



City of Keller

City Council

Meeting Minutes

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

Tuesday, June 7, 2022

COUNCIL MEMBER 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 5:31 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Jessica Juarez
Council Member Ross McMullin
Council Member Tag Green (arrived at 7:00 P.M.)

Mayor Pro Tem Sean Hicks and Council Member Chris Whatley were absent.

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 Public Works Alonzo Liñán, Director of Human Resources Marcia Reyna, Assistant Director of Community Development Sarah Hensley, Economic Development Specialist Siale Langi, Communication Specialist Charles Swanigon, Police Chief Bradley G. Fortune, Interim Fire Chief Richard Whitten, and Deputy 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

1. [Capital Improvement Projects Update](#)

Director of Public Works Alonzo Liñán addressed the City Council with updates relating to the Whitley Road Roundabout project, the Johnson Road reconstruction project, Bates Street in the Old Town Keller Phase II development, and the Capital Improvements Advisory Committee's completion of the Major Thoroughfare Plan and Impact Fees study.

2. [Tale Trail Project](#)

Attachments: [Tale Trail Project Presentation](#)

Director of Community Services Cody Maberry and Director of Library Services Jana Prock gave a presentation regarding the proposed "Tale Trail" near the Keller Public Library. Ms. Prock explained the project as an educational activity that places a children's story along a popular walking route in the community. This project has been a collaboration between the Library, Parks and Recreation, and Public Arts Boards. The "Tale Trail" will consist of 20 plaques, 3 Sculptures, Wall Mural (collaboration with Public Arts Board), Thermoplastic coating for path, Seating areas (re-purposed boulders, benches), Boulder with "Stone Soup" quote (tribute to former Library Director Lisa Harper Wood), Ornamental greenery. The City Council expressed their support of the project.

3. [Noise Ordinance Considerations for Old Town Keller](#)

Attachments: [Noise Ordinance OTK Presentation.pdf](#)

Assistant Community Development Director Sarah Hensley gave a presentation relating to the Old Town Keller Zoning District, the current noise ordinance and recommendations for Old Town Keller, and next steps. Police Chief Bradley G. Fortune also presented on the topic of the current noise ordinance and the difficulty in enforcement of it. Discussion was held by the City Council regarding enforcement and the hours to limit outdoor entertainment, primarily in the Old Town Keller Zoning District. The City Council directed staff to proceed with drafting a Code of Ordinance amendment relating to noise.

4. [Update on 4th of July Event](#)

Events Specialist Jordan Dawson addressed the City Council regarding the 2022 4th of July Event. She explained that after the large turn-out of about 30,000 people at the 2021 event, staff noted that there were not enough food vendors and also not enough restroom facilities for the size of that crowd. In preparation for the 2022 event, Ms. Dawson announced that there are already 15 confirmed food vendors compared to 5 from last year. She also compared the 50 regular and 2 handicap restroom facilities for this year to the 8 regular and 2 handicap restroom facilities last year.

The City Council complimented Mrs. Dawson's planning of the 4th of July event, and also thanked staff for the work that is put into planning and conducting this event.

The schedule for the Keller Lights 2022 4th of July event is as follows:

4-11 PM: Shuttles will run from Life Church and Keller High School

6-8 PM: Live Music

8 PM: Hot Dog Eating Contest

8:30-9:30: Music by KAYJO (Keller Area Youth Jazz Orchestra)

9:30-9:45: Speeches

9:45 PM: 15 Minute Fireworks Show

E. ADJOURN

Mayor Armin Mizani adjourned the Pre-Council Meeting to order at 6:34 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 7:04 P.M.

B. INVOCATION - Pastor Steven Springer, Global Presence

Pastor Steven Springer, Global Presence, gave the invocation and observed a moment of silence for the victims of the Uvalde School Shooting tragedy.

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. [Recognition of Miss Keller and Miss Keller's Outstanding Teen](#)

Mayor Armin Mizani presented Miss Keller and Miss Keller's Outstanding Teen with Certificates of Recognition.

2. [Recognition of Keller High School Lacrosse Teams](#)

Mayor Armin Mizani and the City Council recognized the 2022 Keller Girls Lacrosse Team for their outstanding achievement with the 2022 Keller Girls Lacrosse Team, Texas Girls High School Lacrosse League Division 2, and for making it to the State Championship.

