

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | MARCH 18, 2025 AT 5:30 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Brad Horton called the meeting to order at 5:30 p.m.

A. ROLL CALL

The Mayor and all other members of the City Council were in attendance, thus constituting a quorum.

The City Manager, City Secretary, department directors, and other various staff were also present.

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

Place 5 Nevarez offered the invocation, followed by the pledges to the American and Texas flags led by Mayor Pro Tem Michels.

II. PUBLIC COMMENT

The Kennedale City Council welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

Sara Johnson, 221 Village St., City Council appreciation.

Jennene Fuller, 822 Mansfield-Cardinal Rd. - Trouble hearing workshop meetings.

Bobby Goff, 321 Daleview, funding of infrastructure projects.

III. PRESENTATIONS

A. Mayoral Red Kettle Challenge update and appreciation by the Salvation Army
Presented to the Mayor and Council.

B. 2024 Community Leader Award - Laurie Sanders

City Manager Darrell Hull presented Laurie Sander with the 2024 Community Leader Award.

C. Oath of Office issued to Firefighter Cameron Smith

Fire Chief Eric Peterson issued the Oath of Office to Firefighter Cameron Smith.

D. Oath of Office issued to Police Officer Alejandro Cosme

Police Chief Micheal Holguin issued the Oath of Office to Police Officer Alejandro Cosme.

E. 2024 City of Kennedale Fire Department Annual Report

Fire Chief Eric Peterson presented the 2024 Annual Fire Department report. Mr. Peterson provided an overview to the Council and those in attendance of the department, including the vision and core values of the department. Chief Peterson reviewed current staffing levels within the department as well as the current apparatus that is being used to serve Kennedale. Chief Peterson also reviewed the total calls for service within the city, which had decreased minimally within the past year.

Chief Peterson highlighted the response times for the department, which are currently at an average of 04:39 minutes, a reduction of nearly a whole minute from the previous reporting period. Other areas addressed in the reporting included continuing education for fire and EMS personnel, fire prevention programs, new equipment, equipment needs, increased community involvement, and upcoming departmental goals.

Lastly, Chief Peterson reviewed with the Council the upcoming move of the fire department. Chief Peterson advised that some of the administration offices as well as those housed at the current building location would be moved to a temporary building as construction on the new Fire Department begins.

F. 2024 City of Kennedale Police Department Annual Report

Police Chief Michael Holguin presented the City Council with the 2024 Annual Police Department Report, highlighting several key points regarding the department's mission, activities, and achievements throughout the year.

Chief Holguin began by outlining the Mission Statement and Core Values of the department, emphasizing the commitment to service and community safety. He then provided an overview of the department's current staffing levels, which consist of 25 employees, including 4 sergeants, 4 corporals, and 2 detectives, among other staff.

The Chief explained the department's geographic responsibilities, which are organized into areas referred to as "Beats." He also discussed the department's activities in 2024, such as the Accreditation presentation, community outreach with the Kennedale Seniors, and school visits to the Police Department. A notable achievement for the department was the completion of Executive Level Training by several staff members during the year.

Another significant highlight from the presentation was the Kennedale Police Department's recognition of the National Night Out Award. The department placed 2nd in Texas and 6th nationally, underscoring its commitment to community engagement.

Chief Holguin then summarized the department's performance statistics for the 2024 calendar year. He reported a 17.8% decrease in calls for service, a 39.2% increase

in self-initiated traffic enforcement, a 49.9% rise in traffic violations, and a 39.3% increase in business checks. Additionally, Chief Holguin shared crime statistics over the past three years, noting a significant decrease in crime rates compared to the previous year.

Looking ahead, Chief Holguin outlined goals for 2025, which include the introduction of a Citizens on Patrol program, critical response training, supervisor training, and other initiatives to further enhance the department's effectiveness and community involvement.

G. 2024 City of Kennedale City Secretary and Human Resources Department Annual Report

City Secretary Bobbie Jo Taylor presented the annual reports for both the Office of the City Secretary and the Human Resources Department.

Ms. Taylor began by addressing a common question she receives in her role: "What is a City Secretary?" She explained that the position of City Secretary is the only role mandated by state law once a city incorporates. In Kennedale, the City Secretary position is required by the City Charter, alongside the City Manager and City Attorney. She further clarified that the City Secretary is responsible for ensuring transparent government, maintaining accessible records, overseeing elections, and managing the official records that preserve both Kennedale's history and its legal integrity.

Ms. Taylor highlighted several key objectives of the City Secretary's Office, including providing accurate and timely information to ensure public access to local government. She also noted a 10% increase in public information requests over the previous year and pointed out the significant number of hours staff dedicates to after-hours meetings. Ms. Taylor discussed the training received by the City Secretary's Office over the past year, which included TABC Training, DOJ rulings, and in-house training on agenda management.

Next, Ms. Taylor provided an update on the Human Resources Department. She informed the council that the HR Director position had been vacant since September 2024, with other Department Directors stepping in to assist. Ms. Taylor explained the core responsibilities of the HR Department, which includes recruitment, employment records, employee relations, compliance with state, federal, and local employment laws, and overseeing the employee onboarding and exit processes. She also reported that the current employee turnover rate stands at 2.74%, attributing this figure to the recent step pay increases received by the Police and Fire Departments over the past year.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from the City of Kennedale Mayor and City Council

The City Council and Mayor gave updates on items of public interest, including new commercial projects in Kennedale, YMCA, City Council Workshop, Chili Cook Off, and the Library Book Sale.

