



KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | JUNE 17, 2025 AT 5:30 PM

CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

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."

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.

III. PRESENTATIONS

- A. Recognition of the 2025 Municipal Clerks Office Achievement of Excellence Award to the City of Kennedale City Secretary's Office.
- B. Presentation of donations to the City of Kennedale Public Library by Atmos Energy for the Summer Reading Program in the amount of \$2,500, and to the Makerspace in the amount of \$10,000.
- C. Presentation of a donation to the City of Kennedale Fire Department by Atmos Energy in the amount of \$2,000.
- D. Presentation of a status update by Freese and Nichols for the Interceptor Sewer Line Project and Little School Rd. Extension Project.

IV. REGULAR SESSION

A. ELECTION BUSINESS

- 1. Take action on the acceptance of the Certification to the Mayor and Council of the Official Returns for the June 7, 2024, City of Kennedale General Election Runoff.
- 2. Take action on the City of Kennedale - Ordinance No. 784: An ordinance of the City Council certifying and canvassing the election results for the June 7, 2025, Runoff Election.

3. Issue Certification of Election, Statement of Elected Official, and Issue the Oath of Office to City Council Member Place 3 Kenneth Michels
4. Take action to appoint the Mayor Pro Tem.

B. PUBLIC HEARINGS WITH ACTION AS NECESSARY

1. Conduct a Public Hearing on a PZ CASE #25-07 a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S New Hope RD, Cannon, E C Survey Abstract 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 of the City of Kennedale, Tarrant County, Texas, 76060.
2. Take action on City of Kennedale Ordinance 785 to amend the Unified Development Code as described in PZ Case #25-07 for a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "Battery Energy Storage Systems," a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, of the City of Kennedale, Tarrant County, Texas.

C. BUDGET WORKSHOP

1. Budget Workshop for the City of Kennedale Fiscal Year 2025/2026 Budget.

D. 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.
2. Updates from the City of Kennedale City Manager.
 - a. Infrastructure Update
3. Financial Reports for the City and/or the EDC.

E. 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. May 20, 2025, City Council Regular Meeting Minutes.
2. June 2, 2025, City Council Special Called Budget Workshop Minutes.
3. City of Kennedale - Resolution No. 636: A resolution of the City Council adopting an amended City of Kennedale Investment Policy.
4. Accepted Resignation from Mr. Theodore Krum from the Board of Adjustment Place 1.

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

1. Discuss and take action to add stop signs to Pennsylvania Avenue at the intersection of Saratoga Lane.

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

Description:

1. City Manager Evaluation
2. City Secretary Appointment
3. Board of Adjustment Appointments
4. Planning and Zoning Appointments

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

VII. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JUNE 17, 2025 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING

BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: ELECTION BUSINESS IV.A.

SUBJECT
ELECTION BUSINESS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.A.1.

SUBJECT
Take action on the acceptance of the Certification to the Mayor and Council of the Official Returns for the June 7, 2024, City of Kennedale General Election Runoff.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Official Certification of the Election	Official Certification of the Election.rtf
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CERTIFICATION TO THE MAYOR AND COUNCIL OF THE
Official Returns for the June 7, 2025 Election

Mayor and Council,

You are receiving this tabulation of the official returns from Tarrant County Elections for the Elections held on Saturday, June 7, 2025, for the purpose of electing City Council Place 3.

In this election, 434 valid and legal votes were cast, of which 288 were cast early and 142 were cast on Election Day.

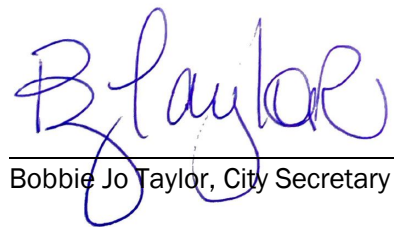
The certified cumulative returns are reported as follows:

<u>City Council Place 3</u>		
Amanda Hollins	184	42.40%
Kenneth Michels	250	57.60%

As a result of the election THE FOLLOWING ARE HEREBY DECLARED TO BE ELECTED (2025-2027):

Kenneth Michels, City Council Place 3

This certifies that the City Council has received certification of these official returns for the election held Saturday, June 7, 2025; and approving that they be filed within the City's election register as page 81.



Bobbie Jo Taylor, City Secretary

Date of Certification
June 17, 2025

ELECTION REGISTER PAGE 81

ELECTION DATE: June 7, 2025

CANVASSING ORDINANCE: 784

ELECTION: City Council Place 3, appeared on the ballot. There were 438 ballots cast early and 142 on election day, 0 undervotes, for a grand total to 434 ballots, on which votes were cast as follows:

Candidate	Absentee	Early	Election Day	Total Votes	Percentage of Votes
Place 3					
Amanda Hollins		128	56	184	42.40%
Kenneth Michels		160	86	250	57.60%

THE FOLLOWING ARE HEREBY DECALRED TO BE ELECTED (2025-2027)

Kenneth Michels Place 3

ADOPTED AND APPROVED ON THIS 17TH DAY OF JUNE, 2025.

APPROVED:

ATTEST:

MAYOR BRAD HORTON

CITY SECRETARY BOBBIE JO TAYLOR



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.A.2.

SUBJECT
Take action on the City of Kennedale - Ordinance No. 784: An ordinance of the City Council certifying and canvassing the election results for the June 7, 2025, Runoff Election.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	765 Canvassing RunOff	765 Canvassing RunOff.rtf
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ORDINANCE NO. 784

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KENNDALE, TEXAS, CERTIFYING THE ELECTION RESULTS FOR THE JUNE 7, 2025 RUNOFF ELECTION; DECLARING THE RESULTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article X1, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Kennedale called and ordered that a Runoff Election to be held on June 7, 2025, in the City of Kennedale for the purpose of electing City Council Member Place 3; and

WHEREAS, on the 17th of June, 2025, such date being within the time prescribed by law for canvassing the election results at an election called by a municipality, the City Council canvassed the results of the Runoff Election for the purpose of electing Council Member Place 3, of the City of Kennedale, Texas: such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

WHEREAS, The City Council determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council, having canvassed the votes from each of those districts, does find the total number of votes cast for each candidate and for each proposition was as follows:

Candidate	Absentee	Early	Election Day	Total Votes	Percentage of Votes
Place 3					
Amanda Hollins		128	56	184	42.40%
Kenneth Michels		160	86	250	57.60%

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1 Publication and Posting

The Runoff Election was duly called: that notice of said election was given in accordance with the laws of the State of Texas: and that the canvass of the votes cast in said elections and returns thereof were made in accordance with the State Law.

SECTION 2
Majority of Votes

Pursuant to the applicable provisions of the Texas Local Government Code, Texas Election Code, and the City of Kennedale, Texas, Home-Rule Charter, the City Council officially finds and determines and declares the majority of votes cast resulted in the following of said elections:

1. Kenneth Michels is elected as Place 3 of the City Council, to a two (2) year term of office by the majority votes of the voters.

SECTION 3
Posting of Canvass

The City Secretary of the City of Kennedale, having posted written notice of the date, place, and subject of this meeting on the bulletin board located at City Hall, a place convenient and readily accessible to the general public, and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the scheduled time of said meeting. A copy of the returns of said posting shall be attached to the minutes of this meeting and shall be made as part hereof for all intents and purposes.

SECTION 4
Effective Date

This Ordinance shall be effective immediately upon and after its passage and approval and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, on the 17th DAY OF JUNE, 2025.

Brad Horton, Mayor

Attest:

Bobbie Jo Taylor, City Secretary

Approved as to Form and Legality:

Carvan E. Adkins, City Attorney

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: ELECTION BUSINESS IV.A.3.

SUBJECT
Issue Certification of Election, Statement of Elected Official, and Issue the Oath of Office to City Council Member
Place 3 Kenneth Michels

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	K. Michels Certificate of Election	K. Michels Certificate of Election.pdf
2.	KMichels Oath of Office	KMichels Oath of Office.pdf



In the name and by the authority of

THE STATE OF TEXAS

*THIS IS TO CERTIFY, that at a
Election held on June 7, 2025*

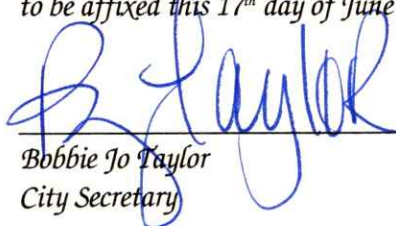
Kenneth Michels

was duly elected as

***City Council Member Place 3
In the City of Kennedale Texas***



*In testimony whereof, I have hereunto signed my
name and caused the Seal of the City of Kennedale
to be affixed this 17th day of June 2025.*


Bobbie Jo Taylor
City Secretary



STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF KENNEDALE §

ELECTED OFFICAL STATEMENT

I, KENNETH MICHELS, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment, for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be so help me God.

POSITION TO WHICH ELECTED:
CITY COUNCIL PLACE 3

SIGNATURE OF ELECTED OFFICIAL

DATE

SIGNATURE OF PERSON AUTHORIZED TO ADMINISTER OATH

Bobbie Jo Taylor, City Secretary
PRINTED NAME AND TITLE

[SEAL]



STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF KENNEDALE §

ELECTED OFFICIAL OATH OF OFFICE

I, KENNETH MICHELS, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of CITY COUNCIL, PLACE 3 of the City of Kennedale of the State of Texas and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of this State, and the Charter and ordinances of this city, so help me God.

SIGNATURE OF ELECTED OFFICIAL

DATE

SIGNATURE OF PERSON AUTHORIZED TO ADMINISTER OATH

[SEAL]

Bobbie Jo Taylor, City Secretary
PRINTED NAME AND TITLE



CITY OF KENNEDALE

ETHICS POLICY

It is the desire of the Kennedale City Council to promote and encourage the highest standard of conduct for elected City officials and officials appointed to City Boards and Commissions who represent the citizens of Kennedale. The members of the Kennedale City Council support the philosophy that elected officials and officials appointed to Boards and Commissions act in a manner, which avoids even the appearance of impropriety.

Each elected official or official appointed to a Board or Commission shall, at a minimum, comply with all state laws and city ordinances and policies regarding ethical behavior. Elected city officials and officials appointed to boards and commissions shall always act in the public interest rather than in the furtherance of self-interest or special interests.

The Kennedale City Council recognizes that it cannot by policy define ethical behavior but it expects each elected City official or official appointed to a Board or Commission to act conscientiously in public service recognizing that the public is best served when elected or appointed City officials make decisions and act in a manner which promotes confidence by the citizens of Kennedale in the process of City government.

ETHICS GUIDELINES AND PROCEDURES

The following provisions apply to:

- (1) The members of the city council; and
- (2) The members of any board, commission or committee established pursuant to the Charter or the ordinances of the city, or the laws of this state.

COUNCIL AND APPOINTED BOARD MEMBERS

Within thirty days of election or appointment to a Board or Commission, each official shall sign a copy of the preceding policy statement and the copy of the signed statement shall be kept by the City Secretary. In addition, each official shall complete the open meetings training sponsored by the Texas Attorney General within the same thirty-day period. Within sixty days of election or appointment, or before a vote regarding an interest which must be disclosed under Chapter 171 of the Texas Local Government Code, each official shall also file with the City Secretary a disclosure statement which discloses any real property owned by the official within Kennedale's city limits or ETJ and specifies any business interest located within Kennedale or any business interest which may have dealings with the city.

ACCEPTANCE OF GRATUITIES

No person subject hereto shall knowingly solicit or accept, from any source, any gift, favor, service, or thing of value, including a promise of future employment, in consideration of any person subject hereto exercising or having exercised any official power or performing or having performed any official duty on behalf of the city. Acceptance of any gratuities shall be disclosed as required by chapter 176 of the Texas Local Government Code.

USE OF CITY FACILITIES, PERSONNEL, EQUIPMENT, ETC.

No person subject hereto shall knowingly use city facilities, personnel, equipment, or supplies, or utilize any confidential information concerning the property, operations, policies or affairs of the city, for his or her private financial gain.



CONDUCT IN COMMERCIAL TRANSACTIONS

No person subject hereto shall knowingly be an interested party to any exchange, purchase, or sale of property, goods, or services with the city, or enter into any contract with the city, except in full and impartial compliance with State statutes, the city Charter, ordinances and regulations applicable thereto and subject to any restrictions of the city Charter; provided further that such persons shall receive no favor or special concession or inducement not customarily available and granted by the city in such a transaction; and provided further that any discretion by officers or employees of the city, in connection with any such transaction, shall be exercised impartially and upon the same standards applied to all Kennedale citizens.

REPRESENTING INTERESTS CONTRARY TO THOSE OF CITY

No person subject hereto shall knowingly represent, directly or indirectly, another person, or any group or entity, in any action or proceeding against the interests of the city or in any litigation in which the city or any department, agency, commission or board thereof is a party.

CONFLICTING INTERESTS IN LEGAL PROCEEDINGS

No person subject hereto shall knowingly represent, directly or indirectly, another person, or any group or entity, in any action or proceeding in the municipal court of this city, which was instituted by a city officer or employee in the course of official duties, or in any criminal proceeding in which any city officer or employee is a material witness for the prosecution.

DISCLOSURE OF PERSONAL FINANCIAL INTEREST AND ABSTENTION FROM VOTING

If any city officer or employee has a personal financial interest, direct or indirect, as defined by Chapter 171 of the Texas Local Government Code, in any matter pending before such officer or employee, or the city council or a department, agency, commission, or board of which the officer or employee is a member, then the officer or employee shall not render any decision and shall abstain from voting upon the matter and shall publicly disclose the fact of such interest in the applicable permanent city files or minutes prior to any consideration or determination of the matter in the manner required by Chapter 171 of the Texas Local Government Code.

AWARD OF BIDS OR CONTRACTS TO ENTITY EMPLOYING FORMER CITY OFFICERS

The city council shall not approve or award any bid or contract for the city's purchase of goods or services from any person, group or entity which, within the six months prior to such award or approval, has hired a person who, at any time within such six-month period, was either a member of the city council or the chief or assistant administrator of any city department or agency that had direct or indirect review or consideration, or recommending or approval authority, for the award of such bid or contract.

VIOLATIONS; CENSURE OR REPRIMAND

The failure of a city officer to comply with or the violation by such officer of any of the applicable standards of conduct set forth herein shall constitute, in addition to any other penalties and forfeitures that may be provided by law, grounds for public censure and reprimand by the city council. Such decision of censure and/or reprimand shall be made only upon the affirmative vote of all members of the city council, excluding only those council members who are the subject of any inquiry.

ADOPTED AND APPROVED THIS THE 10TH DAY OF MAY, 2007.

Signature on File

BRYAN LANKHORST, MAYOR (AT TIME OF ADOPTION)

ATTEST:

Signature on File

KATHY TURNER, CITY SECRETARY (AT TIME OF ADOPTION)



ELECTED OFFICIAL ETHICS POLICY AGREEMENT

By signing below, I hereby certify that I have received a copy of and agree to abide by the **CITY OF KENNEDALE ETHICS POLICY**.

ELECTED OFFICIAL SIGNATURE

PRINTED NAME

DATE



PUBLIC ACCESS OPTION FORM CONSENT FOR DISCLOSURE OF PERSONAL INFORMATION

TEXAS GOVERNMENT CODE SECTION 552.024

<i>State law allows current and former employees and public officials to elect to keep certain personal information confidential. Unless you choose "NO" (at right), the following information may be subject to release if requested under the Texas Public Information Act.</i> INDICATE WHETHER YOU WISH TO ALLOW PUBLIC ACCESS TO THE FOLLOWING INFORMATION:	YES, I Choose to Allow Public Access	NO, I Choose to Deny Public Access
Home Address (if yes, please list): _____		
Home Telephone Number (if yes, please list): _____		
Cellular Telephone Number (if yes, please list): _____		
Information that reveals whether you have family members (and/or a domestic partner)		
Social Security Number (DO <u>NOT</u> LIST HERE)		
Emergency Contact Information		

This form should be completed by any employee/public official no later than the 14th day after instatement or termination/resignation. **Until this form is filed with the City Secretary's Office your information is an open record, and will be made available upon request, to the public.** Once notification is on file to close public access, further written notice would be required before the information could be released to the public.

Candidates and officeholders should note that **all information contained within your APPLICATION FOR A PLACE ON THE BALLOT and/or CAMPAIGN FINANCE FILINGS is considered public** (regardless of your elections here). If you desire to keep your home address, phone number, and/or email address private, it is recommended that you consider obtaining a remote mail delivery service (e.g., P.O. Box) and a dedicated phone number and/or email address for use in conjunction with your candidacy/service. If elected, a City email address will be provided along with an office mailbox in City Hall. Members of the Council are not provided with office or cell phones. The Mayor will have an office extension.

SIGNATURE

PRINTED NAME

DATE

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.A.4.

SUBJECT

Take action to appoint the Mayor Pro Tem.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.

SUBJECT

PUBLIC HEARINGS WITH ACTION AS NECESSARY

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.1.

