



**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, October 21, 2025**

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**PRE-COUNCIL MEETING 5:00 P.M.**

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

Mayor Armin Mizani called the Pre-Council Meeting to order at 5:02 P.M.

PRESENT: Mayor Armin Mizani, Mayor Pro Tem Ross McMullin (by teleconference and then in-person at 8:05 P.M.), Council Member Shannon Dubberly, Council Member Gregory Will, Council Member Karen Brennan, Council Member Chris Whatley, and Council Member Tag Green.

The following City staff members were present: City Manager Aaron Rector, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Administrative Services Marcia Reyna, Director of Public Works Alonzo Linan, Development Services Director Sarah Hensley, Chief Financial Officer Bryan Rebel, Deputy Police Chief Ryan Coe, and Interim Fire Chief Charlie Skaggs.

**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 5:05 P.M. so that the City Council could meet in Executive Session.

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.**
    - a. [341 Anita Ave.](#)
2. **Adjourn into Open Meeting.**

Mayor Armin Mizani reconvened the Pre-Council Meeting at 5:53 P.M.

### 3. Action on Executive Session Item 1 if necessary.

No action was taken.

## D. WORK SESSION

### 1. [Receive an update from the Keller Public Library](#)

Library Director Ann Flournoy presented the annual update highlighting continued TSLAC accreditation, the Library Excellence Award for 15 consecutive years, and strong community engagement. The library serves over 32,000 cardholders and continues to exceed state averages in usage and program attendance, hosting 661 programs in FY 2025. Upcoming initiatives include a Makerspace installation, new storytimes, and events such as Keller's 70th Birthday Celebration and One Book, One City.

### 2. [Capital Improvement Projects Update](#)

Public Works Director Alonzo Linan and Community Services Director Cody Maberry gave an update relating to recent Capital Improvement Projects.

Staff presented an update on the Mount Gilead Road improvement project, summarizing scope revisions, cost changes, and the updated schedule. The revised plan includes a three-lane undivided roadway from US 377 to Oak Drive, trail crossing with Rectangular Rapid Flashing Beacon (RRFB), and drainage and utility improvements. Project costs have increased by approximately \$4.4 million, reflecting added infrastructure needs identified through design and analysis.

Council requested additional information to better understand the reasons behind the percentage increase in total project cost and agreed to revisit the item at the next meeting for further discussion.

### 3. [Discuss potential e-verify opportunities](#)

Council discussed options for incorporating the federal E-Verify system into city contracting practices. Staff was directed to research the feasibility of providing preference to contractors that participate in E-Verify and to provide data at the November 4, 2025 Council Meeting.

## E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:55 P.M. with the intent to continue at the conclusion of the Regular Meeting.

Mayor Armin Mizani reconvened the Pre-Council Meeting at 7:49 P.M. and adjourned at 8:50 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 7:05 P.M.

**B. INVOCATION - Father McBrayer with St. Barnabus Anglican 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. [Proclamation Honoring Charlie Kirk's Legacy](#)

Mayor Mizani presented a proclamation recognizing Charlie Kirk's Legacy for his dedication to the principles of free speech and his efforts to promote civic dialogue and the exchange of ideas. The proclamation acknowledged the importance of protecting and encouraging open discourse in a democratic society.

**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.

No comments from the public were received.

**F. CONSENT**

**A motion was made by Council Member Shannon Dubberly, seconded by Council Member Karen Brennan, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, October 7, 2025 Regular City Council Meeting.](#)

**Attachments:** [100725 Minutes Draft.pdf](#)

Approved

2. [Consider a resolution of the City of Keller, Texas finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.](#)

**Attachments:** [2025 Oncor Rate Case Denial Resolution.docx](#)

[2025 Oncor Rate Case Model Staff Report Re Denial Resolution.docx](#)

Resolution No. 4982 was approved, denying Oncor Electric Delivery Company LLC's application to change rates within the City, providing for reimbursement of the City's

reasonable rate case expenses, confirming that the meeting was open to the public as required by law, and directing that notice of the resolution be provided to the company and legal counsel.

