



# 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)

---

Tuesday, April 2, 2019

---

## **COUNCIL MEMBER DINNER 5:00 P.M.**

## **PRE-COUNCIL MEETING 5:30 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. Davis Tyson vs. The City of Keller Zoning Board of Adjustment.

3. Adjourn into Open Meeting.
4. Action on Executive Session Items 1 and 2 if necessary.

### **D. WORK SESSION**

1. [Budget Strategic Planning - CAFR Presentation and Fund Types](#)

**Attachments:** [FY 2018-19 Fund Balance Update](#)

### **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 to Speakmon Family](#)
2. [Receive an update on the Water Conservation Plan and Drought Contingency and Emergency Water Management Plan](#)

**Attachments:**    [04022019 City of Keller Drought Contingency Plan Draft](#)  
[04022019 City of Keller Water Conservation Plan Draft](#)  
[Keller Water Conservation Drought Contingency Plan City Council Update 2019](#)

**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, March 19, 2019 Regular City Council Meeting.](#)

**Attachments:**    [031919 Minutes.pdf](#)

2. [Consider a resolution amending Resolution No. 4088 dated January 15, 2019, calling the General Election for City Council Place 3 and City Council Place 4 for the City of Keller, to be held on May 4, 2019, as set forth by the Charter and the Texas Election Code.](#)

**Attachments:**    [040219 Amend Call Election Res.](#)  
[040219 Amend Call Election Exhibit A](#)

3. [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 General Election, to be held on Saturday, May 4, 2019.](#)

**Attachments:**    [040219\\_050419\\_ElectionContract\\_Res.](#)  
[040219\\_050419\\_ElectionContract\\_Exhibit A](#)  
[040219\\_050419\\_ElectionContract\\_ATTACHMENT A](#)  
[040219\\_050419\\_ElectionContract\\_ATTACHMENT B](#)

4. [Consider a resolution approving an Interlocal Agreement with Tarrant County, for the rehabilitation of portions of Knox Road, Ottinger Road, and Rapp Road; for the Public Works Department; and authorizing the City Manager to execute said agreement on behalf of the City of Keller, Texas.](#)

**Attachments:**    [040219\\_Road Rehab\\_Resolution](#)  
[040219\\_Road Rehab Interlocal Agreement](#)  
[040219 Pavement Maintenance Program Map](#)

5. [Consider a resolution acknowledging receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2018.](#)

**Attachments:**    [040219\\_FY 2017-18 CAFR Receipt\\_Resolution](#)  
[040219\\_FY 2017-18 CAFR Final](#)

6. [Consider a resolution approving an Agreement for Professional Services with Kimley-Horn of Fort Worth, Texas; for the purpose of providing engineering design, relating to the Bear Creek Parkway and Whitley Road Round-a-bout 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:**    [040219\\_BCP-Whitley RoundABout\\_Resolution](#)  
[040219\\_Whitley RoundABout\\_Exhibit A](#)

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

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance for a Specific Use Permit \(SUP\) for Brett Vance Insurance, a proposed 'professional office' use, to include insurance, to occupy a 1,598 square-foot building, located on a 0.17-acre lot on the west side of South Main Street \(US 377\), approximately 52 feet north west of the South Main Street \(US 377\) and Olive Street intersection, being a portion of Lot 3 and 4, Block 5E, Keller City Addition, at 234 South Main Street \(US377\), and zoned OTK \(Old Town Keller\). Keller Main Street Depot, LLC, owner; Brett Vance, applicant. \(SUP-19-0004\).](#)

**Attachments:**    [04022019\\_234SMainStSUP\\_Ordinance](#)  
[04022019\\_234SMainStSUP\\_Application\\_JustificationLTR\\_Survey\\_ExhibitA\(1of](#)  
[04022019\\_234SMainStSUP\\_Photos\\_ExhibitA\(2of2\)](#)  
[04022019\\_234SMainStSUP\\_BufferMap\\_StaffAttachment](#)  
[04022019\\_234SMainStSUP\\_Maps](#)  
[H-1 Presentation](#)

2. [Consider a resolution approving a Site Plan with a variance for the Keller Smithfield](#)

Activity Node Park parking lot expansion for a total of 55 parking spaces within a 69.063-acre tract of land located on the west side of Keller-Smithfield Drive, at the intersection of Keller-Smithfield Drive and Bear Creek Parkway, being Lot 1, Block D, Keller Town Center, at 1100 Bear Creek Pkwy, and zoned Town Center (TC). (SP-19-0003)

**Attachments:**    [040219 Activity Node Parking Proposed Resolution](#)  
[040219 Activity Node Parking Exhibit A Site Plan](#)  
[040219 Activity Node Parking Staff Attachment Keller Town Center, Lot 1, Block](#)  
[040219 Activity Node Parking Maps](#)  
[H-2 Presentation](#)

3. Consider a resolution approving the bid from Cole Construction, Inc., of Fort Worth, Texas, for improvements to the Keller Smithfield Activity Node, for the Parks and Recreation Department, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller.

**Attachments:**    [040219 Activity Node Parking Resolution](#)  
[040219 Activity Node Parking Bid Tab](#)  
[040219 Activity Node Parking Site Layout](#)  
[H-3 Presentation](#)

## **I. DISCUSSION – None**

## **J. 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. **Davis Tyson vs. The City of Keller Zoning Board of Adjustment.**

3. **Adjourn into Open Meeting.**

4. Action on Executive Session Items 1 and 2 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, March 28, 2019 at 5:00 P.M.*

---

Kelly Ballard, TRMC  
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.***