SUBJECT

Conduct a Public Hearing on a PZ CASE #25-07 To conduct a public hearing and consider a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S New Hope RD, Cannon, E C Survey Abstract 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Conditional Use Permit
Applicant	Ethan Agrawal for Cypress Creek Renewables
Location	509 S New Hope Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, PD-MHD, R-2
Future Land Use Designation	Residential (Medium Density), Park & Open Space
Staff Recommendation	Not Recommended

I. CURRENT STATUS OF THE PROPERTIES

The property at 509 S New Hope Rd is approximately 48 acres, not platted, and currently split-zoned. The western acreage with frontage off a S New Hope Rd carries R-2 Single-Family Residential District zoning (+/- 8.65 ac), with the larger acreage to the east zoned I-Industrial District (Highlighted in green, Exhibit A). Aside from an accessory structure near the road, the property is undeveloped, with a floodplain running through a portion of the lot.

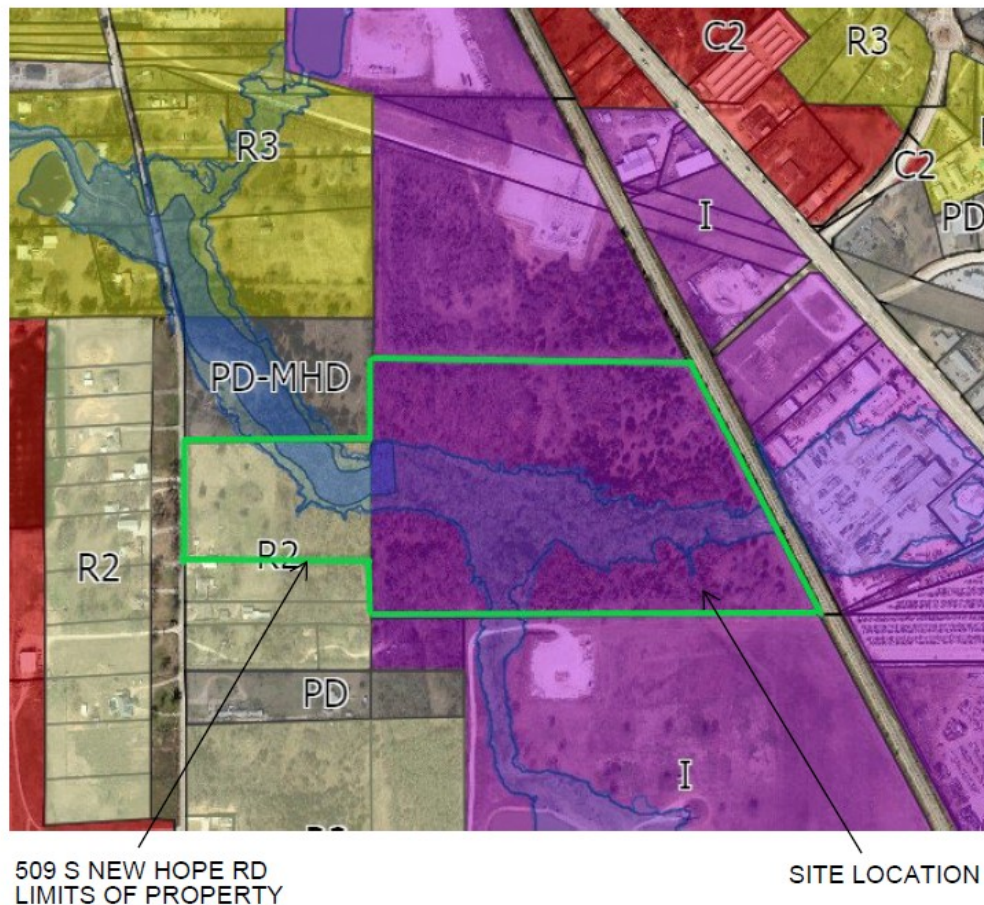


Exhibit A- 509 S New Hope Rd, Kennedale, TX 76060

II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The eastern forty acres of 509 S New Hope Rd are surrounded by I-Industrial to the north, south, and east. An Oncor substation is located directly north. The western eight acres of 509 S New Hope Rd are surrounded by R-2 Single-family residential properties to the north, south, and west.

The updated Future Land Use (FLUP) Map has this area designated as “Residential (Medium Density)” with “Parks & Open Space” (See Exhibit B).

The FLUP has also called for an extension of Little School Rd across Kennedale Parkway, providing a connection to New Hope Rd. Engineering design by Freese & Nichols is currently underway. Tarrant County has also granted funding to assist with the construction costs of the project. This new road extension will provide a much-needed alternate route through the city where the train tracks often block traffic in the area. Additionally, the road extension will create a new gateway, opening up the western half of the city for development.

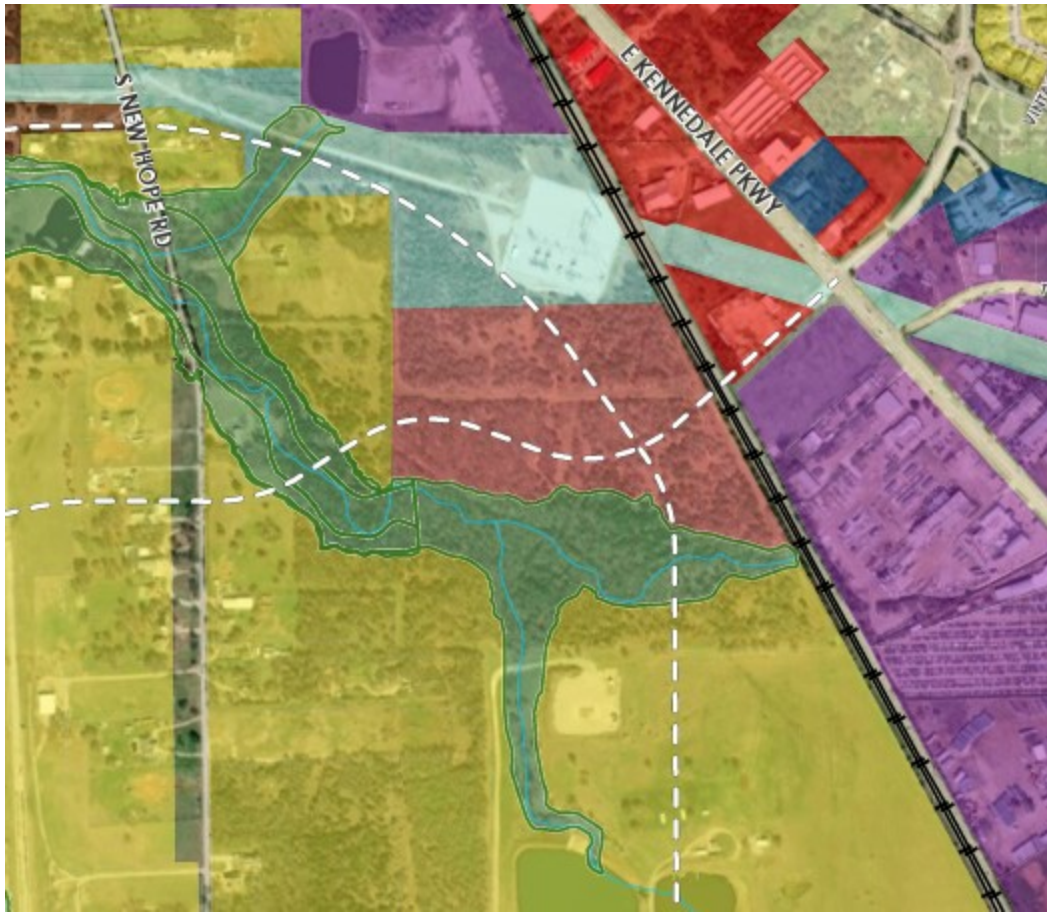


Exhibit B- FLUP & Little School Rd Extension

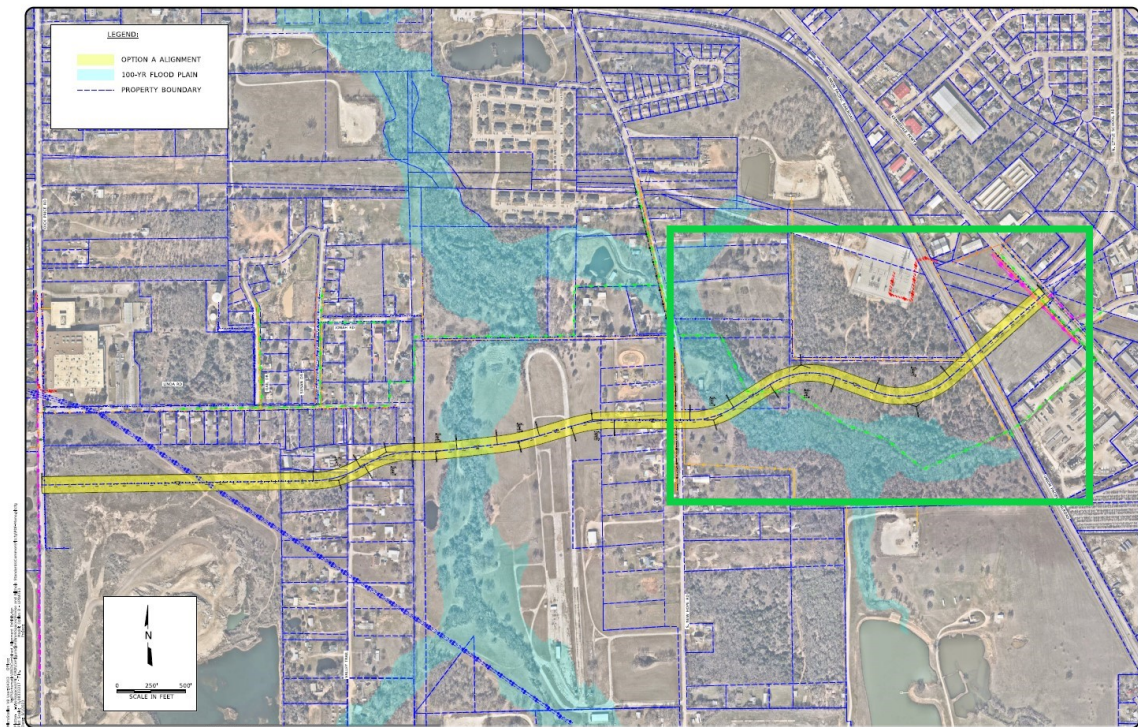


Exhibit C- Preferred Route (Phase 1, Green Box)

III. ZONING REVIEW FOR PROPOSED LAND USE

Since May of 2023, staff have met with the Cypress Creek Renewables team on many occasions to discuss their proposal of developing the eastern acreage of 509 S New Hope for a *Battery Energy Storage System*, which they've named *Fort Watt*. Staff's understanding of the operation is that the proposed system utilizes large grid-connected batteries to store energy, and then releases it back onto the grid when demand is high. The batteries are built upon a slab or pier and can be removed as needed. Cypress Creek Renewables provided photos to help illustrate the type of equipment they plan to use (See Figures 1 & 2).



Figure 1- Battery on Slab



Figure 2- Battery on Pier

Last April (2024), P&Z considered a request for a Conditional Use Permit by Cypress Creek Renewables. The case passed by a vote of 3-2. City Council later considered the same request, but the case failed to receive approval by a vote of 2-3.

As noted in the previous case before P&Z, the proposal includes a new land use involving battery energy storage systems. This proposed development would not only be new and unique to Kennedale, but to the region overall. Given the need for resiliency of the state's electrical power grid, alternative energy systems provide a feasible solution. Cypress Creek has provided an in-depth F.A.Q. regarding their battery systems and estimated tax benefits for the community. Staff recommends that both P&Z and City Council review these submittal documents for consideration.

Typically, these types of projects are sited in industrial areas. The site location is currently zoned "I-Industrial" and is remote in nature, making the site itself an appropriate location. However, there are long-standing plans to see the western part of town develop into new residential communities. The updated Future Land Use Plan (FLUP) reflects the same (See Exhibit B). Furthermore, the Moderno Development, located southwest of the project location, is currently going through engineering review. This brings 35 new single-family lots closer to the project site when compared to existing structures in the area. (See Exhibit D). Granted, the east side of the Moderno Development will be utilized for site detention. Exhibit D depicts a measurement of 366 linear feet taken from the corner of the Moderno property line and the eastern limits of the existing floodplain. It is likely that the distance from any residential structure and the nearest battery module will be greater than 500 linear feet. Similarly, the existing gas well site on the Harrison Jet property just east of the Moderno Development has similar distance requirements.

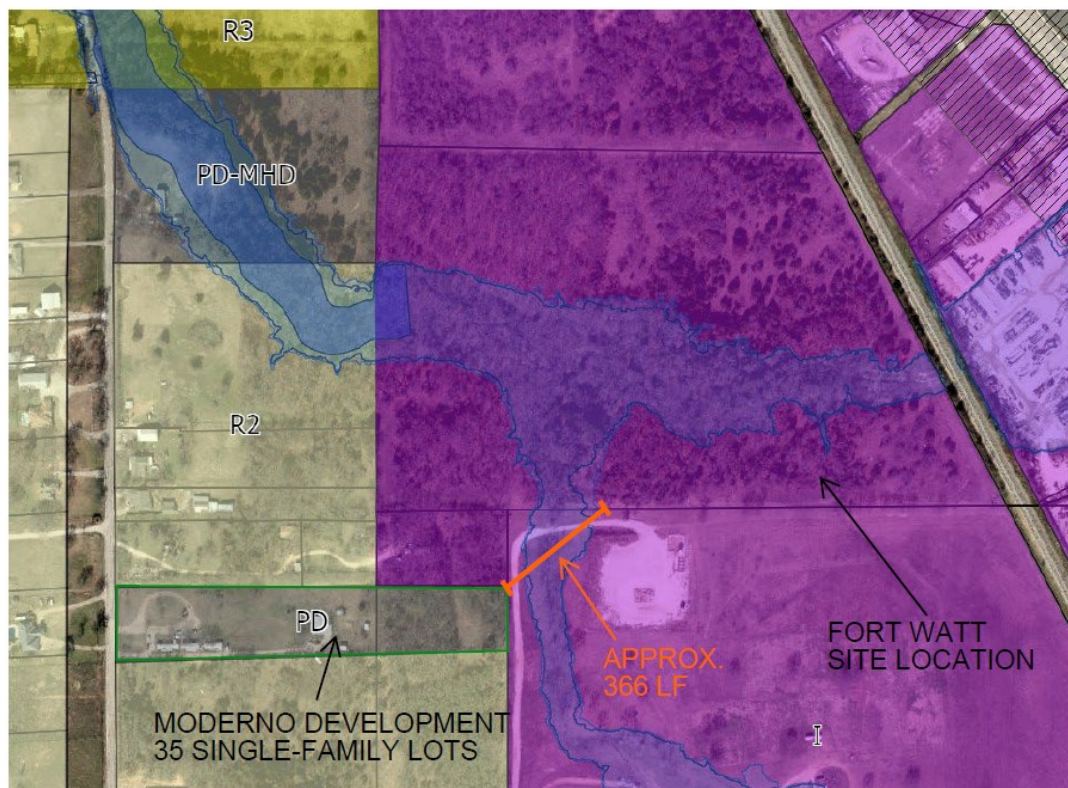


Exhibit D- Moderno Development Project

In summary, battery energy storage systems may be appropriate in industrial-zoned property, but the proposal is not consistent with the adopted Future Land Use Plan. The proposed development, however, does offer the city an opportunity to secure right-of-way needed to support the extension of Little School Rd across the site. Given the ongoing residential development nearby, P&Z and the City Council should also consider the adjacent property and developments, and the potential impact of this project.

On April 24, 2025, the Planning and Zoning Commission held a public hearing and considered the request for a Conditional Use Permit. The Planning and Zoning Commission recommended approval by a vote of 3-0.

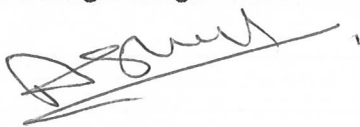
ATTACHMENTS

1.	18808_Owner Affidavit City of Kennedale_Fort Watt signed and notarized 8.25.2023	18808_Owner Affidavit City of Kennedale_Fort Watt signed and notarized 8.25.2023.pdf
2.	18806_Fort Watt Metes and Bounds	18806_Fort Watt Metes and Bounds.docx
3.	18807_Fort Watt Energy Storage Project Narrative	18807_Fort Watt Energy Storage Project Narrative.docx
4.	18804_Fort Watt Storage Siteplan	18804_Fort Watt Storage Siteplan.pdf
5.	18805_OnePager_Fort Watt 1-28-2025	18805_OnePager_Fort Watt 1-28-2025.pdf
6.	Publisher's Affidavit - P&Z Case 25-07	Publisher's Affidavit - P&Z Case 25-07.pdf
7.	200' Buffer Addresses	200' Buffer Addresses.xls
8.	Address Labels	Address Labels.docx
9.	PZ Case 25-07 200' Buffer Letter	PZ Case 25-07 200' Buffer Letter.docx
10.	PZ Case 25-07 200' Buffer Letter - Rescheduled	PZ Case 25-07 200' Buffer Letter - Rescheduled.docx

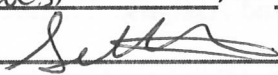
**City of Kennedale
Board of Adjustment
Owner Affidavit**

Case # BOA 23-06Property Address: 509 S New Hope Rd, Kennedale, TX 76060; parcel # 5245664Legal Description: An approximately 15-acre portion of parcel # 5245664; see attached site planApplicant Name: Fort Watt Storage, LLCApplicant Email: parker.sloan@ccrenew.com; david.wagner@ccrenew.comType of Request: Special exception permit

I, Ashraf Musa, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Board of Adjustment to consider granting the above referenced request on my behalf and to appear before the Board.

Owner Signature Date 8-25-23

SWORN TO and Subscribed before me by Ashraf MusaON THIS 25thDAY OF August, 20 23


Notary Public, Tarrant County, Texas



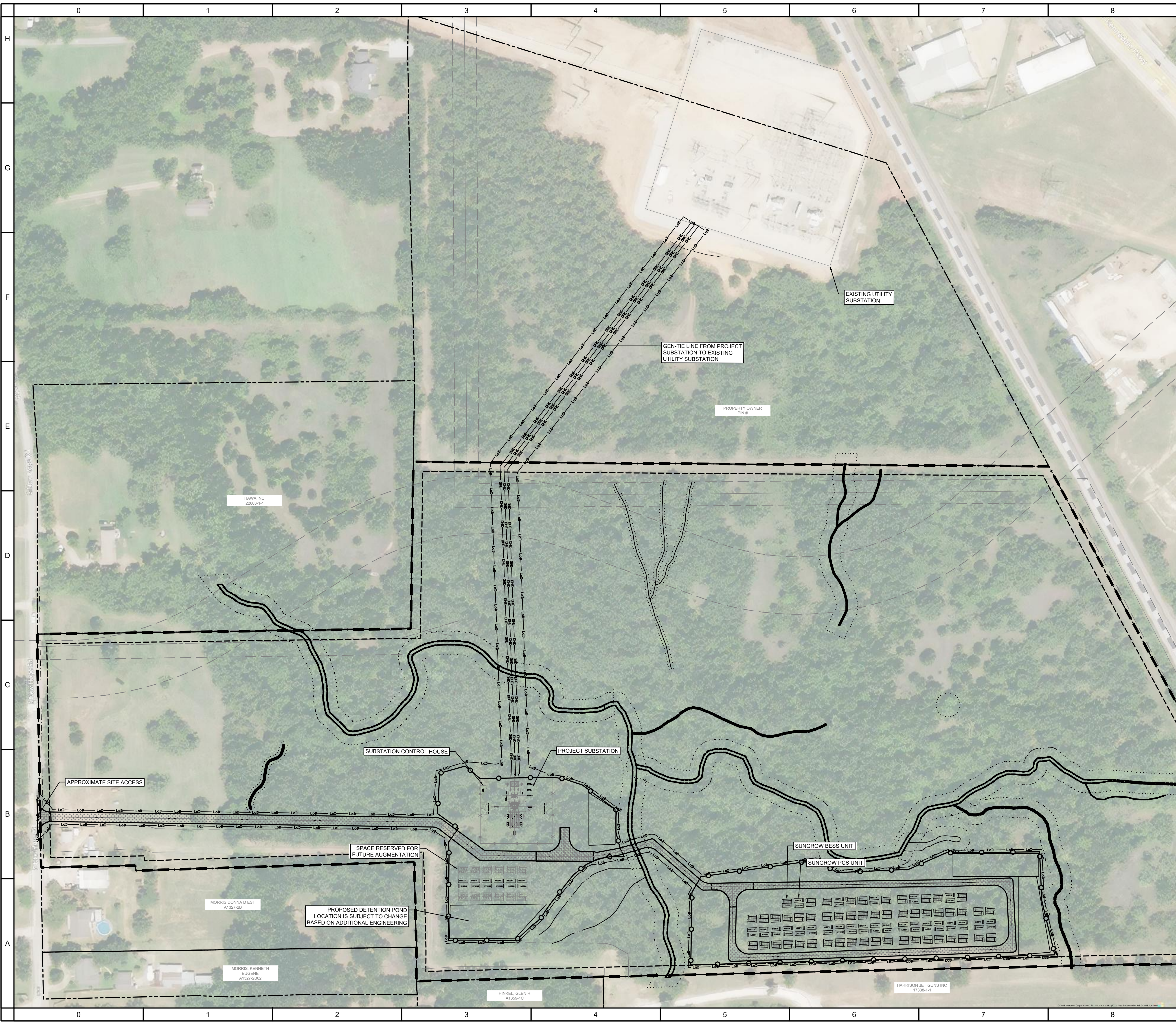
Fort Watt Energy Storage Metes and Bounds

- DESCRIPTION OF A 48.50 ACRE LEASE AGREEMENT LOCATED IN THE R.C. RICHEY SURVEY, ABSTRACT NUMBERS 1327 AND 1359, THE E.C. CANNON SURVEY, ABSTRACT NO. 378, THE W.H. HUDSON SURVEY, ABSTRACT NO. 716, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.95 ACRE TRACT TO HAWA INC DESCRIBED IN DOCUMENT NO. D218166282, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.TX). SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING at a concrete monument with aluminum cap marked "TESCO" found at the westerly north corner of said 48.95 acre tract, same being the southwest corner of a called 20.417 acres described in Document No. D208147812, O.P.R.T.C.TX., for the POINT OF BEGINNING of the lease agreement described herein, from which a 1/2-inch iron rod found at the northwest corner of said 20.417 acre tract, bears North 00°13'19" West, a distance of 933.41 feet;
- THENCE, North 89°49'07" East, a distance of 1,337.20 feet to a concrete monument with aluminum cap marked "TESCO" found at the northeast corner of said 48.95 acre tract, same being the southeast corner of said 20.417 acre tract, being in the west right-of-way of Southern Pacific Railroad Company,
- THENCE, South 28°29'16" East, along said right-of-way, a distance of 1,151.66 feet to a 1/2-inch iron rod at the southeast corner of said 48.95 acre tract, same being the northwest corner of a called 162.38 acre tract, portrayed to Harrison Jet Guns INC, per tax records,
- THENCE, South 88°58'54" West, a distance of 1,885.61 feet to a 3/8-inch iron rod at the western most south corner of said 48.95 acre tract, same being a northwest corner of a called 2.8056 acre tract portrayed to Linda K. Thomas, per tax records,
- THENCE, North 00°01'04" East, a distance of 246.18 feet to a 5/8-inch iron rod at an interior corner of said 48.95 acre tract, same being the northeast corner of a called 3.1186 acre tract, portrayed to Donna D EST Morris, per tax records,
- THENCE, North 89°54'47" West, a distance of 576.18 feet to a 3-inch metal fence post,
- THENCE, North 08°13'53" West, a distance of 8.79 feet to a 3-inch metal fence post,
- THENCE, South 87°24'35" West, a distance of 194.48 feet to a 3-inch metal fence post in the eastern right-of-way of South. New Hope Road,
- THENCE, along said right-of-way, North 01°01'00" West, a distance of 583.21 feet to a 3-inch metal fence post at the northern most west corner of said 48.95 acre tract, same being the southwest corner of a called 9.36455 acre tract, portrayed to Hawa INC, per tax records, THENCE, leaving said right-of-way, North 89°50'02" East, a distance of 781.50 feet to a 1/2-inch iron pipe at an interior corner of said 48.95 acre tract, same being the southeast corner of said 9.36445 acre tract,
- THENCE, North 00°11'39" West, a distance of 209.14 feet to a 3-inch metal fence post to the POINT OF BEGINNING, and containing 48.50 acres, more or less.

Fort Watt Energy Storage Project Narrative

Cypress Creek Renewables is an independent power producer and energy developer leveraging an owner's mindset to create valuable projects that benefit communities for decades. Cypress Creek has 19 operational projects across Texas, with over 20 more under development. Together, operational and sold projects represent over \$800 million of direct capital investment to date. We're committed to providing affordable, reliable energy for Texans, by Texans. We have 32 full-time employees in-state, and our operational projects provide enough energy to power over 24,000 homes annually.

We are petitioning the city to grant a conditional use permit for this parcel in order to build an energy storage project on the property. The battery project would store energy from the electric grid when it is abundant and then discharge back to the grid when energy is needed. The parcel is adjacent to an electrical substation and is already zoned for industrial use, making it a perfect place for this type of project. The project will help to bolster reliability and reduce volatility in the immediate area, as well as providing substantial tax benefits to the city, county, and school district.



VICINITY MAP

SCALE 1" = 5000'

NOTES:

1. BESS LAYOUT AS SHOWN IS REPRESENTATIVE AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

2. AERIAL IMAGE MAY NOT ALIGN EXACTLY WITH SURVEY DUE TO MAP PROJECTION.

3. ALL EXISTING ROAD LOCATIONS SHOWN ARE APPROXIMATE.

4. EXACT PROPOSED INTERIOR ACCESS ROAD LOCATIONS ARE REPRESENTATIVE, AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

5. BESS LAYOUT FENCE IS ASSUMED TO ROUTE THROUGH OVERHEAD ELECTRICAL LINE EASEMENT.

PROJECT SPECIFICATIONS DESIGN SUMMARY

UTILITY	ONCOR
POI VOLTAGE (kV)	138.00
BESS SYSTEM SIZE (MW)	200
BESS SYSTEM CAPACITY (MWh)	400.00
BATTERY & PCS MAKE	SUNGROW PT2.0
BLOCK MODEL	PT2.0
BLOCK QTY	50
BATTERY MODEL WITHIN BLOCK	ST5015kWh-2500kW-2h-US
TOTAL BATTERY QTY	100
BATTERY CAPACITY (kWh)	2500
BATTERY NOMINAL VOLTAGE (V)	690
PCS MODEL WITHIN BLOCK	SC210HX-US
TOTAL PCS QTY (12 PER BLOCK)	600
PCS TRANSFORMER POWER (kVA)	5140
PRIMARY VOLTAGE (kV)	34.5
SECONDARY VOLTAGE (kV)	0.7
LATITUDE (°)	32.633
LONGITUDE (°)	-97.215

LEGEND

EASEMENTS

EQUIPMENT PAD

LIMIT OF DISTURBANCE

ELECTRICAL (OVERHEAD)

ELECTRICAL (UNDERGROUND)

PROJECT AREA

SECURITY FENCE

SHADE BUFFER

SITE ACCESS

TREELINE

VEGETATIVE BUFFER

DATE

08-15-24

DRAWN BY:

AR

CHECKED BY:

--

BESS LAYOUT

E-101

CYPRESS CREEK RENEWABLES

3409 PICO BOULEVARD :: STE 215 :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE PROVIDED BY CYPRESS CREEK RENEWABLES, LLC FOR THE CONVENIENCE OF THE LICENSEE. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS GIVEN FOR THE ACCURACY OF THIS DOCUMENT IN WHOLE OR PART WITHOUT THE WRITTEN AUTHORIZATION OF CYPRESS CREEK RENEWABLES, LLC. THERE IS A DISCREPANCY BETWEEN THE ELECTRONIC FILES AND THE SIGNED AND SEALED HARD COPIES. THE HARD COPIES SHALL GOVERN. USE OF ANY ELECTRONIC FILES GENERATED OR PROVIDED BY CYPRESS CREEK RENEWABLES, LLC CONSTITUTES AN ACCEPTANCE OF THESE TERMS AND CONDITIONS.

CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

DATE: 08-15-24

BY: AR

CHECKED BY: --

BESS LAYOUT

E-101



FORT WATT ENERGY STORAGE

Local Benefits for Kennedale, TX

A Cypress Creek employee working at a energy storage facility in Texas



Located in 509 S. New Hope Rd., **Kennedale, TX**



Proposed **200 MWac BESS** (Battery Energy Storage System)



\$23M in estimated tax revenue over 20-year life of project



50+ jobs during construction

Community & Environmental Benefits

- Cypress Creek is dedicated to creating a positive impact in the communities where we develop and operate through programs such as scholarships, workforce development initiatives, and partnerships with local non-profits. We have committed a significant donation to the Kennedale Fire Department to support training and staff compensation once construction begins and have already contributed \$5,000 to the Kennedale Education Foundation., further demonstrating our commitment to supporting local first responders, education, and the community's long-term growth.
- The project transforms vacant land into a functional energy storage facility to enhance grid reliability in the local area. The facility will incorporate low-maintenance vegetation to support biodiversity and efficiently store energy from various sources to ensure reliable power delivery and community sustainability.
- Cutting-edge safety measures and contingency plans ensure the highest level of protection for the community throughout the project's lifespan.

Positive Economic Impact

- Fort Watt Energy Storage is expected to create 50 jobs during the construction period, which will stimulate the local economy by boosting nearby businesses, including restaurants, suppliers, and service providers.
- Over the 20-year lifespan of the project, Fort Watt Energy Storage is estimated to contribute more than \$23 million in property tax revenue, including \$11 million for the Kennedale ISD school district and \$7 million for the city of Kennedale, supporting local education and public services.
- By enhancing grid reliability and integrating renewable energy, the project increases energy availability during peak demand times, helping to lower electricity costs for everyone while attracting further investment to Kennedale and fostering sustained economic growth.

FREQUENTLY ASKED QUESTIONS

Why Battery Energy Storage?

Battery Energy Storage Systems (BESS) are a low-impact, domestic energy solution that enhances the reliability and efficiency of the electrical grid. By storing energy from all energy sources, BESS helps manage peak demand times, while lowering electricity costs. These facilities provide a safe, quiet, and reliable way to support Texas's energy resilience and sustainability goals.

Why was the location chosen?

Our approach to selecting project locations includes thorough screening to minimize environmental impact while maximizing grid benefits. This site in Kennedale, Texas, was chosen for its proximity to existing electrical infrastructure, the availability of suitable land, and its ability to provide direct economic and energy benefits to the community.

What is the permitting process?

Fort Watt Energy Storage complies with all local, state, and federal permitting requirements. This includes detailed engineering plans and safety assessments to ensure compliance and transparency. Cypress Creek actively works with local officials and stakeholders throughout the permitting process to address concerns and gather input.

Are battery energy storage systems safe?

Battery energy storage systems adhere to strict federal, state, and local safety standards, and incidents are extremely rare. Our developers work closely with local fire

departments and first responders to ensure they have the necessary training and equipment to manage any potential incidents. Additionally, these systems do not produce air or water pollution, offering significant benefits to the electric grid while protecting the environment, health, and safety of nearby communities.

Will Fort Watt Energy Storage benefit the community?

There is a wide range of benefits that Fort Watt Energy Storage brings to Kennedale. This includes \$23 million in new tax revenue over 20 years, with \$11 million directly supporting Kennedale ISD schools. It will also create 50 construction jobs and enhance grid reliability in a currently energy-constrained area. Additionally, Cypress Creek supports community initiatives such as education funding and workforce development programs for building long-term careers.

What happens at the end of Fort Watt Energy Storage's lifespan and who is responsible for decommissioning?

Once the project's lease has expired, Cypress Creek will remove all equipment and will be responsible for any associated costs. All equipment, conduits, structures, and foundations will be removed to a depth of at least three feet below grade, fencing will be removed, and the land will be maintained and returned to its natural state. Our approach to project siting involves extensive screening to ensure we are leaving the smallest mark possible.

