



City of Keller

City Council

Meeting Minutes

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

Tuesday, October 7, 2025

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 5:30 P.M.

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

ABSENT: Council Member Chris Whatley.

The following City staff members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Chief Financial Officer Bryan Rebel, Assistant Economic Development Director Anna Erwin, Director of Public Works Alonzo Linan, and Development Services Director Sarah Hensley.

B. DISCUSS AND REVIEW AGENDA ITEMS

Council reviewed and discussed the items listed on the Regular Agenda.

C. EXECUTIVE SESSION

The City Council recessed into Executive Session at 5:40 P.M.

1. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**
 - (1) **when the governmental body seeks the advice of its attorney about:**
 - (A) **pending or contemplated litigation; or**
 - (B) **a settlement offer; or**
 - (2) **on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.**

- Bloomfield Addition, Lot 6

2. **Adjourn into Open Meeting.**

The City Council reconvened into Open Meeting at 6:08 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION

1. [Economic Development Update](#)

Assistant Director Ana Erwin presented an update on new business openings and active projects. Eight new businesses opened in September, and 98 Certificates of Occupancy were issued year-to-date.

Council discussed the Open Rewards pilot program, which concluded in September with 461 users and \$1,739 in rewards distributed. Based on peer city feedback, Council reached consensus to relaunch the program citywide (excluding grocery chains), increase the reward incentive to 10%, and direct the Economic Development Board to assist with business outreach and promotion.

2. [Discuss Unified Development Code amendments related to the Old Town Keller Zoning District](#)

Attachments: [Work Session OTK 100725](#)

Staff outlined inconsistencies within Old Town Keller zoning standards and presented options for updates to permitted uses, subdistrict guidelines, and parking requirements. Council supported a phased, community-driven approach for amendments.

3. [Mount Gilead Road Project Update](#)

Public Works Director Alonzo Linan provided an update on the Mount Gilead Road project. Design and easement acquisition continue; however, cost estimates currently exceed the allocated budget by approximately \$3 million. Staff will conduct value engineering to align the project scope and delay advertisement for construction to early summer 2026.

4. [Discuss the City Naming Policy](#)

Attachments: [Ordinance No. 1447.pdf](#)
[CODE, Ch. 2, Article XVI. Naming Policy](#)

Council reviewed current policies for honorary and commemorative naming. Discussion included a proposal to honor Charlie Kirk. Council reached consensus to move forward with a proclamation recognizing October 14 as Charlie Kirk Day rather than renaming a facility or street.

E. ADJOURN

The Pre-Council Meeting recessed at 6:56 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

Mayor Mizani convened the Regular Session at 7:06 P.M.

B. INVOCATION - Pastor Banas, Associate Pastor of Milestone Church

C. PLEDGE OF ALLEGIANCE

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](#)

Council recognized Keller Academy participants for their engagement in local government learning.

2. [Recognition of Mayor's Internship Program Participants](#)

Students were honored for their completion of the inaugural Mayor's Internship Program.

3. [Proclamation - Fire Prevention Week](#)

Mayor Mizani proclaimed October 5-11, 2025, as Fire Prevention Week in Keller, emphasizing lithium-ion battery safety and education.

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 three business days' 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 following individuals addressed the City Council:

Ms. Sayeda Syed, 6705 Sapphire Circle North, Colleyville, spoke regarding the upcoming appointments to the Tarrant Appraisal District (TAD) Board of Directors. She encouraged the City Council to support candidates who prioritize fairness, transparency, and accountability within the appraisal process and who demonstrate a commitment to taxpayer advocacy and equitable property assessments.

Mr. Louis Seldon, 1305 Clear Springs Drive, Keller, addressed Council to request a formal report on the Keller Police Department's activities related to the recently adopted 287(g) partnership. He emphasized the importance of transparency and ongoing oversight to ensure the program aligns with community expectations and legal guidelines.

Mr. Stewart Rennie, 1300 Keller Parkway, Keller, expressed concerns regarding social media activity associated with the Mayor's account. He stated that recent posts may be perceived as divisive and encouraged the Council to maintain professionalism and neutrality in official communications. Mr. Rennie also urged continued focus on unity and

civility in public discourse.

F. CONSENT

A motion was made by Mayor Pro Tem Ross McMullin, seconded by Council Member Shannon Dubberly, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, September 16, 2025 Regular City Council Meeting.](#)

Attachments: [091625 Minutes.pdf](#)

Approved

2. [Consider and take possible action on a resolution nominating candidates for the election of members to the Tarrant Appraisal District Board of Directors.](#)

Attachments: [100725_TAD Nomination Resolution](#)
[TAD Nomination Letter.pdf](#)

Resolution No. 4972 - Nominating Mr. Mike Alfred as a candidate for election to the Tarrant Appraisal District Board of Directors.

3. [Consider a resolution adopting the official population as of January 1, 2025, for the City of Keller, Texas.](#)

Attachments: [2025 Population Resolution.docx](#)
[2025 NCTCOG Population Estimates Publication.pdf](#)

Resolution No. 4973 - Adopting 47,516 as the official population as of January 1, 2025.

4. [Consider a resolution adopting fees for responses to Public Information Act requests pursuant to Texas Government Code, Chapter 552, and Section 2-270 of the Keller Code of Ordinances \(Administrative Fees\).](#)

Attachments: [PIA Request Fees Resolution.docx](#)
[PIA Request Fees.docx](#)

Resolution No. 4974 - Adopting fees for Public Information Act requests pursuant to Texas Government Code Chapter 552 and Section 2-270 of the Keller Code of Ordinances.

