



**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, March 2, 2021**

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**CITY COUNCIL DINNER 5:00 P.M.**

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

**A. CALL TO ORDER - Mayor Armin R. Mizani**

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:32 P.M.

The following City Council Members were present:

Mayor Armin Mizani  
Council Member Mitch Holmes  
Mayor Pro Tem Sean Hicks  
Council Member Sheri Almond  
Council Member Beckie Paquin  
Council Member Chris Whatley  
Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Community Development Julie Smith, Director of Information Technology Sean Vreeland, Acting Director of Economic Development Mary Culver, Administrative Services Manager Sarah Hensley, Public Information Officer Rachel Reynolds, Police Chief Bradley G. Fortune and Interim Fire Chief Shane Gainer.

**B. DISCUSS AND REVIEW AGENDA ITEMS**

The City Council discussed and reviewed the agenda items.

**C. EXECUTIVE SESSION**

Executive Session was not held during the Pre-Council Meeting.

## D. WORK SESSION

Mayor Armin Mizani stated that going forward the Work Session portion of the agenda will be a time for the City Council to hold discussion, the public will be able to comment on those discussions during the Persons to be Heard portion of the Regular Meeting. If the City Council decides that more discussion is needed after Persons to be Heard, the Work Session can be reconvened after the Regular Meeting.

### 1. [Discuss the Johnson Road Reconstruction Project.](#)

Director of Public Works Alonzo Liñán gave an update to the Johnson Road Reconstruction Project relating to questions that came from the Wednesday, February, 24, 2021 City Council Meeting. The following information was provided by Teague Nall and Perkins, Inc.:

- 1) Removal of the sidewalk east of the roundabout is ~\$54,000
  - 2) Pursuing the pavement overlay option would save ~\$2.8M and reduce the projected project cost to ~\$2.8M
- The overlay would still include the water line work and the roundabout with associated landscaping and lighting
  - The design, plans, and contract documents would need to be revised
  - We get a 2-3 year product versus a 30 year product
  - Drainage improvements would not be done
  - Sidewalks would not be installed

Discussion was held by the City Council. It was decided by all that the project will not be broken up into pieces and will move forward as one project. The city council further decided to wait until staff received responses from Tri-County Electric Cooperative (hopefully by the March 16, 2021 Council Meeting) before making a decision on what to do related to the concerns raised by the residents and the flexibility of the utility design.

### 2. [View information on the North Central Texas Council of Governments \(NCTCOG\) website of how the COVID-19 pandemic impacts transportation.](#)

Director of Public Works Alonzo Liñán gave a demonstration on viewing the COVID-19 pandemic impacts on transportation on the North Central Texas Council of Governments (NCTCOG) website.

3. [Discuss the Future Land Use Plan.](#)

Community Development Director Julie Smith gave an update on the feedback that staff received from the City Council relating to the Future Land Use Plan (FLUP) Amendment. City Council identified areas on the proposed FLUP map that they would like changed. City Council also directed Staff to change High-Density Single-Family to Patio/Garden/Townhomes (PGT). Direction was given by City Council to replace Rural Residential (RR) on the FLUP Map with Low-Density Single-Family. The range of Medium-Density and High-Density lots were discussed, but no direction would be given until after the Public Input Meetings being held on March 4 and 6, 2021.

## E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:58 P.M. to continue after the conclusion of the Regular Meeting.

Mayor Armin Mizani adjourned the Pre-Council Meeting at 9:51 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

Pastor Keith Sanders, First Baptist Church Keller, 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. PRESENTATIONS

1. [Keller Police Department – 2020 End of Year Presentation](#)

Police Chief Bradley G. Fortune gave a 2020 End of Year Presentation.

## 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.

Ms. Brenda White, 1313 Vanderbilt Drive, expressed her concerns with the proposed Future Land Use Plan, and asked the City Council to reach out to land owners.

Mr. Louis Seldon, 1305 Clear Springs Drive, announced that a small ceremony will be held at at the Gold Star Family Monument at 10:00 A.M. on Saturday, March 6, 2021, to remember fallen service members.

Mr. Josh Anderson, 1401 Latigo Lane, expressed his concerns with the Johnson Road reconstruction project, specifically the location of the utility poles.

## F. CONSENT

The City Council removed Item 3 from the Consent Agenda in order to consider it separately.

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Sheri Almond, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider a resolution appointing a member to the Keller Public Arts Board.](#)

Resolution No. 4339 approves the appointment of Michael Polydoroff to the Public Arts Board as Alternate #2 for a term ending November 30, 2022.

2. [Consider a resolution appointing a member to the Keller Planning and Zoning Commission.](#)

Resolution No. 4340 approves the appointment of Logan McWhorter to the Planning and Zoning Commission as Alternate #2 for a term ending November 30, 2022.

3. [Consider a resolution approving an agreement with Freese and Nichols, Inc., of Fort Worth, Texas, to provide professional services relating to the American Water Infrastructure Act of 2018 - Emergency Response Plan \(Water & Wastewater Systems\) Project, for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

A motion was made by Council Member Sheri Almond, seconded by Mayor Pro Tem Sean Hicks, to approve Resolution No. 4341 approving an agreement with Freese and Nichols, Inc., of Fort Worth, Texas, to provide professional services relating to the American Water Infrastructure Act of 2018 - Emergency Response Plan (Water & Wastewater Systems) Project, for the Public Works Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas. The motion carried unanimously.

## G. OLD BUSINESS - None

## H. NEW BUSINESS

1. [Consider a resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 795.19 acres of land generally located along the U.S. Hwy. 377 commercial corridor and being wholly located within the corporate limits of the City of Keller, Texas; authorizing the issuance of notice by the City Secretary of the City of Keller, Texas, regarding the Public Hearing; and directing the City of Keller, Texas to prepare a preliminary Reinvestment Zone Financing Plan.](#)

A motion was made by Mayor Pro Tem Sean Hicks, seconded by Council Member Beckie Paquin, to approve Resolution No. 4342 setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 795.19 acres of land generally located along the U.S. Hwy. 377 commercial corridor and being wholly located within the corporate limits of the City of Keller, Texas; authorizing the issuance of notice by the City Secretary of the City of Keller, Texas, regarding the Public Hearing; and directing the City of Keller, Texas to prepare a preliminary Reinvestment Zone Financing Plan. The motion carried unanimously.

## I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

## J. ADJOURN

A motion was made by Council Member Mitch Holmes, seconded by Council Member Chris Whatley, to adjourn the Regular Meeting at 8:13 P.M. and to reconvene the Work Session. The motion carried unanimously.

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Mayor

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City Secretary

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