Questions, Comments, Inquiries, contact:



Ethan Agrawal

Project Developer
ethan.agrawal@ccrenew.com



Samuel Davis

Manager, External Affairs
512.309.0303

For more information about Cypress Creek Renewables, please visit ccrenew.com



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
19300	651293	Print Legal Ad-IPL02263070 - IPL0226307	04.24.2025 - Notice of Pu	1	45 L

Attention: Ross Sanchez

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, APRIL 24, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON MAY 20, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
IPL0226307
Apr 6 2025

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

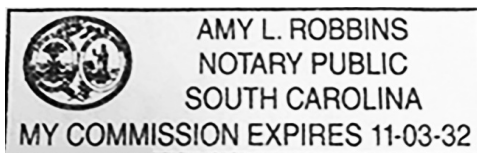
04/06/25

Mary Castro

Sworn to and subscribed before me this 7th day of April
in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

OWNER_NAME	OWNER_ADDR	OWNER_CITY
BULLDOG INTEGRATED GROUP LLC		FORT WORTH, TX
CALLAHAN & FREEMAN INC		FORT WORTH, TX
CORCORAN, FLORENCE		FRIENDSWOOD, TX
FERRELLGAS LP		LIBERTY, MO
FINCHER, RUSSELL W		KENNEDALE, TX
GBH INC		KENNEDALE, TX
GEODYNAMICS INC		MILLSAP, TX
HARRISON JET GUNS II LP		HOUSTON, TX
HAWA INC		EULESS, TX
HINKEL, GLEN R		KENNEDALE, TX
ROAN, JOHN		KENNEDALE, TX
HULL, HOWARD W		KENNEDALE, TX
LKQ CORPORATION		ANTIOCH, TN
MACDONNELL, FREDERICK		KENNEDALE, TX
MARTIN, NATHAN C		KENNEDALE, TX
MORRIS, DONNA D EST		KENNEDALE, TX
MORRIS, KENNETH EST		KENNEDALE, TX
NORWOOD, DEMETRIC		KENNEDALE, TX
ONCOR ELECTRIC DELIVERY CO LLC		DALLAS, TX
RBL 1212 LLC		KELLER, TX
RON STURGEON REAL ESTATE LP		HALTOM CITY, TX
SOUTHERN PACIFIC RR CO		OMAHA, NE
SPEED FAB-CRETE CORPORATION		KENNEDALE, TX
TEXAS FARRIER SUPPLY INC		KENNEDALE, TX
THOMAS, LINDA K		KENNEDALE, TX

OWNER_ZIP

76119
76119
77546
64068
76060
76060
76066
77024
76039
76060
76060
76060
37013
76060
76060
76060
76060
76060
76060
75313
76244
76117
68179
76060
76060
76060

BULLDOG INTEGRATED GROUP LLC

[REDACTED]

FORT WORTH, TX 76119

CALLAHAN & FREEMAN INC

[REDACTED]

FORT WORTH, TX 76119

CORCORAN, FLORENCE

[REDACTED]

KENNEDALE, TX 76060

FERRELLGAS LP

[REDACTED]

LIBERTY, MO 64068

FINCHER, RUSSELL W

[REDACTED]

KENNEDALE, TX 76060

GBH INC

[REDACTED]

KENNEDALE, TX 76060

GEODYNAMICS INC

[REDACTED]

MILLSAP, TX 76066

HARRISON JET GUNS II LP

[REDACTED]

HOUSTON, TX 77024

HAWA INC

[REDACTED]

EULESS, TX 76039

HINKEL, GLEN R

[REDACTED]

KENNEDALE, TX 76060

HULL, BRANDON

[REDACTED]

KENNEDALE, TX 76060

HULL, HOWARD W

[REDACTED]

KENNEDALE, TX 76060

LKQ CORPORATION

[REDACTED]

ANTIOCH, TN 37013

MACDONNELL, FREDERICK

[REDACTED]

KENNEDALE, TX 76060

MARTIN, NATHAN C

[REDACTED]

KENNEDALE, TX 76060

MORRIS, DONNA D EST

[REDACTED]

KENNEDALE, TX 76060

MORRIS, KENNETH EST

[REDACTED]

KENNEDALE, TX 76060

NORWOOD, DEMETRIC

[REDACTED]

KENNEDALE, TX 76060

ONCOR ELECTRIC DELIVERY CO LLC

[REDACTED]

DALLAS, TX 75313

RBL 1212 LLC

[REDACTED]

KELLER, TX 76244

RON STURGEON REAL ESTATE LP

[REDACTED]

HALTOM CITY, TX 76117

SOUTHERN PACIFIC RR CO

[REDACTED]

OMAHA, NE 68179

SPEED FAB-CRETE CORPORATION

[REDACTED]

KENNEDALE, TX 76060

TEXAS FARRIER SUPPLY INC

[REDACTED]

KENNEDALE, TX 76060

THOMAS, LINDA K

[REDACTED]

KENNEDALE, TX 76060

CITY OF KENNEDALE

[REDACTED]

KENNEDALE, TX 76060

KENNEDALE ISD

[REDACTED]

KENNEDALE, TX 76060



NOTICE OF PUBLIC HEARING

March 5, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, March 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, April 15, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135



RESCHEDULED NOTICE OF PUBLIC HEARING

March 24, 2025

The following case that was originally scheduled to be heard at the Kennedale Planning and Zoning Commission on Thursday, March 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060 has been rescheduled to be heard **Thursday, April 24, 2025:**

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, May 20, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.2.

SUBJECT
Take action on City of Kennedale Ordinance 785 to amend the Unified Development Code as described in PZ Case #25-07 for a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for “Battery Energy Storage Systems,” a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, of the City of Kennedale, Tarrant County, Texas.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	CUP	CUP.pdf
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ORDINANCE NO. 785

AN ORDINANCE OF THE KENNEDALE, TEXAS GRANTING A CONDITIONAL USE PERMIT ON CERTAIN PROPERTY IN THE CITY OF KENNEDALE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, in accordance with Article 24 of the Unified Development Code of the City of Kennedale, an application has been filed for a Conditional Use Permit for Battery Energy Storage System for the property located at 509 S. New Hope Rd, otherwise known as Lot Tract 1EE & A1327 TRS 2B0a & 2B04 Abstract 378, in the Cannon E C Survey, and 501 S. New Hope Rd., Block 1, Lot 1, of the Kim Addition, containing approximately 57.36 acres of land, and the owner of the property has agreed in writing to allow the applicant to request a Conditional Use Permit for such use; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on May 23, 2024, and recommended that the proposed Conditional Use Permit be granted; and

WHEREAS, the City Council of the City of Kennedale, Texas held a public hearing on September 17, with respect to the Conditional Use Permit described herein; and

WHEREAS, the City has complied with all requirements of the Unified Development Code of the City of Kennedale, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Conditional Use Permit on the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, THAT:

SECTION 1.

A Conditional Use Permit is hereby granted to permit the following conditional use on the hereinafter described property and area as shown below:

An approximately 48.50 acre lease agreement located in the R.C. Richey survey, abstract numbers 1327 and 1359, the E.C. Cannon survey, abstract no. 378, the W.H. Hudson survey, abstract no. 716, Tarrant county, Texas, and being further described by metes and bounds in Exhibit "A" herein; and

A Conditional Use Permit for a Battery Energy Storage System, as shown on the site plan attached hereto and incorporated herein as Exhibit “B”.

SECTION 2.

The Conditional Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City of Kennedale is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Conditional Use Permit as set forth above.

SECTION 4.

The use of the property described above shall be subject to all restrictions, terms, and conditions contained in Exhibit “B” as well as the applicable regulations contained in the Unified Development Code and all other applicable and pertinent ordinances of the City of Kennedale. [If additional conditions are applied, add: The use of the property is further subject to the following specific conditions and limitations: (list conditions and limitations)].

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clause, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 8.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation,

both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS DAY OF ____, _____.

APPROVED:

Brad Horton, Mayor

ATTEST:

Bobbie Jo Taylor
City Secretary

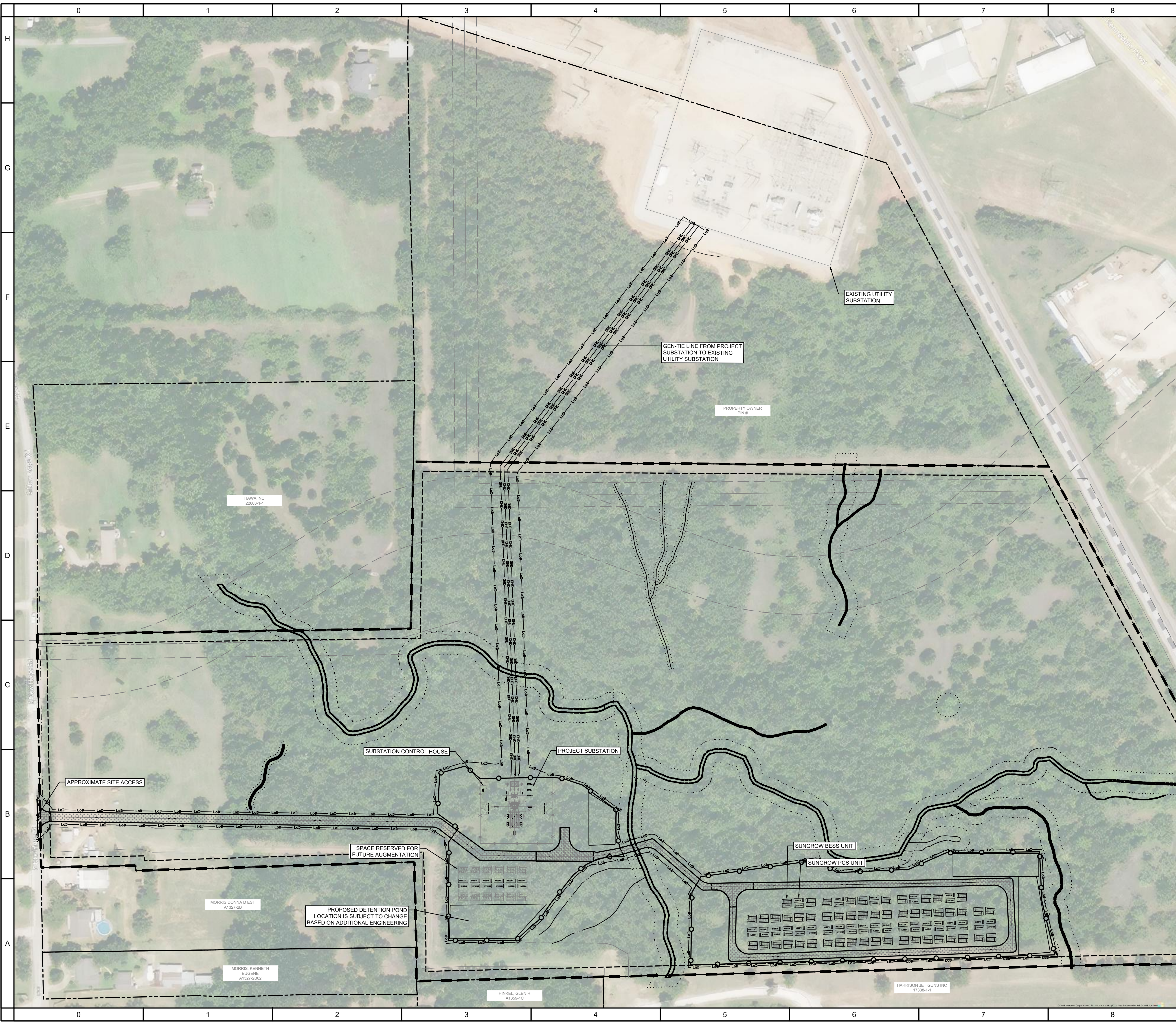
APPROVED AS TO FORM:

Carvan E. Adkins, City Attorney

Exhibit A

Fort Watt Energy Storage Metes and Bounds

- DESCRIPTION OF A 48.50 ACRE LEASE AGREEMENT LOCATED IN THE R.C. RICHEY SURVEY, ABSTRACT NUMBERS 1327 AND 1359, THE E.C. CANNON SURVEY, ABSTRACT NO. 378, THE W.H. HUDSON SURVEY, ABSTRACT NO. 716, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.95 ACRE TRACT TO HAWA INC DESCRIBED IN DOCUMENT NO. D218166282, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.TX). SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING at a concrete monument with aluminum cap marked “TESCO” found at the westerly north corner of said 48.95 acre tract, same being the southwest corner of a called 20.417 acres described in Document No. D208147812, O.P.R.T.C.TX., for the POINT OF BEGINNING of the lease agreement described herein, from which a 1/2-inch iron rod found at the northwest corner of said 20.417 acre tract, bears North 00°13’19” West, a distance of 933.41 feet;
- THENCE, North 89°49’07” East, a distance of 1,337.20 feet to a concrete monument with aluminum cap marked “TESCO” found at the northeast corner of said 48.95 acre tract, same being the southeast corner of said 20.417 acre tract, being in the west right-of-way of Southern Pacific Railroad Company,
- THENCE, South 28°29’16” East, along said right-of-way, a distance of 1,151.66 feet to a 1/2-inch iron rod at the southeast corner of said 48.95 acre tract, same being the northwest corner of a called 162.38 acre tract, portrayed to Harrison Jet Guns INC, per tax records,
- THENCE, South 88°58’54” West, a distance of 1,885.61 feet to a 3/8-inch iron rod at the western most south corner of said 48.95 acre tract, same being a northwest corner of a called 2.8056 acre tract portrayed to Linda K. Thomas, per tax records,
- THENCE, North 00°01’04” East, a distance of 246.18 feet to a 5/8-inch iron rod at an interior corner of said 48.95 acre tract, same being the northeast corner of a called 3.1186 acre tract, portrayed to Donna D EST Morris, per tax records,
- THENCE, North 89°54’47” West, a distance of 576.18 feet to a 3-inch metal fence post,
- THENCE, North 08°13’53” West, a distance of 8.79 feet to a 3-inch metal fence post,
- THENCE, South 87°24’35” West, a distance of 194.48 feet to a 3-inch metal fence post in the eastern right-of-way of South. New Hope Road,
- THENCE, along said right-of-way, North 01°01’00” West, a distance of 583.21 feet to a 3-inch metal fence post at the northern most west corner of said 48.95 acre tract, same being the southwest corner of a called 9.36455 acre tract, portrayed to Hawa INC, per tax records, THENCE, leaving said right-of-way, North 89°50’02” East, a distance of 781.50 feet to a 1/2-inch iron pipe at an interior corner of said 48.95 acre tract, same being the southeast corner of said 9.36445 acre tract,
- THENCE, North 00°11’39” West, a distance of 209.14 feet to a 3-inch metal fence post to the POINT OF BEGINNING, and containing 48.50 acres, more or less.



VICINITY MAP

SCALE 1" = 5000'

NOTES:

1. BESS LAYOUT AS SHOWN IS REPRESENTATIVE AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

2. AERIAL IMAGE MAY NOT ALIGN EXACTLY WITH SURVEY DUE TO MAP PROJECTION.

3. ALL EXISTING ROAD LOCATIONS SHOWN ARE APPROXIMATE.

4. EXACT PROPOSED INTERIOR ACCESS ROAD LOCATIONS ARE REPRESENTATIVE, AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

5. BESS LAYOUT FENCE IS ASSUMED TO ROUTE THROUGH OVERHEAD ELECTRICAL LINE EASEMENT.

PROJECT SPECIFICATIONS DESIGN SUMMARY

UTILITY	ONCOR
POI VOLTAGE (kV)	138.00
BESS SYSTEM SIZE (MW)	200
BESS SYSTEM CAPACITY (MWh)	400.00
BATTERY & PCS MAKE	SUNGROW PT2.0
BLOCK MODEL	PT2.0
BLOCK QTY	50
BATTERY MODEL WITHIN BLOCK	ST5015kWh-2500kW-2h-US
TOTAL BATTERY QTY	100
BATTERY CAPACITY (kWh)	2500
BATTERY NOMINAL VOLTAGE (V)	690
PCS MODEL WITHIN BLOCK	SC210HX-US
TOTAL PCS QTY (12 PER BLOCK)	600
PCS TRANSFORMER POWER (kVA)	5140
PRIMARY VOLTAGE (kV)	34.5
SECONDARY VOLTAGE (kV)	0.7
LATITUDE (°)	32.633
LONGITUDE (°)	-97.215

LEGEND

EASEMENTS

EQUIPMENT PAD

LIMIT OF DISTURBANCE

ELECTRICAL (OVERHEAD)

ELECTRICAL (UNDERGROUND)

PROJECT AREA

SECURITY FENCE

SHADE BUFFER

SITE ACCESS

TREELINE

VEGETATIVE BUFFER

DATE

08-15-24

DRAWN BY:

AR

CHECKED BY:

--

BESS LAYOUT

E-101

CYPRESS CREEK RENEWABLES

3403 PICO BOULEVARD :: STE 215 :: SANTA MONICA, CA 90405

5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

DATE: 08-15-24

FILE: E-101

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: WORK SESSION ITEM IV.C.

SUBJECT
BUDGET WORKSHOP

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: WORK SESSION ITEM IV.C.1.

SUBJECT

Budget Workshop for the City of Kennedale Fiscal Year 2025/2026 Budget.

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

To provide an additional tool for retention, the City has researched the concept of providing medical insurance to retirees. Feedback from staff has indicated that the 5-year mark is the first checkpoint for many, as they are vested in their 2-1 TMRS match at that time. Another checkpoint is the 10-year mark, where employees are vested and still have time to find an employer that will provide retiree insurance. We feel that providing this option will help us retain employees, which will lower our cost while keeping skilled employees with local knowledge on staff. This will also give us a competitive advantage against potential employers that do not offer this benefit.

The proposed plan features the following stipulations, regardless of service time:

- Service time is measured using only hours when an employee is eligible to receive medical insurance. Currently, this is measured by full-time employment
- The City will only cover the cost for the retired employee
- Coverage from the City ends at age 65
- A retiree is ineligible for coverage when employed and receiving benefits from that employer
 - The retiree will regain eligibility from the City when external source benefit options are no longer available

The attached chart outlines the cost of providing health insurance to retirees from the City using a 25-year service period. The following assumptions were made:

- The City will only cover the cost for the retired employee
- The cost to the City will increase 5% per year
- The employee retires immediately when eligible
- Retirees stay on the plan until age 65

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	Retiree Health Insurance - 25 Year Service Period	Retiree Health Insurance - 25 Year Service Period.pdf
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Retiree Health Coverage - 25 Years of Service

	Eligible(New)	Carryforward	Total Eligible	Cost/Month/EE	Total Cost
FY25*	2	0	2	506.02	4,048.16
FY26	0	2	2	531.32	12,751.70
FY27	1	2	3	557.89	20,083.93
FY28	0	2	2	585.78	14,058.75
FY29	0	2	2	615.07	14,761.69
FY30	2	2	4	645.82	30,999.55
FY31	1	4	5	678.12	40,686.91
FY32	1	5	6	712.02	51,265.51
FY33	0	6	6	747.62	53,828.78
FY34	1	6	7	785.00	65,940.26
FY35	0	7	7	824.25	69,237.27

*Amount shown in FY25 is for 4 months of coverage

Assumptions

City only covers cost of the employee (\$506.02/month for FY25)

Cost to City increases 5%/FY

Employee retires immediately with 25 years svc

Retired employee stays on City plan through age 65

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.1.

