



City of Keller

City Council

Meeting Minutes

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

Tuesday, June 15, 2021

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Mizani called the Pre-Council Meeting to order at 5:01 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Mayor Pro Tem Sean Hicks
Council Member Sheri Almond
Council Member Beckie Paquin
Council Member Chris Whatley
Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Community Development Julie Smith, Director of Information Technology Sean Vreeland, Director of Human Resources Kandace Tappen, Deputy Fire Chief Shane Gainer, Interim Fire Chief Richard Whitten, and Police Chief Bradley G. Fortune.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani adjourned the Pre-Council Meeting at 5:08 P.M. so that the City Council could meet in Executive Session in accordance with State Law.

1. Section 551.074, Texas Government Code - Personnel Matters.

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

a. City Manager

2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and brought the Pre-Council Meeting to order at 6:41 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION**1. [Budget Strategic Planning - Five Year CIP and Outstanding Debt](#)**

Attachments: [CIP and Debt at 6-14](#)

Director of Administrative Services Aaron Rector gave a presentation relating to the five year Capital Improvement Projects and outstanding debt.

2. [Capital Improvements Projects Update](#)

Attachments: [CC Update at 06-04-21](#)

The City Council and city staff discussed the current Capital Improvement Projects.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:56 P.M. to continue after the conclusion of the Regular Meeting.

Mayor Armin Mizani adjourned the Pre-Council Meeting at 8:20 P.M.

REGULAR MEETING 7:00 P.M.**A. CALL TO ORDER – Mayor Armin R. Mizani**

Mayor Armin Mizani called the Regular City Council Meeting to order at 7:01 P.M.

B. INVOCATION

Pastor Mike Banas, Milestone Church, led the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Armin Mizani led the pledge to the United States Flag and the pledge to the Texas Flag.

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. [Recognition of Keller Police Officer Gerade Telesko](#)

Mayor Armin Mizani introduced Chief Bradley G. Fortune. Chief Fortune presented a Certificate of Merit to Officer Gerade Telesko in recognition of his outstanding dedication, instincts, and passion to help bring justice to the Zhou family.

The award stated, "On Saturday, March 20, a hit-and-run driver struck and killed 58-year-old Feng Zhou while Mr. Zhou was walking with his wife on Johnson Rd. The police department had limited information in reference to the suspect vehicle. On March 22, during the morning briefing, the patrol shift was receiving additional information from detectives in reference to this offense. Officer Telesko left the briefing and immediately began looking for the suspect vehicle. Within thirty minutes Officer Telesko located the suspect and suspect vehicle. Through various search warrants, witness statements, and articulable facts, detectives were able to obtain an arrest warrant for the offense of Accident Involving Death, a second-degree felony. Officer Gerade Telesko is to be recognized for his outstanding dedication, instincts, and passion to help bring justice to the victim's family."

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. Each speaker will be allowed three (3) minutes to speak.

No public comments were received.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

A motion was made by Council Member Sheri Almond, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, June 1, 2021 Regular City Council Meeting.](#)

Attachments: [060121 Minutes](#)

Approved.

2. [Consider a resolution approving the annual purchase of Supplemental Concrete Contractor services, from Apex Concrete Construction of Keller, Texas, through the Interlocal Agreement with the City of North Richland Hills, Texas, 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: [060121 Apex Resolution](#)
[060121 Apex Contract](#)

Resolution No. 4372 approves the annual purchase of Supplemental Concrete Contractor services, from Apex Concrete Construction of Keller, Texas, through the Interlocal Agreement with the City of North Richland Hills, Texas, dated July 19, 2005, for the Public Works Department, in an amount not to exceed \$240,000, according to the terms and conditions set forth in the said agreement, and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving the construction bid from Idea Contracting LLC, of Keller, Texas; for the Bear Creek Intermediate School Sidewalk Improvement 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: [BCI Sidewalk Resolution](#)
[061521 BCI Sidewalk Map](#)
[061521 BCI Sidewalk Bid Summary](#)

