



**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, August 5, 2025**

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

**A. CALL TO ORDER**

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:06 P.M.

PRESENT: 6 - Council Member Shannon Dubberly, Mayor Armin Mizani, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, Council Member Karen Brennan, and Council Member Tag Green

ABSENT: 1 - Council Member Chris Whatley

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, Human Resources Director Marcia Reyna, Economic Development Director 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. Regarding the consideration of an ordinance approving participation in the U.S. Immigration and Customs Enforcement (ICE) 287(g) Warrant Service Officer Program, Paul Ocelnik, Detention and Deportation Officer, 287(g) Program - Dallas Field Office, Enforcement and Removal Operations, U.S. Immigration and Customs Enforcement, U.S. Department of Homeland Security, was present to answer questions and provide clarification on the program.

**C. EXECUTIVE SESSION**

Mayor Armin Mizani recessed the meeting so that the City Council could meet in an executive session under Section 551.071 of the Texas Government Code.

Mayor Armin Mizani reconvened the Pre-Council Meeting. No action was taken from the executive session.

1. [Economic Development Update](#)

Assistant Economic Development Director Ana Erwin reported six new business openings in July, bringing the year-to-date total to 72 Certificates of Occupancy. Notable projects include Grutogi Bistro, Italian Table, Flexd, and Te'Jun. Restaurant Week (July 28-August 3) featured 22 restaurants and is awaiting survey feedback. The Open Rewards

program now has 173 users, generating \$5,980 in tracked spending; eligibility expanded August 4 to include all restaurants, retailers, and family entertainment businesses producing sales tax, with receipts due by September 30.

## D. WORK SESSION

### 2. [Budget Strategic Planning - Tax and Proposed Budget Update](#)

Attachments: [D-2 - Budget Update.pdf](#)

City Manager Aaron Rector presented the FY26 proposed budget totaling \$110.6M, a \$3.5M decrease from the prior year due to reduced one-time capital expenses. General Fund is \$47.2M; Utility Fund is \$32M. Council discussed revenues, property tax levy changes, fund balance, capital outlays, and potential macroeconomic risks. Consensus was expressed in favor of a “Keller No-New-Revenue” tax rate (~0.28700), maintaining the same average tax bill for the eighth consecutive year.

## E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting at 7:00 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 7:10 P.M.

### B. INVOCATION

Beth Wright, Prayer Ministry Lead at Venture Church, gave the invocation.

### C. PLEDGE OF ALLEGIANCE

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

### 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.

The Mayor announced that although a public hearing is not required for the U.S. Immigration and Customs Enforcement (ICE) 287(g) Warrant Service Officer Program agenda item, public comments would be accepted prior to Council’s vote on the item.

Mr. Ron Pyle, 1700 Adalina, expressed ongoing concerns with the Bloomfield office park.

The following individuals expressed opposition to the proposed location of electric vehicle

(EV) charging stations, while generally supporting EV infrastructure. Concerns included the loss of parking spaces in an already constrained area, potential confusion for customers, and the impact on surrounding small businesses:

Vanessa Herrera, 121 Rufe Snow Drive, Suite 127, noted the shopping center's 1,330 parking spaces and stated that the plan would remove 13 spots, potentially creating signage and parking confusion for seven businesses in the strip. Lindsay McMullen, 121 Rufe Snow Drive, Suite 119, a new tenant, shared that she already parks farther away to leave spaces for customers and urged relocation of the chargers.

Mike Silverstein, 1620 Creek Terrace Drive, discussed broader EV market trends, including the expiration of federal tax credits, safety concerns, and high resource requirements, and criticized the applicant's revised proposal as insufficient. Mark Murphy, 121 Rufe Snow Drive, Suite 103-105, stated that tenants had not been informed by the landlord, objected to pay-to-use charging rates compared to home charging, and suggested alternative locations, such as near the gas station.

## 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 a resolution approving the contract with American Defensive Arts Academy of Keller, Texas, in an amount not to exceed \\$70,000.00, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.](#)

**Attachments:** [Example American Defense Arts Academy FallWinter 24 Contract 071525 MartialArts RESOLUTION](#)

Resolution No. 4945 hereby approves the contract with American Defensive Arts Academy, in an amount not to exceed \$70,000.00, for martial arts programming at The Keller Pointe Recreation and Aquatic Center.

