



# 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, September 17, 2019

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## **COUNCIL MEMBER DINNER 4:30 P.M.**

### **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. North Highway 377 Sewer and 1100 N. Main Street

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

#### **D. WORK SESSION**

1. [Discuss the welcome to Keller letter.](#)

#### **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 3, 2019 Regular City Council Meeting.](#)
2. [Consider a resolution appointing members to serve on the Keller Animal Shelter Advisory Committee, as provided for in Section 823.005 of the Texas Health and Safety Code, and providing an effective date.](#)

**Attachments:**     [091719\\_AnimalShelterCommittee\\_Resolution](#)

3. [Consider a resolution approving an Agreement with Hardin & Associates Consulting, LLC, of Carrollton, Texas for the purpose of completing state-mandated of customer service inspections \(CSIs\) of private water systems and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [09/17/2019\\_Hardin & Associates\\_Resolution](#)

[09/17/2019\\_Hardin & Associates\\_Exhibit A](#)

4. [Consider a resolution approving the purchase of Miscellaneous Concrete Improvements, including curb and gutter repairs, driveway aprons and other miscellaneous concrete repairs, from Apex Concrete Construction of Keller, Texas, through the interlocal agreement with the City of North Richland Hills, dated July 19, 2005; for the Public Works Department; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:**     [091719\\_Misc Concrete\\_Resolution](#)

[091719\\_Misc Concrete\\_NRH Interlocal](#)

[091719\\_Misc Concrete\\_Bid](#)

[091719\\_Misc Concrete\\_Renewal](#)

5. [Consider a resolution approving a Developer's Agreement with representatives of the Walker Addition to install sanitary sewer and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [09/17/2019 Walker Development Agreement - Resolution](#)  
[09/17/2019 Walker Dev Agreement Sewer Policy Implementation Plan](#)  
[09/17/2019 Walker Dev Agreement 2004 Sewer Policy](#)  
[09/17/2019 Walker Addition Development Agreement for Walker Addition](#)  
[Item F-5 Walker Development Presentation](#)

## G. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 4 - Development Procedures and Requirements for Application Submittals; Article 5 - Subdivision Design and Improvement Requirements; and Article 8 - Zoning-Districts, Development Standards, Tree Preservation to amend utility easement requirements related to trees in rights-of-way; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-19-0012\)](#)

**Attachments:** [091719 UDC Amend-Utility Easements ProposedOrdinance](#)  
[091719 UDC Amend-Utility Easements UDC Article 4](#)  
[091719 UDC Amend-Utility Easements UDC Article 5](#)  
[091719 UDC Amend-Utility Easements UDC Article 8](#)  
[UDC AMEND PRESENTATION](#)

2. [PUBLIC HEARING: Consider an ordinance approving certain amendments to the Fiscal Year 2018-19 Annual Operating Budget for the City of Keller, Texas, in accordance with Article VIII, Section 8.13, of the Keller City Charter.](#)

**Attachments:** [FY 19 Budget Amend](#)  
[Presentation Budget Amendments](#)

3. [PUBLIC HEARING: Consider an ordinance adopting the annual budget for the City of Keller, Texas, for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020, including the 2019-20 Capital Improvements Program, and adopting the Fiscal Year 2019-20 Fee Schedule for the City of Keller, Texas.](#)

**Attachments:** [091719 FY 2019-20 Budget Adoption Ordinance](#)  
[091719 FY2019-20 Fee Schedule](#)  
[Item G-3 to G-5 Presentations](#)

4. [Consider a resolution ratifying the tax revenue for the Tax Year 2019 \(Fiscal Year 2019-20\) for the City of Keller, Texas.](#)

**Attachments:** [091719 Tax Ratification Resolution](#)  
[Item G-3 to G-5 Presentations](#)

5. [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 2019 \(Fiscal Year 2019-20\).](#)

**Attachments:** [091719 Tax Rate Adoption Ordinance](#)  
[Item G-3 to G-5 Presentations](#)

## H. OLD BUSINESS

1. [PUBLIC HEARING: Consider an ordinance replacing the City of Keller Land Use Element of the Keller Master Plan, adopted by Resolution No. 1051, dated August 31, 1998; bringing into conformance with state and federal laws and professional best practices; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date.](#)

**Attachments:**    [091719 FLUP ProposedOrdinance](#)  
                              [091719 Proposed FLUP UPDATE](#)  
                              [Item H-1 FLUP 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. North Highway 377 Sewer and 1100 N. Main Street

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, September 12, 2019 at 5:00 P.M.*

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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.***