



City of Keller

City Council

Meeting Minutes

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

Tuesday, April 6, 2021

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

Mayor Armin R. Mizani called the Pre-Council Meeting to order at 5:30 P.M.

The following City Council Members were present:

Mayor Armin Mizani
Council Member Mitch Holmes
Mayor Pro Tem Sean Hicks
Council Member Sheri Almond
Council Member Beckie Paquin
Council Member Chris Whatley
Council Member Ross McMullin

The following City staff members were present: City Manager Mark Hafner, City Secretary Kelly Ballard, City Attorney Stan Lowry, Director of Community Services Cody Maberry, Director of Administrative Services Aaron Rector, Director of Public Works Alonzo Liñán, Director of Information Technology Sean Vreeland, Acting Director of Economic Development Mary Culver, Administrative Services Manager Sarah Hensley, Public Information Officer Rachel Reynolds, Police Chief Bradley G. Fortune, and Battalion Chief Shane Gainer.

B. DISCUSS AND REVIEW AGENDA ITEMS

The City Council discussed and reviewed the agenda items.

C. EXECUTIVE SESSION

Mayor Armin Mizani adjourned the Pre-Council Meeting at 5:15 P.M. so that the City Council could meet in Executive Session in accordance with State Law.

1. Section 551.072, Texas Government Code – Deliberate the purchase, exchange, lease, or value of real property.

a. Old Town Keller Phase II.

2. Adjourn into Open Meeting.

Mayor Armin Mizani adjourned the Executive Session and brought the open meeting to order at 6:27 P.M.

3. Action on Executive Session Item 1 if necessary.

No action was taken.

D. WORK SESSION**1. [Budget Strategic Planning - Annual Financial Report Presentation and Fund Types.](#)**

Attachments: [040621_Staff Presentation_FY 2020-21 Fund Balance Update](#)
[City of Keller FY20 Council Presentation 4-6-21](#)

Director of Administrative Services Aaron Rector introduced Mr. John Deburro, CPA, Audit-Partner, Weaver, who gave a presentation relating to the Fiscal Year 2020-21 Annual Financial Report. Mr. Rector then gave a presentation covering fund balances relating to the FY 2021-22 Budget.

2. [Pavement Condition Presentation.](#)

Attachments: [2020 Pavement Management Presentation](#)

Director of Public Works Alonzo Liñán gave a presentation relating to the Citywide Street Condition Inventory Results and 5 Year Road Maintenance Priorities. Discussion was held by the City Council.

3. [Discuss the Johnson Road Reconstruction Project.](#)

Public Works Director Alonzo Liñán updated the City Council regarding the Johnson Road reconstruction project. The City Council discussed moving and removing sidewalks, types of utility poles and the position of utility poles and the costs/time associated with such revisions. The City Council directed staff to move forward with the project as it is.

E. ADJOURN

Mayor Armin Mizani recessed the Pre-Council Meeting at 6:57 P.M. to continue after the conclusion of the Regular Meeting.

Mayor Armin Mizani adjourned the Pre-Council Meeting at 9:15 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 7:03 P.M.

B. INVOCATION

Pastor Scott Hall, Venture 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. PROCLAMATIONS & PRESENTATIONS

1. [February 2021 Winter Storm Volunteer Recognition](#)

Attachments: [Item D-1 Thank You](#)

Mayor Armin R. Mizani and the City Council expressed gratitude and presented Certificates of Appreciation on behalf of the City of Keller for the following volunteers that contributed during the February 2021 Winter Storm Event: First Baptist Church Keller, Milestone Church, Northwood Church, FnG Eats, The Greater Keller Chamber of Commerce, Sweet Memories Cakes and Catering, DeVivo Bros Eatery, Schlotzsky's Keller, Hook & Ladder Pizza Co., JR's BBQ N More, Samantha Springs, Tom Thumb, Jason's Deli Keller, and Gateway Church.

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. Celeste Davis, 1204 Johnson Road, and Mr. Brian Campbell, 1201 Johnson Road, expressed their concerns with the speed limit and speeding on Johnson Road.

Mr. Gerald Bennett, 1206 Hillside Drive, expressed his desire for converting his garage into a living-space, which is not allowed. Mr. Bennett asked for consideration for temporary permission.

F. CONSENT

The next order of business was for the City Council to consider the consent agenda items, which were deemed to need little to no discussion, and were acted upon as one business item.

A motion was made by Council Member Sheri Almond, seconded by Mayor Pro Tem Sean Hicks, to approve the Consent Agenda. The motion carried unanimously.

