



City of Keller

City Council

Meeting Minutes

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

Tuesday, October 15, 2024

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 5:07 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Greg Will
Council Member Karen Brennan
Council Member Tag Green (left at 8:11 P.M.)
Council Member Chris Whatley
Mayor Pro Tem Ross McMullin
Council Member Chris Whatley

The following City staff members were present: Interim City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Police Officer Joey Smith, and Fire Chief Bobby 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 5:11 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

Mayor Armin Mizani recessed the Pre-Council Meeting from 9:30 P.M. to 10:15 P.M. so that the City Council could meet in an 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.

a. [8849 Davis Blvd](#)

2. 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](#)

3. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and reconvened the Pre-Council Meeting at 5:40 P.M.

4. Action on Executive Session Items 1a and 2a if necessary.

No action was taken.

D. WORK SESSION

1. [Public Safety Compensation and Benefits Review](#)

Human Resources Director Marcia Reyna gave a overview of the Public Safety Compensation and Benefits for past three years.

2. [Discuss Golf Carts](#)

Police Chief Bradley G. Fortune gave a presentation relating to the use of golf carts in the City.

3. [Discuss Willis Lane Crosswalk Improvements](#)

Public Works Director Alonzo Liñán gave an update on requested Willis Lane Crosswalk Improvements.

4. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán and Director of Community Services Cody Maberry gave a presentation relating to recently completed, current, and future Capital Improvement Projects.

5. [City Council Updates on Boards and Commissions](#)

City Secretary Kelly Ballard gave an update on the Board and Commission appointment

process.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:50 P.M.

Mayor Armin Mizani reconvened the Pre-Council Meeting at 8:00 P.M. and adjourned at 10:15 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 - Pastor Troy Godwin, Administrative Pastor, Bear Creek Bible Church

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. PROCLAMATIONS & PRESENTATIONS

1. [Mayors For the Day: Chase and Charlotte Rahe](#)
2. [Recognition of the Summer Earn and Learn program Participants](#)
3. [Recognition of City Staff Members obtaining Citizenship](#)

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.

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 Mayor Pro Tem Ross McMullin, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, October 1, 2024, Regular City Council Meeting.](#)

Approved.

2. [Consider a resolution authorizing the City Manager to execute a professional services agreement with Westwood Professional Services, Inc., of Fort Worth, Texas, for the design and contract administration of the Mount Gilead Road Hike and Bike Trail Improvements, for the Parks and Recreation Department.](#)

Resolution No. 4841 hereby approves an agreement for Professional Services for the Mount Gilead Road Hike and Bike Trail Improvements with Westwood Professional Services, Inc., of Fort Worth Texas; in the amount of \$98,550.00, for the Parks and Recreation Department, 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 approving a three-year extension of the City's current Enterprise License Agreement with Environmental Systems Research Institute, Inc. \(ESRI\), for software licenses, maintenance, and associated upgrades, for the Information Technology Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4842 hereby approves a three-year Enterprise License Agreement with Environmental Systems Research Institute Inc., for software licenses, maintenance, and associated upgrades, for the Information Technology Department, in an amount not to exceed \$127,870.00; and further authorizes the City Manager to execute all purchasing and contract documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution authorizing the Interim City Manager, or their designee, to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the 2023 Transportation Alternatives Set-Aside, relating to the Keller Pedestrian Facilities Master Plan Project.](#)

Resolution No. 4843 hereby approves entering an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT), for the 2023 Transportation Alternatives Set-Aside, relating to the Keller Pedestrian Facilities Master Plan Project; and further authorizes the Interim City Manager, or their designee, to execute said agreement on behalf of the City of Keller, Texas.

