



# City of Keller

## City Council

### Meeting Minutes

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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**Tuesday, January 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.

The following City Council Members were present:

Mayor Armin Mizani

Council Member Shannon Dubberly (attended by video conference)

Council Member Greg Will

Council Member Karen Brennan

Council Member Tag Green arrived at 5:35 P.M.

Council Member Chris Whatley

Mayor Pro Tem Ross McMullin was absent

The following City staff members were present: City Manager Aaron Rector, City Attorney Matt Butler, City Secretary Kelly Ballard, Director of Community Services Cody Maberry, Director of Community Development Sarah Hensley, Director of Economic Development Mary Culver, Director of Human Resources Marcia Reyna, Public Works Director Alonzo Liñán, Police Captain Ryan Coe, and Fire Chief Bobby J. Tatum Jr.

##### **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 5:11 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. [142 E Vine Street](#)
  - b. [114 W Vine Street](#)
  - c. [900 Ridge Point Parkway](#)

**2. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. [777 Chisholm Trail & 150 Bear Creek Parkway](#)

**3. Adjourn into Open Meeting.**

Mayor Armin Mizani adjourned the Executive Session at 6:33 P.M. and returned to the open meeting.

**4. Action on Executive Session Items 1 & 2 if necessary.**

No action was taken.

**D. WORK SESSION**

**1. [Fire Department Update](#)**

Fire Chief Bobby Tatum Jr., gave a presentation relating to the Keller Fire Rescue Strategic Plan, Fire and EMS Operations, Statistics, Emergency Management, Special Operations, Community Engagement, 2024 Accomplishments, new technology, and goals for 2025.

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

Public Works Director Alonzo Liñán, gave an update on current Capital Improvement Projects.

**E. ADJOURN**

Mayor Armin Mizani adjourned the Pre-Council Meeting at 7:01 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 7:09 P.M.

**B. INVOCATION**

Pastor Darin Curtis from Life.Church Keller delivered the invocation and led a moment of silence in honor of Keller Police Corporal Matthew Moore, who recently passed away.

## 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 ISD Spelling Bee Winners](#)

Mayor Armin Mizani recognized the school winners of the 2024-25 Keller ISD Spelling Bees.

2. [Recognition of the Keller High School Volleyball Team](#)

Mayor Armin Mizani presented certificates to the members of the 2024 Keller High School Volleyball Team in recognition of their overall record of 30-5.

3. [Recognition of the Keller High School Marching Band](#)

**Attachments:** [Keller HS Marching Band Photo.jpg](#)

Mayor Armin Mizani recognized the 2024-25 Keller High School Marching Band for advancing to the finals and earning 12th place at the UIL Class 6A State Marching Band Contest.

## 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.

No public comments were received.

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

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

**Attachments:** [010725 Minutes.pdf](#)

Approved

2. [Consider a resolution approving a payment to North Texas Contracting, Inc. of Keller, Texas; for the emergency repair of a water line due to damage from a private contractor adjacent to the intersection of Mt. Gilead Road and Lone Star Drive, 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:** [012125 WaterLineRepair Resolution](#)  
[012125 WaterLineRepair StaffAttachment](#)

Resolution No. 4887 hereby approves a payment to North Texas Contracting, Inc. of Keller, Texas for the emergency repair of a 16-inch water line adjacent to the intersection at Mt. Gilead Road and Lone Star Drive.

3. [Consider a resolution approving an Agreement for Professional Services with Kleinfelder, of Irving, Texas; for the purpose of providing engineering design services relating to the maintenance and rehabilitation of the Keller-Smithfield Elevated Storage Tank; 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.](#)

**Attachments:** [012125 K-SRehab Resolution](#)  
[012125 K-SRehab StaffAttachment](#)

Resolution No. 4888 hereby approves an Agreement for Professional Services with Kleinfelder of Irving, Texas; for the purpose of providing engineering design services, relating to the maintenance and rehabilitation of the Keller-Smithfield Elevated Storage Tank, for the Public Works Department, in the amount of \$290,000.00; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller.

4. [Consider a resolution approving an Agreement for Professional Services with Kimley-Horn of Fort Worth, Texas; for the purpose of providing project construction phase services, relating to the South Elm Street Reconstruction 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:** [012125 S.ElmCPS Resolution](#)  
[012125 S.ElmCPS ExhibitA](#)

Resolution No. 4889 hereby approves an Agreement for Professional Services with Kimley-Horn for project construction phase services, relating to the South Elm Street Reconstruction project, in the amount of \$2,662,000.00; and further authorizes the City Manager to execute all documents relating thereto on behalf of the City of Keller.

## **G. OLD BUSINESS - None**

## **H. NEW BUSINESS**

1. [Consider a resolution approving the construction bid for the South Elm Street Reconstruction project, from The Fain Group, Inc., of Fort Worth, Texas; 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.

**Attachments:** [012125 S.ElmConst Resolution](#)  
[012125 S.ElmConst BidTab](#)  
[012125 S.ElmConst DraftContract](#)

Director of Public Works Alonzo Liñán gave a presentation relating to the request to approve the construction bid for the South Elm Street Reconstruction project, from The Fain Group, Inc., of Fort Worth, Texas; for the Public Works Department.

**A motion was made by Council Member Karen Brennan, seconded by Council Member Gregory Will, to approve Resolution No. 4890 approving the construction bid for the South Elm Street Reconstruction project, from The Fain Group, Inc., of Fort Worth, Texas; 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. The motion carried unanimously.**

2. Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with FLEXD Development, owner of approximately 10.72 acres at 777 Chisholm Trail and 150 Bear Creek Pkwy; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.

**A motion was made by Council Member Chris Whatley, seconded by Council Member Tag Green, to table the request for a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with FLEXD Development, owner of approximately 10.72 acres at 777 Chisholm Trail and 150 Bear Creek Pkwy, to the February 18, 2025 Regular City Council Meeting. The motion carried unanimously.**

## **I. EXECUTIVE SESSION**

Executive Session was not held during the Regular Meeting.

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.**
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**2. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.**

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(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

a. [777 Chisholm Trail & 150 Bear Creek Parkway](#)

**3. Adjourn into Open Meeting.**

**4. Action on Executive Session Items 1 & 2 if necessary.**

**J. ADJOURN**

Mayor Armin Mizani adjourned the City Council Meeting at 7:46 P.M.

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Mayor

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City Secretary