2. [Consider a resolution approving the contract with Lakeside Aquatics Club of Keller, Texas, in the amount not exceeding \\$90,000.00 and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.](#)

**Attachments:** [Example LAC Contract Sep-Dec 2025 071525 LAC RESOLUTION](#)

Resolution No. 4946 hereby approves the contract with Lakeside Aquatics Club, located in Keller, Texas in the amount not exceeding \$90,000.00 relating to swimming lessons for The Keller Pointe Recreation and Aquatic Center; and further authorizes the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.

3. [Consider a resolution approving Amendment # 1 to an agreement for Design Services](#)

and Contract Administration with Kimley Horn and Associates, Inc., of Fort Worth, Texas, relating to the Phase III of the 1709 Median Landscape Improvement Project, for the Parks and Recreation Department, and further authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [1709 Median Improvements Phase III Contract Amendment # 1 Resolution](#)  
[2025-07-01\\_FM1709\\_CPS Amendment 1 KHA Signed](#)

Resolution No. 4947 hereby approves contract Amendment No. 1 to the agreement for professional services for Design Services and Contract Administration for the 1709 Median Improvement Project with Kimley Horn, of Fort Worth, Texas; in an amount not to exceed \$335,000.00, 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.

4. Consider a resolution approving a payment to TDIndustries, Inc., of Dallas, Texas, through the Texas Association of School Boards (TASB) BuyBoard Cooperative Purchasing Program; for the emergency replacement of a sewer line and grease trap interceptor for Fire Station # 2, for the Facilities Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [Fire Station # 2 Sanitary Sewer and Grease Trap Replacement Resolution](#)  
[All Bids and PO for FS2 Sewer Repair 2025](#)  
[PO #250406 FS2 Sewer Repair 7-23-2025](#)

Resolution No. 4948 hereby approves a payment to TDIndustries, Inc. of Dallas, Texas through the Texas Association of School Boards (TASB) BuyBoard Purchasing Cooperative, for the emergency replacement to the sanitary sewer and grease trap interceptor for Fire Station # 2; and the cost of the said project shall be paid from the Facility Replacement Fund, with funding provided by the General Fund, in the amount of \$103,230.00.

5. Consider a resolution approving a Discretionary Services Agreement with Oncor Electric Delivery Company LLC, for the purpose of replacing overhead facilities with underground facilities as part of the South Elm Street Reconstruction project, for the Public Works Department; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Attachments:** [080525 OncorDSA Resolution](#)  
[080525 OncorDSA ExhibitA](#)

Resolution No. 4949 hereby approves a Discretionary Service Agreement with Oncor Electric Delivery Company LLC for the purpose of replacing overhead facilities with underground facilities as part of the South Elm Street Reconstruction project, in the amount of \$539,234.73; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

6. Consider a resolution receiving the Keller Quarterly Financial Report for period ending March 31, 2025 and providing an effective date.

**Attachments:** [080525 FY 25 Q2 Financial Report Resolution](#)  
[FY 25 Spending thru Mar](#)

Resolution No. 4950 hereby receives the Keller Quarterly Financial Report for period ending March 31, 2025.

7. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending March 31, 2025, and providing an effective date.](#)

**Attachments:** [2nd Qtr Investment Report](#)  
[080525 FY 25 Q2 Investment Report Resolution](#)

Resolution No. 4951 hereby receives the Keller Quarterly Investment Report for period ending March 31, 2025.

## G. OLD BUSINESS

1. [Consider an ordinance approving a Specific Use Permit \(SUP\) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1401 Summer Breeze Court. Matthew and Jordan Fleetwood, Owner/Applicant. \(SUP-2503-0015\)](#)

**Attachments:** [080525\\_1401 Summer Breeze SUP Ordinance](#)  
[080525\\_1401 Summer Breeze SUP Maps](#)  
[080525\\_1401 Summer Breeze SUP Applicant Packet](#)  
[080525\\_1401 Summer Breeze SUP Public Opinion](#)  
[080525\\_1401 Summer Breeze SUP Opposition Map](#)  
[Item G-1 - 1401 Summer Breeze SUP\\_CC 080525.pdf](#)

Kalvin Eddleman, Planner, presented the item.

Speaker: Matthew Fleetwood, Applicant/Owner.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Karen Brennan, to approve Ordinance No. 2233 approving a Specific Use Permit (SUP) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1401 Summer Breeze Court, with the following conditions:**

1. **A Specific Use Permit for 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.**

2. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

The motion carried by the following vote:

**AYE: 5 - Council Member Shannon Dubberly, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, Council Member Karen Brennan, and Council Member Tag Green**

**NAY: 1 - Mayor Armin Mizani**

2. [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:** [080525 1000 Keller Parkway SUP Ordinance](#)  
[080525 1000 Keller Parkway SUP Applicant Packet](#)  
[080525 1000 Keller Parkway SUP Maps](#)  
[080525 1000 Keller Parkway SUP Public Opinion](#)  
[Item G-2 - 1000 Keller Parkway SUP CC.pdf](#)

Alexis Russell, Planner, presented the item.

