



**City of Keller**  
**City Council**  
**Meeting Minutes**

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

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**Tuesday, July 6, 2021**

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**KELLER TAX INCREMENT REINVESTMENT ZONE NO. 2, BOARD OF DIRECTORS MEETING 5:00 P.M.**

**A. CALL TO ORDER – Chairman Armin R. Mizani**

Chairman Armin Mizani called the TIRZ No. 2 Board of Directors Meeting to order at 5:00 P.M.

The following Board Members were present:

Place 1, Mayor Armin Mizani  
Place 2, Council Member Shannon Dubberly  
Place 3, Mayor Pro Tem Sean Hicks  
Place 4, Council Member Sheri Almond  
Place 5, Council Member Beckie Paquin  
Place 6, Council Member Chris Whatley (arrived at 5:04 P.M.)  
Place 7, Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, Assistant City Secretary Andrea McDonald, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Information Technology Sean Vreeland, Director of Economic Development Mary Culver, Director of Human Resources Kandace Tappen, Deputy Fire Chief Shane Gainer, Interim Fire Chief Richard Whitten, and Police Chief Bradley G. Fortune.

**B. NEW BUSINESS**

1. [Consider a recommendation relating to an Amended and Restated Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2, adopted by Ordinance No. 2008 dated April 20, 2021.](#)

**Attachments:** [070621 Ordinance Amendment - TIRZ 2](#)  
[070621\\_TIRZ No.2\\_A&R Plan](#)

Mr. Trent Petty, Petty & Associates President, introduced himself and his associate, Mr. Kirk McDaniel, Project Manager, to the Board. Mr. Petty stated that the Tarrant County Commissioner's Office had reviewed the TIRZ No. 2 Project and Finance Plan approved by the City Council on April 20, 2021, and had a few proposed changes that would require the Plan to be amended and restated. He explained that although there were no boundary

changes, the project costs would be split into two tiers: Tier 1 - County Assisted and Tier 2 - No County Assistance. Mr. Petty further explained that a new project, Old Town Keller Parking Garage, had been added to Tier 1 at \$15 million and that the Future Land Use Plan had been updated to match the Future Land Use Plan as adopted by City Council on April 20, 2021. He noted that the taxable values had been revised to reflect TAD's 2021 Proposed Taxable Values as well. Mr. Petty reported that Tier 1 Projects would total \$121.4 million and Tier 2 Projects would total \$23.2 million; that total project costs of the Amended and Restated Plan were estimated at \$144.6 million compared to the previous Plan, estimated at \$129 million. Discussion was held by the Board of Directors regarding the proposed amendments.

Council Member Ross McMullin motioned to approve the TIRZ No. 2 Amended and Restated Project and Finance Plan as presented with the exclusion of the Rail Station Project from Tier 2. Council Member Shannon Dubberly seconded the motion. The motion failed by the following vote:

YEA: Council Member Shannon Dubberly, and Council Member Ross McMullin.

NAY: Mayor Armin Mizani, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.

Council Member Chris Whatley motioned to approve the TIRZ No. 2 Amended and Restated Project and Finance Plan as presented. Mayor Pro Tem Sean Hicks seconded the motion. The motioned carried by the following vote:

YEA: Mayor Armin Mizani, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.

NAY: Council Member Shannon Dubberly, and Council Member Ross McMullin.

## **C. ADJOURN**

A motion was made by Place 3, Mayor Pro Tem Sean Hicks, seconded by Place 2, Council Member Shannon Dubberly, to adjourn the TIRZ No. 2 Board of Directors Meeting at 5:30 P.M. The motion carried unanimously.

## **PRE-COUNCIL MEETING 5:00 P.M.**

### **A. CALL TO ORDER - Mayor Armin R. Mizani**

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:30 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, Assistant City Secretary Andrea McDonald, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Information Technology Sean Vreeland, Director of Economic Development Mary Culver, 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 5:37 P.M. so that the City Council could meet in Executive Session in accordance with State Law.

#### **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.**

1. [Project Guadalupe - 455 Keller Pkwy, Keller, TX 76248](#)

**2. Adjourn into Open Meeting.**

Mayor Armin Mizani adjourned the Executive Session and called the Pre-Council Meeting back to order at 6:17 P.M.