SUBJECT

Updates from the City of Kennedale Mayor and City Council.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.2.

SUBJECT

Updates from the City of Kennedale City Manager.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.2.a.

SUBJECT

Infrastructure Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.3.

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

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY

RECOMMENDATION
No Action Required

ATTACHMENTS

1.	08 May Report for Council	08 May Report for Council.pdf
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CITY OF KENNEDALE MONTHLY FINANCIAL REPORT Month Ended May 2025 EXECUTIVE OVERVIEW

TO	Mayor and Members of City Council Darrell Hull, City Manager
FROM	Jon Horton, Finance Director
DATE	June 18, 2025
SUBJECT	Monthly Financial Report for May 2025

Below is an overview of the monthly financial results for the current fiscal year through May. Detail schedules for each fund are attached for your review.

Results through May represent 67%% of the fiscal year.

GENERAL FUND (01)

- ◊ Property tax revenues received year-to-date \$6,166,095; 99.3% of total budget; prior year receipts through May were 99.1% of budget.
- ◊ Sales tax revenues received year-to-date \$1,361,056; 56.9% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◊ Prior year sales tax receipts receipts through May were 56.1% of budget.
- ◊ General Fund expenditures year-to-date \$7,786,550; 60.2% of total budget
- ◊ Fund Balance year-to-date is \$6,423,364; 181 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◊ *Water service sales year-to-date \$1,674,332; 50.0% of budget
- ◊ *Sewer service sales year-to-date \$1,410,968; 61.1% of budget
- ◊ Utility Billing and Operations expenditures year-to-date \$3,347,606; 70.9% of total budget

STORMWATER FUND (07)

- ◊ *Drainage fees year-to-date \$162,809; 58.2% of budget
- ◊ Stormwater Fund expenditures year-to-date \$176,465; 66.7% of total budget
- ◊ Working Capital year-to-date is \$826,710; 1,141 days of total budgeted expenditures and transfers out

EDC FUND (15)

- ◊ Sales tax revenues received year-to-date \$453,186; 45.8% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◊ Rental fees for the Shopping Center year-to-date \$223,450; 71.9% of total budget
- ◊ EDC Operations expenditures year-to-date \$671,349; 49.9% of total budget
- ◊ *EDC Town Shopping Center expenditures year-to-date \$57,765; 21.3% of total budget
- ◊ Fund Balance year-to-date is \$2,260,919; 679 days of total budgeted expenditures and transfers out.

*Indicates May activity was not available at time of publish.



City of Kennedale, TX

Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - GENERAL FUND						
Revenue						
00 - REVENUE	12,409,117.00	12,409,117.00	652,941.88	9,990,987.74	-2,418,129.26	80.51%
Revenue Total:	12,409,117.00	12,409,117.00	652,941.88	9,990,987.74	-2,418,129.26	80.51%
Expense						
01 - CITY MANAGER	378,229.00	378,229.00	40,757.80	235,980.75	142,248.25	62.39%
02 - MAYOR AND COUNCIL	201,950.00	201,950.00	825.58	115,331.44	86,618.56	57.11%
03 - CITY SECRETARY	215,458.00	215,458.00	30,240.91	159,488.53	55,969.47	74.02%
04 - MUNICIPAL COURT	320,764.00	320,764.00	37,030.53	205,395.78	115,368.22	64.03%
05 - HUMAN RESOURCES	210,081.00	210,081.00	4,584.41	117,172.07	92,908.93	55.77%
07 - FINANCE	581,973.00	581,973.00	66,306.48	422,335.50	159,637.50	72.57%
09 - POLICE	3,916,052.00	3,916,052.00	368,629.15	2,520,683.13	1,395,368.87	64.37%
10 - FIRE	3,353,570.00	3,353,570.00	418,236.83	1,943,397.76	1,410,172.24	57.95%
12 - COMMUNITY DEVELOPMENT	693,806.00	693,806.00	69,863.17	371,297.09	322,508.91	53.52%
16 - SENIOR CITIZEN CENTER	101,900.00	101,900.00	3,370.24	52,622.61	49,277.39	51.64%
17 - LIBRARY	590,536.00	590,536.00	86,664.40	341,674.75	248,861.25	57.86%
18 - COMMUNICATIONS	23,500.00	23,500.00	131.32	5,619.85	17,880.15	23.91%
20 - PUBLIC WORKS	1,492,428.00	1,492,428.00	113,159.12	725,794.06	766,633.94	48.63%
90 - NON DEPARTMENTAL	865,895.00	865,895.00	37,351.54	569,757.09	296,137.91	65.80%
Expense Total:	12,946,142.00	12,946,142.00	1,277,151.48	7,786,550.41	5,159,591.59	60.15%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-537,025.00	-537,025.00	-624,209.60	2,204,437.33	2,741,462.33	-410.49%
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
00 - REVENUE	2,906,789.00	2,906,789.00	34,503.23	2,397,506.23	-509,282.77	82.48%
Revenue Total:	2,906,789.00	2,906,789.00	34,503.23	2,397,506.23	-509,282.77	82.48%
Expense						
21 - DEBT SERVICE	2,603,769.00	2,603,769.00	0.00	2,315,833.26	287,935.74	88.94%
Expense Total:	2,603,769.00	2,603,769.00	0.00	2,315,833.26	287,935.74	88.94%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	303,020.00	303,020.00	34,503.23	81,672.97	-221,347.03	26.95%
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
00 - REVENUE	128,200.00	128,200.00	4,981.47	94,489.91	-33,710.09	73.71%
Revenue Total:	128,200.00	128,200.00	4,981.47	94,489.91	-33,710.09	73.71%
Expense						
00 - REVENUE	108,265.00	108,265.00	0.00	0.00	108,265.00	0.00%
Expense Total:	108,265.00	108,265.00	0.00	0.00	108,265.00	0.00%
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):	19,935.00	19,935.00	4,981.47	94,489.91	74,554.91	473.99%
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
00 - REVENUE	154,200.00	154,200.00	14,547.80	110,122.96	-44,077.04	71.42%
Revenue Total:	154,200.00	154,200.00	14,547.80	110,122.96	-44,077.04	71.42%
Expense						
30 - VEHICLE/COMPUTER REPLACEMENT	79,668.00	79,668.00	2,005.99	22,657.98	57,010.02	28.44%
Expense Total:	79,668.00	79,668.00	2,005.99	22,657.98	57,010.02	28.44%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	74,532.00	74,532.00	12,541.81	87,464.98	12,932.98	117.35%
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
00 - REVENUE	311,150.00	311,150.00	12,033.85	191,528.56	-119,621.44	61.56%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Department;Progra...		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget			Favorable (Unfavorable)	
	Revenue Total:	311,150.00	311,150.00	12,033.85	191,528.56	-119,621.44	61.56%
Expense							
35 - STORMWATER UTILITY FEE		264,474.00	264,474.00	18,222.84	176,465.48	88,008.52	66.72%
	Expense Total:	264,474.00	264,474.00	18,222.84	176,465.48	88,008.52	66.72%
	Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	46,676.00	46,676.00	-6,188.99	15,063.08	-31,612.92	32.27%
Fund: 10 - WATER/SEWER FUND							
Revenue							
00 - REVENUE		14,736,006.00	14,736,006.00	344,051.40	4,133,716.74	-10,602,289.26	28.05%
	Revenue Total:	14,736,006.00	14,736,006.00	344,051.40	4,133,716.74	-10,602,289.26	28.05%
Expense							
36 - WATER/SEWER		13,418,387.00	13,418,387.00	372,946.66	4,433,453.20	8,984,933.80	33.04%
90 - NON DEPARTMENTAL		805,185.00	805,185.00	64,335.61	615,597.53	189,587.47	76.45%
	Expense Total:	14,223,572.00	14,223,572.00	437,282.27	5,049,050.73	9,174,521.27	35.50%
	Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	512,434.00	512,434.00	-93,230.87	-915,333.99	-1,427,767.99	-178.62%
Fund: 12 - COURT SECURITY FUND							
Revenue							
00 - REVENUE		9,235.00	9,235.00	854.54	6,421.84	-2,813.16	69.54%
	Revenue Total:	9,235.00	9,235.00	854.54	6,421.84	-2,813.16	69.54%
Expense							
00 - REVENUE		-26,570.00	-26,570.00	0.00	20,570.00	-47,140.00	-77.42%
	Expense Total:	-26,570.00	-26,570.00	0.00	20,570.00	-47,140.00	-77.42%
	Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	35,805.00	35,805.00	854.54	-14,148.16	-49,953.16	-39.51%
Fund: 13 - CAPITAL BOND FUND							
Revenue							
00 - REVENUE		356,600.00	356,600.00	294,792.84	1,607,558.09	1,250,958.09	450.80%
	Revenue Total:	356,600.00	356,600.00	294,792.84	1,607,558.09	1,250,958.09	450.80%
Expense							
11 - CAPITAL PROJ-FIRE STATION		9,279,097.00	9,279,097.00	37,700.80	865,528.31	8,413,568.69	9.33%
42 - NEW HOPE ROAD		0.00	0.00	0.00	54,772.67	-54,772.67	0.00%
43 - SAFE ROUTES TO SCHOOL		0.00	0.00	79,279.59	766,881.84	-766,881.84	0.00%
44 - 2019 TAX NOTES PROJECTS		0.00	0.00	2,072.50	666,104.36	-666,104.36	0.00%
46 - 3 CTY ROAD/CIP 2008 & PRIOR		1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00	0.00%
51 - SONORA PARK		1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00	0.00%
	Expense Total:	12,279,097.00	12,279,097.00	119,052.89	2,353,287.18	9,925,809.82	19.16%
	Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-11,922,497.00	-11,922,497.00	175,739.95	-745,729.09	11,176,767.91	6.25%
Fund: 14 - PARK DEDICATION FUND							
Revenue							
00 - REVENUE		32,100.00	32,100.00	5,270.35	13,667.25	-18,432.75	42.58%
	Revenue Total:	32,100.00	32,100.00	5,270.35	13,667.25	-18,432.75	42.58%
Expense							
51 - SONORA PARK		100,000.00	100,000.00	0.00	27,561.42	72,438.58	27.56%
	Expense Total:	100,000.00	100,000.00	0.00	27,561.42	72,438.58	27.56%
	Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	-67,900.00	-67,900.00	5,270.35	-13,894.17	54,005.83	20.46%
Fund: 15 - EDC4B FUND							
Revenue							
00 - REVENUE		1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
	Revenue Total:	1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
Expense							
06 - ADMINISTRATION		1,346,606.00	1,346,606.00	55,112.21	671,348.51	675,257.49	49.85%
53 - TOWN SHOPPING CENTER		106,740.00	270,740.00	6,571.06	57,765.11	212,974.89	21.34%
	Expense Total:	1,453,346.00	1,617,346.00	61,683.27	729,113.62	888,232.38	45.08%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83	-34.09%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 16 - COURT TECHNOLOGY FUND						
Revenue						
00 - REVENUE	7,140.00	7,140.00	707.23	5,306.59	-1,833.41	74.32%
Revenue Total:	7,140.00	7,140.00	707.23	5,306.59	-1,833.41	74.32%
Expense						
00 - REVENUE	10,000.00	10,000.00	0.00	4,729.86	5,270.14	47.30%
Expense Total:	10,000.00	10,000.00	0.00	4,729.86	5,270.14	47.30%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-2,860.00	-2,860.00	707.23	576.73	3,436.73	-20.17%
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
00 - REVENUE	685.00	685.00	154.61	379.39	-305.61	55.39%
Revenue Total:	685.00	685.00	154.61	379.39	-305.61	55.39%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Total:	685.00	685.00	154.61	379.39	-305.61	55.39%
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
00 - REVENUE	250,006.00	250,006.00	4,516.20	15,378.85	-234,627.15	6.15%
Revenue Total:	250,006.00	250,006.00	4,516.20	15,378.85	-234,627.15	6.15%
Expense						
06 - ADMINISTRATION	378,229.00	378,229.00	0.00	450.25	377,778.75	0.12%
Expense Total:	378,229.00	378,229.00	0.00	450.25	377,778.75	0.12%
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	-128,223.00	-128,223.00	4,516.20	14,928.60	143,151.60	-11.64%
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
00 - REVENUE	20,900.00	20,900.00	5,002.09	18,941.59	-1,958.41	90.63%
Revenue Total:	20,900.00	20,900.00	5,002.09	18,941.59	-1,958.41	90.63%
Expense						
06 - ADMINISTRATION	15,000.00	15,000.00	687.27	2,667.72	12,332.28	17.78%
Expense Total:	15,000.00	15,000.00	687.27	2,667.72	12,332.28	17.78%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	5,900.00	5,900.00	4,314.82	16,273.87	10,373.87	275.83%
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
00 - REVENUE	160.00	160.00	1,004.69	1,446.25	1,286.25	903.91%
09 - POLICE	0.00	0.00	0.00	7,961.04	7,961.04	0.00%
Revenue Total:	160.00	160.00	1,004.69	9,407.29	9,247.29	5,879.56%
Expense						
06 - ADMINISTRATION	0.00	0.00	0.00	1,155.99	-1,155.99	0.00%
Expense Total:	0.00	0.00	0.00	1,155.99	-1,155.99	0.00%
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	160.00	160.00	1,004.69	8,251.30	8,091.30	5,157.06%
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
00 - REVENUE	210.00	210.00	70.87	196.43	-13.57	93.54%
Revenue Total:	210.00	210.00	70.87	196.43	-13.57	93.54%
Fund: 32 - LIBRARY BUILDING FUND Total:	210.00	210.00	70.87	196.43	-13.57	93.54%
Fund: 34 - LEOSE FUND						
Revenue						
00 - REVENUE	3,790.00	3,790.00	28.66	1,666.99	-2,123.01	43.98%
Revenue Total:	3,790.00	3,790.00	28.66	1,666.99	-2,123.01	43.98%
Expense						
09 - POLICE	1,500.00	1,500.00	0.00	2,030.00	-530.00	135.33%
Expense Total:	1,500.00	1,500.00	0.00	2,030.00	-530.00	135.33%
Fund: 34 - LEOSE FUND Surplus (Deficit):	2,290.00	2,290.00	28.66	-363.01	-2,653.01	-15.85%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 35 - DISASTER RECOVERY FUND						
Revenue						
00 - REVENUE	1,300,000.00	1,300,000.00	19,565.54	60,359.37	-1,239,640.63	4.64%
Revenue Total:	1,300,000.00	1,300,000.00	19,565.54	60,359.37	-1,239,640.63	4.64%
Expense						
06 - ADMINISTRATION	1,250,000.00	1,250,000.00	689,453.08	1,059,190.20	190,809.80	84.74%
Expense Total:	1,250,000.00	1,250,000.00	689,453.08	1,059,190.20	190,809.80	84.74%
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	50,000.00	50,000.00	-669,887.54	-998,830.83	-1,048,830.83	-1,997.66%
Fund: 40 - GRANT FUND						
Revenue						
00 - REVENUE	65.00	65.00	0.00	0.00	-65.00	0.00%
10 - FIRE	0.00	0.00	0.00	95,530.33	95,530.33	0.00%
17 - LIBRARY	0.00	0.00	0.00	20,336.00	20,336.00	0.00%
Revenue Total:	65.00	65.00	0.00	115,866.33	115,801.33	78,255.89%
Expense						
10 - FIRE	0.00	0.00	0.00	150,332.97	-150,332.97	0.00%
17 - LIBRARY	0.00	0.00	21,759.33	28,163.66	-28,163.66	0.00%
Expense Total:	0.00	0.00	21,759.33	178,496.63	-178,496.63	0.00%
Fund: 40 - GRANT FUND Surplus (Deficit):	65.00	65.00	-21,759.33	-62,630.30	-62,695.30	96,354.31%
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
00 - REVENUE	6,683.00	6,683.00	471.22	1,399.51	-5,283.49	20.94%
Revenue Total:	6,683.00	6,683.00	471.22	1,399.51	-5,283.49	20.94%
Expense						
09 - POLICE	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00%
10 - FIRE	10,000.00	10,000.00	0.00	3,175.38	6,824.62	31.75%
63 - BARK AT THE PARK	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00%
Expense Total:	19,500.00	19,500.00	0.00	3,175.38	16,324.62	16.28%
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-12,817.00	-12,817.00	471.22	-1,775.87	11,041.13	13.86%
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
00 - REVENUE	56,200.00	56,200.00	5,694.84	29,969.52	-26,230.48	53.33%
Revenue Total:	56,200.00	56,200.00	5,694.84	29,969.52	-26,230.48	53.33%
Expense						
71 - IMPACT FEE	107,525.00	107,525.00	8,960.43	78,181.44	29,343.56	72.71%
Expense Total:	107,525.00	107,525.00	8,960.43	78,181.44	29,343.56	72.71%
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-51,325.00	-51,325.00	-3,265.59	-48,211.92	3,113.08	93.93%
Fund: 61 - WATER IMPACT FUND						
Revenue						
00 - REVENUE	24,100.00	24,100.00	3,470.48	24,632.38	532.38	102.21%
Revenue Total:	24,100.00	24,100.00	3,470.48	24,632.38	532.38	102.21%
Expense						
00 - REVENUE	30,000.00	30,000.00	2,500.00	20,000.00	10,000.00	66.67%
Expense Total:	30,000.00	30,000.00	2,500.00	20,000.00	10,000.00	66.67%
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-5,900.00	-5,900.00	970.48	4,632.38	10,532.38	-78.51%
Fund: 62 - SEWER IMPACT FUND						
Revenue						
00 - REVENUE	30,700.00	30,700.00	3,145.03	13,918.22	-16,781.78	45.34%
Revenue Total:	30,700.00	30,700.00	3,145.03	13,918.22	-16,781.78	45.34%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
00 - REVENUE	60,000.00	60,000.00	5,000.00	40,000.00	20,000.00	66.67%
Expense Total:	60,000.00	60,000.00	5,000.00	40,000.00	20,000.00	66.67%
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-29,300.00	-29,300.00	-1,854.97	-26,081.78	3,218.22	89.02%
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
00 - REVENUE	2,931.00	2,931.00	1,313.30	3,130.85	199.85	106.82%
Revenue Total:	2,931.00	2,931.00	1,313.30	3,130.85	199.85	106.82%
Fund: 83 - TREE REFORESTATION FUND Total:	2,931.00	2,931.00	1,313.30	3,130.85	199.85	106.82%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	5,457.00	5,457.00	2,183.99	5,206.52	-250.48	95.41%
Revenue Total:	5,457.00	5,457.00	2,183.99	5,206.52	-250.48	95.41%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	2,183.99	5,206.52	-250.48	95.41%
Report Surplus (Deficit):	-11,734,313.00	-11,898,313.00	-1,072,467.96	-221,929.95	11,676,383.05	1.87%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-537,025.00	-537,025.00	-624,209.60	2,204,437.33	2,741,462.33
02 - GENERAL DEBT SERVICE FUND	303,020.00	303,020.00	34,503.23	81,672.97	-221,347.03
04 - CAPITAL PROJECTS FUND	19,935.00	19,935.00	4,981.47	94,489.91	74,554.91
05 - CAPITAL REPLACEMENT FUND	74,532.00	74,532.00	12,541.81	87,464.98	12,932.98
07 - STORMWATER UTILITY FUND	46,676.00	46,676.00	-6,188.99	15,063.08	-31,612.92
10 - WATER/SEWER FUND	512,434.00	512,434.00	-93,230.87	-915,333.99	-1,427,767.99
12 - COURT SECURITY FUND	35,805.00	35,805.00	854.54	-14,148.16	-49,953.16
13 - CAPITAL BOND FUND	-11,922,497.00	-11,922,497.00	175,739.95	-745,729.09	11,176,767.91
14 - PARK DEDICATION FUND	-67,900.00	-67,900.00	5,270.35	-13,894.17	54,005.83
15 - EDC4B FUND	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83
16 - COURT TECHNOLOGY FUND	-2,860.00	-2,860.00	707.23	576.73	3,436.73
18 - LOCAL YOUTH DIVERSION FUND	685.00	685.00	154.61	379.39	-305.61
21 - TIF #1 (NEW HOPE) FUND	-128,223.00	-128,223.00	4,516.20	14,928.60	143,151.60
30 - HOTEL/MOTEL TAX FUND	5,900.00	5,900.00	4,314.82	16,273.87	10,373.87
31 - POLICE SEIZURE FUND	160.00	160.00	1,004.69	8,251.30	8,091.30
32 - LIBRARY BUILDING FUND	210.00	210.00	70.87	196.43	-13.57
34 - LEOSE FUND	2,290.00	2,290.00	28.66	-363.01	-2,653.01
35 - DISASTER RECOVERY FUND	50,000.00	50,000.00	-669,887.54	-998,830.83	-1,048,830.83
40 - GRANT FUND	65.00	65.00	-21,759.33	-62,630.30	-62,695.30
41 - PARK REC/OTHER DONATION	-12,817.00	-12,817.00	471.22	-1,775.87	11,041.13
45 - ROADWAY IMPACT FEE FUND	-51,325.00	-51,325.00	-3,265.59	-48,211.92	3,113.08
61 - WATER IMPACT FUND	-5,900.00	-5,900.00	970.48	4,632.38	10,532.38
62 - SEWER IMPACT FUND	-29,300.00	-29,300.00	-1,854.97	-26,081.78	3,218.22
83 - TREE REFORESTATION FUND	2,931.00	2,931.00	1,313.30	3,130.85	199.85
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	2,183.99	5,206.52	-250.48
Report Surplus (Deficit):	-11,734,313.00	-11,898,313.00	-1,072,467.96	-221,929.95	11,676,383.05