Speakers: David Whelan, Dewberry (applicant); Lauren Bottonari, Regency Centers (owner representative).

**A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to table the request for an SUP for an automobile electric charging station at 1000 Keller Parkway to the August 19, 2025 City Council Meeting. The motion carried by the following vote:**

**AYE: 4 - Council Member Shannon Dubberly, Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 2 - Mayor Armin Mizani, and Council Member Tag Green**

## H. NEW BUSINESS

1. [Consider a resolution authorizing the City of Keller's participation in the U.S. Immigration and Customs Enforcement 287\(g\) Warrant Service Officer Model Program and authorizing the City Manager to execute all necessary agreements and documents.](#)

**Attachments:** [287\(g\) Resolution.docx](#)  
[Item H-1 - 287G Program.pdf](#)

Deputy Police Chief Jared Lemoine presented the item, explaining that the program

authorizes trained detention officers (not patrol officers) to serve ICE administrative warrants on individuals already in Keller's jail. No interviews or immigration status determinations would be conducted by Keller personnel. Training is an 8-hour online course with biannual refreshers, requiring no additional staffing.

The following individuals spoke in opposition to the City's participation in the U.S. Immigration and Customs Enforcement 287(g) Warrant Service Officer Model Program, raising concerns about police staffing, officer pay, and the impact of 287G on community trust and safety. Risks of racial profiling, wrongful detention, and constitutional rights violations were also cited by the speakers.

Mr. Andrew Sternke 1108 Wickford Court, Keller; Ms. Penelope Huff, 939 E Powell Ave, Fort Worth; Ms. Kelley Campbell, 1719 Sterling Trace Drive, Keller; Mr. Alan Hochstein, 906 Quail Creek Court, Southlake; Ms. Alynne Hanford, 251 Town Center Lane #2209, Keller; Mr. Louis Seldon, 1305 Clear Springs Drive, Keller; Mr. Zane Kupper, 2131 Crimson Lane, Keller; Ms. Sarah Ross, 1925 Old York Drive, Keller; Ms. Debbie Wolfe, 1285 Mount Gilead Road, Keller; Ms. Rhonda Ackley, 2002 Fox Meadow Drive, Keller; Ms. Barbara Peavey, 1336 Woods Drive, Keller; Mr. TJ Ware, 5124 Windstone Drive, Fort Worth; Ms. Yolanda Rodriguez, 10060 Alta Vista Road, Fort Worth; Ms. Olivia Johnson, 5104 Senator Drive, Fort Worth; Mr. Roland Johnson, 5104 Senator Drive, Fort Worth; Ms. Gabrielle Gordon, 76 Corral Drive N., Fort Worth; and Mr. Buddy Luce, 1850 Hunters Creek Drive, Southlake.

The following individuals spoke in support stating that 287(g) enhances public safety, targets criminals, and ensures cooperation with federal immigration enforcement: Mr. Ruben Salinas, 302 Blythe Ridge, Roanoke,; and Ms. Marisol Salinas, 302 Blythe Ridge, Roanoke.

Ms. Genevieve Leo, 2012 Hayley Drive, Keller spoke in support of the Keller Police Department, citing concerns with pay and staffing. Ms. Leo stated that she is not for or against the proposal to participation in the U.S. Immigration and Customs Enforcement 287(g) Warrant Service Officer Model Program.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Tag Green, to close public comments. The motion carried unanimously.**

**A motion was made by Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Resolution No. 4952 authorizing the City of Keller's participation in the U.S. Immigration and Customs Enforcement 287(g) Warrant Service Officer Model Program; ratifying and enhancing the screening process conducted through the Secure Communities Program; and authorizing the City Manager to execute all necessary agreements and documents. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street,](#)

[approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. Montie Ray Davis, Owner. George Haddad, Applicant. \(SUP-2506-0025\).](#)

**Attachments:** [080525 WholesalePlus Ordinance](#)  
[080525 WholesalePlus Maps](#)  
[080525 WholesalePlus Applicant Packet](#)  
[080525 WholesalePlus Public Opinion](#)  
[080525 WholesalePlus Opposition Map](#)  
[Item H-2 - 432 N Main SUP\\_CC.pdf](#)

Alexis Russell, Planner, presented the item.

Speaker: George Haddad, Applicant.

