



**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, November 4, 2025**

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

**A. CALL TO ORDER**

Mayor Pro Tem Ross McMullin called the Pre-Council Meeting to Order at 5:07 P.M.

PRESENT: Mayor Armin Mizani (teleconference at 7:00 P.M. and in-person at 7:40 P.M.), 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.

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Chief Financial Officer Bryan Rebel, Director of Public Works Alonzo Linan, Development Services Director Sarah Hensley, Assistant Economic Development Director Anna Erwin, Assistant City Secretary Argieree Sutton, Police Chief Bradley G. Fortune, and Interim Fire Chief Charlie Skaggs.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

**C. EXECUTIVE SESSION**

The City Council recessed into Executive Session at 5:18 P.M. in compliance with the Texas Government Code.

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**

1a. [136 & 128 Bates Street](#)

1. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**

(1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

2a. [Police investigative processes](#)

2. **Adjourn into Open Meeting.**

The Executive Session concluded and the open meeting reconvened at 6:47 P.M.

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

No action was taken.

## D. WORK SESSION

1. [Economic Development Update](#)

Assistant Director of Economic Development Ana Erwin provided an overview of new business activity, reporting 111 Certificates of Occupancy issued year-to-date, including 63 new businesses and 11 new restaurants. Updates were provided on the Keller House Collective project (delayed approximately six months due to power upgrades) and City Sports (civil plan revisions underway). Staff also discussed the upcoming Open Rewards app relaunch and the Shop Small Scavenger Hunt scheduled for November 29 - December 5, 2025.

2. [Discuss e-verify implementation](#)

Council discussed incorporating E-Verify participation as an optional scoring criterion in RFP/RFQ evaluations. Staff will update purchasing policies to include the option and return a consent item for Council consideration.

3. [Discuss Mt. Gilead Road and other potential Capital Improvement Projects](#)

Director of Public Works Alonzo Linan reviewed revisions to the Mt. Gilead Road improvement project, including scope reductions to align with budget constraints. The revised plan reduces costs from \$17 million to \$12 million, maintains a three-lane roadway section, and adds utility, drainage, and intersection safety improvements. Council requested additional information on the percentage increase in total project costs and agreed to revisit the item at a future meeting.

4. [Discuss possible City elections](#)

Council discussed the potential transition of City elections from May to November to increase voter turnout. Members reviewed state law requirements and timing for a possible charter amendment election in May 2026, with implementation by November 2027. Council will discuss again at the December 2, 2025 Council Meeting.

5. [Discuss Council Appointed Boards and Commissions](#)

Council reviewed the appointment and reappointment process for City boards and commissions. Each Council Member submitted nominations for consideration, and formal appointments will be presented at the November 18, 2025, meeting.

## E. ADJOURN

The Pre-Council Meeting recessed at 6:57 P.M. and reconvened at 8:19 P.M. to continue the work session.

## REGULAR MEETING 7:00 P.M.

### A. CALL TO ORDER

The Regular Meeting of the Keller City Council was called to order at 7:04 P.M. by Mayor Pro Tem Ross McMullin. Mayor Armin Mizani participated by audio from 7:04 P.M. until his in-person arrival at 7:35 P.M.

### B. INVOCATION

Keller Public Safety Chaplain Brian Hamlin led the invocation.

### C. PLEDGE OF ALLEGIANCE

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

1. [Texas Arbor Day Proclamation](#)

Director of Community Services Cody Maberry addressed the Council regarding the Texas Arbor Day Proclamation, which was accepted by representatives of the Keller Garden Club.

### 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.

Mr. Brad DuLong, 690 Buttercup Drive, spoke in opposition to the banning of the Alliance Rugby Club at the Keller Sports Park.

Mr. Trent Spinks, 7921 Citadel Court, spoke in support of the rugby ban, citing concerns with damage to fields after Rugby games.

## 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 Karen Brennan, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, October 21, 2025 Regular City Council Meeting.](#)

**Attachments:** [102125 Minutes.pdf](#)

Approved.

2. [Consider a resolution approving an agreement for Artist Services and Original Artwork with She Draws On Walls of Fort Worth, Texas, for the purpose of providing the installation of eight sports nostalgia-themed murals at the Keller Sports Park; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [Keller Sports Park Murals Installation 2025 Resolution](#)  
[Keller Sports Park Mural Installation Agreement 2025.docx](#)

Resolution No. 4987 hereby approves a contract agreement for Artist Services and Original Artwork with She Draws on Walls of Fort Worth, Texas, for the purpose of providing the installation of eight sports-nostalgia-themed murals at the Keller Sports Park; and further authorizes the City Manager to execute said Agreement relating thereto on behalf of the City of Keller.

3. [Consider a resolution approving the bid from TDIndustries of Dallas, Texas, for HVAC Preventative Maintenance and Service Support, through the Texas Association of School Boards \(TASB\) BuyBoard Cooperative Purchasing Program, and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller.](#)

**Attachments:** [HVAC Preventative Maintenance and Service Support Resolution 2025](#)  
[TDIndustries HVAC Bid 2025](#)

Resolution No. 4988 hereby approves the bid from TDIndustries, in the total amount of \$384,400.00; and authorizes the City Manager to execute all documents relating thereto, on behalf of the City of Keller.

