



City of Keller
City Council
Meeting Minutes

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

Tuesday, November 7, 2023

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin Mizani called the meeting to order at 5:03 P.M.

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 5:06 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

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.

- a. [205 S. Elm Street](#)

2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and called the Pre-Council Meeting back to order at 5:53 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION

1. [Discuss Flock Safety License Plate Recognition for the Keller Police Department](#)

Police Chief Bradley G. Fortune and Detective William Brockmoller gave a presentation relating to the request to utilize Flock Safety for License Plate Recognition software to be used in the City for the Police Department. Mr. Hector Soliman-Valdez, Flock Safety, was present by teleconference to answer questions from the City Council regarding data storage, camera locations, data accessibility, information types, benefits of the software, crime statistics, and the cost of the project. Chief Fortune provided examples of how this program has aided various police departments in solving crimes and explained that many

surrounding cities are currently using this program. Discussion was held by the City Council.

The City Council discussed removing this item from the Consent Agenda and to consider it separately.

2. [South Elm Street 60% Design Update](#)

Director of Public Works Alonzo Liñán and Mrs. Sam Fries and Ms. Kaley Wilson, Kimley-Horn, gave a presentation relating to the South Elm Street project at 60%. Discussion was held regarding burying utility costs and concrete street options. Mr. Liñán stated that in response to utility burying costs being estimated higher than expected, the scope of the project may be reduced by converting the patterned and stained concrete roadway to a "normal" concrete street. This change would allow the construction estimates to stay within the current project planning budget. While the actual numbers and costs are not final, if burying the utilities cost as expected and the street remains patterned and stained, then the project will need \$1.4M to align with current construction estimates. The City Council directed Staff to not reduce the scope of the project by converting the patterned and stained concrete roadway to a "normal" concrete street.

3. [Capital Improvement Projects Update](#)

Director of Public Works Alonzo Liñán updated City Council on the process of Capital Improvements Projects (CIP). Mr. Liñán invited City Council to a information meeting on the November 20, 2023, gave updates on current CIP projects, provided Council with relevant information on budgets and timelines. Mr. Liñán brought it to City Council attention that a storm drain collapsed and needs to be replaced or patched. City Council had questions on which projects are necessary, location, cost of replacing or patching the storm drain, flooding and traffic control. The City Council directed City Staff to proceed with patching the storm drain.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:57 P.M. with the intent to reconvene at the conclusion of the Regular Meeting.

Mayor Mizani reconvened the Pre-Council Meeting at 8:56 P.M, and adjourned the Pre-Council Meeting at 9:47 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular Meeting to order at 7:04 P.M.

B. INVOCATION

The Reverend Gavin Tomlin , St. Martin-in-the-Fields Episcopal Church, gave the invocation.

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. [National Diabetes Month](#)

Mayor Armin Mizani declared November 2023 as National Diabetes Month in the City of Keller and presented a Proclamation to Ms. Nadirah Green and her son Neyo. Ms. Green shared a story of Neyo's battle with Type 1 Diabetes and expressed the importance of community for anyone fighting this disease.

2. [Receive a presentation from Brandon Board C.E.O. of The TREE of North Texas.](#)

The Tree of North Texas CEO Brandon Board provided an update on current programs by the organization that aid 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 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. Jerald Miller, nominee for Tarrant Appraisal District (TAD) Board of Directors, gave an introduction and addressed issues within the TAD organization.

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 Consent Agenda Items 1, 3, and 4. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, October 17, 2023 Regular City Council Meeting.](#)

Approved.

2. [Consider a resolution approving the proposal from Flock Safety Group for the purchase of Flock Safety Automated License Plate Reader \(ALPR\) system and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Jessica Juarez, to approve a resolution approving the proposal from

Flock Safety Group for the purchase of Flock Safety Automated License Plate Reader (ALPR) system and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas. The motion carried by the following vote:

AYE: 4 - Council Member Shannon Dubberly, Council Member Sean Hicks, Council Member Jessica Juarez, and Mayor Pro Tem Ross McMullin.

NAY: 3 - Council Member Tag Green, Mayor Armin Mizani, and Council Member Chris Whatley.

