



KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING

| 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060 | AUGUST 19, 2025 AT 5:30 PM
CITY COUNCIL CHAMBERS |

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. PUBLIC HEARING

- A. **PZ CASE# 25-09** To conduct a public hearing and consider a proposed zoning change from "C-2 GENERAL COMMERCIAL DISTRICT" and "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" to an "I – INDUSTRIAL DISTRICT" for the properties located at 426 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

IV. PRESENTATIONS

- A. Brinson Benefits Presentation- Jennifer Jacobs, Benefit Representative

V. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

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

1. Updates from the City of Kennedale Mayor and City Council.
2. Updates from the City of Kennedale City Manager.
 - a. Fire Station Update
 - b. Public Works Update
3. Financial Reports for the City and/or EDC.

B. CONSENT AGENDA

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

1. July 15, 2025 City Council Minutes
2. August 5, 2025 Special Budget Meeting Minutes
3. Ordinance #786 Regarding Settlement between ACSC and the ATMOS Energy Corp
4. Accept Resignation of Council Member Chris Gary

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

1. Discuss and consider approval of bid award for health, dental, life, vision, and accidental death and dismemberment (AD&D), and voluntary life insurances and authorize the City Manager to sign the agreements.
2. Resolution #R639- Raise spending limits up to \$100,000 for the City Manager

VI. 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.

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

VIII. ADJOURNMENT



BARBARA DAHL
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 19, 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.

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

PZ CASE# 25-09 To conduct a public hearing and consider a proposed zoning change from “C-2 GENERAL COMMERCIAL DISTRICT” and “R-3 SINGLE FAMILY RESIDENTIAL DISTRICT” to an “I – INDUSTRIAL DISTRICT” for the properties located at 426 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

ORIGINATED BY

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Charles Marsh for Texas Regional Landfill Company
Location	606 S Dick Price Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, R-1, AG
Future Land Use Designation	Industrial
Staff Recommendation	Recommended Approval

I. CURRENT STATUS OF THE PROPERTIES

The properties operated by the Texas Regional Landfill Company consist of (5) separate parcels, currently zoned C-2 and R-3 (See Exhibit A). These parcels will be replatted into one lot, following a successful zoning change. Although the current zoning of C-2 and R-3 exists, the site operates as an entrance and staging area, with scales and a small operations office. The operators have plans to expand the landfill further into the ETJ and Tarrant County areas. This future expansion, however, is not planned to occur within the corporate city limits, and the operators do not have any plans to annex their property into the city. The portion of their property that falls within the city limits may later be used as a customer drop-off station, or transfer station, in the future. A zoning change to Industrial would permit this specific use under a Special Exception, if granted by the Board of Adjustment. The operators plan to relocate their entrance further north, while also removing one entrance to the south. By doing so, traffic visibility in the area would be improved as the current entrance is located near a slope in the road with limited visibility.



II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject properties are surrounded by similar land uses. There is an industrial-zoned property to the east (Old Castle), a construction and material company directly north, and undeveloped land to the southeast, currently zoned R-1 but operates as a quarry.

The proposed zoning change is compatible with adjacent uses and zoning.

III. ZONING REVIEW FOR PROPOSED LAND USE

The city's adopted Future Land Use Plan envisions the specific area of town to support existing and future industrial uses (See Exhibits B & C).

Staff has reviewed the city's Comprehensive Plan and Future Land Use Plan and has found that the proposed zoning change is consistent with adopted plans.

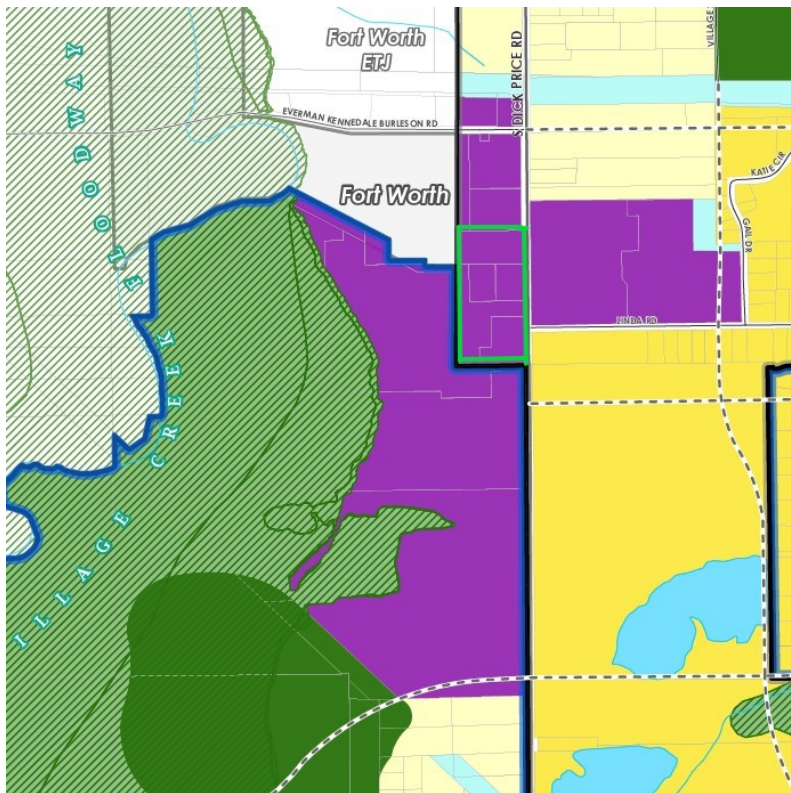


Exhibit B- Future Land Use Plan @ 606 S Dick Price Rd

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce

RECOMMENDATION

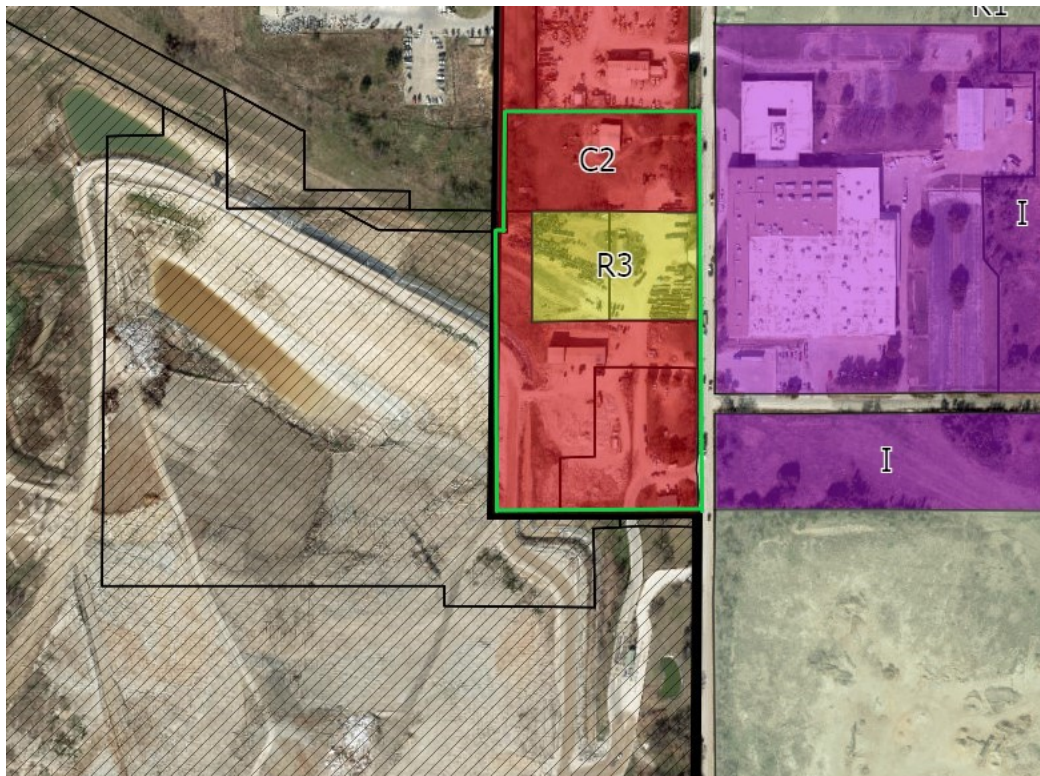
Staff recommends approval.

SUMMARY

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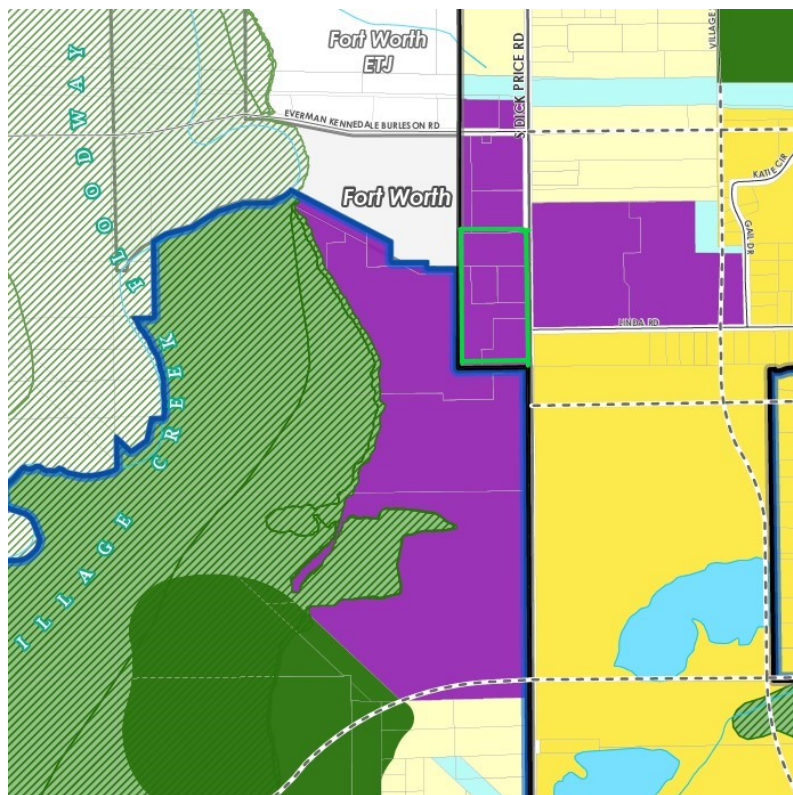


Exhibit B- Future Land Use Plan @ 606 S Dick Price Rd

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce

Exhibit C- Economic Development Goal, Objective 1

On July 24, 2025, the Planning and Zoning Commission conducted a public hearing and recommended approval by a vote a 5-0.

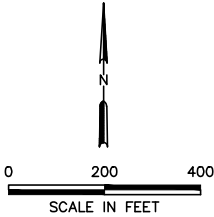
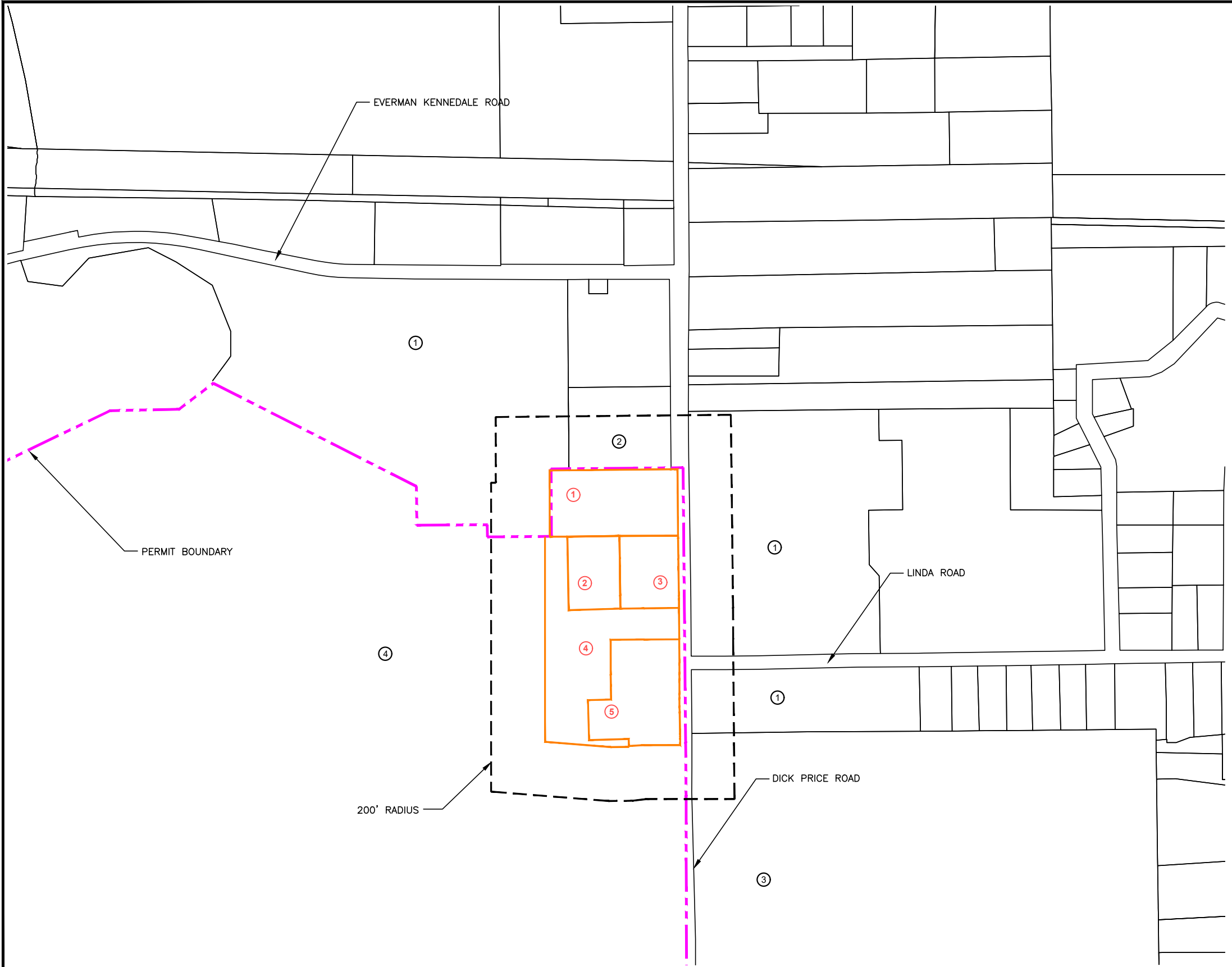
RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	FIG 3- VICINITY MAP-Layout1	FIG 3- VICINITY MAP-Layout1.pdf
2.	19942_ FIG 1 - EXISTING SITE MAP FIG 1 1	19942_ FIG 1 - EXISTING SITE MAP FIG 1 1.pdf
3.	19943_ FIG 2- PROPOSED SITE MAP FIG 2 1	19943_ FIG 2- PROPOSED SITE MAP FIG 2 1.pdf
4.	Deed Parcel 4 and 5 - D202040557	Deed Parcel 4 and 5 - D202040557.pdf
5.	19932_ Deed Parcel 2 and half of 3 - D202134488	19932_ Deed Parcel 2 and half of 3 - D202134488.pdf
6.	Deed other half of Parcel 3 - D202134486	Deed other half of Parcel 3 - D202134486.pdf
7.	19926_ Deed Parcel 2 and half of 3 - D202134488	19926_ Deed Parcel 2 and half of 3 - D202134488.pdf
8.	19922_ Deed Parcel 1 - D202153007	19922_ Deed Parcel 1 - D202153007.pdf
9.	PZ Case 25-09 200' Buffer Letter	PZ Case 25-09 200' Buffer Letter.docx
10.	200' Buffer Map (2)	200' Buffer Map (2).png
11.	Address Labels (2)	Address Labels (2).docx
12.	Publisher's Affidavit - P&Z Case 25-	Publisher's Affidavit - P&Z Case 25-.pdf
13.	PZ Owner Affidavit	PZ Owner Affidavit.pdf

