KENNEDALE CITY COUNCIL MINUTES

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

I. CALL TO ORDER

The Mayor called the meeting to order at 5:30p.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- VACANT
Council Member Place 5- Jeff Nevarez- Present

All Council members were present 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.

There were no comments from the public

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.

There were no comments from the public.

Chuck Marsh, Civil Engineer, with Weaver Consultants, presented on behalf the applicant Waste Connections aka Texas Regional Landfill Company LP. They spoke in regards to rezone 5 tracks from Residential C-2 and R-3 to Industrial District. This will create a more convent citizens drop off center. They are planning on building a new office building. They are planning to rezone approximately 10 acres. They do have an application in Texas Commission for Environmental and Quality for a potential transfer station but this in not included with this proposal and it is outside of these properties. They do want to relocate the main entrance about 800 feet to the North as a safety improvement. Their plans are to minimally impact Dick Price Road. They did do a traffic impact study. If the zoning is approved, the traffic remains unchanged, however if the transfer station is approved, they are expecting an additional 1100 trucks on the road per day. That's about one truck every 30 seconds or 130 trucks per hour. This is why the Waste Connections do contribute to a fund to help with roadway maintenance.

Nathan Gonzales- Community Development Director gave a staff report regarding said project. There was some concern regarding trash and who will keep it clean as well as the increased traffic and safety issues.

Waste Connections currently contributes 37 cents per ton of every ton of waste that goes into their facility. That equates to about $170,000 a year and in the last ten years they have contributed approximately $1.5 million dollars to the maintenance of Dick Price Road. There was much discussion regarding future development and what that means to the citizens of Kennedale.

IV. PRESENTATIONS

A. Brinson Benefits Presentation- Jennifer Jacobs, Benefit Representative spoke on the City's benefit package renewal and marketing process. The current plan is with Blue Cross/Blue Shield of Texas. Unfortunately, the current plan increase is at 28.93% increase. They did administer a sealed bid process, resulting in four total bids, including BCBS. United Healthcare's proposal for a slightly improved benefit plan. The plan came in at 2.67% below the current rate, giving us an annual savings of $38.182. Therefore, it is the recommendation that the City switch from the current insurance with BCBS of Texas to United Health Care. The dental insurance with BCBS came in at 3% which equates to $1,231 annually above current plan.

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.

Council Member Nevarez attended the EDC luncheon, at Beards Towing, very cool facility. He also attended the Scouts end of the year party as well as the Rotary club meeting that hosted the district governor and the skeet shoot. Also gave a shout out to all back to school parents and kids.

Mayor ProTem Michels also attended the EDC Luncheon as well as the Tarrent County Regional Transportation and the skeet shoot. Mayor ProTem reminded everyone that on September 6th will be the Keep Kennedale Beautiful with its "Bring it" event from 9-11am. Check out the City's Website for additional information.

Council Member Kobeck wanted to remind people to stay safe in the heat, stay hydrated and don't leave people or pets in vehicles.

Council Member Glover also attended the EDC luncheon at Beard Towing. He also met with the YMCA Leadership along with the City Manager and introduced them to the owners of the Texas Raceway. Also met with Dr Tinius of the Fellowship Academy who a lot of good ideas for how the fellowship can partner with the town.

2. Updates from the City of Kennedale City Manager.

   a. Fire Station Update- Chief Eric Peterson presented a slide show in regards to the new Fire Station. The old station has been completely demolished and the new station is well under way. The estimated opening date for the new station is set for July 26, 2026 barring no issues. Chief Peterson answered questions regarding the station and the construction process.

