

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | FEBRUARY 20, 2024 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Jan Joplin called the meeting to order at 5:30 p.m.

A. ROLL CALL

PRESENT: David Glover, Kenneth Michels, Jeff Nevarez, Bryant Griffith; **ABSENT:** ; **STAFF:** City Manager Darrell Hull, City Secretary Raeanne Byington, Director of Planning and Economic Development Nathan Gonzales, Director of Finance Jonathan Horton, Library Director Elizabeth Partridge, Director of Human Resources Caroline Green, Public Works Director Kristian Sugrim, Fire Chief James Brown, Police Chief Michael Holguin, City Attorney Carvan Adkins

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."

Rev. Nelda Barrett Murraine led the invocation, Mayor Pro Tem Kenneth Michels led the pledges

II. VISITOR AND CITIZEN FORUM

Sara Johnson, 221 Village St, spoke regarding updates on the New Senior Outreach Kennedale.

Zandal Lopeman, who lives off of Dick Price & Averett, wrote a request to speak form stating that she gets nails, screws, and all sorts of junk on her property due to the lack of a curb on her street that is supposed to help the street sweeper collect debris.

Tamiko Sargent, 900 Sublett Rd, spoke about her concern about the lack of representation within the city for black history month.

III. PUBLIC HEARING

A. PZ CASE #24-01 Conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: **PZ CASE #24-01** Conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

Public hearing began at 6:00pm

Michael Buchanan, 101 Hilltop Dr, was in opposition to PZ case #24-01. He expressed concerns of Crestdale's density, too much traffic in the area, concerns about runoff occurring, strain on the sewer, and lower property values.

Loree Boyd, 321 W 3rd St, was in opposition to PZ case #24-01. She expressed her opinion that the City of Kennedale does not need more apartment-like infrastructure developments.

Eric Elam, 349 Kennedale Sublett Rd, was in approval of PZ case #24-01.

Sara Johnson, 221 Village St, was in opposition to PZ case #24-01. She expressed concern for the children who walk to school in Crestdale.

Gary Bowlin, 908 Shady Oaks Dr, was in opposition of PZ case #24-01. He expressed concern that this project would cost much more money than expected.

Johnny Hivale, 418 Coker Valley Dr, was in opposition of PZ case #24-01.

Public hearing closed at 6:13pm

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez.
Motion passed with a vote of 3-1-0, with one voting against approval and none abstaining.
Councilmember David Glover voted against approval.

Correction: Upon further staff review of the petition filed in opposition to the proposed zoning change, it was determined that the petition did not reach the statutory requirement of local government code 211.006 (d) to require a super majority to pass. Therefore, the motion to approve the proposed change did pass 3-1-0.

B.

PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

The public hearing opened and closed at 6:46pm due to not having speakers.

Moved By Councilman Jeff Nevarez, **Seconded By** Councilman Bryant Griffith
Motion passed unanimously

C. P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

The developer and owner both spoke about the proposed zoning change.
The public hearing opened and closed at 6:58pm due to not having speakers.

Moved By Councilman Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels
Motion passed unanimously

D. Conduct a public hearing and consider approval on the participation with Tarrant County Community Development and House for the 50th Year Community Development Block Grant Program. This includes replacement of roughly 1250 linear feet of asbestos concrete water main, valve, and services. The system will be upgraded with an 8" PVC pipe, new valves, and new services along North Road, between North Dick Price Road and West 3rd Street.

Motion: Approve.

Action: Conduct a public hearing and consider approval on the participation with Tarrant County Community Development and House for the 50th Year Community Development Block Grant Program. This includes replacement of roughly 1250 linear feet of asbestos concrete water main, valve, and services. The system will be upgraded with an 8" PVC pipe, new valves, and new services along North Road, between North Dick Price Road and West 3rd Street.

The public hearing opened and closed at 7:12pm due to not having speakers.

Moved By Councilmember Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels
Motion passed unanimously

IV. WORK SESSION

A. WORK SESSION REPORTS

B. 2023 ANNUAL REPORT FOR PUBLIC WORKS

Public Works Director Kristian Sugrim gave a report on the Public Works department for the year 2023.

C. 2023 ANNUAL REPORT FOR HUMAN RESOURCES

Human Resources Director Caroline Green gave a report on the Human Resources department for the year 2023.

D. 2023 ANNUAL REPORT FOR FINANCE

Finance Director Jonathan Horton gave a report on the Finance department for the year 2023.

E. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

V. 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 members of the Kennedale City Council

The councilmembers provided a brief summary of the events and meetings that they have attended during the last month.

2. Updates from the Mayor

Mayor Joplin provided an update on her attendance of events throughout the month.

3. Updates from the City Manager

City Manager Darrell Hull thanked the staff of Kennedale for providing great leadership and hard work for the city.

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

Finance Director Jonathan Horton presented the January 2024 financial report to the council.

B. 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.

Motion: Approve

Action: Consent agenda

Moved By Councilmember Jeff Nevarez, **Seconded By** Councilmember Bryant Griffith

Motion passed unanimously.

1. Approval of the minutes from the February 8, 2024 Special Meeting

2. Approval of a bid in the amount of \$391,014.00, submitted by Southwest Ambulance services for the purchase of a new ambulance using the Tarrant County Emergency Services Grant that was previously approved in June 2022 and any action necessary to authorize the City Manager or his designee to execute same on behalf of the City.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of an agreement for Mutual Aid in Fire Protection and Emergency Medical Services with Tarrant County and any action necessary to authorize the City Manager or his designee to execute same on behalf of the City.

Motion: Approve

Action: Approval of an agreement for Mutual Aid in Fire Protection and Emergency Medical Services with Tarrant County and any action necessary to authorize the City Manager or his designee to execute same on behalf of the city.

Moved By Councilmember Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels

Motion passed unanimously

2. Approval of a Professional Services Agreement between the City of Kennedale and Halff Associates, Inc. for a Stormwater Management Plan and any action necessary to authorize the City manager to execute same on behalf of the City.

Motion: Approve

Action: Approval of a Professional Services Agreement between the City of Kennedale and Halff Associates, Inc. for a Stormwater Management Plan and any action necessary to authorize the City manager to execute same on behalf of the City.

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez
Motion passed unanimously

VI. EXECUTIVE SESSION

A. PURSUANT TO §551.071 — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

1. Investigation Update

Motion: Recess into executive session

Action: To approve

Moved By Mayor Pro Tem Kenneth Michels **Seconded By** Councilmember Jeff Nevarez
Motion passed unanimously

Mayor Jan Joplin recessed to Executive Session at 7:29 p.m.

Mayor Jan Joplin reconvened the meeting at 7:41 p.m.

B. PURSUANT TO §551.072 — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. PURSUANT TO §551.087 — *(1) Deliberation 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.*

D. PURSUANT TO §551.074 — *Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

1. Planning and Zoning Commission vacancy.

Mayor Jan Joplin recessed to Executive Session at 8:48 p.m.

Mayor Jan Joplin reconvened the meeting at 9:10 p.m.

VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VIII. ADJOURNMENT

Motion: Adjourn

Action: Adjournment

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez
Motion passed unanimously

Mayor Jan Joplin adjourned the meeting at 9:10 p.m.

APPROVED:


MAYOR JAN JOPLIN



ATTEST:


DEPUTY CITY SECRETARY ROSS SANCHEZ