P:\Solid waste\WC\Dick Price Road TS\Zoning\Fig 3- VICINITY MAP.dwg, enarsh, 1:2



LEGEND

- LANDFILL PERMIT BOUNDARY
- PROPOSED INDUSTRIAL ZONING

PARCEL ADDRESS

- ① 426 S DICK PRICE RD
- ② 516 S DICK PRICE RD
- ③ 520 S DICK PRICE RD
- ④ 500 S DICK PRICE RD
- ⑤ 606 S DICK PRICE RD

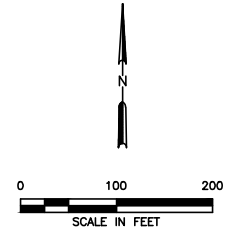
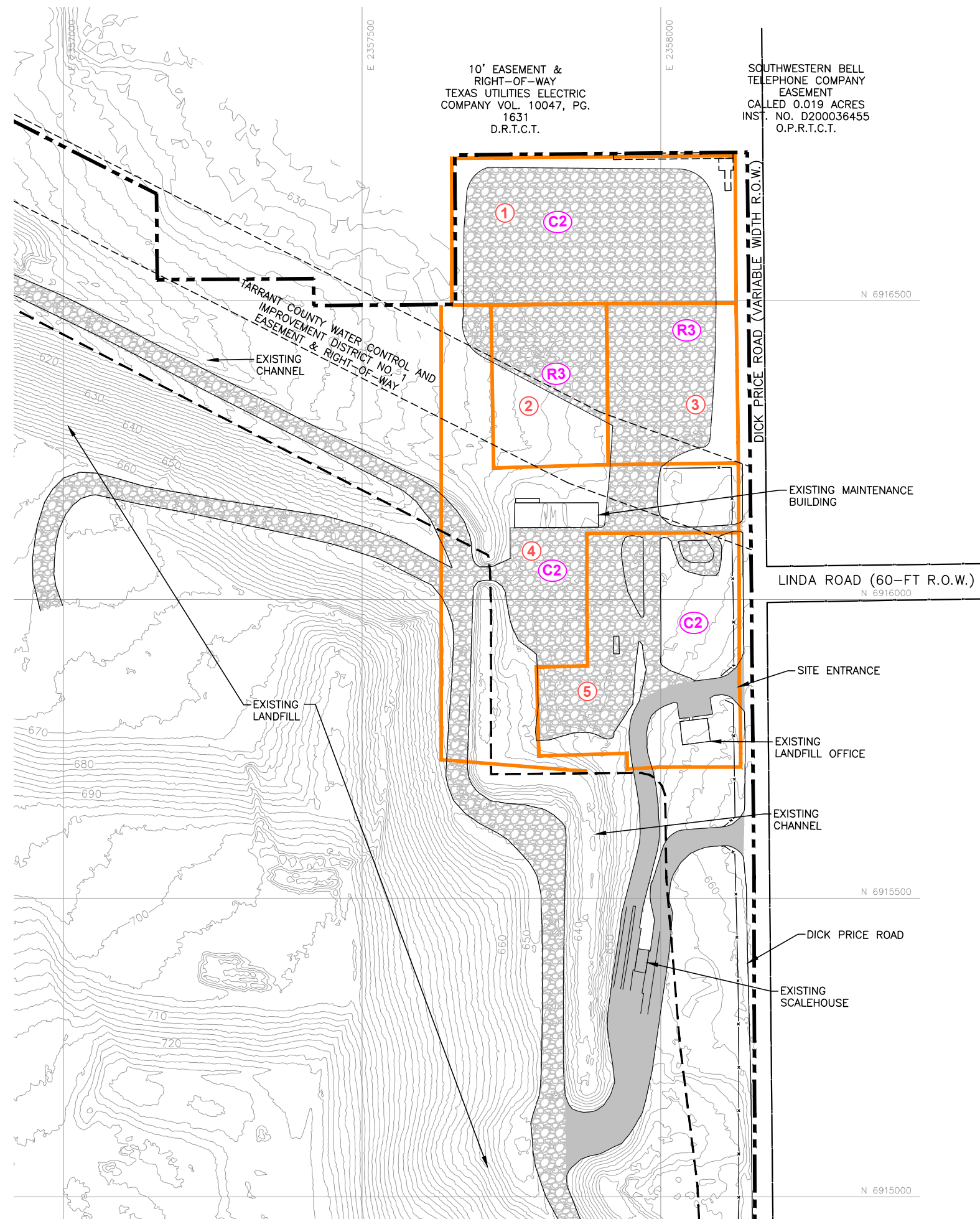
LANDOWNERS WITHIN 200'

- ① OLDCASTLE INFRASTRUCTURE INC.
- ② ARK CONTRACTING SERVICES LLC.
- ③ MARTIN AIMEE A
- ④ IESI TX LANDFILL LP

NOTES:

- 1. PROPERTY LINES REPRODUCED FROM TARRANT COUNTY APPRAISAL DISTRICT DEEDS BOUNDARY MAP.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR TEXAS REGIONAL LANDFILL COMPANY, LP		ZONING APPLICATION VICINITY MAP	
DATE: 05/2025 FILE: 0771-356-11 CAD: 3-VICINITY MAP.DWG		DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW			
 Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS	
		NO. DATE DESCRIPTION			
				WWW.WCGRP.COM	
				FIGURE 3	



- | | |
|---|----------------------------|
|  | LANDFILL PERMIT BOUNDARY |
|  | PROPOSED INDUSTRIAL ZONING |
|  | PERMITTED LIMITS OF WASTE |
|  | EXISTING CONTOUR |
|  | STATE PLANE COORDINATE |
|  | PARCEL ID |
|  | EXISTING BORING |
|  | EXISTING GRAVEL/DIRT ROAD |
|  | EXISTING CONCRETE ROAD |

- CITY OF KENNEDALE ZONING INFORMATION**
- | | |
|-------------|---------------------------|
| (C2) | GENERAL COMMERCIAL |
| (R3) | SINGLE FAMILY RESIDENTIAL |

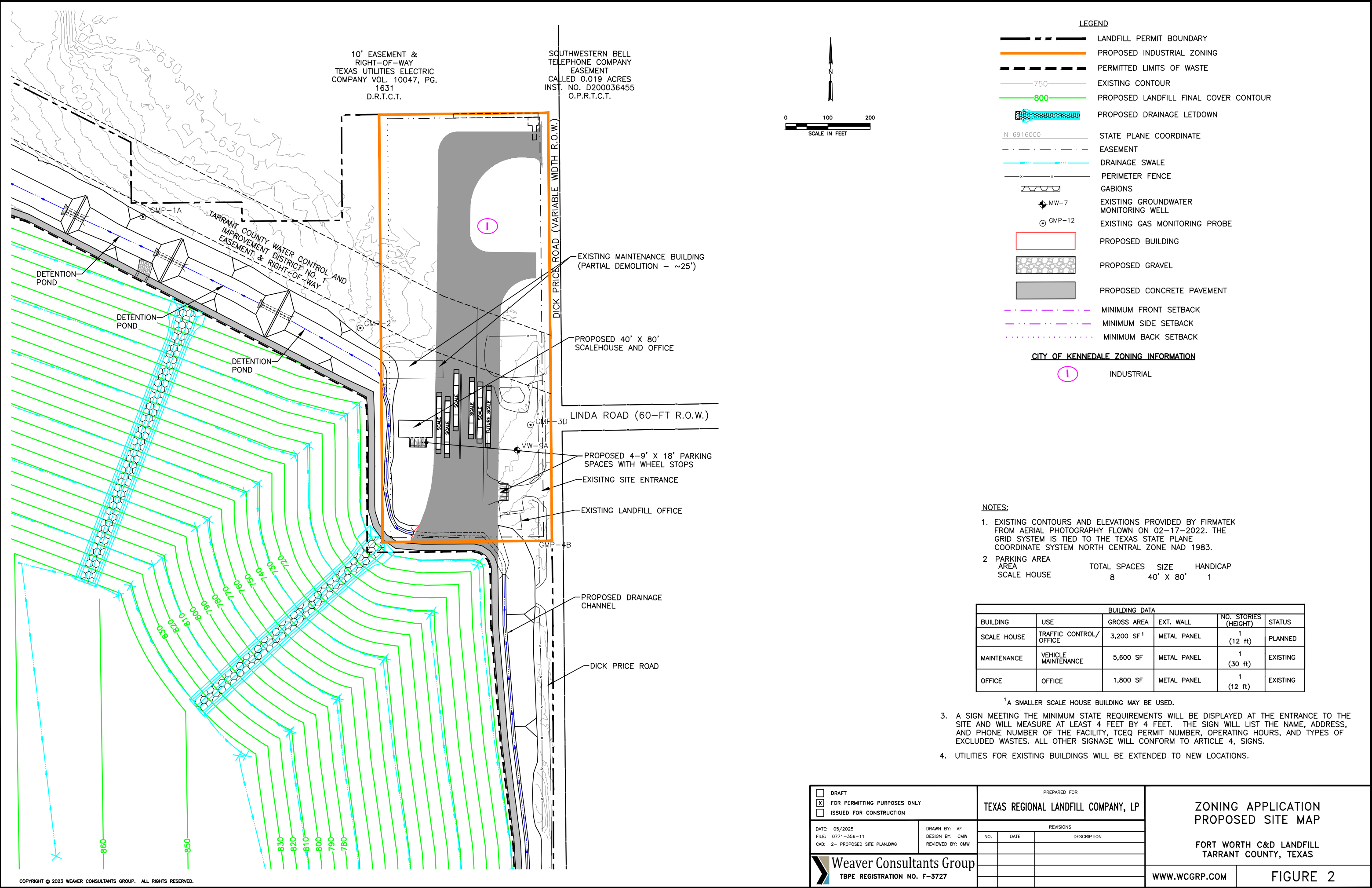
- | <u>PARCEL ADDRESS</u> | |
|-----------------------|---------------------|
| ① | 426 S DICK PRICE RD |
| ② | 516 S DICK PRICE RD |
| ③ | 520 S DICK PRICE RD |
| ④ | 500 S DICK PRICE RD |
| ⑤ | 606 S DICK PRICE RD |

NOTES:

1. EXISTING CONTOURS AND ELEVATIONS PROVIDED BY FIRMATEK FROM AERIAL PHOTOGRAPHY FLOWN ON 02-17-2022. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1983.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR		ZONING APPLICATION EXISTING SITE MAP		
TEXAS REGIONAL LANDFILL COMPANY, LP						
DATE: 05/2025		DRAWN BY: RAA		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS		
FILE: 0771-356-11		DESIGN BY: SSM				
CAD: 1- EXISTING SITE PLAN.DWG		REVIEWED BY: CMW				
Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS		WWW.WCGRP.COM		
		NO.	DATE			DESCRIPTION
				FIGURE 1		

P:\Solid waste\WC\Dick Price Road TS\Zoning\FIG 2- PROPOSED SITE MAP.dwg, cmar.sh, 1:2



21
30

SPECIAL WARRANTY DEED

Date: January 31, 2002

Grantor: Will Kari d/b/a Kari Excavating and Construction Company,
Christine Louise Lamb and Jerome Stock

Grantor's Mailing Address:

4041 Diamond Loch West
Fort Worth, Tarrant County, Texas 76180

Grantee: IESI TX Landfill, LP

Grantee's Mailing Address:

6125 Airport Freeway
Suite 202
Haltom City, Tarrant County, Texas 76117

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements): 133.13 acre tract in Tarrant County, Texas, part of Blocks 53 and 54, SHELBY COUNTY SCHOOL LAND SURVEY, A-1375 more particularly described in Exhibit "A" attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty: Those exceptions shown on Exhibit "B" attached hereto and incorporated herein; and taxes for 2002, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part

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TARRANT COUNTY TEXAS

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SUZANNE HENDERSON
COUNTY CLERK

COPIES

thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This Conveyance by Grantor to Grantee is made on an "AS-IS WHERE-IS" basis. Except as specifically provided herein, Grantor **MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.**

When the context requires, singular nouns and pronouns include the plural.

Will Kari

WILL KARI

d/b/a KARI EXCAVATING AND
CONSTRUCTION COMPANY

Christine Louise Lamb Stock

CHRISTINE LOUISE LAMB STOCK

a/k/a CHRISTINE LOUISE LAMB

Jerome Stock

JEROME STOCK

STATE OF TEXAS §
COUNTY OF TARRANT §

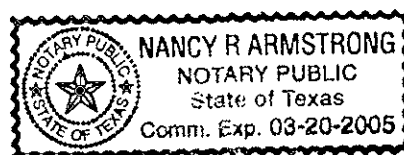
BEFORE ME, the undersigned authority, on this day personally appeared Will Kari, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.

Nancy R. Armstrong

Notary Public-State of Texas

SPECIAL WARRANTY DEED

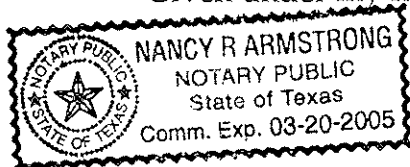


PAGE 2

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Christine Louise Lamb Stock a/k/a Christine Louise Lamb, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.

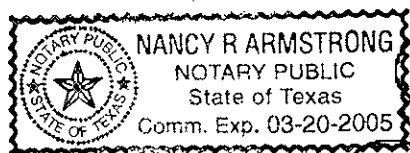


Nancy R. Armstrong
Notary Public-State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jerome Stock, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.



Nancy R. Armstrong
Notary Public-State of Texas

AFTER RECORDING RETURN TO:

Mr. John Frazier
201 Main Street, Suite 2500
Fort Worth, Texas 76102

Exhibit "A"

Being a 133.13 acre tract comprising all of that certain Christine Louise Lamb 0.878 acre tract (Vol. 12431, Pg. 681, Tarrant County Deed Records) and all of Tracts 1, 4 and 5; part of Tracts 3 and 4 of that certain Will Kari property (Vol. 09469, Pg. 1878, TCDR) and being part of Blocks 53 and 54, in the Shelby County School Land Survey, A-1375, Tarrant County, Texas. The 133.13 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set in Dick Price Road at the Southeast corner of said Will Kari Tract 5 and the Northeast corner of that certain IESI 38.107 acre tract (Vol. 12748, Pg. 132 TCDR);

Thence S. 89 degrees 14 minutes 39 seconds W. (Call N. 89 degrees 58 minutes 52 seconds W) along the North boundary line of said IESI tract a distance of 2537.76 feet to a Tesco monument found for the Southwest corner of said Will Kari Tract 1;

Thence N. 46 degrees 48 minutes 59 seconds W. (Call N. 45 degrees 56 minutes W); along the Northeasterly TESCO right-of-way line and the Southwesterly line of said Will Kari Tract 1; passing at 324.90 feet (Call 325.54') a 1/2 inch iron rod found on line; for a total distance of 410.90 feet to the centerline of Village Creek.

Thence along the centerline of Village Creek as follows:

N. 39 degrees 23 minutes 43 seconds E a distance of 183.99 feet;
N. 05 degrees 23 minutes 37 seconds E a distance of 248.14 feet;
N. 06 degrees 35 minutes 46 seconds W a distance of 271.25 feet;
N. 22 degrees 45 minutes 38 seconds W a distance of 203.92 feet;
N. 33 degrees 05 minutes 28 seconds W a distance of 223.00 feet to a point for corner;

Thence N. 89 degrees 35 minutes 07 seconds E (Call S. 89 degrees 04 minutes E) along said Will Kari Tract 3 a distance of 158.98 feet (Call 158.3') to a iron rod with cap found for a point for corner;

Thence N 00 degrees 38 minutes 35 seconds W (Call N 00 degrees 11 minutes) along the West boundary line of said Will Kari Tract 3 a distance of 1352.60 to a PK nail set for the Northwest corner of this 133.13 acre tract;

Thence N 83 degrees 44 minutes 07 seconds E (Call N 84 degrees 32 minutes East) along Everman-Kennedale Road a distance of 89.87 feet to a PK nail set for a point for corner;

Thence N 76 degrees 51 minutes 09 seconds E (Call N 77 degrees 39 minutes E) along Everman-Kennedale Road a distance of 220.38 feet to a PK nail set for a point for corner;

Thence along the centerline of Village Creek as follows:

S 18 degrees 32 minutes 48 seconds E a distance of 111.31 feet;
S 82 degrees 52 minutes 48 seconds E a distance of 130.00 feet;
N 57 degrees 58 minutes 17 seconds E a distance of 180.00 feet;
S 89 degrees 34 minutes 11 seconds E a distance of 267.59 feet;
S 57 degrees 32 minutes 48 seconds E a distance of 160.00 feet;
S 28 degrees 44 minutes 51 seconds E a distance of 136.44 feet;
S 01 degrees 57 minutes 56 seconds E a distance of 144.68 feet;
S 35 degrees 47 minutes 12 seconds W a distance of 110.67 feet to a point for corner.

