



City of Keller

City Council

Meeting Minutes

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

Tuesday, August 19, 2025

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 5:00 P.M.

PRESENT: Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Shannon Dubberly, Council Member Gregory Will, Council Member Karen Brennan, Council Member Tag Green, and Council Member Chris Whatley (arrived at 7:00 P.M.).

ABSENT: None.

The following City Staff Members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Development Services Director Sarah Hensley, Community Services Director Cody Maberry, Director of Administrative Services Marcia Reyna, Assistant Director of Economic Development Ana Erwin, Interim Fire Chief Charlie Skaggs, and Deputy Police Chief Jared Lemoine.

B. DISCUSS AND REVIEW AGENDA ITEMS

Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the meeting so that the City Council could meet in Executive Session under Section 551.074 of the Texas Government Code to deliberate the performance evaluation of the City Secretary.

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 Secretary Performance Evaluation](#)

2. **Adjourn into Open Meeting.**

Mayor Armin Mizani reconvened the meeting.

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

Action from Executive Session was taken during the Regular Meeting.

D. WORK SESSION

1. [Discuss construction at the Keller Sports Park and the User Agreement.](#)

Attachments: [Item D-1 - KSP User Agreements Update.pdf](#)
[Item D-1 KSP Murals.pdf](#)

Community Services Director Cody Maberry presented proposed field rental policies and fee structures effective October 1, 2025, prioritizing youth use and setting updated resident and non-resident rates. Associations will be required to submit annual reports, and tournament hosting policies were clarified. He also provided an update on the mural project at Keller Sports Park, noting Team Jenkins was selected and that the design will showcase Keller landmarks and sports-related images.

2. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Liñán provided an update on active capital improvement projects, including road, sidewalk, and utility work across the city.

3. [Legislative Update](#)

Attachments: [Item D-3 - Legislative Update Presentation.pdf](#)

City Secretary Kelly Ballard and City Manager Aaron Rector reviewed recent state legislative changes impacting governance, finance, land use, and technology requirements, including new agenda posting rules, Public Information Act enforcement, home-based business protections, and AI training and disclosure mandates.

E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 6:53 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 7:04 P.M.

B. INVOCATION

Associate Minister of Keller Church of Christ Haden Evans gave the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor Armin R. Mizani led the pledges to the United States and Texas flags.

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

None.

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.

Mr. Paul Wills, 1208 Mesa Trail, offered his opinions and support of the City's participation in the ICE 287(g) Program.

Mr. Louis Seldon, 1305 Clear Springs Drive; expressed concerns with the City's participation in the ICE 287(g) Program.

The following individuals addressed Council regarding the proposed EV charging stations at Keller Town Center, raising concerns about parking, property management, and tenant impacts: Ms. Lindsey McMullen, 121 Rufe Snow Drive Ste 119; Mr. JR Herrera, 121 Rufe Snow Drive Ste 127; Mr. Mike Sivertsen, 1620 Creek Terrace Drive; and Mr. Mark Murray, 121 Rufe Snow Drive Ste 103.

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 Gregory Will, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, July 15, 2025 Regular City Council Meeting.](#)

Attachments: [071525 Minutes.pdf](#)

Approved

2. [Consider approval of the Minutes of the Tuesday, August 5, 2025 Regular City Council Meeting.](#)

Attachments: [080525 Minutes.pdf](#)

Approved

3. [Consider a resolution approving FY 2025-26 vehicle replacement purchases from Volvo & Mack Trucks of Waco, of Hewitt, Texas, through the Buyboard Purchasing Cooperative, and authorizing the City Manager to execute all related purchasing documents on behalf of the City of Keller, Texas.](#)

Attachments: [081925_DumpTrucks_Resolution](#)
[081925_DumpTrucks_Bid_Sheet](#)
[081925_DumpTrucks_StaffAttachment](#)

Resolution No. 4954 hereby approves the purchase of two replacement dump trucks from Volvo & Mack Trucks of Waco, of Hewitt, Texas through the Buyboard Purchasing Cooperative in the amount of \$343,451.00; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving the FY 2025-26 purchase of a replacement backhoe from Associated Supply Company, Inc., of Euless, Texas, through the Buyboard Purchasing Cooperative and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

Attachments: [081925_Backhoe_Resolution](#)
[081925_Backhoe_StaffAttachment](#)
[081925_Backhoe_Bid_sheet](#)

Resolution No. 4955 hereby approves the purchase of a replacement backhoe from Associated Supply Company, Inc. of Lubbock, Texas through the Buyboard Purchasing Cooperative in the amount of \$172,810.50; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution awarding a construction contract for the Keller Service Center Sanitary Sewer Relocation project to RNO Construction, LLC and authorizing the City Manager to execute all related documents on behalf of the City of Keller, Texas.](#)

Attachments: [081925_SewerReplacement_Resolution](#)
[081925_SewerReplacement_DraftContract](#)
[081925_SewerReplacement_Map](#)
[081925_SewerReplacement_StaffAttachment](#)
[081925_SewerReplacement_BidTab](#)

Resolution No. 4956 hereby approves a construction contract for the Keller Service Center Sanitary Sewer Relocation Project from RNO Construction, LLC of Dallas, Texas, for the Public Works Department, in the amount of \$587,170.00 and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

G. OLD BUSINESS

1. [Consider an ordinance approving a Specific Use Permit \(SUP\) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. \(SUP-2505-0019\)](#)

Attachments: [081925_1000 Keller Parkway SUP Ordinance](#)
[081925_1000 Keller Parkway SUP Applicant Packet](#)
[081925_1000 Keller Parkway SUP Maps](#)
[081925_1000 Keller Parkway SUP Public Opinion](#)
[Item G-1 - 1000 Keller Parkway SUP_CC.pdf](#)

Alexis Russell, Planner, presented the item.