3. [Consider a resolution approving the bid from Trane U.S. Inc., of Fort Worth, Texas, for HVAC Software Maintenance and Support Services for Keller Town Hall, The Keller Pointe, and the Keller Police Facility, for the Facilities Department and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller.](#)

**Attachments:** [HVAC Software Maintenance and Support Services Resolution 2025](#)  
[Police Trane Software Maintenance 2025](#)  
[The Pointe Trane Software Maintenance Agreement 2025](#)  
[Town Hall Trane Software Maintenance Agreement 2025](#)

Resolution No. 4983 was approved, awarding the bid to Trane U.S. Inc. in the total amount of \$68,424.00 and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

4. [Consider a resolution approving Change Order No. 1 to the contract with Tejas Cutters, LLC., of Decatur, Texas, for the construction of the Mount Gilead and Roanoke Road Hike and Bike Trail Connection, for the Parks and Recreation Department; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [Mount Gilead and Roanoke Road Bike and Pedestrian Trail](#)  
[Construction Change Order No. 1 Resolution](#)  
[DRAFT Change Order-1](#)

Resolution No. 4984 was approved, approving Change Order No. 1 to the contract with Tejas Cutters, LLC in the total amount of \$136,075.85, and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution awarding a contract for construction of the Water System Capital Improvements Plan - Phase 3 project bid alternate B to 2R Construction Services, LLC of Wylie, Texas; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [102125 SWIFTIII Resolution](#)  
[102125 SWIFTIII DraftContract](#)  
[102125 SWIFTIII BidTab](#)  
[102125 SWIFT Map](#)

Resolution No. 4985 hereby approves the competitive sealed proposal for the Water System Capital Improvement Plan - Phase 3 Project, Bid Alternate B, from 2R Construction Services, LLC in the amount of \$3,178,635.45, and authorizes the City Manager to execute all contract documents related thereto on behalf of the City of Keller, Texas.

6. [Consider a resolution approving an Interlocal Agreement with Tarrant County, for the rehabilitation of roadways at various locations, for the Public Works Department; and further authorizing the City Manager to execute said agreement on behalf of the City of](#)

Keller.

**Attachments:** [102125 TCRehab Resolution](#)  
[102125 TCRehab ExhibitA](#)  
[102125 TCRehab ExhibitB](#)  
[102125 TCRehab StaffAttachmentA](#)

Resolution No. 4986 hereby approves an Interlocal Agreement with Tarrant County for the rehabilitation and resurfacing of approximately 822 linear feet of Cheyenne Trail, 5,100 linear feet of North Pearson Lane, 1,400 linear feet of Willis Lane, 2,545 linear feet of Roanoke Road, 2,353 linear feet of Judge Bland Road, 700 linear feet of Lucian Lane, 1,439 linear feet of Oakhill Road, and 1,738 linear feet of Oak Trail; collectively known as the 2026 Tarrant Road Rehabilitation Project; and further authorizes the City Manager to execute said agreement 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 property owner to reside in the existing 1,565 square-foot home for the purpose of living in and overseeing construction of a 7,231 square-foot permanent residence, on approximately 1.3 acres of land, located on the north side of Knox Road, approximately 695 feet northwest from the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1 of the Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1611 Knox Road. Danny Ahlers, Applicant/Owner. \(SUP-2508-0033\).](#)

**Attachments:** [102125 1611 Knox Road Ordinance](#)  
[102125 1611 Knox Road Maps](#)  
[102125 1611 Knox Road Applicant Packet](#)  
[Item H-1 - 1611 Knox Road SUP.pdf](#)

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

**A motion was made by Council Member Gregory Will, 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 Shannon Dubberly, to approve Ordinance No. 2246, approving a Specific Use Permit (SUP) to allow the property owner to reside in the existing 1,565-square-foot home for the purpose of living in and overseeing construction of a 7,231-square-foot permanent residence on approximately 1.3 acres of land, located on the north side of Knox Road, approximately 695 feet northwest of the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1, Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36), and addressed as 1611 Knox Road, with the condition that the existing**

home shall be demolished within six (6) months of the final building inspection. The motion carried unanimously.