Mayor Armin Mizani and the City Council recognized the 2022 Keller Boys Lacrosse Team for their outstanding achievement with the 2022 Keller Boys Lacrosse Team, Texas High School Lacrosse League Class B, and for winning the State Championship.

3. [Fit City Challenge Results](#)

The Keller Pointe Manager Mike Beaver and Marketing Specialist Jessica Spawn, addressed the City Council regarding the Fit City Challenge between the cities of Keller and Southlake. Mr. Beaver presented Mayor Mizani with the trophy for Keller's win in the 2022 competition.

4. [School Security Update Initiatives by Keller Police Department](#)

Attachments: [Item D-4 School Safety Update Presentation.pdf](#)

Police Chief Bradley G. Fortune gave a presentation relating to School Safety.

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. John Birt, 1314 McEntire Court, and Mr. Ed Yrisarri, 1445 Melody Lane, addressed the City Council regarding gun violence and school safety.

Mr. Charles Randklev, 1925 Spring Drive, addressed the City Council regarding Keller ISD School Board specifications relating to school safety, and collaborative efforts between Keller ISD and the City of Keller. He also expressed his hope for revisions to the School Resource Officer contract between Keller ISD and the City.

Mr. Mitch Holmes, 1104 Oak Bend Lane, addressed the City Council regarding transparency. He expressed his desire for the City Council to not appoint a Mayor Pro Tem as a Consent Item, and also to wait until the entire Council would be present for the discussion and vote to take place.

F. CONSENT

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 Mayor Armin Mizani, seconded by Council Member Shannon Dubberly, to approve the consent agenda with an amendment to Item F-3, to remove the appointment of a Mayor Pro Tem. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, May 17, 2022 Regular City Council Meeting.](#)

Attachments: [051722 Minutes.pdf](#)

Approved.

2. [Consider approval of the minutes of the Monday, May 23, 2022 Special City Council Meeting.](#)

Attachments: [052322 Minutes](#)

Approved.

3. [Consider a resolution appointing City Council Members to serve on various Boards and Committees, and appoint a Mayor Pro Tem.](#)

Attachments: [060722 Council Assignments Resolution](#)
[060722 2022 City Council Assignments](#)

Resolution No. 4523 hereby appoints the following City Council Member(s) to serve on the various Boards and Committees until such time as their term expires, a new Council

Member is appointed or the Member vacates their position on the City Council:

Keller Economic Development Board

1. Mayor Armin Mizani - Chair
2. Council Member Tag Green

Keller Development Corporation

1. Mayor Armin Mizani - Chair
2. Council Member Chris Whatley
3. Council Member Shannon Dubberly
4. Council Member Ross McMullin

Finance Committee/Citywide Solid Waste and Recycling Committee

1. Mayor Armin Mizani
2. Mayor Pro Tem Sean Hicks
3. Council Member Ross McMullin

Crime Control and Prevention District Board Liaison

1. Council Member Jessica Juarez

Metroport Teen Court Advisory Board

1. Council Member Jessica Juarez

NCTCOG General Representative

1. Mayor Armin Mizani

Keller/Colleyville Municipal Court Committee

1. Mayor Armin Mizani
2. Council Member Shannon Dubberly
3. Council Member Tag Green

ADHOC Personnel Compensation Committee

1. Mayor Pro Tem Sean Hicks
2. Council Member Chris Whatley
4. [Consider a resolution of the City of Keller, Texas suspending the June 17, 2022 effective date of Oncor \("Oncor" or "Company"\) Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates.](#)

Attachments: [060722 Oncor RC Suspension Resolution](#)

Resolution No. 4524 approves that the June 17, 2022 effective date of the rate request submitted by Oncor on or about May 13, 2022, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

5. [Consider a resolution approving an agreement for professional services with Marseal Group, LLC of Roanoke, Texas for the repair and roof replacement of various city facilities damaged by the hail storm on April 28, 2021; and authorizing the City Manager to execute](#)

[all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [060722_Marseal Group_ProposedResolution.docx](#)
[060722_Contract_MarsealGroup_Phase 1.pdf](#)
[060722_Marseal Group Phase 1 for signature.pdf](#)
[060722_Contract_MarsealGroup_Phases 2-5.pdf](#)
[060722_Marseal Group Phase 2-5 for signature.pdf](#)

Resolution No. 4525 hereby approves a Professional Services Agreement with Marseal Group LLC, of Roanoke, Texas; for the purpose of providing roof repairs and replacements of various city facilities damaged by the April 28, 2021 hail storm; and further authorizes the City Manager to execute all contract 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 \(SUP\) to allow the use of "professional offices" for Routzon Law Firm and Routzon Properties, LLC, to occupy a 2,000 square-foot building, on an approximately 0.047-acre tract of land, being Lot 2R, Block 4 of the Keller, City Addition, located on the west side of South Main Street \(HWY 377\), situated at the intersection of South Main Street and West Vine Street, zoned Old Town Keller \(OTK\), and addressed as 200 South Main Street. Routzon Properties, LLC, Owner/Applicant. \(SUP-22-0010\)](#)

Attachments: [060722_Routzon SUP ORDINANCE](#)
[060722_Routzon SUP Maps](#)
[060722_Routzon SUP Staff Attachment](#)
[Item H-1 Routzon SUP Presentation](#)

Assistant Community Development Sarah Hensley gave a presentation relating to the request for a SUP for Routzon Law Firm and Routzon Properties, LLC, 200 South Main Street.

Mayor Armin Mizani opened the public hearing. No public comments were received.

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

A motion was made by Council Member Ross McMullin, seconded by Council Member Jessica Juarez, to approve Ordinance No. 2067 approving a Specific Use Permit (SUP) to allow the use of "professional offices" for Routzon Law Firm and Routzon Properties, LLC, to occupy a 2,000 square-foot building, on an approximately 0.047-acre tract of land, being Lot 2R, Block 4 of the Keller, City Addition, located on the west side of South Main Street (HWY 377), situated at the intersection of South Main Street and West Vine Street, zoned Old Town Keller

(OTK), and addressed as 200 South Main Street with the following condition:

The use of professional offices in the Old Town Keller zoning district to exceed 1,200 square feet but no more than 2,000 square-feet shall be allowed.

The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits \(SUPs\) for Hollywood's Pour Shack, a restaurant, bar, and live music venue, on approximately 1.00-acre tract of land, located on the west side of South Main Street \(HWY 377\), situated at the intersection of South Main Street and West Pecan Street, legally described as Lot 1R, Block 6 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 250 South Main Street. 250 South Main - Keller, Owner. Hollywood's Pour Shack, Inc., Applicant. \(SUP-22-0007\)](#)

Attachments: [060722 HollywoodsPourShack SUP ORDINANCE](#)
[060722 HollywoodsPourShack SUP Application](#)
[060722 HollywoodsPourShack SUP Maps](#)
[060722 HollywoodsPourShack SUP Staff Attachment - PD Calls](#)
[060722 HollywoodsPourShack SUP Landscape Photos](#)
[Item H-2 Pour Shack SUP Presentation](#)

Assistant Community Development Sarah Hensley gave a presentation relating to the request for a SUP for Hollywood's Pour Shack, located at 250 South Main Street.

Mayor Armin Mizani opened the public hearing. No public comments were received.

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 Shannon Dubberly, seconded by Council Member Ross McMullin, to approve Ordinance No. 2068 approving two Specific Use Permits (SUPs) for Hollywood's Pour Shack, a restaurant, bar, and live music venue, on approximately 1.00-acre tract of land, located on the west side of South Main Street (HWY 377), situated at the intersection of South Main Street and West Pecan Street, legally described as Lot 1R, Block 6 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 250 South Main Street, with the following conditions:

1. An SUP to operate a bar in the Old Town Keller zoning district shall be allowed.
2. An SUP to operate indoor entertainment in the Old Town Keller zoning district shall be allowed.

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 Ross McMullin, seconded by Council Member Shannon Dubberly, to adjourn the Regular Meeting at 9:13 P.M. The motion carried unanimously.

Mayor

City Secretary