**CITY OF KENNEBEC
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH MAY 31, 2025**

Fund	**Beginning Balance as of 10/1/2024	FYTD Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	4,218,927	2,204,437.33	6,423,364.33	35,468.88	181.10	50%
02 - GENERAL DEBT SERVICE FUND	945,637	81,672.97	1,027,309.97			
04 - CAPITAL PROJECTS FUND	215,569	94,489.91	310,058.91			
05 - CAPITAL REPLACEMENT FUND	(186,904)	87,464.98	(99,439.02)			
07 - STORMWATER UTILITY FUND*	811,647	15,063.08	826,710.08	724.59	1,140.94	
10 - WATER/SEWER FUND*	17,959,473	(915,333.99)	17,044,139.01	38,968.69	437.38	120%
12 - COURT SECURITY FUND	33,272	(14,148.16)	19,123.84			
13 - CAPITAL BOND FUND	19,918,926	(745,729.09)	19,173,196.91			
14 - PARK DEDICATION FUND	289,611	(13,894.17)	275,716.83			
15 - EDC4B FUND*	2,192,554	68,364.83	2,260,918.83	3,332.09	678.53	186%
16 - COURT TECHNOLOGY FUND	14,712	576.73	15,288.73			
18 - LOCAL YOUTH DIVERSION FU	9,680	379.39	10,059.39			
21 - TIF #1 (NEW HOPE) FUND	150,493	14,928.60	165,421.60			
30 - HOTEL/MOTEL TAX FUND	90,924	16,273.87	107,197.87			
31 - POLICE SEIZURE FUND	15,302	8,251.30	23,553.30			
32 - LIBRARY BUILDING FUND	(1,209)	196.43	(1,012.57)			
34 - LEOSE FUND	2,228	(363.01)	1,864.99			
35 - DISASTER RECOVERY FUND	111,361	(998,830.83)	(887,469.83)			
40 - GRANT FUND	(621,039)	(62,630.30)	(683,669.30)			
41 - PARK REC/OTHER DONATION	12,637	(1,775.87)	10,861.13			
45 - ROADWAY IMPACT FEE FUND	429,643	(48,211.92)	381,431.08			
61 - WATER IMPACT FUND	97,765	4,632.38	102,397.38			
62 - SEWER IMPACT FUND	109,605	(26,081.78)	83,523.22			
83 - TREE REFORESTATION FUND	82,313	3,130.85	85,443.85			
85 - UNCLAIMED PROPERTY FUND	334	-	334.00			
95 - EDC4B BOND RESERVE FUND	136,884	5,206.52	142,090.52			
Report Surplus (Deficit):	47,040,345.00	(221,929.95)	46,818,415.05			

**Unaudited

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.E.1.

SUBJECT
May 20, 2025, City Council Regular Meeting Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 20, 2025 City Council Mintues	May 20, 2025 City Council Mintues.docx
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | MAY 20, 2025 AT 5:30 PM

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

I. CALL TO ORDER

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

A. ROLL CALL

Mayor Horton, Place 1 Glover, Place 2 Kobeck, Place 4 Gary, and Place 5 Nevarez were in attendance, thus constituting a quorum. Mayor Pro Tem Michels was noted as absent.

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 Pledges to the American and Texas Flags led by Mayor Horton.

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.

No comments

III. 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 the Mayor gave updates on items of public interest, including attendance at the Annual KidFish event, Theatre in the Park, attendance at Career Day, and offered congratulations on the Kennedale Wildcats Baseball team going to the playoffs again this year.

2. Updates from the City of Kennedale City Manager.

The City Manager, Darrell Hull, congratulated the staff on a job well done at the Annual KidFish that was held the previous weekend.

- a. Announcement of Budget Workshop with the City Council and City Staff to be held on June 2, 2025, 5:30 p.m.

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

Finance Director Jonathan Horton gave a financial update for the City of Kennedale and the Kennedale Economic Development Corporation. Mr. Horton advised that the city is currently treading at the same pace as the year prior. Mr. Horton also briefly gave an overview of tax revenue and utility billing revenue.

B. PUBLIC HEARINGS WITH ACTION AS NECESSARY

1. Conduct a Public Hearing on a proposed zoning change PZ Case #25-03 from "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" to a "PD-PLANNED DEVELOPMENT DISTRICT" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

Mayor Horton opened the Public Hearing at 5:40 p.m.

Luann Hull, 416 S. New Hope Rd., spoke in opposition to the proposed development.
Frank Fernandez, 911 Shadyvale Dr., spoke in opposition to the proposed development.

Elisha Woodson, 311 Jonah Rd., spoke in opposition to the proposed development.

Mayor Horton closed the Public Hearing at 5:48 p.m.

2. Take action to consider a proposed zoning change PZ Case #25-03 from "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" to a "PD-PLANNED DEVELOPMENT DISTRICT" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

Representatives from Trinity Habitat for Humanity were in attendance to give an informational presentation of the project. The representative addressed the zoning change objectives of the property and the overall Planned Development prior to asking the Council to approve the requested change.

Community Development Director Nathan Gonzales briefed the Council on the project, stating that the project is compatible with the Land Use Plan and consistent with the Comprehensive and Future Land Use Plan. Mr. Gonzales recommended approval.

Place 2 Kobeck motioned to deny a proposed zoning change PZ Case #25-03 from "C2 - General Commercial District" and "R2 - Single Family Residential District" to a

“PD-PLANNED DEVELOPMENT DISTRICT” for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

Place 1 Glover 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. April 15, 2025, City Council Minutes
2. May 1, 2025, City Council Minutes
3. May 13, 2025, City Council Minutes.

Place 1 Glover made a motion to approve the consent agenda.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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

1. Discuss the curb extensions that were installed through the Safe Route to School program.

Place 1 Glover addressed the Council and staff requesting that the city look into the possibility of removing or adjusting the curb extension bulb-outs that were installed through the Safe Route to School Program.

Kristian Sugrim, Director of Public Works, gave an update to the Council regarding the program, advising that the purpose of the bulb-outs is to reduce the distance pedestrians have to cross the street, improve visibility, and narrow the travel lane, which can help slow traffic.

City Manager, Darrell Hull, advised that the staff would contact TxDot in an effort to obtain information on how the bulb-outs could potentially be replaced or removed.

IV. 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.

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

VI. ADJOURNMENT

Place 1 Glover made a motion to adjourn.

Place 5 Nevarez seconded the motion.

There being no further business, Mayor Horton adjourned the meeting at 6:26 p.m.

APPROVED:

ATTEST:

MAYOR BRAD HORTON

CITY SECRETARY BOBBIE JO TAYLOR



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.2.

SUBJECT
June 2, 2025, City Council Special Called Budget Workshop Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 2, 2025, Budget Workshop Minutes	June 2, 2025, Budget Workshop Minutes.docx
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KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | JUNE 2, 2025 AT 5:30 PM

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

I. CALL TO ORDER

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

A. ROLL CALL

All members of the Council were in attendance, thus constituting a quorum.

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 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.

III. WORKSHOP

A. Budget Workshop for the City of Kennedale Fiscal Year 2025/2026 Budget.

Finance Director Jon Horton started the budget discussions with City Council for the Kennedale Fiscal Year 2025/2026. Mr. Horton gave an overview of the preliminary budget which included updates from Administration and the Finance Departments. The Council continued discussion with each department highlighting their budget requests for the upcoming fiscal year.

1. General Fund

- a. Administration - Mr. Horton explained that the Administration budget would now encompass the City Manager, City Secretary, and Human Resources. He noted a request from the City Secretary for the purchase of Public Information Request Software, citing an increase in public records requests over the past year. He also presented a proposed city-wide certification and education incentive plan, along with a step-pay plan for civilian employees, designed to mirror the plan currently in place for public safety departments. City Manager Darrell Hull further explained the importance of implementing a structured civilian pay plan. He emphasized the value of providing employees with

clear expectations regarding salary ranges and opportunities for growth within the city.

- b. Finance - Mr. Horton outlined the current staffing structure within the Finance Department and requested approval from the Council to add a Grant Specialist position, as well as to transition a part-time position to full-time. He stated that the addition of the Grant Specialist would become financially beneficial within a few years. Mr. Horton also mentioned the potential development of an intern program to support future departmental goals. Councilmember Nevarez (Place 5) asked for further clarification on the proposed intern program and the Grant Specialist position. Both Councilmember Nevarez and Councilmember Glover (Place 1) expressed support for the addition of the Grant Specialist.
- c. Police - Chief Holguin presented the Police Department's budget proposal, which included a request for two new police officers and one new captain position. He provided a recap of the growth in the Metroplex region and highlighted the department's current workload, including an average of more than 600 self-initiated calls per month in addition to 911 responses. Chief Holguin requested funding for a new police vehicle and explained that older vehicles have already been auctioned off. He concluded his presentation with a request to install a new camera system at the Library, citing recent remodeling efforts and a growing number of library patrons. He advised that funding for the camera system would come from the Library's budget.
- d. Fire - Chief Peterson reviewed key accomplishments of the current fiscal year and presented both short-term and long-term goals for the Fire Department. He outlined requests for the acquisition of an Aerial Fire Apparatus, associated equipment, three additional positions, new AED units, and several smaller equipment upgrades. In response to a question from Mayor Horton regarding salary competitiveness, Chief Peterson explained that while Kennedale may not match larger agencies in pay, it remains competitive with similarly sized municipalities. He also confirmed that all firefighters employed by the City of Kennedale are required to hold EMT certification in addition to their fire credentials.
- e. Library/Communications/Senior Center - Elizabeth Partridge, Director of Library and Communications, presented her department's budget request. She began by reviewing current staffing levels and explained the increasing demand for services driven by community growth. Ms. Partridge stressed the need for additional staff and addressed the limited physical space currently available for Library Services. The Council acknowledged the need to explore potential expansion options.

- f. Public Works - Kristian Sugrim, Director of Public Works, delivered his department's presentation, focusing on the need for new equipment such as a dump truck, lift, and mulcher. He also discussed upcoming capital improvement priorities, including road repairs, upgrades to park equipment, enhancements to street lighting, water and sewer infrastructure improvements, and needed bridge repairs and replacements.
- g. Funding Options - Finance Director Jon Horton concluded with a discussion of potential funding strategies for the proposed projects. City Manager Hull advised that the city will likely need to issue debt in order to move forward with critical infrastructure initiatives and to acquire the requested equipment for the Fire Department. He also informed the Council that he is currently in discussions with Tarrant County and the railroad regarding improvements to the crossing at Little School Road.

IV. 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.

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

VI. ADJOURNMENT

Place 1 Glover motioned to adjourn the meeting.

Place 5 Nevarez seconded the motion.

There being no additional business, Mayor Horton adjourned the meeting at 7:54 p.m.

APPROVED:

ATTEST:

MAYOR BRAD HORTON

CITY SECRETARY BOBBIE JO TAYLOR

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.3.

SUBJECT

City of Kennedale - Resolution No. 636: A resolution of the City Council adopting an amended City of Kennedale Investment Policy.

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

The Texas Public Funds Investment Act (PFIA), and the City's Investment Policy, requires an annual review of the City's Investment Policy and adoption of a resolution stating the review has been completed. The annual review was most recently completed on December 19, 2023.

The following changes are recommended:

- Page 2: Add June 17, 2025 in Subsequent Review & Adoption
- Page 6, Section C: Change "...and the Investment Strategy may be performed..." to "...must be performed..." in accordance with PFIA 2256.005(m).
- Page 7, Section E: Update language listing training sections to "...investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance..." in accordance with PFIA 2256.008. This new language adds security risks and strategy risks.
- Page 11, IX Safekeeping & Custody of Investment Assets: Change "Securities will be held by a third-party..." to "Securities and collateral will be held by a third-party..."
- Page 13, Section C: Change "...external auditor may..." to "...external auditor must..." in accordance with PFIA 2256.023(d).