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\), for a 1,245 square-foot detached garage, on 1.23 acres, located on the east side of Dana Drive, approximately 780 feet northeast from the intersection of Dana Drive and Johnson Road, legally described as Lot 1, Block 3 of the Country Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 704 Dana Drive. Darrell Lowe, Applicant. Dalta Jean VanWaters, Owner. \(SUP-2508-0032\)](#)

**Attachments:** [102125 704 Dana Drive Ordinance](#)  
[102125 704 Dana Dr Maps](#)  
[102125 704 Dana Drive Applicant Packet](#)  
[102125 Combined Public Opinion 704 Dana Dr](#)  
[Item H-2 - 704 Dana Drive SUP.pdf](#)

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 Shannon Dubberly, seconded by Council Member Karen Brennan, to approve Ordinance No. 2247, approving a Specific Use Permit (SUP) for a 1,245-square-foot detached garage on 1.23 acres, located on the east side of Dana Drive, approximately 780 feet northeast of the intersection of Dana Drive and Johnson Road, legally described as Lot 1, Block 3, Country Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36), and addressed as 704 Dana Drive, with the following conditions:

1. An accessory structure in excess of 1,200 square feet in the SF-36 zoning district shall be allowed.

An accessory structure exceeding an average height of 15 feet shall be allowed.

The motion carried unanimously.

3. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Snowballs to operate a business with seasonal sales, on approximately .66 acres, located on the east side of North Main Street, approximately 950 feet north from the intersection of North Main Street and Keller Parkway, legally described as Abstract 1171, Tract 1A03 of the Samuel Needham Survey, zoned Old Town Keller \(OTK\) and addressed 301 North Main Street. Tiffani Rasmussen, Applicant. Christ's Haven for Children, Owner. \(SUP-2508-0034\)](#)

**Attachments:** [102125 Main Street Snowballs SUP Ordinance](#)  
[102125 Main Street Snowballs SUP Applicant Packet](#)  
[102125 Main Street Snowballs SUP Maps](#)  
[Item H-3 - Main Street Snowballs SUP.pdf](#)

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

A motion was made by Council Member Gregory Will, 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 Shannon Dubberly, to approve Ordinance No. 2248, approving a Specific Use Permit (SUP) for Snowballs to operate a business with seasonal sales on approximately 0.66 acres, located on the east side of North Main Street, approximately 950 feet north of the intersection of North Main Street and Keller Parkway, legally described as Abstract 1171, Tract 1A03, Samuel Needham Survey, zoned Old Town Keller (OTK), and addressed as 301 North Main Street, with the following conditions:

1. The Specific Use Permit for Snowballs shall be valid for five (5) years, expiring October 31, 2030.
2. The business shall be permitted to operate on the following schedule:

**April, May, June, July, and August:**

**Tuesday – Saturday: 1:00 p.m. – 9:00 p.m.**

**Sunday: 12:00 p.m. – 8:00 p.m.**

**March, September, and October:**

**Tuesday – Friday: 3:00 p.m. – 9:00 p.m.**

**Saturday: 1:00 p.m. – 9:00 p.m.**

**Sunday: 12:00 p.m. – 8:00 p.m.**

**Special consideration dates: Thanksgiving Weekend, Christmas Weekend, New Year's Day, and Valentine's Day.**

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.**
    - a. [341 Anita Ave.](#)
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

**J. ADJOURN**

Mayor Armin Mizani adjourned the Regular Meeting at 7:49 P.M. so that the Council could resume the Pre-Council Meeting.

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Mayor

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City Secretary