Council considered the applicant's request to table the request for an EV charging station at Keller Town Center to be tabled to the September 16th Council Meeting. Several business owners voiced strong opposition during the Persons to be Heard portion of the Meeting, citing loss of parking, unresponsiveness from the property owner, and unresolved maintenance concerns.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Armin Mizani, to table the agenda item to the September 16, 2025 City Council Meeting. The motion carried by the following vote:

AYE: 5 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan.

NAY: 2 - Council Member Chris Whatley, and Council Member Tag Green.

H. NEW BUSINESS

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 1,967 square-foot accessory structure, on approximately 0.81 acres, located on the south side of Fawkes Lane, approximately 209 feet southwest from the intersection of Randoll Mill Avenue and Fawkes Lane, legally described as Lot 1, Block A of the Fawkes Addition, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 2510 Fawkes Lane. Cambium Builders, LLC, Applicant. Mark and Samuela Bean, Owners. \(SUP-2506-0026\)](#)

Attachments: [081925_2510 Fawkes Ln SUP Ordinance](#)
[081925_2150 Fawkes Ln SUP Maps](#)
[081925_2150 Fawkes Ln SUP Applicant packet](#)
[Item H-1 - 2510 Fawkes Lane SUP_CC.pdf](#)

Alexis Russell, Planner, presented the item.

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 Karen Brennan, 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. 2236 approving a Specific

Use Permit (SUP) for an approximately 1,967 square-foot accessory structure, on approximately 0.81 acres, located on the south side of Fawkes Lane, approximately 209 feet southwest from the intersection of Randoll Mill Avenue and Fawkes Lane, legally described as Lot 1, Block A of the Fawkes Addition, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 2510 Fawkes Lane with the following conditions:

1. An accessory structure in excess of 1,000 square feet in the SF-20 zoning district shall be allowed.
2. An accessory structure exceeding an average height of 15 feet shall be allowed.

The motion carried unanimously.

2. [Consider a resolution approving a Site Plan Amendment for Summer Moon Coffee, located in an existing 7,733 square-foot building on the west side of Town Center Lane, on the property legally described as Lot 1R, Block A, Keller Town Center Addition, approximately 228 feet southeast of the Keller Parkway and Town Center Lane intersection, zoned Town Center \(TC\) and addressed as 1004 Keller Parkway, Suite 104. Ian Rehmet, Applicant. Regency Centers LP, Owner. \(SITE-2506-0011\)](#)

Attachments: [081925 Summer Moon SP Resolution](#)
[081925 Summer Moon SP Maps](#)
[081925 Summer Moon SP Site Plan Exhibit A](#)
[081925 KTC Tom Thumb Retail Center Site Plan](#)
[Item H-2 - Summer Moon SP Amendment CC.pdf](#)

Alexis Russell, Planner, presented the item.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Resolution No. 4957 approving a Site Plan Amendment for Summer Moon Coffee, located in an existing 7,733 square-foot building on the west side of Town Center Lane, on the property legally described as Lot 1R, Block A, Keller Town Center Addition, approximately 228 feet southeast of the Keller Parkway and Town Center Lane intersection, zoned Town Center (TC) and addressed as 1004 Keller Parkway, Suite 104. The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance amending the City of Keller's Code of Ordinances, Chapter 19, Water and Sewers; Article V, Wastewater Pretreatment Program; Section 614, Local discharge limits, for the City's Wastewater Pretreatment Program.](#)

Attachments: [081925 PreTreatmentUpdate ProposedOrdinance](#)
[081925 PreTreatmentUpdate Redlines](#)
[Item H-3 - TRA 2025 Update.pdf](#)

Hannah Smith, Environmental Services Specialist, presented the item.

Mayor Armin Mizani opened the Public Hearing. No public comments were received.

A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2237 amending the City of Keller's Code of Ordinances, Chapter 19, Water and Sewers; Article V, Wastewater Pretreatment Program; Section 614, Local discharge limits, for the City's Wastewater Pretreatment Program. The motion carried unanimously.

4. [Consider a resolution of the City Council of the City of Keller, Texas, to consider a proposal to adopt a tax rate that will be lower than the no new revenue and voter-approval tax rates; and providing an effective date.](#)

Attachments: [081925 Max Tax Rate Resolution](#)
[Item H-4 Max Tax Rate.pdf](#)

City Manager Aaron Rector presented the item.

A motion was made by Council Member Tag Green, seconded by Council Member Karen Brennan, to approve Resolution No. 4958 of the City Council of the City of Keller, Texas, to adopt a tax rate of \$0.28700 which is lower than the no new revenue and voter-approval tax rates; and providing an effective date. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting. Action was taken in Open Session on an item previously discussed in Executive Session during the Pre-Council 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 Secretary Performance Evaluation](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1a. if necessary.**

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve the Amendment to the City Secretary's Employment Agreement. The Motion carried unanimously. Council expressed appreciation for City Secretary Kelly Ballard's service and dedication.

J. ADJOURN

Mayor Armin Mizani adjourned the meeting at 8:05 P.M.

Mayor

City Secretary