Darrell Hull and Jonathan Horton, in their respective capacities as City Manager and Director of Finance, have administrative privileges on all City bank, pool, and investment accounts. Of note, both incoming and outgoing transfers with approved broker/dealers may only take place between other City owned accounts.

RECOMMENDATION

Adopt a resolution affirming an annual review of the City's Investment Policy has taken place and accept the updated Policy as attached.

ATTACHMENTS

1.	R636 Amended Investment Policy	R636 Amended Investment Policy.docx
2.	Investment Policy - 2025 Review	Investment Policy - 2025 Review.doc

RESOLUTION NO. 636

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE,
TEXAS, ADOPTING AN AMENDED INVESTMENT POLICY.**

WHEREAS, on September 13, 2021, The City Council of the City of Kennedale adopted a document entitled, "Investment Policy", a framework that provides guidelines by which the City of Kennedale will maintain the minimum amount of cash in its bank accounts to meet daily needs, and to provide protection for its principal and liquidity while receiving the highest yield possible from investing all temporary excess cash; and

WHEREAS, this serves to satisfy the statutory requirements of defining and adopting a formal investment policy and is authorized by the Public Funds Investment Act as amended; and

WHEREAS, The City Council, City Manager, Finance Director, and other staff have reviewed the City's Investment Policy.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

The City Council of the City of Kennedale, Texas hereby approves the amended Investment Policy dated June 17, 2025, attached hereto as "Exhibit A"

DULY PASSED AND APPROVED by the City Council of the City of Kennedale, Texas, on the 17th day of June, 2025.

Brad Horton, Mayor

Attest:

Bobbie Jo Taylor, City Secretary

Approved as to Form and Legality:

Carvan Adkins, City Attorney

CITY OF KENNEDALE



INVESTMENT POLICY

ORIGINALLY ADOPTED BY CITY COUNCIL: SEPTEMBER 13, 2001

PREFACE

State and local public laws govern the investment process for City funds. Laws cannot ensure that public officials manage public funds in a disciplined and prudent manner. The actions of public officials responsible for investing public funds must be guided by knowledge, skills, systems, policies, procedures and confidence that can be described only as professional discipline.

It is the policy of the City of Kennedale, that giving due regard to safety and risk of investments, all available funds shall be invested in conformance with these legal and administrative guidelines. All City funds shall be invested to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. A prudent cash management and investment policy will be pursued. To that end, investment interest will be used as a viable and material revenue source for all City funds. Earnings from investments will be used in a manner that will best serve the interest of the City of Kennedale.

The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

SUBSEQUENT REVIEW & ADOPTION

SEPTEMBER 12, 2002
OCTOBER 9, 2003
SEPTEMBER 9, 2004
SEPTEMBER 13, 2005
SEPTEMBER 14, 2006
SEPTEMBER 13, 2007
NOVEMBER 13, 2008
NOVEMBER 5, 2009
NOVEMBER 17, 2011
OCTOBER 3, 2012
OCTOBER 1, 2013
OCTOBER 13, 2014
OCTOBER 19, 2015
OCTOBER 17, 2016
JUNE 18, 2018
JULY 19, 2022
AUGUST 29, 2023
DECEMBER 19, 2023
JUNE 17, 2025

I. PURPOSE

Chapter 2256 of the Government Code, as amended from time to time by the Texas State Legislature ("Public Funds Investment Act") requires each city to adopt rules governing its investment practices and to define the authority of the investment official. The Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and prudent fiscal management of the City of Kennedale funds.

II. SCOPE

The Investment Policy applies to the investment and management of all funds under direct authority of the City of Kennedale.

A. These funds are accounted for in the City's Annual Comprehensive Financial Report (ACFR) and include the following:

- 1) General Fund;
- 2) Special Revenue Funds;
- 3) Capital Project Funds;
- 4) Enterprise/Proprietary Funds;
- 5) Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
- 6) Debt Service Funds, including reserves and sinking funds to the extent not required by law or existing contract to be kept segregated and managed separately; and
- 7) Any new fund created by the City, unless specifically exempted from this policy by the City or by law.

This investment policy shall apply to all transactions involving the financial assets and related activity of all the foregoing funds.

B. This policy excludes:

- 1) Employee Retirement and Pension Funds administered or sponsored by the City.
- 2) Defeased bond funds held in trust escrow accounts.

- C. Review & Amendment: The City Council is required by state statute and by this investment policy to review this investment policy and investment strategies not less than annually and to adopt a resolution stating the review has been completed and recording any changes made to either the policy or strategy statements.

III. PRUDENCE

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- 1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- 2) whether the investment decision was consistent with the written investment policy of the City.

All participants in the investment program will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City recognizes that in a marketable, diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment rate of return.

Investment officials, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these deviations from expectations are reported immediately to the Director of Finance, the City Manager and the City Council of the City of Kennedale, and that appropriate action is taken by the investment officials and their oversight managers to control adverse developments.

IV. OBJECTIVES

- A. Preservation & Safety of Principal: Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.
- B. Liquidity: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.
- C. Yield: The investment portfolio of the City shall be designed to meet or exceed the average rate of return on 91-day U.S. treasury bills throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. Legal constraints on debt proceeds that are not exempt from federal arbitrage regulations are limited to the arbitrage yield of the debt obligation. Investment officials will seek to maximize the yield of these funds in the same manner as all other City funds. However, if the yield achieved by the City is higher than the arbitrage yield, positive arbitrage income will be averaged over a five year period, netted against any negative arbitrage income and the net amount shall be rebated to the federal government as required by federal regulations.

V. RESPONSIBILITY & CONTROL

- A. Delegation: Management responsibility to establish written procedures for the operation of the investment program consistent with this investment policy has been assigned to the Director of Finance by the City Manager. Such procedures shall include explicit delegation of authority to persons responsible for the daily cash management operation, the execution of investment transactions, overall portfolio management and investment reporting. The Director of Finance may delegate the daily investment responsibilities to either an internal investment official or an external investment advisor in combination with an internal investment official. The Director of Finance and/or his representative(s) will be limited by conformance with all federal regulations, ordinances, and the statements of investment strategy.
- B. Subordinates: All persons involved in investment activities shall be referred to as "Investment Officials." No person shall engage in an investment transaction, except as provided under the terms of this policy, the procedures established by the Director of Finance and the explicit authorization by the City Manager to withdraw, transfer, deposit and invest the City's funds. The Director of Finance shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials.

- C. Internal Controls: Internal controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important would include: control of collusion, separation of duties, third-party custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for investment transactions.

In conjunction with the annual independent audit, a compliance audit of management controls on investments and adherence to the Investment Policy and the Investment Strategy **must** be performed by the City's independent auditor.

- D. Ethics & Conflicts of Interest: An investment officer of the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship with the Texas Ethics Commission and the City Council. For purposes of this section, an investment officer has a personal business relationship with a business organization if:

- 1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- 2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- 3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

Investment officials of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officer's ability to conduct his duties in an unbiased manner. Investment officials will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchase and sales and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

- E. Investment Training Requirements: The Director of Finance and the Investment officials shall attend at least one ten hour training session relating to their investment responsibilities within 12 months after assuming their duties. In addition to this ten hour requirement, each investment officer shall receive not less than eight hours of instruction in their investment responsibilities at least once during each two year period that begins on October 1st and consists of the two consecutive fiscal years after that date. The investment training session shall be provided by an independent source. For purposes of this policy, an “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the City of Kennedale may engage in an investment transaction. Such training shall include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with investment laws, including the Texas State Public Funds Investment Act.

VI. AUTHORIZED INVESTMENTS

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities.
- B. Direct obligations of the State of Texas or its agencies and instrumentalities.
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, the State of Texas, or the United States or its instrumentalities.
- D. Obligations of states, agencies, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than “A” or its equivalent.
- E. Joint Investment Pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
- F. Certificates of Deposit issued by a depository institution that has its main office or branch office in Texas;
 - 1) and such Certificates of Deposit are:
 - guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or

- secured by obligations described in Article VI, sections A through D above.
- 2) or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

Certificates of Deposit brokered by an authorized broker/dealer that has its main office or a branch office in Texas who contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

G. No-load money market mutual funds if the mutual fund:

- 1) is registered with and regulated by the Securities and Exchange Commission;
- 2) has a dollar-weighted average stated maturity of 90 days or fewer; and
- 3) includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.

H. Investment instruments not authorized for purchase by the City of Kennedale include the following:

- 1) Banker's Acceptances;
- 2) "Bond" Mutual Funds;
- 3) Collateralized Mortgage Obligations of any type; and
- 4) Commercial Paper, except that the City can invest in local government investment pools and money market mutual funds that have commercial paper as authorized investments. A local government investment pool or money market mutual fund that invests in commercial paper must meet the requirements of Article VI, Sections E and H above.
- 5) Repurchase agreements and reverse repurchase agreements.

I. If an investment in the City's portfolio becomes an unauthorized investment due to changes in the Investment Policy or the Public Funds Investment Act, or an authorized investment is rated in a way that causes it to become an unauthorized investment, the investment officials of the City shall review the investment and determine whether it would be more prudent to hold the investment until its maturity, or to redeem the

investment. Officials shall consider the time remaining until maturity of the investment, the quality of the investment, and the quality and amounts of any collateral which may be securing the investment in determining the appropriate steps to take.

VII. PORTFOLIO AND INVESTMENT ASSET PARAMETERS

A. Bidding Process for Investments: It is the policy of the City to require competitive bidding for all investment transactions (securities and bank C.D.'s) except for:

- 1) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates); and
- 2) treasury and agency securities purchased at issue through an approved broker/dealer.

At least three (3) bids or offers must be solicited for all other investment transactions. In a situation where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price of the security. Security swaps are allowed, as long as maturity extensions, credit quality changes and profits or losses taken are within the other guidelines set forth in this policy.

B. Maximum Maturities: The City of Kennedale will manage its investments to meet anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five (5) years from the date of purchase.

C. Maximum Dollar-Weighted Average Maturity: Under most market conditions, the composite portfolio will be managed to achieve a one-year or less dollar-weighted average maturity. However, under certain market conditions investment officials may need to shorten or lengthen the average life or duration of the portfolio to protect the City. The maximum dollar-weighted average maturity based on the stated final maturity, authorized by this investment policy for the composite portfolio of the City shall be three (3) years.

D. Diversification: The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

- 1) Portfolio maturities and call dates shall be staggered in a way that avoids undue concentration of assets in a specific sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.

- 2) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements. Risk of market price volatility shall be controlled through maturity diversification such that aggregate realized price losses on instruments with maturities exceeding one (1) year shall not be greater than coupon interest and investment income received from the balance of the portfolio.
- 3) The following maximum limits, by instrument, are established for the City's total portfolio:
 - Certificates of Deposit.....50%
 - Local Government Investment Pools (*See D.(4) below*).....100%
 - Money Market Mutual Funds (*See D.(4) below*).....100%
 - Obligations of states, agencies, cities & other political subdivisions of any state.....25%
 - State of Texas Obligations & Agencies.....50%
 - US Treasury & US Agency Callables.....25%
 - US Government Agencies & Instrumentalities.....100%
 - US Treasury Notes/Bills.....100%
- 4) The investment committee shall review diversification strategies and establish or confirm guidelines on at least an annual basis regarding the percentages of the total portfolio that may be invested in securities other than U.S. Government Obligations. The investment committee shall review quarterly investment reports and evaluate the probability of market and default risk in various investment sectors as part of its consideration.

VIII. AUTHORIZED BROKER/DEALERS & FINANCIAL INSTITUTIONS

- A. Investment officials will maintain a list of financial institutions and broker/dealers selected by credit worthiness, who are authorized to provide investment services to the City. These firms may include:
 - 1) all primary government securities dealers; and
 - 2) those regional broker/dealers who qualify under Securities and Exchange Commission Rule 15C3-1(uniform net capital rule), and who meet other financial credit criteria standards in the industry.

The investment officials may select up to six (6) firms from the approved list to conduct a portion of the daily City investment business. These firms will be selected based on their competitiveness, participation in agency selling groups and the experience and background of the salesperson handling the account. The approved broker/dealer list

will be reviewed and approved along with this investment policy at least annually by the investment committee. The approved broker/dealer list is included in Appendix B

B. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the investment officials with the following:

- 1) Audited financial statements;
- 2) Proof of Financial Industry Regulatory Authority (FINRA) certification, unless it is a bank;
- 3) Resumes of all sales representatives who will represent the financial institution or broker/dealer firm in dealings with the City; and
- 4) An executed written instrument, by the qualified representative, in a form acceptable to the City and the business organization substantially to the effect that the business organization has received and reviewed the investment policy of the City and acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

IX. SAFEKEEPING & CUSTODY OF INVESTMENT ASSETS

All security transactions, including collateral for repurchase agreements entered into by the City shall be conducted using the delivery vs. payment (DVP) basis. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the safekeeping bank. The only exceptions to DVP settlement shall be wire transactions for money market funds and government investment pools. The safekeeping or custody bank is responsible for matching up instructions from the City's investment officials on an investment settlement with what is wired from the broker/dealer, prior to releasing the City's designated funds for a given purchase. The security shall be held in the name of the City or held on behalf of the City in a bank nominee name. Securities and collateral will be held by a third-party custodian designated by the investment officials and evidenced by safekeeping receipts or statements. The safekeeping bank's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City. A safekeeping agreement must be in place which clearly defines the responsibilities of the safekeeping bank.

X. COLLATERAL

The City's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required in the City's bank depository contract.

- A. Market Value: The Market Value of pledged Collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF) insurance coverage. The Federal Reserve Bank and the Federal Home Loan Bank are designated as custodial agents for collateral. An authorized City representative will approve and release all pledged collateral. The securities comprising the collateral will be marked to market on a monthly basis using quotes by a recognized market pricing service quoted on the valuation date, and the City will be sent reports monthly.
- B. Collateral Substitution: Collateralized investments often require substitution of collateral. The Safekeeping bank must contact the City for approval and settlement. The substitution will be approved if its value is equal to or greater than the required collateral value.
- C. Collateral Reduction: Should the collateral's market value exceed the required amount, the Safekeeping bank may request approval from the City to reduce Collateral. Collateral reductions may be permitted only if the collateral's market value exceeds the required amount.
- D. Letters of Credit: Letters of Credit, as defined in Article VI (A), are acceptable collateral for Certificates of Deposit. Upon the discretion of the City, a Letter of Credit can be acceptable collateral for City funds held by the City's bank depository.

XI. INVESTMENT REPORTS

- A. Reporting Requirements: The investment officials shall prepare a quarterly investment report in compliance with section 2256.023 of the Public Funds Investment Act of the State of Texas. The report shall be submitted to the City Council and the Investment Committee within 30 days following the end of the quarter.
- B. Investment Records: An investment official designated by the City Manager shall be responsible for the recording of investment transactions and the maintenance of the investment records with reconciliation of the accounting records and of investments carried out by an accountant. Information to maintain the investment program and the

reporting requirements, including pricing or marking to market the portfolio, may be derived from various sources such as: broker/dealer research reports, newspapers, financial on-line market quotes, direct communication with broker/dealers, market pricing services, investment software for maintenance of portfolio records, spreadsheet software, or external financial consulting services relating to investments.

- C. Auditor Review: The City's independent external auditor **must** formally review the quarterly investment reports annually to ensure compliance with the State of Texas Public Funds Investment Act, and any other applicable State Statutes.

XII. INVESTMENT COMMITTEE

- A. Members: An Investment Committee, consisting of the City Manager or designee and the Director of Finance, shall review the City's investment strategies and monitor the results of the investment program at least quarterly. This review can be done by reviewing the quarterly written reports and by holding committee meetings as necessary. The committee will be authorized to invite other advisors to attend meetings as needed.
- B. Scope: The Investment Committee shall include in its deliberations, such topics as economic outlook, investment strategies, portfolio diversification, maturity structure, potential risk to the City's funds, evaluation and authorization of broker/dealers, rate of return on the investment portfolio, review and approval of training providers and compliance with the investment policy. The Investment Committee will also advise the City Council of any future amendments to the investment policy that are deemed necessary or recommended.

XIII. INVESTMENT STRATEGY STATEMENTS

The City of Kennedale portfolio will be structured to benefit from anticipated market conditions and to achieve a reasonable return. Relative value among asset groups shall be analyzed and pursued as part of the investment program within the restrictions set forth by the investment policy. The City of Kennedale maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios.

A. Operating Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Operating Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.

- 3) Liquidity - Investment strategies for the pooled operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The dollar-weighted average maturity of operating funds, based on the stated final maturity date of each security, will be calculated and comply with SEC Rule 2a-7. Investments for these funds shall not exceed an 18-month period from date of purchase.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Operating Funds shall be the 91 day Treasury bill.

B. Reserve & Deposit Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Reserve and Deposit Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.
- 3) Liquidity - Investment strategies for reserve and deposit funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate reserve fund from investments with a low degree of volatility. Except as may be required by the bond ordinance specific to an individual issue, investments should be of high quality, with short-to-intermediate-term maturities. The dollar-weighted average maturity of reserve and deposit funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Reserve and Deposit Funds shall be the 91 day Treasury bill.