Thence S 63 degrees 03 minutes 25 seconds E along the Southerly boudary line of that certain Waste Management of Texas, Inc. tract (Vol. 10986, Pg. 609 TCDR) a distance of 845.08 feet to a iron rod with cap

set for a point for corner and from which a 1" iron rod found for the Northeast corner of said Waste Mgmt tract bears N 00 degrees 29 minutes 43 seconds W 770.92.

Thence S 00 degrees 29 minutes 43 seconds E along said Will Kari Tract 2 a distance of 143.87 feet to a iron rod with cap found for a point for corner;

Thence N 89 degrees 40 minutes 49 seconds E (Call S 89 degrees 16 seconds E) along said Will Kari Tract 2 a distance of 260.10 feet (Call 259.47 feet) to a wood post found for a point for corner and from which a iron rod with cap bears 0.8' N & 1.6' E.

Thence S 00 degrees 47 minutes 02 seconds E (Call S 00 degrees 17 minutes W) along said Will Kari Tract 2 a distance of 45.19 feet (Call 45.0') to a wood post found for a point for corner.

Thence N 89 degrees 19 minutes 46 seconds E (Call S 89 degrees 46 minutes E) along said Will Kari Tract 2; passing at 239.12 feet to a 1/2 inch rod found on line; for a total distance of 292.82 feet (Call 293.24) to a iron rod with cap set for a point for corner.

Thence S 00 degrees 33 minutes 18 seconds E (Call S 00 degrees 14 minutes W) along said Will Kari Tract 2 a distance of 283.19 feet (Call 283.2') to a iron rod with cap found for a point for corner;

Thence N 89 degrees 31 minutes 52 seconds E (Call S 89 degrees 40 minutes 24 seconds E) along said Will Kari Tract 2, passing at 411.23 feet a one inch iron rod found on the West line of Dick Price Road; for a total distance of 436.83 feet (Call 436.9') to a PK nail set for a point for corner;

Thence S 00 degrees 31 minutes 33 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 303.42 feet to a PK nail set for the Northeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 88 degrees 44 minutes 31 seconds W 24.23 feet;

Thence S 00 degrees 26 minutes 05 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 181.30 feet to a PK nail set for the Southeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 85 degrees 55 minutes 29 seconds W 25.22 feet;

S 00 degrees 27 minutes 58 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 197.53 feet to a PK nail set for the Southeast corner of said Will Kari Tract 3 and the Northeast corner said Will Kari Tract 4 and from which a found 1/2 inch iron rod bears S 89 degrees 29 minutes 48 seconds W 25.48 feet;

Thence S 00 degrees 08 minutes 16 seconds E (Call S 00 degrees 38 minutes 42 seconds W) along Dick Price Road, a distance of 698.26 feet (Call 698.14;) to the POINT OF BEGINNING.

Exhibit "B"

Easement Rights, Terms, Conditions and Stipulations as set out in "Quit-Claim Deed with Reservation of Pipeline Easement":

Grantor: Tarrant County Water Control and Improvement District Number One

To: Elvis C. Culton, recorded in Volume 5707, Page 717, Deed Records, Tarrant County, Texas.

Easement, Rights, Terms, Conditions and Stipulations as set out in Suit 67-103463-87, District Court styles: "Tarrant County Water Control and Improvement District Number One vs. Elvis C. Culton and wife, Mary J. Culton", recorded District Court, Tarrant County, Texas.

Memorandum of Purchase Option:

Parties: Will Kari d/b/a Kari Excavating and Construction Company and Independent Environmental Services, Inc.

Recorded: April 28, 1997, Volume 12748, Page 133, Real Records, Tarrant County, Texas.

Rights, Terms, Conditions and Stipulations as set out in Certified Copy of Judgment #67-6783-71, styles: "Tarrant County Water Control and Improvement District Number One vs. Floyd Henry Culton, et al, recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Matters as disclosed by the examination of survey prepared by Kevin A. Olsen, Registered Public Surveyor No. 4524, dated September-December, 2001:

1). Encroachment or protrusion of fence along the South and Southeast portion of property.

2). Encroachment or protrusion of Village Creek along the Southwest, West, Northwest and Northerly property lines.

3). Manholes and Power Poles located within the easement described in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

4). Power Poles located on a portion of the East property line.

5. Pond, and Shed located within the Easement recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Unofficial Copy

D202040557
MR JOHN FRAZIER
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O: F I R S T A M E R I C A N T I T L E C O

RECEIPT NO	REGISTER	REC'D-BY	PRINTED DATE	TIME
202153358	DR91	CAR	02/11/2002	11:32

	INSTRUMENT	FEHCD	INDEXED	TIME	
1	D202040557	WD	20020211	11:32	CG

T O T A L D O C U M E N T S : 0 1 F E E S : 2 1 . 0 0

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

GENERAL WARRANTY DEED

FILED
TARRANT COUNTY TEXAS
2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT** and **FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

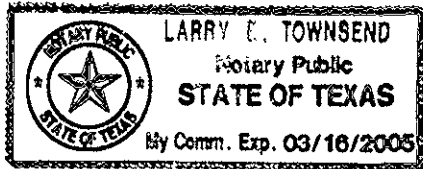
Paula Hommel

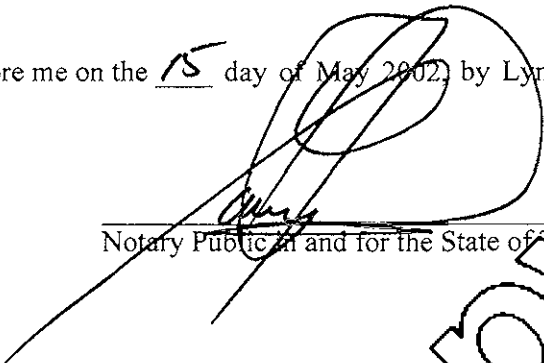
Paula Hommel aka Paula Jean Hommel

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel
aka Lynn Ashley Hommel.

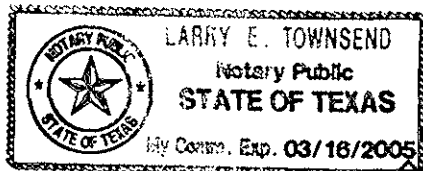


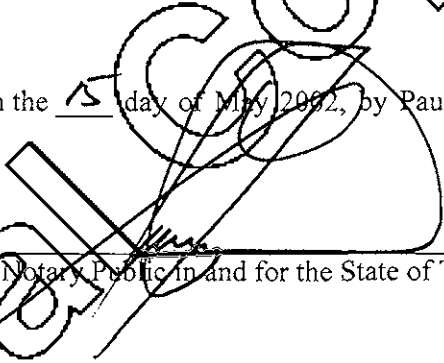

Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel
aka Paula Jean Hommel.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Parcel 1

BEING A TRACT OR PARCEL OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABST. NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 2604, PAGE 61, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin at the Southwest corner of a 0.272 acre tract of land described in a deed recorded in Vol. 5720, Page 485, Deed Records, Tarrant County, Texas, said point being South 0 deg. 18 min. 00 sec. West 1262.44 feet and North 89 deg. 44 min. 00 sec. West 236.30 feet from the Northeast corner of said Block 53;

THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

THENCE South 89 deg. 44 min. 00 sec. East 200.00 feet to an iron pin for corner;

THENCE South 0 deg. 18 min. 00 sec. West 283.80 feet to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

Parcel 2

Being a tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being all of the tract conveyed to Lynn Ashley Hommel and Paula Hommel by deed recorded in Volume 6979, Page 2113, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5927, Page 728, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 978.64 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 134.62 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 134.62 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 598, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134488	WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

DT-02C 99819-LET

GENERAL WARRANTY DEED

FILED
TRAVIS COUNTY TEXAS
2002 MAY 15 AM 9:03

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

SUZANNE HENDERSON
COUNTY CLERK

That Vicki G. Lamb and Susan Nichols (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by IESI TX LANDFILL LP, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on EXHIBIT "A" which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on Exhibit "B" attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

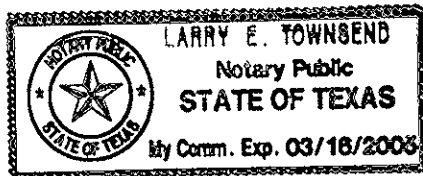
Vicki G. Lamb
Vicki G. Lamb

Susan K. Nichols
Susan Nichols

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Vicki G. Lamb.

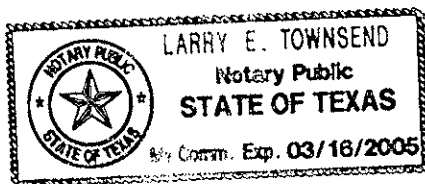


[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Susan Nichols.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Legal Description

A tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, being all of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5720, Page 485, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5623, Page 228, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 1113.26 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 149.18 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 149.18 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 143, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 599, Deed Records of Tarrant County, Texas.

D202134486
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271694	DR91	CAP	05/16/2002	09:01

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134486	WD	20020516	09:01	CK 8110

T O T A L : D O C U M E N T S : 01 F E E S : 17.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

GENERAL WARRANTY DEED

FILED
TARRANT COUNTY TEXAS
2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT** and **FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

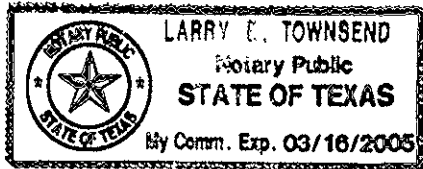
Paula Hommel

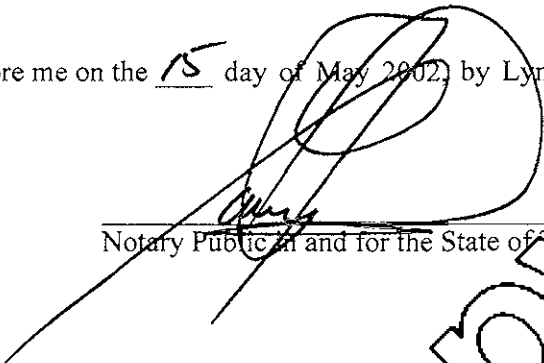
Paula Hommel aka Paula Jean Hommel

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel
aka Lynn Ashley Hommel.

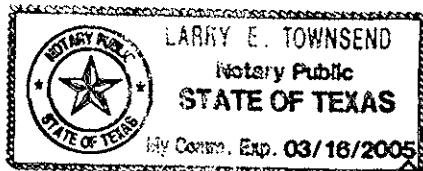


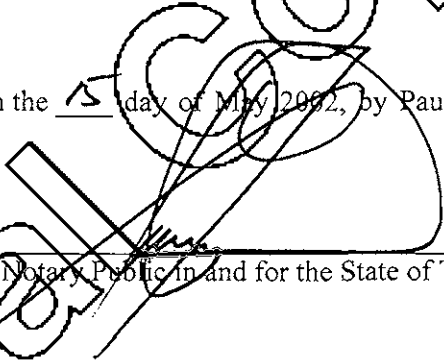

Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel
aka Paula Jean Hommel.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Parcel 1

BEING A TRACT OR PARCEL OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABST. NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 2604, PAGE 61, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin at the Southwest corner of a 0.272 acre tract of land described in a deed recorded in Vol. 5720, Page 485, Deed Records, Tarrant County, Texas, said point being South 0 deg. 18 min. 00 sec. West 1262.44 feet and North 89 deg. 44 min. 00 sec. West 236.30 feet from the Northeast corner of said Block 53;

THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

THENCE South 89 deg. 44 min. 00 sec. East 200.00 feet to an iron pin for corner;

THENCE South 0 deg. 18 min. 00 sec. West 283.80 feet to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

Parcel 2

Being a tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being all of the tract conveyed to Lynn Ashley Hommel and Paula Hommel by deed recorded in Volume 6979, Page 2113, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5927, Page 728, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 978.64 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 134.62 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 134.62 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 598, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134488	WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

15

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 JUN -5 PM 1:46

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF TARRANT §
BY _____

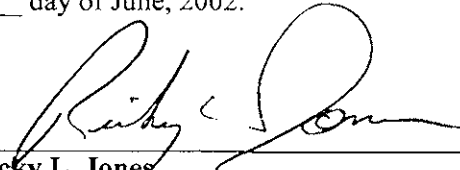
That Ricky L. Jones and wife, Patricia O. Jones (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents **DOES GRANT**, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Tarrant County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

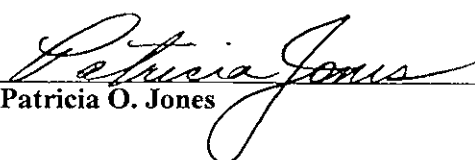
TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT and FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 5th day of June, 2002.



Ricky L. Jones



Patricia O. Jones

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of June 2002, by Ricky L. Jones.

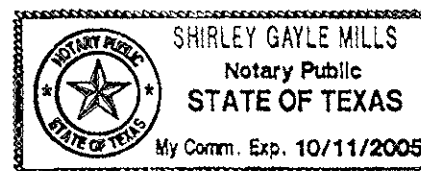
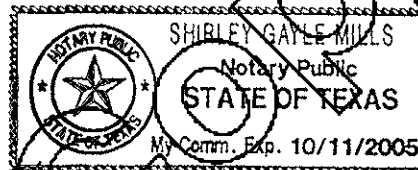
Shirley Gayle Mills
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of May 2002, by Patricia O. Jones.

