



# 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, June 16, 2026

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#### PRE-COUNCIL MEETING 5:30 P.M.

#### **A. CALL TO ORDER - Mayor Ross McMullin**

Mayor Ross McMullin called the Pre-Council Meeting to order at 5:34 P.M.

Council Members Present: Mayor Ross McMullin; Mayor Pro Tem Shannon Dubberly, Council Member Greg Will, Council Member Karen Brennan, Council Member Chris Whatley, and Council Member Charles Randklev.

Members Present: City Manager Aaron Rector; City Secretary Kelly Ballard; City Attorney Stan Lowry; Police Chief Bradley Fortune; Fire Chief Charlie Skaggs; Public Works Director Alonzo Linan; Development Services Director Sarah Hensley; and Administrative Services Director Marcia Reyna.

#### **B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

#### **C. EXECUTIVE SESSION**

#### **D. WORK SESSION**

1. [Discuss cancelling the July 21, 2026 Regular City Council Meeting.](#)

The City Council discussed the upcoming meeting schedule and the possibility of canceling one City Council meeting in July. The City Council directed staff to cancel the July 21, 2026 Regular City Council Meeting and to prepare a proposed schedule of future meeting cancellations for City Council consideration.

2. [Discuss a potential November 2026 Charter Amendment Election regarding the transition of City elections to the November Uniform Election Date.](#)

The City Council discussed the possibility of amending the City Charter to move municipal elections from May to the November uniform election date. Following discussion, the City Council directed the City Secretary to prepare draft ballot language and an election order for Council consideration at the August 4, 2026 Regular City Council Meeting.

3. [Capital Improvement Projects Update](#)

Staff provided an update regarding current and planned Capital Improvement Projects, including water system infrastructure, transportation improvements, parks projects, and

other long-range capital planning efforts. Discussion included project timelines, funding opportunities, and coordination with regional partners.

4. [Receive and discuss presentations from Frontier Waste Solutions and Community Waste Disposal relating to the Request for Proposals for Citywide Solid Waste Collection and Recycling Services.](#)

Presentation was given regarding Community Waste Disposal (CWD)'s proposal for service by Mr. Greg Roemer, Founder/CEO; and Mr. Jason Roemer, President.

Presentation was given regarding Frontier Waste Solutions' proposal for service by Mr. Korey Medart, Municipal Sales Manager; and Mr. Grant Gregg, Region Vice President.

## **E. ADJOURN**

Mayor Ross McMullin adjourned the Pre-Council Meeting at 7:01 P.M.

### **REGULAR MEETING 7:00 P.M.**

## **A. CALL TO ORDER – Mayor Ross McMullin**

Mayor Ross McMullin called the Regular Meeting to order at 7:15 P.M.

## **B. INVOCATION**

Mr. Steven Springer, Global Presence Ministries gave the invocation.

## **C. PLEDGE OF ALLEGIANCE**

Mayor Ross McMullin led the Pledges to the United States Flag and to the Texas Flag.

1. Pledge to the United States Flag
2. Pledge to the Texas Flag

## **D. PRESENTATIONS**

1. [Recognition of former Mayor Armin Mizani](#)

The City Council recognized Mayor Armin Mizani for his years of service on City Council and for his dedication to the community.

## **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 three business days' 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.

Mayor Pat McGrail expressed his thanks to Mayor Mizani and also spoke in support of Community Waste Disposal's proposal for citywide solid waste collection services.

**F. CONSENT**

A motion was made by Council Member Charles Randklev, seconded by Council Member Gregory Will, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, June 2, 2026 Regular City Council Meeting.](#)

Approved.

2. [Consider a resolution authorizing payment of annual membership dues to the North East Fire Department Association for the Fire Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 5063 authorizes payment of annual membership dues in the amount of \$56,732.28 to the North East Fire Department Association for the Fire Department and authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving change order #3 to the construction contract with 2R Construction Services, LLC for the Water System Capital Improvements Plan - Phase 3 Project for the Public Works Department.](#)

Resolution No. 5064 approves Change Order No. 3 to the contract with 2R Construction Services, LLC, of Wylie, Texas, for the Water System Capital Improvement Plan - Phase 3 Project for the Public Works Department in the amount of \$154,156.50, and authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving a proposal from Anderson Asphalt and Concrete of Dallas, Texas, for stabilization improvements to Shady Grove for the Public Works Department as part of a performance bond obligation; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 5065 approves a proposal from Anderson Asphalt and Concrete, of Dallas, Texas, to stabilize Shady Grove for the Public Works Department as part of its performance bond obligation, at a cost not to exceed \$75,075.00, and authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution approving the purchase of five \(5\) LIFEPAK 15 V4 Heart Monitors, related accessories, ProCare service agreement, and data solutions from Stryker, through Sourcewell Cooperative, for the Keller Fire Department.](#)

Resolution No. 5066 approves the purchase of five (5) LIFEPAK 15 V4 Heart Monitors, related accessories, ProCare service agreement, and data solutions from Stryker Sales, LLC, of Portage, Michigan, through the Sourcewell Cooperative Purchasing Program, for the Keller Fire Department in the total amount of \$259,151.46, and authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