C. Bond & Certificate Capital Project Funds & Special Purpose Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Bond and Certificate Capital Project Funds and Special Purpose Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.
- 3) Liquidity - Investment strategies for bond and certificate capital project funds, special projects and special purpose funds portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The stated final maturity dates of investments held should not exceed the estimated project completion date or a maturity of no greater than five years. The dollar-weighted average maturity of bond and certificate capital project funds and special purpose funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Bond and Certificate Capital Project Funds and Special Purpose Funds shall be the 91 day Treasury bill. A secondary objective of these funds is to achieve a yield equal to or greater than the arbitrage yield of the applicable bond or certificate.

D. Debt Service Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Debt Service Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.

- 3) Liquidity - Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date. The dollar-weighted average maturity of debt service funds, based on the stated final maturity date of each security, will be calculated and comply with SEC Rule 2a-7.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Debt Service Funds shall be the 91 day Treasury bill.

XIV. ANNUAL REVIEW

The Director of Finance shall, at a minimum, submit proposed amendments of this policy to the City Council annually.

APPENDIX A

CITY OF KENNEDALE, TEXAS TEXAS PUBLIC FUNDS INVESTMENT ACT CERTIFICATION BY BUSINESS ORGANIZATION

This certification is executed on behalf of the City of Kennedale, Texas and _____ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the City of Kennedale, Texas (as defined in the Act); and

The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the City of Kennedale, Texas; and

The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the City of Kennedale, Texas that are not authorized by the investment policy of the City of Kennedale, Texas, except to the extent that this authorization is dependent on an analysis of the makeup of the City of Kennedale, Texas entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Name _____

Title _____

Date _____

APPENDIX B

CITY OF KENNEDALE, TEXAS INVESTMENT COMMITTEE LIST OF APPROVED BROKER/DEALERS

- Frost Brokerage Services, Inc.
Bryan Adkison and Brian Alphin
100 N Walnut Creek Drive
Mansfield, TX 76063
- Robert W. Baird & Co. Incorporated
Tyson Eubanks
550 Bailey Avenue, Suite 700
Fort Worth, TX 76107

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.4.

SUBJECT
Accepted Resignation from Mr. Theodore Krum from the Board of Adjustment Place 1.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	T. Krum Resignation	T. Krum Resignation.pdf
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From:

Sent: Monday, June 9, 2025 3:11 PM

To: Tina Cox <tcox@cityofkennedale.com>

Subject: Re: BBA Meeting June 12, 2025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am sending this letter to officially resign from the board of adjustments. My family and I are moving to Florida and I will no longer be a Kennedale resident. It has been an honor and privilege to serve on the board.

Respectfully,

Ted Krum

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.F.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.F.1.

SUBJECT
Discuss and take action to add stop signs to Pennsylvania Avenue at the intersection of Saratoga Lane.

ORIGINATED BY
Mike Hogue

SUMMARY

RECOMMENDATION

ATTACHMENTS		
1.	Pennsylvania Avenue and Saratoga Lane Traffic Control Signage Recommendation May 2025 (2)	Pennsylvania Avenue and Saratoga Lane Traffic Control Signage Recommendation May 2025 (2).pdf



OFFICE OF THE POLICE CHIEF
401 MUNICIPAL DRIVE | KENNEDALE, TX 76060
OFFICE: 817-985-2161 | CELL: 682-346-7577

May 29, 2025

To: Darrell Hull, City Manager
From: Mike Holguin, Chief of Police
Re: Recommendation Regarding Traffic Control Devices –
400 - 500 Pennsylvania Avenue at Saratoga Lane

The purpose of this memo is to recommend adding traffic control signage in the 400 - 500 block of Pennsylvania Avenue at the intersection of Saratoga Lane. The additional traffic control would consist of adding two STOP signs, see below:

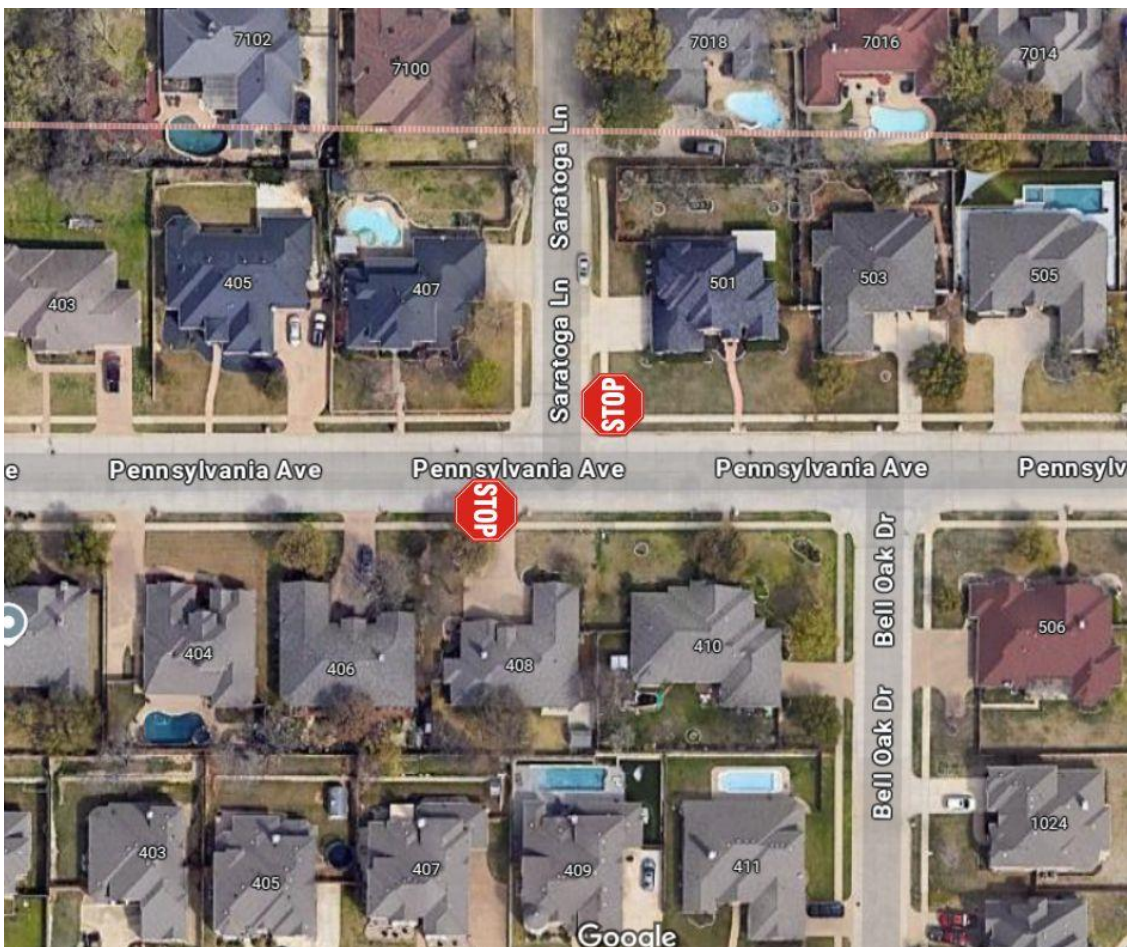


Figure 1. Proposed additional stop signs on Pennsylvania Avenue at Saratoga Lane

Traffic Survey Information

The Stalker digital speed limit sign located in the 300 block of Pennsylvania Avenue consistently records traffic data. For purposes of this report, the information used was collected from Wednesday, April 30, 2025 to Wednesday, May 7, 2025. The total vehicle count for the period was 26,891 – 15711 (closing- westbound) and 11,180 (away- eastbound).

The posted speed limit on Pennsylvania Avenue is 30 mph. The average speed recorded during the survey timeframe was 30.01 mph with a standard deviation of 7 mph. However, according to the data collected, 58.49% of the vehicles that drove through the survey location were above the speed limit. It should be clarified that a high number of vehicles will decrease average speed percentages.

The highest closing speed (toward the digital sign) recorded was 93 mph. The highest speed driving away from the digital sign was 70 mph. These speeds are well above average, even when compared to speeds routinely witnessed on a highway. According to the data, 15,728 drivers exceeded the speed limit, with an average violation speed of 34.78 mph. There were recorded speeds ranging from 2 mph to 93 mph during the survey period. The highest average speed during the week was 32.4 mph from 13:45pm to 14:00pm. The highest weekend average speed was 33 mph occurring from 08:45am to 9:00am.

The data also identified that the peak average time for speeding in excess of the posted 30 mph limit was between 07:00am to 07:59am with 498 vehicles travelling 31+ mph and between 16:00pm to 16:59pm with 647 vehicles also traveling 31+ mph .

The breakdown for the 07:00am to 07:59am range is as follows:

- 31-35 mph – 346 vehicles
- 36-40 mph – 111 vehicles
- 41-45 mph – 25 vehicles
- 46-50 mph – 7 vehicles
- 51-55 mph – 4 vehicles
- 56-60 mph – 2 vehicles
- 61-65 mph – 1 vehicle
- 66-70 mph – 2 vehicles

The breakdown for the 16:00pm to 16:59pm range is as follows:

- 31-35 mph – 457 vehicles
- 36-40 mph – 154 vehicles
- 41-45 mph – 28 vehicles
- 46-50 mph – 5 vehicles
- 51-55 mph – 1 vehicle
- 56-60 mph – 0 vehicles
- 61-65 mph – 1 vehicle
- 66-70 mph – 1 vehicle

Traffic Enforcement Information

From January 1, 2025 to March 31, 2025, the police department has performed 6 traffic stops on Pennsylvania. conducted 104 traffic stops. There have not been any injury crashes in the surveyed area year to date.

Discussion

The city has received speeding complaints regarding Pennsylvania Avenue. The Chief of Police received a petition signed by 26 residents that live on Pennsylvania Avenue, Oak Hill Park, and Belmont Drive. According to the petition titled, *Petition to Slow Down Traffic on Pennsylvania Avenue, Kennedale, TX*, the document states that the petitioners are requesting the implementation of traffic calming measures. The petitioners cite the following:

Motor vehicle traffic on Pennsylvania currently travels at unsafe speeds, creating dangerous conditions for pedestrians, cyclists, children, and residents. We are concerned for the well-being of everyone who uses this road.

The petitioners also requested the city to consider the following options:

- Installing speed bumps or humps
- Adding additional stop signs or converting intersections to 4-way stops
- Increasing police enforcement of speed limits
- Reducing speed limits and adding clearer signage
- Exploring other proven traffic-calming solutions

As seen in the traffic data, the high level of vehicular traffic impacts the average speed ratio. As such, it would initially show that there are not speeding concerns on Pennsylvania. However, an hour by hour examination of the data would suggest that there are peak times when there are increased speeds that could be cause for concern. In the case of the range from 07:00am to 07:59am, of the total number of vehicles recorded in that timeframe, 464 vehicles were operating at or below the speed limit and 498 were operating above 31 mph. In the 16:00pm to 16:59pm timeframe, 460 vehicles were operated at or below the speed limit and 647 vehicles traveled at rates greater than 31 mph. Unfortunately, there is no comparative data before the installation of the Stalker brand speed sign that is located at 313 Pennsylvania Avenue to determine the overall effect of the added signage. However, anecdotally, there has not been many, if any, complaints made regarding speeding on Pennsylvania Avenue in the 300 block to my office. The lack of traffic enforcement during the first quarter of this calendar year may also indicate that beat sergeants and officers in this area have also not been made aware that there are speeding concerns. Typically, increased traffic enforcement is as a result of community concerns. There is no definitive measure regarding complaints v. enforcement. However, complaints will often result in more traffic enforcement historically. It was only recently when the petition was turned in that this concern rose to the level of completing a traffic study based on the petition.

Not discounting community concerns, the survey does show the need for increased and consistent traffic enforcement during the peak timeframes identified. Although traffic enforcement may alleviate some of the concerns, it is obvious that the community is asking for a more permanent solution and unfortunately the police department alone could not guarantee the consistency that the community is requesting.

Conclusion & Final Recommendation

The petitioners have requested traffic calming measures added to Pennsylvania just past the city boundary that begins between Independence Avenue and Oak Hill Park to the end of Pennsylvania at Bowman Springs Road. The most viable solution for this concern would be the addition of STOP signs at the most logical point along the thoroughfare. There is already a four-way stop at the intersection of Independence Avenue and Pennsylvania Avenue, therefore, the next intersection, Belmont Drive and Pennsylvania would not be a good location based on proximity to the previous intersection and the length of Pennsylvania where there would be and effective deterrence to speeding.

The next two T-Intersections on Pennsylvania, Bell Oak Drive and Saratoga Lane offer more plausible locations for the installation of STOP signs. Saratoga Lane is the closet intersection to the center of the focus of this traffic study in relation to the complaints regarding the identified length of Pennsylvania Avenue. However, the location and design of the intersection creates an obtuse STOP configuration as seen in the diagram below:



Figure 2. Overhead view - Intersection of Pennsylvania Avenue & Saratoga Lane with STOP Signs

CONTINUED ON NEXT PAGE

Regardless, placement of the STOP sign in the location shown in *Figure 3. Street View* should still positively affect the functionality of the intersection as can be in the following street view photo:



Figure 3. Street view - Intersection of Pennsylvania Avenue & Saratoga Lane with STOP Sign Eastbound

The westbound ideation follows:

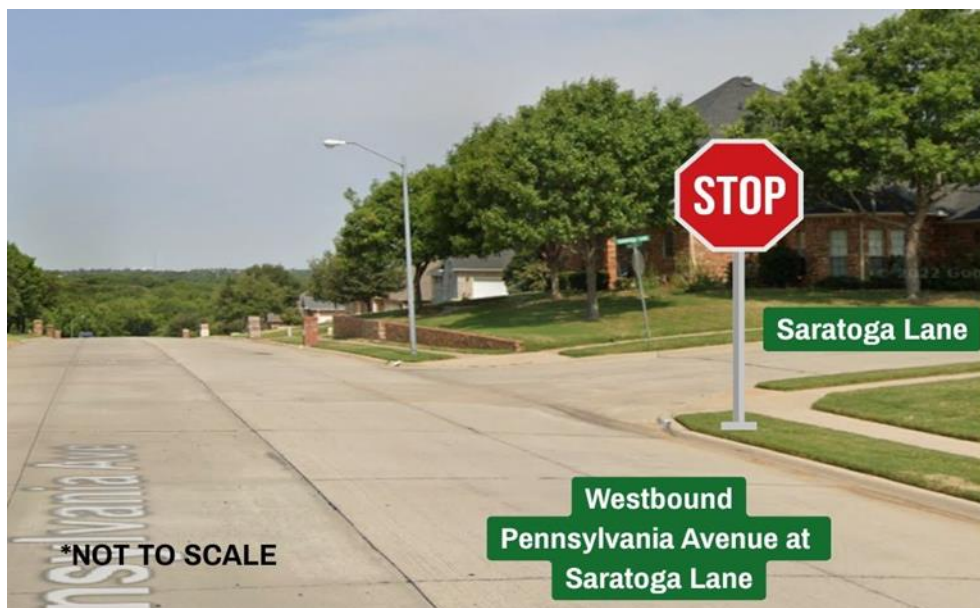


Figure 4. Street view - Intersection of Pennsylvania Avenue & Saratoga Lane with STOP Sign Westbound

Based on the traffic data and concerns of the residents that live on and in the neighborhood in this area impacted by Pennsylvania Avenue, the most practical traffic calming measure that can be implemented is the addition of the STOP signs as shown in the figures above. The STOP signs at the T-Intersection would force traffic in both directions to come to a full and complete stop when abiding by traffic laws. Relative to the alternative recommendations made by the petitioners, the STOP signs can be easily installed by the City of

Kennedale Public Works Department. There is not any significant impediment to travelling on Pennsylvania Avenue as there could possibly be with the installation of speed bumps or speed cushions, neither of which are recommended in this survey. Additionally, this would enhance traffic safety on a more consistent basis than attempting to routinely post police officers which is also not plausible to mitigate this concern based on call volume and beat and citywide policing obligations. Therefore, it is recommended to install two STOP signs on Pennsylvania Avenue at the T-Intersection with Saratoga Lane. If possible, it is further recommended to install STOP signs with flashing red lights along the edge of the metal sign as has been installed at other intersections in the city.

However, it should also be noted that no amount of traffic control or additional safety measures can guarantee absolute protection or completely eliminate the concerns shared in the email to city administration included in this report. Aside from incidences beyond their control, individual motorists have the ultimate responsibility to operate vehicles in a safe and prudent manner while abiding by traffic laws.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Holguin". The signature is fluid and cursive, with the first name "Michael" and last name "Holguin" clearly distinguishable.

Michael Holguin
Chief of Police

Attachments: Community Petition
Traffic Survey Data

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT

City Manager Evaluation

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.

SUBJECT

City Secretary Appointment

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.3.

SUBJECT

Board of Adjustment Appointments

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 17, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.4.

SUBJECT

Planning and Zoning Appointments

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS