitA](#)  
[071718 SunrayTintSUP ExhibitA SitePlan](#)  
[071718 SunrayTintSUP StaffAttachment](#)  
[071718 SunrayTintSUP Maps](#)

5. [Consider a resolution approving a Special Exception to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 - Detached Signs, for Turquoise Gypsy, located on 0.04-acres of land on the west side of South Main Street \(377\), approximately 150 feet southwest of South Main Street \(377\) and West Hill Street intersection, being Lot 12, Block 3, Keller City Addition, at 156 South Main Street \(377\), zoned OTK \(Old Town Keller\). Kasey Jackson, Turquoise Gypsy, applicant; Norma Steward, Steward Realty LLC, owner. \(UDC-18-0010\)](#)

**Attachments:**    [071718 TurquoiseGypsySign Resolution](#)  
[071718 TurquoiseGypsySign ExhibitA Application](#)  
[071718 TurquoiseGypsySign ExhibitA Site\\_photos](#)  
[071718 TurquoiseGypsySign Photos](#)  
[071718 TurquoiseGypsySign StaffAttachment](#)  
[071718 TurquoiseGypsySign Maps](#)

## **I. DISCUSSION – None**

## **J. EXECUTIVE SESSION**

**1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

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**(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.**

**2. Adjourn into Open Meeting.**

**3. Action on Executive Session Item 1 if necessary.**

**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, July 12, 2018 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.***