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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JUNE 17, 2025 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Pro Tem Michels called the meeting to order at 5:30 p.m.

A. ROLL CALL

Mayor Pro Tem Michels, Place 1 Glover, Place 2 Kobeck, Place 4 Gary, and Place 5 Nevarez were in attendance, thus constituting a quorum. Mayor Horton was not present at the time the meeting was called however, Mayor Horton arrived at 6:22 p.m. and resumed his position on the dais.

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.

Marcel Terry, 1024 Belmont Dr., requested that City Council Meetings be held later due to traffic and construction delaying those whom wish to attend.
Sara Johnson, 221 Village St., congratulated incumbents on the election and gave an update from the New Senior Outreach Kennedale.

III. PRESENTATIONS

A. Recognition of the 2025 Municipal Clerks Office Achievement of Excellence Award to the City of Kennedale City Secretary's Office.

Alice Holloway representing the Texas Municipal Clerks Association was in attendance to present Award to City Secretary Bobbie Jo Taylor.

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 Markerspace in the amount of $10,000.

Al Hernandez representing Atmos Energy presented the awarded donations to the Library and Communications Director Elizabeth Partridge.

C. Presenation of a donation to the City of Kennedale Fire Department by Atmos Engergy in the amount of $2,000.00

Al Hernandez representing Atmos Energy presented the awarded donations to Fire Chief Eric Peterson.

D. Presentation of a status update by Freese and Nichols for the Interceptor Sewer Line Project and Little School Rd. Extension Project.

Representatives from Freese and Nichols attended the meeting to provide a status update on key infrastructure projects in Kennedale. They discussed the Interceptor Sewer Line Project, outlining the benefits of upgrading the main line, including increased capacity and the replacement of aging infrastructure to improve system reliability and efficiency.

The representatives also addressed the North Little School Road project, informing the Council that the targeted completion date is October 2027. The preliminary cost estimate for this project stands at approximately $36 million.

III. 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. 2025, City of Kennedale General Election Runoff.

City Secretary Bobbie Jo Taylor read the certified election results into the record stating that Amanda Hollins had received 42.40% of votes cast during the June 7th runoff election while Kenneth Michels had received 57.60% to win the City Council Place 3 Election.

Place 5 Nevarez motioned to accept the Certification to the Mayor and Council of the Official Returns for the June 7. 2025, City of Kennedale General Election Runoff.

Place 1 Glover seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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.

Place 5 Nevarez motioned to approve Ordinance No. 784: An ordinance of the City Council certifying and canvassing the election results for the June 7, 2025, Runoff Election.

Place 2 Kobeck seconded the motion.

No opposition, No abstentions
Vote: Motion passed unanimously

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

City Secretary Bobbie Jo Taylor issued the Certification of Election and City Council Place 3 Kenneth Michels took the Oath of Office to be sworn into office.

4. Take action to appoint the Mayor Pro Tem.

Place 1 Glover motioned to appoint Place 3 Kenneth Michels as Mayor Pro Tem.

Place 2 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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.

Mayor Pro Tem Michels opened the Public Hearing at 6:08 p.m.

Esmeralda Zuniga, 5720 Forest Park Rd. Dallas, spoke in favor of the permit.
Stephani Yori, 325 Spring Branch Ln., spoke in favor of the permit.
Darlene Massaria, 608 Fawn Meadow Trail, did not speak however, registered to oppose the permit.

Mayor Pro Tem Michels closed the Public Hearing at 6:13 p.m.

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.

Representatives from Cypress Creek Renewables presented the proposed development to the Council. The presentation including information regarding the Community and Environmental Benefits, Economic Impact, what a battery storage facility is and how it will benefit Kennedale.

City Council members raised several questions to the development team concerning the safety protocols and regulatory compliance of the project. Mayor Pro Tem Michels expressed specific concerns about potential gas emissions from the site and associated fire hazards. Council Member Gary emphasized the importance of requiring the developer to post a bond as a form of assurance in the event of an emergency and advocated for daily monitoring of the site.