**3. Action on Executive Session Item 1 if necessary.**

No action was taken.

**D. WORK SESSION**

1. [Budget Strategic Planning - Compensation, Insurance, FTEs Update](#)

Attachments: [Item D-1 WS - Personnel Budget Update](#)

Administrative Services Director, Aaron Rector, gave a presentation relating to Budget Strategic Planning - compensation, insurance, and FTEs.

2. [Keller Youth Mentorship Program Discussion](#)

Council Member Ross McMullin discussed the possibility of a Keller Youth Mentorship Program for Council and City Employees. Council Member Beckie Paquin added that she felt the impact on Keller's youth could be meaningful for City Council. The City Council held discussion regarding a possible mentorship program. Mayor Armin Mizani stated he like the idea and concept of the program, and suggested staff to present a resolution to the City Council at a future date.

**E. ADJOURN**

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:57 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 7:03 P.M.

**B. INVOCATION**

Mr. Dennis Serratt, First Baptist Church Watauga, gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

Mayor Armin Mizani led the pledges to the Unites States Flag and 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. PROCLAMATIONS & PRESENTATIONS

### 1. [Receive The Keller Pointe 2020 Fiscal Year End Report](#)

**Attachments:** [Item D-1 Pointe EOY](#)

The Keller Pointe Manager, Ms. Jennifer Oakes, gave a presentation related to the 2020 Fiscal Year End Report for The Keller Pointe. City Council praised Ms. Oakes and the entire staff at The Keller Pointe for their hard work and dedication during the COVID-19 pandemic.

### 2. [Recognition of Miss Keller](#)

**Attachments:** [Miss Keller Recognition.pdf](#)

Mayor Armin Mizani introduced Ms. Ellie Breaux and noted that not only was Ms. Breaux Miss Keller, she had recently just competed in the Miss Texas Pageant and finished as 2nd Runner-Up. Ms. Breaux addressed the City Council and expressed her gratitude to the City of Keller and thanked everyone within the city for their love and support. Mayor Mizani thanked Ms. Breaux for her influence and presented her with a Certificate of Recognition.

### 3. [Proclamation- National Parks and Recreation Month](#)

**Attachments:** [Parks & Recreation Month.pdf](#)

Mayor Armin Mizani presented a proclamation to Mr. Cody Maberry, City of Keller Community Services Director, proclaiming the month of July 2021 as "Parks and Recreation Month." Mayor Mizani thanked Mr. Maberry and the entire Parks and Recreation Staff for all they do for the City of Keller.

## 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.

The City Council removed Item 3 from the Consent Agenda in order to consider it separately.

**A motion was made by Council Member Chris Whatley, seconded by Council**

Member Beckie Paquin, to approve Items 1-2 and Items 4-5 on the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, June 15, 2021 Regular City Council Meeting.](#)

**Attachments:** [061521 Minutes.pdf](#)

Approved.

2. [Consider a resolution amending Resolution No. 4368, approved on June 1, 2021, creating a Keller Sports Park Task Force, by adding an additional member to said Keller Sports Park Task Force.](#)

**Attachments:** [0706201 Task Force Proposed Resolution](#)  
[070621 Staff Attachment Resolution 4368](#)

Resolution No. 4374 amends Resolution No. 4368, approved on June 1, 2021, creating a Keller Sports Park Task Force, by adding an additional member to said Keller Sports Park Task Force.

3. [Consider a resolution of the City Council of the City of Keller, Texas, authorizing the use of the Competitive Sealed Proposal method for the Bear Creek Parkway intersection improvements project as the best value project delivery method for the City of Keller, and delegating authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter D, to implement the Competitive Sealed Proposal method for the City of Keller, Texas.](#)

**Attachments:** [070621 Bear Creek Parkway Improvements Resolution](#)

Mr. Alonzo Liñán, City of Keller Public Works Director, addressed the City Council with details regarding the Bear Creek Parkway intersection improvements project.