5. [Consider a resolution approving the contract with Metroport Meals on Wheels of Roanoke, Texas, in the amount not exceeding \\$56,000, for FY 2024-25, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.](#)

Attachments: [100725 MoW RESOLUTION](#)
[FY25 MMOW Contract.pdf](#)

Resolution No. 4975 - Approving a contract with Metroport Meals on Wheels, Roanoke, TX, not to exceed \$56,000 for FY 2024-25.

6. [Consider a resolution approving the contract with Metroport Meals on Wheels of Roanoke, Texas, in the amount not exceeding \\$80,000, for FY 2025-26, and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller.](#)

Attachments: [100725 MoW26 RESOLUTION](#)
[FY26 MMOW Contract.pdf](#)

Resolution No. 4976 - Approving a contract with Metroport Meals on Wheels, Roanoke, TX, not to exceed \$80,000 for FY 2025-26.

7. [Consider a resolution approving a proposal for Third-Party Building Inspection Services with Safebuilt Texas, LLC, of Fort Worth, Texas, for the purpose of providing third-party fire inspection services for a one \(1\) year period with an option for four \(4\) additional one \(1\) year renewal periods, not to exceed five \(5\) years; and authorizing the City Manager to execute all contract documents on behalf of the City of Keller, Texas.](#)

Attachments: [040423 ThirdPartyInspections Resolution](#)
[100725 FIRE ThirdPartyInspections ExhibitA](#)

Resolution No. 4977 - Approving an agreement with Safebuilt Texas, LLC, for third-party fire inspection services for one year with four one-year renewal options.

8. [Consider a resolution approving a Professional Services Agreement with Dunaway, of Farmersville, Texas; for the purpose of providing construction inspection services 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: [100725 ConstructionInspections Resolution](#)
[100725 ConstructionInspections StaffAttachment](#)

Resolution No. 4978 - Approving a professional services agreement with Dunaway, Farmersville, TX, for construction inspection services for the Public Works Department.

9. [Consider a resolution approving the purchase of as-needed concrete cutting services from Precision Concrete Cutting of Dallas, Texas; through The Interlocal Purchasing System \(TIPS\) cooperative purchasing program, for the City-Wide Concrete Repair 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: [100725 PCCutting Resolution](#)
[100725 PCCutting StaffAttachment](#)

Resolution No. 4979 - Approving purchase of as-needed concrete cutting services from Precision Concrete Cutting, Dallas, TX, through the TIPS cooperative.

10. [Consider a resolution approving the bid from Core & Main, LP of Richland Hills, Texas for the purchase of water and sewer line parts for the Water and Wastewater division of the Public Works Department and authorizing the City Manager to execute all related documents on behalf of the City of Keller, Texas.](#)

Attachments: [100725 Water-Sewer Parts Resolution](#)

Resolution No. 4980 - Approving bid from Core & Main LP, Richland Hills, TX, for water and sewer line parts.

11. [Consider a resolution approving an agreement with Granicus, Inc. for legislative and agenda management and video recording software, for the Information Technology](#)

Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

Attachments: [100725_Granicus_Resolution.docx](#)
[100725_Granicus_Exhibit A.pdf](#)

Resolution No. 4981 - Approving agreement with Granicus, Inc., for legislative and agenda management and video recording software for the IT Department.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 484 square-foot carport, on approximately 1.03 acres, located on the east side of Mount Gilead Road, approximately 575 feet northeast from the intersection of Mount Gilead Road and Bancroft Road, legally described as Block A, Lot 3, of the Launay Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1519 Mount Gilead Road. Shane Crocker, Applicant/Owner. (SUP-2507-0030)

Attachments: [100725_1519 Mt Gilead SUP Ordinance](#)
[100725_1519 Mt Gilead SUP Maps](#)
[100725_1519 Mt Gilead SUP Applicant packet](#)
[100725_1519 Mt Gilead SUP Public Opinion](#)
[Item H-1 - 1519 Mt Gilead carport SUP.pdf](#)

Planner Alexis Russell presented the proposal. Mayor Armin Mizani opened the Public Hearing. No public comments were received.

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 Mayor Armin Mizani, seconded by Mayor Pro Tem Ross McMullin, to approve Ordinance No. 2245 approving a Specific Use Permit (SUP) for a 484 square-foot carport, on approximately 1.03 acres, located on the east side of Mount Gilead Road, approximately 575 feet northeast from the intersection of Mount Gilead Road and Bancroft Road, legally described as Block A, Lot 3, of the Launay Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1519 Mount Gilead Road, with the following conditions:

1. **A Specific Use Permit for a detached carport in the SF-36 zoning district shall be allowed.**
2. **A variance to allow the structure to encroach the south side setback of the property by 5 feet shall be granted.**

The motion carried unanimously.

I. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. **Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**
 - (1) **when the governmental body seeks the advice of its attorney about:**
 - (A) **pending or contemplated litigation; or**
 - (B) **a settlement offer; or**
 - (2) **on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.**
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

J. ADJOURN

The Regular Meeting adjourned at 7:38 P.M.

The Pre-Council Meeting reconvened at 7:43 P.M. for continued discussion. There being no further business, the meeting adjourned at 8:04 P.M.

Mayor

City Secretary