2. Updates from the City of Kennedale City Manager

- a. Infrastructure Update

City Manager Darrell Hull provided an update on several key infrastructure projects currently in progress or expected to begin soon. Mr. Hull announced that both the Basin B Sewer Line and the Hillside Sewer Line projects are expected to start in the near future.

He also highlighted upcoming construction on New Hope, Sweeney Hiatt, and Eden Roads, with work anticipated to begin soon. Additionally, Mr. Hull informed the council that updates to the Water Storage Tank are expected to be completed by July.

3. Financial Reports for the City and/or the EDC

Finance Director Jon Horton gave an overview of the City of Kennedale's financials.

B. PUBLIC HEARING WITH ACTION AS NECESSARY

1. Conduct a Public Hearing and consider a proposed zoning change PZ Case #25-01 from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A,; 413 W Kennedale Pkwy, Block 2, Lot 4B,; and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant County, Texas, 76060.

Mayor Horton opened the Public Hearing at 5:53 p.m.

Melissa Ward, 700 Woodlea Lane, spoke in opposition of the zoning change request.

Mayor Horton closed the Public Hearing at 5:56 p.m.

2. Take action to consider a proposed zoning change PZ Case #25-01 from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A,; 413 W Kennedale Pkwy, Block 2, Lot 4B,; and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant County, Texas, 76060.

Community Development Director Nathan Gonzales addressed the Council and presented the staff report regarding a zoning change request. Mr. Gonzales provided a brief overview of the applicant's request and the expectations surrounding the proposed change. He informed the Council that in December 2024, staff met with

the prospective buyer and consultants to discuss the property in question. The incoming business, Greenmark Waste Solutions, is a new solid waste company looking to relocate its corporate headquarters to Kennedale. They identified the former Kennedale Campers site as an ideal location due to its large parking spaces, existing offices, and service bays that can be utilized for routine maintenance of their fleet.

Mr. Gonzales confirmed that the proposed use is compatible and consistent with the city's Land Use Plan, Comprehensive Plan, and Future Land Use Plan.

The applicant, Greenmark Waste Solutions, presented exhibits for the Council's review, highlighting an overview of the company. Greenmark Waste Solutions, which was established in 2024, currently employs 12 people. The applicant confirmed they are aware of the city's current plans and believe their proposed development aligns with the city's land use and comprehensive plans.

The Council discussed several concerns with the applicant. Place 2 Kobeck questioned drainage issues on the site and the consistency of the proposed change with the city's Land Use, Comprehensive, and Future Land Use Plans. Place 1 Glover expressed concerns regarding the lack of a buffer between the site and adjacent residential properties.

Further discussions addressed the size of the fleet, hours of operation, potential traffic impact, and the storage of port-a-potties. Place 5 Nevarez asked if other locations in Kennedale had been considered, as the parcel is located close to the downtown area and may not be suitable for industrial use.

Before concluding discussions on the zoning change, Mayor Pro Tem Michels raised concerns about drainage and the potential risk of hazardous chemicals flowing into Lake Arlington.

Place 2 Kobeck motioned to deny a proposed zoning change for PZ Case #25-01, from "OT-4 – Old Town Sub-District 4" to "PD-Planned Development" for the properties located at 409 W. Kennedale Parkway, Block 2, Lot 4A; 413 W. Kennedale Parkway, Block 2, Lot 4B; and 429 W. Kennedale Parkway, Block 2, Lot 5R1R, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas, 76060.

Mayor Pro Tem Michels seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

C. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. February 18, 2025 City Council Minutes
2. March 7, 2025 and March 8, 2025 Special City Council Minutes
3. Interlocal Agreement for Shared Library Services between the Cities of Arlington, Kennedale, and Mansfield

4. PZ Case #25- 04 a replat of property located at 124 W 5th St., Lots 7R-1 & 7R-2, Block 43, Original Town of Kennedale, being a revision of Lot 7R, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.
5. PZ Case #25- 05 a replat of property located at 110 Caylebaite, Lot 13R, Block 49, Original Town of Kennedale, being a revision of Lots 13, 14, 15, 16, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.
6. PZ Case 25-06 a Final Plat of property located at 600 W Kennedale Parkway, Lot 8R, Block 1, Woodlea Acres, being a replat of Lot 8, Block 1, Woodlea Acres Addition, being 3.027 acres of land situated in the Jacob Prickett Survey Abstract No. 1225, City of Kennedale, Tarrant County, Texas.

Mayor Pro Tem Michels made a motion to approve the consent agenda.

Place 1 Glover seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

A. PURSUANT TO SECTION 551.087 - 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.

1. Prospective 380 Agreements
2. 113 W. Kennedale Parkway - Current Dollar General Location

B. PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

1. Planning and Zoning Commission Place 2

Place 2 Kobeck motioned to ajourn into Executive Session at 8:37 p.m.

Mayor Pro Tem Michels seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

Mayor Horton adjourned from Executive Session at 9:13 p.m.

Place 1 Glover motioned to remove Kevin Guo from the Planning and Zoning Commission.

Place 2 Kobeck seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

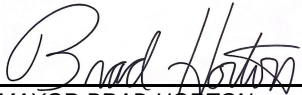
VII. ADJOURNMENT

Place 2 Kobeck motioned to adjourn at 9:14 p.m.

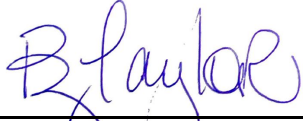
Place 1 Glover seconded the motion.

There being no further business, Mayor Horton adjourned the meeting.

APPROVED:


MAYOR BRAD HORTON

ATTEST:


CITY SECRETARY BOBBIE JO TAYLOR



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MAYOR BRAD HORTON

ATTEST:

CITY SECRETARY BOBBIE JO TAYLOR

