



City of Keller

City Council

Meeting Minutes

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

Tuesday, December 20, 2022

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 5:01 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Jessica Juarez
Council Member Tag Green
Mayor Pro Tem Ross McMullin

Council Member Sean Hicks and Council Member Chris Whatley were absent.

The following City staff members were present: City Manager Mark Hafner, City Attorney Stan Lowry (video conference), City Secretary Kelly Ballard, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Community Development Julie Smith, Police Chief Bradley G. Fortune, and Fire Chief Bobby J. Tatum Jr.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the Pre-Council Meeting at 5:04 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

- 1. Pursuant to Chapter 551.074 of the Texas Government Code - Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public employee or officer: special counsel for grant and other federal funding opportunities.**
- 2. Adjourn into Open Meeting.**

Mayor Armin Mizani called the Pre-Council Meeting back to order at 6:25 P.M.

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

Action was taken during the Regular City Council Meeting.

D. WORK SESSION

1. [Discuss Community Development software replacement.](#)

Attachments: [Item D-1 Community Development Software Presentation](#)

Support Services Manager Ryan Lee gave a presentation relating to the replacement of the current Community Development Software with new software from Tyler Technologies.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:46 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 7:00 P.M.

B. INVOCATION

Dr. Scott Venable, Lead Pastor, Northwood Church gave the invocation.

C. PLEDGE OF ALLEGIANCE

Dr. Scott Venable, Lead Pastor, Northwood Church, 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 Mr. Kirk Ford's Two-Time Southwestern Athletic Conference Championships at Jackson State University.](#)

Mayor Armin Mizani recognized Mr. Kirk Ford for his accomplishments as a Two-Time Southwestern Athletic Conference Championships at Jackson State University.

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.

Ms. Joyce Platt, 11508 Alta Vista Road #7201, Fort Worth; and Ms. Margie Trittipo, 5411 Gadsdon Ave, Fort Worth; expressed their concerns with the increased rate for non-residents at the Keller Senior Activities Center.

F. CONSENT

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

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Jessica Juarez, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, December 6, 2022 Regular City Council Meeting.](#)

Attachments: [120622 Minutes.pdf](#)

Approved.

2. [Consider a resolution approving an agreement with HR Green, Inc. of Plano, Texas; to provide professional engineering and staff augmentation services related to Public Works operations for a one \(1\) year period with an option for two \(2\) additional one \(1\) year periods, not to exceed three \(3\) total years; and authorizing the City Manager to execute all documents thereto on behalf of the City of Keller, Texas.](#)

Attachments: [122022 StaffAugmentation ProposedResolution](#)
[122022 StaffAugmentation StaffAttachment](#)

Resolution No. 4606 approves a professional services agreement with HR Green, Inc., of Plano, Texas to provide professional engineering and staff augmentation services, relating to the operational requirements of the Public Works Department, in the amount of \$125,000.00, in accordance with the terms and conditions set forth in said Agreement for Engineering and Staff Augmentation Services; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2022.](#)

Attachments: [122022 TeenCourt Resolution.doc](#)
[122022 TeenCourt Exhibit A.pdf](#)

Resolution No. 4607 approves an Interlocal Agreement between the Cities of Keller, Southlake, Grapevine and Colleyville, Texas, for participation in the Metroport Teen Court Program, effective October 1, 2022, in accordance with the terms and conditions set forth in said Agreement, and further authorizes the City Manager to execute said Agreement on behalf of the City of Keller, Texas.

4. [Consider a resolution approving Dean Construction as the Construction Manager at Risk \(CMAR\) to manage the design cost and construction of the improvements to the Keller Sports Park, for the Parks and Recreation Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [122022_SportsParkCMAR_Resolution](#)
[122022_Exhibit A Agreement](#)
[122022_Exhibit B](#)
[122022_Exhibit C](#)

Resolution No. 4608 approves a contract agreement for design cost management services with Dean Construction of Cedar Hill, Texas, for the purpose of providing the construction documentation of improvements and renovations to the Keller Sports Park, for the Parks and Recreation Department, in an amount of \$15,000.00 for Preconstruction Services and 2.5% of the Guaranteed Maximum Price for Construction Services Fee, and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution approving a contract with Core and Main LP for the purchase of Advanced Metering Infrastructure \(AMI\) meters, gateway collectors, software and related components, installation of the AMI program, and related annual maintenance costs; declaring that in accordance with the Texas Local Government Code Chapter 252.022, General Exemptions. \(a\) \(7\), Core and Main LP., qualifies as a sole-source provider / distributor for water meters and accessory components; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [122022_AMI Implementation Resolution](#)
[122022_Core and Main AMI Quote](#)
[122022_Core and Main Sole Source Letter](#)

Resolution No. 4609 hereby approves the AMI metering project thru Core and Main LP; in a total amount of \$1,184,362.47; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

6. [Consider a resolution approving an amendment to the 2022-23 Keller Fee Schedule revising the Keller Senior Activities Center Membership Fees; and establishing an effective date.](#)

Attachments: [122022_KSA Center MembershipFee Resolution](#)

Resolution No. 4610 amends the 2022-23 Keller Fee Schedule to revise the Keller Senior Activities Center Membership Fee of \$20.00 per year for residents and \$70.00 per year for non-residents.

7. [Consider a resolution approving the purchase of concrete repair and related services from CI Pavement of Grand Prairie, Texas, through The Interlocal Purchasing System cooperative purchasing program; and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [122022_ParkingRepairs_ProposedResolution](#)
[122022_ParkingRepairs_StaffAttachment](#)

Resolution No. 4611 approves the purchase of Concrete Repair and Related Services from CI Pavement of Grand Prairie, Texas, through The Interlocal Purchasing System in the amount of \$59,220.00; and further authorizes the City Manager to execute all

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 a rezone from Old Town Keller \(OTK\) to Old Town Keller - Sign Overlay District, approximately 96.067 acres generally located north of Keller Parkway, south of Johnson Road, east of the railroad, and west of Elm and Charles Streets; including the properties listed below, and to consider amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight -Zoning Districts, Development Standards, Tree Preservation, by creating a new overlay district for monument signs; authorizing publication; providing for penalties; and establishing an effective date. City of Keller, applicant. \(Z-22-0004 and UDC-22-0012\)](#)

Attachments: [122022 Monument Sign Overlay District ORDINANCE](#)
[122022 OTK Sign Overlay District Exhibit A](#)
[122022 BufferMap OTK SignOverlay](#)
[122022 OTK Zoning District Map](#)
[122022 OTK Sign Overlay Opposition Letter](#)
[Item H-1 OTK Sign Overlay Presentation](#)

Director of Community Development Julie Smith gave a presentation relating to a rezone from Old Town Keller (OTK) to Old Town Keller - Sign Overlay District for 96.067 acres generally located north of Keller Parkway, south of Johnson Road, east of the railroad, and west of Elm and Charles Streets.

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

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Ordinance No. 2105 approving a rezone from Old Town Keller (OTK) to Old Town Keller - Sign Overlay District, approximately 96.067 acres generally located north of Keller Parkway, south of Johnson Road, east of the railroad, and west of Elm and Charles Streets; including the properties listed below, and to consider amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight -Zoning Districts, Development Standards, Tree Preservation, by creating a new overlay district for monument signs; authorizing publication; providing for penalties; and establishing an effective date. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. Pursuant to Chapter 551.074 of the Texas Government Code - Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public employee or officer: special counsel for grant and other federal funding opportunities.
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to authorize the City Manager to execute a professional services agreement for special council for grant and other federal funding opportunities with Barnes and Thornburg, LLP. The motion carried by the following vote:

AYE: 4 - Mayor Armin Mizani, Council Member Shannon Dubberly, Council Member Jessica Juarez, and Mayor Pro Tem Ross McMullin.

NAY: 1 - Council Member Tag Green.

J. ADJOURN

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Tag Green, to adjourn the meeting at 7:32 P.M. The motion carried unanimously.

Mayor

City Secretary