   b. Public Works Update- Kristian Sugrim- Public Works Director, gave a brief update on the infrastructures and current projects. The ground storage tank has been installed but we are awaiting the piping connections and it should be completed by the end of the month. We are projecting that it will be on line by the first week of September. The Swiney Hiett street project has been paved and New Hope Road is the next project, it has been scheduled to start in November. Then we will start on Eden Road. North Road water rehab needed some gate valves that should be here by the end of the month so they are maintaining the road as best as can for now. It should take about 4 days before the water line is intact then we can build the permanent trench. Other projects include Briar Court and Hillside sanitary sewer project. Unfortunately, the City of Arlington informed us that we have 100' of sewer line that's 50' upstream from our existing project that is on the verge of collapsing. Therefore, the Westwood project will be put on hold. That will include additional surveys and an amendment for a change of scope to the project. Still hoping to have it advertised by November/December of this year. Then starting construction no later than January/February of 2026 The Interceptor project, is online and we anticipate the project to be in construction by February of 2026. The Valley Lane stabilization project is still on hold due to FEMA reviews. Mr. Sugrim answered questions regarding current and future projects.

3. Financial Reports for the City and/or EDC. Jon Horton Finance Director presented a summary financial report. Property tax revenues are at 103%, Prior year at the same time, we're at just under 102% therefore we are tracking about the same as last year. Sales tax revenues at 80.8% , this time last year we were at 73%. We are spending at a slower pace than last year. City Manager Hull asked Mr Horton if we could possibly make a purchase of a patrol vehicle, would there be any reason why it can not be purchased out of this current budget? Mr Horton stated that we would still have a healthy reserve even with the vehicle purchased.

B. <u>CONSENT AGENDA</u>

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.

Mayor Horton asked if anyone wanted to pull any items off of the consent agenda. Council member Kobeck requested we pull item #4. Council Member Glover requested that we pull item #3.

1. July 15, 2025 City Council Minutes

2. August 5, 2025 Special Budget Meeting Minutes

Council Member Michels made a motion to approve the consent agenda Items 1 & 2
Council Member Kobeck 2nd the motion.
Motion Passes 4-0

3. Ordinance #786 Regarding Settlement between ACSC and the ATMOS Energy Corp - Council member Glover stated that he pulled this item because he wanted to further explain this Ordinance to the residents of Kennedale. City Manager Hull explained that the city does have a law firm to help negotiate increases, decreases and any expenditures, funding resources with any of our utilities. The average monthly increase is about $8, or $26 for commercial customers.

Council Member Glover made a motion to approve Ordinance number 786 Regarding Settlement between ACSC and the ATMOS Energy Corp (Item IV B3).
Council Member Nevarez 2nd the motion.
Motion Passes 4-0

4. Accept Resignation of Council Member Chris Gary – Council Member Kobeck stated that she pulled this item to find out if a formal acceptance of a resignation standard protocol? City Manager Hull explained that the City Attorney extended that we needed to accept the resignation and that it is standard protocol.

   Council Member Nevarez made a motion to approve the resignation of Council Member Chris Gary (Item IV B4).
   Council Member Glover 2nd the motion.
   Council Member Kobeck Abstained
   Motion Passes 3-0

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.

   Council Member Nevarez made a motion to approve the bid award for the presented Employee Benefit Insurance package.
   (Item IV C1).
   Council Member Kobeck 2nd the motion.
   Motion Passes 4-0

2. Resolution #R639- Raise spending limits up to $100,000 for the City Manager
   Council Member Glover wanted clarification as to why the number raised from $50,000 to $100,000. Council Member Nevarez stated that he wanted it on the agenda due to the state allowance of $100,000. All excessive spending will still have to come back to the City Council. Current rules require all expenders over $25,000 must go to the Council for approval. Several examples were given.

   Council Member Glover made a motion to approve Resolution # R639 with a change to raise the spending limit to $50,000 for the City Manager.
   (Item IV C2).
   Council Member Kobeck 2nd the motion.
   Motion Passes 3-2 with the Mayor having to vote to break a tie

Council Member Kobeck moved to Adjourn
Council Member Michels 2nd the motion.

VIII. ADJOURNMENT @ 7:13PM

APPROVED:

MAYOR -BRAD HORTON

ATTEST:

CITY SECRETARY- BARBARA DAHL