5. [Consider a resolution approving the final expense amount as it relates to the Interlocal Agreement with Tarrant County for the rehabilitation of Bear Creek Parkway from Whitley Road to Rufe Snow Drive, and Springbranch Drive from Oak Valley Drive to Cul de Sac, originally approved on February 20, 2024, for the Public Works Department; in the amount of \\$765,064.24.](#)

Resolution No. 4844 hereby approves the final project expense amount of \$765,064.24 for the rehabilitation Bear Creek Parkway from Whitley Road to Rufe Snow Drive, and Spring Branch Drive from Oak Valley Drive to Cul de Sac through the Interlocal Agreement with Tarrant County approved by the City Council on February 20, 2024.

6. [Consider a resolution of approving an Intergovernmental Service Agreement for the detention of prisoners in emergency situations with the City of North Richland Hills, Texas; and authorizing the City Manager to execute said agreement on behalf of the City of Keller.](#)

Texas.

Resolution No. 4845 hereby approves the Intergovernmental Service Agreement for the detention of prisoners in emergency situations with the City of North Richland Hills, Texas; and further authorizes the Mayor to execute said Agreement on behalf of the City of Keller, Texas.

G. OLD BUSINESS - None**H. NEW BUSINESS**

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Houghton Horns to operate an Entertainment Facility (Indoor or Outdoor) and Commercial wedding/event venue, in an existing 5,685 square-foot building on 0.59 acres, located on the east side of South Elm Street, between Taylor Street and Hill Street, legally described as Lot 1, Block A of the Lucas & Thompson Addition, zoned Old Town Keller and addressed 137 Hill Street. Houghton Horns LLC, Applicant/Owner. (SUP-2408-0005)

Community Development Director Sarah Hensley gave a presentation relating to the request for a SUP for Houghton Horns to operate an Entertainment Facility and Commercial wedding/event venue, at 137 Hill Street.

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

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

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Chris Whatley, to approve Ordinance No. 2192 approving a Specific Use Permit (SUP) for Houghton Horns to operate an Entertainment Facility (Indoor or Outdoor) and Commercial wedding/event venue, in an existing 5,685 square-foot building on 0.59 acres, located on the east side of South Elm Street, between Taylor Street and Hill Street, legally described as Lot 1, Block A of the Lucas & Thompson Addition, zoned Old Town Keller and addressed 137 Hill Street. The motion carried unanimously.

2. PUBLIC HEARING: Consider an ordinance approving a Planned Development (PD) amendment for Beverly Grove, being approximately 11.79-acres on the east side of Rufe Snow Drive, on the southeast corner of Rapp Road and Rufe Snow Drive, zoned Planned Development 2039-Single Family Residential-8,400 square foot minimum, on the property legally described as Lots 1-9, 10X, and 11X, Block A, Lots 1-11 and 12X, Block 2, and Lots 1-13 and 14X, Block 3 of the Beverly Grove Addition. Bo Trainor, Applicant. Sunrise Partners LLC, Owner. (ZONE-2407-0002)

Planner Alexis Russell gave a presentation relating to the request for a a Planned Development amendment for Beverly Grove.

Mayor Armin Mizani opened the public hearing.

The following individuals expressed opposition to the proposed Planned Development Amendment for Beverly Grove: Mr. Barry Johnson, 1004 Atlee Drive; Ms. Cindy McMurry, 1334 Austin Thomas Drive; Mr. Kyle Talbott, 1302 Austin Thomas Drive; Ms. Sarah Wolff, 1330 Austin Thomas Drive; Ms. Heather Zisler, 1314 Austin Thomas Drive; and Mr. Brett Lawrence, 1322 Austin Thomas Drive.

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

A motion was made by Council Member Tag Green, seconded by Mayor Pro Tem Ross McMullin, to deny a Planned Development (PD) amendment for Beverly Grove. The motion carried unanimously.

I. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

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2. 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](#)

3. Adjourn into Open Meeting.

4. Action on Executive Session Items 1a and 2a if necessary.

J. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 7:55 P.M., and announced that Work Session will reconvene in the Pre-Council Chamber.

Mayor

City Secretary

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