Shirley Gayle Mills
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

2.813 ACRES OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2604, PAGE 61 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO JAMES TYNER BY DONALD MEYERS AND BETTY MEYERS IN VOLUME 10021, PAGE 584 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 53, IN THE CENTERLINE OF DICK PRICE ROAD, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 53 BEARS NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 727.64 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST - 250.10 FEET, WITH THE CENTERLINE OF DICK PRICE ROAD AND THE EAST LINE OF SAID BLOCK 53 TO A POINT CORNER;

THENCE NORTH 89 DEGREES 42 MINUTES 41 SECONDS WEST, AT 25.0 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST - 249.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, AT 465.0 FEET PASS A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.813 ACRES OF LAND.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 10047, Page 1631, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 14223, Page 515, Deed Records of Tarrant County, Texas.
3. Portion of property lying in Dick Price Road as shown on survey dated March 1, 1995, by Jarrell L. Moore, Registered Professional Land Surveyor No. 4854

Unofficial Copy

D202153007
KELLY HART HALLMAN
201 MAIN ST 2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D --D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E C O

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202295447	DR92	DW	06/05/2002	13:42

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202153007	WD	20020605	13:42	CK 6517

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y : _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



NOTICE OF PUBLIC HEARING

July 2, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, July 24, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I – INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

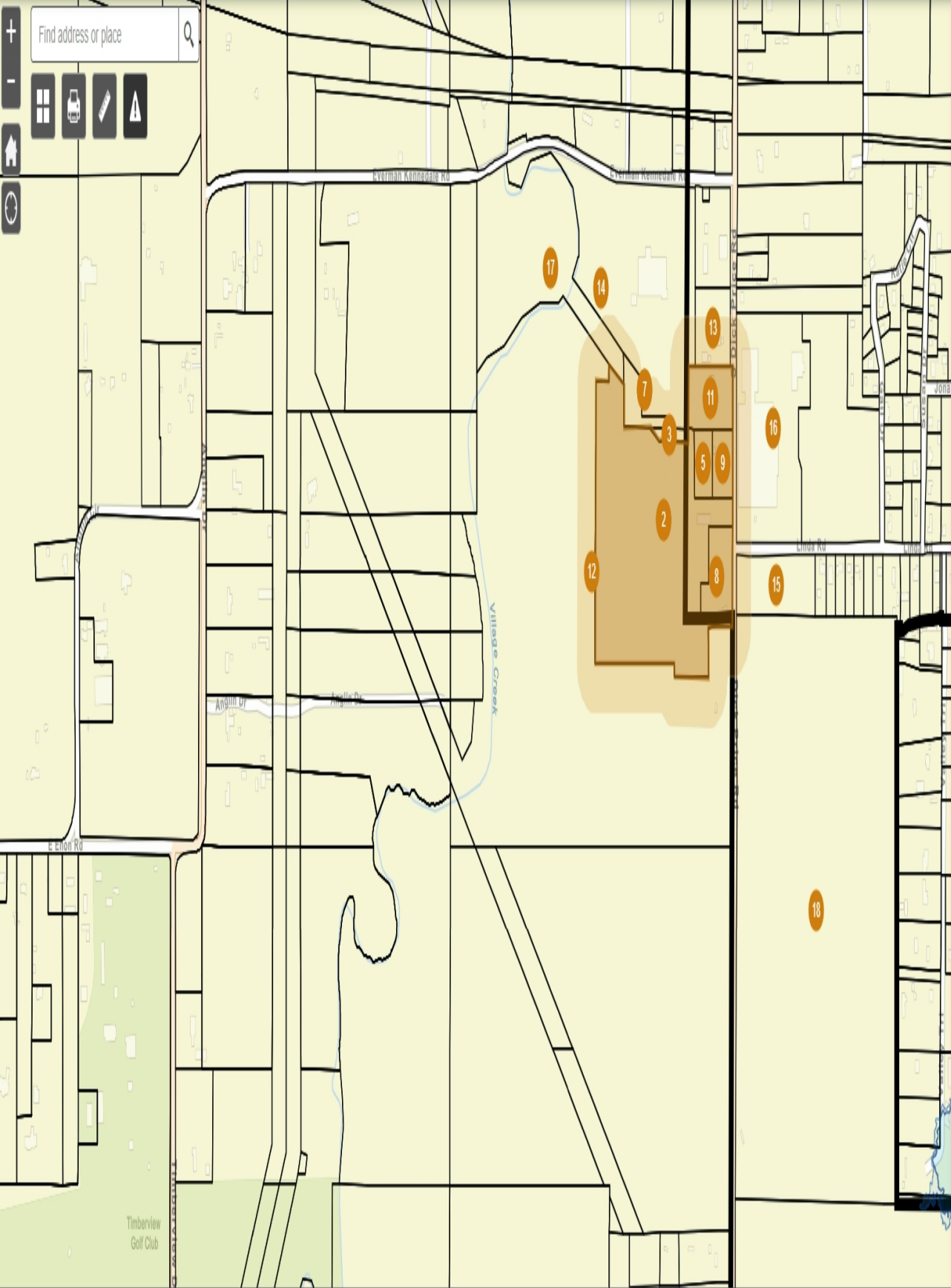
A second public hearing for this case will be held before City Council on Tuesday, August 19, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

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



IESI TX LANDFILL LP
3 WATERWAY SQUARE PL STE 110
THE WOODLANDS, TX 77380

ARK CONTRACTING SERVICES LLC
420 S DICK PRICE RD
KENNEDEALE , TX 76060

OLDCASTLE INFRASTRUCTURE INC
900 ASHWOOD PKWY STE 600
ATLANTA, GA 30338

MARTIN AIMEE A
1575 WALLIS RD
ALEDO, TX 76008-3896

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDEALE, TX 76060

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0249980	Legal Ad - IPL0249980		1.0	93.0L

ATTENTION: CITY OF KENNEDALE IP
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249
citysecretary@cityofkenneedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING
The Kennedale PLANNING AND ZON-
ING COMMISSION will hold a public
hearing ON THURSDAY, JULY 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
AUGUST 19, 2025 AT 5:30 PM ALSO
LOCATED AT 405 MUNICIPAL DRIVE,
KENNEDEALE, TARRANT COUNTY,
TEXAS 76060.

PZ CASE# 25-09 TO CONDUCT A
PUBLIC HEARING AND CONSIDER
A PROPOSED ZONING CHANGE
FROM "C-2 GENERAL COMMERCIAL
DISTRICT" AND "R-3 SINGLE FAM-
ILY RESIDENTIAL DISTRICT" TO AN
"I – INDUSTRIAL DISTRICT" FOR 426
S DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53S CITY BOUNDARY
SPLIT; 500 S DICK PRICE RD, SHELBY
COUNTY SCHOOL LAND SURV AB-
STRACT 1375 TRACT 53H & 53N CITY
BOUNDARY SPLIT; 516 S DICK PRICE
RD, SHELBY COUNTY SCHOOL
LAND SURV ABSTRACT 1375 TRACT
53Q CITY BOUNDARY SPLIT; 520 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53F, 53F1, 53F2, 53L &
53 P; 606 S DICK PRICE RD, SHEL-
BY COUNTY SCHOOL LAND SURV
ABSTRACT 1375 TRACT 53E, 53E1,
53H1, 53M & 53M1 OF THE CITY OF
KENNEDEALE, TARRANT COUNTY,
TEXAS, 76060.

PZ CASE #25-10 to conduct a public
hearing and consider a replat of prop-
erties located at 426 S DICK PRICE
RD, SHELBY COUNTY SCHOOL
LAND SURV ABSTRACT 1375 TRACT
53S CITY BOUNDARY SPLIT; 500 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53H & 53N CITY BOUND-
ARY SPLIT; 516 S DICK PRICE RD,
SHELBY COUNTY SCHOOL LAND
SURV ABSTRACT 1375 TRACT
53Q CITY BOUNDARY SPLIT; 520 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53F, 53F1, 53F2, 53L &
53 P; 606 S DICK PRICE RD, SHEL-
BY COUNTY SCHOOL LAND SURV
ABSTRACT 1375 TRACT 53E, 53E1,
53H1, 53M & 53M1 OF THE CITY OF
KENNEDEALE, TARRANT COUNTY,
TEXAS, 76060.

PZ CASE #25-11 to conduct a public
hearing and consider a replat of the
property located at 625 GRAPEVINE
TR, OAK CREST ADDITION, BLOCK
13, LOT BR OF THE CITY OF KEN-
NEDEALE, TARRANT COUNTY, TEXAS,
76060.

PZ CASE #25-12 to conduct a pub-
lic hearing and consider a replat of
the property located at 220 SPRING
BRANCH, RIJZ ADDITION, BLOCK A,
LOT 1R 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.
IPL0249980
Jun 29 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day
personally appeared the undersigned, 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:

1.0 insertion(s) published on:
06/29/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, JULY 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 AUGUST 19, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I – INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-10 to conduct a public hearing and consider a replat of properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-11 to conduct a public hearing and consider a replat of the property located at 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 to conduct a public hearing and consider a replat of the property located at 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R 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.
IPL0249980
Jun 29 2025



KENNEDALE
Planning Department
www.cityofkennedale.com

CITY OF KENNEDALE
PLANNING & ZONING
OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ 25-000476, 477, 478, 479, and 480

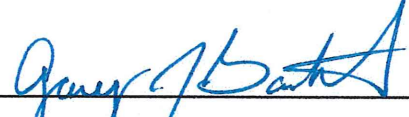
Property Address: 520, 426, and 606 South Dick Price Road

Legal Description: SHELBY COUNTY SCHOOL LAND SURV Abstract 1375 Tract 53F 53F1 53F2 53L & 53P

Applicant: Texas Regional Landfill Company, LP f/k/a IESI TX Landfill, LP

Type of PZ request: Rezoning

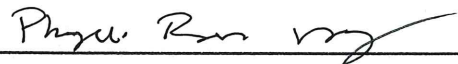
I, Gary Bartels, current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

Owner Signature: 

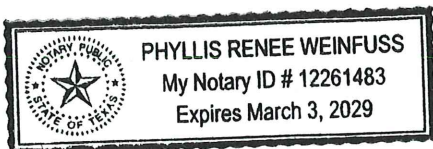
Date: JUNE 30 2025

SWORN TO and Subscribed before me by Gary Bartels

ON THIS 30th DAY OF June, 2025



Notary Public, Tarrant County, Texas



STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.A.

SUBJECT

Brinson Benefits Presentation- Jennifer Jacobs, Benefit Representative

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.A.

SUBJECT

Brinson Benefits Presentation- Jennifer Jacobs, Benefit Representative

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.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: AUGUST 19, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.2.

SUBJECT

Updates from the City of Kennedale City Manager.

ORIGINATED BY

SUMMARY

- A. Fire Station Update
- B. Public Works Update

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.A.2.a.

SUBJECT
Fire Station Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	City of Kennedale FD Remodel 8-2025	City of Kennedale FD Remodel 8-2025.pptx
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Fire Station 59 Remodel Update

August 2025

Kennedale Fire Station Building

- Tilt Wall Construction Built in 1986

Areas:

Existing: 8,999 sf

Addition: 8,780 sf

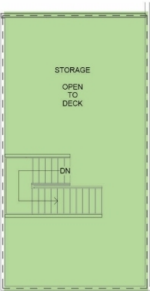


Station Proposed Floor Plan

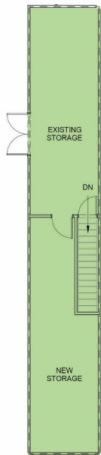
- Living Qtrs.
- Gear / Gym
- Public Space
- Training
- Administration



1 PROPOSED FIRST FLOOR
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR
1/8" = 1'-0"



3 EXISTING SECOND FLOOR
1/8" = 1'-0"

Area Summary

Gym / Gear

1 st Floor :	1,966 sf
2nd Floor:	763 sf

Living Qtrs:

1 st Floor :	1,966 sf
2nd Floor:	763 sf

New Station – Front View Rendering



Current Construction progress



Fire Station 59 construction timeline

- Project started May 5, 2025 – site survey, silt fence install, demo of interior. Completed May 23, 2025
- Currently in the process of preparing for piers, footings, retaining wall, and beginning fill for foundation. Expected completion late August 2025.
- Plumbing to be completed by September 18, 2025
- Walls/wood framing projected to begin October 10, 2025

Final Inspections and prepare for Fire Operations, July 2026



Update and timeline on new Brush 59

- PO issued on November 17, 2022. The chassis was ordered shortly after that date
- Chassis arrived at Wildfire on September 16, 2024
- Our chassis was placed “in line” with other department brush trucks awaiting build
- Currently, our brush truck is being completed with an expected delivery date of September 1, 2025.



Wildfire/ Kennedale FD		MockUp 3/ BTORT / 08-12-25	
			
2qty-8"x84"	3qty-14.5"x16.5"		
			
2qty-8"x120"	2qty-20"x12.5"	1qty-96"x18"	
Request changes by emailing brooke.tort@kinggroup.com or if artwork is correct, sign below.			
Customer must approve proof of all artwork prior to production. All artwork is subject to change without notice. All artwork is the property of the City of Kennedale. All artwork is not responsible for any artwork, graphics, design or trademark of any other party. Please sign, date, scan and email to brooke.tort@kinggroup.com			
Mock-up Approval Signature _____		Date _____	

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.A.2.b.

SUBJECT

Public Works Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.3.

SUBJECT
Financial Reports for the City and/or EDC.

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	10 July Report for Council	10 July Report for Council.pdf
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**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended July 2025
EXECUTIVE OVERVIEW**

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE August 19, 2025

SUBJECT Monthly Financial Report for July 2025

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

Results through July represent 83.33% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$6,409,777; 103.2% of total budget; prior year receipts through July were 101.7% of budget.
- ◇ Sales tax revenues received year-to-date \$1,932,390; 80.8% 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 July were 73.4% of budget.
- ◇ General Fund expenditures year-to-date \$10,083,279; 74.8% of total budget
- ◇ Fund Balance year-to-date is \$5,646,740; 159 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$2,310,781; 68.9% of budget
- ◇ *Sewer service sales year-to-date \$1,,822,383; 78.9% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$3,832,998; 81.1% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$209,301; 74.8% of budget
- ◇ Stormwater Fund expenditures year-to-date \$215,806; 81.6% of total budget
- ◇ Working Capital year-to-date is \$838,269; 1,157 days of total budgeted expenditures and transfers out

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$643,613; 65.0% 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 \$270,438; 87.0% of total budget
- ◇ EDC Operations expenditures year-to-date \$799,396; 59.4% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$69,748; 25.8% of total budget
- ◇ Fund Balance year-to-date is \$2,378,564; 714 days of total budgeted expenditures and transfers out.

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



City of Kennedale, TX

Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 07/31/2025

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	677,240.48	11,511,092.71	-898,024.29	92.76%
Revenue Total:	12,409,117.00	12,409,117.00	677,240.48	11,511,092.71	-898,024.29	92.76%
Expense						
01 - CITY MANAGER	378,229.00	378,229.00	28,669.31	293,191.92	85,037.08	77.52%
02 - MAYOR AND COUNCIL	201,950.00	217,450.00	1,319.92	126,734.61	90,715.39	58.28%
03 - CITY SECRETARY	215,458.00	215,458.00	9,844.42	192,122.45	23,335.55	89.17%
04 - MUNICIPAL COURT	320,764.00	367,664.00	23,248.35	257,434.11	110,229.89	70.02%
05 - HUMAN RESOURCES	210,081.00	218,881.00	14,897.39	145,797.76	73,083.24	66.61%
07 - FINANCE	581,973.00	648,203.00	27,252.24	474,855.28	173,347.72	73.26%
09 - POLICE	3,916,052.00	3,916,052.00	378,223.28	3,253,239.69	662,812.31	83.07%
10 - FIRE	3,353,570.00	3,620,625.00	231,341.21	2,387,882.17	1,232,742.83	65.95%
12 - COMMUNITY DEVELOPMENT	693,806.00	693,806.00	44,484.46	459,866.22	233,939.78	66.28%
16 - SENIOR CITIZEN CENTER	101,900.00	101,900.00	3,686.20	60,446.93	41,453.07	59.32%
17 - LIBRARY	590,536.00	590,536.00	38,053.97	413,232.87	177,303.13	69.98%
18 - COMMUNICATIONS	23,500.00	23,500.00	134.03	5,932.23	17,567.77	25.24%
20 - PUBLIC WORKS	1,492,428.00	1,555,628.00	111,234.13	923,424.69	632,203.31	59.36%
90 - NON DEPARTMENTAL	865,895.00	928,225.00	483,336.42	1,089,118.34	-160,893.34	117.33%
Expense Total:	12,946,142.00	13,476,157.00	1,395,725.33	10,083,279.27	3,392,877.73	74.82%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-537,025.00	-1,067,040.00	-718,484.85	1,427,813.44	2,494,853.44	-133.81%
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
00 - REVENUE	2,906,789.00	2,906,789.00	33,231.84	2,496,114.50	-410,674.50	85.87%
Revenue Total:	2,906,789.00	2,906,789.00	33,231.84	2,496,114.50	-410,674.50	85.87%
Expense						
21 - DEBT SERVICE	2,603,769.00	2,603,769.00	9,466.17	2,325,299.43	278,469.57	89.31%
Expense Total:	2,603,769.00	2,603,769.00	9,466.17	2,325,299.43	278,469.57	89.31%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	303,020.00	303,020.00	23,765.67	170,815.07	-132,204.93	56.37%
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
00 - REVENUE	128,200.00	128,200.00	17,904.27	144,696.35	16,496.35	112.87%
Revenue Total:	128,200.00	128,200.00	17,904.27	144,696.35	16,496.35	112.87%
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	17,904.27	144,696.35	124,761.35	725.84%
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
00 - REVENUE	154,200.00	154,200.00	14,974.55	140,108.95	-14,091.05	90.86%
Revenue Total:	154,200.00	154,200.00	14,974.55	140,108.95	-14,091.05	90.86%
Expense						
30 - VEHICLE/COMPUTER REPLACEMENT	79,668.00	79,668.00	2,005.99	26,669.96	52,998.04	33.48%
Expense Total:	79,668.00	79,668.00	2,005.99	26,669.96	52,998.04	33.48%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	74,532.00	74,532.00	12,968.56	113,438.99	38,906.99	152.20%
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
00 - REVENUE	311,150.00	311,150.00	1,542.64	242,428.25	-68,721.75	77.91%