1. [Consider approval of the Minutes of the Tuesday, March 16, 2021 Regular City Council Meeting.](#)

Attachments: [031621 Minutes.pdf](#)

Approved

2. [Consider a resolution authorizing the Mayor to execute a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller General Election, to be held on Saturday, May 1, 2021.](#)

Attachments: [040621_050121_Election_Contract_Resolution](#)
[040621_050121_ElectionContract](#)
[040621_050121_ElectionContract_ATTACHMENT_A](#)
[040621_050121_ElectionContract_ATTACHMENT_B](#)

Resolution No. 4347 approves a Joint Election Agreement and Contract for Election Services with the Tarrant County Elections Administrator, to conduct the City of Keller General Election, for the purpose of electing City Council Place 1 and City Council Place 2, to be held on Saturday, May 1, 2021, in accordance with the terms and conditions set forth in said Agreement and Contract.

3. [Consider a resolution approving Amendment #1 to the Development Agreement #20-06 for Samantha Springs Estates 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: [040621_Samantha_Springs_Resolution](#)
[040621_Samantha_Springs_Amendment_to_Developer_Agreement](#)
[040621_Samantha_Springs_Agreement_Amendment_Exhibit](#)

Resolution No. 4348 approves Amendment #1 to the Development Agreement for Samantha Springs Estates for the Public Works Department, in the amount of \$24,758.40; 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 the construction bid from ANA Site Construction, LLC, of Pilot Point, Texas; for the US 377 Waterline Improvement 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: [040621_Waterline_Improvement_Resolution](#)
[040621_Waterline_Improvement_377_Waterline_\(BCP_to_Pecan\)](#)
[040621_Waterline_Improvement_377_Waterline_\(Johnson_to_Lorine\)](#)
[040621_Waterline_Improvement_Bid_Summary](#)

Resolution No. 4349 approves the bid for the US 377 Waterline Improvements Project, From Ana Site Construction, LLC, of Pilot Point, Texas for the Public Works Department, in the amount of \$888,629.00; and further authorizes the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

5. [Consider a resolution acknowledging receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2020.](#)

Attachments: [040621_FY_2019-20_CAFR_Resolution](#)
[040621_FY_2019-20_CAFR_Final](#)

Resolution No. 4350 acknowledges receipt of the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2020.

6. [Consider a resolution approving the emergency action authorizing the approved bid from Calvary Construction Co., Inc., of Irving, Texas, for the Keller Fire Station 2 Restoration, due to the February 2021 Winter Storm Event.](#)

Attachments: [040621 Station2Restoration RES](#)

Resolution No. 4351 hereby approves the emergency action authorizing the approved bid from Calvary Construction Co., Inc., of Irving, Texas, for the Keller Fire Station 2 Restoration, due to the February 2021 Winter Storm Event, in the amount of \$158,683.64.

G. OLD BUSINESS - None

H. NEW BUSINESS

1. [Consider a Resolution of Support for the Tarrant County 2021 Transportation Bond Program and to submit City of Keller, Texas, projects for consideration to be included in said program.](#)

Attachments: [040621 Tarrant County Transportation Bond Resolution](#)
[040621 Tarrant County Transportation Bond Call for project](#)
[040621 Tarrant County Transportation Bond TC Bond Map](#)
[Item H-1 Presentation County Transportation Bond](#)

Director of Public Works Alonzo Liñán gave a presentation relating to support for the Tarrant County 2021 Transportation Bond Program and identifying the following projects for consideration: Mt. Gilead from US 377 to Bourland, Bourland from Mt. Gilead to Johnson, Elm from Keller Parkway to Bear Creek Pkwy., Shady Grove from Keller-Smithfield to Smithfield, Pearson & 1709 Intersection (Southlake Partnership), and Shady Grove from Preston to Clay Hibbons (North Richland Hills Partnership).

A motion was made by Council Member Mitch Holmes, seconded by Council Member Sheri Almond, to approve Resolution No. 4352 approving support for the Tarrant County 2021 Transportation Bond Program and to submit City of Keller, Texas, the following projects for consideration to be included in said program:

**Mt. Gilead from US 377 to Bourland
Bourland from Mt. Gilead to Johnson
Elm from Keller Parkway to Bear Creek Pkwy.
Shady Grove from Keller-Smithfield to Smithfield
Pearson & 1709 Intersection (Southlake Partnership)
Shady Grove from Preston to Clay Hibbons (North Richland Hills Partnership)**

The motion carried unanimously.

I. DISCUSSION – None

J. EXECUTIVE SESSION

Executive Session was not held during the Regular Meeting.

1. **Section 551.072, Texas Government Code – Deliberate the purchase, exchange, lease, or value of real property.**
 - a. **Old Town Keller Phase II.**
2. **Adjourn into Open Meeting.**
3. **Action on Executive Session Item 1 if necessary.**

K. ADJOURN

The City Council motioned and seconded to adjourn the Regular Meeting at 7:49 P.M. and to reconvene the Work Session. The motion carried unanimously.

Mayor

City Secretary