



**City of Keller
City Council
Agenda**

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

Tuesday, November 5, 2019

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. Project Phoenix

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

D. WORK SESSION

1. [Discuss the schedule of Planning and Zoning Commission Meetings](#)
2. [Receive an update on the Johnson Road project.](#)

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 - Field of Honor Week](#)

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 15, 2019 Regular City Council Meeting.](#)
2. [Consider a resolution approving the purchase of one \(1\) replacement Gradall telescoping boom excavator from Kirby-Smith Machinery, Inc. of Fort Worth, Texas through the Buyboard Cooperative Purchasing Program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas](#)
3. [Consider a resolution awarding a contract for construction of the Water System Capital Improvements Plan - Phase 1 project 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.](#)
4. [Consider a resolution approving the purchase of one \(1\) replacement Kubota Track Loader, from Zimmerer Kubota & Equipment, Inc., of Fort Worth, Texas, through the BuyBoard Cooperative Purchasing Program, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)
5. [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, 2020.](#)

G. 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.](#)

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an accessory building, proposed to be a 2,160 square-foot accessory garage and workshop to exceed the maximum 15-foot height requirement and size ratio of fifty percent (50%) of the main structure, on an approximately 1.244-acre tract of land, located on the south side of Melody Lane, and approximately 1,000 feet east of the intersection of Roanoke Road and Melody Lane, being Lot 7R1, Melody Hills Estates Addition, at 1120 Melody Lane, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Kevin and Marsha Holmes, owners/applicants.
2. Consider a resolution approving an agreement with the Hidden Lakes Homeowners Association of Keller, Texas, for an annual payment from the City of Keller, Texas towards the cost of maintaining landscape medians on public roadways within the Hidden Lakes Homeowners Association; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.
3. Consider a resolution approving an amendment to Contract No. 15-64 with Community Waste Disposal, of Dallas, Texas; by amending Article 22, Remuneration - Disposal; to allow the change in the Disposal component of the Annual Adjustment to exceed the 6% up or down cap; for citywide garbage rates for the period January 1 - August 31, 2020; and authorizing the City Manager to execute said amendment on behalf of the City of Keller, Texas.
4. Consider a resolution approving or rejecting the proposals for the construction of the traffic signal at Bear Creek Parkway and Keller Smithfield Road for the Public Works Department.
5. 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 KP Bowden, LLC, owner of a proposed regional headquarters office building located at 1807 Keller Parkway on 2.428 acres known as lot 3, block A, Bowden Event Center Addition, Keller, Texas; and authorizing the city manager to execute said documents on behalf of the City of Keller, Texas.

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.

a. Project Phoenix

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, October 31, 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.