**A motion was made by Sean Hicks, seconded by Council Member Sheri Almond, to approve Resolution No. 4375 authorizing the use of the Competitive Sealed Proposal method for the Bear Creek Parkway intersection improvements project as the best value project delivery method for the City of Keller, and delegating authority to the City Manager or his designee, and establishing the limits of that authority as allowed by Texas Government Code Chapter 2269, Subchapter D, to implement the Competitive Sealed Proposal method for the City of Keller, Texas.**

The motion carried by the following vote:

**YEA: Mayor Armin Mizani, Council Member Shannon Dubberly, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.**

**NAY: Council Member Ross McMullin.**

4. [Consider a resolution approving an agreement with Wade Trim, Inc. of Fort Worth, Texas; to provide engineering services relating to the design of the 2021 Annual Street](#)

Maintenance 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:** [06072021\\_2021 Annual Street Maintenance Resolution](#)  
[070621\\_2021 Annual Street Maintenance COK 2021 Street Maintenance Proposal](#)  
[070621\\_2021 Annual Street Maintenance Location map](#)

Resolution No. 4376 approves an agreement with Wade Trim, Inc. of Fort Worth, Texas to provide engineering services relating to the design of the 2021 Annual Street Maintenance Project for the Public Works Department.

5. Consider a resolution approving an Agreement with Kimley-Horn of Fort Worth, Texas; to provide engineering services relating to the design of the Shady Grove Road Improvements project, 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:** [070621 Shady Grove Improvements Resolution](#)  
[070621 Shady Grove Improvements Location map](#)

Resolution No. 4377 approves an agreement with Kimley-Horn of Fort Worth, Texas to provide engineering services relating to the design of the Shady Grove Road Improvements Project for the Public Works Department.

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

## **H. NEW BUSINESS**

1. Consider an ordinance approving an Amended and Restated Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2, adopted by Ordinance No. 2008 dated April 20, 2021.

**Attachments:** [070621 Ordinance Amendment - TIRZ 2](#)  
[070621 TIRZ No.2 A&R Plan](#)

Economic Development Director, Mrs. Mary Culver, gave a presentation related to the Amended and Restated Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 2.

**A motion was made by Council Member Ross McMullin, seconded by Council Member Shannon Dubberly, to approve the Amended and Restated Final Project and Finance Plan as presented with the exclusion of the Rail Station Project from Tier 2 for Tax Increment Reinvestment Zone No. 2, adopted by Ordinance No. 2008 dated April 20, 2021.**

**The motion failed by the following vote:**

**YEA: Council Member Shannon Dubberly, and Council Member Ross McMullin.**

**NAY: Mayor Armin Mizani, Mayor Pro Tem Sean Hicks, Council Member Sheri**

**Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.**

**A motion was made by Sean Hicks, seconded by Council Member Sheri Almond, to approve Ordinance No. 2025 approving an Amended and Restated Final Project and Finance Plan as presented for Tax Increment Reinvestment Zone No. 2, adopted by Ordinance No. 2008 dated April 20, 2021.**

**The motion carried by the following vote:**

**YEA: Mayor Armin Mizani, Mayor Pro Tem Sean Hicks, Council Member Sheri Almond, Council Member Beckie Paquin, and Council Member Chris Whatley.**

**NAY: Council Member Shannon Dubberly, and Council Member Ross McMullin.**

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 Las Palapas Keller, who has contracted to acquire the building at 455 Keller Parkway on 1.15 acres known as Southwest LTC Addition, Block A, Lot 1, Keller, Texas; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

Economic Development Director, Mrs. Mary Culver, gave a presentation related to a Chapter 380 Economic Development Program Agreement for Las Palapas Keller at 455 Keller Parkway.

**A motion was made by Council Member Sheri Almond, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4378 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 Las Palapas Keller, who has contracted to acquire the building at 455 Keller Parkway on 1.15 acres known as Southwest LTC Addition, Block A, Lot 1, Keller, Texas; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas. The motion carried unanimously.**

## **I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.



**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.

1. [Project Guadalupe - 455 Keller Pkwy, Keller, TX 76248](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

**J. ADJOURN**

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Chris Whatley, to adjourn the Regular City Council Meeting at 7:53 P.M. The motion carried unanimously.

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Mayor

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City Secretary