Resolution No. 4373 approves the bid for the Bear Creek Intermediate School Sidewalk Improvement Project, from Idea Contracting LLC, of Keller, Texas, for the Public Works Department, in the amount of \$93,051.27; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving an amendment to a Specific Use Permit \(SUP\) to allow the applicant to expand the existing 1,997 square-foot barn by approximately 1,327 square-feet \(3,324 total square-feet\) situated on a 2.30-acre tract of land, located on the south side of Bancroft Road, approximately 1500 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block A Leidy Estates, zoned Single Family - 36,000 square-foot lot \(SF-36\), located at 640 Bancroft Road. Ken Slough, Owner/Applicant. \(SUP-21-0019\)](#)

Attachments: [061521 640 Bancroft SUP Proposed Ordinance](#)
[061521 640 Bancroft SUP Maps](#)
[061521 640 Bancroft SUP Staff Attachment A-Application](#)
[061521 640 Bancroft SUP Staff Attachment B - 2017 Approved SUP](#)
[061521 640 Bancroft SUP Staff Attachment C- Letter of Concern](#)
[061521 640 Bancroft SUP Staff Attachment D- Support Letters](#)
[Presentation: H-1 Bancroft Barn Exp SUP](#)

Director of Community Development Julie Smith gave a presentation relating to a Specific Use Permit for expanding a current barn at 640 Bancroft Road.

Mayor Mizani opened the public hearing. No public comments were received.

Discussion was held by the City Council. Councilwoman Almond asked for clarification on where the drainage would flow from this property. Director Smith identified that the drainage would flow to the drainage easement and off the property to a drainage pond, and that it would not affect the residents that expressed concerns with drainage.

A motion was made by Council Member Chris Whatley, seconded by Council Member Beckie Paquin, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2021 approving an amendment to a Specific Use Permit (SUP) to allow the applicant to expand the existing 1,997 square-foot barn by approximately 1,327 square-feet (3,324 total square-feet) situated on a 2.30-acre tract of land, located on the south side of Bancroft Road, approximately 1500 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block A Leidy Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 640 Bancroft Road (SUP-21-0019) with the following conditions:

- 1. The current 1,997 square foot barn shall be allowed to be a maximum size of 3,324 square-feet.**
- 2. The structure shall be allowed to exceed 50% of the main structure. (Main structure is approximately 6,120 square-feet, which would be approximately 54% of the existing structure.)**

The motion carried unanimously.

- 2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permits \(SUP\) to allow White Bridle Learning and Therapy, a proposed \(home-based\) child-care facility, situated in a home on a .2632-acre tract of land, located on the west side of Pryor Court, approximately 100 feet northwest from the intersection of Pryor Court and Bear Creek Parkway, legally described as Lot 19, Block 14 High Chaparral Addition, zoned Single Family - 8,400 square-foot lot \(SF-8.4\), located at 696 Pryor Court. Susan Bullen, Owner/Applicant. \(SUP-21-0018\)](#)**

Attachments: [061521 White Bridle Proposed Ordinance](#)

[061521 White Bridle Maps.pdf](#)

[061521 White Bridle Staff Attachment A - Application and Information.pdf](#)

[061521 White Bridle Staff Attachment B - Support Petition.pdf](#)

[061521 White Bridle Staff Attachment C - Letters.pdf](#)

[Presentation: H-2 White Bridle Therapy](#)

Community Development Director Julie Smith gave a presentation relating to a request for White Bridle Learning and Therapy to operate a (home-based) child-care facility at 696 Pryor Court.

Mayor Mizani opened the public hearing.

Mr. Jay Edwards, Opelousas Court, expressed his full support of the proposal.