Council Member Nevarez engaged in discussion with Fire Chief Eric Peterson about the city's current emergency response capabilities, including available equipment and how response times compare with similar sites. Mr. Nevarez also addressed existing emergency response plans currently in place for other developments in Kennedale.

Place 1 Glover read a Resolution into the record which warned of the dangers associated with Battery Energy Storage Systems.

At the request of Mayor Brad Horton, Place 5 Nevarez motioned to adjourn into executive session pursuant to Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters. Mayor Pro Tem Michels seconded the motion. Mayor Horton adjourned into Executive Session at 7:09 p.m.

The City Council resumed the open meeting at 7:25 p.m. continuing discussion with the development.

Place 5 Nevarez motioned to 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.

Motion died due to a lack of a second.

Place 1 Glover motioned to deny 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.

Mayor Pro Tem Michels seconded the motion.
Place 2 Kobeck, Place 5 Nevarez opposed, No abstentions
Vote: Motion passed 3-2

C. BUDGET WORKSHOP

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

Finance Director Jon Horton presented a plan to the Council that could potentially be adopted that would allow those who have 25 years of service with the City of Kennedale to be covered by the City of Kennedale Medical Insurance. The Council held discussion on the plan address scenarios such as adding dependents on the plan. Mr. Horton advised that more details would be made available during additional workshops prior to the adoption of the budget in August.

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.

The City Council and the Mayor gave updates on items of public interest, including attendance at the Transportation Summit, the BBQ Showdown and the Juneteenth Event.

a. Infrastructure Update

City Manager Hull gave a brief update on current infrastructure updates including Little School Rd. the Sewer Line projects ad Swiney Hiett Rd.

Mr. Hull also advised the Council of the hiring to Danielle Clarke as the Director of Human Resources.

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.

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. Accept Resignation from Mr. Theodore Krum from Board of Adjustment Place 1.

Place 1 Glover requested that Item #3 be moved to the regular agenda for consideration and discussion.

Mayor Pro Tem Michels motion to approve consent agenda items 1, 2, and 4.

Place 2 Glover seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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

Place 1 Glover asked Finance Director Jon Horton what was changing in the policy and why it needed to be updated.

Director Horton advised that The Texas Funds Investment Act (PFIA) as well as the City's Investment Policy requires an annual review. Mr. Horton stated that the changes that have been recommended included changing wording from "May" to "Shall" which makes the policy stronger.

Place 1 Glover motioned to approve City of Kennedale – Resolution No. 636: A resolution of the City Council adopting an amended City of Kennedale Investment Policy.

Mayor Pro Tem Michels seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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.

Police Chief Mike Holguin addressed the Council regarding the placement of stop signs on Pennsylvania Avenue. Chief Holguin advised that he is recommending placement after a request form the neighborhood and a review by the police department.

Place 5 Nevarez motioned to approve the placement of stop signs to Pennsylvania Avenue at the intersection of Saratoga Lane.

Place 1 Glover seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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.

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

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

   Place 1 Glover motioned to adjourn into executive session. Place 5 Nevarez seconded the motion.

   Mayor Horton adjourned into executive session at 8:12 p.m.

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

Mayor Horton reconvened into open session at 9:06 p.m.

Place 2 Kobeck motioned to appoint the City Manager's Recommendation to City Secretary.

Place 5 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

VI. ADJOURNMENT

Place 2 Kobeck made a motion to adjourn.

Place 5 Nevarez seconded the motion.
There being no further business, Mayor Horton adjourned the meeting at 6:07 p.m.

APPROVED:

MAYOR BRAD HORTON

ATTEST:

CITY SECRETERY BARBARA DAHL

CITY OF KENNEDALE
SEAL
TARRANT COUNTY, TEXAS