**A motion was made by Mayor Armin Mizani, seconded by Council Member Tag Green, to close the public hearing. The motion carried unanimously.**

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Gregory Will, to approve Ordinance No. 2235 approving a Specific Use Permit (SUP) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street, approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. The motion carried unanimously.**

- [3. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for The Ship Shop, a packing and shipping retail store with truck and trailer rental, to be located in an existing 2,600 square-foot building on 5.99 acres, on the east side of N. Main Street, approximately 1036 feet northeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1B, Block A, of the Samantha Springs Addition, zoned Light Industrial, and addressed 712 N. Main Street. Joe McCombs, Owner. David Sanders, Applicant. \(SUP-2505-0021\).](#)

**Attachments:** [080525 The Ship Shop Ordinance](#)  
[080525 The Ship Shop Maps](#)  
[080525 The Ship Shop Applicant Packet](#)  
[Item H-3 - 712 N Main SUP\\_CC.pdf](#)

Kalvin Eddleman, Planner, presented the item.

Speaker: David Sanders, Applicant.

**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 Karen Brennan, seconded by Mayor Pro Tem Ross McMullin, to approve the request for a SUP for The Ship Shop, a packing and shipping retail store with truck and trailer rental, at 712 N. Main**

Street. The motion failed by the following vote:

**AYE: 3 - Mayor Pro Tem Ross McMullin, Council Member Gregory Will, and Council Member Karen Brennan**

**NAY: 3 - Council Member Shannon Dubberly, Mayor Armin Mizani, and Council Member Tag Green**

**No further action was taken.**

4. [Consider a resolution approving a Final Plat with variances for Lots 1 and 1A, Block A of the Inspired Ranch subdivision, being 5.18 acres, located approximately 1,448 feet northeast from the Florence Road and Ottinger Road intersection, being a replat of Lot 1, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 1289 Ottinger Road. James Heath Malone, Owner. Johnathan Savas, Applicant. \(PLAT-2505-0010\)](#)

**Attachments:** [080525 1289 Ottinger Plat Resolution](#)  
[080525 1289 Ottinger Plat Maps](#)  
[080525 1289 Ottinger Plat Plat](#)  
[Item H-4 - 1289 Ottinger Rd Plat\\_CC.pdf](#)

Alexis Russell, Planner, presented the item.

Speaker: Johnathan Savas, Applicant.

**A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve Resolution No. 4953 approving a Final Plat with variances for Lots 1 and 1A, Block A of the Inspired Ranch subdivision, being 5.18 acres, located approximately 1,448 feet northeast from the Florence Road and Ottinger Road intersection, being a replat of Lot 1, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 1289 Ottinger Road. 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: 1 - Council Member Tag Green**

5. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Hillside Assisted Living, an existing assisted living facility, to continue operating with two \(2\) additional residents up to a total of eight \(8\) residents within a 3,733 square foot building on .3076 acres, located on the east side of Big Bend Drive, approximately 1000 feet southeast of the intersection of Whitley Road and Big Bend Drive, legally described as Lot 50, Block 2 of the Westpark Addition, zoned Planned Development 769 - Single-Family 12,000 square-foot lot size or greater \(SF-12-PD-769\) and addressed 553 Big Bend Drive. Christopher Conrad, Applicant. TPDC Real Estate LLC, Owner.](#)

[\(SUP-2506-0023\). \\*This application has been withdrawn by the applicant. \\*](#)

- Attachments:** [080525 553 Big Bend Drive SUP Maps](#)  
[080525 553 Big Bend Drive SUP Applicant Packet](#)  
[080525 553 Big Bend Drive SUP Public Opinion](#)  
[080525 553 Big Bend Drive SUP Opposition Map](#)  
[080525 553 Big Bend Drive SUP Ordinance](#)

Withdrawn by the applicant.

6. [Consider an ordinance calling a Special Election to be held on November 3, 2025, in the City of Keller, Texas, for the purpose of submitting to the qualified voters a proposed amendment to the City Charter, Section 4.01 - Elections, in accordance with the Texas Local Government Code and Texas Election Code.](#)

- Attachments:** [Option I -Ordinance Special Election.doc](#)  
[Option II -Ordinance Special Election.doc](#)  
[Option III -Ordinance Special Election.doc](#)  
[Item H-6 - Election Options.pdf](#)

No action was taken.

**I. EXECUTIVE SESSION**

Executive Session was not held during the regular meeting.

**J. ADJOURN**

Mayor Armin Mizani adjourned the Regular City Council Meeting at 10:10 P.M.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary