City of Keller

City Council

Meeting Minutes

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

Tuesday, March 18, 2025

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin Mizani called the Regular Meeting to order at 5:02 P.M.

The following City Council Members were present:
Mayor Armin Mizani
Council Member Shannon Dubberly
Council Member Greg Will
Council Member Karen Brennan
Council Member Tag Green
Council Member Chris Whatley (arrived at 5:20 P.M.)
Mayor Pro Tem Ross McMullin

The following City staff members were present: City Manager Aaron Rector, City Attorney Stan Lowry, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Fire Chief Bobby Tatum Jr., and Police Chief Bradley G. Fortune.

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 5:09 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. 300 Ridge Point Parkway

2. **Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;**

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a. Special Legal Counsel

3. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and returned to the Open Meeting at 5:50 P.M.

4. Action on Executive Session Items 1 and 2. if necessary.

Action was taken during the regular meeting.

D. WORK SESSION

1. Budget Strategic Planning - Annual Financial Report Presentation and Fund Types

   Mr. Addison Ebarb, CPA, Audit Senior Manager - Public Sector, Whitley Penn, gave a presentation relating to the 2024 Audit.

2. Discuss proposed amendments to the Code of Ordinances relating to Animal Control.

   Deputy Police Chief Jared Lamoine and Animal Control Lead Corrina Hicks gave a presentation relating to propose Code of Ordinance amendments to Chapter 3 - 460 Trapping of Animals and Chapter 3 - 100 Definitions - Dangerous Dog, and adding a new section relating to Animals in Protective Custody.

3. Discuss amendments to the Code of Ordinances relating to single point of access and cul-de-sac streets.

   The City Council, Fire Chief Bobby Tatum Jr., and City Manager Aaron Rector engaged in discussion on the topic. Following the discussion, it was determined that additional research by staff is needed. The item will be revisited at a future meeting.

4. Capital Improvement Projects Update

   Public Works Director Alonzo Liñán, and Community Services Director Cody Maberry gave an update on current Capital Improvement Projects.

5. Discuss City Council Summer Calendar

   The City Council decided to cancel the Tuesday, July 1, 2025 Regular City Council Meeting.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:59 P.M. with the intent to reconvene at the conclusion of the Regular Meeting. Mayor Armin Mizani adjourned the Pre-Council Meeting at 9:03 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 7:06 P.M.

B. INVOCATION

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City of Keller Chaplain Brian Hamlin led 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. Recognition of Keller Academy participants

Mayor Armin Mizani recognized the following graduates from the 2024 Keller Academy: Alexis Russell, Planner, Community Development; Amanda Garcia, Library Clerk II, Library; Amie Spengler, Customer Service Technician, Public Works; Camie Orth, Senior Accountant, Finance; Crystal MacNeil, Accountant - Payroll, Finance; Djua Yarbrough, Crew Leader - Pipeline Inspections, Public Works; Jordan Dawson, Recreation Manager, Parks and Recreation; Juan Bratcher, Maintenance Worker II - W/WW, Public Works; Kaleena Stevens, Planning Technician, Community Development; Michael Beaver, TKP Manager, The Keller Pointe; Michael Fletcher, Engineer, Public Works; Randy White, Digital Communications Specialist, Communications; and Violet Wangila, Senior Accountant, Finance.

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. Jim Jamison, 624 Monterey Drive, addressed the City Council regarding the process of developing his property.

Mr. Darrell Gaylor, 305 Cindy Court, addressed the City Council with complaints relating to the Keller Water Department.

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 and New Business Item H-1. The motion carried unanimously.

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1. Consider approval of the Minutes of the Tuesday, March 4, 2025 Regular City Council Meeting.

   Approved.

2. Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with Tarrant County to rehabilitate and resurface Meadow Knoll Court from Blevins Lane to Cul De Sac and Blevins Lane from Chandler Road to Cul De Sac, for the Public Works Department; and authorizing the City Manager to execute said agreement.

   Resolution No. 4905 hereby approves an Interlocal Agreement with Tarrant County for the rehabilitation and resurfacing of Meadow Knoll Court from Blevins Lane to Cul De Sac and Blevins Lane from Chandler Road to Cul De Sac, for the Public Works Department, and further authorizes the City Manager to execute said Agreement on behalf of the City of Keller, Texas.

3. Consider a resolution approving a professional services agreement with O'Brien Engineering Inc., of Carrollton, Texas; for the purpose of providing engineering design services relating to Bear Creek Trail Erosion Protection 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.

   Resolution No. 4906 hereby approves an Agreement with O'Brien Engineering, Inc., of Carrollton, Texas to provide professional engineering services, relating to the Bear Creek Trail Erosion Protection Project, in the amount of $184,889.00, in accordance with the terms and conditions set forth in said Agreement for Engineering Services; 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 the purchase of As-Needed Pond Dredging and Related Services from EnviroDredge of New Summerfield, Texas through The Interlocal Purchasing System (TIPS-USA) Purchasing Cooperative, for the Public Works Department; and authorizing the City Manager to execute all purchasing documents relating thereto on behalf of the City of Keller, Texas..

   Resolution No. 4907 hereby approves the purchase of pond dredging and related services from EnviroDredge of New Summerfield, Texas, through the TIPS-USA Purchasing Cooperative, in an amount not to exceed $700,000.00, and authorizes the City Manager to execute all necessary purchase documents on behalf of the City of Keller, Texas.

5. Consider a resolution acknowledging receipt of the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2024.

   Resolution No. 4908 hereby acknowledges receipt of the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2024.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. Consider a resolution approving a Final Plat for Lot 4R, Block A of Martins Subdivision, located approximately 1,200 feet southeast from the intersection of Wall-Price Keller Road and U.S. Hwy. 377, being a replat of Lot 4, Block A of Martins Subdivision, a proposed

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2.568-acre non-residential lot including a portion of Rapp Road, a variable width right-of-way to be abandoned by this plat, zoned Commercial (C), and addressed 1271 South Main Street. Praveen Nagunoori, Owner/Applicant. (PLAT-2501-0002)

Resolution No. 4909 approved a Final Plat Lot 4R, Block A of Martins Subdivision, located approximately 1,200 feet southeast from the intersection of Wall-Price Keller Road and U.S. Hwy. 377, being a replat of Lot 4, Block A of Martins Subdivision, a proposed 2.568-acre non-residential lot including a portion of Rapp Road, a variable width right-of-way to be abandoned by this plat, zoned Commercial (C), and addressed 1271 South Main Street.

2. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an 800 square-foot detached carport, on 2.96 acres, located on the east side of Norma Lane, approximately 185 feet from the intersection of Norma Lane and Johnson Road, legally described as Lot 2A, Block 2 of Harvels Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 608 Norma Lane. Brian Morovitz, Owner/Applicant. (SUP-2501-0006)

Planner Alexis Russell gave a presentation relating to the request for a SUP for an 800 square-foot detached carport, at 608 Norma Lane.

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 Karen Brennan, to close the public hearing. The motion carried unanimously.

A motion was made by Council Member Chris Whatley, seconded by Council Member Karen Brennan, to approve Ordinance No. 2214 approving a Specific Use Permit (SUP) for an 800 square-foot detached carport, on 2.96 acres, located on the east side of Norma Lane, approximately 185 feet from the intersection of Norma Lane and Johnson Road, legally described as Lot 2A, Block 2 of Harvels Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 608 Norma Lane with the following conditions:

1. A Specific Use Permit for a detached carport in the SF-36 zoning district shall be allowed.

2. 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.

3. A variance to allow for a total of three accessory structures on the property shall be granted.

The motion carried by the following vote:

AYE: 5 - Council Member Shannon Dubberly, Council Member Chris Whatley,

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Mayor Pro Tem Ross McMullin, Council Member Gregory Will and Council Member Karen Brennan

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

3. PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 30,000 square-foot lots (SF-30) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Charles H. Talley, Owner. (ZONE-2501-0003)

Mayor Armin Mizani announced that the applicant has requested to table the agenda item to the Aptil 1, s0s5 Regular City Council Meeting. Director of Community Development Sarah Hensley gave a presentation relating to the request for a zoning change from SF-36 to SF-30 for 7.2 acres, addressed 8660 Clara Lane and 8733 Indian Knoll Trail.

Mayor Armin Mizani opened the public hearing. The folowing individuals expressed their thoughts regarding the proposal: Ms. Kim Fouts, 2108 Legacy Court; Mr. David Cortinas, 8541 Indian Knoll Trail; Mr. Rodger Miller, 8635 Clara Lane; Ms. Connie Colman, 2107 Legacy; and Mr. Steve Montagna, 9105 Indian Knoll Trail.

A motion was made by Council Member Shannon Dubberly, seconded by Council Member Gregory Will, to continue the public hearing and table the zoning change request to the April 1, 2025 Regular City Council Meeting. The motion carried unanimously.

4. PUBLIC HEARING: Consider a resolution approving a Future Land Use Plan (FLUP) amendment from Low-Density Single Family 36,000 square-foot lots and above (LD-SF) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Charles H. Talley, Owner. (PA-2501-0001)

A motion was made by Council Member Shannon Dubberly, seconded by Mayor Pro Tem Ross McMullin, to continue the public hearing and to table the request for a Future Land Use Plan (FLUP) amendment to the April 1, 2025 Regular City Council Meeting. The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

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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. 300 Ridge Point Parkway

2. **Section 551.074, Texas Government Code - Personnel Matters. (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;**
   a. Special Legal Counsel

3. **Adjourn into Open Meeting.**

4. **Action on Executive Session Item 1 if necessary.**

   A motion was made by Mayor Armin Mizani, seconded by Council Member Gregory Will, to approve an engagement agreement with Stinson LLP for federal appropriations counsel services. The motion carried unanimously.

J. ADJOURN

Mayor Armin Mizani adjourned the Regular City Council Meeting at 7:55 P.M. in order to reconvene the Pre-Council Meeting.

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Mayor

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City Secretary