



City of Keller City Council Agenda

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

Tuesday, October 2, 2018

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.

a. HOLLAND, W J SURVEY Abstract 692 Tract 9C.

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

D. WORK SESSION

1. [Receive and discuss a presentation from Kimley Horn on the Old Town Keller Phase II project.](#)
2. [Discuss Boards and Commission appointments.](#)

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 - None

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, September 18, 2018 Regular City Council Meeting.](#)

Attachments: [091818 Minutes](#)

2. [Consider a resolution approving a professional services contract with Pape Dawson Engineers Inc. of Plano, Texas for the purpose of providing engineering design services relating to the US 377 12" Water Lines Project for the Public Works Department; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [100218 Pape Dawson Resolution](#)

3. [Consider a resolution approving the competitive sealed proposal and awarding a contract for construction of the Alta Vista Transmission Main to North Texas Contracting, Inc. of Keller, Texas; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [100218 Alta Vista Transmission Resolution](#)
 [100218 Alta Vista Transmission Location Map](#)
 [100218 Alta Vista Transmission Summary of CSP Evaluations](#)

4. [Consider a resolution approving the purchase of a Spartan ERV Pumper Fire Apparatus through the Houston-Galveston Area Council of Governments \(HGAC\) Cooperative Purchasing Program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [100218 SpartanPumper Resolution](#)
 [100218 SpartanPumper ExhibitA](#)
 [Spartan Pumper Presentation](#)

5. [Consider a resolution approving the bid from CivicRec of Manhattan, Kansas, for the purchase of a Fitness, Parks and Recreation Software Management System, for the Parks and Recreation Department, and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [100218 ParksandRecreationSoftware ProposedResolution](#)
 [100218 ParksandRecreationSoftware StaffAttachment](#)

6. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2018.](#)

Attachments: [100218 TeenCourt Resolution](#)
 [100218 Teen Court Agreement Exhibit A](#)

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

Attachments: [100218 Financial Policies Resolution](#)
 [100218 Financial Mgmt Policy 2018](#)
 [100218 Investment Policy 2018](#)
 [100218 Purchasing Policy 2018](#)
 [100218 Fund Balance Policy 2018](#)

8. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending June 30, 2018, and providing an effective date.](#)

Attachments: [100218 FY 18 Q3 Investment Report Resolution](#)
 [100218 FY 18 Q3 Investment Report](#)

9. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending June 30, 2018, and providing an effective date.](#)

Attachments: [100218 FY 18 Q3 Financial Report Resolution](#)
 [100218 FY 18 Q3 Financial Report](#)

10. [Consider a resolution authorizing the Mayor to execute a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller Bond Election, for a new senior activity center at Johnson Road Park, to be held on Tuesday, November 6, 2018.](#)

Attachments: [100218 110618 ElectionContract Resolution](#)
 [100218 110618 ElectionContract](#)
 [100218 110618 ElectionContract ATTACHMENT A](#)
 [100218 110618 ElectionContract ATTACHMENT B](#)

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Z-Bar Cattle Company, a proposed "Grocery store or food market" to occupy a 1,685 square-foot lease space within a 9,398 square-foot multi-tenant building, located on a 0.75 acre tract of land, approximately 220 feet southwest of the intersection of Keller Parkway \(FM 1709\) and Bear Hollow, being Lot 1, Block A, Jones - 1709 Addition, at](#)

1632 Keller Parkway, Suite 200, and zoned R (Retail). Stephan Kirkland, applicant. Jahco Keller Crossing, LLC, owner. (SUP-18-0024).

Attachments: [100218 ZBarCattleSUP Ordinance](#)
[100218 ZBarCattleSUP ExhibitA ApplicationAndNarrative](#)
[100218 ZBarCattleSUP ExhibitA PicturesAndSupport](#)
[100218 ZBarCattleSUP SitePlan](#)
[100218 ZBarCattleSUP FinalPlat](#)
[100218 ZBarCattleSUP Maps](#)

2. Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Everest Realty Five, LLC, planned operator of a new building located at 955 S. Main St. On 4.38 acres within the Holland WJ Survey, Abstract No. 692 Tract 9C, Keller, Texas.

Attachments: [10.02.18 Everest CC Memo](#)
[10.02.18 Everest CC Memo Resolution](#)
[10.02.18 Everest Exhibit A 380 Agreement Draft](#)
[Everest Presentation](#)

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.

a. **HOLLAND, W J SURVEY Abstract 692 Tract 9C.**

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 Friday, September 28, 2018 at 5:00 P.M.

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.