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

Department;Progra...		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Used
	Revenue Total:	311,150.00	311,150.00	1,542.64	242,428.25	-68,721.75	77.91%
Expense							
35 - STORMWATER UTILITY FEE		264,474.00	264,474.00	21,117.84	215,806.16	48,667.84	81.60%
	Expense Total:	264,474.00	264,474.00	21,117.84	215,806.16	48,667.84	81.60%
	Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	46,676.00	46,676.00	-19,575.20	26,622.09	-20,053.91	57.04%
Fund: 10 - WATER/SEWER FUND							
Revenue							
00 - REVENUE		14,736,006.00	14,736,006.00	94,626.42	5,403,708.14	-9,332,297.86	36.67%
	Revenue Total:	14,736,006.00	14,736,006.00	94,626.42	5,403,708.14	-9,332,297.86	36.67%
Expense							
36 - WATER/SEWER		13,418,387.00	13,418,387.00	357,369.47	4,476,460.48	8,941,926.52	33.36%
90 - NON DEPARTMENTAL		805,185.00	805,185.00	63,915.13	743,814.47	61,370.53	92.38%
	Expense Total:	14,223,572.00	14,223,572.00	421,284.60	5,220,274.95	9,003,297.05	36.70%
	Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	512,434.00	512,434.00	-326,658.18	183,433.19	-329,000.81	35.80%
Fund: 12 - COURT SECURITY FUND							
Revenue							
00 - REVENUE		9,235.00	9,235.00	761.68	7,852.20	-1,382.80	85.03%
	Revenue Total:	9,235.00	9,235.00	761.68	7,852.20	-1,382.80	85.03%
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	761.68	-12,717.80	-48,522.80	-35.52%
Fund: 13 - CAPITAL BOND FUND							
Revenue							
00 - REVENUE		356,600.00	356,600.00	36,976.00	1,713,799.23	1,357,199.23	480.59%
	Revenue Total:	356,600.00	356,600.00	36,976.00	1,713,799.23	1,357,199.23	480.59%
Expense							
11 - CAPITAL PROJ-FIRE STATION		9,279,097.00	9,279,097.00	211,012.85	1,291,976.81	7,987,120.19	13.92%
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	2,586.25	473,359.59	-473,359.59	0.00%
44 - 2019 TAX NOTES PROJECTS		0.00	0.00	0.00	666,104.36	-666,104.36	0.00%
46 - 3 CTY ROAD/CIP 2008 & PRIOR		1,500,000.00	1,500,000.00	22,983.14	22,983.14	1,477,016.86	1.53%
51 - SONORA PARK		1,500,000.00	1,500,000.00	7,500.00	18,000.00	1,482,000.00	1.20%
	Expense Total:	12,279,097.00	12,279,097.00	244,082.24	2,527,196.57	9,751,900.43	20.58%
	Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-11,922,497.00	-11,922,497.00	-207,106.24	-813,397.34	11,109,099.66	6.82%
Fund: 14 - PARK DEDICATION FUND							
Revenue							
00 - REVENUE		32,100.00	32,100.00	520.17	16,146.38	-15,953.62	50.30%
	Revenue Total:	32,100.00	32,100.00	520.17	16,146.38	-15,953.62	50.30%
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	520.17	-11,415.04	56,484.96	16.81%
Fund: 15 - EDC4B FUND							
Revenue							
00 - REVENUE		1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
	Revenue Total:	1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
Expense							
06 - ADMINISTRATION		1,346,606.00	1,346,606.00	67,767.42	799,395.75	547,210.25	59.36%
53 - TOWN SHOPPING CENTER		106,740.00	270,740.00	6,550.18	69,747.53	200,992.47	25.76%
	Expense Total:	1,453,346.00	1,617,346.00	74,317.60	869,143.28	748,202.72	53.74%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	49,222.39	186,009.73	386,575.73	-92.74%

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

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	620.92	6,469.82	-670.18	90.61%
Revenue Total:	7,140.00	7,140.00	620.92	6,469.82	-670.18	90.61%
Expense						
00 - REVENUE	10,000.00	10,000.00	94.80	4,882.64	5,117.36	48.83%
Expense Total:	10,000.00	10,000.00	94.80	4,882.64	5,117.36	48.83%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-2,860.00	-2,860.00	526.12	1,587.18	4,447.18	-55.50%
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
00 - REVENUE	685.00	685.00	19.67	436.71	-248.29	63.75%
Revenue Total:	685.00	685.00	19.67	436.71	-248.29	63.75%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Total:	685.00	685.00	19.67	436.71	-248.29	63.75%
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
00 - REVENUE	250,006.00	250,006.00	251,239.27	268,327.65	18,321.65	107.33%
Revenue Total:	250,006.00	250,006.00	251,239.27	268,327.65	18,321.65	107.33%
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	251,239.27	267,877.40	396,100.40	-208.92%
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
00 - REVENUE	20,900.00	20,900.00	4,283.44	29,534.10	8,634.10	141.31%
Revenue Total:	20,900.00	20,900.00	4,283.44	29,534.10	8,634.10	141.31%
Expense						
06 - ADMINISTRATION	15,000.00	15,000.00	423.25	27,889.88	-12,889.88	185.93%
Expense Total:	15,000.00	15,000.00	423.25	27,889.88	-12,889.88	185.93%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	5,900.00	5,900.00	3,860.19	1,644.22	-4,255.78	27.87%
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
00 - REVENUE	160.00	160.00	43.80	1,581.27	1,421.27	988.29%
09 - POLICE	0.00	0.00	0.00	7,961.04	7,961.04	0.00%
Revenue Total:	160.00	160.00	43.80	9,542.31	9,382.31	5,963.94%
Expense						
06 - ADMINISTRATION	0.00	22,000.00	10,796.21	11,952.20	10,047.80	54.33%
Expense Total:	0.00	22,000.00	10,796.21	11,952.20	10,047.80	54.33%
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	160.00	-21,840.00	-10,752.41	-2,409.89	19,430.11	11.03%
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
00 - REVENUE	210.00	210.00	1.75	271.53	61.53	129.30%
Revenue Total:	210.00	210.00	1.75	271.53	61.53	129.30%
Fund: 32 - LIBRARY BUILDING FUND Total:	210.00	210.00	1.75	271.53	61.53	129.30%
Fund: 34 - LEOSE FUND						
Revenue						
00 - REVENUE	3,790.00	3,790.00	3.64	1,677.42	-2,112.58	44.26%
Revenue Total:	3,790.00	3,790.00	3.64	1,677.42	-2,112.58	44.26%
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	3.64	-352.58	-2,642.58	-15.40%

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

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	1,681.99	65,313.99	-1,234,686.01	5.02%
Revenue Total:	1,300,000.00	1,300,000.00	1,681.99	65,313.99	-1,234,686.01	5.02%
Expense						
06 - ADMINISTRATION	1,250,000.00	1,250,000.00	2,600.00	1,143,496.42	106,503.58	91.48%
Expense Total:	1,250,000.00	1,250,000.00	2,600.00	1,143,496.42	106,503.58	91.48%
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	50,000.00	50,000.00	-918.01	-1,078,182.43	-1,128,182.43	-2,156.36%
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	25,000.00	682,721.53	682,721.53	0.00%
17 - LIBRARY	0.00	0.00	1,006.50	37,642.50	37,642.50	0.00%
Revenue Total:	65.00	65.00	26,006.50	720,364.03	720,299.03	08,252.35%
Expense						
10 - FIRE	0.00	0.00	30,254.88	206,592.69	-206,592.69	0.00%
17 - LIBRARY	0.00	0.00	1,834.42	29,998.08	-29,998.08	0.00%
Expense Total:	0.00	0.00	32,089.30	236,590.77	-236,590.77	0.00%
Fund: 40 - GRANT FUND Surplus (Deficit):	65.00	65.00	-6,082.80	483,773.26	483,708.26	44,266.55%
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
00 - REVENUE	6,683.00	6,683.00	53.95	1,563.76	-5,119.24	23.40%
Revenue Total:	6,683.00	6,683.00	53.95	1,563.76	-5,119.24	23.40%
Expense						
09 - POLICE	8,000.00	8,000.00	4,597.50	4,597.50	3,402.50	57.47%
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	775.00	725.00	51.67%
Expense Total:	19,500.00	19,500.00	4,597.50	8,547.88	10,952.12	43.84%
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-12,817.00	-12,817.00	-4,543.55	-6,984.12	5,832.88	54.49%
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
00 - REVENUE	56,200.00	56,200.00	2,489.84	35,350.88	-20,849.12	62.90%
Revenue Total:	56,200.00	56,200.00	2,489.84	35,350.88	-20,849.12	62.90%
Expense						
71 - IMPACT FEE	107,525.00	107,525.00	8,960.43	96,102.30	11,422.70	89.38%
Expense Total:	107,525.00	107,525.00	8,960.43	96,102.30	11,422.70	89.38%
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-51,325.00	-51,325.00	-6,470.59	-60,751.42	-9,426.42	118.37%
Fund: 61 - WATER IMPACT FUND						
Revenue						
00 - REVENUE	24,100.00	24,100.00	196.60	27,092.95	2,992.95	112.42%
Revenue Total:	24,100.00	24,100.00	196.60	27,092.95	2,992.95	112.42%
Expense						
00 - REVENUE	30,000.00	30,000.00	2,500.00	25,000.00	5,000.00	83.33%
06 - ADMINISTRATION	0.00	98,920.51	0.00	0.00	98,920.51	0.00%
Expense Total:	30,000.00	128,920.51	2,500.00	25,000.00	103,920.51	19.39%
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-5,900.00	-104,820.51	-2,303.40	2,092.95	106,913.46	-2.00%
Fund: 62 - SEWER IMPACT FUND						
Revenue						
00 - REVENUE	30,700.00	30,700.00	152.27	16,206.00	-14,494.00	52.79%
Revenue Total:	30,700.00	30,700.00	152.27	16,206.00	-14,494.00	52.79%

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

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	50,000.00	10,000.00	83.33%
Expense Total:	60,000.00	60,000.00	5,000.00	50,000.00	10,000.00	83.33%
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-29,300.00	-29,300.00	-4,847.73	-33,794.00	-4,494.00	115.34%
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
00 - REVENUE	2,931.00	2,931.00	167.08	3,609.29	678.29	123.14%
Revenue Total:	2,931.00	2,931.00	167.08	3,609.29	678.29	123.14%
Fund: 83 - TREE REFORESTATION FUND Total:	2,931.00	2,931.00	167.08	3,609.29	678.29	123.14%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Revenue Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Report Surplus (Deficit):	-11,734,313.00	-12,549,248.51	-946,504.66	1,000,118.92	13,549,367.43	-7.97%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-537,025.00	-1,067,040.00	-718,484.85	1,427,813.44	2,494,853.44
02 - GENERAL DEBT SERVICE FUND	303,020.00	303,020.00	23,765.67	170,815.07	-132,204.93
04 - CAPITAL PROJECTS FUND	19,935.00	19,935.00	17,904.27	144,696.35	124,761.35
05 - CAPITAL REPLACEMENT FUND	74,532.00	74,532.00	12,968.56	113,438.99	38,906.99
07 - STORMWATER UTILITY FUND	46,676.00	46,676.00	-19,575.20	26,622.09	-20,053.91
10 - WATER/SEWER FUND	512,434.00	512,434.00	-326,658.18	183,433.19	-329,000.81
12 - COURT SECURITY FUND	35,805.00	35,805.00	761.68	-12,717.80	-48,522.80
13 - CAPITAL BOND FUND	-11,922,497.00	-11,922,497.00	-207,106.24	-813,397.34	11,109,099.66
14 - PARK DEDICATION FUND	-67,900.00	-67,900.00	520.17	-11,415.04	56,484.96
15 - EDC4B FUND	-36,566.00	-200,566.00	49,222.39	186,009.73	386,575.73
16 - COURT TECHNOLOGY FUND	-2,860.00	-2,860.00	526.12	1,587.18	4,447.18
18 - LOCAL YOUTH DIVERSION FUND	685.00	685.00	19.67	436.71	-248.29
21 - TIF #1 (NEW HOPE) FUND	-128,223.00	-128,223.00	251,239.27	267,877.40	396,100.40
30 - HOTEL/MOTEL TAX FUND	5,900.00	5,900.00	3,860.19	1,644.22	-4,255.78
31 - POLICE SEIZURE FUND	160.00	-21,840.00	-10,752.41	-2,409.89	19,430.11
32 - LIBRARY BUILDING FUND	210.00	210.00	1.75	271.53	61.53
34 - LEOSE FUND	2,290.00	2,290.00	3.64	-352.58	-2,642.58
35 - DISASTER RECOVERY FUND	50,000.00	50,000.00	-918.01	-1,078,182.43	-1,128,182.43
40 - GRANT FUND	65.00	65.00	-6,082.80	483,773.26	483,708.26
41 - PARK REC/OTHER DONATION	-12,817.00	-12,817.00	-4,543.55	-6,984.12	5,832.88
45 - ROADWAY IMPACT FEE FUND	-51,325.00	-51,325.00	-6,470.59	-60,751.42	-9,426.42
61 - WATER IMPACT FUND	-5,900.00	-104,820.51	-2,303.40	2,092.95	106,913.46
62 - SEWER IMPACT FUND	-29,300.00	-29,300.00	-4,847.73	-33,794.00	-4,494.00
83 - TREE REFORESTATION FUND	2,931.00	2,931.00	167.08	3,609.29	678.29
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	277.84	6,002.14	545.14
Report Surplus (Deficit):	-11,734,313.00	-12,549,248.51	-946,504.66	1,000,118.92	13,549,367.43



**CITY OF KENNEBEC
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH JULY 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	1,427,813.44	5,646,740.44	35,468.88	159.20	44%
02 - GENERAL DEBT SERVICE FUND	945,637	170,815.07	1,116,452.07			
04 - CAPITAL PROJECTS FUND	215,569	144,696.35	360,265.35			
05 - CAPITAL REPLACEMENT FUND	(186,904)	113,438.99	(73,465.01)			
07 - STORMWATER UTILITY FUND*	811,647	26,622.09	838,269.09	724.59	1,156.89	
10 - WATER/SEWER FUND*	17,959,473	183,433.19	18,142,906.19	38,968.69	465.58	128%
12 - COURT SECURITY FUND	33,272	(12,717.80)	20,554.20			
13 - CAPITAL BOND FUND	19,918,926	(813,397.34)	19,105,528.66			
14 - PARK DEDICATION FUND	289,611	(11,415.04)	278,195.96			
15 - EDC4B FUND*	2,192,554	186,009.73	2,378,563.73	3,332.09	713.83	196%
16 - COURT TECHNOLOGY FUND	14,712	1,587.18	16,299.18			
18 - LOCAL YOUTH DIVERSION FU	9,680	436.71	10,116.71			
21 - TIF #1 (NEW HOPE) FUND	150,493	267,877.40	418,370.40			
30 - HOTEL/MOTEL TAX FUND	90,924	1,644.22	92,568.22			
31 - POLICE SEIZURE FUND	15,302	(2,409.89)	12,892.11			
32 - LIBRARY BUILDING FUND	(1,209)	271.53	(937.47)			
34 - LEOSE FUND	2,228	(352.58)	1,875.42			
35 - DISASTER RECOVERY FUND	111,361	(1,078,182.43)	(966,821.43)			
40 - GRANT FUND	(621,039)	483,773.26	(137,265.74)			
41 - PARK REC/OTHER DONATION	12,637	(6,984.12)	5,652.88			
45 - ROADWAY IMPACT FEE FUND	429,643	(60,751.42)	368,891.58			
61 - WATER IMPACT FUND	97,765	2,092.95	99,857.95			
62 - SEWER IMPACT FUND	109,605	(33,794.00)	75,811.00			
83 - TREE REFORESTATION FUND	82,313	3,609.29	85,922.29			
85 - UNCLAIMED PROPERTY FUND	334	-	334.00			
95 - EDC4B BOND RESERVE FUND	136,884	6,002.14	142,886.14			
Report Surplus (Deficit):	47,040,345.00	1,000,118.92	48,040,463.92			

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY
Employee Benefits Package

RECOMMENDATION
Approve

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.1.