6. [Consider a resolution authorizing an increase to the purchase order with Safe Industries, of City, Texas, for maintenance and repair services for Fire Department vehicles and apparatus; and authorizing the City Manager to execute all documents relating thereto on](#)

[behalf of the City of Keller, Texas.](#)

Resolution No. 5067 authorizes an amount not-to-exceed \$100,000.00 with Allsource Enterprises, LLC dba Safe Industries, through BuyBoard Contract No. 746-24, for Fire Department vehicle maintenance and repair services, and 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 Specific Use Permit \(SUP\) with a variance for an existing 768 square-foot detached garage with an approximate average height of 18 feet, located on 0.81 acres, on the north side of Meadowview Drive, approximately 1058 feet northeast of the intersection of North Pearson Lane and Meadowview Drive, legally described as Lot 1, Block A of the Agape Acres subdivision, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 2101 Meadowview Drive. David and Kayla Andriese, Applicant/Owner. \(SUP-2604-0010\)](#)

Mayor Ross McMullin opened the public hearing. No public comments were received.

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

A motion was made by Council Member Karen Brennan, seconded by Mayor Ross McMullin, to approve Ordinance No. 2277 approving a Specific Use Permit (SUP) with a variance for an existing 768 square-foot detached garage with an approximate average height of 18 feet, located on 0.81 acres, on the north side of Meadowview Drive, approximately 1058 feet northeast of the intersection of North Pearson Lane and Meadowview Drive, legally described as Lot 1, Block A of the Agape Acres subdivision, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 2101 Meadowview Drive, with the following conditions:

1. A Specific Use Permit allowing the detached garage to exceed the maximum average height of 15 feet shall be granted.
2. A variance to allow more than 2 accessory structures on the property shall be granted.

The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Chalk & Steel Co. to operate an indoor entertainment facility in an existing 7,310 square foot lease space, on approximately 1.4 acres, located approximately 560 feet northeast of the intersection of Bourland Road and Keller Parkway, legally described as Block A, Lot 4RA, of the Shemwell Addition, zoned Retail, and addressed 761 Keller Parkway Unit](#)

104. Jonna Parron, Applicant. M&D Associates LLC, Owner. (SUP-2604-0011)

Mayor Ross McMullin opened the public hearing. No public comments were received.

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

**A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Shannon Dubberly, to approve Ordinance No. 2278 approving a Specific Use Permit (SUP) for Chalk & Steel Co, to operate an indoor entertainment facility in an existing 7,310 square foot lease space, on approximately 1.4 acres, located approximately 560 feet northeast of the intersection of Bourland Road and Keller Parkway, legally described as Block A, Lot 4RA, of the Shemwell Addition, zoned Retail, and addressed 761 Keller Parkway Unit 104. The motion carried unanimously.**

3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Alpha & Omega Chiropractic, to operate a chiropractic office in an existing 1,992 square-foot building, on approximately 0.32 acres, located on the north side of Lorine Street, approximately 225 feet east of the North Main Street and Lorine Street intersection, legally described as Lot 3, Block A of the Lorine Addition, zoned Old Town Keller (OTK), and addressed 121 Lorine Street. Hannah Traweek, Applicant. Houghton Horns LLC, Owner. (SUP-2605-0012)

Mayor Ross McMullin opened the public hearing. No public comments were received.

**A motion was made by Mayor Ross McMullin, seconded by Council Member Gregory Will, to close the public hearing. The motion carried unanimously.**

**A motion was made by Mayor Ross McMullin, seconded by Council Member Karen Brennan, to approve Ordinance No. 2279 approving a Specific Use Permit (SUP) for Alpha & Omega Chiropractic, to operate a chiropractic office in an existing 1,992 square-foot building, on approximately 0.32 acres, located on the north side of Lorine Street, approximately 225 feet east of the North Main Street and Lorine Street intersection, legally described as Lot 3, Block A of the Lorine Addition, zoned Old Town Keller (OTK), and addressed 121 Lorine Street. The motion carried unanimously.**

4. Consider a resolution approving one variance request for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, on the property legally described as Lot 15 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the south side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1756 Highland Drive West. Amy Sheegog, Applicant. Jenny Gray, Owner. (UDC-2605-0002)

**A motion was made by Mayor Pro Tem Shannon Dubberly, seconded by Mayor Ross McMullin, to approve Resolution No. 5068 approving a variance for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, on the property legally described as Lot 15 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated**

on the south side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1756 Highland Drive West. The motion carried unanimously.

- 5. [Consider a resolution authorizing the City Manager to execute a franchise agreement for citywide solid waste collection and recycling services for an initial term of five \(5\) years beginning September 1, 2026 and terminating August 31, 2031, with one \(1\) five-year renewal option.](#)

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Shannon Dubberly, to approve Resolution No. 5069 authorizing the City Manager to execute a franchise agreement for citywide solid waste collection and recycling services with Community Waste Disposal (CWD), for an initial term of five (5) years beginning September 1, 2026 and terminating August 31, 2031, with one (1) five-year renewal option. The motion carried, 5-0, with Council Member Gregory Will abstaining.

**I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

**J. ADJOURN**

A motion was made by Council Member Chris Whatley, seconded by Mayor Pro Tem Shannon Dubberly, to adjourn the Council Meeting at 9:19 P.M. The motion carried unanimously.

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Mayor

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City Secretary