4. [Consider a resolution approving the updates to the Keller Sports Park Operating Policies, for the Parks and Recreation Department, in the City of Keller, Tarrant County, Texas.](#)

**Attachments:** [KSP Operating Policy Resolution 2025](#)  
[KSP User Agreement - Updated 10.23.2025](#)

Resolution No. 4989 hereby approves an update to the Keller Sports Park Operating Policies.

5. [Consider a resolution authorizing the City Manager to execute a Landscape Maintenance Agreement \(LMA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the US 377 Median Landscape Improvement Project.](#)

**Attachments:** [TxDOT Green Ribbon Program 2026 Landscape Maintenance Agreement Resolution 02-Keller-LMA-0003](#)

Resolution No. 4990 hereby approves entering a Landscape Maintenance Agreement (LMA) with the Texas Department of Transportation (TxDOT), for the Green Ribbon Program Off-Set, relating to the maintenance of the median on US 377 Landscape Improvements from Johnson Road towards the north; and further authorizes the City Manager to execute said agreement on behalf of the City of Keller.

6. [Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the US 377 Median Landscape Improvement Project.](#)

**Attachments:** [TxDOT Green Ribbon Program 2026 Advanced Funding Agreement Resolution CSJ 0081-02-079 Draft AFA Rev 2](#)

Resolution No. 4991 hereby approves entering an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT), for the Green Ribbon Program Off-Set, relating to the design and construction of the first median on US 377 from Johnson Road to the north; and further authorizes the City Manager to execute said agreement on behalf of the City of Keller. The total project estimated cost is \$505,322.00 with the federal project share being \$320,000.00, the state project share being \$105,322.00, and the local government share for engineering and environmental being estimated at \$80,000.00. Any cost overruns are 100% the responsibility of the local government.

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

## **H. NEW BUSINESS**

1. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for an approximately 1,500 square-foot accessory structure, on approximately 3.38 acres, located on the north side of Frank Lane, approximately 1,017 feet northeast from the intersection of Frank Lane and Whitley Road, legally described as Lot 1, Block A of the CS Sanctuary Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 129 Frank Lane. Carl Scharrer, Applicant/Owner. \(SUP-2509-0036\)](#)

**Attachments:** [110425\\_129 Frank Ln SUP Ordinance](#)  
[110425\\_129 Frank Ln SUP Maps](#)  
[110425\\_129 Frank Ln SUP Applicant Packet](#)  
[Item H-1 - 129 Frank Ln SUP.pdf](#)

Presented by: Director of Development Services Sarah Hensley  
Applicant: Carl Scharrer

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

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

**A motion was made by Council Member Karen Brennan, seconded by Council Member Chris Whatley, to approve Ordinance No. 2249 approving a Specific Use Permit (SUP) for an approximately 1,500 square-foot accessory structure, on approximately 3.38 acres, located on the north side of Frank Lane, approximately 1,017 feet northeast from the intersection of Frank Lane and Whitley Road, legally described as Lot 1, Block A of the CS Sanctuary Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 129 Frank Lane, with the following conditions:**

- 1. An accessory structure in excess of 1,200 square-feet in the SF-36 zoning district shall be allowed.**
- 2. The total square-footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home shall be allowed.**

**The motion carried unanimously.**

- 2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Stay Social by Stay N' Play, to operate an indoor entertainment facility in an existing lease space, on approximately 1.23 acres, located on the west side of Davis Boulevard, approximately 300 feet west from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Block A, Lot 4, of the Hidden Lakes Center subdivision, zoned Commercial \(C\) and addressed 8849 Davis Boulevard, Suite 200. Debra Porter, Applicant. PAA Real Estate LLC, Owner. \(SUP-2509-0035\)](#)**

**Attachments:** [11425 Stay N' Play SUP Ordinance](#)  
[110425 8849 Davis Blvd SUP Applicant Packet](#)  
[110425 8849 Davis Blvd SUP Maps](#)  
[110425 8849 Davis Blvd SUP Public Opinion](#)  
[110425 8849 Davis Blvd SUP Opposition Map](#)  
[Item H-2 - 8849 Davis Blvd SUP.pdf](#)

Presented by: Planner Calvin Eddleman

Applicant: Debra Porter

Mayor Pro Tem Ross McMullin opened the public hearing. Ms. Elda Rata, Acquario Italian Seafood, spoke in opposition to the proposal citing concerns with noise and parking.

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to close the public hearing. The motion carried**

unanimously.

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to table the agenda item to the November 18, 2025 City Council Meeting. The motion carried by the following vote:

**AYE: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Council Member Chris Whatley, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 1 - Council Member Tag Green**

## **I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

1. **Section 551.072, Texas Government Code - Deliberation Regarding Real Property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
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2. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.** A governmental body may not conduct a private consultation with its attorney except:
  - (1) when the governmental body seeks the advice of its attorney about:
    - (A) pending or contemplated litigation; or
    - (B) a settlement offer; or
  - (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
  - 2a. [Police investigative processes](#)
3. **Adjourn into Open Meeting.**
4. **Action on Executive Session Items 1a and 2a if necessary.**

## **J. ADJOURN**

The Regular Meeting adjourned at 8:13 P.M.

The Pre-Council Meeting reconvened at 8:19 P.M. for continued work session discussion. There being no further business, the meeting adjourned at 9:04 P.M.

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Mayor

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City Secretary