SUBJECT
July 15, 2025 City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	July 15, 2025 City Council Minutes	July 15, 2025 City Council Minutes.docx
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JULY 15, 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 Brad Horton- Present
Council Member Place 1- David Glover- Present
Council Member Place 2- Thelma Kobeck- Present
Mayor Pro Tem/Place 3- Kenneth Michels- Present
Council Member Place 4- Chris Gary- Present
Council Member Place 5- Jeff Nevarez- Present

All Council members present, 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.

Sara Johnson, 221 Village St., Spoke on Mission Pantry Concert news as well as accountability of public officials.

III. PRESENTATIONS

Police Chief Michael Holguin Issued the Oath of Honor to Police Officer Michael Garcia. Chief Holguin read his biography as well as a host of awards and honors before the swearing in.

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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.

Council member place 5- Nevarez: Attended TML Region 8 meeting and was able to discuss Items with the Texas house with other surrounding cities, Next one will be in Burleson. Also meet with a representative with the McMillian property and the potential sell regarding the future of.

Council member place 4- Gary: No report

Mayor Pro tem- place 3 -Michels: Also attended the Region 8 TML meeting and attended an EOC training incident command as well as a mental health class along with a majority of Kennedale employees.

Council Member place 2- Kobeck: Working on coordinating support and relief for the victims of recent flooding.

Council Member place 1-Glover: Attended Quarter Auction the First United Methodist Church, where they raised \$450 for the Senior Center. The next one will be on July 28th and the proceeds will go to the Library. Please plan to attend and support.

Mayor Horton- Flooding in central Texas, is heartbreaking, please keep them in your thoughts and prayers, That area is looking for donations and not necessarily volunteers at this time. Swiney Hiatt project is underway. Two-month time frame. Could be delayed due to the rain, however. Please refer to the city website to learn more. Also met with Mayors of Everman, Forest Hill regarding collaborations with resource sharing and cost sharing.

2. Updates from the City of Kennedale City Manager.

City Manager Darrell Hull was not in attendance so there was no report.

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 about the same pace as the year prior. Mr. Horton also briefly gave a quarterly Investment report.

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.

Council Member place 2- Kobeck requested that item B3 Raise spending limits to \$50,000 be pulled from the Consent Agenda, and tabled due to the absence of our City Manager.

1. June 17, 2025, City Council Minutes
2. Resolution R637: A resolution of the City Council suspending Oncor Electric Delivery Company, LLC's proposed rate increase, effective date of July 31, 2025, for Ninety Days

Mayor Pro Tem place 3- Michels moved to approve Consent Agenda items C1 and C2

Council Member place 5-Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 5-0

3.

Raise spending limits to \$50,000 for the City Manager

Council Member place 2- Kobeck made a motion to **table** this item until next month so that the City Manager is present.

Council Member place 5 Nevarez seconded the motion.

Mayor Horton did state for the record, that the State of Texas does allow \$100,00 spending limits for all City Managers.

No opposition, No abstentions

Vote: Motion passed unanimously 5-0

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

1. Take action to consider approval of Change Order #2 for T4-Ground Storage Water Tank with Texas Aquastore.

Kristian Sugrim- Public Works director gave a brief presentation in regards to the need for the change order. This is because of the City of Arlington requests two-meter vaults with actuators, valves and cathodic protection for the system. This is necessary to make sure the tank is functioning efficiently and correctly as it's supposed to for TCQ requirements.

There was some discussion as to where these additional funds to pay for the change order will come from. Mayor Horton asked Finance Director Jonathan Horton to explain the funding allocations for this project.

Council Member place 1- Glover made a motion to approve D1.

Council Member place 2 -Kobeck seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 5-0

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.

Mayor Pro Tem place 3- Michels moved to adjourn into executive session at 5:58pm

Council Member place 1- Glover seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 5-0

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: City Manager Annual Contract

B. PURSUANT TO SECTION Chapter 551, Section 551.071 consultation with counsel on legal matters;

Description: Investigation Update

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION @ 6:32

Mayor Horton requested that the City Attorney, give a brief update on the Investigation. City Attorney, Carvan Adkins did state that he has engaged with an outside attorney for assistance who has been active in conducting interviews. A written report will be made available upon completion.

VI. ADJOURNMENT

Mayor Pro Tem place 3- Michels made a motion to adjourn.

Council Member place 5- Nevarez seconded the motion.

There being no further business, Mayor Horton adjourned the meeting at 6:34 p.m.

APPROVED:

ATTEST:

MAYOR -BRAD HORTON

CITY SECRETARY- BARBARA DAHL



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.2.

SUBJECT
August 5, 2025 Special Budget Meeting Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	August 5, 2025 City Council Special Budget Meeting Minutes	August 5, 2025 City Council Special Budget Meeting Minutes.pdf
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KENNEDALE CITY COUNCIL MINUTES

SPECIAL BUDGET MEETING | AUGUST 5, 2025 AT 5:30 PM

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

I. CALL TO ORDER

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

A. ROLL CALL

Mayor Brad Horton- Present
Council Member Place 1- David Glover- Present
Council Member Place 2- Thelma Kobeck- Absent
Mayor Pro Tem/Place 3- Kenneth Michels- Present
Council Member Place 4- Chris Gary- Present
Council Member Place 5- Jeff Nevarez- Present

All Council members present except one, 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

There was no public comment.

III. PRESENTATIONS

Hutcherson Construction Inc, Proposal for YMCA Remodel Project- Presented by Eric Tucker, CEO, Kennedale YMCA- Mr Tucker Presented the Possibility of bringing the YMCA to the City of Kennedale. The YMCA offers both youth & adult programs. The YMCA have met with the City, schools and local business leaders as well as conducted a Kennedale community needs assessment. They have also completed a market analysis confirming the long-term sustainability in Kennedale. Mr. Tucker explained all the benefits to having a YMCA in our community. Mr. Tucker explained how his program will meet the health and wellness needs of the City of Kennedale. They are not a traditional business but a community organization with National resources and funding. They are excited about the opportunity to be a community hub in Kennedale bringing approximately 65,000 visits annually.

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

- A. Discuss and take action to allow the City Manager to execute a contract for design build services with Speed Fab Crete and Callahan Associates for the City of Kennedale Sports Complex Renovations.

The City Attorney explained the two-step process. The first is to select the contract that the city is going to negotiate with and then, based on their actions we are authorizing the City Manager to engage into the negotiations to enter into said contract. If we can't get a contract in agreeance, we would move on to a different qualified company and begin the process over again. The City Manager needs tonight is authorization to go forward with negotiations the contract.

CM Gary had concerns regarding the negotiations would increase the cost. Darrell clarified the negotiations; the intentions is to come back on the 19th with a contract for approval for then to move forward with design. It allowing them to give us a 50% design build out.

Alan Hacaby, from Callahan & Freeman Architects, spoke and clarified the role in which their organization would play. The design accounts for the current budget; Callahan and Freeman Architects are not going to exceed the budget unless the city adds additional requests to the contract.

Mitch Hanzzil from Speed Fab-Crete spoke in regards to the contract design phase. There is a fee schedule to take the contract to 50%. The next step would be the design development engineering step that deals with infrastructural and utilities.

CM Nevarez was concerned regarding security.

CM Nevarez made a motion to approve to allow the City Manager to execute a contract for design build services with Speed Fab Crete and Callahan Associates for the City of Kennedale Sports Complex Renovations.

CM Glover asked for clarification regarding the design fee.

City Manager Hull requested a recess so that he could access the contract in question.

Mayor Horton called for a recess at 6:20pm.

Mayor Horton Reconvened the meeting at 6:34

Council member Nevarez withdrew his motion to allow for further discussion.

Darrell clarified the contract that was presented for Speed Fab-Crete, states that 50% of the design is \$87,500. That will allow the city to move forward. City Attorney Adkin did clarify that the contract is maxed out at \$3 million budget. Mr. Adkin did request that we add the wording "Subject to legal review" to any motion

to allow the city attorney to be able to review as needed. It was again clarified that the design fee is included in the \$3 million budget.

Council Member Nevarez moved to allow the City Manager to execute a contract for \$87,500 for design build services with Speed Fab Crete and Callahan Associates for the City of Kennedale Sports Complex Renovations subject to legal review.

Council Member Glover seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 4-0

V. WORK SESSION

Jon Horton, Finance Director presented the 2026 Fiscal Year Budget. Mr. Horton went thru each fund and department explaining all the changes. November should be the lowest we have in reserve in the budget until the property tax rolls in. This is primarily due to the increase in sale tax. 47% of our budget is property tax driven. Our 2025 budget is projected to have an excess of our net change in net budget is a \$816,000 reduction and a projected \$647,000 gain.

Smart targeted spending as well and an increase in revenue. Increased revenue is primality due to sale tax increases.

There was some questions regarding the decline of the fund balance. Our policy states that we are to have 17% in reserves. Cash Reserves fund balance is at 96 days. Mr. Horton went into great detail as to how the grant process works in conjunction with budgeting. The discussion again went to the lift and the uses of. The net change in Fund balance is currently at \$786,352 over budget. City Manager Hull explained that is not usual but we do need to bring this number down. Mr. Hull requested that the Council help to come up with cost saving ideas. Mr. Hull went thru a list of potential projects/areas that we might consider to cut from. The current budget has a \$1.7 % decrease. Mr. Hull would like to at least cut an additional \$200,000 from this budget before it goes for approval on August 19, 2025. Generally, we have approximately anywhere from \$7000,000- \$800,000 in savings left over in the budget by the end of the year. This is typically from projects that didn't go thru, personnel issues, etc. Mr. Hull requested the help from the council and asked to assist in cutting funding. In the current budget, we have a 1.4% cent decrease in the tax rate. We are making a movement to make the tax rate less. So we are presenting a .69250 tax rate. This is an opportunity for our communities, business owners across the board.

Some of the suggestions for cuts would be:

Grant Consultant for roughly \$50,000,
Library with our RFID for \$20,000,

Project Manager is roughly \$112,000.
Street Lights \$50,000 Additional
Lift \$134,000 but would be split with EDC for \$70,000
Police Patrol Cruiser \$80,000

Mr Hull asked council which of these projects are important to leave in for this budget? Council Member Nevarez requested we leave in the RFID for the library as well as the additional funding for the street lights. Council Member Glover requested the Grant writer stay as it can pay for itself as well as the project manager. Mayor Horton also requests that the additional funding for the street lights stay in the budget.

Mr Hull stated that there is a possibility that we can get some assistance with Encore for the street lighting projects.

Mr Hull included in the list the retiree insurance funds \$13,000 and the part time administrative assistant for \$10,000 who will help us to go digital creating a more efficient workplace.

Council Member Nevarez stated that he also wants to keep the grant writer in the budget

Mr Hull explained that the health insurance rates are in the budget as a 5% increase but they still being negotiated but he is confident that the cost will be a wash for FY2026. Mr Hull suggested that if we take the savings from the medical insurance possibility \$25,000-\$56,000 savings and the retiree insurance and the patrol car, and the medical insurance savings. That is giving us approximately \$120,000. Mix that with the cost of the lift, at \$80,000 that gets us where we are wanting to be.

It was pointed out that we did take away a lot from the police department last year. Last year they proposed two vehicles but there only got one. It was discussed that if the budget was going well, we could go back in the spring and possibly look at purchasing a patrol car at that time.

Council was encouraged to reach out to Darrell with ideas and suggestions before the next meeting when we are looking to approve the budget.

Mr Hull asked if everyone was comfortable with a one cent decrease? The general consensus was good with this idea.

Council member Nevarez commented that he is okay with the tax decrease if we are not having to go back and increase next year.

Council member Glover pointed out that we have not raised taxes in the last 5 years and with the amount of inflation it speaks to the fact that the sales tax revenue is offsetting the property tax revenue. Last year 20-21% of our revenue coming in from sales tax. This year we are hitting 27% so we added \$300,000. With the projects we have coming in we are expecting to have higher sales tax revenues for the next couple of years.

There was some questions regarding grants in the budget and how we adapt for those. Some of these numbers are conservative without knowing what grants that will be available and the ones we are applying for.

Council member Glover recapped the EDC meeting last week. At that meeting the EDC cut the functional grant budget in half from 250,000 to 125,000. This helps subsidies the proposed lift.

The City Hall will get some much-needed maintenance including paint, carpet and restraining some of the woodwork in the City Hall. The current budget does allow maintenance.

With no further discussion on the budget,
Council Member Nevarez moved to adjourn into executive session
Council Member Michels seconded the motion.
No opposition, No abstentions

Vote: Motion passed unanimously 4-0

City Council Adjourned into executive session at 8:00pm

VI. 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.

A. Hutcherson Construction Inc, Proposal for YMCA Remodel Project

Description: Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property;

B. City Manager Contract Agreement

Description: 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;

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION @ 8:52pm

Council Member Glover made a motion regarding Executive Session A, to Approve the EDC proposal for the construction of the Kennedale YMCA
Council Member Gary seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 4-0

Council Member Glover made a motion regarding Executive Session Item B, to Approve the City Manger Contract Agreement, Authorizing the Mayor to execute the amended employment agreement with the City Managers contract that was discussed in Executive Session, before September 1, 2025.

Council Member Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously 4-0

VI. ADJOURNMENT

Council Member Glover made a motion to adjourn.

Council Member Nevarez seconded the motion.

There being no further business, Mayor Horton adjourned the meeting at 8:58 p.m.

APPROVED:

ATTEST:

MAYOR -BRAD HORTON

CITY SECRETARY- BARBARA DAHL

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.3.

SUBJECT
Ordinance #786 Regarding Settlement between ACSC and the ATMOS Energy Corp

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	786 Atmos Mid-Tex 2025 RRM Ordinance	786 Atmos Mid-Tex 2025 RRM Ordinance.docx
2.	Attachment 1_CY24 MTX RRM - Tariffs	Attachment 1_CY24 MTX RRM - Tariffs.pdf
3.	Attachment 2_CY24 MTX RRM - Pension Benchmark	Attachment 2_CY24 MTX RRM - Pension Benchmark.pdf
4.	Atmos Mid-Tex 2025 RRM Model Staff Report	Atmos Mid-Tex 2025 RRM Model Staff Report.docx
5.	CY24 MTX RRM - Average Bill	CY24 MTX RRM - Average Bill.pdf

ORDINANCE NO. 786

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Kennedale, Texas is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2025 Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2025 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2025.

