



City of Keller
Keller Development Corporation
Meeting Minutes

Keller Town Hall
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Keller, TX 76248
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Tuesday, November 4, 2025

KELLER TOWN HALL, PRE-COUNCIL MEETING ROOM

REGULAR MEETING 4:00 P.M.

A. CALL TO ORDER

Mayor Pro Tem Ross McMullin called the meeting to order at 4:09 P.M.

Board Members Present: Mayor Pro Tem Ross McMullin, Council Member Shannon Dubberly, Board Member Felix Mira, Board Member Craig Norton, and Council Member Chris Whatley (arrived at 4:16 PM).

Staff Present: City Manager Aaron Rector, Director of Community Services Cody Maberry, and City Secretary Kelly Ballard.

B. PERSONS TO BE HEARD

This is a time for the public to address the Board on any subject. However, the Texas Open Meetings Act prohibits the Board 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.

No speakers were present.

C. MINUTES

1. [Consider approval of the Minutes from the Keller Development Board meeting on October 14, 2025.](#)

Motion to Approve: Craig Norton

Second: Shannon Dubberly

Vote: Approved unanimously

D. DISCUSSION

1. [Discuss the Keller Sports Park and related policies](#)

The Board engaged in a comprehensive review of the Keller Sports Park project, including scope, outstanding items, amenities, ADA requirements, cost estimates, and potential funding strategies.

Restroom Facilities at Legacy Field

Reviewed options for 2-, 4-, 6-, and 8-stall restrooms.

Discussed complaints about long walking distances, especially during football season, with distances exceeding two football fields.

Cost range discussed: ~\$300,000 to \$1,000,000.

Considerations included ADA access, sidewalk connections, user volume, floodway restrictions, aesthetics, and future expansion.

Board expressed preference for 2- or 4-stall options, with further decision to be made by Council.

Sidewalks, Connectivity & ADA Compliance

Reviewed north-side sidewalk connection to improve access between parking lots.

Discussed ADA-compliant pathways at the softball fourplex, including two design options to address cross-slope issues.

Updated concrete improvements estimated around \$35,000.

Batting Cages & Athletic Field Enhancements

KYA batting cage improvements (new concrete, turf, paint, windscreen, carpet) estimated just under \$500,000.

Field 12 fence options:

Paint existing fence - \$45,000

Replace with matching system - \$200,000+

Acoustic panels for field house (~\$21,600) due to echo issues.

Additional items included dugout improvements and fencing alignment.

Lighting & Control Systems

Expansion of Musco lighting controls to all soccer, softball, baseball fields, and possibly the equestrian arena.

Purpose: reduce energy waste, prevent overnight lighting, improve user scheduling, and increase staff control via remote programming.

Board emphasized the lighting upgrade as one of the highest priorities.

Monument Sign & Site Improvements

Reviewed monument sign near the lacrosse field.

Identified as potentially appropriate for General Fund funding based on precedent.

Maintenance Yard Improvements

Wall and material storage area discussed; original scope over budget.

Funding includes:

\$450,000 from Water/Wastewater Fund

~\$80,000 from Tree Preservation Fund for plantings

Remaining cost estimated around \$40,000 out-of-pocket.

Budget Review & Funding Strategy

Total project enhancements estimated between \$1.8-\$2 million, depending on restroom size and fence option.

KDC fund balance concerns noted:

Year-end projection: \$501,000

Next year: \$216,000

Following year: negative \$524,000 (if fully funded by KDC)

Discussed options:

Split costs 50/50 between General Fund and KDC

Seek Council approval for General Fund support up to 70%

Balance project phasing with future budget impacts

Consensus: move forward with all items; restroom size to be finalized by Council.

Field Rental Policy - Boys Lacrosse Discussion

Boys lacrosse requested to pre-reserve the synthetic soccer field at the APC.

Staff explained the field has not historically been allocated to lacrosse; scheduling is first-come, first-served.

Consensus: maintain existing rental policies and revisit only after usage data is collected.

E. ADJOURN

With no further business, the meeting adjourned at 4:59 PM.

Chairperson

Staff Liaison