At the conclusion of the City Council Meeting, Council Member Dubberly informed City Staff that he made an error when voting and that his vote was recorded incorrectly. This item will be reconsidered at the Monday, November 20, 2023 City Council Meeting.

3. [Consider a resolution approving the proposal from AXON Enterprises for the purchase of mobile digital video recording systems, body worn cameras, software, and support equipment through the BuyBoard Contract 648-21 and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4717 approves the purchase of Mobile Digital Video recording system and Body Worn Camera system along with the associated supporting infrastructure from Axon Enterprises, Inc. for \$1,074,657 over the next 5 years at \$44,785.93 for the Mobile Digital Video recording system and \$170,145.44 for the Body Worn Cameras; 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 proposal from Motorola Solutions Inc. for the purchase of Police Department radios through the Houston-Galveston \(H-GAC\) Cooperative Purchasing Program, and authorizing the City Manager to execute all purchase documents relating thereto on behalf of the City of Keller, Texas.](#)

Resolution No. 4718 approves the purchase of radios from Motorola Solutions Inc. for \$224,274.79; and further authorizes the City Manager to execute all purchase 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 \(SUP\) for Corporate Office, for ServeVita Holdings LLC, in an existing 2,245 square-foot building on approximately 0.34 acres, legally described as Lot 1, Block A of Jones Addition - Keller, being 0.34 acres, approximately 50 feet southeast of the intersection of Hill Street and South Elm Street, zoned Old Town Keller and addressed as 147 South Elm Street. Kara Elizabeth Jones Trust, Owner/BEN Investments LLC, Applicant. \(SUP-23-0029\)](#)

Director of Community Development Sarah Hensley gave a presentation regarding the

request for a Specific Use Permit for ServeVita Corporate Office located at 147 South Elm Street.

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

A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to approve Ordinance No. 2145 approving a Specific Use Permit (SUP) for Corporate Office, for ServeVita Holdings LLC, in an existing 2,245 square-foot building on approximately 0.34 acres, legally described as Lot 1, Block A of Jones Addition - Keller, being 0.34 acres, approximately 50 feet southeast of the intersection of Hill Street and South Elm Street, zoned Old Town Keller and addressed as 147 South Elm Street. The motion carried by the following vote:

AYE: 5 - Council Member Jessica Juarez, Council Member Tag Green, Mayor Armin Mizani, Council Member Chris Whatley, and Mayor Pro Tem Ross McMullin.

NAY: 2 - Council Member Shannon Dubberly, and Council Member Sean Hicks.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Magnolia on Main, a Mixed-Use Residential development of approximately 60 residential units and 3,400 square-feet of non-residential space on 1.3669 acres, located on the west side of South Main Street, legally described as Tract 19 G, Abstract 1171 of the Samuel Needham Survey, zoned Old Town Keller \(OTK\) and addressed 346 S. Main St. Magnolia Property Company, Applicant. 346 South Main-Keller, Owner. \(SUP-23-0027\)](#)

Director of Community Development Sarah Hensley gave a presentation relating to a request for a Specific Use Permit for Magnolia on Main, a Mixed-Use Residential development of approximately 60 residential units, in Old Town Keller.

The following people expressed their opposition to the proposal: Mrs. Debbie Bryan, 760 Mount Gilead Road; Mr. Onassis Puente, 2119 Rustic Ridge Drive; and Ms. Elizabeth Gauwain, 117 East Vine Street.

Mr. Cary Moon, Keller Business Owner, spoke in favor of the development.

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 Council Member Chris Whatley, seconded by Council Member Tag Green, to deny the request for a Specific Use Permit (SUP) for Magnolia on Main, a Mixed-Use Residential development of approximately 60 residential units and 3,400 square-feet of non-residential space, located at 346 S. Main St. (SUP-23-0027) The motion carried by the following vote:

AYE: 5 - Council Member Shannon Dubberly, Council Member Jessica Juarez, Council Member Tag Green, Council Member Chris Whatley, and Mayor Pro Tem Ross McMullin.

NAY: 2 - Council Member Sean Hicks, and Mayor Armin Mizani.

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.
 - a. [205 S. Elm Street](#)
2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

J. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 8:51 P.M. to continue the Work Session.

Mayor

City Secretary