A motion was made by Sean Hicks, seconded by Council Member Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Sean Hicks, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2022 approving a Specific Use Permit (SUP) to allow White Bridle Learning and Therapy, a proposed (home-based) child-care facility, situated in a home on a .2632-acre tract of land, located on the west side of Pryor Court, approximately 100 feet northwest from the intersection of Pryor Court and Bear Creek Parkway, legally described as Lot 19, Block 14 High Chaparral Addition, zoned Single Family - 8,400 square-foot lot (SF-8.4), located at 696 Pryor Court in the City of Keller, with the following conditions:

- 1. The hours of operation shall be Monday through Friday 8:30 a.m. to 5:30 p.m.**
- 2. The maximum number of children shall be five.**
- 3. The maximum number of employees shall be five.**

The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) to allow Waterwerkz DFW, a proposed automobile repair, sales and services to occupy a 2,500 square-foot lease space within an approximately 5,880 square-foot multi-tenant building, situated on a 2.21-acre tract of land, located on the west side of Davis Boulevard, approximately 850 feet southwest from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 1A, Block 1 Ryon Place Addition, zoned Commercial \(C\), located at 8801 Davis Blvd Suite 2 B & C. Conner Ivy, Owner. Jose Goyanes, Applicant. \(SUP-21-0016\)](#)

Attachments: [061521 Waterwerz SUP ProposedOrdinance.docx](#)

[061521_Waterwerz SUP_Maps.pdf](#)

[061521 Waterwerz SUP Staff Attachment A - Application and Information.pdf](#)

[061521 Waterwerz SUP Staff Attachment B - Opposition Letters/email.pdf](#)

[Presentation: H-3 Auto SUP](#)

Community Development Director Julie Smith gave a presentation relating to a request for Waterwerkz DFW to operate a proposed automobile repair, sales and services at 8801 Davis Blvd Suite 2 B & C.

Mayor Mizani opened the public hearing, no public comments were received.

Discussion was held by the City Council focused on the business days and hours. Director

Smith identified that the business will be in operation 9:00 a.m. to 5:00 p.m. Monday - Friday, and by appointment only.

A motion was made by Council Member Sheri Almond, seconded by Council Member Shannon Dubberly, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2023 approving a Specific Use Permit (SUP) to allow Waterwerkz DFW, a proposed automobile repair, sales and services to occupy a 2,500 square-foot lease space within an approximately 5,880 square-foot multi-tenant building, situated on a 2.21-acre tract of land, located on the west side of Davis Boulevard, approximately 850 feet southwest from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 1A, Block 1 Ryon Place Addition, zoned Commercial (C), located at 8801 Davis Blvd Suite 2 B & C in the City of Keller with the following conditions:

- 1. The hours of operation shall be Monday through Saturday 9 a.m. to 5 p.m.**
- 2. All work shall take place inside the building.**

The motion carried unanimously.

4. [Consider an ordinance approving a residential homestead property tax exemption increase of 6% for a total exemption of 20%, as authorized and defined by Section 11.13\(n\) of the Texas Property Tax Code in the City of Keller, Tarrant County, Texas; providing a penalty; and authorizing publication.](#)

Attachments: [061521 Homestead Exemption Ordinance](#)

[Presentation: H-4 Homestead](#)

Director of Administrative Services Aaron Rector gave a presentation relating to an increase of 6% for a total exemption of 20% to the residential homestead property tax exemption. The City Council expressed their appreciation towards previous City Councils and City staff for the persistence and prioritization relating to increasing the homestead property tax exemption for the citizens of Keller.

A motion was made by Council Member Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2024 approving a residential homestead property tax exemption increase of 6% for a total exemption of 20%, as authorized and defined by Section 11.13(n) of the Texas Property Tax Code in the City of Keller, Tarrant County, Texas; providing a penalty; and authorizing publication. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. Section 551.074, Texas Government Code - Personnel Matters.

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

a. City Manager

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

J. ADJOURN

Mayor Armin Mizani adjourned the Regular Meeting at 7:41 P.M. and reconvened the Work Session at 7:46 P.M. The Work Session then adjourned at 8:20 P.M.

Mayor

City Secretary