MAYOR, BRAD HORTON

ATTEST:

CITY SECRETARY, BARBARA DAHL

APPROVED AS TO FORM:

CITY ATTORNEY, CARVAN ADKINS

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 23.65 per month
Rider CEE Surcharge	\$ 0.03 per month ¹
Total Customer Charge	\$ 23.68 per month
Commodity Charge – All <u>Ccf</u>	\$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 94.00 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 94.01 per month
Commodity Charge – All Ccf	\$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.12)
Rate C – Commercial Sales	\$ (0.41)
Rate I – Industrial Sales	\$ (8.68)
Rate T – Transportation	\$ (8.68)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. State Gross Receipts Taxes

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. Federal or State Tax Law or Rate Changes:

Applicability – All Customers in the Mid-Tex Division (“MTX”) Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 (“Tax Act 2022”) and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:
 - a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
 - b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
 - c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

- d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

- (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.
- (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.
- (c) The methodology for computing Company's CAMT is as follows:
 - i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.
 - ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.
 - iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
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collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2025 Willis Towers Watson Report as adjusted	\$ 572,372	\$ (649,253)	\$ 882,931	\$ (3,920,499)	\$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	\$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	\$ 202,374		\$ 293,727			\$ 496,101
11	Total Post-Employment Benefit Plan		\$ (229,557)		\$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					\$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 202,374	\$ (229,557)	\$ 293,727	\$ (1,304,242)	\$ 7,231	\$ (1,030,467)

August 7, 2025

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Resolution/Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When

new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$54.68	-
DARR:	\$58.57	\$3.89
ATM Cities:	\$57.39	\$2.71
Environs:	\$55.96	\$1.28

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$205.6 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$245.2 million in additional system-wide revenues, the RRM settlement at \$205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$205.6 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2025. New rates become effective October 1, 2025.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 42.1 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 22.95	\$ 23.65	\$ 22.95	\$ 23.65	\$ 0.70	
4	Consumption Charge (Ccf)	42.1	\$ 0.58974	\$ 0.74748	24.80	31.44	6.64	
5	Total Base Rates				<u>\$ 47.75</u>	<u>\$ 55.09</u>	<u>\$ 7.34</u>	15.37%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	42.1	\$ 0.20875	\$ 0.20875	\$ 8.78	\$ 8.78	\$ -	
9	Rider GCR Part B (Ccf)	42.1	\$ 0.53838	\$ 0.53838	22.64	22.64	-	
10	Total Gas Cost				<u>\$ 31.42</u>	<u>\$ 31.42</u>	<u>\$ -</u>	0.00%
11								
12	Total Base with Gas Cost				\$ 79.17	\$ 86.51	\$ 7.34	
13	Rider FF & Rider TAX		0.06725	0.06725	5.32	5.82	0.49	9.27%
14								
15	Total Residential Average Bill				<u>\$ 84.49</u>	<u>\$ 92.33</u>	<u>\$ 7.83</u>	<u>9.27%</u>
16								
17	<u>Rate C @ 367.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 81.75	\$ 94.00	\$ 81.75	\$ 94.00	\$ 12.25	
20	Consumption Charge (Ccf)	367.6	\$ 0.19033	\$ 0.22261	69.97	81.83	11.86	
21	Total Base Rates				<u>\$ 151.72</u>	<u>\$ 175.83</u>	<u>\$ 24.11</u>	15.89%
22								
23	Gas Cost:							
24	Rider GCR Part A	367.6	\$ 0.20875	\$ 0.20875	\$ 76.74	\$ 76.74	\$ -	
25	Rider GCR Part B	367.6	\$ 0.37860	\$ 0.37860	139.18	139.18	-	
26	Total Gas Cost				<u>\$ 215.92</u>	<u>\$ 215.92</u>	<u>\$ -</u>	0.00%
27								
28	Total Base with Gas Cost				\$ 367.64	\$ 391.75	\$ 24.11	
29	Rider FF & Rider TAX		0.06725	0.06725	24.72	26.35	1.62	6.56%
30								
31	Total Commercial Average Bill				<u>\$ 392.36</u>	<u>\$ 418.10</u>	<u>\$ 25.73</u>	<u>6.56%</u>
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1277 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
36	Block 1 - Consumption Charge (MMBtu)	1,277	\$ 0.6553	\$ 0.7678	836.99	980.69	143.69	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.4799	\$ 0.5623	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
39	Total Base Rates	<u>1,277</u>			<u>\$ 2,424.74</u>	<u>\$ 2,829.44</u>	<u>\$ 404.69</u>	16.69%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,277	\$ 2.07711	\$ 2.07711	\$ 2,653.03	\$ 2,653.03	\$ -	
43	Rider GCR Part B (MMBtu)	1,277	\$ 0.88986	\$ 0.88986	1,136.59	1,136.59	-	
44	Total Gas Cost				<u>\$ 3,789.63</u>	<u>\$ 3,789.63</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 6,214.37	\$ 6,619.07	\$ 404.69	
47	Rider FF and Rider TAX		0.06725	0.06725	417.92	445.14	27.22	6.51%
48								
49	Total Industrial Average Bill				<u>\$ 6,632.29</u>	<u>\$ 7,064.20</u>	<u>\$ 431.91</u>	<u>6.51%</u>
50								
51	<u>Rate T at 4534 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.6553	\$ 0.7678	982.95	1,151.70	168.75	
55	Block 2 - Consumption Charge (MMBtu)	3,034	\$ 0.4799	\$ 0.5623	1,456.19	1,706.22	250.03	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
57	Total Base Rates	<u>4,534</u>			<u>\$ 4,026.89</u>	<u>\$ 4,706.67</u>	<u>\$ 679.78</u>	16.88%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,534	\$ 0.88986	\$ 0.88986	\$ 4,034.96	\$ 4,034.96	\$ -	
61	Total Gas Cost				<u>\$ 4,034.96</u>	<u>\$ 4,034.96</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 8,061.85	\$ 8,741.63	\$ 679.78	
64	Rider FF and Rider TAX		0.06725	0.06725	542.17	587.88	45.72	8.43%
65								
66	Total Transportation Average Bill				<u>\$ 8,604.01</u>	<u>\$ 9,329.51</u>	<u>\$ 725.50</u>	<u>8.43%</u>

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.4.

SUBJECT
Accept Resignation of Council Member Chris Gary

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Gary, Chris- City Council Resignation 8-6-2025	Gary, Chris- City Council Resignation 8-6-2025.pdf
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August 6, 2025

Mayor of Kennedale-Brad Horton
405 Municipal Dr.
Kennedale, TX 76060

Dear Mayor Horton,

I am writing to resign from the Kennedale City Council, effective immediately.

This decision comes after considerable reflection on the direction in which our city's leadership is heading. I can no longer, in good conscience, continue to serve with city administration that consistently disregards honesty, transparency, marginalizes dissenting voices, and prioritizes political convenience over the future needs of our residents.

My efforts to advocate for accountability, fiscal responsibility, and inclusive governance have been met with resistance, legal threats/suits and, at times, outright hostility. The lack of meaningful collaboration and the erosion of public trust are issues I can no longer ignore or be complicit in.

I remain committed to the betterment of Kennedale and will continue to serve my community in other capacities — ones that allow for integrity, open dialogue, and genuine progress.

Sincerely,

Chris Gary – Place 4

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: ITEMS FOR INDIVIDUAL CONSIDERATION 1.

SUBJECT

Discuss and approve bid award for health, dental, vision, life and AD&D, and voluntary life insurance and authorize the City Manager to sign the agreements.

ORIGINATED BY

Danielle Clarke, Director of Human Resources

SUMMARY

Earlier this year staff met with Brinson Benefits, the city's insurance consultant regarding the city's benefit plans, plan utilization and preparation for the July bid process. At that time the 12 month claims loss ratio was approximately 63%, with four (4) large claimants over \$30,000. Those claims ranged from approximately \$39,000 to \$71,000. These numbers are significantly lower than the last two years.

Brinson Benefits were confident the city would receive a flat renewal rate from the incumbent Blue Cross Blue Shield (BCBS). In July 2025, staff received the insurance renewal with an overall increase of 28%. Staff immediately bid the insurance to review other competitive offers. The City advertised and received bids from three additional companies (Evry Health, TXHB, and United Healthcare).

After a review of the bids from Evry Health and TXHB, they were eliminated from consideration due to rate increases of more than 30%. Although Blue Cross Blue Shield did return with a lower final rate increase offer of 16%, it was decided that it would not be in the best financial interest of the city to renew with Blue Cross.

United Healthcare presented an offer 5% **lower** than the city's current cost, which included a dual option plan design, to mirror our current plan design. The benefits of those health plans are richer than our current plans with BCBS. Both plans feature lower annual deductibles with the Buy-Up plan featuring significantly lower copays than our current plan. Brinson Benefits has assured us there will be little to no interruption in providers by making this change.

The HSA medical plan has a deductible of \$6,750 for an individual, and 100% coverage after the deductible is met. The City will continue to fund a Health Reimbursement Arrangement for employees on the HSA plan, lowering the individual deductible to \$3,300. The Buy-Up plan has a \$3,000 individual deductible, 80% coinsurance coverage and primary physician copays of \$15. The term "buy-up" plan means that employees who wish to enroll in the Buy-Up plan will pay \$52.65 per paycheck (\$105.29 per month) toward the cost of the insurance premium. Employees on either medical plan will see a slight decrease in monthly premiums. A chart comparing the renewal and proposed plans is below.

The proposed budget initially presented to City Council provided an estimated increase of 5%. As bid, the best plan offering is a 5.09% **decrease** in cost to the city (\$57,440 annually).

The city remains in a rate lock guarantee for ancillary benefits, not including the dental plan, which received a 3% increase (\$1,231 annually).

After review of the bid proposals, staff recommends moving the city's medical insurance to United Health Care. Staff also recommends making no change to the ancillary benefits (dental, vision, life). The overall decrease in the health insurance line item is approximately \$56,209, **based on current elections and staffing levels.**

RECOMMENDATION

It is recommended that the city accept the bid proposals of United Health Care for medical insurance for a total allocation of \$1,071,614, and BCBS for ancillary benefits, while maintaining Brinson Benefits as the agent of record and authorize the City Manager to execute the agreement. Open enrollment must be completed before August 31, 2025.

	BCBS Renewal		UHC Proposed	
	HSA PPO	Buy-Up PPO	HSA PPO	Buy-Up PPO
Individual Deductible	\$6,900	\$5,250	\$6,750	\$3,000
Family Deductible	\$13,800	\$15,750	\$13,500	\$6,000
Coinsurance	100%	80%	100%	80%
Individual out of pocket max	\$6,900	\$7,500	\$6,750	\$8,150
Family out of pocket max	\$13,800	\$16,300	\$13,500	\$15,000
Primary Care Visit	D & C	\$50	D & C	\$15
Specialist Office Visit	D & C	\$100	D & C	\$50
Urgent Care	D & C	\$75	D & C	\$25
Lab & XRAY	D & C	D & C	D & C	D & C
Imaging	D & C	D & C	D & C	D & C
Emergency Room	D & C	\$500 copay + D & C	D & C	\$300 copay + D & C
Inpatient	D & C	D & C	D & C	D & C
Outpatient	D & C	D & C	D & C	D & C
RX Tiers	D & C	\$0/\$10/\$50/\$100	D & C	\$15/\$45/\$85
Out-of-network benefits	Yes	Yes	NO	Yes

MEETING DATE: AUGUST 19, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.2.

SUBJECT

Resolution #R639- Raise spending limits up to \$100,000 for the City Manager

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

Senate Bill 1173 (SB 1173), which takes effect September 1, 2025, represents a positive change for cities by increasing the bidding threshold from \$50,000 to \$100,000. The legislature last increased the competitive bidding nearly 20 years ago in 2007, moving it up from \$25,000 to \$50,000.

Under current law, most expenditures of public money of at least \$50,000 require a city to engage in one of the competitive procurement procedures outlined in state law. Inflation and the rising costs of goods and services have made this expenditure threshold outdated, resulting in an inefficient procurement process for small-scale purchases. Raising the threshold to \$100,000 will streamline procurement processes, lower administrative costs, and provide greater flexibility to cities in managing resources.

The bill also increases the range that triggers the requirement that a city must contact at least two historically underutilized businesses on a rotating basis when making expenditures of public money. Under current law, that requirement is triggered when a city spends between \$3,000 and \$50,000. After this bill takes effect, that requirement will be triggered when a city spends between \$3,000 and \$100,000.

In addition to SB 1173, we are asking to increase the City Manager's spending authority to \$100,000 from \$25,000. This aligns spending authority with the State's bidding threshold.

The attached City of Kennedale Purchasing Policy has been updated for SB 1173 and increases the City Manager's spending authority to \$50,000. The effective date for this policy change is September 1, 2025. Changes from the current policy directly related to the items mentioned above are highlighted. Additional changes include:

- Preface: removed "intent to bring this policy to Council for review at least annually..."
- IV Code of Ethics: replaced "Personnel Policy" with "Employee Handbook"
- V Fund Availability & Payment Authorization: removed "Furthermore, a sales tax identification number is provided on the face of the City's Procurement Card should it be utilized" That number is no longer provided on the card face.
- Professional Services: Updated language for Government Code Chapter 2254 to include changes since 2018
- Appendix A: Removed listing of approved purchasing programs as of 2012
- Appendix B: Updated URL and search instructions for the CMBL current website

- Changes throughout: “Department Head” to “Department Director”, “Accounts Payable” to “the Finance Department”

RECOMMENDATION

Approve

ATTACHMENTS

1.	Purchasing Policy FY25 Review \$100K Spending Authority	Purchasing Policy FY25 Review \$100K Spending Authority.pdf
2.	R639 Resolution for Purchasing Policy FY25 (003)	R639 Resolution for Purchasing Policy FY25 (003).doc

CITY OF KENNEDALE



PURCHASING POLICY

ORIGINALLY ADOPTED BY CITY COUNCIL: NOVEMBER 13, 2008

PREFACE

State law serves as the primary purchasing authority for municipalities and this City of Kennedale Purchasing Policy has been adopted in accordance with applicable statutes. In addition to making periodic administrative updates to this policy, which further establish standard practices and procedures to create uniformity, economy, efficiency, and effectiveness in our purchasing program, Staff incorporates revisions due to changes in state law.

This policy was formally adopted by the Council on November 13, 2008. However, prior to this date, it was created on May 16, 2005 and reviewed administratively.

SUBSEQUENT REVIEW & ADOPTION

NOVEMBER 5, 2009

NOVEMBER 17, 2011

OCTOBER 3, 2012

OCTOBER 1, 2013

OCTOBER 13, 2014

OCTOBER 19, 2015

OCTOBER 17, 2016

MARCH 5, 2018

OCTOBER 16, 2018

AUGUST 19, 2025

I. PURPOSE

The purpose of this policy is to establish standard practices and procedures to create a uniform, economic, efficient, and effective purchasing program for the City of Kennedale.

II. POLICY

It is the policy of the City of Kennedale (the City) to authorize purchases at the time and place needed, in the proper quantity, and of the proper quality of all goods and services required for City operations. Goods and services shall be procured at the lowest possible cost consistent with prevailing economic conditions while establishing and maintaining a reputation for fairness and integrity, with the express intent to promote open and fair conduct in all aspects of the purchasing process.

III. GOVERNING AUTHORITY

All procurement activity shall be governed in accordance with applicable federal and state statutes and local ordinances and codes. The primary governing authority for the City of Kennedale's Purchasing Policy is Chapter 252 of the Texas Local Government Code: Purchasing and Contracting Authority of Municipalities. Several other statutes place restrictions or requirements on the purchasing authority of municipalities as discussed below.

IV. CODE OF ETHICS

Every time items are purchased, City funds are committed. Therefore, this is a responsibility that should not be taken lightly. By participating in the purchasing process, employees of the City of Kennedale agree to:

- A. Make purchases in the conduct of the City's business only. **To acquire or purchase goods and services for other than official use of the City is fraudulent use and may subject the employee to disciplinary action, up to and including dismissal as specified in the City's Employee Handbook, and/or criminal prosecution.**
- B. Avoid the intent and appearance of unethical or compromising practice in relationships, actions, and communications.
- C. Demonstrate loyalty to the City of Kennedale by diligently following the lawful instructions of the employer, using reasonable care, and only the authority granted.
- D. Refrain from any private business or professional activity that would create a conflict between personal interests and the interests of the City of Kennedale.

- E. Refrain from soliciting or accepting money, loans, credits, or prejudicial discounts, and the acceptance of gifts, entertainment, favors, or services from present or potential suppliers that might influence, or appear to influence, purchasing decisions.
- F. Never discriminate unfairly by the dispensing of special favors or privileges to anyone, whether as payment for services or not; and never accept for himself or herself or for family members, favors or benefits under circumstance which might be construed by reasonable persons as influencing the performance of governmental duties.
- G. Engage in no business with the City of Kennedale, directly or indirectly, which is inconsistent with the conscientious performance of governmental duties.
- H. Handle confidential or proprietary information belonging to vendors or suppliers with due care and proper consideration of ethical and legal ramifications and governmental regulations.
- I. Never use any information gained confidentially in the performance of governmental duties as a means of making private profit.
- J. Promote positive supplier relationships through courtesy and impartiality in all phases of the purchasing cycle.
- K. Know and obey the letter and spirit of laws governing the purchasing function and remain alert to the legal ramifications of purchasing decisions.
- L. Expose corruption and fraud wherever discovered.
- M. Uphold these principles, ever conscious that public office is a public trust.

V. FUND AVAILABILITY & PAYMENT AUTHORIZATION

- A. Verification of fund availability is the responsibility of the User Department.
- B. The Finance Department shall verify available funds through the City's financial reporting system during requisition entry. If funds are not available at the time, no purchase will be made until funds are made available with approval from the City Manager.
- C. At a minimum, payment approval is required from the Department Director to pay for **all** products and/or services.
- D. As a tax-exempt government agency, the City of Kennedale does **not** pay sales tax on applicable items. The cardholders can request a copy of the City's tax exemption certificate from The Finance Department. Employees are responsible for ensuring that the vendor does not include sales tax in the transaction, unless an item is subject to sales

tax. **If tax is included in error, the employee may be responsible for reimbursing the tax to the City if it is not recovered from the vendor.** Contact the Finance Department for questions with regard to which purchases are subject to tax.

