



**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, December 19, 2023**

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**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 Shannon Dubberly (attended by video conference)

Council Member Sean Hicks

Council Member Jessica Juarez arrived at 5:36 P.M.

Council Member Tag Green

Council Member Chris Whatley

Mayor Pro Tem Ross McMullin (attended by video conference)

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, Director of Administrative Services Aaron Rector, Director of Community Services Cody Maberry, Director of Human Resources Marcia Reyna, 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 5:40 P.M. so that the City Council could meet in an Executive Session in accordance with State Law.

1. 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: City Manager.
2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session at 7:00 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

**D. WORK SESSION**

1. [City Council Updates on Boards and Commissions](#)

No discussion was held.

**E. ADJOURN**

Mayor Armin Mizani adjourned the Pre-Council Meeting at 7:00 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 7:07 P.M.

**B. INVOCATION**

Mrs. Estee Valendy, Co-Senior Pastor, Keller United Methodist Church, 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. PRESENTATION**

1. [Recognition and Administration of Oath of Office to new and reappointed Board and Commission Members.](#)

Mayor Armin Mizani administered the Oath of Office to new and reappointed Boards and Commission Members.

**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. Safa Elshanshory, 607 Hays Drive; and Ms. Sama Rhima, 607 Hays Drive, addressed the City Council regarding the Israeli and Palestinian conflict and urged the City Council to use their platform to encourage an immediate and permanent cease-fire.

## 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 Sean Hicks, seconded by Council Member Chris Whatley, to approve the Consent Agenda. The motion carried unanimously.**

1. [Consider approval of the Minutes of the Tuesday, December 5, 2023 Regular City Council Meeting.](#)

**Attachments:** [120523 Minutes Draft](#)

Approved.

2. [Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the FM 1709 Median Landscape Improvement Project.](#)

**Attachments:** [TxDOT Green Ribbon Program 2024 Resolution](#)  
[1603-03-042\\_DRAFT AFA](#)  
[2023-04-17 Keller Green Ribbon Phase II Location Map FY2024](#)  
[2023-04-19 Keller Green Ribbon Concept](#)  
[2023-11-20 Keller Green Ribbon Schedule](#)

Resolution No. 4742 approves entering an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT), for the Green Ribbon Program Off-Set, relating to the design and construction of the FM1709 Landscape Improvements from College Avenue to Meadowlands Boulevard; and further authorizes the City Manager to execute said agreement on behalf of the City of Keller, Texas.

3. [Consider a resolution approving a construction contract with TexasBIT \(Texas Materials Group\) of Irving, Texas, relating to the 2023 Annual Street Maintenance 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:** [121923 2023AnnualStreetRecon Resolution](#)  
[121923 2023AnnualStreetRecon\\_Map](#)  
[121923 2023AnnualStreetRecon\\_StaffAttachmentA](#)  
[121923 2023AnnualStreetRecon\\_StaffAttachmentB](#)

Resolution No. 4743 approves the bid for the 2023 Annual Street Maintenance Project, from TexasBIT (Texas Materials Group), of Irving, Texas for the Public Works Department, in the amount of \$3,372,128.95; 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 contract amendment #4 with Teague Nall and Perkins, of Ft. Worth, Texas; to provide ongoing construction administration, inspection services, and project closeout for the Johnson Road Reconstruction \(Hallelujah to Rhonda\) Project; and](#)

[authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.](#)

**Attachments:** [121923\\_TNPJohnsonAmendment\\_Resolution](#)  
[121923\\_TNPJohnsonAmendment\\_StaffAttachment](#)

Resolution No. 4744 approves Amendment No. 4 to the professional services agreement with Teague Nall and Perkins, relating to the reconstruction of Johnson Road from Hallelujah Trail to Rhonda Road, in the total amount of \$90,000, in accordance with the terms and conditions set forth in said amendment No. 4; and further authorizes the City Manager to execute said amendment No. 4 relating thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution approving a construction contract with DN Tanks, LLC of Grand Prairie, Texas for the Rehabilitation of the Pearson Ground Storage Tank #2 project for the Public Works Department and authorizing the City Manager to execute all related purchase documents on behalf of the City of Keller, Texas.](#)

**Attachments:** [121923\\_Pearson#2Rehab\\_Resolution](#)  
[121923\\_Pearson#2Rehab\\_StaffAttachment](#)

Resolution No. 4745 approves the construction contract for the Rehabilitation of the Pearson Ground Storage Tank #2 project with DN Tanks, LLC of Grand Prairie, Texas for the Public Works Department, in the amount of \$819,931.00; and further authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

6. [Consider a resolution approving a payment to S.Y.B Construction Co., Inc. of Irving, Texas for an emergency repair of the 18-inch transmission waterline owned by the City of Keller at the Pearson Pump Station.](#)

**Attachments:** [121923\\_EmergencyLeakRepair\\_Resolution](#)  
[121923\\_EmergencyLeakRepair\\_StaffAttachment](#)

Resolution No. 4746 approves payment of \$78,178.78 to S.Y.B. Construction Co., Inc. of Irving, Texas for the emergency repair of the 18-inch water transmission line.

7. [Consider a resolution receiving the Keller Quarterly Investment Report for period ending September 30, 2023, and providing an effective date.](#)

**Attachments:** [121923\\_FY\\_23\\_Q4\\_Investment\\_Report\\_Resolution](#)  
[121923\\_Keller\\_Inv\\_Rpt\\_Thru\\_9-30](#)

Resolution No. 4747 receives the Keller Quarterly Investment Report for period ending September 30, 2023.

8. [Consider a resolution receiving the Keller Quarterly Financial Report for period ending September 30, 2023 \(unaudited\) and providing an effective date.](#)

**Attachments:** [121923\\_FY\\_23\\_Q4\\_Financial\\_Report\\_Resolution](#)  
[121923\\_FY\\_23\\_Q4\\_Financial\\_Report](#)

Resolution No. 4748 receives the Keller Quarterly Financial Report for period ending

September 30, 2023 (unaudited).

**G. OLD BUSINESS - None**

**H. NEW BUSINESS - None**

**I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

1. 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: City Manager.

**J. ADJOURN**

**A motion was made by Council Member Tag Green, seconded by Council Member Chris Whatley, to adjourn the Regular City Council Meeting at 7:28 P.M. The motion carried unanimously.**

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Mayor

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City Secretary