



KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING | SEPTEMBER 16, 2025 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Horton called the meeting to order at 5:30pm

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. PRESENTATIONS

The Mayor read each one of the Proclamations followed by photos with each of the Council persons as well representatives from each organization.

- A. 2025 National Night Out Proclamation
- B. Monarch Migration Day Proclamation
- C. 2025 Hispanic Heritage Month Proclamation
- D. 2025 Senior Center Month Proclamation
- E. 2025 Library Card Sign Up Proclamation

III. PUBLIC HEARING

Mayor Horton Opened the Public Hearing @ 5:49PM on the PZ Case #25-11

- A. PZ Case #25-11 To conduct a Public Hearing on a request to replat the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.

There was no public comment. The Mayor closed the Public Hearing at 5:49PM.

Mayor Horton Opened the Public Hearing @ 5:50PM on the PZ Case #25-12

- B. PZ Case #25-12 To conduct a Public Hearing on a request replat the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

There was no public comment. The Mayor closed the Public Hearing at 5:50PM.

Mayor Horton Opened the Public Hearing @ 5:51PM on the PZ Case #25-13

- C. PZ Case #25-13 To conduct a public hearing on a on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

There was no public comment. The Mayor closed the Public Hearing at 5:51PM.

Mayor Horton announced that the agenda was being rearranged and he will now entertain a motion to go into Executive Session.

Council Member Nevarez motioned to adjourn to Executive Session.
Council Mayor Pro Tem Michels 2nd the motion.
Motion passed unamously 4-0

Mayor Horton closed the regular session at 5:52PM and moved into Executive Session.

- A. PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session. Section 551.071 consultation with counsel on legal matters**

Description: Consult with the City Attorney regarding the Investigation.

- B. PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session. Section 551.071 consultation with counsel on legal matters**

Description: Discussion regarding vacancy for City Council Member Place 4

Mayor Pro Tem Michels Reconvened back into open session @ 6:41PM.
Mayor Horton did not return to the City Council meeting.

Mayor Pro Tem Michels stated that the vacant position, place 4 will not be appointed at this time. It will be on the election ballot In May, so that the all interested citizens will have the opportunity to apply.

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 Glover had no report

Council Member Kobeck spoke of the 911 event, stating that it was a very moving and touching tribute, put on by the City of Kennedale. She also reminded us of important holidays like National Play-Doh Day, National Working Parents Day, National Voter Registration Day, National GED day, etc.

Council Member Nevarez reported that he attended the TML Region 8 meeting. He also attended a land use training. On the second day, there was a mock P & Z case, that was very interesting. It was in conjunction with

Georgetown. Their leaders working on some of the problems that all cities in Texas face, including growth. The 911 event turned out amazing. Great job Chief Peterson. The speaker was really good as well. One of the County Commissioners, Alisha Simmons attended the event. Commissioner Simmons stuck around and was educated on the entire memorial. It was suggested to her that Kennedale host the event for the 25th anniversary for the entire county next year. Council Member Nevarez also gave a shout out to the Rotary club. They are about to sponsor a new club for our neighbors in Forest Hill. If interested, please consider checking them out. They meet every Thursday at noon at Reds Road House.

Mayor Pro Tem Michels also attended the TML Regional 8 meeting as well as the 911 event. Its always a great event. Mayor Pro Tem also helped with the Bring it event. There were lots of items that did not go into our landfill or end up in our ditches.

2. Updates from the City of Kennedale City Manager
City Manager Hull spoke of the Re-grand Opening of the Library on Saturday @ 10AM. Keep up to date on all happenings by following all of our social media and website. We have lots of events coming up.
3. Financial Reports for the City and/or the EDC
Jon Horton gave a detailed financial report. The summary is thru August so about 92% of the year completed. The deadlines have changed due to state laws. The Property Tax Revenues on the summary compared to the budget report include the totals but not the breakdowns. So you will see the difference between current year, prior year, interest and penalties. It is not in the accounting system yet, however, it is included in the numbers. We are at about 104% to budget. Compared to last year at this time we with 102%. The sales tax revenues are 93.3% of total budget. This time last year, we were at 82.5% The general fund expenditures are at 84.4%., with the prior year at 84.6% so we are right on track. We are growing our reserves steadily. In our fund balance, we have 145 days, 39.7%. This time last year, we had 104 days in reserve at 28.5%

Water & Sewer fund is at 81.4%. Water sales 87.9% this time last year we were at 92% in both categories. So we are within the variance. The Utility billing and operations 93.3% to budget. This time last year, we were over 100%. Storm Water is 83% and last year we were at 94%.

Expenditures is 88.5% and this time last year, we were at 104.5%. EDC sales tax is at 75%, which is a little behind from last year as it was at 89% but we're are still expecting it to hit at 100% once our final numbers come in. The rental fees are at 87% vs 97% from last year. Operations were at 66% last year and at this time we are at 88%. Our town center shopping expenditures at 25% vs 56%. Our fund balance is at 719 days, this time last year we had 478. The expenditures for the Dollar General store was approved in 2025 but we are not expecting any expenditures until 2026. With that being said there are some grants that both the City

Council and the EDC have discussed involving electric vehicle charging stations. We are going to pursue a grant for that project.

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. August 19, 2025 City Council Minutes
2. August 27, 2025 City Council Special Budget Meeting Minutes
3. PZ Case #25-11 To consider and take action on a request to replat the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.
4. PZ Case #25-12 To consider and take action on a request replat the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

Council Member Kobeck motioned to approve the Consent agenda
Council Member Nevarez 2nd the motion.
Motion passed unanimously 4-0

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

1. Facility Rental Fees- Elizabeth Partridge gave a brief presentation regarding the changes with the fees. We have also added the fees for the future use of the ballpark. The new fee schedule will be different rates for resident's vs nonresident's. As well as new processes for rental deposit refunds. There were some questions regarding how the deposits work and how they get returned.

Council Member Glover motioned to approve the New Rental Fees.
Council Member Nevarez 2nd the motion.
Motion passed unanimously 4-0

2. Consider and take action on a Development Agreement with RMC Capital, LLC, for the RMC Business Park, located at 317 S New Hope Rd, Kennedale, TX 76060. The applicant, Ronnie McGlothlin spoke regarding the project. There was a question regarding the automatic gate at the entrance. This will not be a 380 agreement but a private venture. Mr. McGlothlin clarified that this a building lease with 15 office spaces /warehouse and there will be no junk laying around on the property. There will be no residents living on site either.

Council Member Kobeck motioned to approve the Development with RMC Capital LLC.
Council Member Glover 2nd the motion.
Motion passed unanimously 4-0

3. Amendment No.1 for Briar Ct./Hillside Sanitary Sewer Improvements
Kristian Sugrim, Director of Public Works, spoke in regards to the Amendment for the Briar Ct/Hillside Sanitary Sewer Improvements. This was an amendment to upgrade the size of the sewer pipe and to stabilize it. While working on another project, we discovered a damaged and mis-aligned section of sewer line that needs repaired before it collapses on its own. The initial budget for this project was 1.1million dollars. As of now, we are at approximately \$900,000. Based on all the engineering and OPCC debt we will possibly under budget even with these repairs. This is an amendment to the engineering. Council member Glover asked if this was in issue that needed to come back to council since the amount was \$28,000. City Manger Hull stated because that was an amendment to the engineering and it included the civils, it was important to bring it back to the council.

Council Member Nevarez motioned to approve the Amendment No 1 for Briar Ct/Hillside Sanitary Sewer Improvements.

Council Member Glover 2nd the motion.

Motion passed unanimously 4-0

4. Investment Policy Update — Changes to Appendix B, List of Approved Broker/Dealers. Jon Horton, Finance Director, explained the need for the Update. This is to keep up with business changing names and avoid any conflict of interests.

Council Member Kobeck motioned to approve the Investment Policy Update

Council Member Glover 2nd the motion.

Motion passed unanimously 4-0

5. Ordinance # 790- PZ Case #25-13 To Consider and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060. City Manager Hull explained that this property is owned by the Economic Development Corporation. There is a 380 agreement with MKP Development. There are some retail and drive thru restaurant establishments who are interested in coming to Kennedale. Urban Villages does not currently allow that to take place. Council Member Nevarez stated that this is the oldest property that the EDC has purchased in town. This development could encourage the adjacent properties to be developed as well.

Council Member Nevarez motioned to approve Ordinance #790

Council Member Glover 2nd the motion.

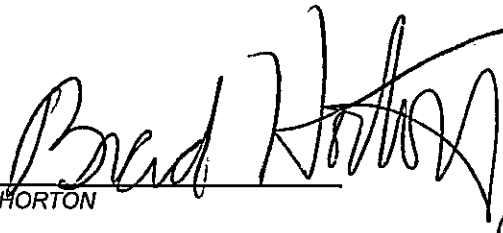
Motion passed unanimously 4-0

Mayor ProTem Michel motioned to Adjourn
Council Member Nevarez 2nd the motion.
Meeting Adjourned @ 7:18pm

VIII. ADJOURNMENT

APPROVED:

ATTEST:


MAYOR - BRAD HORTON


CITY SECRETARY - BARBARA DAHL