- E. Approved invoices are forwarded directly to the Finance Department with the appropriate supporting documentation and signatures. **If an employee misplaces or loses a receipt or is unable to provide adequate details concerning a purchase, a *Missing Or Lost Receipt Form* must accompany the employee's request for payment. Recurring instances of misplaced or lost receipts may result in the revocation of employee purchasing privileges. Furthermore, the employee will be responsible for reimbursing the City of Kennedale for all applicable charges, and the City is authorized to deduct any applicable charges from the payroll of the employee if not otherwise reimbursed.**
- F. Any purchase greater than **\$99,999.99** requires approval from the City Council
- G. Payments for goods and services must be paid **no later than 30 days after the latter of:**
 - 1) Receipt of goods/services OR receipt of the invoice for the goods/services.
 - 2) Goods/services will be considered received when they have been accepted as usable by the User Department.

VI. LEGAL REQUIREMENTS

- A. *Texas Local Government Code, Subchapter B, Section 252.021* defines the requirements for competitive bids. Under no circumstances shall multiple requisitions be used in combination to avoid otherwise applicable bidding requirements or City Council approval. Intentionally splitting purchases to circumvent the competitive bid process (i.e. two or more purchases made to keep each amount under **\$100,000**) will result in disciplinary action.
- B. Likewise, intentionally splitting purchases to circumvent the three (3) quote requirement process (i.e. two or more purchases made to keep the amount under \$3,000.01) will result in disciplinary action.
- C. Purchases made through an approved Cooperative Purchasing Program satisfy state law competitive bid requirements, as well the City of Kennedale's requirement for obtaining quotes. Cooperative purchasing occurs when **two or more** governmental entities coordinate some or all purchasing efforts to reduce administrative costs, take advantage of quantity discounts, share specifications, and create a heightened awareness of legal requirements. Cooperative purchasing can occur through interlocal agreements, state contracts, local purchasing programs, piggybacking, and joint purchases. When utilizing a Cooperative Purchasing Program, all statutory prerequisites and requirements must be followed.

- D. Texas Local Government Code, Section 252.021 specifically authorizes municipalities to utilize the alternative delivery (bidding) procedures under Texas Government Code, Chapter 2269 for construction projects. The procedures under Chapter 2269 shall be utilized where applicable.
- E. Any exemption under Texas Local Government Code, Section 252.022, General Exemption will need the approval from City Manager. The Department Director will need to include a written explanation, as well as copies of all the quotes for City Manager review. Upon approval from City Manager, attach a written explanation and all documentation and send it to the Finance Department for payment.

VII. QUOTES

- A. Purchases of non-contract goods or services totaling **\$3000 or less require no quotation**. In such instances, departments should make every effort to use the City's procurement card.
- B. Except where otherwise exempted by applicable State law, purchases totaling **\$3,000.01 to \$99,999.99** require a minimum of three (3) quotes. All quotations received must be in writing from the vendor and will be evaluated by the Department Director who will then authorize the purchase.
 - 1) Chapter 252.0215 of the Texas Local Government Code: Competitive Bidding in Relation to Historically Underutilized Business (HUB) Vendors, states that a municipality, in making an expenditure of **more than \$3,000 but less than \$100,000** shall contact **at least two HUBs** on a rotating basis. If the list fails to identify a disadvantaged business in the county in which the City is situated, the City is exempt from this section.
 - 2) Historically Underutilized Businesses (HUBs) are defined as any business determined by the State of Texas to be a disadvantaged (minority/woman owned) vendor.
 - 3) Refer to Appendix B for specific instructions on how to conduct a HUB search.

VIII. SEALED COMPETITIVE PROCESS

Except as otherwise exempted by applicable State law, requisitions for item(s) whose aggregate total cost is **\$100,000 or more** must be processed as competitive solicitations (e.g. sealed bids, request for proposals).

- 1) With the approval from the City Manager to begin the competitive solicitation process, the User Department shall prepare a bid package with specifications and any other pertinent information. Along with the specifications and other

information, the Department may submit suggested vendors for the item(s) requested.

- 2) A notice will be published in Kennedale's official newspaper to indicate the City's intent to accept bids or proposals ("bids") in accordance with State law. Unless excepted by another statute, **bids must be advertised once a week for two (2) consecutive weeks with the first publication at least 14 days prior to the bid opening date.**
- 3) Vendor pre-bid conferences may be conducted if, in the opinion of requesting Department, further explanation or coordination is needed due to the nature of the bid.
- 4) The City Secretary or designee shall publicly open the bids received and read them aloud at a designated time and as indicated in the bid packet. The City Secretary or designee will indicate to those present when the Council will most likely address this item and will make available to those present the names of the vendors and the amount of their respective bids. In the case of an RFP, only the submitter's names will be announced. A tabulation will then be created. A representative from the User Department should be present during bid openings.

IX. AWARD OF CONTRACT

A. The City of Kennedale shall award contracts based on criteria deemed in the best interest of the City. The Texas Local Government Code, Section 252.043, states, in part:

- 1) If the competitive sealed bidding requirement applies to the contract for goods or services, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the municipality.
- 2) Before awarding a contract under this section, a municipality must indicate in the bid specifications and requirements that the contract may be awarded either to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the municipality.

B. In determining the award of a contract under Texas Government Code, Chapter 2269, the City shall consider the factors set forth in that chapter.

X. RECIPROCITY

The State of Texas Reciprocity Law provides that the State or political subdivision cannot award contracts or purchases to non-resident bidders having local preference laws in their resident states, unless their bid is lower than the lowest bid submitted by a responsible Texas resident bidder by the amount that a Texas resident bidder would be required to underbid a nonresident

bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

XI. DISCLOSURE OF INFORMATION

Access to bidder-declared trade secrets or confidential information shall be in accordance with the Texas Government Code, Chapter 552, the Public Information Act, and applicable City policies implementing that chapter. The Texas Local Government Code, Section 252.049(b) states, in part:

- A. If provided in a Request For Proposal (RFP), proposals shall be opened in a manner that avoids disclosure of the contents to competing offers and keeps the proposals secret during negotiations. All proposals are open for public inspection after the contract is awarded, but trade secrets and confidential information in the proposals are not open for public inspection.

XII. AUTOMATED INFORMATION TECHNOLOGY PURCHASES

Departments may contact the Finance Department for all technology procurements, so that it can coordinate with Information Technology to ensure that the appropriate solicitation procedure is used and product is sought. Automated information technology purchases include:

- A. The computers on which the information system is automated;
- B. A service related to the automation of the system, including computer software, or the computer; and
- C. A telecommunications apparatus or device that serves as a component of a voice, data, or video communications network for transmitting, switching, routing, multiplexing, modulating, amplifying, or receiving signals on the network.

XIII. PROFESSIONAL SERVICES (EXEMPT FROM SEALED COMPETITIVE PROCESS)

Personal and professional services are exempted from the competitive bidding process and are procured through the use of Request for Qualification (RFQ) documents. The Finance Department is available to consult with departments regarding the preparation of information; however, the presentation of technical and qualifications aspects of personal and/or professional services included in the RFQ documents is the sole responsibility of the requesting department.

- A. Texas Government Code, Chapter 2254, Subchapter A, Professional Services, states that contracts for the procurement of defined professional services may not be awarded on the basis of competitive bids. Instead, they must be awarded on the following basis:

- 1) Demonstrated competence and qualifications to perform the services;
 - 2) For a fair and reasonable price;
 - 3) Fees must be consistent with, and not higher than, the recommended practices and fees published by the applicable professional associations; and
 - 4) Professional fees may not exceed any maximum provided by law.
- B. Professional Services, for the purposes of Government Code Chapter 2254, are defined as those “services within the scope of the practice, as defined by state law, of accounting, architecture, landscape architecture, land surveying, medicine, optometry, professional engineering, real estate appraising, professional nursing, or forensic science, or provided in connection with the professional employment or practice of a person who is licensed or registered as a certified public accountant, an architect, a landscape architect, a land surveyor, a physician, including a surgeon, an optometrist, a professional engineer, a state certified or state licensed real estate appraiser, a registered nurse, or a forensic analyst or forensic science expert or provided by a person lawfully engaged in interior design, regardless of whether the person is registered as an interior designer under Chapter 1053, Occupations Code.”

XIV. SOLE SOURCE PURCHASES (EXEMPT FROM SEALED COMPETITIVE PROCESS)

Sole-source purchases are items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies as defined by local government code. When a department has identified a specific item with unique features or characteristics essential and necessary to the requesting department and no alternate products are available, a written justification must be provided to the Finance Department upon purchase. The legislature exempted certain items from sealed bidding in Texas Local Government Code Section 252.022 (a)(7), in part:

- A. Items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies;
- B. films, manuscripts, or books;
- C. gas, water and other utility services;
- D. capital replacement parts or components for equipment;
- E. books, papers, and other library materials for a public library that are available only from the person holding exclusive distribution rights to the materials; and

- F. management services provided by a nonprofit organization to a municipal museum, park, zoo, or other facility to which the organization has provided significant financial or other benefits.

XV. EMERGENCY PURCHASES (EXEMPT FROM SEALED COMPETITIVE PROCESS)

Valid emergencies are those that occur as a result of the breakdown of equipment, which must be kept in operation to maintain the public's safety or health, or whose breakdown would result in the disruption of City operations. When this situation occurs, the department shall contact the Finance Department to conduct the procurement of supplies and services. The Legislature exempted certain items from the competitive sealed process in the *Texas Local Government Code Section 252.022(a)*, including, but not limited to:

- A. A procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality;
- B. A procurement necessary to preserve or protect the public health or safety of the municipality's residents;
- C. A procurement necessary because of unforeseen damage to public machinery, equipment, or other property.

XVI. INELIGIBLE VENDORS

- A. An ineligible vendor shall not be allowed to conduct business until:
 - 1) Financial arrears are paid in full.
 - 2) Inappropriate practices are corrected.
 - 3) Vendors have satisfied any and all penalties imposed by the City.
- B. If applicable, a listing of ineligible vendors will be developed and distributed annually by the Finance Department to all other departments, unless a greater frequency is determined by the Director of Finance.
- C. At the recommendation of a User Department, the Finance Department may declare a vendor ineligible if it has failed to comply with the terms of a previous award, specifications of a bid, or conducted inappropriate business practices.
- D. The penalty imposed may be for a period of up to twelve (12) months during which time bids submitted by such vendor shall not be considered.

- E. A penalty greater than twelve (12) months due to the severity of the infraction requires the approval of the City Manager or designee.
- F. The City of Kennedale reserves the right to change, modify, amend, revoke, or rescind all or part of this policy in the future.

XVII. PROHIBITIONS ON CONTRACTING WITH CERTAIN BUSINESSES

- A. Texas Government Code, Chapter 2270 prohibits a governmental entity from contracting with a company for goods or services unless the contract contains a written verification from the company that it does not boycott Israel and it will not boycott Israel during their term of the contract. The User Department shall assure compliance with this requirement.
- B. Texas Government Code, Chapter 2252, Subchapter F prohibits a governmental entity from contracting for general construction, an improvement, a service, a public works project, or the purchase of supplies, materials or equipment with companies engaged in business with Iran, Sudan, or a Foreign Terrorist Organization. The State Comptroller keeps a list of banned companies. The User Department is responsible for assuring that the company wanting to do business with the City is not on the banned list.

XVIII. DISCLOSURE OF INTERESTED PARTIES

Before the City may enter into a contract that has a value of at least \$1 million or that requires an action or vote of the City Council before the contract may be signed, the business entity must submit a disclosure of interested parties to the City at the time it submits a signed contract to the City. Texas Government Code, Section 2252.908. This disclosure must be on forms prescribed by the Texas Ethics Commission.

XIX. AUDIT OF DEPARTMENTAL RECORDS

The Finance Department may audit User Department purchasing files to ensure compliance with the procedures described herein.

APPENDIX A

CITY OF KENNEDALE, TEXAS PURCHASING MATRIX

PURCHASE	\$0 - \$3,000.00	\$3,000.01 - \$49,999.99	\$100,000 & Above
SIGNATURES REQUIRED	▪ Department Director	▪ Department Director ▪ City Manager	▪ City Manager ▪ City Council
PURCHASE ORDER	▪ Not Required ▪ Only If Vendor Needs	▪ Not Required ▪ Only If Vendor Needs	▪ Not Required ▪ Only If Vendor Needs
LEGAL REQUIREMENT	▪ N/A	▪ Three (3) Quotes ▪ Two (2) Of Three (3) Quotes Must Be HUB Vendors In Tarrant County ▪ If HUB(s) not listed, City Is Exempt	▪ Competitive Bid Or ▪ Competitive Proposal
EXEMPT FROM LEGAL REQUIREMENT	▪ N/A	▪ Cooperative Programs Purchases ▪ Sole Source Purchases ▪ Emergency Purchases ▪ Professional Service Purchase	▪ Cooperative Programs Purchases ▪ Sole Source Purchases ▪ Emergency Purchases ▪ Professional Service Purchase - MUST USE REQUEST FOR QUALIFICATIONS PROCESS. REFER TO SECTION XIII.
MINIMUM PAYMENT DOCUMENT(S)	▪ Pay Request ▪ Invoice (Not Quote) ▪ Applicable Receipts ▪ Backup Documents	▪ Pay Request ▪ Invoice (Not Quote) ▪ Applicable Receipts ▪ Backup Documents	▪ Pay Request ▪ Invoice (Not Quote) ▪ Applicable Receipts ▪ Backup Documents
PAYMENT TERMS	▪ TX Prompt Payment Act (No Later 30 Days)	▪ TX Prompt Payment Act (No Later 30 Days)	▪ TX Prompt Payment Act (No Later 30 Days)

APPENDIX B

CITY OF KENNEDALE, TEXAS HISTORICALLY UNDERUTILIZED BUSINESS (HUB) PROCEDURES

Excerpts from the Texas Local Government Code, Chapter 252, Subchapter B:

- A. Section 252.0215, “A municipality, in making an expenditure of **more than \$3,000 but less than \$100,000**, shall contact at least two historically underutilized businesses on a rotating basis, based on information provided by the Comptroller pursuant to Chapter 2161, Government Code. If the list fails to identify a historically underutilized business in the county in which the municipality is situated, the municipality is exempt from this section.”
- B. Centralized Master Bidders List & Historically Underutilized Business (HUB) Search
 - 1) Go to <https://mycpa.cpa.state.tx.us/tpasscmbsearch/tpasscmbsearch.do>
 - 2) Click “HUBS on CMBL”
 - 3) Go to Business Category and select the appropriate category from the dropdown list
 - 4) Select “Tarrant” on Texas County dropdown list
 - 5) Select appropriate Output Field(s) within the “Select Fields For Output” section
 - 6) Click “Search”
 - 7) Results will appear

RESOLUTION NO. R639

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS ADOPTING AN AMENDED CITY OF KENNEDALE PURCHASING POLICY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kennedale, Texas (“City”), 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 Texas Local Government Code; and

WHEREAS, on November 13, 2008, the City Council adopted the document entitled, “Purchasing Policy,” as guidelines for future City procurement; and

WHEREAS, the Purchasing Policy establishes standard practices and procedures to create uniformity, economy, efficiency, and effectiveness the City’s purchasing program; and

WHEREAS, the City Council has reviewed the City’s Purchasing Policy and desires to adopt the policy attached hereto as Exhibit “A” to increase the City Manager’s spending authority to \$100,000.

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

SECTION 1.

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

The City Council of the City of Kennedale, Texas hereby approves the Purchasing Policy dated August 19, 2025, attached hereto as “Exhibit A” to increase the City Manager’s spending authority to \$100,000.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Kennedale, Texas, this the 19th day of August, 2025.

APPROVED:

Mayor, Brad Horton

ATTEST:

City Secretary, Barbara Dahl